

**CITY COUNCIL MEETING AGENDA**  
**Monday December 5th, 2022 7:00 PM**  
**Eldridge Community Center 400 S 16<sup>th</sup> Ave Eldridge IA 52748**  
**ELDRIDGE POLICE DEPARTMENT AWARDS AT 6:30PM**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
5. Mayor's Agenda
  - A. Consideration to Approve City Council Minutes from November 21st, 2022
  - B. Consideration to Approve Bills Payable
6. Old Business
  - A. Consideration of Third and Final Reading of Ordinance 2022-11 Rezoning of North Scott Community School District Property on South First Street Parcel #932319007
  - B. Open Public Hearing on the Sale of Public Property 401 S 14<sup>th</sup> Avenue Eldridge IA
  - C. Close Public Hearing on the Sale of Public Property 401 S 14<sup>th</sup> Avenue Eldridge IA
  - D. Consideration of First Reading of Ordinance 2023-01 Mobile Food Units
7. New Business
  - A. Discussion and Consideration of Action Regarding the Wolf Carbon Pipeline Project
  - B. Consideration of Resolution 2022-43 Approving Ivy Acres Part 1 Final Plat
  - C. Consideration of Resolution 2022-44 Approving Townsend Farms 16<sup>th</sup> Final Plat
  - D. Consideration of Resolution 2022-45 Approving Grunwald Grove Preliminary Plat
  - E. Consideration of Resolution 2022-46 Approving Grunwald Grove 2nd Final Plat
8. Adjournment

## City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa met in an open session at Eldridge City Hall at 7:00 p.m., November 21, 2022.

Council Members Present: Bruce Cheek, Dan Collins, Brian Dockery, Bernie Peeters, & Adrian Blackwell

Presiding: Mayor Frank King

Also present: Jeff Martens, Joe Sisler, Ashley Lacey, Salvador Castanedo, Evan Castanedo, Alexander Castanedo, Mark Ridolfi, Marty O'Boyle, Reegan Maher, Aidon Davis, Dawson Rheingans, Jameson Christansen, Stephanie Garcia, Olivia Dies, Ronda Dies, Scott G, Nathan Johnston, Riley McCoy, Thomas McCarthy, and Kody Weninger.

Motion by Dockery to approve the agenda. Second by Blackwell. Motion approved unanimously by voice vote.

### Mayor's Agenda

Motion by Dockery to approve City Council Minutes from November 7 & 16, 2022. Second by Cheek. Motion approved unanimously by voice vote.

Motion by Peeters to approve the bills payable in the amount of \$672,528.20. Second by Blackwell. Motion approved unanimously by voice vote.

Motion by Blackwell to approve the Liquor License Renewal for North Scott Foods. Second by Cheek. Motion approved unanimously by voice vote.

### Old Business

Motion by Cheek for the second reading of Ordinance 2022-11 Rezoning of the North Scott Community School District Property on South First Street Parcel #932319007. Second by Peeters. Roll call vote indicated Cheek (Aye) Peeters (Aye), Dockery (aye), Collins (aye), and Blackwell (aye). Motion passes 5-0.

Discussion of Food Truck Ordinance – Martens took neighboring cities' current food truck applications and created an application. He asked that the council look over it and get back to him with any changes they think it may need. Then it can be presented next month to the council for approval.

### New Business

Motion by Dockery for the consideration of Resolution 2022-42 Setting the date for a public hearing for the sale of a property. Second by Peeters. Roll call vote indicated Peeters (Aye), Dockery (aye), Collins (aye), Blackwell (aye), and Cheek (aye). Motion passes 5-0.

Dockery made a motion to adjourn at 7:20 p.m. Second by Peeters. Motion approved unanimously by voice vote.

Frank King  
Mayor

Ashley Lacey  
Billing Clerk

**Bill list for 11/21/2022**

424 WARNING SYSTEMS LLC	INSTALL GRAPHICS	\$ 1,135.00
424 WARNING SYSTEMS LLC	REMOVE AND INSTALL GRAPHICS	\$ 1,215.00
424 WARNING SYSTEMS LLC	REMOVE AND INSTALL GRAPHICS	\$ 1,215.00
ACCESS SYSTEMS LEASING	COPIER LEASE	\$ 340.07
AHLERS & COONEY P.C.	EFO/BENSON	\$ 754.00
ALLIANT ENERGY CO.	ALLIANT ENERGY CO.	\$ 449.80
ALLIANT ENERGY CO.	ALLIANT ENERGY CO.	\$ 47.87
ALTORFER INC	SHAFT/WASHER- MOTOR GRADER	\$ 1,225.50
AMAZON CAPITAL SERVICES	FILE FOLDERS	\$ 27.59
AMAZON CAPITAL SERVICES	COMPUTER CABLES	\$ 38.96
ANTHONY RUPE	2022 MEETINGS AND CLASSES	\$ 330.42
AQUA-TECH CAR WASH	CAR WASHES	\$ 95.00
BI-STATE REGIONAL COMM	CITY ADMINISTRATORS MEETING	\$ 19.50
CALIFF & HARPER P.C.	BENSON	\$ 4,985.00
CAVANAUGH TONY	MEAL DURING TRAINING	\$ 31.40
CCP INDUSTRIES INC.	LEATHER GLOVES	\$ 220.33
CENTRAL SCOTT TELEPHONE	TELEPHONE/INTERNET	\$ 867.38
CENTRAL SCOTT TELEPHONE	TELEPHONE/INTERNET	\$ 191.00
CINTAS CORPORATION	MAT SERVICE	\$ 45.49
CINTAS CORPORATION	MAT SERVICE	\$ 45.49
CINTAS CORPORATION	MAT SERVICE	\$ 85.37
CNH CAPITAL	BOSS SPLINE KUBOTA TRACTOR	\$ 33.38
CNH CAPITAL	KUBOTA TRACTOR LIGHT	\$ 41.25
CNH CAPITAL	LANDPRIDE COMER LININ RING	\$ 165.32
CNH CAPITAL	BACKHOE SID PANEL	\$ 1,067.00
COBRA HELP	COBRA ADMIN	\$ 22.40
COLLECTIVE DATA	SCANNER ANNUAL RENEWAL	\$ 500.00
COLLECTIVE DATA	SCANNER ANNUAL RENEWAL	\$ 500.00
DELTA DENTAL	PREMIUMS	\$ 497.44
DELTA DENTAL	PREMIUMS	\$ 49.30
DELTA DENTAL	PREMIUMS	\$ 508.64
DELTA DENTAL	PREMIUMS	\$ 24.65

DELTA DENTAL	PREMIUMS	\$ 82.33
DELTA DENTAL	PREMIUMS	\$ 24.70
DELTA DENTAL	PREMIUMS	\$ 16.52
DELTA DENTAL	PREMIUMS	\$ 141.64
DELTA DENTAL	PREMIUMS	\$ 61.62
DUBUQUE FIRE EQUIPMENT INC	FIRE EXTINGUISHER SERVICE	\$ 208.10
EASTERN IOWA TIRE	TIRES 2008 CHEVY	\$ 297.26
ELDRIDGE ELECT. UTILITY	STREET LIGHTS	\$ 3,601.99
ELDRIDGE LUMBERYARD INC.	LUMBER	\$ 12.77
GALE RYAN	MEAL FOR TRAINING	\$ 22.31
HAWKEYE PAVING CORP.	PERMEABLE PAVEMENT	\$ 169,981.83
HENDERSON PRODUCTS INC	2011 DUMP TRUCK MISC PARTS	\$ 189.56
HUMANE SOCIETY OF	BOARDING FEES	\$ 20.00
INTERNAL REVENUE SERIVCE	ADJUSTED TAXES OWED	\$ 290.19
J. P. COOKE CO.	ANIMAL LICENSE TAGS	\$ 84.95
MENARDS	FAUCET SPRAYER REPAIR	\$ 14.49
MENARDS	MISC SUPPLIES	\$ 12.99
MRA	EMPLOYEE HANDBOOK	\$ 647.50
NORTH SCOTT PRESS	PUBLISHING	\$ 547.86
OFFICE SPECIALISTS	PAPER/PENS	\$ 57.84
OFFICE SPECIALISTS	PENS	\$ 7.85
OFFICE SPECIALISTS	PAPER /PENS	\$ 49.99
ON-TARGET SOLUTIONS GROUP	EVIDENCE STORAGE SEMINAR	\$ 295.00
PRECISION AIR	REPAIR SHOP REZNOR TUBE HEATER	\$ 256.00
PRECISION AIR	REMOVE AND REHANG UNIT	\$ 2,300.00
PREMIER PARTS	OIL FILTER UNIT 102	\$ 8.44
PREMIER PARTS	OIL FILTER 2017 TAHOE	\$ 8.44
PREMIER PARTS	BRAKE PAD 2015 TAHOE	\$ 80.21
PREMIER PARTS	OIL/AIR FILTERS 2012 1 TON	\$ 33.77
PREMIER PARTS	HOSE END FITTINGS	\$ 49.34
PREMIER PARTS	FLEET PADS	\$ 83.05
PREMIER PARTS	BRACKETED CALIPER 2014 F350	\$ 164.65
PREMIER PARTS	FUEL/OIL/AIR FILTERS LIP SEAL	\$ 66.60
PREMIER PEST MANAGEMENT	PEST MGMT THROUGH JUNE	\$ 87.50
QUAD CITIES TAS	ANSWERING SERVICE	\$ 66.05
RAGAN MECHANICAL	REPLACE DAMAGED WATER LINE	\$ 1,600.00
REPUBLIC SERVICES #400	GARBAGE RECYCLING SERVICES	\$ 31,007.42
RIVER CITIES MANAGEMENT	RENT	\$ 1,813.00
RIVER VALLEY COOPERATIVE	DIESEL	\$ 1,539.75
RIVER VALLEY TURF	BLADE	\$ 186.25
RIVERSTONE GROUP INC	GRAVEL	\$ 373.41
RUSSELL CONSTRUCTION	YMCA	\$ 305,298.32
SECRETARY OF STATE	NOTARY SCHWARTMAN	\$ 30.00

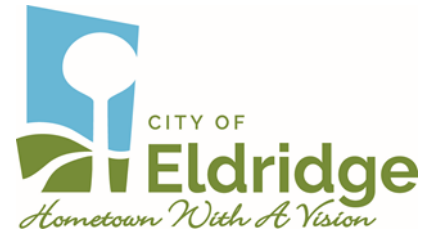
SECRETARY OF STATE	NOTARY GALE	\$ 30.00
SHRED-IT C/O STERICYCLE INC	SHREDDING	\$ 334.27
SHRED-IT C/O STERICYCLE INC	SHREDDING	\$ 334.28
STATE HYGENIC LABORATORY	TESTING	\$ 20.00
THEISEN SUPPLY INC	BAETKE CLOTHING ALLOWANCE	\$ 113.99
TROPHY SHOPPE	PLAQUES/PLATE	\$ 54.00
TSS	DRUG TEST	\$ 175.00
VERIZON WIRELESS	WIRELESS	\$ (56.76)
VERIZON WIRELESS	WIRELESS	\$ 801.60
VERIZON WIRELESS	WIRELESS	\$ 41.34
VERIZON WIRELESS	WIRELESS	\$ 213.09
VERIZON WIRELESS	WIRELESS	\$ (2.60)
VERIZON WIRELESS	WIRELESS	\$ 137.87
VISIT QUAD CITIES	QRTLY FUNDING	\$ 750.00
WALCOTT COLLISION SERVICE LLC	REPAIR 2011 DUMP TRUCK PLOW	\$ 1,115.00
WELLMARK BLUE CROSS	PREMIUMS	\$ 7,265.70
WELLMARK BLUE CROSS	PREMIUMS	\$ 440.05
WELLMARK BLUE CROSS	PREMIUMS	\$ 4,855.43
WELLMARK BLUE CROSS	PREMIUMS	\$ 495.45
WELLMARK BLUE CROSS	PREMIUMS	\$ 990.90
WELLMARK BLUE CROSS	PREMIUMS	\$ 297.27
WELLMARK BLUE CROSS	PREMIUMS	\$ (495.45)
WELLMARK BLUE CROSS	PREMIUMS	\$ 2,080.91
WEX BANK	GAS SERVICE	\$ 3,580.43
WEX BANK	GAS SERVICE	\$ 57.61
WEX BANK	GAS SERVICE	\$ 1,155.96
WEX BANK	GAS SERVICE	\$ 334.38
	SUBTOTAL	\$ 563,615.76

IHRIG WORKS	ADA RAMPS	\$ 2,900.00
RIVER CITY TURF	FERTALIZER	\$ 380.00
SAMS	GARBAGE BAGS	\$ 88.00
SAMS	GARBAGE BAGS	\$ 88.00
PAYROLL	PAYROLL	\$ 105,456.44
	SUBTOTAL	\$ 108,912.44

<b>TOTAL BILLS PAYABLE</b>	<b>\$ 672,528.20</b>
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# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Tony Rupe, City Administrator  
Re: Bills Payable Highlights  
Date: 12/5/22

Highlights from the December 5<sup>th</sup>, 2022 bill list:

- ~ 10-41 Incorporated      \$600.00  
Annual membership for police training, counseling, and crisis management
  
- ~Hawkeye Paving      \$24,200.82  
Final pay app for SRF funded permeable pavement alleys
  
- ~Logan Supply      \$3,194.00  
8' work platform basket
  
- ~Shive Hattery      \$9,940.00  
Townsend Farms Rec Trail Design
  
- ~Shive Hattery      \$27,334.38  
1<sup>st</sup> and LeClaire intersection observation, Terracon concrete observation and sample/break testing
  
- ~Vogel Traffic      \$8,851.98  
Arterial road traffic painting (Buttermilk Rd, 1<sup>st</sup> Street, E LeClaire Rd, Blackhawk Trail, Veterans Highway)
  
- ~IA Finance Authority      \$20,142.90  
Southslope GO Bond Interest payment
  
- ~IA Finance Authority      \$29,161.89  
Southslope Revenue Bond Interest Payment

COMMUNITY POLICING	008-5-110-6599	10-41 INCORPORATED	SERVICE AGREEMENT	\$ 600.00
VEHICLE MAINT	001-5-299-6504	AIRGAS NORTH CENTRAL	OXYGEN	\$ 63.14
VEHICLE MAINT	001-5-299-63322	ALTORFER INC	TRANSMISSION & DRIVE TRAIN OIL	\$ 154.94
FINANCE	001-5-620-65061	AMAZON CAPITAL SERVICES	RAM REPLACEMENT FOR SERVER	\$ 129.98
ADMINISTRATION	001-5-611-6601	AMERICAN LEGAL	CITY CODE UPDATE	\$ 11.70
LEGAL	001-5-640-6411	BROOKS LAW FIRM P.C.	LEGAL REPRESENTATION	\$ 2,163.00
STREETS	001-5-210-6510	CINTAS CORPORATION	FIRST AIDE KIT REPLENISHMENT	\$ 64.30
HEALTH INS	820-5-001-6183	COBRA HELP	ACTIVE INSURED EMPLOYEES	\$ 71.00
ADMINISTRATION	001-5-611-6601	DAVENPORT PRINTING COMPANY	RAY NEES BUSINESS CARDS	\$ 58.00
ADMINISTRATION	001-5-611-6213	ELDRIDGE N.S. CHAMBER OF COMMERCE	2023 MEMBERSHIP	\$ 469.00
STREETS	001-5-210-6310	ENGELBRECHT BROTHERS	REPAIR TILE ALONG BIKE PATH	\$ 262.23
VEHICLE MAINT	001-5-299-6504	GRAINGER	PORTA POWER CONNECTORS	\$ 139.00
SALES TAX	121-5-750-64071	HAWKEYE PAVING CORP.	PERMEABLE PAVER ALLEYS	\$ 24,200.82
VEHICLE MAINT	001-5-299-63323	HENDERSON PRODUCTS INC	ACTUATOR	\$ 83.25
VEHICLE MAINT	001-5-599-6240	JEFF MARTENS	MILEAGE FOR GRANT TRAINING	\$ 100.00
STREETS	001-5-210-6510	LOGAN CONTR SUPPLY INC.	AERIAL WORK PLATFORM	\$ 3,194.00
STREETS	001-5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE SIGN SHOP	\$ -
STREETS	001-5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE	\$ 59.45
STREETS	001-5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE OFFICE	\$ 84.47
STREET LIGHTS	001-5-230-6371	MIDAMERICAN ENERGY COMPANY	305 N 3RD LIGHT	\$ 582.62
STREET LIGHTS	001-5-230-6371	MIDAMERICAN ENERGY COMPANY	2951 S 9TH AVE SIREN	\$ 10.73
FINANCE	001-5-620-6371	MIDAMERICAN ENERGY COMPANY	313 N 3RD	\$ 28.38
FINANCE	001-5-620-6371	MIDAMERICAN ENERGY COMPANY	301 N 3RS	\$ 12.46
FINANCE	001-5-620-6371	MIDAMERICAN ENERGY COMPANY	309 N 3RD	\$ 15.49
SEWER	610-5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$ 6,395.25
SEWER	610-5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$ 605.94
SEWER	610-5-815-6490	NORTH SCOTT FOODS	LAB WATER	\$ 5.80
FINANCE	001-5-620-6506	OFFICE SPECIALISTS	J MARTENS NAME PLATE	\$ 25.50
STREETS	001-5-210-6310	QUAD CITIES TAS	PHONE SYSTEM	\$ 70.10
SEWER	610-5-815-6373	QUAD CITIES TAS	PHONE SYSTEM	\$ 70.09
STREETS	001-5-210-6331	RIVER VALLEY COOPERATIVE	#1 DYED DIESEL 420 GAL	\$ 2,045.69
SEWER	610-5-815-63311	RIVER VALLEY COOPERATIVE	PREM DYED DIESEL 93.70 GAL	\$ 427.53
SEWER	610-5-815-63311	RIVER VALLEY COOPERATIVE	#1 DYED DIESEL 300 GAL	\$ 1,476.69
SALES TAX	121-5-750-64071	RODMAN FRANK	SOIL QUALITY RESTORATION	\$ 725.00
POLICE	001-5-110-6319	SHARED IT INC	TOUGHBOOKS	\$ 142.49
POLICE	001-5-110-6319	SHARED IT INC	I T SERVICES	\$ 70.00

POLICE	001-5-110-6319	SHARED IT INC	I T SERVICES	\$ 626.29
STREETS	001-5-210-6373	SHARED IT INC	I T SERVICES	\$ 13.30
STREETS	001-5-210-6373	SHARED IT INC	I T SERVICES	\$ 202.74
FINANCE	001-5-620-6373	SHARED IT INC	CITY HALL SERVER	\$ 142.50
FINANCE	001-5-620-6373	SHARED IT INC	I T SERVICES	\$ 24.50
FINANCE	001-5-620-6373	SHARED IT INC	I T SERVICES	\$ 376.24
SEWER	610-5-815-6373	SHARED IT INC	I T SERVICES	\$ 2.80
SEWER	610-5-815-6373	SHARED IT INC	I T SERVICES	\$ 43.38
ADMINISTRATION	001-5-611-6407	SHIVE-HATTERY ENGINEERS	RUSTIC/EMILY/GT/DOUGLAS/TOWNSE	\$ 2,480.60
ADMINISTRATION	001-5-611-6407	SHIVE-HATTERY ENGINEERS	NS SOFTBALL/GRUNWALD	\$ 1,486.33
SALES TAX	121-5-750-6407	SHIVE-HATTERY ENGINEERS	EAST LECLAIRE ROAD TRAIL	\$ 469.81
SALES TAX	121-5-750-6407	SHIVE-HATTERY ENGINEERS	TOWNSEND FARMS 12TH AND 13TH	\$ 9,940.00
SALES TAX	121-5-750-64071	SHIVE-HATTERY ENGINEERS	ALLEY/HICKORY CREEK	\$ 1,393.86
SALES TAX	121-5-750-6727	SHIVE-HATTERY ENGINEERS	LECLAIRE/1ST ST	\$ 27,334.38
STREETS	001-5-210-6510	THEISEN SUPPLY INC	JEFF WHITE CLOTHING ALLOWANCE	\$ 124.97
STREETS	001-5-210-6510	THEISEN SUPPLY INC	MITCH MORRIS CLOTHING ALLOWANC	\$ 134.99
TRAFFIC	001-5-240-6515	VOGEL TRAFFIC SERVICES	PAVEMENT MARKING	\$ 8,851.98
<b>12/5/22 BILLS</b>				
				<b>\$ 97,666.71</b>

### 11/28/22 BILLS

	610-5-815-6853	IOWA FINANCE AUTHORITY	INTEREST	<b>\$ 20,142.90</b>
	200-5-815-6852	IOWA FINANCE AUTHORITY	INTEREST	<b>\$ 29,161.89</b>
	SPLIT	PAYROLL	SPLIT	<b>\$ 94,700.84</b>

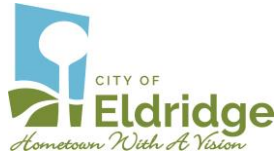
### CREDIT CARD CHARGES

ANDREW LELLIG	001-5-110-6250	FBI LEEDA INC	TRAINING LELLIG	\$695.00
ANTHONY RUPE	001-5-611-6240	IOWA LEAGUE OF CITIES	BUDGET WORKSHOP	\$50.00
ASHLEY LACEY	001-5-620-6508	USPS	CERTIFIED LETTERS POSTAGE	\$22.05
ASHLEY LACEY	610-5-815-6230	IAMU	OSHA WORKSHOP	\$105.00
BRENDA KIEL	001-5-110-6240	HICKORY PARK RESTAURANT AMES	TRANING MEAL	\$28.22
BRENDA KIEL	001-5-110-6240	THE IOWASTATER RESTAURANT	TRAINING MEAL	\$21.40
BRENDA KIEL	001-5-110-6250	GATEWAY HOTEL AMES	TRAINING HOTEL KIEL	\$103.04
BRENDA KIEL	001-5-110-6250	GATEWAY HOTEL AMES	TRAINING HOTEL CAVANAUGH	\$103.04
BRENDA KIEL	001-5-110-6506	AMAZON	LAMINATING SHEETS	\$15.39
BRENDA KIEL	001-5-110-6506	AMAZON	MARKERS	\$8.55



BRENDA KIEL	001-5-110-6508	USPS	POSTAGE	\$6.79
BRENDA KIEL	001-5-110-6599	COPS PLUS	FINGERPRINT SUPPLIES	\$50.65
BRENDA KIEL	001-5-110-6725	AMAZON	KEYBOARD AND MONITOR	\$223.48
BRENDA KIEL	008-5-110-6599	AMAZON	T SHIRT DISPLAY SHELF	\$52.43
BRENDA KIEL	008-5-110-6599	AMAZON	T SHIRT STORAGE TOTE	\$80.74
BRENDA KIEL	008-5-110-6599	AMAZON	MERCHANDISE STORAGE TOTE	\$78.10
BRIAN WESSEL	001-5-210-6310	A AND A AIR CONDITIONING	ICE MACHINE RENTAL	\$66.88
BRIAN WESSEL	001-5-210-6373	APPLE.COM	PHONE STORAGE	\$1.06
JODY COFFMAN	001-5-620-6506	CANVA	ANNUAL SOFTWARE RENEWAL	\$119.40
JOSEPH SISLER	001-5-110-6210	FBI LEEDA INC	TRAINING SISLER	\$695.00
JOSEPH SISLER	001-5-110-6250	FBI LEEDA INC	MEMBERSHIP SISLER	\$50.00
JOSEPH SISLER	001-5-110-6250	JUSTICE CLEARINGHOUSE	TRAINING SISLER, LELLIG, JAHNS	\$388.80
JOSEPH SISLER	008-5-110-6599	BADGEANDWALLET.COM	UNIFORM BADGE / PINS	\$726.00
JOSEPH SISLER	008-5-110-6599	SAFETY SMART GEAR	RIOT GEAR COVERALLS x2	\$451.03
JOSEPH SISLER	008-5-110-6599	SP RTS TACTICAL RTSTACTICA	RIOT GEAR HELMET x1	\$99.99
JOSEPH SISLER	008-5-110-6599	SP RTS TACTICAL RTSTACTICA	RIOT GEAR SUITS x2	\$600.00
MITCHELL MORRIS	001-5-210-6181	FARM & FLEET	CLOTHING MITCH MORRIS	\$53.48
RYAN GALE	001-5-110-6250	FOP LODGE	TRAINING GALE	\$75.00
TONY CAVANAUGH	001-5-110-6250	FBI LEEDA INC	TRAINING CAVANAUGH	\$695.00
				<b>\$5,665.52</b>

**TOTAL BILLS PAYABLE \$ 247,337.86**



## ORDINANCE 2022-11

### AN ORDINANCE AMENDING CHAPTER TWO, TITLE D OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

**Section one.** That the zoning map referred to in Chapter Two, Title D of the Eldridge City Code, and being a part of the ordinance of the City of Eldridge, in so far as said map pertains to the land known as Parcel # 932319007 and described as follows:

Part of Section 23, Township 79 North, Range 3 East of the 5<sup>th</sup> P.M., Eldridge, Iowa, being more particularly described as follows:

Commencing at the northwest corner of Lot 1 of Farm House Foods Industrial Park 1<sup>st</sup> Addition to the City of Eldridge, Iowa, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence North 03°-59'-25" East 243.11 feet along the east right of way line of South 1<sup>st</sup> Street as now established in the City of Eldridge, Iowa;

thence northeasterly 402.16 feet along the east right of way line of said South 1<sup>st</sup> Street being a curve concave westerly having a radius of 2910.00 feet and a chord bearing and dimension of North 00°-01'-55" East 401.84 feet;

thence North 3°-55'-40" West 1292.41 feet along the east right of way line of said South 1<sup>st</sup> Street to the southwest corner of Lot 1 of American Legion First Addition to the City of Eldridge, Iowa;

thence North 86°-02'-35" East 230.96 feet along the south line to the southeast corner of Lot 1 of said American Legion First Addition;

thence South 14°-07'-25" East 1489.94 feet along the west line of property owned by the City of Eldridge;

thence southeasterly 515.63 feet along the west line of said City of Eldridge property being a curve concave easterly having a radius of 1960.08 feet and a chord bearing and dimension of South 21°-38'-40" East 514.15 feet to the northeast corner of Lot 2 of said Farm House Foods Industrial Park 1<sup>st</sup> Addition;

thence South 87°-50'-20" West 712.72 feet along the north line of lots 1 and 2 of said Farm House Foods Industrial Park 1<sup>st</sup> Addition to the point of beginning.

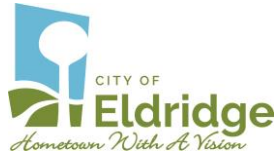
Containing 18.70 acres, more or less.

The parcel is currently **SA Suburban Agriculture** and is being rezoned to **P/M Public and Municipal**.

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



In addition, the following parcel map is attached herewith (exhibit A) and made a part hereto as the same pertains to said area is enacted as a substitute and in lieu of the same area described as shown on said district map.

Be it further enacted that the zoning map, together with the boundaries of the districts, designations, notations, references and other information shown thereon as the same pertains to the area described above are, and by way of amendment, made a part of the zoning ordinance of the City of Eldridge, Iowa, and shall have the same force and effect with respect to said area as if the zoning map and all notations, references and other information shown thereon were as fully set forth or described therein, the original of said amendment is properly attested and is on file with the City Clerk of the City of Eldridge, Iowa.

**Section two. Repealer.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section three. Effective date.** This ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND APPROVED THIS 5TH DAY OF DECEMBER , 2022.

Attest:

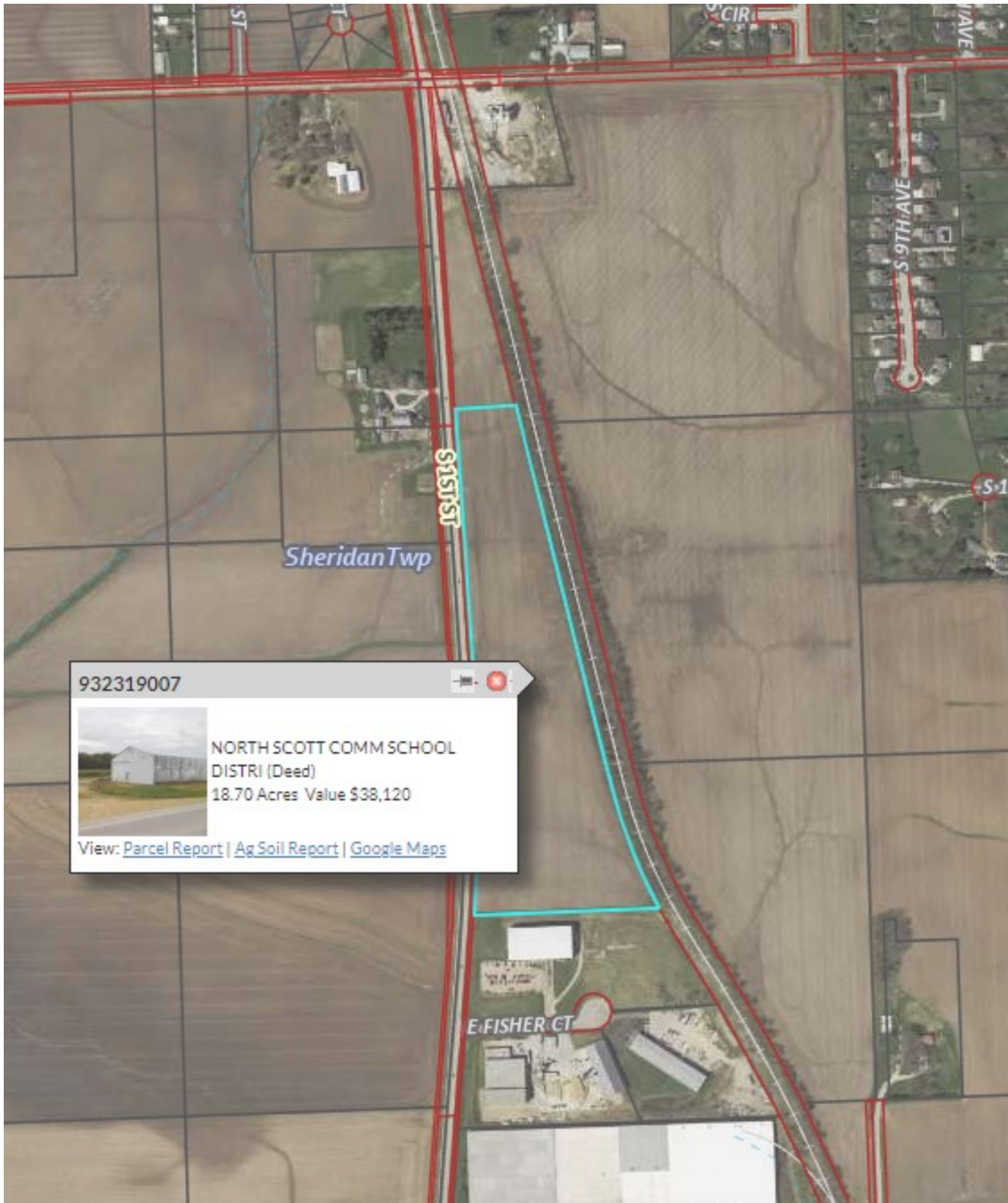
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Mayor, Frank King

\_\_\_\_\_  
City Administrator, Tony Rupe

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



932319007



NORTH SCOTT COMM SCHOOL  
DISTRI (Deed)  
18.70 Acres Value \$38,120

View: [Parcel Report](#) | [Ag Soil Report](#) | [Google Maps](#)

E FISHER CT

Sheridan Twp

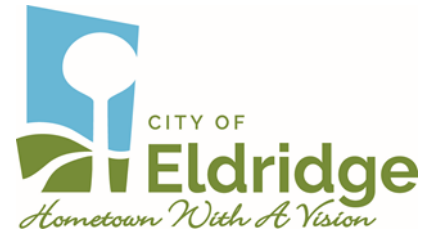
S 1ST ST

S 9TH AVE

S 1

# City of Eldridge

## MEMORANDIUM



To: Mayor and Council  
From: Tony Rupe, City Administrator  
Re: Public Hearing  
Date: 12/2/22

Mayor and Council

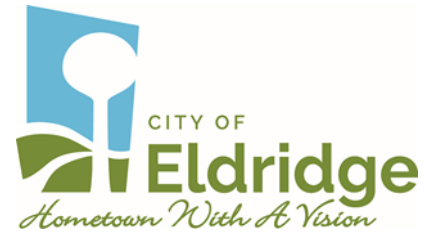
Iowa Code section 364.7 details the steps necessary for a city to sell public property. The first step is to adopt a resolution setting a date for a public hearing. Resolution 2022-42 was approved on November 21st, 2022, setting the date for the December 5th, 2022, public hearing. Notification of the public hearing was published in the North Scott Press on Wednesday November 23<sup>rd</sup>, 2022.

The public hearing is being held to give citizens the opportunity to comment on the concept of selling the Eldridge Rec and Fitness Center facility.

After the public hearing, the council will be required to pass a second resolution authorizing the actual sale of the property.

# City of Eldridge

## MEMORANDIUM

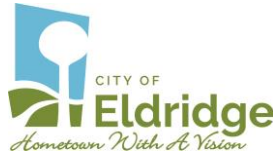


To: Mayor and Council  
From: Tony Rupe, City Administrator  
Re: Food Truck Ordinance  
Date: 12/2/22

Mayor and Council

Jeff Martens has composed Ordinance 2023-01 on Mobile Food Units. The ordinance is based off the ordinances for the City of Davenport and the City of Bettendorf, and then adjusted to meet the needs of Eldridge.

Any fees associated with Mobile Food Units will be approved by a future resolution. Fees are not included in the ordinance.



# ORDINANCE 2023-01

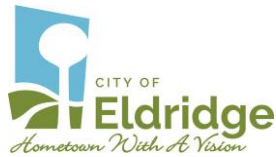
**AN ORDINANCE ADDING TITLE A, CHAPTER NINETEEN, OF THE ELDRIDGE CITY CODE REGULATING MOBILE FOOD UNITS, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

**Section One.** Title A is amended by adding the following language:

**TITLE A  
CHAPTER 19 MOBILE FOOD UNITS**

**1.00 DEFINITIONS.**

- A. **COMMISSARY** – Means a licensed food facility regulated by a governmental entity where food is stored, prepared, portioned, packaged or any combination thereof, and where such food is intended for consumption at another location or place from a mobile food unit or pushcart.
- B. **FOOD ESTABLISHMENT** – Means an operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption. For the purposes of this chapter, "food establishment" does not include an establishment that offers only pre-packaged foods that are non-potentially hazardous; a produce stand which sells only whole, uncut fresh fruits and vegetables; an establishment operating in a farmers market if potentially hazardous food is not sold or distributed; a residence in which food that is non-potentially hazardous is sold for consumption off premises to a consumer customer provided the food is labeled so as to identify its preparer; a private home that receives catered or home-delivered food; child care facilities or food establishments in hospitals or health care facilities which are subject to regulation by state agencies; supply vehicles and vending machines.
- C. **MOBILE FOOD UNIT** – Means motorized, a self-propelled food establishment or a trailer or vehicle towed by a motorized vehicle, that is readily movable, and which typically operates at a remote location and returns to base of operation or commissary at the end of its daily business. Mobile food units are considered Class IV mobile food units by the Iowa Department of Inspections and Appeals.
- D. **POTENTIALLY HAZARDOUS FOOD** – Has the same meaning as provided in Iowa Code Chapter 137F.
- E. **PUSHCART** – Means a non-motorized food establishment limited to serving non-potentially hazardous packaged foods with limited assembly or commercial or commissary prepared foods that are reheated on the pushcart, such as frankfurters. Pushcarts may be towed by a vehicle but are generally capable of being moved by human power. Pushcarts are considered Class III mobile food units by the Iowa Department of Inspections and Appeals.



## **2.00 LICENSE REQUIRED.**

No person shall sell or offer for sale or otherwise engage in a business as a mobile food unit or pushcart within the City without having first obtained a license to operate as such. A mobile food unit license is a special license and is required in addition to any other required City business license or state license or permit the person may hold or be required to hold. A separate mobile food unit license is required for each mobile food vehicle or pushcart from which business is conducted in the City. Mobile food unit licenses are not transferable or assignable. The license fee required shall be established by the City Council by resolution.

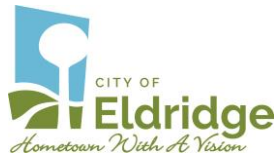
## **3.00 LICENSE APPLICATION.**

An application form available from the City Offices must be filled out and submitted to the City Offices for processing. The completed application must be submitted together with proof of liability insurance, including commercial general liability insurance coverage and automotive liability insurance coverage. Commercial general liability insurance shall include coverage for bodily injury, death and property damage with limits of liability of not less than \$1,000,000 per occurrence and aggregate combined single limit. Automobile liability insurance coverage shall include coverage for bodily injury, death and property damage with limits of liability of not less than \$1,000,000 per occurrence, combined single limit. Certificates of insurance shall provide that the policy or policies have been endorsed to provide 30 days' advance notice of cancellation and 45 days' advance notice of non-renewal and 10 days' advance notice of cancellation for non-payment of premium and that these notices shall be provided to the City Offices by email, facsimile or mail. Cancellation of required insurance automatically revokes and terminates the mobile food unit license to operate in Eldridge unless other insurance policies are provided in a timely manner to the City. If the mobile food unit sells food or beverages other than pre-packaged items that do not require hot or cold handling procedures, the application shall also contain a copy of the mobile food unit's license issued by the Iowa Department of Inspections and Appeals, a copy of the food establishment license issued by the Iowa Department of Inspections and Appeals for any commissary kitchen or other premises where food is prepared, copies of the food protection manager certifications, the name and address of the facility at which any waste fat, waste oil or waste grease generated by the mobile food unit operation is disposed of, and a copy of the certificate of annual compliance issued by the fire marshal.

## **4.00 EXCEPTIONS.**

- A. Temporary mobile food units or pushcarts associated with a public celebration or special event hosted by a public body, community organization, charitable organization, patriotic organization, religious organization, educational institution or similar entity are exempt from the licensing provisions of this chapter provided the unit's participation is by invitation or contract with the host or sponsoring organization and provided the unit displays proof of its authorization to operate in Iowa and required health inspection certification.
- B. Temporary food units associated with a private party on private, residential property hosted by the owner of the property upon which the unit is dispensing food and/or beverage, such as a graduation party, wedding reception, birthday celebration or similar event, are exempt from the licensing provisions of this chapter provided the units participation is by invitation or contract with the host and provided the vendor



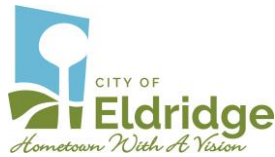


displays proof of its authorization to operate in Iowa and required health inspection certification.

- C. License fees under this chapter are waived for mobile food unit or pushcart vendors operating a personally owned mobile food unit or pushcart in connection with a restaurant on the vendor's owned or leased real property upon which the vendor's brick and mortar restaurant is located. Such vendor is subject to all fees under this chapter in the event the mobile food unit/pushcart operates outside the vendor's owned or leased real property.

## **5.00 GENERAL REGULATIONS FOR ALL MOBILE FOOD UNITS AND PUSHCARTS.**

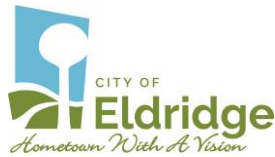
- A. Mobile food units shall have, and always maintain, all necessary licenses and permits from the Iowa Department of Inspections and Appeals as well as the City of Eldridge's required permits and licenses.
- B. Mobile food units shall always operate in compliance with all applicable food, health and sanitation laws and shall comply with all health department regulations regarding food service, food storage and preparation, food handling and food cooking and shall have a valid inspection certificate or permit evincing health department inspection and approval on display and easily visible to the mobile food unit's or pushcart's patrons at all times in operation.
- C. No mobile food unit or pushcart shall offer for sale or sell food and/or beverage between the hours of 12:00 a.m. and 6:00 a.m. unless special written permission is given by the Chief of Police.
- D. No mobile food unit or pushcart may operate in the right-of-way established by the City of Eldridge absent of the premises obtaining permission from the City Council.
- E. No mobile food unit or pushcart shall operate within a City Park or on public property unless invited by an authorized person to participate in an authorized event.
- F. A mobile food unit or pushcart shall not call out to, cry out, shout out or otherwise communicate or make any noise or use any device to call attention to his or her unit's or cart's location and operation.
- G. A mobile food unit or pushcart is responsible for keeping and maintaining the area around and within 50 feet of the mobile food unit or pushcart neat, clean and free from trash, debris, garbage and other hazardous conditions at all times regardless of whether the trash, debris or garbage originated from the operation of the unit or pushcart or was left in the area by a pedestrian passersby or natural conditions. A mobile food unit or pushcart shall always provide adequate trash receptacles for the public for all garbage from its operation and from the accumulation of garbage in the area around his or her unit or pushcart while the unit is in operation. At the close of its daily business the mobile food unit or pushcart must remove all garbage from the area and properly dispose of it away from the site of its operation; the garbage shall not simply be placed in nearby public garbage receptacles provided for use to the public at large.



- H. The license required by this chapter, the state sales tax permit and all licenses, permits or certificates required to be displayed by state law, shall be posted on the mobile food unit or pushcart to be readily visible to all persons conducting business with the mobile food unit.
- I. Mobile food units and pushcarts shall only offer single service food utensils such as cups, straws, knives, forks, spoons, stirrers, plates, bowls, wrappers, containers, and similar utensils, which shall be individually wrapped if usual, and kept in a clean place and only used once in the service of food and/or beverage.
- J. No mobile food unit or pushcart shall be left at its operating location at the end of its business day and shall be removed to its base business operation location.
- K. No mobile food unit or pushcart shall conduct operations at a location or in a manner that hinders, impedes, or restricts access to a payphone, mailbox, emergency call box, traffic control box, fire hydrant, entrance to a building or a driveway.
- L. A mobile food unit or pushcart operating on private property shall not encroach into any public sidewalk or public right-of-way. All private property owners allowing mobile food units on property must notify the City as having a mobile kitchen for public safety purposes.
- M. No mobile food unit or pushcart is allowed on the grounds of any public or municipal property unless it has been invited to be there as part of an authorized function.
- N. The City reserves the right to move a mobile food unit or pushcart from any location if determined to be necessary for the provision of emergency or public services or in the interest of public safety, peace and welfare.
- O. No mobile food unit or pushcart shall offer for sale or sell any liquor, beer or wine from such unit.

#### **6.00 PUSHCART SPECIFIC REGULATIONS.**

- A. A pushcart shall not allow, cause or obstruct the passage along any sidewalk, street, alley or parking lot as a result of a congregation of people seeking service from the pushcart or because of the size, shape or placement of the pushcart so as to interfere, inhibit or block the normal flow of pedestrian or vehicular traffic.
- B. A pushcart shall not violate parking regulations.
- C. A pushcart shall not sell to any person operating a vehicle on a public street while the person's vehicle is located within the traveled portion of the roadway. A pushcart may sell to a person operating or occupying a motor vehicle that is legally parked but may only do so from the curb side of said parked vehicle.
- D. No pushcart or equipment shall be allowed to remain in the public right-of-way at the



close of business.

- E. All pushcarts and equipment associated with the business shall be maintained to enhance the aesthetic and overall appearance of the area in which the pushcart is operated.
- F. A pushcart may operate at a requested location on private property. Their application must be accompanied by a verifiable letter from the owner or person in control of the property granting permission to operate on the premises. Permission by the owner/person in control of property may be rescinded at any time by notifying the City Offices in writing that permission is rescinded. If permission is rescinded, no fees or portion of fees paid will be refunded.
- G. No pushcart shall conduct business in areas of the City at which they are not permitted or authorized.
- H. Pushcarts shall be subject to the same permit and fee structures as all other mobile food units.

#### **7.00 MOBILE FOOD UNIT SPECIFIC REGULATIONS.**

- A. Sales shall be conducted away from moving vehicles and far enough from the sidewalk to not impede regular pedestrian traffic.
- B. No mobile food unit shall be used for any purpose other than as a mobile food unit offering food and/or beverage to customers.

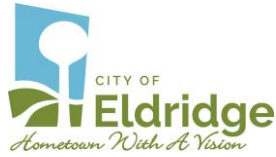
#### **8.00 ENFORCEMENT AND PENALTIES.**

The Scott County Health Department, the Eldridge Police Department, the Eldridge Fire Department and the Enforcement Officer of the City of Eldridge are authorized to enforce this chapter. The Scott County Health Department may elect to pursue enforcement under the provisions of this chapter or under applicable state laws and regulations with the sanctions available thereunder.

The performance of any action contrary to the provisions of this chapter may be cited as a municipal infraction offense. Additionally, failure to adhere to the regulations is cause for revocation or suspension of a license to operate as a mobile food unit or pushcart.

**Section Two.** Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section Three.** Effective date. This ordinance shall take effect upon its passage and publication as provided by law.



PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

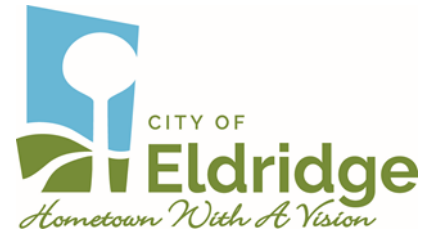
\_\_\_\_\_  
City Administrator, Tony Rupe

Blackwell     Yea /  Nay  
Cheek         Yea /  Nay  
Collins       Yea /  Nay

Dockery      Yea /  Nay  
Peeters      Yea /  Nay

# City of Eldridge

## MEMORANDIUM



To: Mayor and Council  
From: Tony Rupe, City Administrator  
Re: Tony Rupe  
Date: 11/29/22

Mayor and City Council

Council Dockery and I spoke today. He would like for the city council to discuss the potential of sending a letter to the Iowa Utilities Board regarding the application from Wolf Carbon's proposed Carbon Capture Pipeline that will run between Eldridge and Long Grove. There are public hearings scheduled for next week on December 6<sup>th</sup>. I will attend the public hearing in Clinton, and Councilman Dockery will attend the public hearing in Davenport.

The City of Long Grove, and the North Scott Community School District, have both sent letters to the Iowa Utilities Board in opposition of the pipeline.

### **Letter from the City of Long Grove, IA:**

#### **To the Iowa Utilities Board:**

The City of Long Grove has concerns about this pipeline project and the impact that it would have on the health of our residents should there be a pipeline leak or disruption.

Long Grove is also home to Alan Shepard Elementary School, a kindergarten through sixth-grade facility with an enrollment of 452 students and 50 staff members. Many of these students reside outside the city of Long Grove. As evidenced in the 2020 pipeline breach in Satartia, Mississippi, CO<sub>2</sub> exposure can cause numerous long-lasting health problems.

As community leaders, we are also concerned about property values, future land development, and the potential use of eminent domain.

There are a number of areas that need to be addressed before a project of this magnitude should be considered:

**What, if any,** are the benefits of a CO<sub>2</sub> pipeline to the communities it runs through?

**What amount of medical** and property liability insurance coverages will Wolf be required to obtain, and what will be the process for submitting claims?

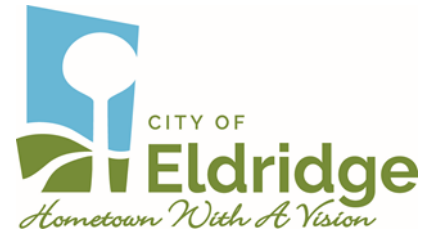
Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

# City of Eldridge

## MEMORANDIUM



**What training** and equipment will be required of local emergency responders and area hospitals? Who will be responsible for this training and the cost of equipment and its maintenance?

**In the event** of a CO2 pipeline leak, what is the minimal distance for safety? Has this been determined by the federal pipeline regulatory agency (PHMSA)?

**Have all Scott County** residents whose property is included in the proposed pipeline received certified letters about this project and their rights?

**What geohazards** exist in this area that could cause a leak? Can they be mitigated?

**What other chemicals** will be added to the pressurized CO2? How will this affect the safety of transport?

Long Grove, and the neighboring communities of Eldridge and Donahue all have volunteer fire departments, which would put a strain on the emergency responders in the event of a pipeline incident. These departments often help out with emergencies in other cities nearby.

In summary, given the known dangers of carbon dioxide pipelines, and their potential for destruction of property, health hazards, disruption of existing land use and future development, we the City Council and Mayor of Long Grove, Iowa, urge the Iowa Utilities Board to reject the application of Wolf Carbon Solutions to build this pipeline.

### **Letter from North Scott Community School District:**

“Members of the North Scott Community School District Board of Directors have been informed of the Wolf Carbon Solutions US LLC regarding the proposed CO2 pipeline that would extend throughout Scott County. Our school district has a junior and a senior high school in Eldridge. We also have five elementary schools in the north part of Scott County in the following cities: Donahue, Long Grove, Park View, Princeton and Eldridge. We are concerned for the safety of our students and staff at all of our buildings should this permit be approved and the pipeline built.

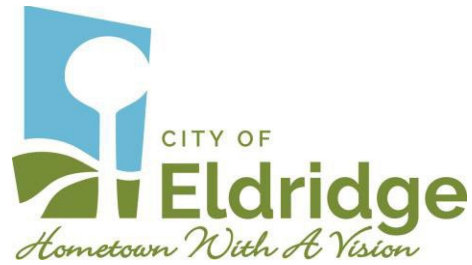
“A CO2 spill would be hard to identify by odor or visually and as far as we know, Wolf Carbon Solutions has not developed a unique odor for detection. Additionally, they have not developed a dispersion model. A failure of this pipeline close to a school could be devastating.

“As the School Board of the North Scott Community School District, we are opposed to the Wolf Carbon Solutions CO2 pipeline coming within two miles of any one of our school buildings. We took formal action on this letter on Monday, Oct. 10 at our meeting.”

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



Planning and Zoning Commission Minutes  
2022-12-01

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 6:00 p.m. on December 1, 2022. The meeting was called to order at 5:59 p.m. Present were Karl Donaubaauer, Nancy Gruber, Mike Martin, Brad Merrick, Duane Miller and Terry Harbour. Absent members was Tisha Boussetlot. Also present were Jeff Martens, Tony Rupe, Bruce Cheek, Dale Grunwald, Ryan Fick and Mike Janecek.

The minutes from the October 20, 2022 meeting were presented for approval. Motion by Miller to approve the minutes. Second by Gruber. Motion approved 6-0 by unanimous voice vote.

Consideration of approval of Final Plat for Ivy Acres. Martens presented an overview and staff recommendation of approval. Subsequent discussion about temporary access road and explanation of catalyst for construction of this road commenced. Questions were asked about detention ponds, temporary access road and Martens said covenants had not been received but developer had said HOA would be maintaining pond and secondary access road if built. Martens said he would request covenants that clarified this prior to council meeting on Monday. Motion by Harbour to approve Final Plat of Ivy Acres. Second by Martin. Motion approved 6-0 by unanimous voice vote.

Consideration of approval of Final Plat for Townsend Farms 16<sup>th</sup> Addition. Martens presented an overview and staff recommendation of approval. Motion by Gruber to approve Final Plat for Townsend Farms 16<sup>th</sup> Addition. Second by Harbour. Motion approved 6-0 by unanimous voice vote.

Consideration of reapproval of Preliminary Plat for Grunwald Grove. Martens presented an overview and staff recommendation of approval. Motion by Miller to reapprove Preliminary Plat for Grunwald Grove. Second by Merrick. Motion approved 6-0 by unanimous voice vote.

Consideration of approval of Final Plat for Grunwald Grove 2<sup>nd</sup> Addition. Martens presented an overview and staff recommendation of approval. Motion by Miller to approve Final Plat for Grunwald Grove 2<sup>nd</sup> Addition. Second by Gruber. Motion approved 6-0 by unanimous voice vote.

Motion by Martin to adjourn the meeting. Second by Gruber. Motion approved by unanimous voice vote. Meeting adjourned at 6:45 p.m.

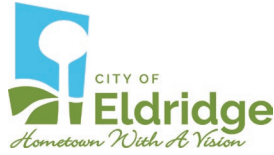
Respectfully submitted,

Jeff Martens, Assistant City Administrator

Karl Donaubaauer  
Tisha Boussetlot  
Terry Harbour

Mike Martin  
Nancy Gruber

Brad Merrick  
Duane Miller



# RESOLUTION 2022-43

## A Resolution Approving the Final Plat of Ivy Acres Part 1

WHEREAS, the final plat for Ivy Acres Part 1 has been submitted by R&R Investments, LLC, owner and developer of the property, and

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on December 1, 2022, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Ivy Acres Part 1.

PASSED AND APPROVED THIS 5TH DAY OF DECEMBER, 2022.

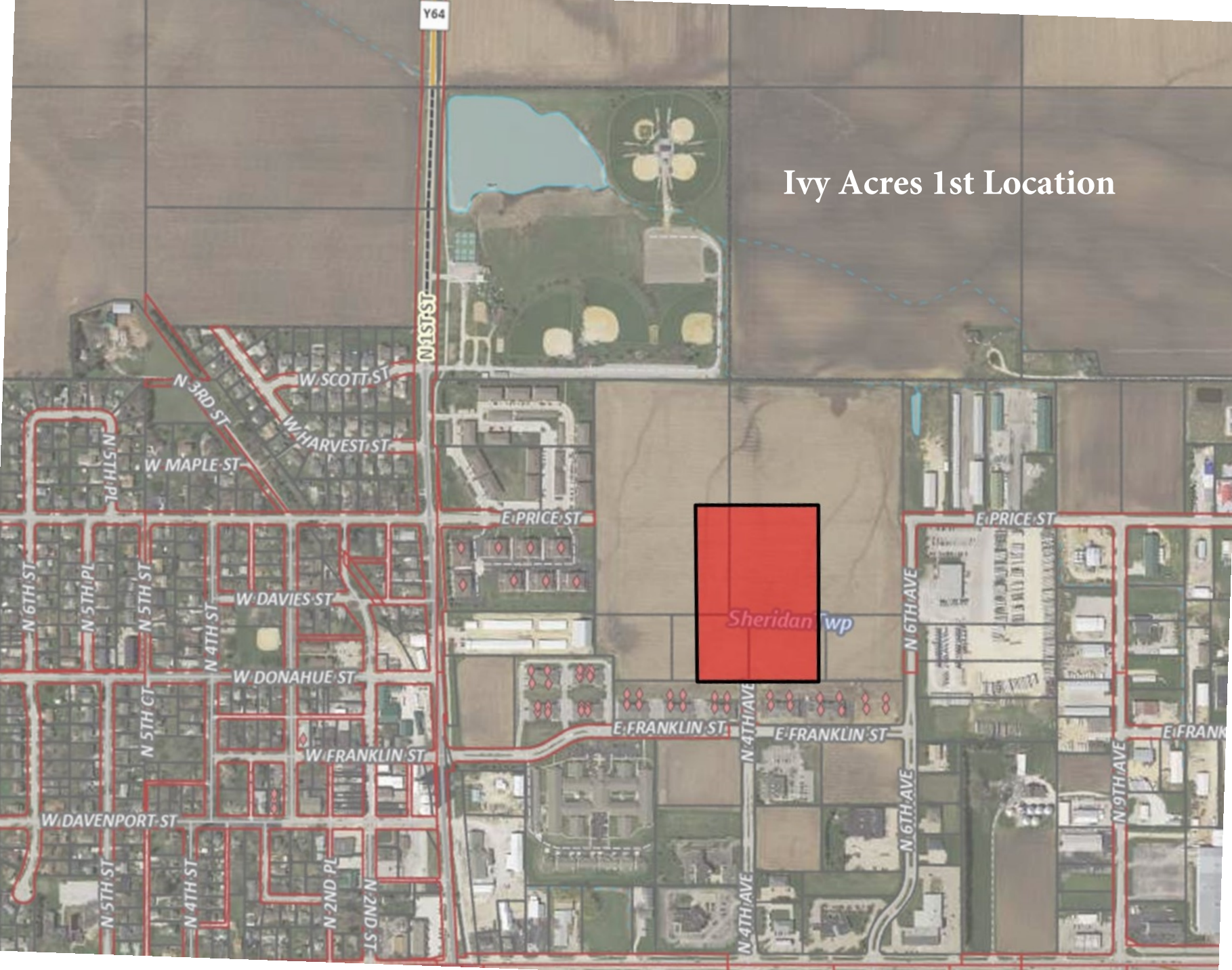
Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Administrator, Tony Rupe

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay





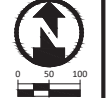
Ivy Acres 1st Location

Sheridan wp

# FINAL PLAT IVY ACRES SUBDIVISION - PART 1 IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

FOR RECORDER'S USE ONLY

RECORDER'S INDEX	
COUNTY:	SCOTT
SECTION:	11-79-3
QUARTER SECTION:	SE 1/4 & SW 1/4
CITY:	ELDRIDGE
SUBDIVISION:	IVY ACRES SUBDIVISION
BLOCK:	NA
LOT(S):	NA



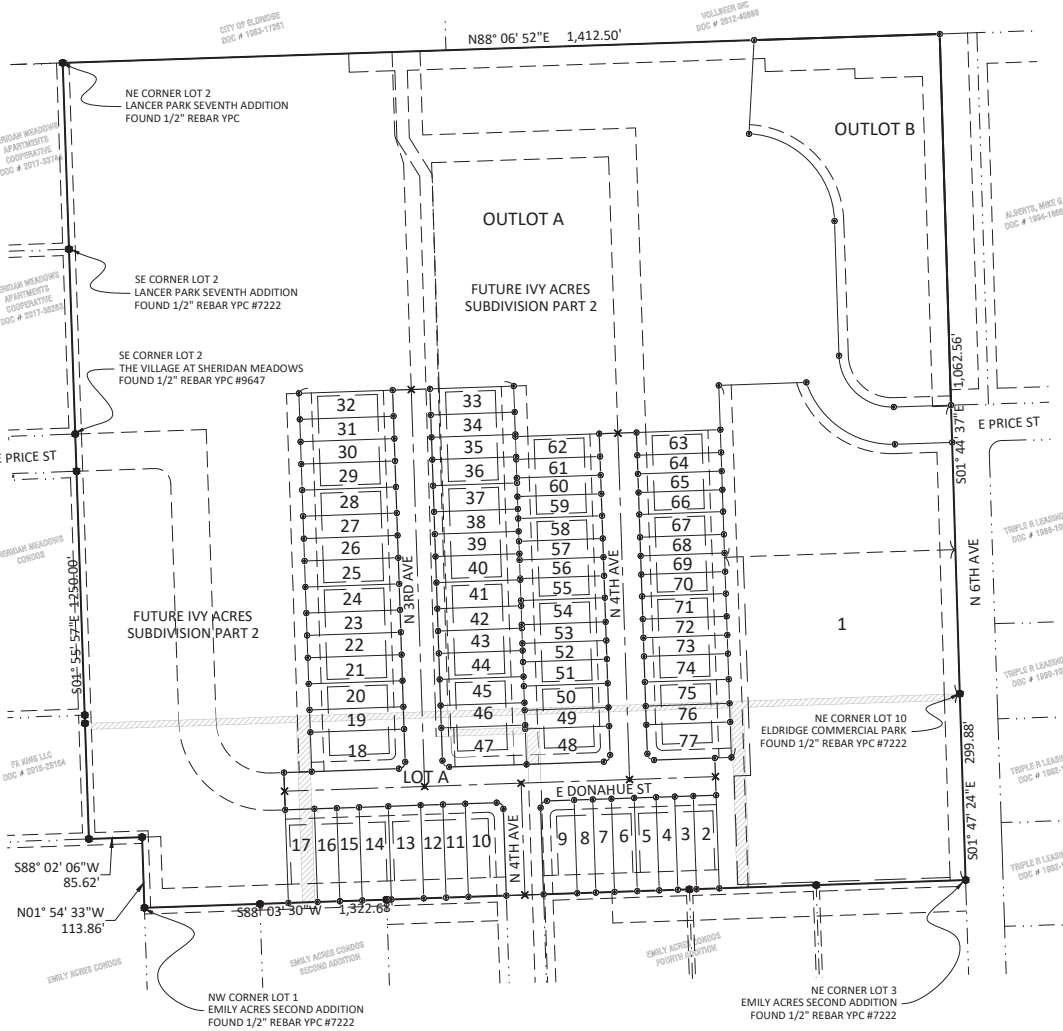
REV	DATE	DESCRIPTION OF CHANGES
A	10/25/2022	CITY SUBMITTAL
B	11/29/2022	CITY SUBMITTAL

PROJECT NAME:  
IVY ACRES SUBDIVISION  
ELDRIDGE, IA

SHEET NAME:  
FINAL PLAT - PART 1

PROJECT NUMBER:  
220030

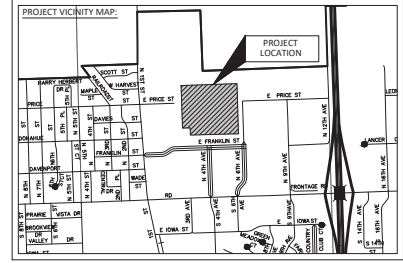
DESIGN PROFESSIONAL:  
GEATER



OWNER / APPLICANT:  
R&R INVESTMENTS, LLC  
C/O RYAN WINDMILLER  
PO BOX 809  
BETTENDORF, IA 52722  
563-823-0146, 563-332-4192  
RYAN@ASPENWINDMILLER.COM

PREPARED BY:  
AXIOM CONSULTANTS, LLC  
C/O BRAD GEATER  
60 E. COURT STREET, UNIT 3  
IOWA CITY, IOWA 52240  
319-519-6230  
BGEATER@AXIOM-CON.COM

**LEGAL DESCRIPTION:**  
BEING ALL OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5<sup>TH</sup> P.M., LYING NORTH OF ELDRIDGE COMMERCIAL PARK AND WEST OF MARCON FIRST ADDITION, AND WEST OF LANCER PARK SIXTH ADDITION;  
AND ALL OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5<sup>TH</sup> P.M., LYING NORTH OF ELDRIDGE COMMERCIAL PARK AND EAST OF THE VILLAGE AT SHERIDAN MEADOWS, AND EAST OF LANCER PARK SEVENTH ADDITION  
AND LOT 7, LOT 8, LOT 9, AND LOT 10 OF ELDRIDGE COMMERCIAL PARK, AN ADDITION TO THE CITY OF ELDRIDGE, EXCEPT EMILY ACRES FIRST ADDITION, EMILY ACRES SECOND ADDITION, AND EMILY ACRES FOURTH ADDITION TO THE CITY OF ELDRIDGE, IOWA, ALL IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA.  
DESCRIBED AREA CONTAINS 43.91 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.



APPROVED BY:

CITY OF ELDRIDGE	
BY:	ATTEST:
DATE:	
CITY PLANNING & ZONING COMMISSION	
BY:	DATE:
CENTRAL SCOTT TELEPHONE	
DATE:	
ELDRIDGE ELECTRIC & WATER	
DATE:	
MEDIACOM	
DATE:	
MIDAMERICAN ENERGY (APPROVED SUBJECT TO ENCUMBRANCES OF RECORD)	
DATE:	

**LEGEND:**

- SET 3/4" Ø PIPE OPC 19828
- FOUND PROPERTY CORNER AS LABELED
- X SET CUT "X"
- ORANGE PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING PROPERTY LINE
- - - PROPOSED EASEMENT

**NOTES:**

PARCEL	SIZE (AC)	INTENDED USE
OUTLOT A	22.21	FUTURE IVY ACRES SUBDIVISION PART 2
OUTLOT B	2.95	STORMWATER MANAGEMENT
LOT A	2.73	RIGHT OF WAY

- LOT A IS TO BE DEDICATED TO THE CITY FOR RIGHT OF WAY.
- OUTLOT B TO BE OWNED AND MANAGED BY HOA.
- OUTLOT A TO BE A DRAINAGE EASEMENT FOR PART 1.
- PUBLIC ACCESS EASEMENT PROVIDED FOR PURPOSE OF SECONDARY ACCESS INTO AND OUT OF IVY ACRES SUBDIVISION. PUBLIC ACCESS EASEMENT SHALL BE CONSIDERED VOID ONCE PERMANENT SECONDARY ACCESS INSTALLED VIA PAVED SURFACE TO MEET FIRE CODE REQUIREMENTS AND CITY OF ELDRIDGE DESIGN STANDARDS FOR PUBLIC ROADWAY.
- THE PROPOSED ZONING FOR THE LOTS SHOWN ON THE SITE IS R-3. REQUIRED SETBACKS ARE:  
FRONT 25'      SIDE 5'; 12' TOTAL      REAR 30'



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

**DRAFT**

BRADLEY R. GEATER, P.L.S., P.E.  
LICENSE NUMBER 19828

DATE: \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL.

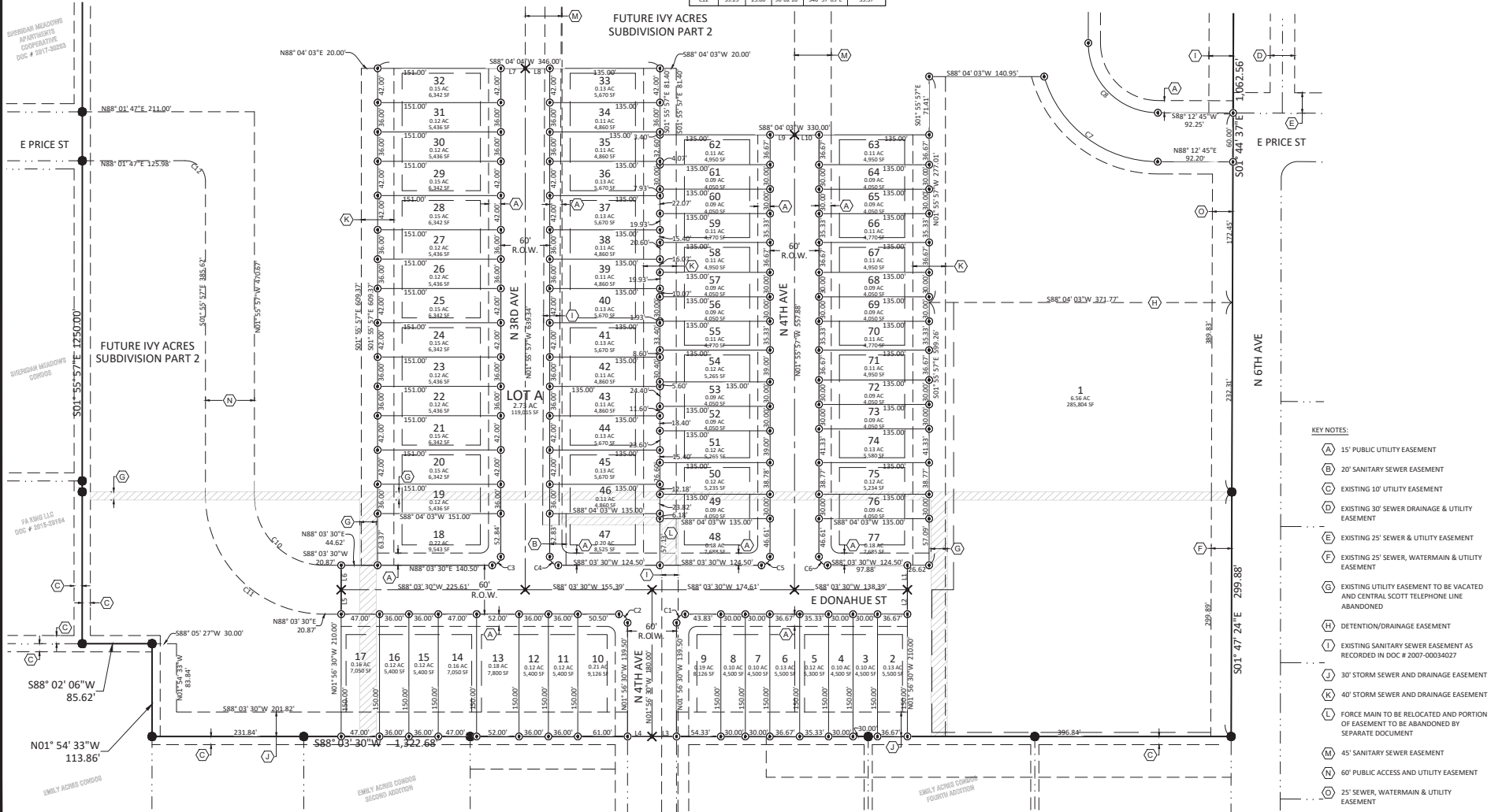
# FINAL PLAT IVY ACRES SUBDIVISION - PART 1 IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

LINE #	LENGTH	BEARING
L1	30.00	S01° 56' 30"E
L2	30.00	S01° 56' 30"E
L3	30.00	N88° 04' 03"E
L4	30.00	S88° 03' 30"W
L5	30.00	S01° 56' 30"E
L6	30.00	S01° 56' 30"E
L7	30.00	N88° 04' 04"E
L8	30.00	N88° 04' 04"E
L9	30.00	N88° 04' 03"E
L10	30.00	N88° 04' 03"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	16.49	10.50	90°00'00"	N43° 03' 30"E	14.85
C2	16.49	10.50	90°00'00"	N43° 56' 30"W	14.85
C3	16.49	10.50	89°59'28"	N43° 03' 47"E	14.85
C4	16.50	10.50	89°00'33"	N43° 56' 13"W	14.85
C5	16.49	10.50	89°59'27"	S43° 03' 47"W	14.85
C6	16.50	10.50	90°00'36"	N43° 56' 12"W	14.85
C7	186.43	145.50	73°24'32"	S53° 04' 49"E	173.94
C8	134.09	85.50	89°51'18"	N43° 53' 36"W	126.76
C9	215.79	145.50	84°52'34"	N43° 21' 09"W	196.55
C10	134.32	85.50	90°00'33"	N43° 56' 13"W	125.93
C11	328.57	145.50	90°00'33"	S43° 56' 13"E	205.78
C12	39.20	25.00	90°02'16"	S49° 57' 05"E	35.37

**LEGEND:**

- SET 3/4" Ø PIPE OPC 19828
- FOUND PROPERTY CORNER AS LABELED
- ✕ SET CUT "X"
- OPC ORANGE PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED EASEMENT



- KEY NOTES:**
- (A) 15' PUBLIC UTILITY EASEMENT
  - (B) 20' SANITARY SEWER EASEMENT
  - (C) EXISTING 10' UTILITY EASEMENT
  - (D) EXISTING 30' SEWER DRAINAGE & UTILITY EASEMENT
  - (E) EXISTING 25' SEWER & UTILITY EASEMENT
  - (F) EXISTING 25' SEWER, WATERMAIN & UTILITY EASEMENT
  - (G) EXISTING UTILITY EASEMENT TO BE VACATED AND CENTRAL SCOTT TELEPHONE LINE ABANDONED
  - (H) DETENTION/DRAINAGE EASEMENT
  - (I) EXISTING SANITARY SEWER EASEMENT AS RECORDED IN DOC # 2007-00034027
  - (J) 30' STORM SEWER AND DRAINAGE EASEMENT
  - (K) 40' STORM SEWER AND DRAINAGE EASEMENT
  - (L) FORCE MAIN TO BE RELOCATED AND PORTION OF EASEMENT TO BE ABANDONED BY SEPARATE DOCUMENT
  - (M) 45' SANITARY SEWER EASEMENT
  - (N) 60' PUBLIC ACCESS AND UTILITY EASEMENT
  - (O) 25' SEWER, WATERMAIN & UTILITY EASEMENT

Nov 28, 2022 - 4:44pm ST:\PROJECT\1512022\220030\05 Design\Civil\Survey\Plats\220030 - FP Part 1.dwg

**AXIOM CONSULTANTS**  
WWW.AXIOM-CONS.COM | (515) 519-5220

**DRAWING LOG**

REV.	DATE	DESCRIPTION OF CHANGES
A	10/27/2022	CITY SUBMITTAL
B	11/29/2022	CITY SUBMITTAL

PROJECT NAME: **IVY ACRES SUBDIVISION**  
CITY: **ELDRIDGE, IA**

CLIENT NAME: **R&R INVESTMENTS, LLC**

SHEET NUMBER: **220030**  
SHEET TITLE: **GREATER**

**2 OF 3**

# FINAL PLAT IVY ACRES SUBDIVISION - PART 1 IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

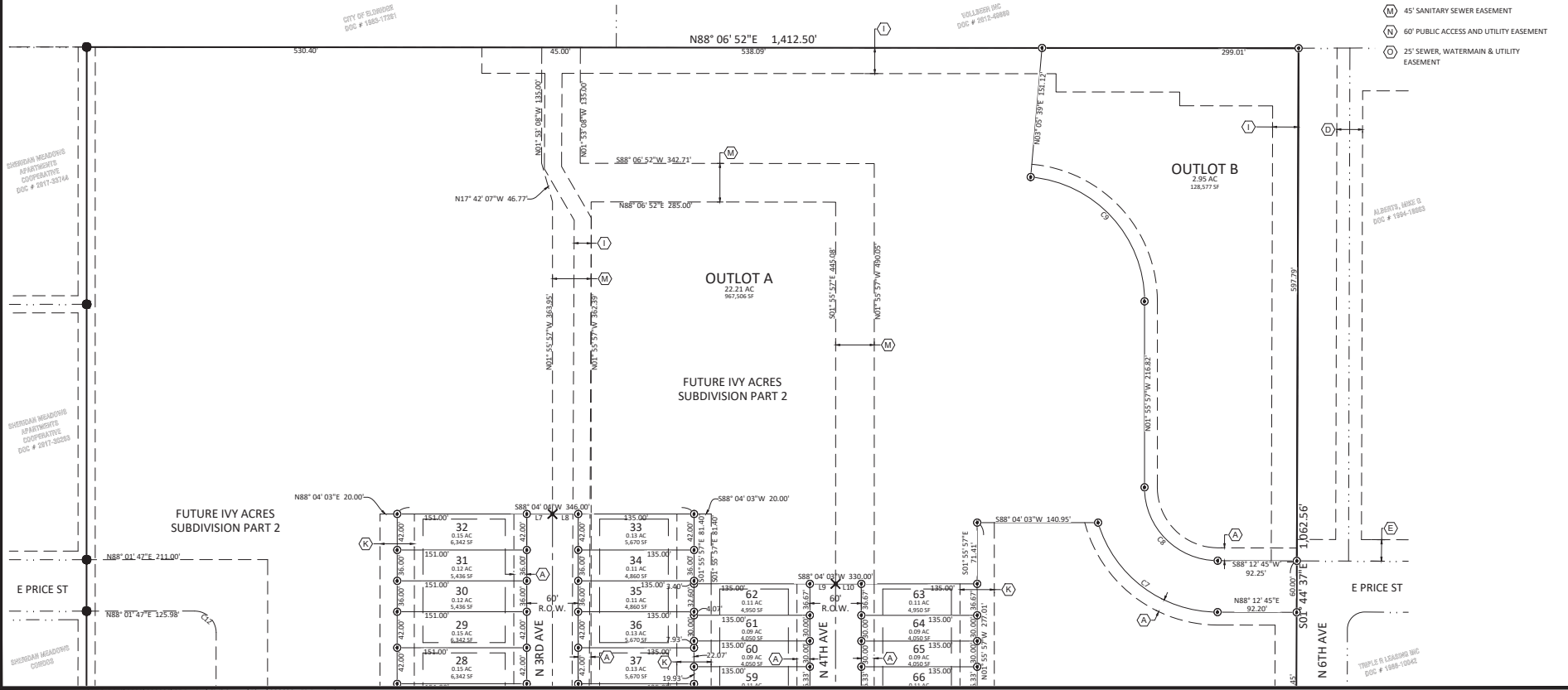
LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00	S01°56'30"E
L2	30.00	S01°56'30"E
L3	30.00	N88°03'30"E
L4	30.00	S88°03'30"W
L5	30.00	S01°56'30"E
L6	30.00	S01°56'30"E
L7	30.00	N88°04'04"E
L8	30.00	N88°04'04"E
L9	30.00	N88°04'03"E
L10	30.00	N88°04'03"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	16.49	10.50	90°00'00"	N43°03'30"E	14.85
C2	16.49	10.50	90°00'00"	N45°56'30"W	14.85
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C4	16.50	10.50	90°00'33"	N45°56'13"W	14.85
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C7	186.43	145.50	73°24'52"	S50°04'49"E	173.94
C8	134.09	85.50	89°51'18"	N45°51'36"W	120.76
C9	215.79	145.50	84°58'24"	N48°25'09"W	195.55
C10	134.32	85.50	90°00'33"	N45°56'13"W	120.89
C11	328.57	145.50	90°00'23"	S45°56'12"E	255.78
C12	39.20	25.00	90°02'16"	S46°57'05"E	35.37

**LEGEND:**

- SET 3/4" Ø PIPE OPC 19828
- FOUND PROPERTY CORNER AS LABELED
- ⊗ SET CUT "X"
- ORANGE PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING PROPERTY LINE
- - - PROPOSED EASEMENT

- KEY NOTES:**
- (A) 15' PUBLIC UTILITY EASEMENT
  - (B) 20' SANITARY SEWER EASEMENT
  - (C) EXISTING 10' UTILITY EASEMENT
  - (D) EXISTING 30' SEWER DRAINAGE & UTILITY EASEMENT
  - (E) EXISTING 25' SEWER & UTILITY EASEMENT
  - (F) EXISTING 25' SEWER, WATERMAIN & UTILITY EASEMENT
  - (G) EXISTING UTILITY EASEMENT TO BE VACATED AND CENTRAL SCOTT TELEPHONE LINE ABANDONED
  - (H) DETENTION/DRAINAGE EASEMENT
  - (I) EXISTING SANITARY SEWER EASEMENT AS RECORDED IN DOC # 2007-00034027
  - (J) 30' STORM SEWER AND DRAINAGE EASEMENT
  - (K) 40' STORM SEWER AND DRAINAGE EASEMENT
  - (L) FORCE MAIN TO BE RELOCATED AND PORTION OF EASEMENT TO BE ABANDONED BY SEPARATE DOCUMENT
  - (M) 45' SANITARY SEWER EASEMENT
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  - (O) 25' SEWER, WATERMAIN & UTILITY EASEMENT



WWW.AXIOM-CONS.COM | (515) 519-5220

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**DRAWING LOG**

REV.	DATE	DESCRIPTION OF CHANGES
A	10/25/2022	CITY SUBMITTAL
B	11/02/2022	CITY SUBMITTAL

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**PROJECT NAME:** IVY ACRES SUBDIVISION  
**CITY:** ELDRIDGE, IA

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**CLIENT NAME:** R&R INVESTMENTS, LLC

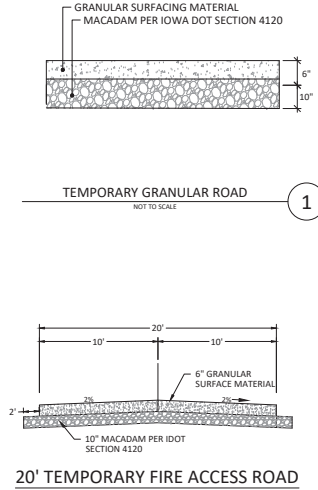
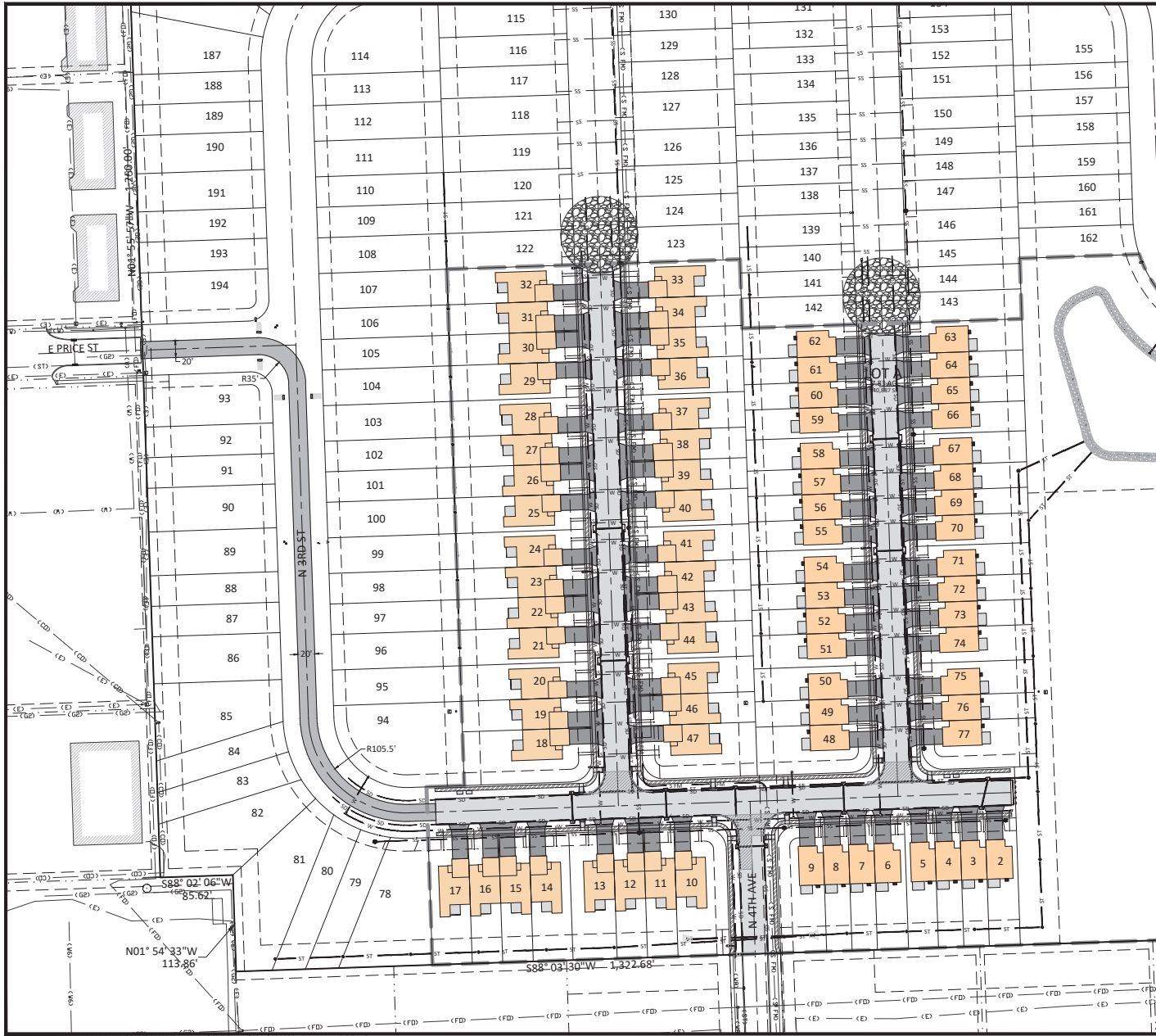
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**SHEET NAME:** FINAL PLAT - PART 1  
**PROJECT NUMBER:** 220030  
**DESIGN PROFESSIONAL:** GEATER

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**3 OF 3**

Nov 28, 2022 - 4:45pm ST:\PROJECTS\2022\220030\05 Design\Civil-Survey\Plats\220030 - FP Part 1.dwg



Nov 23, 2022 - 9:40am s:\PROJECTS\2022\220030\05 Design\Civil-Survey\Plats\220030 - Fire Access Exhibit.dwg

**AXIOM CONSULTANTS**  
ENGINEERS  
WWW.AXIOM-CONS.COM | (515) 519-5220

1

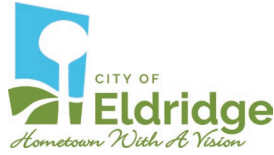
REV.	DATE	DESCRIPTION OF CHANGES

PROJECT NAME: IVY ACRES SUBDIVISION  
PART ONE  
ELDRIDGE, IA  
CLIENT NAME: IVY ACRES, LLC

SHEET NUMBER: 22-0030  
DESIGN PROFESSIONAL: BOELK

1 OF 1

EXHIBIT



# RESOLUTION 2022-44

## A Resolution Approving the Final Plat of Townsend Farm 16<sup>th</sup> Addition

WHEREAS, the final plat for Townsend Farm 16<sup>th</sup> Addition has been submitted by Townsend Farm Phase II LC, owner and developer of the property, and

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on December 1, 2022, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Townsend Farm 16<sup>th</sup> Addition.

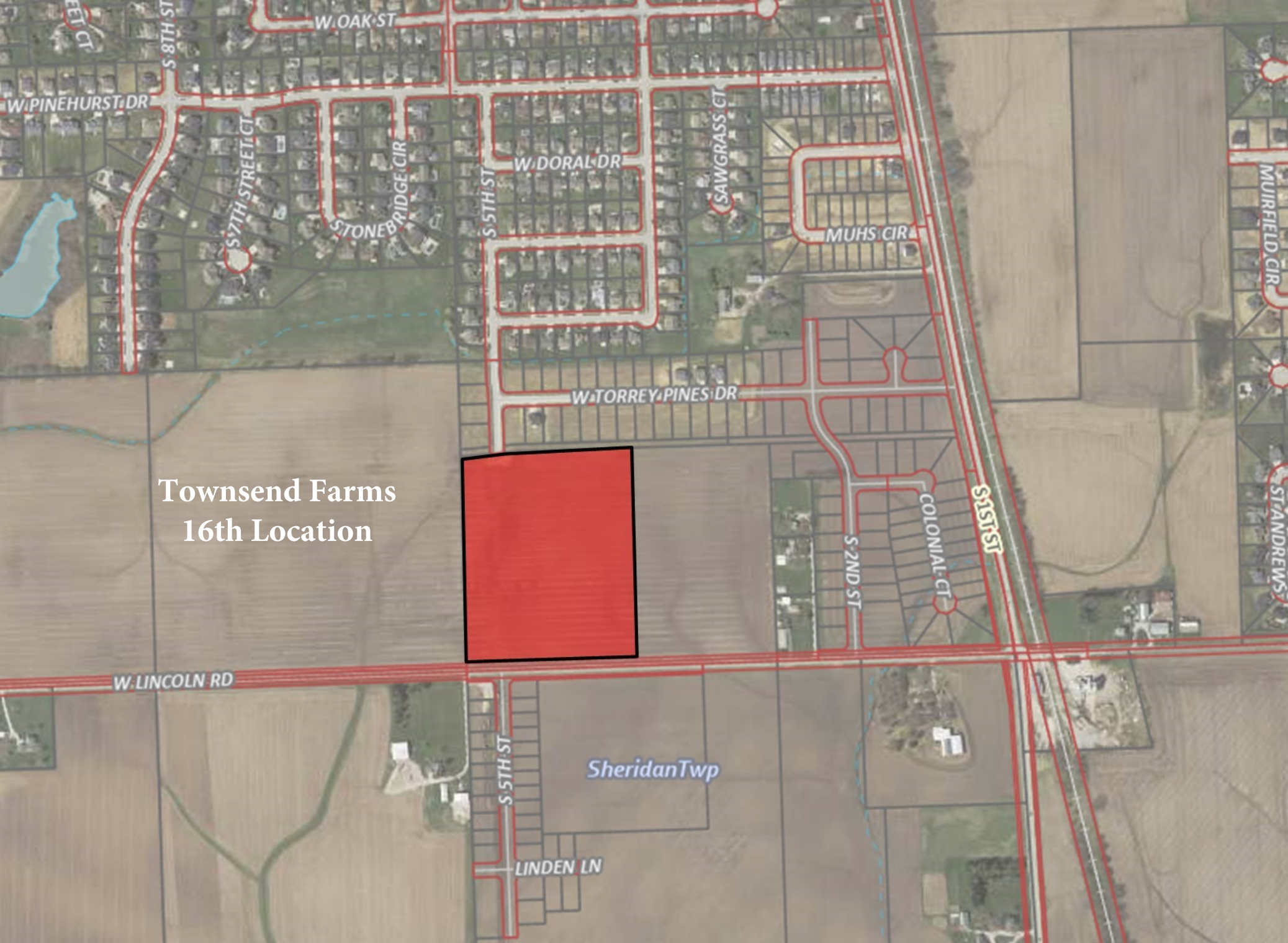
PASSED AND APPROVED THIS 5TH DAY OF DECEMBER, 2022.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Administrator, Tony Rupe

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay



Townsend Farms  
16th Location

SheridanTwp

W. LINCOLN RD

S. 5TH ST

LINDEN LN

W. TORREY PINES DR

S. 2ND ST

COLONIAL CT

S. 1ST ST

MUHS CIR

SAWGRASS CT

W. DORAL DR

STONE BRIDGE CIR

S. 7TH STREET CT

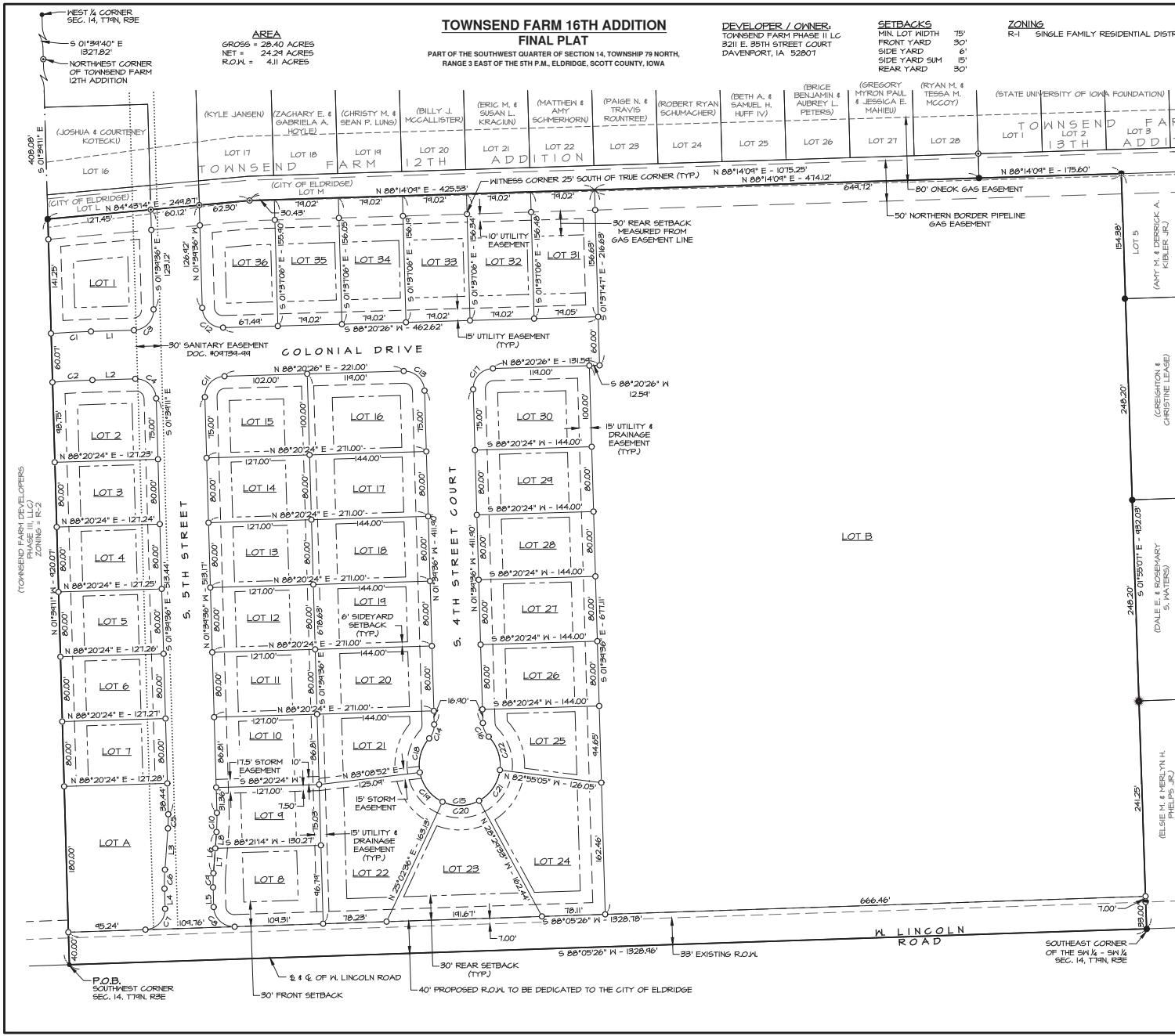
S. 8TH ST

W. PINEHURST DR

W. OAK ST

MURFIELD CIR

ST. ANDREWS



WEST 1/4 CORNER SEC. 14, T14N, R2E  
 S 01°34'40" E 1321.82'  
 NORTHWEST CORNER OF TOWNSEND FARM 12TH ADDITION

**AREA**  
 GROSS = 28.40 ACRES  
 NET = 24.24 ACRES  
 R.O.M. = 4.11 ACRES

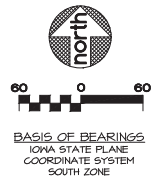
**TOWNSEND FARM 16TH ADDITION  
 FINAL PLAT**

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH,  
 RANGE 3 EAST OF THE 5TH P.M., ELDRIDGE, SCOTT COUNTY, IOWA

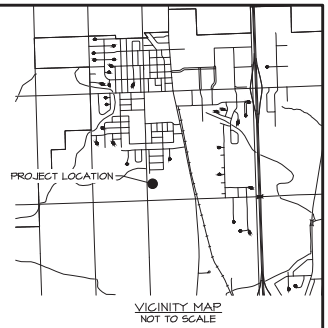
**DEVELOPER / OWNER:**  
 TOWNSEND FARM PHASE II LC  
 9211 E. 26TH STREET COURT  
 DAVENPORT, IA 52807

**SETBACKS**  
 MIN. LOT WIDTH 75'  
 FRONT YARD 30'  
 SIDE YARD 6'  
 SIDE YARD SUM 15'  
 REAR YARD 30'

**ZONING**  
 R-1 SINGLE FAMILY RESIDENTIAL DISTRICT



**BASIS OF BEARINGS**  
 IOWA STATE PLANE  
 COORDINATE SYSTEM  
 SOUTH ZONE



VICINITY MAP  
 NOT TO SCALE

**LEGEND**

- SET 1 1/2" X 3/8" REBAR W/ORANGE CAP #15481
- FOUND 3/8" REBAR
- FOUND 3/8" REBAR W/CAP #18465
- FOUND 3/8" REBAR W/ORANGE CAP #22228
- FOUND 3/8" REBAR W/YELLOW CAP #12222
- FOUND 1 1/2" PIPE
- FOUND MAGNETIC NAIL
- SETBACK LINE
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- - - - - GAS PIPELINE EASEMENT (NORTHERN BORDER)
- - - - - GAS PIPELINE EASEMENT (ONECK)
- - - - - EXISTING SANITARY EASEMENT
- ..... PROPERTY OWNER(S)

**SURVEY NOTES**

1. IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
2. NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY CONCERNING ENVIRONMENTAL OR SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
3. NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 811 OR 1-800-242-8484 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
4. ALL MONUMENTS SHOWN HAVE BEEN FOUND OR WILL BE SET AFTER CONSTRUCTION IS COMPLETE.
5. SEE SHEET 2 FOR ADDITIONAL NOTES, LINE/CURVE TABLE DATA, LOT TABLE DATA AND THE PERIMETER DESCRIPTION.

CITY OF ELDRIDGE, IOWA	
Mayer	Date
Allot:	
Title	Date
PLANNING AND ZONING	
Title	Date
The utility easements as shown are acceptable to the following utilities:	
CENTRAL SCOTT TELEPHONE	Title Date
MEDACOM	Title Date
NORTHERN BORDER PIPELINE	Title Date
ONECK NORTH SYSTEM LLC	Title Date
WD-AMERICAN ENERGY CO.	Title Date
ELDRIDGE ELECTRIC & WATER	Title Date

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.



**Matthew W. Krause**  
 Date \_\_\_\_\_ Reg. No. 15081  
 My license renewal date is December 31, 2023  
 Pages or sheets covered by this seal: 2

**SURVEY COMPANY / RETURN TO:**  
**Martin & Whitacre**  
**Surveyors & Engineers, Inc.**  
 1508 BIDWELL ROAD, MUSCATINE, IOWA 52761  
 INFO@MARTIN-WHITACRE.COM (563)263-7691

**SURVEYOR:** MATTHEW W. KRAUSE  
**PROPRIETOR(S):** TOWNSEND FARM PHASE II, L.C.  
**REQUESTOR:** MEL FOSTER CO. INC.  
**LOCATION:** PART OF THE SW 1/4 - SW 1/4 OF SEC. 14, T14N, R2E IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

**SURVEY TYPE:** FINAL PLAT

FILE	NO.	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.

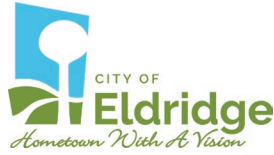
REV. 0 8/07 FINAL PLAT.DWG SHEET 1 OF 2

TOWNSEND FARM DEVELOPERS  
 PHASE III, LLC  
 ZONING = R-2

P.O.B.  
 SOUTHWEST CORNER  
 SEC. 14, T14N, R2E

SOUTHEAST CORNER  
 OF THE SW 1/4 - SW 1/4  
 SEC. 14, T14N, R2E





# RESOLUTION 2022-45

## A Resolution Approving the Preliminary Plat of Grunwald Grove Addition

WHEREAS, the preliminary plat for Grunwald Grove Addition has been submitted by Grunwald Land Development L.C., owner and developer of the property, and

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on December 1, 2022, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the preliminary plat for Grunwald Grove Addition.

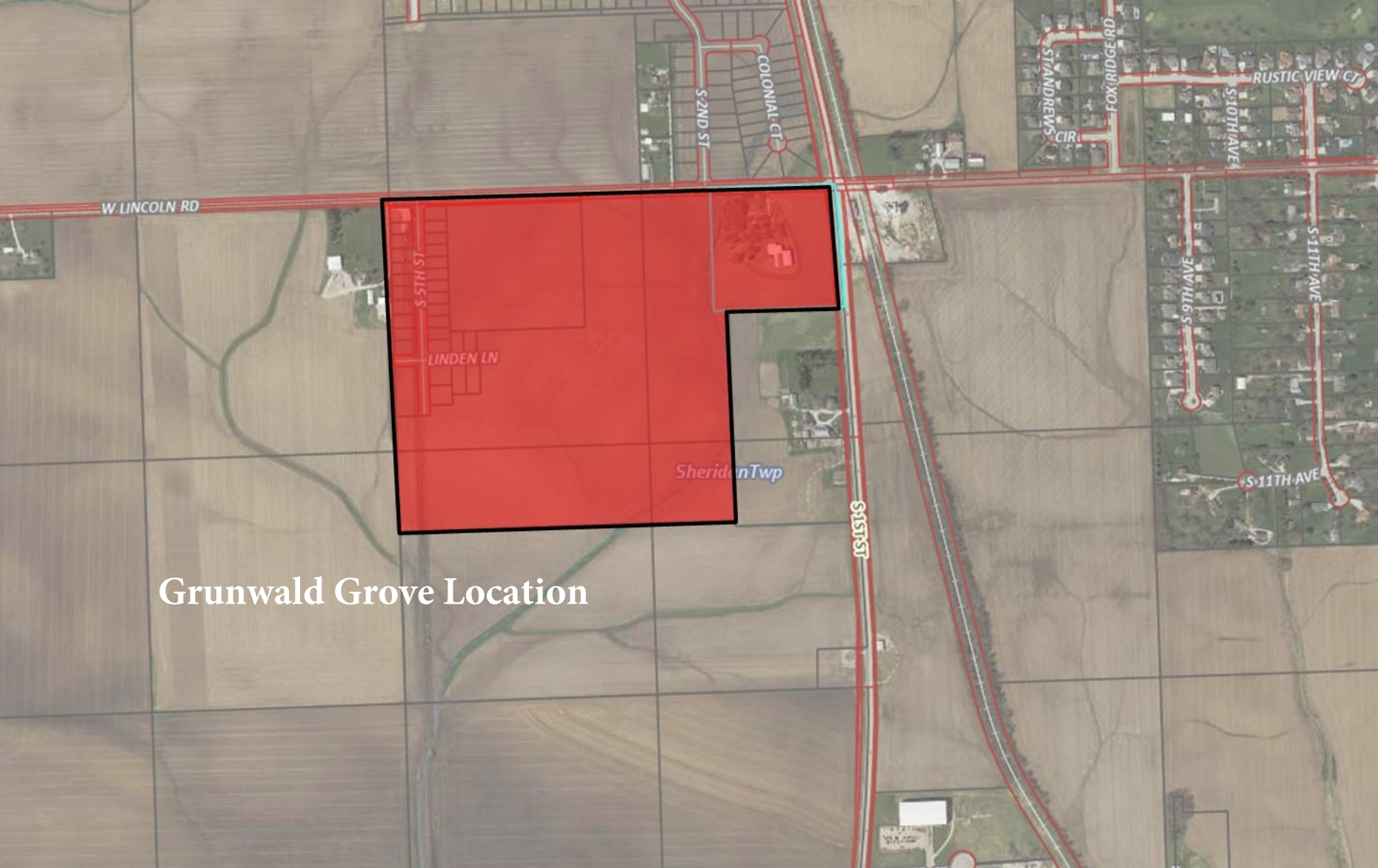
PASSED AND APPROVED THIS 5TH DAY OF DECEMBER, 2022.

Attest:

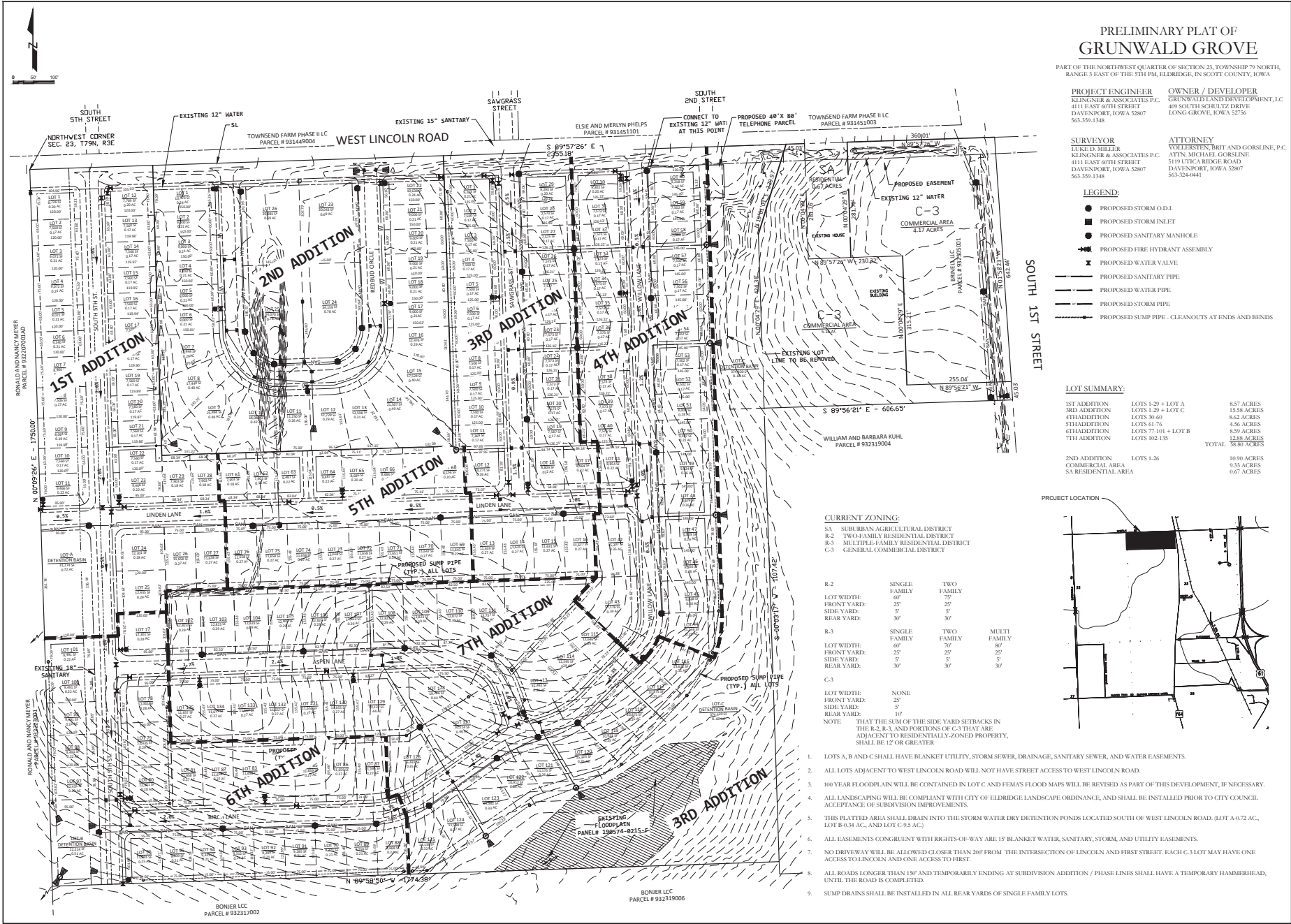
\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Administrator, Tony Rupe

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay



Grunwald Grove Location



# PRELIMINARY PLAT OF GRUNWALD GROVE

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PM, ELDRIDGE, IN SCOTT COUNTY, IOWA

**PROJECT ENGINEER**  
KLINGNER & ASSOCIATES P.C.  
411 EAST 6TH STREET  
DAVENPORT, IOWA 52807  
563-359-1348

**OWNER / DEVELOPER**  
GRUNWALD LAND DEVELOPMENT, L.C.  
409 SOUTH SCHULTZ DRIVE  
LONG GROVE, IOWA 52756

**ATTORNEY**  
VOLLERTSEN, BRIT AND GORSLINE, P.C.  
ATTN: MICHAEL GORSLINE  
5119 UTA RIDGE ROAD  
DAVENPORT, IOWA 52807  
563-324-0441

**SURVEYOR**  
TERRY D. WEEVER  
KLINGNER & ASSOCIATES P.C.  
411 EAST 6TH STREET  
DAVENPORT, IOWA 52807  
563-359-1348

- LEGEND:**
- PROPOSED STORM O.D.I.
  - PROPOSED STORM INLET
  - PROPOSED SANITARY MANHOLE
  - ✱ PROPOSED FIRE HYDRANT ASSEMBLY
  - ✕ PROPOSED WATER VALVE
  - PROPOSED SANITARY PIPE
  - PROPOSED WATER PIPE
  - PROPOSED STORM PIPE
  - PROPOSED SUMP PIPE - CLEANOUTS AT ENDS AND BENDS

**LOT SUMMARY:**

1ST ADDITION	LOTS 1-29 + LOT A	8.57 ACRES
3RD ADDITION	LOTS 1, 29 + LOT C	15.58 ACRES
4TH ADDITION	LOTS 30-60	8.62 ACRES
5TH ADDITION	LOTS 61-76	4.56 ACRES
6TH ADDITION	LOTS 77-101 + LOT B	8.59 ACRES
7TH ADDITION	LOTS 102-135	12.88 ACRES
		<b>TOTAL 58.80 ACRES</b>

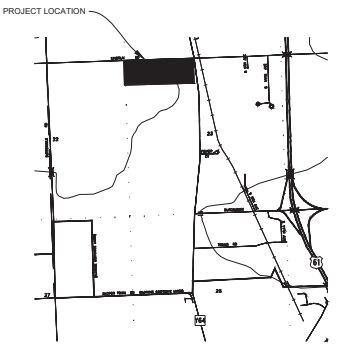
2ND ADDITION LOTS 1-26 10.90 ACRES  
COMMERCIAL AREA 9.33 ACRES  
SA RESIDENTIAL AREA 0.67 ACRES

**CURRENT ZONING:**

SA SUBURBAN AGRICULTURAL DISTRICT  
R-2 TWO-FAMILY RESIDENTIAL DISTRICT  
R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT  
C-3 GENERAL COMMERCIAL DISTRICT

R-2	SINGLE FAMILY	TWO FAMILY	
LOT WIDTH:	60'	75'	
FRONT YARD:	25'	25'	
SIDE YARD:	5'	5'	
REAR YARD:	30'	30'	
R-3	SINGLE FAMILY	TWO FAMILY	MULTI FAMILY
LOT WIDTH:	60'	70'	80'
FRONT YARD:	25'	25'	25'
SIDE YARD:	5'	5'	5'
REAR YARD:	30'	30'	30'
C-3	LOT WIDTH: NONE		
FRONT YARD:	25'		
SIDE YARD:	5'		
REAR YARD:	10'		

NOTE: THAT THE SUM OF THE SIDE YARD SETBACKS IN THE R-2, R-3, AND PORTIONS OF C-3 THAT ARE ADJACENT TO RESIDENTIALLY-ZONED PROPERTY, SHALL BE 12' OR GREATER



- LOTS A, B AND C SHALL HAVE BLANKET UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS.
- ALL LOTS ADJACENT TO WEST LINCOLN ROAD WILL NOT HAVE STREET ACCESS TO WEST LINCOLN ROAD.
- 100 YEAR FLOODPLAIN WILL BE CONTAINED IN LOT C AND FEMA'S FLOOD MAPS WILL BE REVISED AS PART OF THIS DEVELOPMENT, IF NECESSARY.
- ALL LANDSCAPING WILL BE COMPLIANT WITH CITY OF ELDRIDGE LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
- THIS PLATTED AREA SHALL DRAIN INTO THE STORM WATER DRY DETENTION PONDS LOCATED SOUTH OF WEST LINCOLN ROAD. (LOT A-6.72 AC., LOT B-6.34 AC., AND LOT C-9.5 AC.)
- ALL EASEMENTS CONGRUENT WITH RIGHTS-OF-WAY ARE: 15' BLANKET UTILITY, SANITARY, STORM, AND UTILITY EASEMENTS.
- NO DRIVEWAY WILL BE ALLOWED CLOSER THAN 200' FROM THE INTERSECTION OF LINCOLN AND FIRST STREET. EACH C-3 LOT MAY HAVE ONE ACCESS TO LINCOLN AND ONE ACCESS TO FIRST.
- ALL ROADS LONGER THAN 150' AND TEMPORARILY ENDING AT SUBDIVISION ADDITION / PHASE LINES SHALL HAVE A TEMPORARY HAMMERHEAD, UNTIL THE ROAD IS COMPLETED.
- SUMP DRAINS SHALL BE INSTALLED IN ALL REAR YARDS OF SINGLE FAMILY LOTS.

**KLINGNER & ASSOCIATES P.C.**  
Engineers • Architects • Surveyors  
Davenport, Iowa  
www.klingner.com  
Quincy, IL • Galena, IL • Burlington, IA  
Paris, IL • Harlan, MO • Council Bluffs, MO  
563.359.1348

REVISION HISTORY

NO.	DESCRIPTION	DATE	BY

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PRELIMINARY PLAT  
GRUNWALD LAND DEVELOPMENT, L.C.  
409 SOUTH SCHULTZ DRIVE  
LONG GROVE, IOWA 52756

Non-Reduced Sheet Size: 24" x 36"

REVISIONS

NO.	DESCRIPTION	DATE	BY

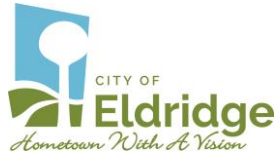
CHECKED: [ ] FIELD BOOK  
DATE: [ ] CHECK DATE

PRELIMINARY PLAT

PROJECT NO:  
21-6118-CONCEPT

11-10-2022

SHEET  
1 OF 1



# RESOLUTION 2022-46

## A Resolution Approving the Final Plat of Grunwald Grove 2<sup>nd</sup> Addition

WHEREAS, the final plat for Grunwald Grove 2<sup>nd</sup> Addition has been submitted by Grunwald Land Development L.C., owner and developer of the property, and

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on December 1, 2022, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Grunwald Grove 2<sup>nd</sup> Addition.

PASSED AND APPROVED THIS 5TH DAY OF DECEMBER, 2022.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Administrator, Tony Rupe

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay



Grunwald Grove 2nd  
Addition Location

Sheridan Two

W. OAK ST  
W. PINEHURST DR  
S 8TH ST  
S 7TH STREET CT  
STONEBRIDGE CIR  
S 5TH ST  
W. DORAL DR  
SAWGRASS CT  
MUHS CIR  
W. TORREY PINES DR  
S 2ND ST  
COLONIAL CT  
S 1ST ST  
W. LINCOLN RD  
S 5TH ST  
LINDEN LN  
MURFIELD CIR  
ST ANDREWS

- LEGEND**
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #22228
  - FOUND 5/8" IRON ROD
  - FOUND 1/2" IRON ROD
  - FOUND MAGNOLIA
  - SURVEY BOUNDARY LINE
  - EXISTING RIGHT OF WAY LINE
  - EXISTING LOT LINES
  - SECTION LINE
  - SETBACK LINE

Description: Part Northwest Quarter Section 23, Township 79 North, Range 3 East of the 5th P.M.  
 Requestor: Grunwald Land Development L.C.  
 Proprietor: Grunwald Land Development L.C.  
 Surveyor: Luke D. Miller  
 Survey Company: Klingner & Associates, P.C.  
 Return To: Klingner & Associates, P.C.  
 4111 East 60th Street, Davenport, Iowa 52807  
 Miller@klingner.com (563) 359-1348

**AREA TABLE**

RIGHT OF WAY	1.68 AC.
LOT 1-26	9.14 AC.
TOTAL	10.82 AC.

**FINAL PLAT**  
**GRUNWALD GROVE 2ND ADDITION**  
 PART OF THE NORTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M.  
 CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

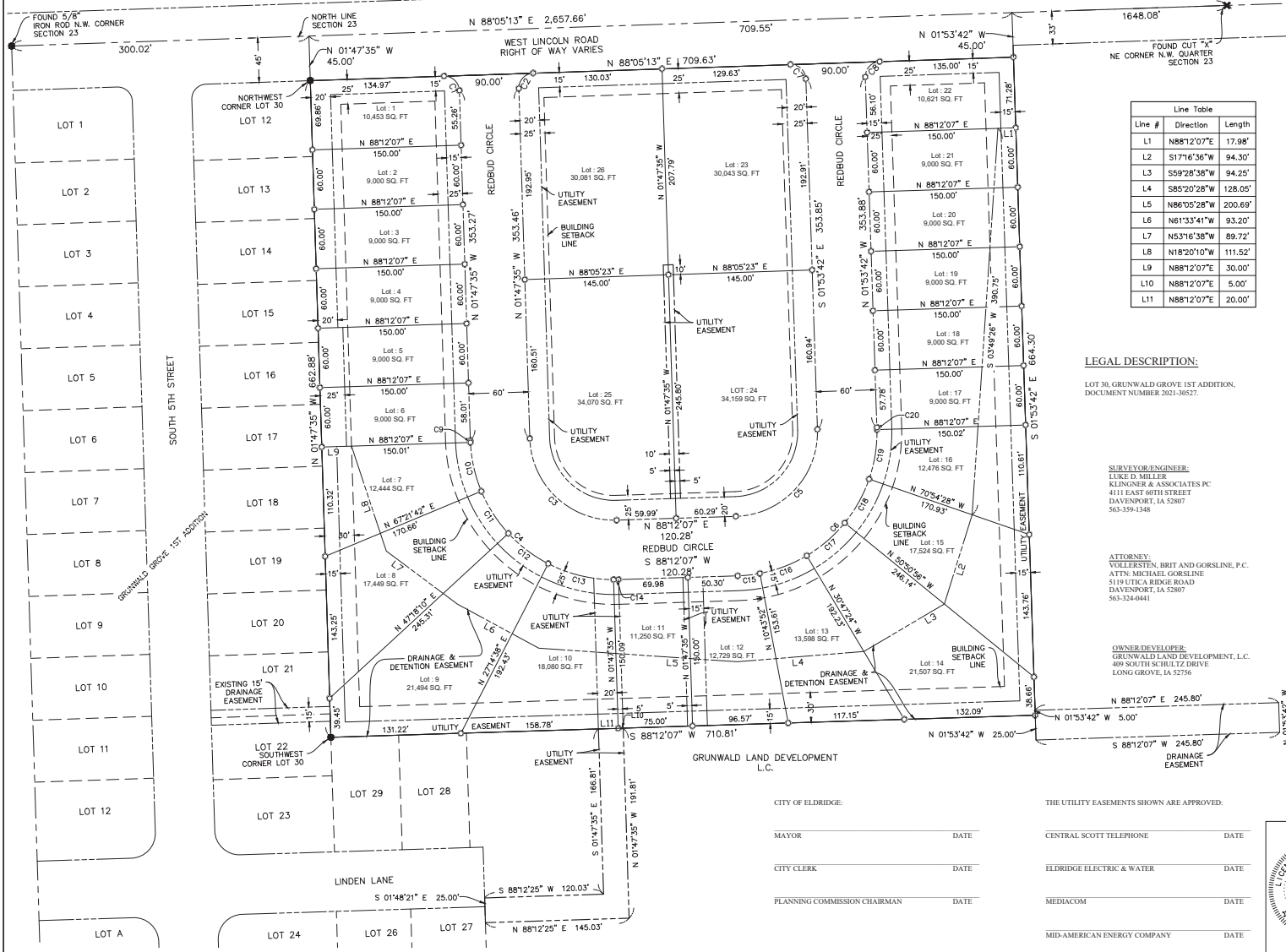
SET BACKS: R-3

MIN. LOT WIDTH	60'	TWO FAMILY	70'	MULTI FAMILY	80'
FRONT YARD	25'		30'		35'
SIDE YARD	5'		5'		5'
REAR YARD	30'		30'		30'

THE SUM OF THE SIDE YARD SETBACK IN R-3 SHALL BE 12' OR GREATER



**PRELIMINARY  
NOT FOR  
RECORDING**



**Line Table**

Line #	Direction	Length
L1	N88°12'07"E	17.98'
L2	S17°16'36"W	94.30'
L3	S59°28'38"W	94.25'
L4	S85°20'28"W	128.05'
L5	N86°05'28"W	200.69'
L6	N61°33'41"W	93.20'
L7	N53°16'38"W	89.72'
L8	N18°20'10"W	111.52'
L9	N88°12'07"E	30.00'
L10	N88°12'07"E	5.00'
L11	N88°12'07"E	20.00'

**Curve Table**

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.46'	15.00'	89°36'04"	N47°06'36"W	21.14'
C2	23.39'	15.00'	89°22'32"	S43°22'58"W	21.09'
C3	133.53'	85.00'	90°00'18"	S46°47'44"E	120.21'
C4	227.78'	145.00'	90°00'18"	N46°47'44"W	205.07'
C5	133.66'	85.00'	90°05'49"	N43°09'12"E	120.31'
C6	228.01'	145.00'	90°05'49"	S43°09'12"W	205.23'
C7	23.45'	15.00'	89°33'52"	N47°07'16"W	21.13'
C8	23.44'	15.00'	89°31'42"	S43°18'10"W	21.13'
C9	1.99'	145.00'	0°47'11"	S02°11'11"E	1.99'
C10	50.76'	145.00'	2°03'32"	S12°36'32"E	50.50'
C11	50.76'	145.00'	2°03'32"	S32°40'04"E	50.50'
C12	50.76'	145.00'	2°03'32"	S52°43'36"E	50.50'
C13	68.49'	145.00'	2°70'34"E	S76°17'13"E	67.85'
C14	50.76'	145.00'	1°58'49"	N89°11'31"E	50.01'
C15	22.50'	145.00'	8°53'26"	N83°45'24"E	22.48'
C16	50.82'	145.00'	2°04'53"	N69°16'15"E	50.56'
C17	50.83'	145.00'	2°05'02"	N49°11'17"E	50.57'
C18	50.83'	145.00'	2°05'00"	N29°06'16"E	50.57'
C19	50.82'	145.00'	2°04'47"	N09°01'23"E	50.56'

**LEGAL DESCRIPTION:**

LOT 30, GRUNWALD GROVE 1ST ADDITION, DOCUMENT NUMBER 2021-30527.

**SURVEYOR/ENGINEER:**  
 LUKE D. MILLER  
 KLINGNER & ASSOCIATES P.C.  
 4111 EAST 60TH STREET  
 DAVENPORT, IA 52807  
 563-359-1348

**ATTORNEY:**  
 VOLLEFSTEN, BRIT AND GORSLINE, P.C.  
 ATTN: MICHAEL GORSLINE  
 5119 LUTICA RIDGE ROAD  
 DAVENPORT, IA 52807  
 563-324-0441

**OWNER/DEVELOPER:**  
 GRUNWALD LAND DEVELOPMENT, L.C.  
 409 SOUTH SCHULTZ DRIVE  
 LONG GROVE, IA 52756

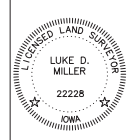
**GENERAL NOTES**

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 10.00 ACRES, MORE OR LESS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE TV SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPERE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE WAY.
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS SHALL GOVERN.
- ALL EASEMENTS CONGRUENT WITH RIGHT OF WAYS ARE WATER, SANITARY, STORM AND UTILITY EASEMENTS.
- WATER MAINS, HYDRANTS, AND ASSOCIATED FIXTURES SHALL BE OWNED AND MAINTAINED BY ELDRIDGE ELECTRIC AND WATER UTILITY.
- INDIVIDUAL SERVICE LINES, STARTING AT THE MAINS AND EXTENDING TO THE HOMES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER.
- A SUMP PUMP COLLECTOR PIPE WILL BE INSTALLED WITHIN THE REAR YARDS FOR ALL LOTS. ALL LOTS WILL BE REQUIRED TO CONNECT ITS SUMP PUMP DIRECTLY INTO THE SUMP PUMP COLLECTOR PIPE WITH LATERALS THAT WILL BE INSTALLED FOR EACH LOT. EXCEPT LOTS 23-26 NO COLLECTOR WILL BE INSTALLED.
- THERE SHALL BE NO DIRECT ACCESS TO WEST LINCOLN ROAD FOR LOTS 1, 2, 23, 26.

BEARINGS BASED ON THE IOWA PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: **LUKE D. MILLER**  
 Date: \_\_\_\_\_ Reg. No. 22228  
 My license renewal date is December 31, 2023  
 Pages or sheets covered by this seal: \_\_\_\_\_  
 THIS SEAL ONLY.



CITY OF ELDRIDGE:	THE UTILITY EASEMENTS SHOWN ARE APPROVED:
MAYOR _____ DATE _____	CENTRAL SCOTT TELEPHONE _____ DATE _____
CITY CLERK _____ DATE _____	ELDRIDGE ELECTRIC & WATER _____ DATE _____
PLANNING COMMISSION CHAIRMAN _____ DATE _____	MEDIACOM _____ DATE _____
	MID-AMERICAN ENERGY COMPANY _____ DATE _____

**KLINGNER & ASSOCIATES, P.C.**  
 Engineers • Architects • Surveyors  
 Davenport, Iowa  
 4111 East 60th St  
 5633591348

**REVISION HISTORY**

No.	Description	Date	By

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**FINAL PLAT**  
**GRUNWALD LAND DEVELOPMENT, L.C.**  
**409 SOUTH SCHULTZ DRIVE**  
**LONG GROVE, IOWA 52756**

Non-Reduced Sheet Size: 24" x 36"  
 Reduced Plot Area: 21.618 Final Plat  
 REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FIELD: \_\_\_\_\_ CHECK BOOK: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_ CHECK DATE: \_\_\_\_\_

**FINAL PLAT**  
 PROJECT NO: 21-6118-FINAL-PLAT-11-21-22  
 11-21-22  
 SHEET 1 OF 1