



CITY COUNCIL MEETING AGENDA
Monday, June 2nd, 2025, 7:00 PM
Eldridge Community Center · 400 S 16th Ave · Eldridge, IA

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 May 19th, 2025
 - B. Consideration to Approve Special Committee of the Whole Minutes from May 19th, 2025
 - C. Consideration to Approve Bills Payable in the amount of \$168,686.91
 - D. Consideration to Approve to approve Liquor License Renewal for Double Barrell Drinkery
6. Old Business
 - A. Consideration of Third & Final Reading of Ordinance #2025-11 Rezoning 113 E Lincoln Road from I-2 General Industrial to C-3 General Commercial
 - B. Consideration of Third & Final Reading of Ordinance #2025-12 Updating Erosion and Sediment Control
 - C. Consideration of Third & Final Reading of Ordinance #2025-13 Updating Post-Construction Storm Water Management
 - D. Consideration to approve South 5th Street Paving project proposal from Shive Hattery in the amount of \$50,000
7. New Business
 - A. Consideration of Resolution #2025-14 Amending the Proposed Land Use Map of the 2011 Eldridge Comprehensive Plan
 - B. Consideration of Resolution #2025-15 Approving the Final Plat of Aqua Tech First Addition
 - C. Open Public Hearing for the consideration to approve the rezoning of Aqua Tech First Addition from I-2 General Industrial to C-3 General Commercial
 - D. Close Public Hearing for the consideration to approve the rezoning of Aqua Tech First Addition from I-2 General Industrial to C-3 General Commercial
 - E. Consideration of First Reading of Ordinance #2025-14 Rezoning Aqua Tech First Addition from I-2 General Industrial to C-3 General Commercial
 - F. Consideration of First Reading of Ordinance #2025-15 Amending the hours that Consumer Fireworks can be used
 - G. Consideration of First Reading of Ordinance #2025-16 Accessory Dwelling Units
 - H. Consideration to approve funding for the Hickory Creek Soccer Fields in the amount of \$47,000 from Lovewell Commercial Fence & Rail
 - I. Consideration to approve South 1st Street culvert replacement & improvement project proposal in the amount of \$13,485
8. Board/Staff Activity Reports
 - A. City Administrator
 - B. Assistant City Administrator
 - C. City Clerk
 - D. Police Chief
9. Adjournment

Next Regular City Council Meeting: Monday, June 16th, 2025, at 7:00pm at Eldridge Community Center

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge Community Center at 7:07 pm on May 19, 2025.

Council Members Present: Scott Campbell, Dan Collins and Ryan Iossi. Adrian Blackwell participated by phone. Brian Dockery was absent.

Presiding: Mayor Frank King

Also Present: Erin Gentz, Marty O'Boyle, Aiden Breihier, Treyton Bolles, Brandon Tee Corbin Herrington, Jeff Martens, Nevada Lemke, and Letty Goslowsky

Motion by Campbell to approve the Agenda. Second by Collins. Motion was approved unanimously by voice vote.

Mayor's Agenda

Motion by Campbell to approve City Council Minutes from May 5, 2025. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Iossi to approve Committee of the Whole Minutes from May 5, 2025. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve Special Committee of the Whole Minutes from May 8, 2025. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Collins to approve the Re-Appointment of Mark Goodding to the Community Center Board for a term expiring 6/1/2029. Second by Iossi. Motion was approved unanimously by voice vote.

Old Business

Motion by Campbell to approve the Third and final Reading of Ordinance 2025-10 Amending Title D, Chapter 2, Section 37 - Signs of the Eldridge City Code. Second by Iossi. Roll call vote indicated Iossi (Aye), Collins (Aye), Campbell (Aye), and Blackwell (Aye). Motion Carries.

Motion by Campbell to approve the Second Reading of Ordinance 2025-11 Rezoning 113 E Lincoln Road from I-2 General Industrial to C-3 General Commercial. Second by Collins. Roll call vote indicated Collins (Aye), Blackwell (Aye), Iossi (Abstained), and Campbell (Aye). Motion Carries.

Motion by Campbell to approve the Second Reading of Ordinance 2025-12 Updating Erosion and Sediment Control. Second by Collins. Roll call vote indicated Campbell (Aye), Iossi (Aye), Blackwell (Aye), and Collins (Aye). Motion Carries.

Motion by Blackwell to approve the Second Reading of Ordinance 2025-13 Updating Post-Construction Storm Water Management. Second by Campbell. Roll call vote indicated Iossi (Aye), Collins (Aye), Campbell (Aye), and Blackwell (Aye). Motion Carries.

New Business

Motion by Campbell to approve to have Public Works staff plant and maintain the flowers in the large concrete planters in downtown. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Campbell to approve to hire a part-time summer intern for City Hall. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Iossi to approve two separate road closures from Maloney's Pub all day on June 28th 2025 for Side-by-Side Poker Run and July 19th 2025 from 7:00am – 1:00pm for Vets Memorial Ride. Second by Campbell. Motion was approved unanimously by voice vote.

Board/Staff Report

City Administrator – Public Works week was currently going on and wanted to thank all our public works for all they do. North Scott had received a quote for the sidewalk installation along 5th Street that they will be taking to their Board for approval. In speaking with Zach Howell with Shive-Hattery, the City's amended proposal adding an additional 2 ft of paving should be ready for the June 2nd 2025 City Council Agenda. Joint Community Center is scheduled with the regular Committee of the Whole meeting on June 2nd. The new Community Center manager Jamie Stecker had started a few weeks ago and is working and training with Gage Lane and everything is going well so far. Pre-Con meeting with the appropriate contractor and stakeholders was had for the 4th & LeClaire for the Traffic Signal Project. Project is expected to go pretty smoothly with plans to start construction in late June and expected to be complete in late August. Pre-Audit for FY25 will begin with Bohnsack & Frommel coming to City Hall on July 9th and 10th.

Assistant City Administrator – Sent email to officials regarding three state laws that have been passed and will affect some of the City's ordinances and future decision making: Senate File 562 will allow accessory dwelling units in R1 Single-Family residential districts. Staff is currently reviewing this and talking to surrounding communities, trying to decide what the impacts may be. Senate File 303 restricts the City's ability to regulate fireworks. For Eldridge it amounts to an earlier start time. The File implements the allowable days are July 3rd, July 4th and December 31st, however that does not affect Eldridge, as those are the three days Eldridge already has in place as approved days. Senate File 659 includes many items, but of particular interest to Eldridge is Division 10, which mandates a State Fire Marshall to conduct a study on the four most populous counties, which includes Scott County. The study will provide a report which includes recommendations for the implementation of countywide fire protection services. The study is required to be finished by June 30th 2026. This may be of particular importance and interest for Eldridge because of current discussions regarding the future for Eldridge fire protection services.

Councilman Campbell asked if the documents requested from the Volunteer Fire Department had been received. City Administrator Lemke advised no. Council discussed this new Senate File may change the conversation of a City fire department that was discussed a few weeks ago.

City Clerk – Will be sending out YTD and End of Month financials up to April in the next few weeks.

Police Chief – Not Present.

Mayor advised any student government students to come up to get their form signed. Council then went into Closed Session.

Council came back from Closed Session.

Motion by Campbell to approve the CBA for the Policy Department for the City of Eldridge. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Collins to approve the CBA for the Eldridge Employee Association for the City of Eldridge. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Campbell to approve a 1.25% Cost of Living increase for Chief Andrew Leillig. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Iossi to adjourn the meeting at 8:15 p.m. Second by Collins. Motion was approved unanimously by voice vote.

Respectfully submitted

Frank King
Mayor

Letty Goslowsky
Finance Manager/City Clerk

City of Eldridge City Joint City Council & Park Board Meeting

The City of Eldridge, Iowa, City Council met in an open Joint City Council & Park Board Meeting session at the Eldridge Community Center at 6:00 pm on May 19, 2025.

Council Members Present: Adrian Blackwell, Scott Campbell, Dan Collins and Ryan Iosso. Brian Dockery was absent.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Letty Goslowsky, Dale Grunwald, Marty O'Boyle, Carter Erwin, Jeff Ashcraft, Jill DeWulf, Scott LePlante & Erin Gentz.

The first discussion was regarding Sheridan Meadows on the Pond/Bain and next steps. City Administrator Nevada Lemke advised Shive-Hattery was working on putting some pond sizing and costs that should be received around June 13th. Nevada said a joint meeting will be had around that time and asked both Council & Board if they wanted to have it as a fully staffed meeting or if they would like to create a steering committee with a select few to focus on the project and provide updates. All agreed a steering committee would be a better option to keep the project moving forward and to invite other various agencies, such as the Army Corps of Engineers reps and/or Iowa DNR reps. Councilman Iossi recommended that because of the scope of the project and is more in line with City matters not so much park matters, funding would make more sense for it to come from the City, not the Park Board. Councilman Scott Campbell agreed. Administrator Lemke stated she would follow-up to get things moving forward with an email.

The next discussion was the Park Board providing an update on project priorities and funding options. Board Chairman Jeff Ashcraft spoke about and provided detailed info for the Park Boards vision, projects and funding. Specifically for the following parks and plans: Fencing/Security Cameras for Soccer Fields at Hickory Creek Park, Elmegreen & Crandall park bathrooms, new shelter at Elmegreen Park, Lions Club shelter renovations at Sheridan Meadows, new walking trail at Hickory Creek Park and Preliminary discussions on resurfacing/refurbishing Pickleball Courts as future project. Throughout the discussion Council asked verification questions and comments.

Councilmen Iossi suggested to put the cost of assisting with the fencing on the next Council Meeting agenda and to take action regarding the security camera cost in the current meeting.

Councilman Campbell made a motion to cover the security cameras costs for Hickory Creek Park in the amount of \$8,318. Seconded by Iossi. Motion was approved unanimously by voice vote.

Motion by Collins to adjourn the meeting at 6:59 p.m. Second by Iossi. Motion was approved unanimously by voice vote.

Respectfully submitted, Letty Goslowsky, Finance Manager/City Clerk

BILLS PAYABLE					
CHECK#	DEPT	FUND	VENDOR	DESCRIPTON	AMOUNT
155835	STREETS	001-5-210-6440	200 EAST 90TH STREET LLC	RENT	\$ 1,992.67
155837	COMM POLICE	008-5-110-6602	ADVANTAGE ADVERTISING	GOLF BALLS FOR OUTING	\$ 522.24
155838	POLICE	001-5-110-6331	BURT ACQUISITIONS, LLC	POLICE CARWASH	\$ 78.00
155839	FINANCE	001-5-620-6408	CONTINENTAL WSTRN GRP	GEN LIABILITY INS PREMIUM	\$ 1,028.25
155839	PARKS	004-5-430-6408	CONTINENTAL WSTRN GRP	GEN LIABILITY INS PREMIUM	\$ 205.65
155839	SEWER	610-5-815-6408	CONTINENTAL WSTRN GRP	GEN LIABILITY INS PREMIUM	\$ 274.20
155840	ARPA	315-5-210-6762	DE NOVO MARKETING	WEBSITE DEV	\$ 3,416.50
155841	INSPECTION	001-5-170-6373	VERIZON WIRELESS	CELL PHONE	\$ 41.47
155841	STREETS	001-5-210-6373	VERIZON WIRELESS	CELL PHONE	\$ 233.63
155841	FINANCE	001-5-620-6373	VERIZON WIRELESS	CELL PHONE	\$ 41.47
155841	SEWER	610-5-815-6373	VERIZON WIRELESS	CELL PHONE	\$ 149.43
155842	POLICE	001-5-110-6331	WEX BANK	FUEL	\$ 2,441.30
155842	INSPECTION	001-5-170-6331	WEX BANK	FUEL	\$ 56.76
155842	STREETS	001-5-210-6331	WEX BANK	FUEL	\$ 1,403.18
155842	SEWER	610-5-815-6331	WEX BANK	FUEL	\$ 300.23
155843	VEH MAINT	001-5-299-6334	ASCENDANCE TRUCK LLC	GLASS/DROP WINDOW, DOOR	\$ 164.94
155844	POLICE	001-5-110-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 698.44
155844	INSPECTION	001-5-170-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 53.10
155844	STREETS	001-5-210-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 436.08
155844	VEH MAINT	001-5-299-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 26.55
155844	VEH MAINT	001-5-599-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 88.68
155844	ADMIN	001-5-611-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 62.08
155844	FINANCE	001-5-620-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 56.82
155844	SEWER	610-5-815-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 349.46
155845	POLICE	001-5-110-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 44.00
155845	POLICE	001-5-110-6150	DELTA DENTAL	VOL LIFE INS PREM	\$ 25.80
155845	INSPECTION	001-5-170-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 4.00
155845	STREETS	001-5-210-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 24.00
155845	VEH MAINT	001-5-299-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 2.00
155845	VEH MAINT	001-5-599-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 4.00
155845	ADMIN	001-5-611-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 2.80
155845	FINANCE	001-5-620-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 4.00
155845	SEWER	610-5-815-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 17.20
155846	POLICE	001-5-110-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 223.36
155846	INSPECTION	001-5-170-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 26.23
155846	STREETS	001-5-210-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 111.55
155846	VEH MAINT	001-5-299-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 9.85
155846	VEH MAINT	001-5-599-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 22.64
155846	ADMIN	001-5-611-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 22.08
155846	FINANCE	001-5-620-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 18.79
155846	SEWER	610-5-815-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 92.03
155847	POLICE	001-5-110-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 8,174.36
155847	INSPECTION	001-5-170-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 382.70
155847	STREETS	001-5-210-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 4,691.80
155847	VEH MAINT	001-5-299-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 430.91
155847	VEH MAINT	001-5-599-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 861.82
155847	ADMIN	001-5-611-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 603.27
155847	FINANCE	001-5-620-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 430.91
155847	SEWER	610-5-815-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 3,274.92
155848	POLICE	001-5-110-6725	ACCESS SYSTEMS	COPIER SERVICES	\$ 394.66
155848	FINANCE	001-5-620-6340	ACCESS SYSTEMS	COPIER SERVICES	\$ 206.81
155850	POLICE	001-5-110-6506	AMAZON CAPITAL SVCS	CALCULATOR	\$ 2.18
155850	POLICE	001-5-110-6506	AMAZON CAPITAL SVCS	PRINTABLE STICKER PAPER	\$ 5.39
155850	POLICE	001-5-110-6599	AMAZON CAPITAL SVCS	CALCULATORS	\$ 45.54
155850	FINANCE	001-5-620-6319	AMAZON CAPITAL SVCS	LAPTOP BAG	\$ 47.99
155850	FINANCE	001-5-620-6506	AMAZON CAPITAL SVCS	CLEANING SUPPLIES	\$ 34.04
155851	SALES TAX	121-5-750-6407	ANTHONY FARLEY	580 PINEHURST LAWN MAINT	\$ 710.00
155852	VEH MAINT	001-5-299-6334	BILL'S RADIATOR & AUTO	SERVICES AND REPAIR	\$ 162.06
155853	STREETS	001-5-210-6310	CINTAS CORPORATION	FLOOR MATS	\$ 82.62
155853	ADMIN	001-5-611-6310	CINTAS CORPORATION	FLOOR MATS	\$ 53.98
155854	STREETS	001-5-210-6407	COMMERCIAL PRINTERS	CHECKS	\$ 523.34
155856	POLICE	001-5-110-6490	GARRETT JAHNS	DARE PRIZES	\$ 150.88
155856	POLICE	001-5-110-6490	GARRETT JAHNS	TABACCO COMPLIANCE CHECKS	\$ 60.00
155857	POLICE	001-5-110-6470	HUMANE SOCIETY	TRIP & BOARDING FEES	\$ 160.00
155858	VEH MAINT	001-5-599-6213	IOWA LEAGUE OF CITIES	GRANTFINDER SUBSCRIPTION	\$ 100.00

155859	COMM POLICE	008-5-110-6602	JK INDUSTRIES	POLICE SHIRTS	\$ 200.00
155859	COMM POLICE	008-5-110-6602	JK INDUSTRIES	POLICE SHIRTS	\$ 69.00
155860	ADMIN	001-5-611-6310	KLINE SEWER & DRAIN	SINK STOPPAGE	\$ 185.00
155861	HOTEL TAX	122-5-499-6493	LITTLE RED BARN LLC	PLANTERS & MAINTENANCE	\$ 1,160.00
155862	STREETS	001-5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLAIRE RD, SIGN SHOP	\$ 95.90
155862	STREETS	001-5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLAIRE RD, OFFICE	\$ 59.64
155862	STREETS	001-5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLAIRE RD	\$ 20.35
155862	STR LIGHTING	001-5-230-6371	MIDAMERICAN ENERGY CO	305 N 3RD ST, STREET LIGHTS	\$ 535.40
155862	STR LIGHTING	001-5-230-6371	MIDAMERICAN ENERGY CO	2951 S 9TH AVE, SIREN	\$ 10.74
155862	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY CO	301 N 3RD ST UNIT 1	\$ 14.54
155862	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY CO	309 N 3RD ST UNIT 3	\$ 17.44
155862	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY CO	313 N 3RD ST UNIT 4	\$ 23.24
155862	PARKS	004-5-430-6371	MIDAMERICAN ENERGY CO	815 N 1ST ST, PARK	\$ 49.34
155862	SEWER	610-5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD	\$ 348.50
155862	SEWER	610-5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD, SEWER	\$ 5,658.93
155863	INSPECTION	001-5-170-6506	MOLINA MECHANICAL	REFUND CHECK	\$ 5,580.00
155864	VEH MAINT	001-5-299-6334	P & K MIDWEST, INC	WHEEL PARTS	\$ 128.68
155866	SALES TAX	121-5-750-6407	RICHARD COY	SOIL QUALITY RESORATION	\$ 300.00
155867	POLICE	001-5-110-6506	RNJS DISTRIBUTION, INC.	CITY HALL/PD WATER	\$ 14.50
155867	POLICE	001-5-110-6506	RNJS DISTRIBUTION, INC.	CITY HALL/PD WATER	\$ 31.00
155867	FINANCE	001-5-620-6506	RNJS DISTRIBUTION, INC.	CITY HALL WATER	\$ 14.50
155867	FINANCE	001-5-620-6506	RNJS DISTRIBUTION, INC.	CITY HALL WATER	\$ 31.00
155868	POLICE	001-5-110-6413	SCOTT COUNTY SHERIFF DEPT	BOOKING FEES	\$ 325.00
155869	COMM POLICE	008-5-110-6602	TRI SPORTS LLC	K-9 GOLF AND FOOD	\$ 2,760.00
155870	VEH MAINT	001-5-299-6334	TRI STATE ENGINE SVCS	GASKET/VALVE/OIL PAN	\$ 89.23
155870	VEH MAINT	001-5-299-6334	TRI STATE ENGINE SVCS	RING SET	\$ 67.62
155871	SALES TAX	121-5-750-6490	TYLER TECHNOLOGIES	MIGRATION SERVICES	\$ 1,500.00
155871	SEWER	610-5-815-6752	TYLER TECHNOLOGIES	MIGRATION SERVICES	\$ 1,500.00
ACH	SPLIT	SPLIT	PAYROLL 5/21	PAYROLL 5/21	\$ 103,821.03
DFT0000054	POLICE	001-5-110-6010	IA WORKFORCE DEV	UNEMP BENEFIT	\$ 2,411.20
DFT0000056	FINANCE	001-5-620-6402	FIRST CENTRAL STATE BANK	MAINTENANCE FEE	\$ 39.20
TOTAL:					\$ 163,426.62

CREDIT CARDS					
DEPT	EMPLOYEE	FUND	VENDOR	DESCRIPTION	AMOUNT
POLICE	ANDREW LELLIG	001-5-110-6210	PAYPAL - NATIONAL.COM	ANNUAL DUES - FBI NAT'L COMMAN	\$ 50.00
POLICE	ANDREW LELLIG	001-5-110-6240	CASEYS	SMALL TOWN CHIEF MEETING	\$ 49.19
POLICE	GARRETT JAHN	001-5-110-6240	IASRO	SRO CONVERENCE	\$ 250.00
ADMIN	NEVADA LEMKE	001-5-110-6490	YMCA	Y@WORK/4 MONTHS/20 MEMBERS	\$ 400.00
POLICE	ANDREW LELLIG	001-5-110-6506	IA SECRETARY OF STATE	NOTARY RENEWAL	\$ 30.00
POLICE	JOHN BEHRENS	001-5-110-6506	NOTARYSTAMP.COM	NOTARY STAMP	\$ 28.45
POLICE	BRENDA KIEL	001-5-110-6506	SAMS CLUB	PAPER PLATES	\$ 23.48
POLICE	BRENDA KIEL	001-5-110-6506	DOLLAR GENERAL	BASEMENT BATHROOM HANDSOAP	\$ 10.17
POLICE	JOHN BEHRENS	001-5-110-6506	IA SECRETARY OF STATE	NOTARY RENEWAL	\$ 30.00
POLICE	ANDREW LELLIG	001-5-110-6599	ETSY, INC.	MIRANDA RIGHTS CARDS	\$ 52.97
ADMIN	NEVADA LEMKE	001-5-210-6250	YMCA	Y@WORK/1 MONTH/1 MEMBER	\$ 20.00
PARKS	JEFFREY WHITE	001-5-210-6440	K&K TRUE VALUE	STUMP GRINDER RENTAL	\$ 175.00
VEH MAINT	MITCH MORRIS	001-5-299-6334	CARPARTS.COM	UNIT 18 MIRRORS	\$ 197.24
VEH MAINT	K SCHNECKLOT	001-5-299-6334	RAJ & ASSOCIATES LLC	HARTI SPRAYER PARTS	\$ 215.15
VEH MAINT	K SCHNECKLOT	001-5-299-6334	AP AIR LLC	DRIER, VALVES, SEAL TAPE	\$ 126.68
VEH MAINT	K SCHNECKLOT	001-5-299-6334	PARTSTREE.COM	CONCRETE SAW HANDLES	\$ 74.61
VEH MAINT	JEFFREY WHITE	001-5-299-6334	TEMPO MARINE & SPORTS	2 TAILGATE CABLES	\$ 64.79
VEH MAINT	MITCH MORRIS	001-5-299-6334	4 STATE TRUCKS WEBSITE	UNIT 28 GRILL & FILLER PANEL	\$ 448.01
VEH MAINT	K SCHNECKLOT	001-5-299-6334	ZIPS.COM	UNIT 37 IDLER & BUSHINGS	\$ 191.17
VEH MAINT	MITCH MORRIS	001-5-299-6504	FARM & FLEET	BOLTS	\$ 1.73
COMM DEV	JEFF MARTENS	001-5-599-6240	IOWA UTILITY ASSOC	IA ECO DEV CONFERENCE	\$ 90.00
ADMIN	NEVADA LEMKE	001-5-611-6213	ICMA ONLINE	ANNUAL MEMBERSHIP DUES	\$ 613.60
ADMIN	NEVADA LEMKE	001-5-611-6601	YMCA	Y@WORK/4 MONTHS/8 MEMBERS	\$ 160.00
ADMIN	NEVADA LEMKE	001-5-620-6373	APPLE.COM	MONTHLY FEE - CELL STORAGE	\$ 1.06
POLICE	ANDREW LELLIG	008-5-110-6602	TRUPANION	MONTHLY INS PREM - K-9	\$ 122.97
PUBLIC WRKS	TONY RUPE	610-5-815-6230	IA DNR	LICENCE RENEWAL	\$ 370.54
PUBLIC WRKS	TONY RUPE	610-5-815-6230	IA DNR	DUPL PMT (REFUND FORTHCOMING)	\$ 370.54
VEH MAINT	MITCH MORRIS	610-5-815-6332	HI-VAC CORPORATION	JETTER LEADER HOSE & TIGER TA	\$ 1,004.28
PUBLIC WRKS	TONY RUPE	610-5-815-6440	IA DNR	NPDES PERMIT RENEWAL	\$ 88.66
CREDIT CARDS:					\$ 5,260.29
BILLS PAYABLE:					\$ 163,426.62

GRAND TOTAL: \$ 168,686.91



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOUBLE BARREL DRINKERY, LLC	Double Barrel Drinkery	(563) 570-1807		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
350 East Le Claire Road	Suite 1	Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
350 East Le Claire Road	Eldridge	Iowa	52748	

Contact Person

NAME	PHONE	EMAIL
Jason McCoy	(309) 558-8224	alissa@mccoyhomesqc.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0050068	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
July 12, 2025	July 11, 2026	

SUB-PERMITS

Class C Retail Alcohol License

OK to approve

 110



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Jason McCoy	Davenport	Iowa	52806	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

July 12, 2025

POLICY EXPIRATION DATE

July 12, 2026

DRAM CANCEL DATE

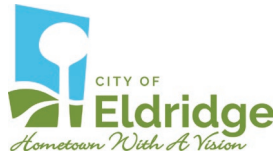
OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



ORDINANCE 2025-11

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 described as follows:

113 E. Lincoln Road, Parcel 932305001, containing 4.04 acres more or less from I-2 General Industrial to C-3 General Commercial.

Sec:23 Twp:79 Rng:03PT NW NE & PT NE NWCOM NE OCR NE NW: W304.5' TO CEN/L SO1ST ST-S 02D 02' E 350.42'-E 551.73'-N 12D 12' W 433.93'-WLY ALG N/L NW NE 174.66' TO PT OF BEG. EXC R. R. ROW

In addition, the following parcel map is attached herewith 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 2ND DAY OF JUNE, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____



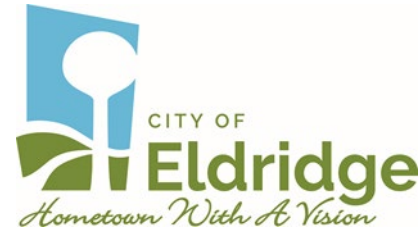
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Rezoning of 113 E. Lincoln Road
Date: 5/5/25

Lincoln Landing LLC, owned by Jaime and Ryan Iossi, is seeking to rezone parcel 932305001, commonly known as 113 E. Lincoln Road:

Sec:23 Twp:79 Rng:03PT NW NE & PT NE NWCOM NE OCR NE NW: W304.5' TO CEN/L SO1ST ST-S 02D 02' E 350.42'-E 551.73'-N 12D 12' W 433.93'-WLY ALG N/L NW NE 174.66' TO PT OF BEG. EXC R. R. ROW;

from I-2 General Industrial District to C-3 General Commercial District. City staff is in favor of this request as this use is preferred to an industrial use this close to new and existing residential districts.

This request would require the Future Land Use Map in the Comprehensive Plan to be amended. Please see the illustration below.

The Future Land Use map shows this area as a combination of Heavy Industrial and Recreation. It is recommended the Future Use Map be amended to reflect this change in zoning if approved.

On April 17, 2025 the Planning and Zoning Commission unanimously voted to recommend approval of this rezoning and future land use map change.

City of Eldridge MEMORANDIUM



On the next pages you will see a current zoning map with this parcel highlighted, and the rezoning application. A sample of the letter sent to abutting properties is also included.

The current zoning on this parcel is I-2 General Industrial:












Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge MEMORANDIUM



 City Limit	 C/I-Commercial Industrial Transition District	 R-MH-Mobile Home Park Residence District
 Parcel	 I-2-General Industrial District	 O-T-Office/Transitional District
 C-1-Neighborhood Commercial District	 I-1-Light Industrial District	 PUD-Planned Unit Development District
 C-2-Central Business District	 R-1-Single Family Residential District	 P/M-Public and Municipal District
 C-3-General Commercial District	 R-2-Two-Family Residential District	 SA-Suburban Agriculture District
 C-4-Highway-Oriented Commercial District	 R-3-Multiple Family Residential District	

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



REZONING APPLICATION

Plan and Zone Commission

Property Address 113 E. Lincoln Rd Eldridge IA 52748

Rezoning Request From I-2 General Industrial To C-3 Commercial

Legal Description of Property Sec:23 Twp:79 Rng:03PT NW NE & PT NE NWCOM NE OCR NE NW: W304.5' TO GEN'L SO1ST ST-S

02D 02' E 350.42' E 551.73' N 12D 12' W 433.93' WLY ALG N/L NW NE 174.66' TO PT OF BEG. EXC R. R. ROW

Applicant Name Jaime lossi / Ryan lossi

Address 852 Stonebridge Circle Eldridge IA 52748

Phone Number 563-370-4048

Email Address rjiinvestqc@gmail.com

Main Contact Person Jaime lossi

Title Holder's (If different than applicant)

Name Lincoln Landing LLC

Address 21220 N. Brady Steet Davenport, IA 52806

Phone Number 563-370-4048

Signature of Applicants (s) Jaime lossi



Intended property use 13-15k SF Commercial Retail Building, Anchor will be a

(please be specific) restraurant, with other retail spaces available.

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ 156

Payment Method Check #5110

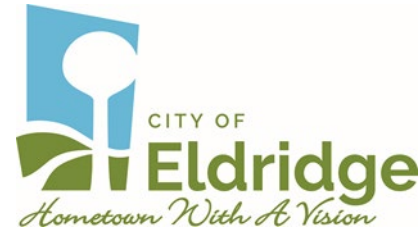
Courtesy Letters Sent

Date Filed 3-5-2025

Meeting Date

City of Eldridge

MEMORANDIUM



To: Property Owner
From: City of Eldridge
Re: 113 E. Lincoln Road Rezoning Request
Date: 04/10/2025

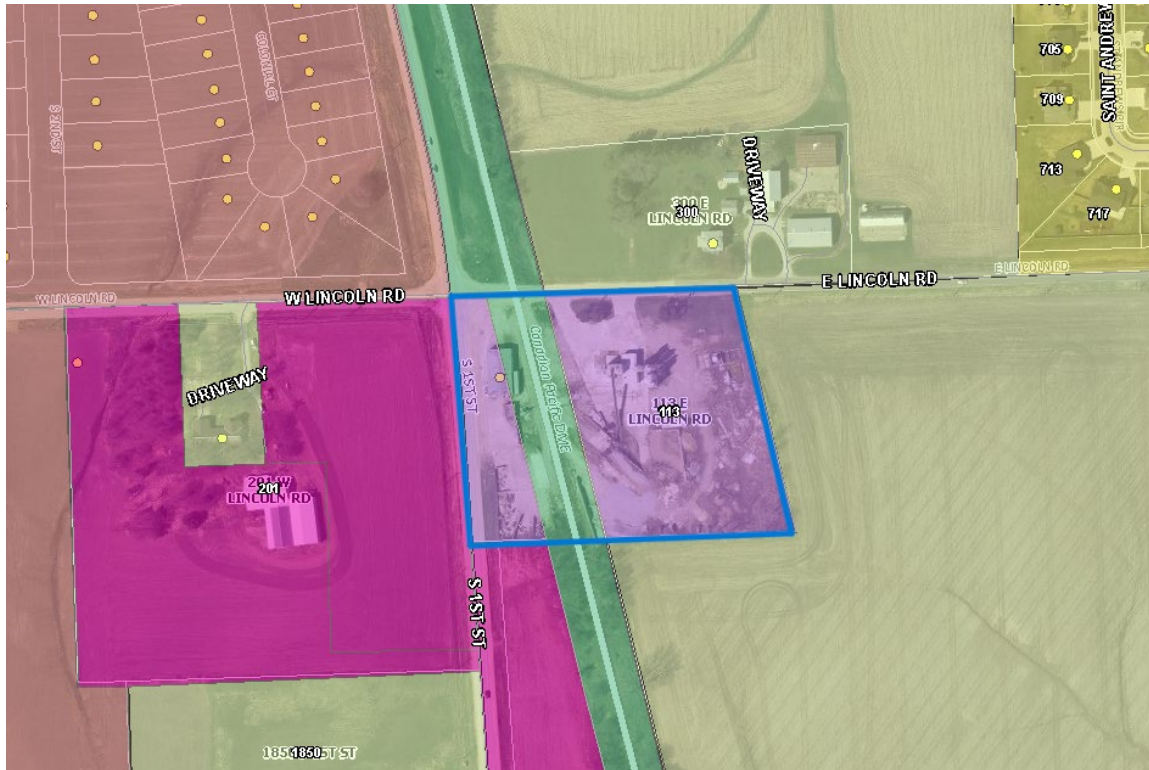
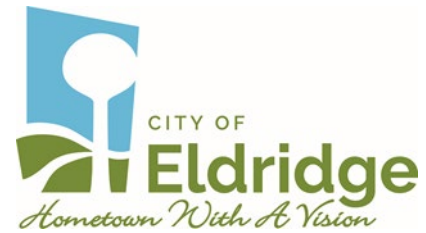
Property Owner,

This is a courtesy letter from the City of Eldridge informing you that a property adjacent to your property has submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, April 17th, 2025, in Eldridge City Hall at 6:00 p.m. The property includes parcel 932305001, commonly known as 113 E. Lincoln Road, shown on the included map. The request is to rezone from I-2 General Industrial District to C-3 General Commercial District. Comments will be accepted in writing up to 4:00 p.m. on April 17th or in person at the meeting. If you have any questions, feel free to contact me at the City Offices.

Sincerely,

Jeff Martens
Assistant City Administrator/Zoning Official
City of Eldridge, Iowa

City of Eldridge MEMORANDIUM



City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District	R-1-Single Family Residential District	P/M-Public and Municipal District
C-3-General Commercial District	R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	

PUBLIC HEARING NOTICE

CITY OF ELDRIDGE

The Eldridge City Council will conduct a public hearing at 7:00 p.m., May 5, 2025, at the Eldridge Community Center, 400 S. 16th Avenue, on the following matter:

Jaime and Ryan Iossi submitted an application on behalf of Lincoln Landing LLC to rezone parcel 932305001, commonly known as 113 E. Lincoln Road:

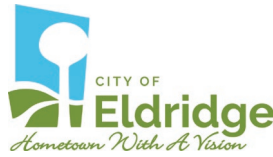
Sec:23 Twp:79 Rng:03PT NW NE & PT NE NWCOM NE OCR NE NW: W304.5' TO CEN/L SO1ST ST-S 02D 02' E 350.42'-E 551.73'-N 12D 12' W 433.93'-WLY ALG N/L NW NE 174.66' TO PT OF BEG. EXC R. R. ROW;

from I-2 General Industrial District to C-3 General Commercial District.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter during the public hearing or in writing. Written comments will be accepted until 4:00 p.m. May 5, 2025.

Jeff Martens
Assistant City Administrator

Please publish on Wednesday April 23, 2025



ORDINANCE 2025-12

AN ORDINANCE AMENDING TITLE C, CHAPTER EIGHTEEN: CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title C, Chapter 18, § 2.4.4 is amended by removing the following language:

Evidence or plan showing topsoil preservation during development activities. Individuals engaged in land disturbing activities shall minimize soil compaction and preserve topsoil that exists on site. During mass grading operations, topsoil shall be stripped, stockpiled and spread over the entire site prior to final stabilization or stockpiled in a designated controlled area(s) for later use of individual lot construction. Excess topsoil may be removed from the site only upon written approval of the City Engineer where the individual can show that the additional topsoil is not needed to meet the city's storm water requirements; and

Section Two.

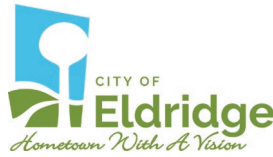
Title C, Chapter 18, § 2.4.4 is amended by adding the following language:

Evidence or plan showing topsoil preservation during development activities. Individuals engaged in land disturbing activities shall minimize soil compaction and preserve topsoil that exists on site. During mass grading operations, topsoil shall be stripped, stockpiled and remain within the area covered by the applicable General Permit No. 2 authorization. Excess topsoil may be removed from the site only upon written approval of the City Engineer where the individual can show that the additional topsoil is not needed to meet the city's storm water requirements; and

Section Three.

Title C, Chapter 18, § 2.4.5 is amended by removing the following language:

Evidence or plan for topsoil application or treatment prior to final sod or seeding. Individuals engaged in land disturbing activities shall provide for topsoil in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of four inches or provide compost in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of one and one-half inches and shall be bladed, disced, tilled or otherwise mixed with soil to a depth of four inches, or shall provide another



mechanism for topsoil treatment that is approved by the Building Official and City Engineer. For use in this section, sod may account for a maximum of one inch of topsoil.

Section Four.

Title C, Chapter 18, § 2.4.5 is amended by adding the following language:

Evidence or plan to provide compost in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of one and one-half inches and shall be bladed, disced, tilled or otherwise mixed with soil to a depth of four inches, or shall provide another mechanism for ground treatment that is approved by the Building Official and City Engineer. For use in this section, sod may account for a maximum of one inch of ground treatment.

Section Five.

Title C, Chapter 18, § 2.5.5 is amended by removing the following language:

Shall provide evidence or plan showing topsoil preservation during development activities. Individuals engaged in land disturbing activities shall minimize soil compaction and preserve topsoil that exists on site. During mass grading operations, topsoil shall be stripped, stockpiled and spread over the entire site prior to final stabilization or stockpiled in a designated controlled area(s) for later use of individual lot construction. Excess topsoil may be removed from the site only upon written approval of the City Engineer where the individual can show that the additional topsoil is not needed to meet the city's storm water requirements;

Section Six.

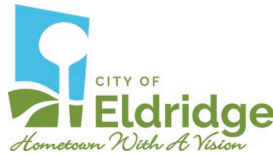
Title C, Chapter 18, § 2.5.5 is amended by adding the following language:

Shall provide evidence or plan showing topsoil preservation during development activities. Individuals engaged in land disturbing activities shall minimize soil compaction and preserve topsoil that exists on site. During mass grading operations, topsoil shall be stripped, stockpiled and remain within the area covered by the applicable General Permit No. 2 authorization. Excess topsoil may be removed from the site only upon written approval of the City Engineer where the individual can show that the additional topsoil is not needed to meet the city's storm water requirements;

Section Seven.

Title C, Chapter 18, § 2.5.6 is amended by removing the following language:

Shall provide evidence or plan for topsoil application or treatment prior to final sod or seeding. Individuals engaged in land disturbing activities shall provide for topsoil



in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of four inches or provide compost in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of one and one-half inches and shall be bladed, disced, tilled or otherwise mixed with soil to a depth of four inches, or shall provide another mechanism for topsoil treatment that is approved by the Building Official and City Engineer. For use in this section, sod may account for a maximum of one inch of topsoil; and

Section Eight.

Title C, Chapter 18, § 2.5.6 is amended by adding the following language:

Shall provide evidence or plan to provide compost in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of one and one-half inches and shall be bladed, disced, tilled or otherwise mixed with soil to a depth of four inches, or shall provide another mechanism for ground treatment that is approved by the Building Official and City Engineer. For use in this section, sod may account for a maximum of one inch of ground treatment.; and

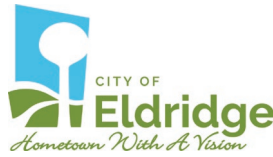
PASSED AND APPROVED THIS 2ND DAY OF JUNE, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____



ORDINANCE 2025-13

AN ORDINANCE AMENDING TITLE D, CHAPTER TEN: POST-CONSTRUCTION STORM WATER MANAGEMENT REGULATIONS OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter 10, § 3.00 (B) (1) is amended by removing the following language:

(1) The required volume of storm water detention shall be that necessary to handle the runoff of a 100-year rainfall, for the critical duration from the drainage area tributary to the storm water storage area based on full development of said tributary area, less the volume discharged during the same duration at the approved release rate. In addition, the detention basin shall be designed to restrict the peak rate of discharge from the drainage area during a two-year, 24-hour rainfall event to be at or below the predevelopment levels.

Section Two.

Title D, Chapter 10, § 3.00 (B) (1) is amended by adding the following language:

(1) The required volume of storm water detention shall be that necessary to handle the runoff of a 100-year rainfall, for the critical duration from the drainage area tributary to the storm water storage area based on full development of said tributary area, less the volume discharged during the same duration at the approved release rate.

PASSED AND APPROVED THIS 2ND DAY OF JUNE, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

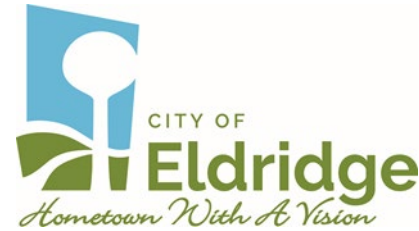
Councilman Ryan Iossi
Councilman Brian Dockery



Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Topsoil Ordinance Amendment
Date: 5/5/25

Mayor and City Council,

In 2024 the State of Iowa adopted Senate File 455 which no longer allows cities to regulate the depth of topsoil in their ordinances beyond what is required by National Pollutant Discharge Elimination System General Permit No. 2.

This same Senate File also no longer allows cities to regulate storm water runoff at a frequency greater than five through one hundred years.

We have been waiting for guidance from the DNR and Stormwater Educational Partnership on this issue. That guidance has led us to recommend the changes below to our City Code. Wording struck from the code appears in red and is struck through. Wording added appears in green. Words remaining the same appear in black.

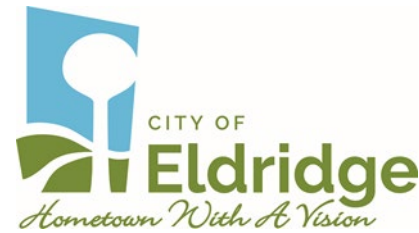
Title C, Chapter 18: Construction Site Erosion and Sediment Control

§ 2.4.4. Evidence or plan showing topsoil preservation during development activities. Individuals engaged in land disturbing activities shall minimize soil compaction and preserve topsoil that exists on site. During mass grading operations, topsoil shall be stripped, stockpiled ~~and spread over the entire site prior to final stabilization or stockpiled in a designated controlled area(s) for later use of individual lot construction.~~ ~~and remain within the area covered by the applicable General Permit No. 2 authorization.~~ Excess topsoil may be removed from the site only upon written approval of the City Engineer where the individual can show that the additional topsoil is not needed to meet the city's storm water requirements; and

§ 2.4.5. Evidence or plan ~~for topsoil application or treatment prior to final sod or seeding. Individuals engaged in land disturbing activities shall provide for topsoil in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of four inches or to~~ ~~provide compost in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of one and one-half inches and shall be bladed, disced, tilled or otherwise mixed with soil to a depth of four inches, or shall provide another mechanism for~~ ~~topsoil~~ ~~ground~~ treatment that is approved by the Building Official and

City of Eldridge

MEMORANDIUM



City Engineer. For use in this section, sod may account for a maximum of one inch of ~~topsoil~~ ground treatment.

§ 2.5.5. Shall provide evidence or plan showing topsoil preservation during development activities. Individuals engaged in land disturbing activities shall minimize soil compaction and preserve topsoil that exists on site. During mass grading operations, topsoil shall be stripped, stockpiled ~~and spread over the entire site prior to final stabilization or stockpiled in a designated controlled area(s) for later use of individual lot construction.~~ and remain within the area covered by the applicable General Permit No. 2 authorization. Excess topsoil may be removed from the site only upon written approval of the City Engineer where the individual can show that the additional topsoil is not needed to meet the city's storm water requirements;

§ 2.5.6. Shall provide evidence or plan ~~for topsoil application or treatment prior to final sod or seeding. Individuals engaged in land disturbing activities shall provide for topsoil in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of four inches or~~ to provide compost in an amount equivalent to that needed to cover all areas to be seeded, sodded or otherwise have vegetation established to a depth of one and one-half inches and shall be bladed, disced, tilled or otherwise mixed with soil to a depth of four inches, or shall provide another mechanism for ~~topsoil~~ ground treatment that is approved by the Building Official and City Engineer. For use in this section, sod may account for a maximum of one inch of ~~topsoil~~ ground treatment.; and

Title D, Chapter 10: Post-construction Storm Water Management Regulations

§ 3.00 Storm Water Detention Criteria.

(B) All areas within the city shall comply with these regulations.

(1) The required volume of storm water detention shall be that necessary to handle the runoff of a 100-year rainfall, for the critical duration from the drainage area tributary to the storm water storage area based on full development of said tributary area, less the volume discharged during the same duration at the approved release rate. ~~In addition, the detention basin shall be designed to restrict the peak rate of discharge from the drainage area during a two year, 24 hour rainfall event to be at or below the predevelopment levels.~~

Following this memo is the SF455 Governor Letter and NPDES GP 2 for your reference with the pertinent information highlighted.



KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

ADAM GREGG
LT GOVERNOR

April 10, 2024

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

Senate File 455, an Act relating to the regulation of topsoil and storm water at construction sites.

The above Senate File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink that reads "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



Senate File 455

AN ACT
RELATING TO THE REGULATION OF TOPSOIL AND STORM WATER AT
CONSTRUCTION SITES.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 331.301, Code 2024, is amended by adding the following new subsection:

NEW SUBSECTION. 23. *a.* For purposes of this subsection:

(1) "*Construction site*" means the same as used in a storm water general permit adopted by rule pursuant to section 455B.103A.

(2) "*Topsoil*" means the same as used in a storm water general permit adopted by rule pursuant to section 455B.103A.

b. A county shall not adopt or enforce an ordinance, motion, resolution, or amendment relating to the preservation,

compaction, placement, or depth of topsoil at a construction site that is more restrictive than those requirements provided in the national pollutant discharge elimination system general permit no. 2 as issued by the department of natural resources. A county may develop standards to evaluate topsoil quantities before and after construction and ensure compliance with general permit no. 2. A county may request that the department of natural resources review the soil of a construction site to verify that the national pollutant discharge elimination system general permit no. 2 as issued by the department of natural resources is proper for the construction site.

c. (1) A county may adopt or enforce an ordinance, motion, resolution, or amendment that regulates storm water runoff at a construction site only to the extent that such regulation for rainfall events having a return frequency ranging from five through one hundred years does not require a post-construction storm water flow rate that is more restrictive than the existing flow rate of a rainfall event having a return frequency of five years, with all such runoff rates based on the actual existing condition of the site at the time the construction commences.

(2) A county may adopt or enforce an ordinance, motion, resolution, or amendment that regulates storm water runoff from upstream properties adjacent to a construction site to the extent that storm water runoff shall be allowed to pass through downstream storm water basins at the same flow rates as off-site storm water runoff entering the construction site.

(3) A county may impose a storm water runoff requirement that is more restrictive than what is allowed or required by this paragraph at the construction site if the county meets all of the following conditions:

(a) The county pays for all study, design, and engineering costs for implementing the more restrictive storm water runoff requirement that includes an analysis by a licensed professional engineer of the difference in costs between the requirements of this paragraph and the more restrictive county storm water runoff requirement.

(b) The county pays for the difference of costs between the requirements of this paragraph and the more restrictive requirement imposed by the county for installation of equipment or practices required for a property owner to comply with the storm water runoff requirement.

(c) If the storm water runoff requirement results in the county using a person's private property, whether by easement or otherwise taking an interest in the property, the county pays the property owner the fair market value of the property taken for any additional land required beyond the requirements of this paragraph.

(d) A county shall not impose a special assessment or otherwise recover the costs from the property owner for the portion of the costs attributable to the county.

(e) The costs attributable to the county shall only apply to the storm water management practices addressed in this paragraph.

Sec. 2. Section 364.3, Code 2024, is amended by adding the following new subsection:

NEW SUBSECTION. 18. a. For purposes of this subsection:

(1) "*Construction site*" means the same as used in a storm water general permit adopted by rule pursuant to section 455B.103A.

(2) "*Topsoil*" means the same as used in a storm water general permit adopted by rule pursuant to section 455B.103A.

b. A city shall not adopt or enforce an ordinance, motion, resolution, or amendment relating to the preservation, compaction, placement, or depth of topsoil at a construction site that is more restrictive than those requirements provided in the national pollutant discharge elimination system general permit no. 2 as issued by the department of natural resources. A city may develop standards to evaluate topsoil quantities before and after construction and ensure compliance with general permit no. 2. A city may request that the department of natural resources review the soil of a construction site to verify that the national pollutant discharge elimination system general permit no. 2 as issued by the department of natural resources is proper for the construction site.

c. (1) A city may adopt or enforce an ordinance, motion,

resolution, or amendment that regulates storm water runoff at a construction site only to the extent that such regulation for rainfall events having a return frequency ranging from five through one hundred years does not require a post-construction storm water flow rate that is more restrictive than the existing flow rate of a rainfall event having a return frequency of five years, with all such runoff rates based on the actual existing condition of the site at the time the construction commences.

(2) A city may adopt or enforce an ordinance, motion, resolution, or amendment that regulates storm water runoff from upstream properties adjacent to a construction site only to the extent that storm water runoff shall be allowed to pass through downstream storm water basins at the same flow rate as off-site storm water runoff entering the construction site.

(3) A city may impose a storm water runoff requirement that is more restrictive than what is allowed or required by this paragraph at the construction site if the city meets all of the following conditions:

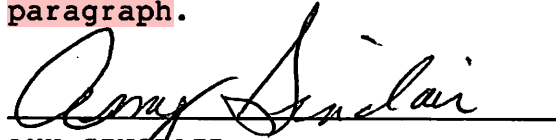
(a) The city pays for all study, design, and engineering costs for implementing the storm water runoff requirement that includes an analysis by a licensed professional engineer of the difference in costs between the requirements of this paragraph and the more restrictive city storm water runoff requirement.

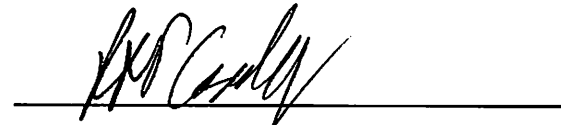
(b) The city pays for the difference of costs between the requirements of this paragraph and the more restrictive requirement imposed by the city for installation of equipment or practices required for a property owner to comply with the storm water runoff requirement.

(c) If the storm water runoff requirement results in the city using a person's private property, whether by easement or otherwise taking an interest in the property, the city pays the property owner the fair market value of the property taken for any additional land required beyond the requirements of this paragraph.

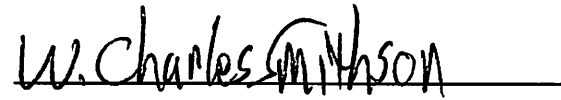
(d) A city shall not impose a special assessment or otherwise recover the costs from the property owner for the portion of the costs attributable to the city.

(e) The costs attributable to the city shall only apply to the storm water management practices addressed in this paragraph.

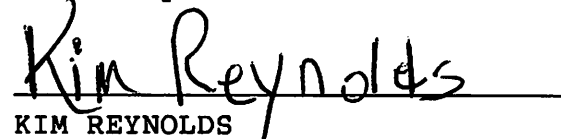

AMY SINCLAIR
President of the Senate


PAT GRASSLEY
Speaker of the House

I hereby certify that this bill originated in the Senate and is known as Senate File 455, Ninetieth General Assembly.


W. CHARLES SMITHSON
Secretary of the Senate

Approved April 10th, 2024


KIM REYNOLDS
Governor

IOWA DEPARTMENT OF NATURAL RESOURCES

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

GENERAL PERMIT NO. 2

EFFECTIVE DATES

MARCH 1, 2023 THROUGH FEBRUARY 29, 2028

FOR

STORM WATER DISCHARGE ASSOCIATED WITH
CONSTRUCTION ACTIVITIES

NPDES GENERAL PERMIT NO. 2

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PART I. COVERAGE UNDER THIS PERMIT

A. PERMIT AREA

This permit covers all areas of the State of Iowa.

B. ELIGIBILITY

1. **Authorizations.**

- a. Except for discharges identified under Parts I.B.2. and I.B.3., this permit may authorize the discharge of storm water associated with industrial activity from construction sites, (those sites or common plans of development or sale that will result in the disturbance of one or more acres total land area, including the disturbance of less than one acre of total land area that is a part of a larger common plan of development or sale if the larger common plan will ultimately disturb one acre or more), (hereafter referred to as storm water discharge associated with industrial activity for construction activities), occurring after the effective date of this permit (including discharges occurring after the effective date of this permit where the construction activity was initiated before the effective date of this permit), including storm water discharge associated with industrial activity from areas that are dedicated to producing earthen materials, such as soils, sand and gravel, for use at a single construction site. This permit may also authorize areas where soil is placed permanently or temporarily, also known as fill sites.
- b. This permit may authorize storm water discharge from a construction site that is mixed with storm water discharge associated with industrial activity from sources other than construction activities provided that the storm water discharge from the industrial (non-construction) source is in compliance with the terms of a NPDES general permit, other than this general permit, or an individual permit authorizing such discharge. In addition, the storm water other than from construction shall be in compliance with Part IV.D.6. of this permit.

2. **Limitations on Coverage.** The following discharges associated with industrial activity for construction activities are NOT authorized by this permit:

- a. storm water discharges that are mixed with sources of non-storm water other than discharges identified in Part III.A.2. of this permit;
- b. storm water discharges associated with industrial activity for construction activities which are covered by an existing individual NPDES permit or which are issued a permit in accordance with Part I.C. of this permit. Storm water discharges authorized by an existing individual NPDES permit will be eligible to apply for coverage under this general permit as the existing individual permit expires;
- c. storm water discharges associated with industrial activity for construction activities that the Iowa Department of Natural Resources has determined to be or may reasonably be expected to be contributing to a violation of a water quality standard;
- d. new or expanded storm water discharge associated with industrial activity that discharges to Outstanding Iowa Waters or to Outstanding National Resource Waters; and
- e. discharges from concrete washout activities and from wet sawing of concrete. Waste from concrete washout and wet sawing of concrete is not allowed to be discharged to surface waters and is not allowed to adversely affect a water of the state.

3. **Exclusions.** The following storm water discharges associated with industrial activity from construction activities do not require a NPDES permit: discharges from soil disturbing activities from sites where less than 5 acres is disturbed and the soil disturbing activities are due to routine maintenance that is performed to maintain the original line and grade, hydraulic capacity or original purpose of the site and discharges from agricultural and silvicultural activities including storm water runoff from orchards, cultivated crops, pastures, range lands, and forest lands, but not discharges from concentrated animal feeding operations as defined in 40 CFR Section 122.23, concentrated aquatic production facilities as defined in 40 CFR Section 122.24, discharges to aquaculture projects as defined in 40 CFR Section 122.25, and discharges from silvicultural point sources as defined in 40 CFR Section 122.27.

C. REQUIRING AN INDIVIDUAL PERMIT

1. The Department may require any person authorized by this permit to apply for and obtain an individual NPDES permit. The Department may require any owner or operator authorized to discharge under this permit to apply for an individual NPDES permit only if the owner or operator has been notified in writing that a permit application is required. This notice shall include a brief statement of the reasons for this decision, an application form, a statement setting a deadline for the owner or operator to file the application, and a statement that on the effective date of the individual NPDES permit, coverage under this general permit shall automatically terminate. If an owner or operator fails to submit an individual NPDES permit application required by the Department under this paragraph, coverage of this general permit automatically is terminated at the end of the day specified for submittal of the individual NPDES application.
2. Any person authorized to discharge under this permit may apply for an individual NPDES permit. In such cases, the discharger shall submit the following in accordance with the requirements of subrule 567 IAC 64.3(4):
 - a. an individual application, using industrial application Form 1, Form 2F, and Form 5; and,
 - b. all applicable fees identified in rule 567 IAC 64.16.
3. When an individual NPDES permit is issued to a discharger covered under this general permit, the applicability of this general permit to the individual NPDES permittee is automatically terminated on the effective date of the individual NPDES permit. When an individual NPDES permit is denied to a discharger otherwise subject to this permit, the applicability of this permit to the individual NPDES permittee is automatically terminated on the date of such denial, unless otherwise specified by the Department.

D. AUTHORIZATION

A discharger must submit a Notice of Intent (NOI) in accordance with the requirements of Part II of this permit in order for storm water discharge associated with industrial activity for construction activities pursuant to Part I.B. of this permit to be authorized to discharge under this general permit.

PART II. NOTICE OF INTENT (NOI) REQUIREMENTS

A. DEADLINES FOR NOTIFICATION

For storm water discharge associated with industrial activity for construction activities, such activities shall not commence until an authorization has been issued for the project by the Department.

B. FAILURE TO NOTIFY

Dischargers who fail to notify the Department of their intent to be covered, and discharge pollutants to water of the United States within Iowa, without an NPDES permit, are in violation of the CWA and the Code of Iowa.

C. CONTENTS OF AN NOI

A complete NOI shall include the items described in Parts II.C.1., II.C.2., and II.C.3. of this permit.

1. A completed NOI form, DNR Form 542-1415, signed in accordance with Parts VI.H. and VI.I of this permit. The information on the form shall include all of the following:
 - a. Name, address, and location of the construction site for which this notification is submitted. The location shall be provided as the 1/4 section (NE, SE, SW, NW), township, range, and county where the storm water discharge is located;
 - b. The owner's name, address, telephone number, and status (federal, state, private, public or other entity);
 - c. The name, address and telephone number of any operator (contractor) that has been identified as having a role in the storm water pollution prevention plan (SWPPP) for the site required under Part IV.D.7. of this permit. Contractors (operators) identified after the submittal of the completed NOI shall be identified in the SWPPP;
 - d. The type of discharge (new or existing as related to October 1, 1992); whether or not the discharge is to a municipal separate storm sewer system; the date the discharge is to commence; the permit status of the discharge; and, the name of the receiving water(s);

- e. An indication if any existing quantitative data is available describing the concentration of pollutants in storm water discharges. Existing data should not be included as part of the NOI, it should be retained as part of the SWPPP;
 - f. A brief description of the project; an estimated timetable for major activities; and, an estimate of the number of acres of the site on which soil will be disturbed; and
 - g. A certification that compliance with g.(1). through g.(4). are met:
 - g.(1). the SWPPP has been developed before the NOI is submitted to the Department;
 - g.(2). the SWPPP will be implemented on October 1, 1992 for any existing storm water discharge associated with industrial activity for construction activities. For a storm water discharge associated with industrial activity for construction activities that commence after October 1, 1992, the SWPPP shall be implemented with the start of construction activities;
 - g.(3). the NOI will be included and incorporated into the SWPPP and will be updated as required; and,
 - g.(4). the SWPPP provides compliance with Iowa Code section 161A.64 and local sediment and erosion plans and are consistent with the requirements of Part IV of this general permit.
2. **Applicable Fees.** The applicable fees specified in 567 IAC 64.16.
3. **Public Notification.** A demonstration that the public notice specified in 567 IAC 64.6(1)“c”(1) was published at least one day in one newspaper with the largest circulation in the area in which the facility is located or the activity will occur.

D. WHERE TO SUBMIT

Facilities which discharge storm water associated with industrial activity for construction activities must submit items described in Part II.C. of this permit to the Department online at: <https://programs.iowadnr.gov/stormwater/pages/home.aspx> or by mail to the following address: Storm Water Coordinator, Iowa Department of Natural Resources, 502 E 9th St., Des Moines IA 50319-0034.

E. RENOTIFICATION

Prior to the expiration of an authorization issued under this general permit, the permittee is required to resubmit an NOI (no additional public notice is required) with the Department for coverage under the new general permit. If a new general permit has not been reissued prior to the expiration of the current permit, the provisions and coverage of the current permit are extended until replaced by the adoption of a new general permit.

F. TRANSFER OF COVERAGE UNDER THIS PERMIT

For storm water discharge associated with industrial activity for construction activities where the ownership changes, the Department must be notified of the title transfer within 30 days. Both the previous owner(s) and the new owner(s) are responsible for notifying the Department of the transfer and the new owner's name and contact information. This requirement shall be satisfied upon the Department's receipt of the notification of this information by either the previous owner(s) or the new owner(s).

If a storm water discharge associated with industrial activity for construction activities is covered by this general permit, the new owner(s) shall be subject to all terms and conditions of this general permit. A copy of the notice of transfer that was sent to the Department shall be included in the SWPPP.

For construction activity which is part of a larger common plan of development, such as a housing or commercial development project, if a permittee transfers ownership of all or any part of property subject to this permit, both the permittee and transferee shall be responsible for compliance with the provisions of this permit for that portion of the project which has been transferred including when the transferred property is less than one acre in area. If the new owner(s) agree in writing to be solely responsible for compliance with the provisions of this permit for the property which has been transferred, then the existing permittee(s) shall be relieved of responsibility for compliance with this permit for the transferred property, from and after the date the transfer of responsibility is signed. A copy of the notice of transfer of responsibility shall be included in the SWPPP.

G. NOTICE OF DISCONTINUATION (NOD)

1. Within 30 days after final stabilization at a construction site (as defined in Part VIII of this permit), the operator or owner of the facility shall submit a Notice of Discontinuation (NOD) to the Department.
2. A NOD shall include the following information:
 - a. the name of the owner/operator to which the permit was issued;
 - b. the general permit number and permit authorization number;
 - c. the date the construction site reached final stabilization; and,
 - d. the following certification signed in accordance with Part VI.H. of this permit:

I certify under penalty of law that disturbed soils at the identified facility have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time. I understand that by submitting this Notice of Discontinuation, that I am no longer authorized to discharge storm water associated with industrial activity for construction activities by Iowa Department of Natural Resources General NPDES Permit No. 2. and that discharging pollutants from storm water associated with industrial activity to waters of the United States is unlawful under the Clean Water Act where the discharge is not authorized by a NPDES permit.

PART III. SPECIAL CONDITIONS, MANAGEMENT PRACTICES, AND OTHER NON-NUMERIC LIMITATIONS

A. PROHIBITION ON NON-STORM WATER DISCHARGES

1. All discharges authorized by this permit shall be composed entirely of storm water except for non-storm discharges listed in Part III.A.2 of this permit.
2. Discharges from firefighting activities; fire hydrant flushings; waters used to wash vehicles in accordance with Part III.C. and Part IV.D.2.c.(2). of this permit; potable water sources including waterline flushings; irrigation drainage; routine external building washdown which does not use detergents; pavement washwaters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs; uncontaminated groundwater; and foundation or footing drains where flows are not contaminated with process materials such as solvents; may be authorized by this permit provided the non-storm water component of the discharge is in compliance with Part IV.D.5. of this permit.

B. RELEASES IN EXCESS OF REPORTABLE QUANTITIES

Any owner or operator identified in the SWPPP is subject to the spill notification requirements as specified in Iowa Code 455B.386. Iowa law requires that as soon as possible but not more than six hours after the onset of a hazardous condition¹ the Department and local sheriff's office or the office of the sheriff of the affected county be notified.

The SWPPP described in Part IV of this permit must be modified within 7 calendar days of knowledge of the release to provide a description of the release and the circumstances leading to the release and to identify and provide for the implementation of steps to prevent the reoccurrence of such releases and to respond to such releases.

C. FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINES

In addition to all other requirements in this permit, all sites and activities required to be authorized under this permit shall comply with the following federal effluent guidelines as applicable to each site and activity.

1. **Erosion and Sediment Controls.** Design, install and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants. At a minimum, such controls must be designed, installed and maintained to:
 - a. Control storm water volume and velocity to minimize soil erosion in order to minimize pollutant discharges;
 - b. Control storm water discharges, including both peak flow rates and total storm water volume, to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points;
 - c. Minimize the amount of soil exposed during construction activity;

¹ see Definitions, Part VIII

- d. Minimize the disturbance of steep slopes;
 - e. Minimize sediment discharges from the site. The design, installation and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting storm water runoff and soil characteristics including the range of soil particle sizes expected to be present on the site; and
 - f. Provide and maintain natural buffers around waters of the United States, direct storm water to vegetated areas and maximize storm water infiltration to reduce pollutant discharges, unless infeasible.
2. **Soil Compaction and Topsoil Preservation.** Practices to minimize soil compaction and preserve topsoil shall be implemented as described in Part IV.D.2.a.(2).iii. of this permit.
3. **Soil Stabilization.** Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. In drought-stricken areas and areas that have recently received such high amounts of rain that seeding with field equipment is impossible and initiating vegetative stabilization immediately is infeasible, alternative stabilization measures must be employed as specified by the Department. In limited circumstances, stabilization may not be required if the intended function of a specific area of the site necessitates that it remain disturbed.
4. **Dewatering.** Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls.
5. **Pollution Prevention Measures.** Design, install, implement and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented and maintained to:
- a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;
 - b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and storm water. Minimization of exposure is not required in cases where the exposure to precipitation and to storm water will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of storm water contamination (such as final products and materials intended for outdoor use); and
 - c. Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.
6. **Prohibited Discharges.** The following discharges are prohibited:
- a. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;
 - b. Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance; and
 - c. Soaps or solvents used in vehicle and equipment washing.
7. **Surface Outlets.** When discharging from basins and impoundments, utilize outlet structures that withdraw water from the surface, unless infeasible.

PART IV. STORM WATER POLLUTION PREVENTION PLANS (SWPPP)

A storm water pollution prevention plan (SWPPP) shall be developed for each construction site covered by this permit. SWPPPs shall be prepared in accordance with good engineering practices. The SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of the storm water discharge from the construction activities. In addition, the SWPPP shall describe and ensure the implementation of practices which will be used to reduce the pollutants in storm water discharge associated with industrial activity for construction activities at the construction site and to assure compliance with the terms and conditions of this permit. Facilities must implement the provisions of the SWPPP required under this part as a condition of this permit.

A. DEADLINES FOR SWPPP PREPARATION AND COMPLIANCE

1. **SWPPP Preparation Deadline.** The SWPPP shall be completed prior to the submittal of a NOI to the Department to be covered under this permit and shall be updated as appropriate.
2. **SWPPP Compliance Deadline.** The SWPPP shall provide for compliance with the terms and schedule of the SWPPP prior to the initiation of construction activities.

B. SIGNATURE AND SWPPP REVIEW

1. The SWPPP shall be signed in accordance with Part VI.H. of this permit.
2. The permittee shall make SWPPPs available to the Department upon request; or in the case of a storm water discharge associated with industrial activity for construction activities that discharges through a municipal separate storm sewer system with an NPDES permit, shall make the SWPPP available to the municipal operator of the system.
3. The Department may notify the permittee at any time that the SWPPP does not meet one or more of the minimum requirements of this Part. After such notification from the Department, the permittee shall make changes to the SWPPP and shall submit to the Department a written certification that the requested changes have been made. Unless otherwise provided by the Department, the permittee shall have 3 business days after such notification to make the necessary changes.
4. All SWPPPs received by the Department from the permittee are considered reports that shall be available to the public under Section 308(b) of the CWA and Iowa Code Chapter 22. However, the permittee may claim any portion of a SWPPP as confidential in accordance with Iowa Code Chapter 22 and 561 IAC 2.5.

C. KEEPING SWPPPS CURRENT

The permittee shall amend the SWPPP whenever any of the following occurs: (1) there is a change in design, construction, operation, or maintenance, that has a significant effect on the potential for the discharge of pollutants to the waters of the U.S. and which has not been addressed in the SWPPP; or (2) if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants from sources identified in Part IV.D.2. of this permit, or (3) the SWPPP fails to otherwise achieve the general objectives of controlling pollutants in storm water discharge associated with industrial activity for construction activities. In addition, the SWPPP shall be updated to: expeditiously change the site map to include changes at the site, including contractors identified after the submittal of the NOI as Co-permittees, described in Part IV.D.7. of this permit; identify any change in ownership or transference of the permit and permit responsibilities; or, if required, by the occurrence of a hazardous condition (as defined in Part VIII of this permit). Amendments to the SWPPP may be reviewed by the Department in the same manner as Part IV.B.2 of this permit.

D. CONTENTS OF THE SWPPP

The SWPPP shall include the following items:

1. **Site Description.** Each SWPPP shall provide a description of the following:
 - a. a description of the nature of the construction activity;
 - b. estimates of the total area of the site and the area of the site that is expected to be disturbed by excavation, grading, or other activities;
 - c. an estimate of the runoff coefficient of the site after construction activities are completed and existing data describing the soil or the quality of any discharge from the site;
 - d. a site map indicating drainage patterns and approximate slopes anticipated after major grading activities, areas of soil disturbance, the location of structural and nonstructural controls identified in the SWPPP, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands), and locations where storm water is discharged to a surface water; and
 - e. the name of the receiving water(s) and the ultimate receiving water(s).
2. **Controls.** Each SWPPP shall include a description of controls that will be implemented at the construction site. The SWPPP will clearly describe the intended sequence of major activities and for each activity, the appropriate control measures and the timing during the construction process that the measures will be implemented. (For example, perimeter controls for one portion of the site will be installed after the clearing and grubbing

necessary for installation of the measure, but before the clearing and grubbing for the remaining portions of the site. Perimeter controls will be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Temporary perimeter controls will be removed after final stabilization). The description of controls shall address the following minimum components:

a. Erosion and Sediment Controls

- a.(1). Stabilization Practices.** A description of temporary and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Stabilization practices may include: temporary or permanent seeding after germination and establishment of vegetative cover of sufficient density and height to preclude erosion has been achieved, as well as mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Temporary or continued stabilization must be implemented and maintained when necessary to prevent erosion of seeded areas prior to the establishment of vegetative cover of sufficient density and height to preclude erosion.
- a.(2). Structural Practices.** A description of structural practices to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff from exposed areas of the site. Such practices may include silt fences, earth dikes, brush barriers, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions and temporary or permanent sediment basins. Structural practices should be placed on upland soils to the degree attainable. The installation of these devices may be subject to Section 404 of the CWA.
- a.(2).i** For common drainage locations that serve an area with more than 10 disturbed acres at one time, a temporary or permanent sediment basin providing 3,600 cubic feet of storage per acre drained shall be provided where attainable until final stabilization of the site has been achieved. The 3,600 cubic feet of storage area per acre drained does not apply to flows from offsite areas and flows from onsite areas that are either undisturbed or have undergone final stabilization where such flows are diverted around the sediment basin. For drainage locations which serve more than 10 disturbed acres at one time and where a temporary sediment basin providing 3,600 cubic feet of storage per acre drained is not attainable, sediment traps, silt fences, or equivalent sediment controls are required for all sideslope and downslope boundaries of the construction area.
- a.(2).ii** For drainage locations serving 10 or fewer acres, sediment traps, silt fences or equivalent sediment controls are required for all sideslope and downslope boundaries of the construction area or a sediment basin providing for 3,600 cubic feet of storage per acre drained.
- a.(2).iii** Unless infeasible, the following measures shall be implemented at all sites: utilize outlet structures that withdraw water from the surface when discharging from basins, provide and maintain natural buffers around surface waters and direct storm water to vegetated areas to both increase sediment removal and maximize storm water infiltration.

The permittee(s) shall minimize soil compaction and, unless infeasible, preserve topsoil. "Infeasible" shall mean not technologically possible, or not economically practicable and achievable in light of the best industry practices. "Unless infeasible, preserve topsoil" shall mean that, unless infeasible, topsoil from any areas of the site where the surface of the ground for the permitted construction activities is disturbed shall remain within the area covered by the applicable General Permit No. 2 authorization. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted. Preserving topsoil is not required where the intended function of a specific area of the site dictates that the topsoil be disturbed or removed. The permittee(s) shall control storm water volume and velocity to minimize soil erosion in order to minimize pollutant discharges and shall control storm water discharges, including both peak flowrates and total storm water volume, to minimize channel and stream bank erosion

and scour in the immediate vicinity of discharge points. An affidavit signed by the permittee(s) may be submitted to demonstrate compliance.

For construction activity which is part of a larger common plan of development, such as a housing or commercial development project, in which a new owner agrees in writing to be solely responsible for compliance with the provisions of this permit for the property which has been transferred or in which the new owner has obtained authorization under this permit for a lot or lots (as specified in subrule 567 IAC 64.6(6)), the topsoil preservation requirements described above must be met no later than at the time the lot or lots have reached final stabilization as described in this permit.

The topsoil preservation requirement described above shall be implemented for projects that have not received an authorization under this permit prior to October 1, 2012. The topsoil preservation requirements are not required to be implemented for projects that have been authorized prior to October 1, 2012. In residential and commercial developments, a plat is considered a project. For other large areas that have been authorized for multiple construction sites, including those to be started at a future date, such as those located at industrial facilities, military installations and universities, a new construction project not yet surveyed and platted out is considered a project. This stipulation is intended to be interpreted as requiring the topsoil preservation requirements on development plats and construction activities on other extended areas that may have several construction projects permitted under the same authorization to be implemented on those projects not yet surveyed and platted out prior to October 1, 2012 even if other plats and construction activities in the same development or other extended area were authorized prior to October 1, 2012.

- b. Storm Water Management.** A description of measures that will be installed during construction to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the CWA. This permit only addresses the installation of storm water management measures and not the ultimate operation and maintenance of such structures after the construction activities have been completed and the site has undergone final stabilization. Permittees are only responsible for the installation and maintenance of storm water management measures prior to final stabilization of the site and are not responsible for maintenance after storm water discharges associated with industrial activity have been eliminated from the site.
- b.(1).** Such practices may include: storm water detention structures (including wet ponds); storm water retention structures; flow attenuation by use of open vegetated swales and natural depressions; and infiltration of runoff onsite; and sequential systems (which combine several practices). A goal of 80 percent removal of total suspended solids from those flows which exceed predevelopment levels should be used in designing and installing storm water management controls (where practicable). Where this goal is not met, the permittee shall provide justification for rejecting each practice based on site conditions.
- b.(2).** Velocity dissipation devices shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. maintenance of hydrologic conditions present prior to the initiation of construction activities).
- c. Other Controls.**
- c.(1). Waste Disposal.** All wastes composed of building materials must be removed from the site for disposal in permitted disposal facilities. No building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
- c.(2).** Off-site vehicle tracking of sediments shall be minimized.
- c.(3).** The SWPPP shall ensure and demonstrate compliance with applicable State or local waste disposal, sanitary sewer or septic system regulations.

- d. Approved State or Local Plans.** A SWPPP that is submitted by a facility that discharges storm water associated with industrial activity for construction activities must include the procedures and requirements specified in any applicable sediment and erosion site plans or storm water management plans approved by State or local officials. Any requirements specified in sediment and erosion plans, site permits, or storm water management plans approved by State or local officials that are applicable to protecting surface water resources are, upon submittal of an NOI, incorporated by reference and are enforceable under this permit even if they are not specifically included in the SWPPP.

Operators of facilities seeking alternative permit requirements shall submit an individual permit application in accordance with Part I.C.2. of this permit along with a description of why the requirements in approved State or local plans should not be applicable as a condition of an NPDES permit.

- 3. Maintenance.** A description of procedures to maintain in good and effective operating conditions vegetation, erosion and sediment control measures and other protective measures identified in the site plan.
- 4. Inspections.** Qualified personnel (provided by the discharger) shall inspect disturbed areas of the construction site that have not been stabilized with a perennial, vegetative cover of sufficient density to preclude erosion at least once every seven calendar days. Unless erosion is evident or other conditions warrant them, regular inspections are not required on areas that have been stabilized with a perennial, vegetative cover of sufficient density to preclude erosion.
- a.** Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. When discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
 - b.** Based on the results of the inspection, the storm water pollution prevention measures identified in the SWPPP shall be revised at the construction site as appropriate as soon as practicable after the inspection and added to the SWPPP within 7 calendar days of the inspection. If the permittee determines that making these changes at the construction site within 72 hours of the inspection is impracticable, the permittee shall document in the SWPPP why it is impracticable and indicate an estimated date by which the changes will be made.
 - c.** A report shall be made and retained as part of the SWPPP for at least three years after final stabilization has been achieved and a NOD has been submitted to the Department. The report shall be signed in accordance with Part VI.H. of this permit. The report shall contain the following: a summary of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP and actions taken in accordance with Part IV.D.4.b. of this permit.
- 5. Non-Storm Water Discharges.** Sources of non-storm water listed in Part III.A.2. of this permit that are combined with storm water discharges associated with industrial activity from construction activities must be identified in the SWPPP. Flows from firefighting activities are exempt from this requirement. The SWPPP shall identify and ensure the implementation of appropriate pollution prevention measures for the non-storm water component(s) of the discharge.
- 6. Additional Requirements for Storm Water Discharge from Industrial Activities Other than Construction, Including Dedicated Asphalt Plants and Dedicated Cement Plants.** This permit may only authorize a storm water discharge associated with industrial activity from a construction site that is mixed with a storm water discharge from an industrial source other than construction, where all of the following conditions are met:
- a.** the industrial source other than construction is located on the same site as the construction activity;
 - b.** storm water discharges associated with industrial activity from the areas of the site where construction activities are occurring are in compliance with the terms of this permit; and,
 - c.** storm water discharges associated with industrial activity from the areas of the site where industrial activity other than construction are occurring (including storm water discharges from dedicated asphalt plants and dedicated cement plants) are in compliance with the terms and conditions, including applicable NOI or

application requirements, of a different NPDES general permit or individual permit authorizing such discharges.

7. Contractors.

- a. The SWPPP must clearly identify, for each measure in the SWPPP, the contractor(s) and/or subcontractor(s) that will implement the measure. All contractors and subcontractors identified in the SWPPP must sign a copy of the certification statement in Part IV.D.7.b. of this permit in accordance with Part VI.H. of this permit. Upon signing the certification, the contractor or sub-contractor is a co-permittee with the owner and other co-permittee contractors. All certifications must be included in the SWPPP.
- b. **Certification Statement.** All contractors and subcontractors identified in a SWPPP in accordance with Part IV.D.7.a. of this permit shall sign a copy of the following certification statement before conducting any professional service at the site identified in the SWPPP:

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site as part of this certification. Further, by my signature, I understand that I am a co-permittee, along with the owner(s) and other contractors and subcontractors signing such certifications, to the Iowa Department of Natural Resources NPDES General Permit No. 2 for Storm Water Discharge Associated with Industrial Activity for Construction Activities at the identified site. As a co-permittee, I understand that I, and my company, are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the storm water pollution prevention plan (SWPPP) developed under this NPDES permit and the terms of this NPDES permit.

The certification must include the following:

- b.(1). The name and title of the person providing the signature;
- b.(2). The name, address and telephone number of the contracting firm;
- b.(3). The address (or other identifying description) of the site; and
- b.(4). The date the certification is made.

PART V. RETENTION OF RECORDS

- A. For a period of at least three years from the date of the document or the date the site is finally stabilized and a NOD has been submitted, the permittee shall retain copies of SWPPPs, all reports required by this permit, and all records used to complete the NOI.
- B. If there is a construction trailer, shed or other covered structure located on the property, the permittee shall retain a copy of the SWPPP required by this permit at the construction site from the date of project initiation to the date of final stabilization. If there is no construction trailer, shed or other covered structure located on the property, the permittee shall retain a copy of the SWPPP from the date of project initiation to the date of final stabilization at a readily available alternative site approved by the Department and provide it for inspection upon request. If the SWPPP is maintained at an off-site location such as a corporate office, it shall be provided for inspection no later than three hours after being requested.

C. ADDRESSES

All written correspondence to the Department shall be emailed to npdes.mail@dnr.iowa.gov or mailed to the following address: Storm Water Coordinator, Iowa Department of Natural Resources, 502 E 9th St., Des Moines IA 50319-0034.

PART VI. STANDARD CONDITIONS

A. ADMINISTRATIVE RULES

Rules of the Department that govern the operation of a facility in connection with this permit are published in volumes 561 and 567 of the IAC. Reference to the term "rule" in this permit means the designated provision of volume 561 or 567.

B. DUTY TO COMPLY

1. The permittee must comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the Iowa Code and the CWA and is grounds for enforcement action; for termination of coverage under this general permit; or, for denial of a request for coverage under a reissued general permit. Coverage under this general permit does not relieve the permittee of the responsibility to comply with all local, state and federal laws, ordinances, regulations or other legal requirements.
2. **Toxic Pollutants.** The permittee shall comply with effluent standards or prohibitions established under section 307(a) of the CWA for toxic pollutants within the time provided in the regulations that establish these standards or prohibitions, even if this permit has not yet been modified to incorporate the requirement.

C. CONTINUATION OF THE EXPIRED GENERAL PERMIT

This permit expires on February 29, 2028. An expired general permit continues in force until replaced by adoption of a new general permit.

D. NEED TO HALT OR REDUCE ACTIVITY NOT A DEFENSE

It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

E. DUTY TO MITIGATE

The permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

F. DUTY TO PROVIDE INFORMATION

The permittee shall furnish to the Department, within three hours, any information which the Department may request to determine compliance with this permit. The permittee shall also furnish to the Department upon request copies of records required to be kept by this permit.

G. OTHER INFORMATION

When the permittee becomes aware that he or she failed to submit any relevant facts or submitted incorrect information in the NOI or in any other report to the Department, he or she shall promptly submit such facts or information.

H. SIGNATORY REQUIREMENTS

All NOIs, NODs, SWPPPs, reports, certifications, or information either submitted to the Department or the operator of a municipal separate storm sewer system, or that this permit requires be maintained by the permittee, shall be signed in accordance with subrule 567 IAC 64.3(8) as follows:

64.3(8) *Identity of signatories of operation permit applications.* The person who signs the application for an operation permit shall be:

- a. *Corporations.* In the case of corporations, a responsible corporate officer. A responsible corporate officer means: (1) A president, secretary, treasurer, or vice-president in charge of a principal business function or any other person who performs similar policy or decision-making functions; or (2) The manager of manufacturing, production, or operating facilities if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.
- b. *Partnerships.* In the case of a partnership, a general partner.
- c. *Sole proprietorships.* In the case of a sole proprietorship, the proprietor.
- d. *Municipal, state, federal, or other public agency.* In the case of a municipal, state, or other public facility, either the principal executive officer or the ranking elected official. A principal executive officer of a public

agency includes: (1) The chief executive officer of the agency; or (2) A senior executive officer having responsibility for the overall operations of a unit of the agency.

- e. *Storm water discharge associated with industrial activity from construction activities.* In the case of a storm water discharge associated with construction activity, either the owner of the site or the general contractor.

The person who signs NPDES reports shall be the same, except that in the case of a corporation or a public body, monitoring reports required under the terms of the permit may be submitted by the person who is responsible for the overall operation of the facility from which the discharge originated.

I. CERTIFICATION

Any person signing documents required by this permit shall make the following certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for known violations.

J. OIL AND HAZARDOUS SUBSTANCE LIABILITY

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject under section 311 of the CWA.

K. PROPERTY RIGHTS

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations.

L. SEVERABILITY

The provisions of this permit are severable. If any provision of this permit is found to be invalid by this Department or a court of law, such a determination shall not affect validity or enforceability of any other permit term or part. Additionally, if the application of any provision to a particular circumstance is found to be invalid by the Department or a court of law, such a determination shall not affect the validity or enforceability of said provision to other circumstances.

M. TRANSFERS

This permit is not transferable to any person except after notice to the Department. The Department may require the discharger to apply for and obtain an individual NPDES permit as stated in Part I.C of this permit.

N. PROPER OPERATION AND MAINTENANCE

The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the permittee to achieve compliance with the conditions of this permit and with the requirements of SWPPPs. Adequate laboratory controls and appropriate quality assurance procedures shall be provided to maintain compliance with the conditions of this permit.

O. INSPECTION AND ENTRY

The permittee shall allow the Department or an authorized representative of EPA, the State, or, in the case of a facility which discharges through a municipal separate storm sewer, an authorized representative of the municipal operator or the separate storm sewer receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the permittee's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;
2. Provide access to and copy at reasonable times, any records that must be kept under the conditions of this permit;
3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), and
4. Sample or monitor, at reasonable times, to assure compliance or as otherwise authorized by the CWA.

P. PERMIT ACTIONS

Coverage under this permit may be terminated for cause. The filing of a request by the permittee for a permit discontinuance, or a notification of planned changes or anticipated noncompliance does not stay any permit condition.

Q. ENVIRONMENTAL LAWS

No condition of this permit shall release the permittee from any responsibility or requirements under other environmental statutes or regulations.

PART VII. REOPENER CLAUSE

If there is evidence indicating potential or realized impacts or water quality due to any storm water discharge associated with industrial activity for construction activities covered by this permit, the owner or operator of such discharge may be required to obtain individual permit in accordance with Part I.C of this permit.

PART VIII. DEFINITIONS

"Best Management Practices" or "BMPs" means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

"Construction site" means a site or common plan of development or sale on which construction activity, including clearing, grading and excavating, results in soil disturbance. A construction site is considered one site if all areas of the site are contiguous with one another and one entity owns all areas of the site.

"CFR" means the Code of Federal Regulations.

"CWA" or "Clean Water Act" means the Federal Water Pollution Control Act.

"Dedicated portable asphalt plant" means a portable asphalt plant that is located on or contiguous to a construction site and that provides asphalt only to the construction site that the plant is located on or adjacent to.

"Dedicated portable concrete plant" means a portable concrete plant that is located on or contiguous to a construction site and that provides concrete only to the construction site that the plant is located on or adjacent to.

"Dedicated sand or gravel operation" means an operation that produces sand and/or gravel for a single construction project.

"Department" means the Iowa Department of Natural Resources.

"Final Stabilization" means that all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 70%, sufficient to preclude erosion, for the entire disturbed area of the permitted project has been established or equivalent stabilization measures have been employed, or which is

covered by a permanent structure that ensures the ground surface will not be eroded or otherwise impacted by precipitation or runoff, or which has been returned to agricultural production.

“Hazardous condition” means any situation involving the actual, imminent, or probable spillage, leakage, or release of a hazardous substance onto the land, into a water of the state, or into the atmosphere, which creates an immediate or potential danger to the public health or safety or to the environment. *Iowa Code § 455B.381(4)*

“Hazardous substance” means any substance or mixture of substances that presents a danger to the public health or safety and includes but is not limited to a substance that is toxic, corrosive, or flammable, or that is an irritant or that generates pressure through decomposition, heat, or other means. “Hazardous substance” may include any hazardous waste identified or listed by the administrator of the United State Environmental Protection Agency under the Solid Waste Disposal Act as amended by the Resource Conservation and Recovery Act of 1976, or any toxic pollutant listed under section 307 of the federal Water Pollution Control Act as amended to January 1, 1977, or any hazardous substance designated under section 311 of the federal Water Pollution Control Act as amended to January 1, 1977, or any hazardous material designated by the secretary of transportation under the Hazardous Materials Transportation Act. *Iowa Code § 455B.381(5)*

“IAC” means the Iowa Administrative Code.

“Infeasible” means not technologically possible, or not economically practicable and achievable in light of best industry practices.

“Municipality” means a city, town, borough, county, parish, district, association, or other public body created by or under State law.

“NOD” means Notice of Discontinuation (see Part II.G. of this permit.)

“NOI” means Notice of Intent to be covered by this permit (see Part II of this permit.)

“Outstanding Iowa Waters” means those waters which constitute an outstanding state resource such as waters of exceptional recreational or ecological significance. These waters are identified in Appendix B of the Iowa Antidegradation Implementation Procedure manual.

“Outstanding National Resource Waters” means those waters which constitute an outstanding national resource such as waters of national and state parks and wildlife refuges and waters of exceptional recreational or ecological significance. These waters are identified in Appendix B of the Iowa Antidegradation Implementation Procedure manual.

“Permittee” means the owner of the facility or site.

“Qualified personnel” means those individuals capable enough and knowledgeable enough to perform the required functions adequately well to ensure compliance with the relevant permit conditions and requirements of the Iowa Administrative Code.

“Runoff coefficient” means the fraction of total rainfall that will appear at the conveyance as runoff.

“Stabilization” or “Soil Stabilization” means the prevention of soil particles from being dislodged and moving therefore preventing erosion from initiating or continuing.

“Storm Water” means storm water runoff, snow melt runoff, and surface runoff and drainage.

“Storm water discharge associated with industrial activity” means the discharge from any conveyance which is used for collecting and conveying storm water and which is directly related to manufacturing, processing or raw materials storage areas at an industrial plant. The term does not include discharges from facilities or activities excluded from the NPDES program under 40 CFR Part 122. For the categories of industries identified in paragraphs (i) through (x) of this definition, the term includes, but is not limited to, storm water discharges from industrial plant yards; immediate access roads and rail lines used or traveled by carriers of raw materials, manufactured products, waste material, or by-products used or created by the facility; material handling sites; refuse sites; sites used for the application or disposal of process waste waters (as defined at 40 CFR Part 401); sites used for the storage and maintenance of material handling equipment; sites used for residual treatment, storage, or disposal; shipping and receiving areas; manufacturing buildings; storage areas (including tank farms) for raw materials, and intermediate and finished products; and areas where industrial activity has taken place in the past and significant materials remain and are exposed to storm water.

For the purposes of this definition, material handling activities include the storage, loading and unloading, transportation, or conveyance of any raw material, intermediate product, final product, by-product, or waste product. The term excludes areas located on plant lands separate from the plant’s industrial activities, such as office buildings and accompanying parking lots as long as the drainage from the excluded areas is not mixed with storm water drained from the above described areas. Industrial facilities (including industrial facilities that are Federally, State, or municipally owned or operated that meet the description of the facilities listed in these paragraphs (i) to (xi) of this definition) include those facilities designated under 40 CFR Section 122.26(a)(1)(v). The following categories of facilities are considered to be engaging in “industrial activity” for purposes of this definition:

- (i) Facilities subject to storm water effluent limitations guidelines, new source performance standards, or toxic pollutant effluent standards under 40 CFR Subchapter N (except facilities with toxic pollutant effluent standards which are exempted under paragraph (xi) of this definition);
- (ii) Facilities classified within Standard Industrial Classification 24, Industry Group 241 that are rock crushing, gravel washing, log sorting, or log storage facilities operated in connection with silvicultural activities defined in 40 CFR Sections 122.27(b)(2)-(3) and Industry Groups 242 through 249; 26 (except 265 and 267), 28 (except 283), 29, 311, 32 (except 323), 33, 3441, 373; (not included are all other types of silviculture facilities);
- (iii) Facilities classified as Standard Industrial Classifications 10 through 14 (mineral industry) including active or inactive mining operations (except for areas of coal mining operations no longer meeting the definition of a reclamation area under Section 40 CFR 434.11(1) because the performance bond issued to the facility by the appropriate SMCRA authority has been released, or except for areas of non-coal mining operations which have been released from applicable state or federal reclamation requirements after December 17, 1990) and oil and gas exploration, production, processing, or treatment operations, or transmission facilities that discharge storm water contaminated by contact with or that has come into contact with, any overburden, raw material, intermediate products, finished products, by-products or waste products located on the site of such operations; (inactive mining operations are mining sites that are not being actively mined, but which have an identifiable owner/operator; inactive mining sites do not include sites where mining claims are being maintained prior to disturbances associated with the extraction, beneficiation, or processing of mined materials, nor sites where minimal activities are undertaken for the sole purpose of maintaining a mining claim);
- (iv) Hazardous waste treatment, storage, or disposal facilities, including those that are operating under interim status or a permit under Subtitle C of the Resource Conservation and Recovery Act (RCRA);
- (v) Landfills, land application sites, and open dumps that receive or have received any industrial wastes (waste that is received from any of the facilities described under this definition) including those that are subject to regulation under Subtitle D of RCRA;
- (vi) Facilities involved in the recycling of materials, including metal scrap yards, battery reclaimers, salvage yards, and automobile junkyards, including, but not limited to, those classified as Standard Industrial Classifications 5015 and 5093;
- (vii) Steam electric power generating facilities, including coal handling sites;

- (viii) Transportation facilities classified as Standard Industrial Classifications 40, 41, 42 (except 4221-4225), 43, 44, 45 and 5171 which have vehicle maintenance shops, equipment cleaning operations, or airport deicing operations. Only those portions of the facility that are either involved in vehicle maintenance (including vehicle rehabilitation, mechanical repairs, painting, fueling, and lubrication), equipment cleaning operations, airport deicing operations, or which are otherwise identified under paragraphs (i) to (vii) or (ix) to (xi) of this definition are associated with industrial activity;
- (ix) Treatment works treating domestic sewage or any other sewage sludge or wastewater treatment device or system, used in the storage treatment, recycling, and reclamation of municipal or domestic sewage, including land dedicated to the disposal of sewage sludge that are located within the confines of the facility, with a design flow of 1.0 mgd or more, or required to have an approved pretreatment program under 40 CFR Part 403. Not included are farm lands, domestic gardens or lands used for sludge management where sludge is beneficially reused and which are not physically located in the confines of the facility, or areas that are in compliance with section 405 of the CWA;
- (x) Construction activity including clearing, grading and excavation, except operations that result in the disturbance of less than one acre of total land area. Construction activity also includes the disturbance of less than one acre of total land area that is a part of a larger common plan of development or sale if the larger common plan will ultimately disturb one acre or more;
- (xi) Facilities under Standard Industrial Classifications 20, 21, 22, 23, 2434, 25, 265, 267, 27, 283, 285, 30, 31 (except 311), 323, 34 (except 3441), 35, 36, 37 (except 373), 38, 39, and 4221-4225.

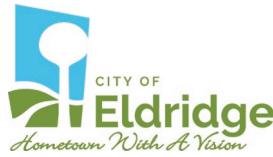
“Storm water discharge associated with industrial activity for construction activities” means activities that fall under subparagraph (x) in the definition of storm water discharge associated with industrial activity.

“SWPPP” means storm water pollution prevention plan.

“Topsoil” means the fertile, uppermost part of the soil containing significant organic matter largely devoid of debris and rocks and often disturbed in cultivation.

“Uncontaminated groundwater” means water that is potable for humans, meets the narrative water quality standards in subrule 567 IAC 61.3(2), contains no more than half the listed concentration of any pollutants in subrule 567 IAC 61.3(3), has a pH of 6.5-9.0 and is located in soil or rock strata.

“Water(s) of the State” means any stream, lake, pond, marsh, watercourse, waterway, well, spring, reservoir, aquifer, irrigation system, drainage system and any other body or accumulation of water, surface or underground, natural or artificial, public or private which are contained within, flow through or border upon the State of Iowa or any portion thereof.



ORDINANCE 2025-13

AN ORDINANCE AMENDING TITLE D, CHAPTER TEN: POST-CONSTRUCTION STORM WATER MANAGEMENT REGULATIONS OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter 10, § 3.00 (B) (1) is amended by removing the following language:

(1) The required volume of storm water detention shall be that necessary to handle the runoff of a 100-year rainfall, for the critical duration from the drainage area tributary to the storm water storage area based on full development of said tributary area, less the volume discharged during the same duration at the approved release rate. In addition, the detention basin shall be designed to restrict the peak rate of discharge from the drainage area during a two-year, 24-hour rainfall event to be at or below the predevelopment levels.

Section Two.

Title D, Chapter 10, § 3.00 (B) (1) is amended by adding the following language:

(1) The required volume of storm water detention shall be that necessary to handle the runoff of a 100-year rainfall, for the critical duration from the drainage area tributary to the storm water storage area based on full development of said tributary area, less the volume discharged during the same duration at the approved release rate.

PASSED AND APPROVED THIS 2ND DAY OF JUNE, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

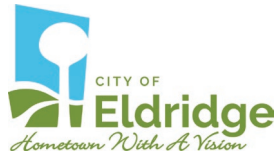


Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



Resolution 2025-14

A RESOLUTION AMENDING THE PROPOSED LAND USE MAP OF THE ELDRIDGE COMPREHENSIVE PLAN

WHEREAS the Eldridge Planning and Zoning Commission has reviewed the land use plan proposed for the Parcel Numbers 931155307, 931155308—5 and 931155601, and

WHEREAS the Commission, after holding a public hearing on the proposed changes, has recommended this area be changed from Heavy Industrial to Commercial, and

WHEREAS the City Council concurs with the recommendations of the Commission, now therefore

BE IT RESOLVED that the Proposed Land Use Map of the Eldridge Comprehensive Plan dated December 2011 is hereby amended for the above described area as shown on the attached drawing.

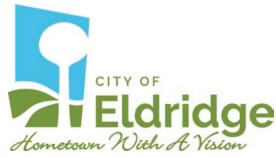
PASSED AND APPROVED THIS 2ND DAY OF JUNE, 2025.

Attest:

Mayor, Frank King

City Clerk, Letty Goslowsky

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____



RESOLUTION 2025-15

A Resolution Approving the Final Plat of Aqua Tech First Addition

WHEREAS, the final plat for Aqua Tech First Addition has been submitted by Brad Burt, 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 May 15, 2025, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Aqua Tech First Addition.

PASSED AND APPROVED THIS 2nd DAY OF JUNE, 2025.

Attest:

Mayor, Frank King

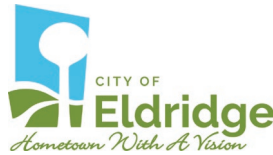
City Clerk, Letty Goslowsky

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



ORDINANCE 2025-14

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 described as follows:

Parcels currently numbered 931155307 and 931155308—5 being combined into one parcel named the Aqua Tech First Addition, containing 1.22 acres more or less from I-2 General Industrial to C-3 General Commercial.

All of Lot 7 of Lancer Park Fifth Addition and the following portion of Lots 8 and 9; beginning at the northeast corner of said Lot 9; thence South 01°47'31" East along the east line of said Lot, a distance of 85.81 feet (85 feet, record distance) to the north line of that real estate conveyed to Casey's Marketing Company per Warranty Deed, Document No. 2009-22700 dated July 22, 2009; thence along said north line, South 88°01'43" West, a distance of 260.23 feet (260.00 feet, record distance) to the west line of said Lot 8; thence North 02°06'05" West, along the west line of said Lot, a distance of 85.34 feet (85 feet, record distance) to the northwest corner of said Lot 8; thence easterly along the north line of said Lots 8 and 9, a distance of 260.70 feet (260.00 feet, record distance) to the Point of Beginning.

In addition, the following parcel map is attached herewith 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.

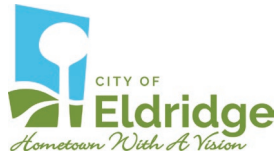
Section two. Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



PASSED AND APPROVED THIS 2ND DAY OF JUNE, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

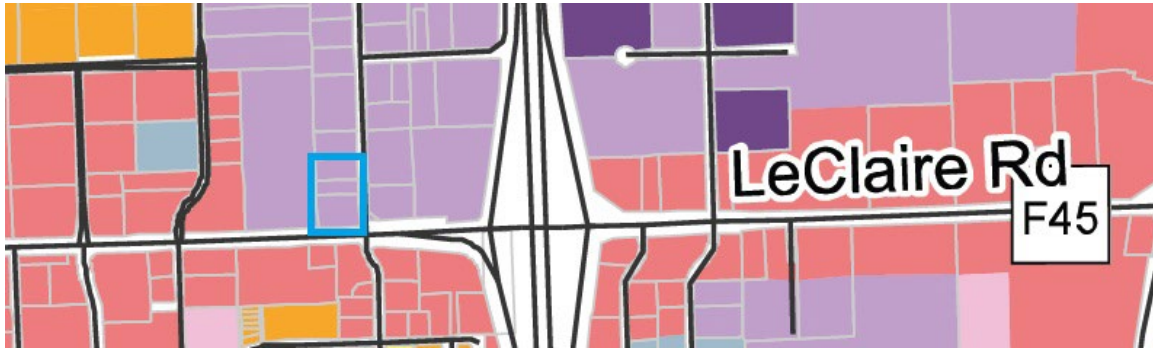
Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____



Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

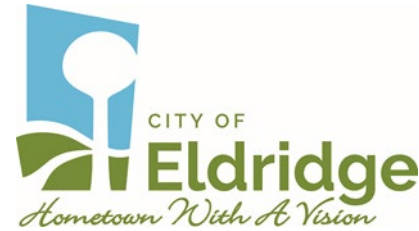
Councilman Ryan Iossi
Councilman Brian Dockery



Legend	
Proposed Land Use	
	Low Density Residential
	High Density Residential
	Institutional
	Heavy Industrial
	Light Industrial
	Commercial
	Office
	Recreation
	Planning Area Boundary
	Eldridge Corporate Limits
	Other Corporate Limits
	Parcels
	Pipelines
	50' Buffer of Pipelines
	Roads
Railroads	
	Existing
	Proposed

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Aqua-Tech 1st Addition
Date: 6/2/25

Mayor and City Council,

Brad Burt, and the owners of the White Family Revocable Trust, are seeking to replat parcels currently numbered 931155307 and 931155308—5 into one parcel named the Aqua Tech First Addition. It is their intention to build a tunnel car wash on this site.

They have also submitted a rezoning request for these two parcels that once combined into the Aqua Tech First Addition will have a new legal description of:

All of Lot 7 of Lancer Park Fifth Addition and the following portion of Lots 8 and 9; beginning at the northeast corner of said Lot 9; thence South 01°47'31" East along the east line of said Lot, a distance of 85.81 feet (85 feet, record distance) to the north line of that real estate conveyed to Casey's Marketing Company per Warranty Deed, Document No. 2009-22700 dated July 22, 2009; thence along said north line, South 88°01'43" West, a distance of 260.23 feet (260.00 feet, record distance) to the west line of said Lot 8; thence North 02°06'05" West, along the west line of said Lot, a distance of 85.34 feet (85 feet, record distance) to the northwest corner of said Lot 8; thence easterly along the north line of said Lots 8 and 9, a distance of 260.70 feet (260.00 feet, record distance) to the Point of Beginning.

from I-2 General Industrial District to C-3 General Commercial District. City Staff has reviewed these requests and are recommending approval.

This would require the Future Land Use Map in the Comprehensive Plan adopted in 2011 to be amended. Please see the illustration below.

The Future Land Use map designates these two parcels as Light Industrial as well as the parcel below it currently zoned C-3 Commercial containing Casey's General Store. It is recommended the Future Use Map be amended to reflect this change in zoning if approved along with the parcel containing Casey's as staff does not believe this use will be changing any time soon.

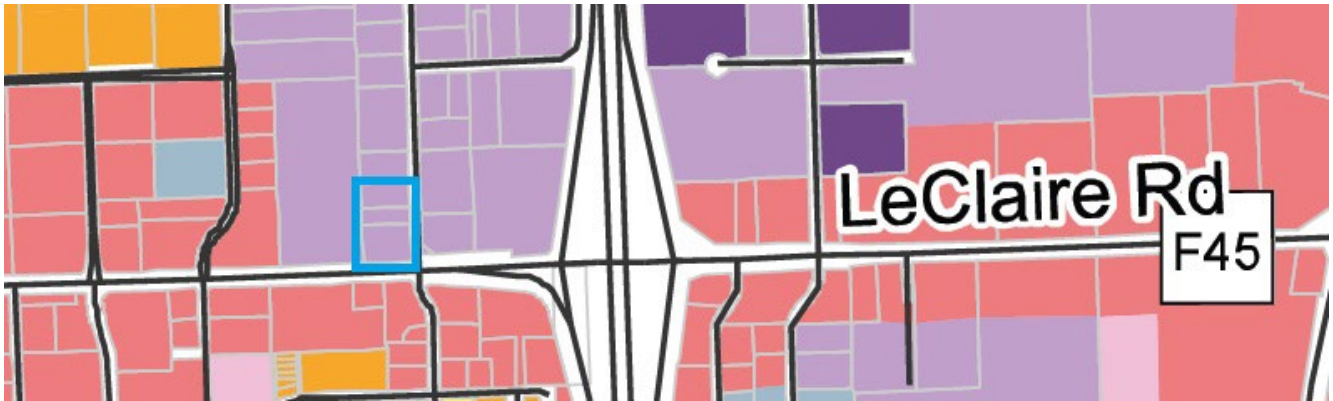
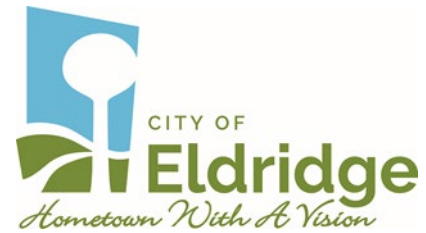
The Planning and Zoning Commission unanimously voted to recommend approval of these requests at their meeting on May 15, 2025.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

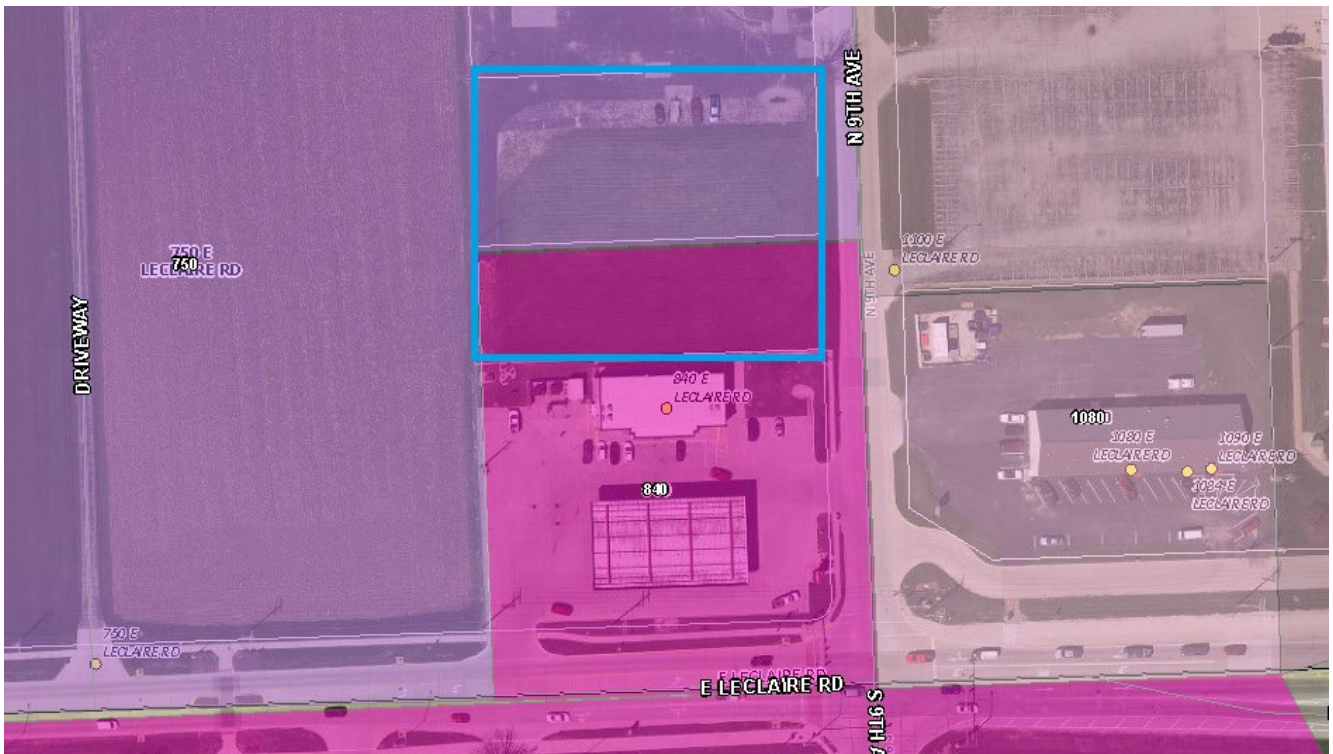
Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge MEMORANDIUM



Following you will see a current zoning map with the parcels included in Aqua Tech First Addition highlighted, along with the rezoning and final plat applications. A sample of the letter sent to abutting property owners is also included.

The current zoning on the norther parcel is I-2 General Industrial and the current zoning on the southern parcel is C-3 General Commercial:

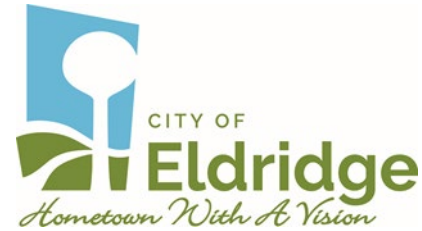


Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge MEMORANDIUM



 City Limit	 C/I-Commercial Industrial Transition District	 R-MH-Mobile Home Park Residence District
 Parcel	 I-2-General Industrial District	 O-T-Office/Transitional District
 C-1-Neighborhood Commercial District	 I-1-Light Industrial District	 PUD-Planned Unit Development District
 C-2-Central Business District	 R-1-Single Family Residential District	 P/M-Public and Municipal District
 C-3-General Commercial District	 R-2-Two-Family Residential District	 SA-Suburban Agriculture District
 C-4-Highway-Oriented Commercial District	 R-3-Multiple Family Residential District	

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



REZONING APPLICATION

Plan and Zone Commission

Property Address AQUA TECH FIRST ADDITION

Rezoning Request From I-2 To C-3

Legal Description of Property See attached.

Applicant Name Brad Burt

Address 901 W. Pinehurst Drive Eldridge, IA 52748

Phone Number 563-505-3840

Email Address drbradley@burtclinic.com

Main Contact Person _____



Title Holder's (If different than applicant)

Name White Family Revocable Trust

Address 217 Golfview Drive, Eldridge, IA 52748

Phone Number 563-285-4069

Signature of Applicants (s)

Intended property use Proposed car wash with associated parking and vaccums. Detention is provided.

(please be specific) _____

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ 156

Payment Method check

Courtesy Letters Sent 5/8/2025

Date Filed 4/28/2025

Meeting Date 5/15/2025

SURVEYOR'S CERTIFICATE

Abbitt Survey and Development, PLLC, 826 16th Avenue, East Moline, IL 61244 309-755-9003

I, James W. Abbitt, Jr., of Abbitt Survey and Development, PLLC, hereby certify that, I am Licensed in compliance with the laws of the State of Iowa, that this **FINAL PLAT OF AQUA TECH FIRST ADDITION** is a RE-SUBDIVISION of LOT 7 AND PART OF LOT 8 AND LOT 9 OF LANCER PARK FIFTH ADDITION, all within the City of Eldridge, County of Scott, Iowa, correctly represents a survey completed by me or under my direct supervision in April 2025, that all of the monuments and iron rods shown thereon exist as required by the Code of Iowa, and that their location, size, type and material are accurately shown, and that the correct description of said addition is as follows:

All of Lot 7 of Lancer Park Fifth Addition and the following portion of Lots 8 and 9; beginning at the northeast corner of said Lot 9; thence South 01°47'31" East along the east line of said Lot, a distance of 85.81 feet (85 feet, record distance) to the north line of that real estate conveyed to Casey's Marketing Company per Warranty Deed, Document No. 2009-22700 dated July 22, 2009; thence along said north line, South 88°01'43" West, a distance of 260.23 feet (260.00 feet, record distance) to the west line of said Lot 8; thence North 02°06'05" West, along the west line of said Lot, a distance of 85.34 feet (85 feet, record distance) to the northwest corner of said Lot 8; thence easterly along the north line of said Lots 8 and 9, a distance of 260.70 feet (260.00 feet, record distance) to the Point of Beginning.

The entire parcel lies within the corporate limits of the City of Eldridge, County of Scott, and State of Iowa, and contains 1.26 acres, more or less.

Prepared by:

James W. Abbitt, Jr., PLS No. 18465
Abbitt Survey and Development, PLLC
My License Expires December 31, 2026

Date



Final Plat Application - City of Eldridge

Name of Subdivision: AQUA TECH FIRST ADDITON

Number of lots in subdivision: 1 Current Zoning: I-2

Who should be contacted regarding this plat: ABBITT SURVEY & DEVELOPMENT, PLLC

Phone Number: 309-755-9003

Email Address: jim@abbittsurvey.com

Name of Developer: Brad Burt

Developer's contact: same

Address: 901 W. Pinehurst Drive Eldridge, IA 52748

Phone Number: 563-505-3840

Email Address: drbradley@burtclinic.com

Name of Engineer preparing construction drawings: Maggie Motto - RTM Engineering

Address: 5137 Utica Ridge Rd., Davenport, IA 52807

Phone Number: 563.726.6307

Email Address: maggie.motto@rtmec.com

Name of land surveyor preparing plat: Jim Abbitt - Abbitt Survey & Development, PLLC

Address: 826 16th Avenue East Moline, IL 61244

Phone Number: 309-755-9003

Email Address: jim@abbittsurvey.com

Name of person preparing legal documents: Vollertsen Britt & Gorsline, P.C. (Mike Gorslin

Address: 5119 Utica Ridge Rd. Davenport, IA 52807

Phone Number: 309-755-9003

Email Address: Mike@vb-law.com

Filing fee included with this application: \$ 100

The following shall be filed with this application:

- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

Filing Fee Paid \$ 100

Date Filed: 4-28-2025

***A RESUBDIVISION OF LOT 7 AND PART OF LOT 8 AND
LOT 9 OF LANCER PARK FIFTH ADDITION, CITY OF
ELDRIDGE, COUNTY OF SCOTT, STATE OF IOWA***

ATTORNEY:
MIKE GORSLINE
5119 UTICA RIDGE RD.
DAVENPORT, IA 52807

INDEX LEGEND
LOCATION: LOT 7 & PART OF LOT 8 &
9 OF LANCER PARK 5TH ADD., CITY OF
ELDRIDGE, COUNTY OF SCOTT
REQUESTOR: RTM ENGINEERING
CONSULTANTS, LLC
PROPRIETOR: BRAD BURT
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY &
DEVELOPMENT, PLLC
826 16TH AVENUE
EAST MOLINE, IL 61244
309-755-9003
RETURN TO: JAMES ABBITT, PER ABOVE
ADDRESS

CURRENT ZONING: LOT 7 IS
GENERAL COMMERCIAL DISTRICT
C-3 & LOTS 8 & 9 ARE GENERAL
INDUSTRIAL DISTRICT I-2
PROPOSED ZONING: GENERAL
COMMERCIAL DISTRICT C-3
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE OF LOTS: 54,685
SQ FT (1.26 AC)
TOTAL R.O.W. ACREAGE: 0.00 AC
TOTAL SITE ACREAGE: 54,685 SQ
FT (1.26 AC)
LOT WIDTH & YARD REQUIREMENTS:
FRONT YARD SETBACK - 25 FT
SIDE YARD SETBACK - 5 FT

UNITI DARK FIBER DATE

STATE OF IOWA)
SS
SCOTT COUNTY)

WE, _____, MAYOR AND _____, CITY CLERK OF THE CITY OF ELDRIDGE DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF ELDRIDGE AT A REGULAR MEETING HELD ON THE ____ DAY OF _____, 2025, "RESOLVED BY THE CITY COUNCIL OF ELDRIDGE THAT THE FINAL PLAT OF AQUA TECH FIRST ADDITION, AN ADDITION TO THE CITY OF ELDRIDGE, IOWA AS FILED WITH THE CITY CLERK AND THE SAME IS HEREBY APPROVED AND ACCEPTED AND THE DEDICATION FOR PUBLIC STREET PURPOSES AND THE GRANTING OF EASEMENTS AS SHOWN ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID PLAT AS REQUIRED BY LAW"

DATED AT ELDRIDGE, IOWA THE ____ DAY OF _____, A.D. 2025.

(SEAL)
ATTEST

CITY CLERK

MAYOR

LOT 1
54,685 SQ FT
1.26 AC

PID 931155306
 WHITE FAMILY REV. TRUST

PID 931155307
 LOT 7
 LANCER PARK
 5TH ADD.

PID 931155308-5
 PART OF LOT 8
 LANCER PARK
 5TH ADD.

PID 931155302AD
 WESSEL REVOC. TRUST

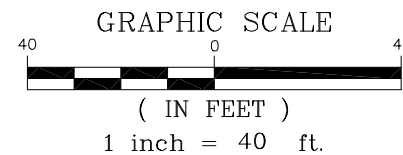
PID 931155601
 CASEY'S MARKETING COMPANY

EXISTING 20' UTILITY EASEMENT
20' UTILITY EASEMENT
25' BUILDING SETBACK
20' BUILDING SETBACK

10.00' UTILITY EASEMENT
5.00' BUILDING SETBACK
10.00' UTILITY EASEMENT
5.00' BUILDING SETBACK

1" FORM PIN
1/2" BENT

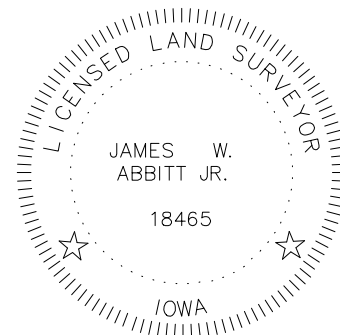
NOTES:



○ FOUND IRON ROD (AS NOTED)
 ● SET 5/8" REBAR W/ GREEN PLASTIC CAP # 18465
 ————— BOUNDARY LINE
 — — — — — ROW LINE OR LOT LINE
 — — — — — ORIGINAL LOT LINE
 — — — — — BUILDING SETBACK LINE
 - - - - - EASEMENT LINE
 (100.00') DEED OR PLATTED
 100.00' MEASURED

1. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
2. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE CITY. ANY CHANGES TO UTILITY FACILITIES WHICH AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
3. ANY AND ALL CHANGES TO BOUNDARIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH RELATIVE CHAPTERS OF THE IOWA ADMINISTRATIVE CODE, THE CODE OF IOWA AND THE CITY CODE OF ELDRIDGE.

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.



JAMES W. ABBITT, JR. DATE
REG. NO. 18465
MY LICENSE EXPIRES DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
2 PAGES

ABBITT SURVEY & DEVELOPMENT, PLLC.
826 16TH AVENUE
EAST MOLINE, ILLINOIS 61244
PH. 309-755-9003

CHECKED BY: JWA

PREPARED FOR: RTM ENGINEERING CONSULTANTS,LLC
5137 UTICA RIDGE ROAD
DAVENPORT, IA 52807

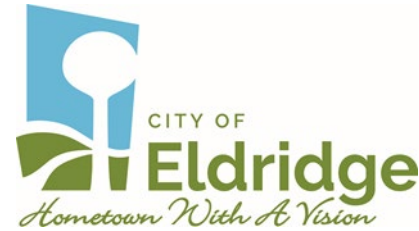
PAGE:1 OF 2
SEE PAGE 2 FOR LEGAL DESCRIPTION

DRAWING No.:
25-158-IAED-BT-RTM CAR WASH

DRAWING TITLE: **PLAT OF SUBDIVISION**

City of Eldridge

MEMORANDIUM



To: Property Owner
From: City of Eldridge
Re: Parcel 931155307 Rezoning Request
Date: 05/8/2025

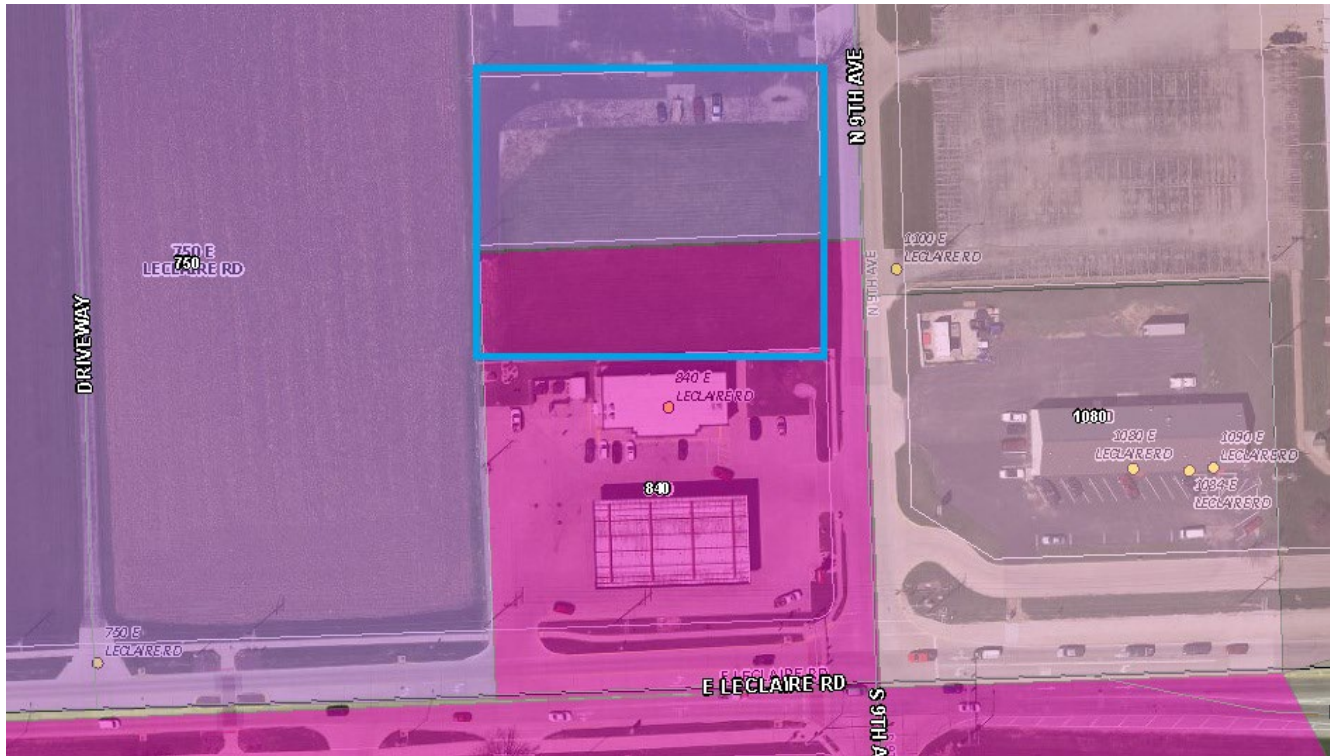
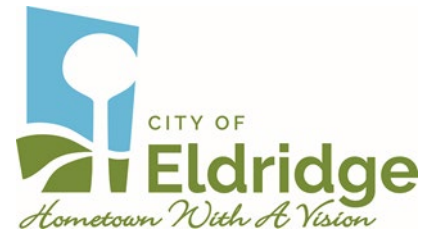
Property Owner,

This is a courtesy letter from the City of Eldridge informing you that a property adjacent to your property has submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, May 15th, 2025, in Eldridge City Hall at 6:00 p.m. The property includes parcel C, on N. 16th Ave., shown on the map on the reverse side of this letter. The request is to rezone from I-2 General Industrial District to C-3 General Commercial District. Comments will be accepted in writing up to 4:00 p.m. on May 15th or in person at the meeting. If you have any questions, feel free to contact me at the City Offices.

Sincerely,

Jeff Martens
Assistant City Administrator/Zoning Official
City of Eldridge, Iowa

City of Eldridge MEMORANDIUM



City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District	R-1-Single Family Residential District	P/M-Public and Municipal District
C-3-General Commercial District	R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	



**Eldridge Planning and Zoning Commission
May 15, 2025, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Planning and Zoning Commission met in open session in Eldridge City Hall at 6:00 p.m. on May 15, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauer. Present were Karl Donaubauer, Dean Ferguson, Mike Martin, Brad Merrick, Jennifer Vittorio and Scott LaPlante. Also present were Brian Dockery, Jeff Martens, Rob White, Brad Burt, Marty O'Boyle, Riley Plymale and Taylor Vondal.

The minutes from the April 17, 2025, meeting were presented for approval. Motion by Martin to approve the minutes as presented. LaPlante seconded. Motion carried 6-0 by voice vote.

Donaubauer reviewed ground rules for the public hearing and opened it at 6:02 p.m. He asked Martens to present the staff review of the request to change the Comprehensive Plan Future Use Map designation for Parcel Numbers 931155307, 931155308—5 and 931155601 from Light Industrial to Commercial. Martens stated that today's request was pertaining to the two northernmost parcels. He let the commission know that one of those parcels was already zoned C-3 Commercial as well as the parcel that Casey's was located on to the south. Martens said that the staff recommendation would be to change all three parcels so the commercial area on the map was connected and reflected the changes that had already been made in zoning. He went on to present the final plat request and rezoning request since all three items on the agenda pertained to one project. Martens explained that Brad Burt and Rob White intended to build a tunnel car wash on the replatted parcel. He said both parties had signed the application and then reviewed the easements on the final plat with the Commission. Martens said that the staff recommendation was to approve the request, and they thought it was a good use of the property and a car wash is a permitted use in the C-3 Commercial District.

Rob White said that they had also wondered what they would do with this property and when Burt came to him with this idea, he thought it would be good for the community. Burt said that he owned Aqua-Tech Car Wash and has another location in Eldridge and one in Davenport. He thinks this is a good use for this space. Martin asked if this would contribute to local option sales taxes and Burt said it would. Merrick asked about water usage and Burt explained his locations, including this one if approved, use recycling systems that are very efficient.

Marty O'Boyle spoke in support of the project. Brian Dockery said as a citizen he is also in favor of the project.

No one spoke in opposition. Donaubauer closed the public hearing at 6:15 p.m.

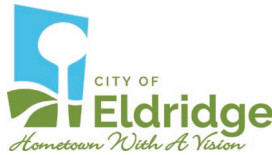
The commission voiced general support for the project. Martin asked if a sidewalk would be included and Martens said that the City did request it be included and was listed in a note on the plat. White shared that it was his opinion that sidewalks enticed pedestrian traffic in industrial areas and he thought that it wasn't a safe area to walk with fork lifts and other industrial vehicles in use.

Ferguson made a motion to recommend changing the Comprehensive Land Use Map designation for Parcel Numbers 931155307, 931155308—5 and 931155601 from Light Industrial to Commercial. Martin seconded. Roll call votes all ayes. Motion carried.

Merrick made a motion to recommend approval of the Final Plat Application of Aqua Tech First Addition. LaPlante seconded the motion. Roll call votes all ayes. Motion carried.

Martin made a motion to recommend approval of the Rezoning Application of Aqua Tech First Addition from I-2 General Industrial to C-3 General Commercial District. Ferguson seconded. Roll call vote all ayes. Motion carried.

Merrick made a motion to adjourn the meeting at 6:28 p.m. Seconded by Ferguson. Motion carried 6-0 by voice vote.



ORDINANCE 2025-15

AN ORDINANCE AMENDING TITLE B: PUBLIC ORDER, CHAPTER SIX: MISDEMEANORS OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter 6, § 3.04 Limitations on Use of Consumer Fireworks is amended by removing the following language:

(B) A person shall not use or explode consumer fireworks at times other than between the hours of 2:00 p.m. and 11:00 p.m. on July 3 and July 4, and between the hours of 10:00 p.m. on December 31 and 12:30 a.m. on the immediately following day.

Section Two.

Title D, Chapter 6, § 3.04 Limitations on Use of Consumer Fireworks is amended by removing the following language:

(B) A person shall not use or explode consumer fireworks at times other than between the hours of 9:00 a.m. and 10:00 p.m. on July 3 and 9:00 a.m. and 11:00 p.m. on July 4, and between the hours of 9:00 a.m. on December 31 and 12:30 a.m. on the immediately following day.

PASSED AND APPROVED THIS 16TH DAY OF JUNE, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____

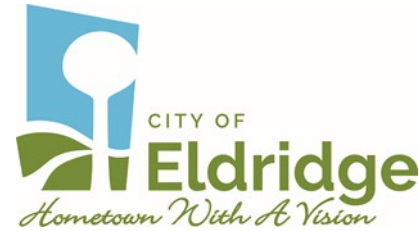
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Fireworks Ordinance Amendment
Date: 6/2/25

Mayor and City Council,

Due to the passage of Senate File 303 the following changes are required to the City fireworks ordinance:

§ 3.04 LIMITATIONS ON USE OF CONSUMER FIREWORKS.

(A) A person shall not use or explode consumer fireworks on days other than July 3, July 4 and December 31.

(B) A person shall not use or explode consumer fireworks at times other than between the hours of ~~2:00 p.m. and 11:00 p.m. on July 3 and July 4~~, **9:00 a.m. and 10:00 p.m. on July 3 and 9:00 a.m. and 11:00 p.m. on July 4** and between the hours of ~~10:00 p.m. on December 31 and 12:30 a.m.~~ **9:00 a.m. on December 31 and 12:30 a.m.** on the immediately following day.

(C) A person shall not use consumer fireworks on real property other than that person's real property or on the real property of a person who has consented to the use of consumer fireworks on that property. A person that uses, explodes or discharges consumer fireworks shall have responsibility to clean up all debris created by the fireworks.

(D) A person who violates this chapter commits a simple misdemeanor, punishable as follows:
First Offense \$250
Second Offense \$400
Third and Subsequent \$625



STATE OF IOWA
KIM REYNOLDS
GOVERNOR

May 19, 2025

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

Senate File 303, an Act relating to county and city regulation of consumer fireworks.

The above Senate File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



Senate File 303

AN ACT
RELATING TO COUNTY AND CITY REGULATION OF CONSUMER FIREWORKS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:


Section 1. Section 331.301, subsection 17, Code 2025, is amended to read as follows:


17. The board of supervisors may by ordinance or resolution prohibit or limit the use of consumer fireworks or display fireworks, as described in section 727.2, on any day other than July 3, July 4, and December 31 in accordance with section 727.2, subsection 4, if the board determines that the use of such devices would constitute a threat to public safety or private property, or if the board determines that the use of such devices would constitute a nuisance to neighboring landowners.

Sec. 2. Section 364.2, subsection 6, Code 2025, is amended to read as follows:

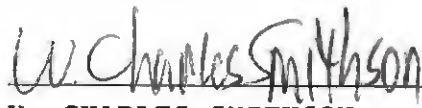
6. A city council may by ordinance or resolution prohibit or limit the use of consumer fireworks, display fireworks, or

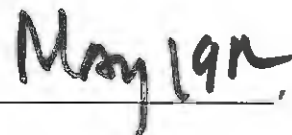
novelties, as described in section 727.2, on any day other than July 3, July 4, and December 31 in accordance with section 727.2, subsection 4.

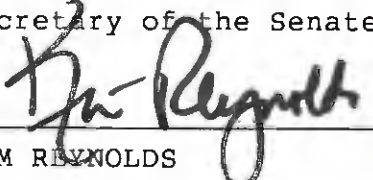

AMY SINCLAIR
President of the Senate

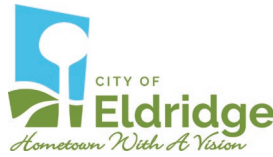

PAT GRASSLEY
Speaker of the House

I hereby certify that this bill originated in the Senate and is known as Senate File 303, Ninety-first General Assembly.


W. CHARLES SMITHSON
Secretary of the Senate

Approved , 2025


KIM REYNOLDS
Governor



ORDINANCE 2025-16

AN ORDINANCE AMENDING TITLE D: COMMUNITY DEVELOPMENT, CHAPTER TWO: ZONING OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter 2, § 20.01 Principal Permitted Uses is amended by removing the following language:

- (A) Single-family dwelling;

Section Two.

Title D, Chapter 2, § 20.01 Principal Permitted Uses is amended by adding the following language:

- (A) Dwelling, Single-family Detached
- (G) Accessory Dwelling Unit

Section Three.

Title D, Chapter 2, § 5.00 Definitions is amended by removing the following language:

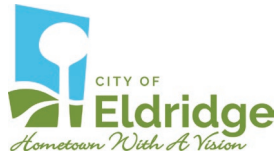
DWELLING, SINGLE-FAMILY. A detached residential dwelling unit, other than a mobile home, designed for occupancy by one family only, and is entirely surrounded by open space on the same lot.

Section Four.

Title D, Chapter 2, § 5.00 Definitions is amended by adding the following language:

DWELLING, SINGLE-FAMILY DETACHED (SFD). A detached residential dwelling unit, other than a mobile home, designed for occupancy by one family only, and is entirely surrounded by open space on the same lot. A floor area of at least 640 square feet, have a minimum width of 20 feet for at least 75% of its narrowest dimension, and be placed on permanent foundation, and be taxed as real property.

DWELLING, ACCESSORY DWELLING UNIT (ADU). An additional residential dwelling unit located on the same lot as a single-family residence that is either attached to



or detached from the single-family residence up to 1000 sq. ft. or 50% of the single-family residence, whichever is greater.

PASSED AND APPROVED THIS 7TH DAY OF JULY, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

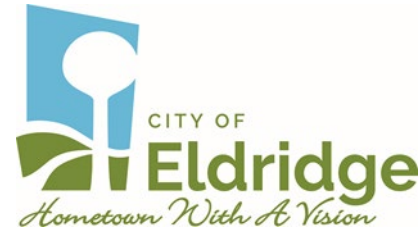
Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Accessory Dwelling Unit Ordinance Amendment
Date: 6/2/25

Mayor and City Council,

Due to the passage of Senate File 592 the following changes are requested to be made to the City R-1 Single Family Residential District code:

Add to principal permitted uses in R-1:

- (A) ~~Single-family dwelling~~; Dwelling, Single-family Detached
- (G) Accessory Dwelling Unit

Changes to definitions:

DWELLING. Any building or portion thereof that provides living facilities for residential purposes.

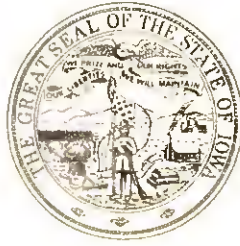
DWELLING, MULTIPLE-FAMILY. A residential building or portion thereof used for occupancy by three or more families living independently of each other and containing three or more dwelling units.

DWELLING, SINGLE-FAMILY DETACHED (SFD). A detached residential dwelling unit, other than a mobile home, designed for occupancy by one family only, and is entirely surrounded by open space on the same lot. A floor area of at least 640 square feet, have a minimum width of 20 feet for at least 75% of its narrowest dimension, and be placed on permanent foundation, and be taxed as real property.

DWELLING, TWO-FAMILY. A detached residential building containing two separate dwelling units, which are arranged so as to create an independent housekeeping establishment for occupancy by two families with separate toilets and facilities for cooking and sleeping.

DWELLING, ACCESSORY DWELLING UNIT (ADU). An additional residential dwelling unit located on the same lot as a single-family residence that is either attached to or detached from the single-family residence up to 1000 sq. ft. or 50% of the single-family residence, whichever is greater.

DWELLING UNIT. A dwelling which consists of one or more rooms which are arranged so as to create an independent housekeeping establishment for occupancy by one family with separate toilets and facilities for cooking and sleeping.



STATE OF IOWA
KIM REYNOLDS
GOVERNOR

May 1, 2025

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

Senate File 592, an Act relating to county and city regulation of accessory dwelling units.

The above Senate File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



Senate File 592

AN ACT

RELATING TO COUNTY AND CITY REGULATION OF ACCESSORY DWELLING
UNITS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 331.301, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 27. *a.* A county shall allow a minimum of one accessory dwelling unit on the same lot as a single family residence in accordance with the following conditions:

- (1) An accessory dwelling unit shall comply with all applicable building regulations as defined in chapter 103A.
- (2) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.
- (3) An accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, as adopted by a county in accordance with section 103A.43, subsection 3, a deed restriction, or a rule of a common interest community, as defined in section 499C.1, limits or prohibits the construction or use of an accessory dwelling unit. The imposition of an ordinance, motion, resolution, or amendment regulating accessory dwelling units that is more restrictive when applied to a common interest community than when applied to a single family residence is prohibited.
- (4) If a manufactured home as defined in section 435.1, subsection 3, or a mobile home as defined in section 435.1,

subsection 5, is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26.

b. Except as otherwise provided in paragraph "a" or by state law, a county shall not impose any of the following limitations or restrictions:

(1) Requirements related to the placement or appearance of an accessory dwelling unit that are more restrictive than those imposed on a single family residence including but not limited to the following: maximum building heights; minimum setback requirements; minimum lot sizes; minimum building frontages; maximum lot coverages; density requirements; and aesthetic or architectural standards or requirements. Additionally, a county shall not require an accessory dwelling unit to match the exterior design, roof pitch, or finishing materials of the single family residence.

(2) Regulations on the use of an accessory dwelling unit as a rental property that are more restrictive than those provided for in subsection 18 of this section and chapter 562A.

(3) A requirement that the lot containing a single family residence and an accessory dwelling unit have additional parking beyond that required for a single family residence or payment of a fee in lieu of providing additional parking.

(4) Restrictions on the occupancy of either the single family residence or the accessory dwelling unit by any of the following manners: requiring the property owner to be a resident; requiring a familial, marital, or employment relationship to exist between the occupants of the single family residence and the occupants of the accessory dwelling unit; or restricting the occupancy of an accessory dwelling unit based on income or age.

(5) The requirement of new or separate utility lines between the accessory dwelling unit and public utility service connections. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then the county can require new or separate utility lines.

(6) Imposition of a different county impact fee structure or

development standard for an accessory dwelling unit than those used for the single family residence on the same lot.

(7) The requirement of improvements or repairs to public streets or sidewalks beyond those imposed on the single family residence on the same lot.

c. A county shall approve an accessory dwelling unit permit application that meets the requirements set forth in paragraph "a" and by state law without discretionary review or hearing and consistent with the time frame assigned to the approval of a single family residence. An accessory dwelling unit permit application shall not have a review timeline or schedule in excess of a county's normal review schedule for a single family residence. If the county denies an accessory dwelling unit permit, the reason for denial shall be provided in writing to the applicant and include any remedy necessary to secure approval.

d. A county ordinance, motion, resolution, or amendment regulating accessory dwelling units in a manner that conflicts with this subsection is void. Nothing in this subsection prohibits a county from adopting an ordinance, motion, resolution, or amendment that is more permissive than the requirements provided in this subsection.

e. For the purposes of this subsection:

(1) "*Accessory dwelling unit*" means an additional residential dwelling unit located on the same lot as a single family residence that is either attached to or detached from the single family residence.

(2) "*Detached*" includes being part of any accessory structure such as a detached garage.

(3) "*Dwelling unit*" means the same as defined in section 562A.6, subsection 3.

(4) "*Single family residence*" means the same as defined in section 562A.6, subsection 15, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

Sec. 2. Section 364.3, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 20. *a.* A city shall allow a minimum of one accessory dwelling unit on the same lot as a single family residence in accordance with the following conditions:

(1) An accessory dwelling unit shall comply with all applicable building regulations as defined in chapter 103A.

(2) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.

(3) An accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, as adopted by a city in accordance with section 103A.43, subsection 3, a deed restriction, or a rule of a common interest community, as defined in section 499C.1, limits or prohibits the construction or use of an accessory dwelling unit. The imposition of an ordinance, motion, resolution, or amendment regulating accessory dwelling units that is more restrictive when applied to a common interest community than when applied to a single family residence is prohibited.

(4) If a manufactured home as defined in section 435.1, subsection 3, or a mobile home as defined in section 435.1, subsection 5, is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26.

b. Except as otherwise provided in paragraph "*a*" or by state law, a city shall not impose any of the following limitations or restrictions:

(1) Requirements related to the placement or appearance of an accessory dwelling unit that are more restrictive than those imposed on a single family residence including but not limited to the following: maximum building heights; minimum setback requirements; minimum lot sizes; minimum building frontages; maximum lot coverages; density requirements; and aesthetic or architectural standards or requirements. Additionally, a city shall not require an accessory dwelling unit to match the exterior design, roof pitch, or finishing materials of the single family residence.

(2) Regulations on the use of an accessory dwelling unit as a rental property that are more restrictive than those provided

for in subsections 9 and 16 of this section, section 414.1, subsection 1, paragraph "e", and chapter 562A.

(3) A requirement that the lot containing a single family residence and an accessory dwelling unit have additional parking beyond that required for a single-family residence or payment of a fee in lieu of providing additional parking.

(4) Restrictions on the occupancy of either the single family residence or the accessory dwelling unit by any of the following manners: requiring the property owner to be a resident; requiring a familial, marital, or employment relationship to exist between the occupants of the single family residence and the occupants of the accessory dwelling unit; or restricting the occupancy of an accessory dwelling unit based on income or age.

(5) A requirement of new or separate utility lines between the accessory dwelling unit and public utility service connections. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then the city can require new or separate utility lines.

(6) Imposition of a different city impact fee structure or development standard for an accessory dwelling unit than those used for the single family residence on the same lot.

(7) The requirement of improvements or repairs to public streets or sidewalks beyond those imposed on the single family residence on the same lot.

c. A city shall approve an accessory dwelling unit permit application that meets the requirements set forth in paragraph "a" and by state law without discretionary review or hearing and consistent with the time frame assigned to the approval of a single family residence. An accessory dwelling unit permit application shall not have a review timeline or schedule in excess of a city's normal review schedule for a single family residence. If the city denies an accessory dwelling unit permit, the reason for denial shall be provided in writing to the applicant and include any remedy necessary to secure approval.

d. A city ordinance, motion, resolution, or amendment regulating accessory dwelling units in a manner that conflicts

with this subsection is void. Nothing in this subsection prohibits a city from adopting an ordinance, motion, resolution, or amendment that is more permissive than the requirements provided in this subsection.

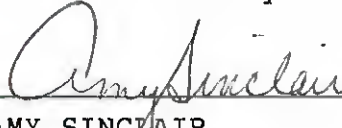
e. For the purposes of this subsection:


(1) "*Accessory dwelling unit*" means an additional residential dwelling unit located on the same lot as a single family residence that is either attached to or detached from the single family residence.

(2) "*Detached*" includes being part of an accessory structure such as a detached garage.


(3) "*Dwelling unit*" means the same as defined in section 562A.6, subsection 3.

(4) "*Single family residence*" means the same as defined in section 562A.6, subsection 15, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

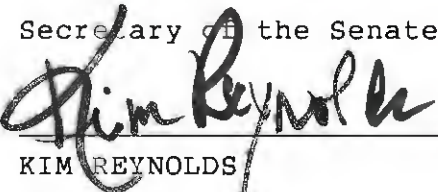

AMY SINCLAIR
President of the Senate


PAT GRASSLEY
Speaker of the House

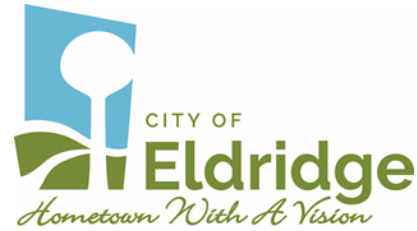
I hereby certify that this bill originated in the Senate and is known as Senate File 592, Ninety-first General Assembly.


W. CHARLES SMITHSON
Secretary of the Senate

Approved , 2025


KIM REYNOLDS
Governor

City of Eldridge Park Board

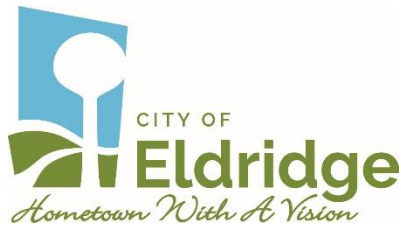


To: Park Board
From: Tony Rupe, Public Works Director
RE: Hickory Park Fence
Date: 05/12/2025

Park Board

As discussed at the last Park Board meeting, I reached out to 5 additional companies for pricing on the fence to surround the Hickory Creek Park soccer fields. Below are the quotes that I received followed by the document I sent to the companies as well as their returned quotes.

	4ft Galvanized	4ft Black Vinyl	6ft Galvanized	6ft Black Vinyl
Sampson	\$43,985	\$55,330	\$54,060	\$66,960
Lovewell	\$44,500	\$47,000	\$52,000	\$56,000
Scott County	\$58,500	\$67,500	\$69,500	\$82,500
S&V	\$93,761	\$107,407	\$115,183	\$131,276
Pfitz	No Response	No Response	No Response	No Response
Excel	No Response	No Response	No Response	No Response



The City of Eldridge is seeking quotes for fence installation around the Hickory Creek Park soccer complex at 840 South Buttermilk Road, Eldridge, IA. The project consists of:

~Approximately 3,200 feet of fence surrounding the complex with options of galvanized chain link fence and black vinyl coated chain link fence in both 4' and 6' heights.

~Three 16' swinging gate openings for equipment access to the fields.

~Pedestrian access points approximately every 100'.

Questions and quotes can be directed to Public Works Director Tony Rupe. Quotes will due on Friday, May 9th, 2025.

Tony Rupe

Public Works Director

563-210-5236

trupe@cityofeldridgeia.org





March 19th, 2025

Proposal

City of Eldridge

trupe@cityofeldridgeia.org

563-214-6861

Job Location

Hickory Soccer Fields

Buttermilk RD.

Eldridge, IA

Job Specification: Fence and gate options at soccer fields.

Option 1- Approx. 1,770 blocking off parking lot from field.

- Three 16' double drive gates. Ones at SW and NE corners of parking lot. One at the irrigation box.
- 3' pedestrian openings approx. every 100'.

4' commercial galvanized= \$27,850.00

4' commercial black= \$35,480.00

6' commercial galvanized= \$34,225.00

6' commercial black= \$41,740.00

Option 2- Approx. 3,200' around the entire soccer complex and blocking off parking lot.

- Three 16' double drive gates. Ones at SW and NE corners of parking lot. One at the irrigation box.
- 3' pedestrian openings approx. every 100' along parking lot sides.

4' commercial galvanized= \$43,985.00

4' commercial black= \$55,330.00

6' commercial galvanized= \$54,060.00

6' commercial black= \$66,960.00

Option 3- Install two sets of 65' wide double swing arm gates across driveways.

- Use 6 5/8" full weight pipe with proper sized concrete footings for gates to hang on.
- Use 180 degree hinges and hold backs to hold gates in open position.
- Locking double drive gate latch for when gates are closed.

4' commercial galvanized= \$9,970.00

4' commercial black= \$11,130.00

Option 4- Install two sets of 65' wide double swing arm gates across driveways.

- Make one wing of one of the double gates a roller gate.
- Add LiftMaster CSL24UL commercial slide gate operator.
- Supply and install:- Safety Photo Eyes
 - 7 Day Timer
 - 5 Single Button Transmitters
 - Free Exit Loop and Loop Detector.

Main Power Supplied By Electrician

- Other leaf of double gate will have a padlockable dropper.
- Second set of double swing arm gates will be the same as option 3.

4' commercial galvanized= \$14,895.00

4' commercial black= \$15,940.00

Quoted per measurements and layouts provided.

Thank you for your consideration. Please call with any questions

Matt Sampson

563-340-8310

LOVEWELL COMMERCIAL FENCE & RAIL

NOTICE: DUE TO THE VOLATILITY OF STEEL AND ALUMINUM PRICING, THIS QUOTE IS ONLY GOOD FOR 10 DAYS UNLESS WE RECEIVE AN INTENT TO AWARD CONTRACT

21060 HOLDEN DRIVE
DAVENPORT, IOWA 52806
PHONE (563) 345-6709
FAX (563) 391-4005

PROPOSAL AND CONTRACT

Date 5/4/2025

To: City of Eldridge

Re: Hickory Creek Park Fence

840 S Buttermilk Rd

Eldridge, IA

Attn: Tony Rupe

SPECIFICATION	Galvanized	Black	
FABRIC	2 x 9 x 4' 6"	2 x 8 x 4' 6"	
SALVAGE	KK	KK	
FABRIC HEIGHT	4' or 6'	4' or 6'	
GAUGE	9	8	
MESH	2"	2"	
OVERALL HEIGHT	4' or 6'	4' or 6'	
TOP RAILS	1 5/8"	1 5/8"	
LINE POSTS	2" WT20/40	2" WT20/40	
TERMINAL POST	2 1/2" WT40	2 1/2" WT40	
GATE POSTS	4" WT40	2 1/2" WT40	
BARB WIRE	None	None	
CENTER RAIL	None	None	
BRACING	None	None	
BOTTOM	None	None	
GATE FRAME	1 5/8" x 1 7/8"	1 5/8" x 1 7/8"	
HINGES	Bulldogs	Bulldogs	
TIES	9ga	9ga	
MISC			

4'H Galvanized

- Install 3,032' of 4'H galvanized chain link fence
- Install 3-16'W x 4'H double swing gates with 28-3'W openings
- Gate posts will be set in concrete all other posts will be driven

Price: \$44,500.00

6'H Galvanized

- Install 3,032' of 6'H galvanized chain link fence
- Install 3-16'W x 6'H double swing gates with 28-3'W openings
- Gate posts will be set in concrete all other posts will be driven

Price: \$52,000.00

4'H Black

- Install 3,032' of 4'H black chain link fence
- Install 3-16'W x 4'H double swing gates with 28-3'W openings
- Gate posts will be set in concrete all other posts will be driven

Price: \$47,000.00

6'H Black

- Install 3,032' of 6'H black chain link fence
- Install 3-16'W x 6'H double swing gates with 28-3'W openings
- Gate posts will be set in concrete all other posts will be driven

Price: \$56,000.00

This bid includes material and labor to install the above proposed footage of fence and gates

Sales tax is not included in bid.

Prevailing Wages are not included in bid.

On site safety training, if required, will be billed at \$100.00/man hour.

Bond and AGC Dues are NOT included in our bid.

TERMS AND CONDITIONS

1. Our insurance coverage is as follows; Anything beyond what is listed below will be added on to our bid.

2. **INSURANCE:** Any special provisions in your contract which requires additional insurance costs will be added to our bid. Our insurance coverage is:

General Liability	\$1,000,000 Occurrence
Commercial Auto Liability	\$1,000,000 Combined Limit
Umbrella / Excess Liability	\$5,000,000 Occurrence
Worker's Compensation / Employers Liability	Statutory / \$100,000 / \$500,000 / \$100,000

NOTICE: Contracts that contain Waiver of Subrogation, Primary & Noncontributory - Additional insured & Amendment of personal injury language will either be struck from the contract or result in additional contract costs.

3. Work as provided in this contract shall be done during regular working hours unless otherwise specified.

4. The customer shall prevent other workmen from interfering with the contractor.

5. The customer is responsible for the location of any fences constructed and said location shall be clearly marked by the customer. Customer **must** locate private underlying cables & pipes.

6. The customer is solely responsible for any errors, in the location of any fence constructed by the contractor.

7. This offer does not provide for any grading work or other work which is necessary because of the fence installation unless specified in this offer.

8. Contractor reserves the right to charge the customer an additional fee for any fence post holes where more than 50% of the hole must be cut through solid rock or hard packed rock.

9. No pro rata charge of any kind shall be charged against the contractor unless previously agreed to in writing.

10. Light, heat, power and elevator service shall be furnished by the customer to the contractor without expense.

11. In the event of damage to the premises, whether by theft, fire, water or other disaster, all materials actually erected or stored on the premises are there at the customer's risk.

12. The contractor is not responsible for delays caused in the performance of the work herein which are caused by delays or failures caused by strikes, fires, accidents, car shortages, embargoes or other conditions beyond the control of the contractor.

13. In the event that if it becomes necessary for the contractor to enlist the services of an attorney to collect from the customer the amount due under this contract, the customer shall pay reasonable attorney's fees incurred in collecting said amount.

14. The offer herein becomes null and void if not accepted within 30 days of the proposal date. If the completion of the work required in this contract is unreasonably delayed by the customer, the customer will be responsible for any increases in the cost of material and labor incurred by the contractor because of said delay.

15. Unless specified in the bid, there is no electrical work included, gate operators included, and no fencing inside buildings included.

16. Payment terms as stated on invoice.

17. If hazardous chemicals are encountered on site, this contract becomes null and void.

The above proposal is only an estimate of the cost of doing the job requested. If this proposal is signed by an agent of Lovewell Fencing, Inc., said proposal shall become an offer to perform the work provided herein for the estimated total cost shown in the proposal. The customer may accept this offer by Lovewell Fencing Inc. by signing their name on this proposal, making the signed proposal a legally binding contract between Lovewell Fencing, Inc. and the customer. This written document shall be deemed to contain the entire agreement between the parties and no verbal agreement will be considered valid.

To accept the work as quoted, please sign and return this proposal, OR submit your subcontract / PO

For subcontracts, POs, insurance, closeout or general questions, contact Chelsea - chelsea@lovewellfence.com | 563-345-6709

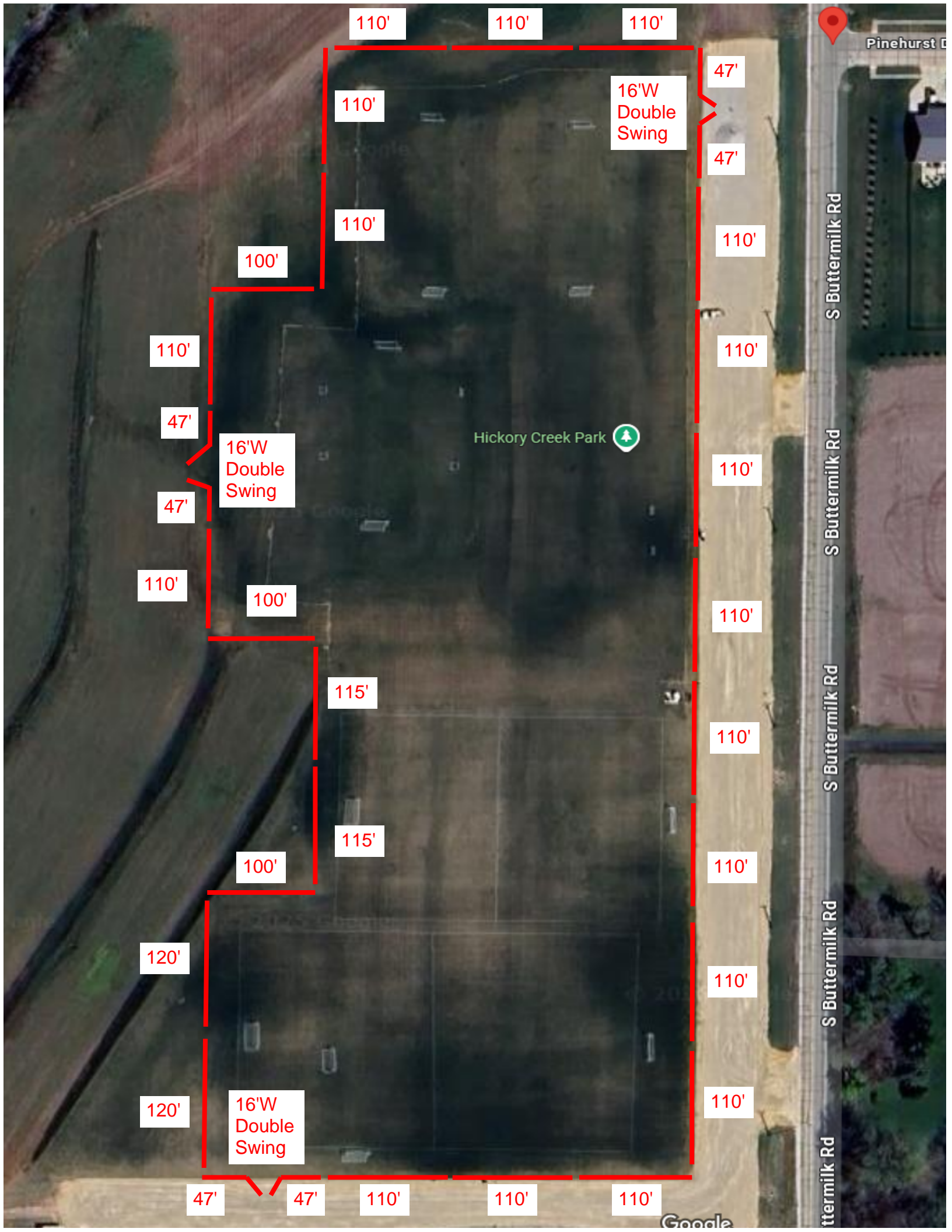
For billing, contact Jesse - jchandlee@lovewellfence.com | 563-345-6716

By:



Nick Pinkston, Lovewell Fencing, Inc

Accepted By:



Pinehurst D

S Buttermilk Rd

S Buttermilk Rd

S Buttermilk Rd

S Buttermilk Rd

Buttermilk Rd

110'

110'

110'

110'

16'W
Double
Swing

47'

47'

110'

100'

110'

110'

110'

47'

16'W
Double
Swing

110'

47'

110'

100'

110'

115'

110'

115'

100'

110'

120'

110'

16'W
Double
Swing

110'

120'

47'

47'

110'

110'

110'

Google

Scott County Fence Company

18859 220TH STREET
DAVENPORT, IA 52807

(563) 383-1762
(563) 285-4966

PROPOSAL

PROPOSAL SUBMITTED TO: City of Eldridge	PHONE: 563-285-4841	DATE: 5-9-25
STREET ADDRESS: 305 N. 3rd St.	JOB NAME: Hickory Creek Park Fields	
CITY, STATE, ZIP CODE: Eldridge IA 52748	JOB LOCATION:	
trupe@cityofeldridgeia.org	JOB PHONE: 563-214-6861	CONTACT: Tony Rupe

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

1. Install 3200' of fence around soccer fields
 - 9 gauge commercial fabric
 - 1 5/8 ss20 light comm. top-rail
 - All 2" line posts, 3" terminal; ss40 pipe driven 4' into ground
 - 3" gate posts set in concrete
 - (3) 16' AD gates
 - 30 x 4' walk thru's
 - 6ftm wire

2. 4' galvanized = \$58,500.00 3. 4' black = \$67,500.00
6' galvanized = \$69,500.00 6' black = \$82,500.00

We Propose hereby to furnish materials and labor and complete in accordance with the above specifications, for the sum of Material, labor, included 25% down to hold dollars (\$_____)

Payment to be made as follows:

*not liable for sprinkler system

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature

Kevin Rupe

NOTE: This proposal may be withdrawn by us if not accepted within 21 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____



1101 North Main Street
Walcott, Iowa 52773
Phone (563)285-4271 (309) 764-6444
www.svfence.com

Name: <u>City of Eldridge</u>		Proposal Date:	
Address:		City:	State: Zip:
Phone:		Cell Phone	
Email:			
Footage: <u>3200'</u>		Job Site: <u>Hickory Creek Park</u>	

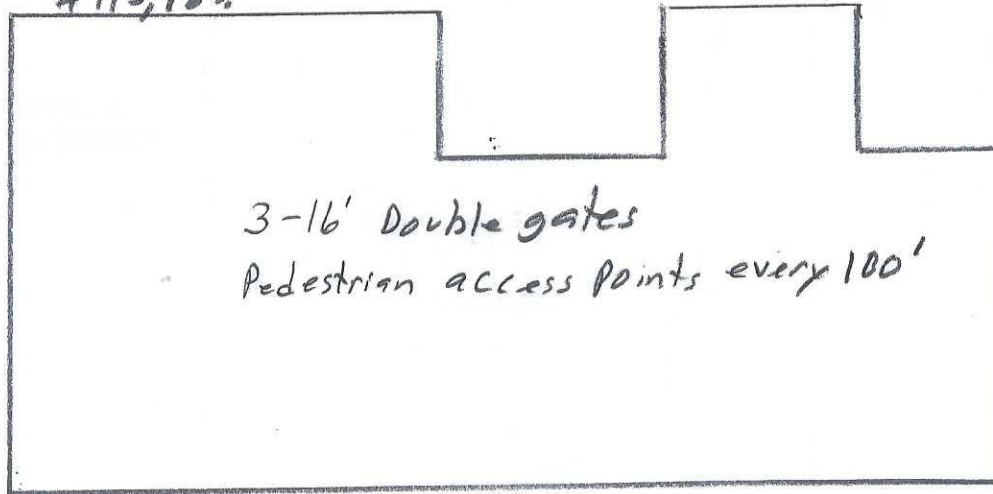
Chain Link/ Vinyl Chain Link				Vinyl/ Wood/ Ornamental	
Height	<u>4</u>	Wire Gauge	<u>9</u>	Height	
		Color	<u>Black</u>	Type	
Top Rail	<u>1 5/8</u>	Pipe gauge	<u>20</u>	Gates	
Line Post	<u>2"</u>	Pipe gauge	<u>40</u>	Cap Type	
Terminal Post	<u>3"</u>	Pipe gauge	<u>40</u>	Notes	
Gates Post	<u>4"</u>	Pipe gauge	<u>40</u>		
Gates	<u>3-16' Double</u>				

4' High Galvanized chain Link
\$93,761.

6' High Galvanized chain Link
\$115,183.00

4' High Black Vinyl chain Link
\$107,407.00

6' High Black Vinyl chain Link
\$131,276.00



S & V FENCE AND DECK CO.

PROPOSAL GOOD FOR 10 DAYS

By: [Signature]
Title: President
Accepted By: _____

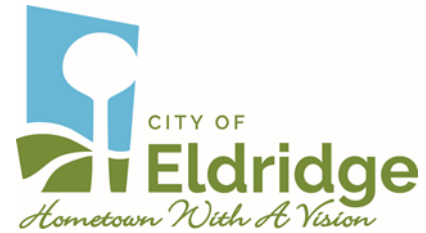


Total Cost

\$ _____

PAYMENT POLICY 1/2 DOWN
BALANCE DUE APON COMPLETION

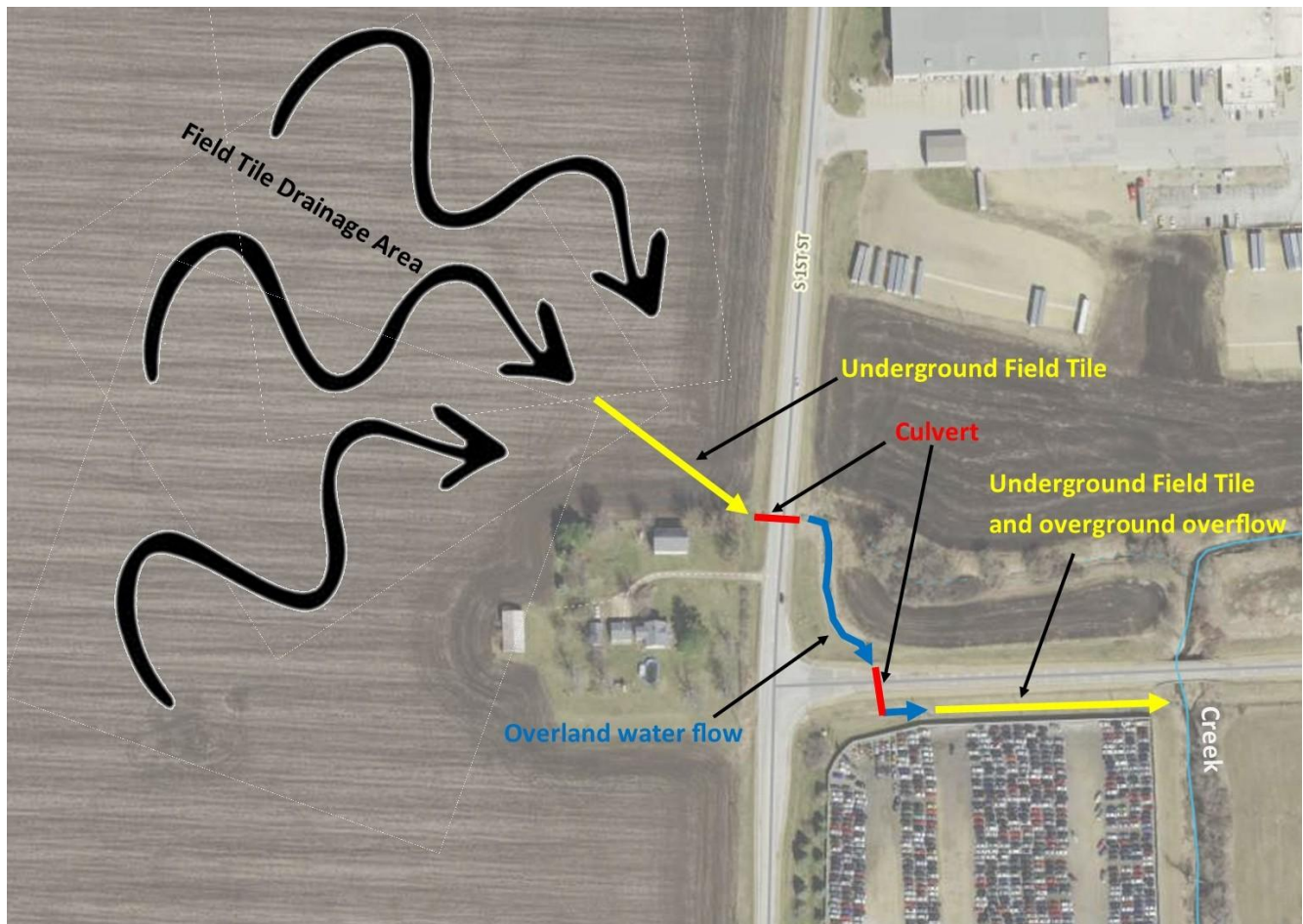
City of Eldridge MEMORANDIUM



To: Nevada Lemke, City Administrator
From: Tony Rupe, Public Works Director
Re: South 1st Street Culvert and Drainage Area
Date: 5/20/25

Nevada

On South 1st Street near Blackhawk Trail, there is a culvert that runs under South 1st Street that is failing that carries water from the west side of the road to the east side of the road. The current flow of water is shown here:

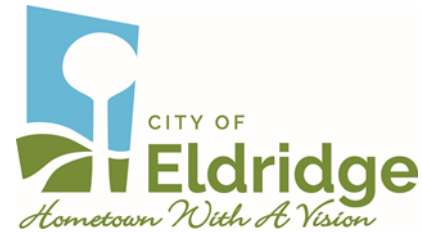


Mayor Frank King
Councilman Adrian Blackwell

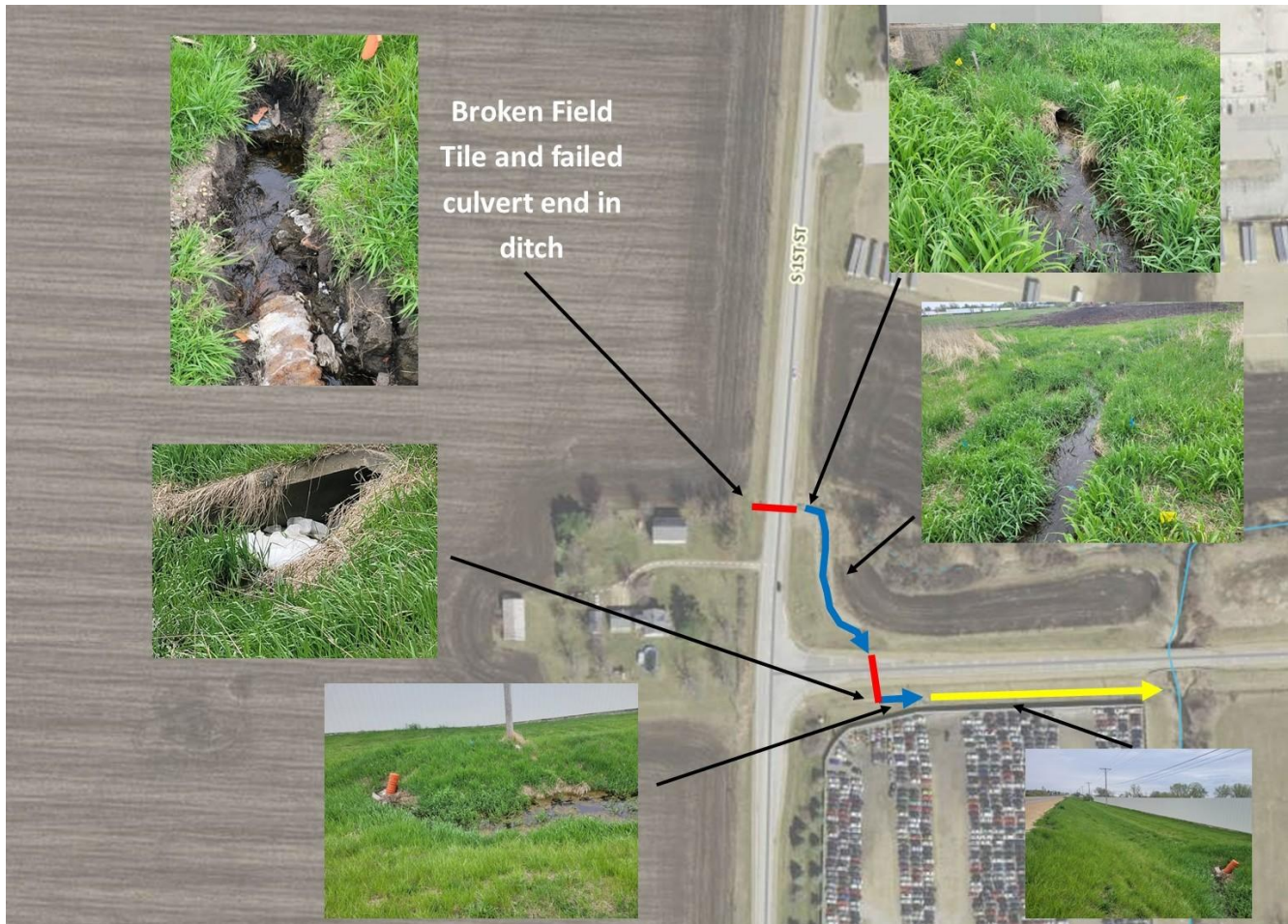
Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge MEMORANDIUM



The below image contains visual images of the area of discussion:



The field tile flows under South 1st Street runs essentially 24 hours per day, year round due to the large amount of drainage area it covers. The concerns with the current path of water are:

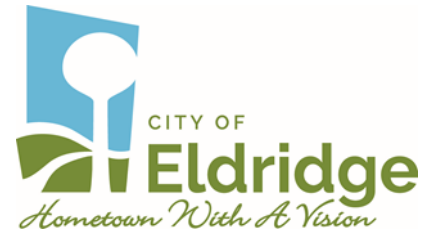
- The culvert under South 1st Street, a corrugated metal pipe, has failed and needs replaced
- The overland path of water is wet year round making it unmanageable for mowing and maintenance
- The tile along Blackhawk Trail cannot take all of the water flow, which causes overflow water to run down the Blackhawk Trail ditch causing washouts.

Mayor Frank King
Councilman Adrian Blackwell

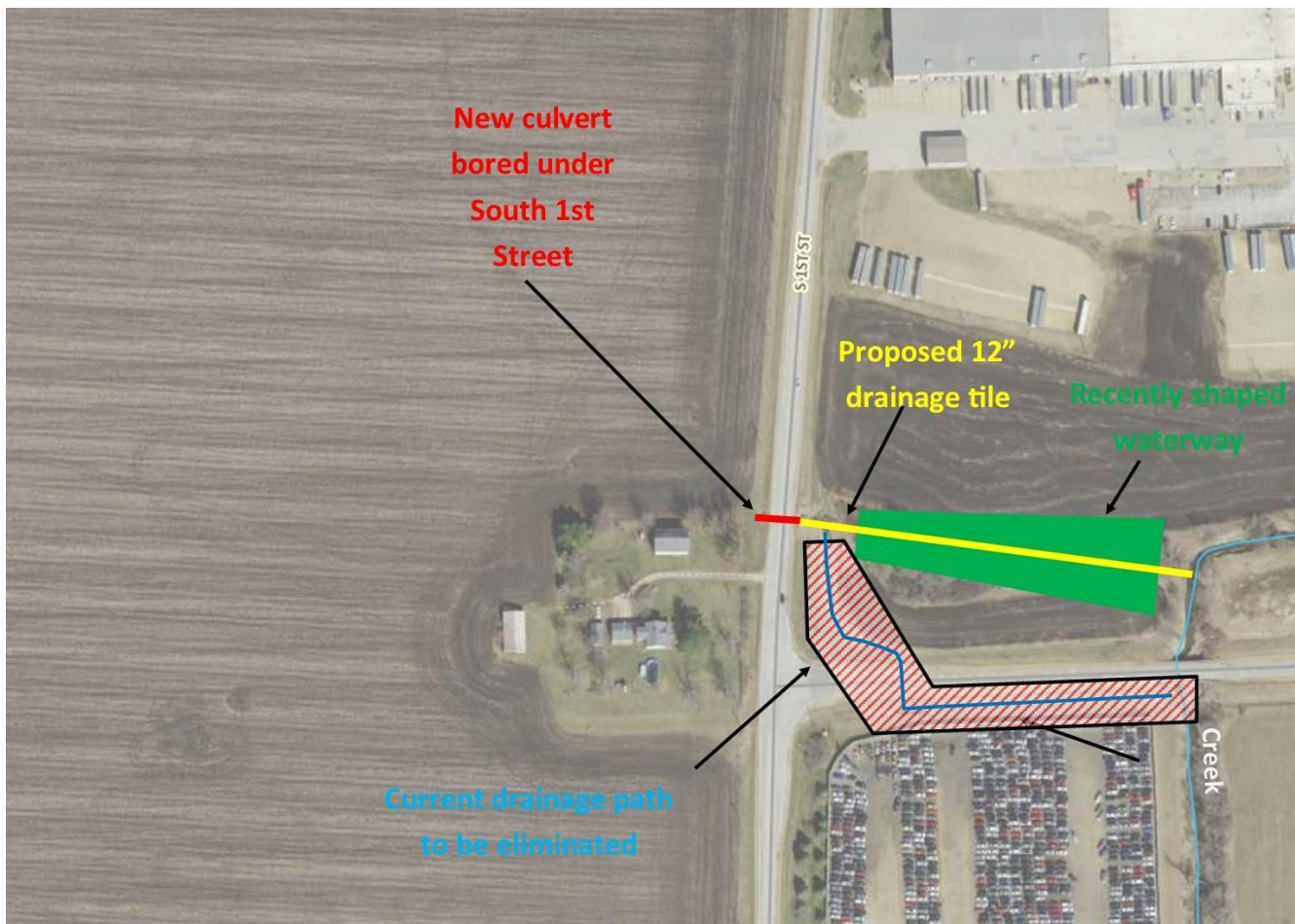
Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge MEMORANDIUM



Engelbrecht Brothers Tiling has recently cleaned up and reshaped the waterway that runs through the field to the east of the area of concern. They are planning to run a field tile up the new waterway to keep it dry. They have offered to cost share the tile and upsize it to a 12" tile that will both dry up the new waterway as well as accept all of the water from our culvert that goes under South 1st Street, eliminating all of the water flow that runs along South 1st Street and Blackhawk trail by redirecting it underground directly to the creek.



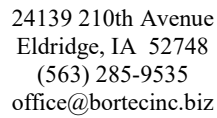
The costs associated with this project are as follows:

Boring under South 1 st Street	Boretac	\$4,000
12" Culvert Piping (80' @ \$57.50/ft)	Utility Equipment	\$4,600
12" Field Tile Cost Shared	Engelbrecht Brothers Tiling	<u>\$4,885</u>
		\$13,485
Old Drainage Re-shaping (future cost)	Engelbrecht Brothers Tiling	\$5,000

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



Date	Estimate #
5/19/2025	1925

Thank you for your business.

Payment Terms
Net 10

1. Bids are based on approximate footage
2. A standard certificate of insurance will be provided, any additions will be at owners/contractors expense
3. Owner/Contractor is responsible for all necessary permits, notifications to railroads, city, state & county agencies.
4. Bonding cost is NOT included, if required
5. LABOR - Additional help, if required, by local unions, etc will be paid by owner/contractor. We must receive written statement if Davis-Bacon wages/Certified payroll will be required.
6. If any obstructions or adverse conditions are encountered and the job is impossible to perform or impractical from a cost standpoint to the owner, Bortec shall be paid an equitable portion of the estimate for work performed prior to findings.
7. EXTRAS: Cost overruns not attributable to our negligence shall be charged to the owner/contractor (ie: ROCK, Cobble, unexpected utilities and obstructions)

Total	\$4,000.00
--------------	------------

From: Frank Coryn <fcoryn@utilityequipmentco.com>
Sent: Tuesday, May 20, 2025 7:54:47 AM
To: Bortec Inc. <storjohann@bortecinc.biz>; Brian Wessel <bwessel@cityofeldridgeia.org>
Subject: Re: 12"

You don't often get email from fcoryn@utilityequipmentco.com. [Learn why this is important](#)

\$57.50/ft. In Stock.

I have the puller head as well. Free to rent with purchase of pipe.

Please returned clean from all mud & rock.

Thank you,

Frank Coryn
Cell: 563-505-3950
Office: 563-355-5376 x122
Utility Equipment Company
3739 State St.
Bettendorf, IA 52722

80' @ \$57.50 per foot = \$4,600

From: Bortec Inc. <storjohann@bortecinc.biz>
Sent: Tuesday, May 20, 2025 7:17:56 AM
To: Frank Coryn <fcoryn@utilityequipmentco.com>; bwessel@cityofeldridgeia.org <bwessel@cityofeldridgeia.org>
Subject: 12"

Frank

Can you price 100' of 12" certa-lok
With pulling head for the City of Eldridge

Shauna L Storjohann
(563) 210-6322

Bortec Inc.
24139 210th Avenue

Engelbrecht Farms, Inc.

22870 130th Avenue
Davenport, IA 52806

Phone (319) 285-8281
Fax (319) 285-4244

April 30, 2025

Attn: Tony Rupe
City of Eldridge
305 N 3 Street
Eldridge, IA 52748

Project:

Running tile from creek up to 1st Street.

Bid:

- | | |
|--|------------------------------------|
| • Running a 12" up outlet intake and tiling. | \$9,770 Cost shared equals \$4,885 |
| • Running a 10" up outlet intake and tiling. | \$9,404 Cost shared equals \$4,702 |
| • Running a 8" up outlet intake and tiling. | \$7,370 Cost shared equals \$3,685 |

Thank you for the opportunity to quote this work. If you have any questions or need additional information, please contact us at the office 285-8281.

Respectively submitted,

Corey Engelbrecht
Engelbrecht Farms Inc.

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00 p.m. on May 20th, 2025, at Eldridge City Hall.

The board members present were Michael Bristley, Mark Goodding, Abby Petersen, Racheal Padavich, and Jeff Hamilton. Also present were Gage Lane, Nevada Lemke, Ryan Iossi, Collin Wilson, Cegan Long, and Eric Kamm.

Public Comment – None

Motion by Padavich to approve Agenda. Second by Hamilton. All Ayes. Motion Carries.

Motion by Padavich to approve Utility Board Minutes from May 6th, 2025. Second by Petersen. All Ayes.

Motion Carries.

Financial & Administrative-

A. Motion by Petersen to Approve Bills Payable in the Amount of \$145,884.72. Second by Padavich. All Ayes. Motion Carries.

B. Department Update—Lemke informed that it's National Public Works Week, the 18th—24th. Bohnsack & Frommelt will be coming to City Hall on July 9th and 10th to start interim audit procedures for FY25. The City Council did approve the collective bargaining agreement for the Eldridge employees. The City Council approved a city hall intern for 8 weeks this summer. The intern will assist with various administrative tasks.

Electric Department –

A. Eric Kamm from Stanley consultants gave his Presentation.

B. Outages – none.

C. Motion by Petersen to approve wage increase for Devin Gheer from \$33.02/hr to \$35.66/hr as a result of completing Module A of the IAMU apprenticeship program and pursuant to the terms of the CBA. Second by Hamilton. All Ayes. Motion Carries.

C. Department Update – Collin Wilson- Completed a poll change out on the South-East corner of West Donahue and West 2nd street. Dalton Eagle and Devin Gheer attended the Spring electric distribution class with IMAU last week. Completed an underground Maintenance project.

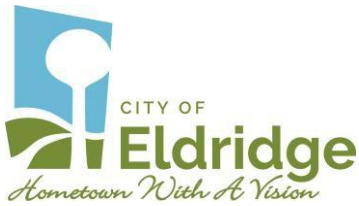
Stricker and Wilson met with Long Grove again, and they are starting the final stages of their underground conversion Project. Wilson and Stricker will be helping with the cable terminations.

Water Department -

- A. Water Main Breaks- no breaks.
 - B. Water Test Results- Send Bac-T and fluoride next week, and compliance testing next week.
 - C. Motion by Hamilton to approve a wage increase for Tanner Loussaert from \$31.96/hour to \$33.38/hour following the completion of the first portion of his Grade 2 Certification. This reflects a 40% progression toward the Grade 2 Treatment and/or Distribution certification, in accordance with the terms outlined in the CBA. Second by Padavich. All Ayes. Motion Carries.
 - D. Motion by Hamilton to approve the quote from KLM for a ROV inspection on the Clearwell. Second by Goodding. All Ayes. Motion Carries.
 - E. Motion by Petersen to approve the quote from KLM for a ROV inspection on the aerator detention tank. Second by Padavich. All Ayes. Motion Carries.
 - F. Consideration to Approve Quote from Climate Engineers for Replacement Actuators on HVAC Outside Air Intake and Exhaust. Discussed amongst the board, no action was taken.
 - G. Department Update – Spring flushing has been completed and went well. Northway Pump came down, high service one failed, and got pulled. They will invoice us in July. BSI template information was filled out and moved over and sent out next week, then notices will start being sent out next month. Led and Copper notices are done and will start being sent out in the next few weeks.
8. Motion by Padavich to go into closed session pursuant to Iowa Code 21.9 to discuss employment conditions for non-union employees and Iowa Code Chapter 20.17 which allows for closing a public meeting for strategy sessions for contract negotiations. Second by Petersen. Roll call vote was taken. Petersen (Aye), Goodding (Aye), Padavich (Aye), Hamilton (Aye) Bristley (Aye).
9. Potential action as a result of closed session. No action was taken.
10. Motion by Petersen to adjourn the meeting at 7:39 p.m. Second by Padavich. All Ayes. Motion Carries.

Gage Lane

Utility Billing Clerk



MINUTES

Community Center Board Meeting

May 14, 2025 | Meeting called to order by Gigi Seibel @ 11:36 am

Board Members present Tom Bauer, Gigi Seibel. Mark Gooding (*board position expiring June 1, 2025.*)
Absent Paul Petersen & Marcelena Ordaz (*She is moving and will no longer be able to be on board.*).
Guests Jamie Stecker, Gage Lane, Marty O'Boyle, Ryan Iossi, Dan Collins, and Nevada Lemke.

Bauer made a motion to approve the **Agenda**. Second by Gooding. All Ayes. Motion Carries.

Gooding made a motion to approve the **Minutes** from April 9, 2025. Bauer seconded. All Ayes. Motion Carried.

Bauer made a motion to approve the **Bills Payable** report in the amount of \$61,234.55, following a lengthy conversation on Birthday Party Pizza invoicing. New manager Jamie Stecker will visit the Hall of Fame management to arrange for monthly billing. Seibel questioned the exorbitant amount for the month, Lemke explained, there are three payrolls, an extra week and insurance payables. Seconded by Gooding. All Ayes. Motion carried.

Personnel: The vote to approve Jamie Stecker as the Community Center Manager with an annual salary of \$51,750 was unanimous. Welcome Jamie Stecker!

End of Month/Manager's Presented by Gage Lane. April ended well with revenue of \$64,551.69 and a profit of \$7,609.26 after bills payable, including March 30th and 31st in the April total. No Sensory Friendly skaters showed up, staff sent home after one hour. The Adult Skate was canceled due to the unavailability of management. The building will be closed on Memorial Day, May 26. Seibel suggested canceling the Sensory Friendly Skate listed on the skate calendar. Upcoming events include the Roller Derby bout on May 17, Quinceanera on May 24, and Adult Skate on May 31. Gage has been working with Jamie to prepare her for her new position as manager.

Customer Evaluations: 20 good evaluations have been received, all non-residential

Old Business: Seibel mentioned scheduling a walkthrough of the facility to list needed repairs and maintenance concerns. Nevada will arrange confirmation of the date. Gooding and Seibel suggested seeking other bids for the LED lighting installation project. Gooding will reach out to another electrician.

New Business:

Seibel suggested moving to the New Business section to discuss event coverage, as a quorum is needed.

- A. May 17 – Derby covered by Hamilton
- May 18 – Open Skate covered by Stecker
- May 23 – Open Skate and Quince crew set-up covered by Lane

May 24 – Quinceanera covered by Hamilton

May 25 – Derby, Open Skate and Private Party possible cover by Lane.

- B. Discussion of Derby Bouts and insurance coverage: Seibel suggested moving VIP sections behind the wall. Stecker requested the return of keys, as someone needed to open and close for their events. Iossi recommended documenting everything in writing for the Derby contract and having Stecker's insurance carrier connect with our insurance carrier Porter for review.
- C. Stecker will update the contracts to reflect the following: Guests using their homeowner's insurance or purchasing event insurance to ensure both parties are covered. Contracts will also include a list of preferred caterers, who must provide catering licenses and insurance certificates.
- D. Stecker emphasized the need to update the policy regarding staff workwear and safety procedures.

Seibel moved to table the remainder of the agenda and adjourn the meeting at 12:41 pm due to lack of quorum. Bauer seconded the motion, and it carried unanimously.

Next Meeting: **June 11, 2025** @ Community Center and Skate Park @ 11:30 a.m.

Respectfully submitted,

Gigi Seibel

Community Center Board Member