



CITY COUNCIL MEETING AGENDA
Monday, June 16th, 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. Proclamation: “Stronger than Cancer Day”
6. Mayor’s Agenda
 - A. Consideration to Approve City Council Minutes from June 2nd, 2025
 - B. Consideration to Approve Committee of the Whole/Joint Community Center Board Minutes from June 2nd, 2025
 - C. Consideration to Approve Bills Payable in the amount of \$988,574.75
 - D. Consideration to Approve to approve Liquor License Renewal for Eldridge Community Center
 - E. Consideration to Approve Tobacco Permit Renewals for Dollar General Store #10772, Big 10 Mart #27, Big 10 Mart #25 and Casey’s General Store #2531
7. Old Business
 - A. Consideration of to Suspend the Rules and waive the second & third reading as required by Iowa Code Section 380.3 of Ordinance #2025-14 and allow for a vote for final passage
 - B. Consideration to approve passage of Ordinance #2025-14 Rezoning Aqua Tech First Addition from I-2 General Industrial to C-3 General Commercial
 - C. Consideration of to Suspend the Rules and waive the second & third reading as required by Iowa Code Section 380.3 of Ordinance #2025-15 and allow for a vote for final passage
 - D. Consideration to approve passage of Ordinance #2025-15 Amending the hours that Consumer Fireworks can be used
 - E. Consideration of Second Reading of Ordinance #2025-16 Accessory Dwelling Units
 - F. Consideration to approve South 1st Street culvert replacement & improvement project proposal in the amount of \$13,485
 - G. Consideration to approve funding a security camera installation at the Hickory Creek Soccer Fields in the amount of \$8,318 from Precision Concepts
 - H. Discussion and update on review of documentation received from the Fire Department
 - I. Discussion on funding for Fellner’s Addition – S 25th & S 26th Ave – street improvement projects and next steps
8. New Business
 - A. Presentation from Ryan Windmiller regarding a potential land donation containing a detention pond to be used as a recreational community amenity
 - B. Consideration of Resolution #2025-17 Setting the Wages for City Employees for FY26
 - C. Consideration to Approve Resolution 2025-16 Re-approving Stone Brook 3rd Addition Outlot Replat
9. Board/Staff Activity Reports
 - A. City Administrator
 - B. Assistant City Administrator
 - C. City Clerk
 - D. Police Chief
10. Adjournment

Next Regular Committee of the Whole & City Council Meeting: Monday, July 7th, 2025, at 6:00pm 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 7:00 pm on June 2, 2025.

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

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Letty Goslowsky, Erin Gentz, Quinten Sanders, Marty O'Boyle, Jeff Ashcraft, Brad Bud, Dale Grunwald, Zach Howell, Scott LaPlante, Jakob Harkey, Dan Engler, Sophia Krupper, Riley Fitzgerald, Caroline Elknis, Bryan Yanke, Keith Schneckloth.

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

Mayor's Agenda

Motion by Campbell to approve City Council Minutes from May 19, 2025. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to approve the amended Special Committee of the While Minutes from May 19, 2025. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Campbell to approve the bills payable in the amount of \$168,686.91. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Iossi to approve a Liquor License Renewal for Double Barrell Drinkery. Second by Dockery. Motion was approved unanimously by voice vote.

Old Business

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

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

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

Motion to Approve South 5th Street Paving project proposal from Shive Hattery in the amount of \$50,000. Motion by Campbell to approve. Second by Iossi. Motion was approved unanimously by voice vote.

New Business

Motion by Dockery to approve Resolution #2025-14 Amending the Proposed Land Use Map of the 2011 Eldridge Comprehensive Plan. Second by Blackwell. Roll call vote indicated Iossi (Aye), Dockery (Aye) Campbell (Aye), and Blackwell (Aye). Motion carries.

Motion by Blackwell Resolution #2025-15 Approving the Final Plat of Aqua Tech First Addition. Second by Iossi. Roll call vote indicated Blackwell (Aye), Campbell (Aye) Dockery (Aye), and Iossi (Aye). Motion carries.

Motion by Campbell to 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 at 7:24pm. Second by Dockery. Roll call vote indicated Iossi (Aye), Dockery (Aye) Campbell (Aye), and Blackwell (Aye). Motion carries.

Motion by Dockery to 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 at 7:25pm. Second by Campbell. Roll call vote indicated Blackwell (Aye), Iossi (Aye) Campbell (Aye), and Dockery (Aye). Motion carries.

Motion by Campbell to approve the First Reading of Ordinance #2025-14 Rezoning Aqua Tech First Addition from I-2 General Industrial to C-3 General Commercial Second by Dockery. Roll call vote indicate Blackwell (Aye), Campbell (Aye) Dockery (Aye), and Iossi (Aye). Motion carries.

Dockery made the comment if there are no objections before the next meeting for Ordinance #2025-14 to waive statutory reading and do both Second and Third and Final Reading at the next board meeting. Mayor King said yes.

Motion by Campbell to approve the First Reading of Ordinance #2025-15 amending the hours that Consumer Fireworks can be used. Second by Iossi. Roll call vote indicate Iossi (Aye), Dockery (Aye) Campbell (Aye), and Blackwell (Aye). Motion carries.

Martens made the comment if there are no objections before the next meeting for Ordinance #2025-15 to waive statutory reading and do both Second and Third and Final Reading at the next board meeting. Mayor King said yes.

Motion by Campbell to approve the First Reading of Ordinance #2025-16 Accessory Dwelling Units. Second by Iossi. Roll call vote indicate Blackwell (Aye), Iossi (Aye) Campbell (Aye), and Dockery (Aye). Motion carries.

Motion by Campbell to approve funding for the Hickory Creek Soccer Fields in the amended amount of \$56,000 for a 6foot black vinyl fence from Lovewell Commercial Fence & Rail. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Dockery to table the South 1st Street culvert replacement & improvement project proposal in the amount of \$13,485, as Council has requested more clarification and information. Second by Iossi. Motion was approved unanimously by voice vote.

Board/Staff Report

City Administrator – City Hall Intern position has been posted with plans to close it on June 6th and hopefully get someone hired in the next week or two. The preview for the new website is happening

June 3rd. Some bios and headshots are still needed. Funding options for the Fellner's Addition project will be available for the next Council meeting.

Councilman Dockery requested City Staff to request Fire Ordinances from other Cities to start using as a template for a City Fire Department.

Assistant City Administrator – None

City Clerk – None

Police Chief – K-9 Golf Outing was a great success. The final tally on the numbers will be available soon and will be sent out once known. This week is in-service training week for police staff, completing a lot of state mandate training and recertification on firearms. June 17th joint LZ training with the volunteer fire department. Grand Haven will be hosting a Cops & Donut event from 8:30-9:30 and the public is welcome to attend.

Motion by Dockery to adjourn the meeting at 7:50 p.m. Second by Iossi. Motion was approved unanimously by voice vote.

Respectfully submitted

Frank King
Mayor

Letty Goslowsky
Finance Manager/City Clerk

City of Eldridge Committee of the Whole Joint City Council & Community Center Board Meeting

The City of Eldridge, Iowa, City Council met in an open Committee of the Whole Joint City Council & Park Board Meeting at the Eldridge Community Center at 6:00 pm on June 2, 2025.

Council Members Present: Adrian Blackwell, Scott Campbell and Brian Dockerty. Ryan Iossi arrived at 6:39pm. Dan Collins was absent.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Letty Goslowsky, Erin Gentz, Dave Engler, Keith Schneckloth, Jamie Stecker, Gage Lane, Andrew Doyle, Marty O'Boyle, Caroline Elkins, Bryan Yanke, Riley Fitzgerald, Jacob Harkey, Gigi Schibel, Dale Grunwald, Jeff Ashcraft, Roger Iossi, Paul Petersen, Tom Bauer and Mark Gooding.

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

New Business:

The new Community Center Manager Jamie Stecker was introduced and welcomed. Jamie spoke about her experience with event management and has a lot of great ideas to improve the community center in many ways, including efficiency and cost-saving measures, outreach for events and staffing. She stated she was excited to be a part of the community center and is looking forward to the challenge.

Old Business:

The next topics discussed were the financials, capital project updates, operations & staffing. Council reviewed with the Community Center Board members the financial statements for the past 4 years and the last three years first 6-month financials. Council asked various questions, spoke about concerns on the feasibility of continuing to operate the Community Center, and what the Board's plans are to increase revenue. To get a more comparable financial picture, the Council ultimately decided to extend the date of the decision to stay open or close the Community Center to end of calendar year 2026 and to meet again in six months.

Board members also pointed out some recent capital improvement projects, including an LED upgrade and repairing the fascia on the west wall of the building. The fascia repair will assist in lowering heat costs.

Motion by Iossi to adjourn the meeting at 6:58 p.m. Second by Blackwell. Motion was approved unanimously by voice vote.

Respectfully submitted, Letty Goslowsky, Finance Manager/City Clerk

BILLS PAYABLE

CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
155872	POLICE	001-5-110-6725	ACCESS SYSTEMS	COPIER SERVICES	\$ 356.12
155872	STREETS	001-5-210-6373	ACCESS SYSTEMS	COPIER SERVICES	\$ 31.42
155873	STR LIGHTING	001-5-230-6371	ALLIANT ENERGY CO.	UTILITIES	\$ 392.13
155873	STR LIGHTING	001-5-230-6371	ALLIANT ENERGY CO.	UTILITIES	\$ 26.05
155873	SEWER	610-5-815-6371	ALLIANT ENERGY CO.	UTILITIES	\$ 198.98
155874	SANITATION	001-5-290-6497	ALLIED SERVICES LLC	GARBAGE & RECYCLING SVCS	\$ 69,713.28
155875	POLICE	001-5-110-6599	ALWAYS CLEAN LLC	CLEANING SERVICES	\$ 300.00
155875	STREETS	001-5-210-6310	ALWAYS CLEAN LLC	CLEANING SERVICES	\$ 300.00
155875	ADMIN	001-5-611-6310	ALWAYS CLEAN LLC	CLEANING SERVICES	\$ 300.00
155876	VEH MAINT	001-5-299-6334	AMAZON CAPITAL SVCS	MOWER WHEELS	\$ 40.16
155876	FINANCE	001-5-620-6507	AMAZON CAPITAL SVCS	COUNCIL BRIEFCASE	\$ 37.99
155877	FINANCE	001-5-620-6414	AMERICAN LEGAL	MAY EDITING	\$ 1,166.00
155878	VEH MAINT	001-5-299-6334	ASCENDANCE TRUCKS LLC	SCREWS	\$ 13.75
155879	STREETS	001-5-210-6181	BENSON, BROCK	CLOTHING ALLOWANCE	\$ 240.60
155880	FINANCE	001-5-620-6401	BOHNSACK & FROMMELT LLP	ACCOUNTING SERVICES	\$ 1,456.25
155882	STREETS	001-5-210-6310	DOORS INC	DOOR LOCK & REPAIR	\$ 925.00
155882	SEWER	610-5-815-6310	DOORS INC	KEY FOB CONVERSION	\$ 1,155.00
155883	ROAD	110-5-210-6771	EASTERN IOWA EXCAVATING & CO	STREET IMPROVEMENTS	\$ 94,854.45
155884	FINANCE	001-5-620-6414	EASTERN IOWA PUBLICATION LLC	CITY PUBLISHING	\$ 956.62
155885	STR LIGHTING	001-5-230-6371	ELDRIDGE ELECT. UTILITY	MARCH UTILITIES	\$ 4,053.77
155885	STR LIGHTING	001-5-230-6371	ELDRIDGE ELECT. UTILITY	APRIL UTILITIES	\$ 4,053.77
155885	STR LIGHTING	001-5-230-6371	ELDRIDGE ELECT. UTILITY	MAY UTILITIES	\$ 4,053.77
155886	STREETS	001-5-210-6310	ELDRIDGE LUMBERYARD CO.	CONCRETE FORMS	\$ 71.04
155887	VEH MAINT	001-5-299-6334	ELDRIDGE WELDING	DUMPTRUCK ROD HOLE	\$ 75.00
155888	VEH MAINT	001-5-299-6334	FASTENAL COMPANY	PARTS	\$ 17.35
155890	STREETS	001-5-210-6250	IA ASSN. MUNICIPAL UTIL.	APR-JUNE SAFETY TRAINING	\$ 1,319.13
155890	SEWER	610-5-815-6230	IA ASSN. MUNICIPAL UTIL.	APR-JUNE SAFETY TRAINING	\$ 1,319.13
155891	COMM DEV	001-5-599-6240	JEFF MARTENS	MILEAGE & LODGING	\$ 389.48
155892	STREETS	001-5-210-6181	JK INDUSTRIES	CLOTHING ALLOWANCE	\$ 327.00
155892	SEWER	610-5-815-6181	JK INDUSTRIES	CLOTHING ALLOWANCE	\$ 56.00
155893	VEH MAINT	001-5-299-6334	KUNAU IMPLEMENT CO.	PARTS	\$ 1,209.08
155894	ROAD	110-5-210-6417	LOVEWELL FENCING INC.	BUTTERMILK GUARD RAIL	\$ 22,175.00
155895	VEH MAINT	001-5-299-6334	MACQUEEN EQUIPMENT	PARTS	\$ 2,738.28
155896	ROAD	110-5-210-6530	MANATTS, INC	N BUTTERMILK ASPHALT	\$ 524.66
155896	ROAD	110-5-210-6530	MANATTS, INC	ASPHALT PATCH	\$ 879.69
155897	STREETS	001-5-210-6512	MENARDS	CLAMPS	\$ 25.47
155897	ROAD	110-5-210-6530	MENARDS	ASPHALT TOOLS	\$ 266.55
155897	SEWER	610-5-815-6310	MENARDS	1 GALLON SPRAYER	\$ 19.99
155897	SEWER	610-5-815-6310	MENARDS	CLEANING SUPPLIES	\$ 33.93
155897	SEWER	610-5-815-6320	MENARDS	IMPACT DRILL BITS	\$ 28.84
155898	VEH MAINT	001-5-299-6504	MIDWEST WHEEL	WHEEL PARTS	\$ 31.40
155899	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	HARDWARE CLAMP	\$ 14.77
155899	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	AIR & OIL FILTER	\$ 20.80
155899	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	E-COAT BEARING	\$ 158.36
155899	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	SPEED SENSOR	\$ 31.42
155899	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	ENGINE OIL FILTER	\$ 8.44
155899	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	CONTROL ARM AND BALL	\$ 115.24
155899	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	WHEEL NUT	\$ 37.60
155899	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	BLOWER MOTOR RESISTOR	\$ 49.20
155899	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	GAS GRANDE	\$ 160.38
155899	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	BUSHING	\$ 17.09
155899	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	OIL DRAIN PLUG	\$ 7.78
155899	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	REPAIR KIT	\$ 31.05
155899	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	TRANS FLUID	\$ 38.72
155899	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	IDLER PULLEY	\$ 27.40
155902	SEWER	610-5-815-6490	QC ANALYTICAL SERVICES LLC	E COLI TESTING	\$ 170.00
155903	SEWER	610-5-815-6181	QUAD CITY SAFETY INC.	CLOTHING ALLOWANCE	\$ 224.90
155904	SEWER	610-5-815-6501	RHINO INDUSTRIES, INC	SLUDGE POLYMER	\$ 4,899.00
155906	STREETS	001-5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$ 1,484.40
155907	ROAD	110-5-210-6534	RIVERSTONE GROUP INC	GRAVEL	\$ 293.39
155909	STREETS	001-5-210-6499	SEVEN CITIES SOD INC.	SOD	\$ 17.46
155911	POLICE	001-5-110-6319	SHARED IT INC	IT SERVICES	\$ 531.50
155911	STREETS	001-5-210-6373	SHARED IT INC	IT SERVICES	\$ 182.95
155911	FINANCE	001-5-620-6373	SHARED IT INC	IT SERVICES	\$ 242.50
155911	SEWER	610-5-815-6373	SHARED IT INC	IT SERVICES	\$ 123.40

155912	ADMIN	001-5-611-6407	SHIVE-HATTERY ENGINEERS	ENGINEERING	\$ 5,047.70
155912	SALES TAX	121-5-750-6407	SHIVE-HATTERY ENGINEERS	ENGINEERING	\$ 9,650.00
155913	FINANCE	001-5-620-6506	STAPLES	GEL PENS	\$ 38.12
155913	FINANCE	001-5-620-6506	STAPLES	AIR DUSTER	\$ 61.99
155913	FINANCE	001-5-620-6506	STAPLES	PAPER	\$ 89.32
155913	SEWER	610-5-815-6310	STAPLES	BREAK ROOM SUPPLY	\$ 37.19
155913	SEWER	610-5-815-6310	STAPLES	BREAK ROOM SUPPLY	\$ 37.19
155913	SEWER	610-5-815-6310	STAPLES	BREAK ROOM SUPPLY	\$ 111.14
155913	SEWER	610-5-815-6310	STAPLES	BREAK ROOM SUPPLY	\$ 111.14
155913	SEWER	610-5-815-6310	STAPLES	BREAK ROOM SUPPLY	\$ 144.36
155913	SEWER	610-5-815-6506	STAPLES	DESK CHAIR	\$ 155.52
155914	STREETS	001-5-210-6310	STORM WATER SUPPLY LLC	GRASS SEED MATTING	\$ 502.36
155914	STREETS	001-5-210-6499	STORM WATER SUPPLY LLC	GRASS SEED	\$ 115.50
155915	STREETS	001-5-210-6181	THEISEN SUPPLY, INC	SCOTT BAETKE CLOTHING	\$ 167.39
155915	STREETS	001-5-210-6181	THEISEN SUPPLY, INC	CLOTHING ALLOWANCE	\$ 117.68
155916	COMM POL	008-5-110-6602	TRI SPORTS LLC	K-9 GOLF OUTING	\$ 193.00
155917	VEH MAINT	001-5-299-6334	TRI STATE ENGINE SERVICE LLC	BOLT & GASKET	\$ 5.96
155917	VEH MAINT	001-5-299-6334	TRI STATE ENGINE SERVICE LLC	HEAD GASKET	\$ 40.20
155918	SEWER	610-5-815-6752	TRI-CITY ELECTRIC CO OF IOWA	SCADA UPGRADE PHASE 1	\$ 13,000.00
155919	SEWER	610-5-815-6310	TWIN-STATE ENG. & CHEM.	ROUND UP	\$ 73.01
155919	SEWER	610-5-815-6310	TWIN-STATE ENG. & CHEM.	WEED KILLER	\$ 106.49
155920	ROAD	110-5-210-6530	WHITE CAP, LP	ASPHALT TACK COAT	\$ 435.96
155921	LEGAL	001-5-640-6410	WRIGHT LAW OFFICE, P.C.	LEGAL SERVICES	\$ 9,424.50
ACH	SPLIT	SPLIT	PAYROLL 6/5	PAYROLL 6/5	\$101,291.78
DFT0000071	DEBT SVCS	200-5-815-6402	IOWA FINANCE AUTHORITY	SRF SEWER GO BOND FEE	\$ 5,836.25
DFT0000071	DEBT SVCS	200-5-815-6802	IOWA FINANCE AUTHORITY	SRF SEWER GO BOND	\$596,000.00
DFT0000071	DEBT SVCS	200-5-815-6852	IOWA FINANCE AUTHORITY	SRF SEWER GO BOND INT	\$ 18,335.58
DFT0000072	INS REIM	820-5-001-6183	EBS	EBS CLAIMS	\$ 2,268.41
DFT0000074	ADMIN	001-5-611-6601	ADP, INC	ADMIN FEES	\$ 157.13
				TOTAL	\$988,574.75



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Vens, David R. & Lori, a partnership	Al & Gerrys Tap	(319) 285-4425		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
206 N Second St		Eldridge		52748-0000
MAILING ADDRESS	CITY	STATE	ZIP	
206 N Second St	Eldridge	Iowa	52748-0000	

Contact Person

NAME	PHONE	EMAIL
Lori Vens	(563) 285-4425	lorven@aol.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0021262	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

Approved

 Chris Pfeiffer #110

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
June 29, 2025	June 28, 2026	

SUB-PERMITTS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Living Quarters, Outdoor Service

Status of Business

BUSINESS TYPE

General Partnership

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Lori Vens	Eldridge	Iowa	52748	Partner	50.00	Yes
David Vens	Eldridge	Iowa	52748	Partner	50.00	Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

June 29, 2025

POLICY EXPIRATION DATE

June 29, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

**Tobacco
Licensing**

< CITY OF ELDRIDGE

Retail Tobacco License Review

CITY OF ELDRIDGE

1309374801

>

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: DOLGENCORP LLC
Type of ownership	: Limited Liability Company
Primary office address	: 100 MISSION RDG GOODLETTSVILLE TN 37072-2171
Legal Ownership Phone	: 615-855-4000
Legal Ownership Email	: tax- beerandwinelicense@dollargeneral.com

Application Information

City/County Permit Number	: 2025-04
Sales and Use Permit Number	: 182040128
Location Name	: DOLLAR GENERAL STORE #10772
Location Phone Number	: 615-855-4000
Location Address	: 105 S 3RD AVE ELDRIDGE IA 52748-1923
Location Mailing Address	: 100 MISSION RDG GOODLETTSVILLE TN 37072-2171
Renewal	: Yes
Start Date	: 01-Jul-2025
End Date	: 30-Jun-2026
License Fee	: 75.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station

Types of Products Sold : Cigarettes, Tobacco

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

Corporate Officers

Title	Name	Address
Managing Officer	TAYLOR, EMILY	100 MISSION RDG DEPT TAXLICENSING GOODLETTSVILLE TN 37072-2171

Suppliers List

ITG Brands
RJ Reynolds
Liggett Vector Brands
Altria- Phillip Morris
Xcaliber Internation / Edgefield
Futura

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision *

Approve	Deny
---------	------

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**Tobacco
Licensing**< **CITY OF ELDRIDGE**

Retail Tobacco License Review

CITY OF ELDRIDGE

1309374801

>

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: MOLO OIL COMPANY
Type of ownership	: Corporation
Primary office address	: 123 SOUTHERN AVE DUBUQUE IA 52003-7847
Legal Ownership Phone	: 563-557-7540
Legal Ownership Email	: weinsweiler@molocompanies.com

Application Information

City/County Permit Number	: 2025-02
Sales and Use Permit Number	: 182042712
Location Name	: BIG 10 MART #27
Location Phone Number	: 563-285-7100
Location Address	: 450 E LECLAIRE RD ELDRIDGE IA 52748
Location Mailing Address	: 123 SOUTHERN AVE DUBUQUE IA 52003-7847
Renewal	: Yes

Start Date : 01-Jul-2025

End Date : 30-Jun-2026

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station

Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

Corporate Officers

Title	Name	Address
PRESIDENT	MOLO, MARK	123 SOUTHERN AVE DUBUQUE IA 52003-7847
SECRETARY	MOLO, NICHOLAS	123 SOUTHERN AVE DUBUQUE IA 52003-7847
VICE-PRESIDENT	MOLO, BLAKE	123 SOUTHERN AVE DUBUQUE IA 52003-7847

Suppliers List

Chambers & Owens

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision *

Approve

Deny



Cancel

Save Draft

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**Tobacco
Licensing**< **CITY OF ELDRIDGE**

Retail Tobacco License Review

CITY OF ELDRIDGE

1309374801

>

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: MOLO OIL COMPANY
Type of ownership	: Corporation
Primary office address	: 123 SOUTHERN AVE DUBUQUE IA 52003-7847
Legal Ownership Phone	: 563-557-7540
Legal Ownership Email	: weinsweiler@molocompanies.com

Application Information

City/County Permit Number	: 2025-02
Sales and Use Permit Number	: 182042712
Location Name	: BIG 10 MART #27
Location Phone Number	: 563-285-7100
Location Address	: 450 E LECLAIRE RD ELDRIDGE IA 52748
Location Mailing Address	: 123 SOUTHERN AVE DUBUQUE IA 52003-7847
Renewal	: Yes

Start Date : 01-Jul-2025

End Date : 30-Jun-2026

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station

Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

Corporate Officers

Title	Name	Address
PRESIDENT	MOLO, MARK	123 SOUTHERN AVE DUBUQUE IA 52003-7847
SECRETARY	MOLO, NICHOLAS	123 SOUTHERN AVE DUBUQUE IA 52003-7847
VICE-PRESIDENT	MOLO, BLAKE	123 SOUTHERN AVE DUBUQUE IA 52003-7847

Suppliers List

Chambers & Owens

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision *

Approve	Deny
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< CITY OF ELDRIDGE

Retail Tobacco License Review

CITY OF ELDRIDGE
1309374801

>

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: MOLO OIL COMPANY
Type of ownership	: Corporation
Primary office address	: 123 SOUTHERN AVE DUBUQUE IA 52003-7847
Legal Ownership Phone	: 563-557-7540
Legal Ownership Email	: weinsweiler@molocompanies.com

Application Information

City/County Permit Number	: 2025-01
Sales and Use Permit Number	: 182039954
Location Name	: BIG 10 MART #25
Location Phone Number	: 563-285-5211
Location Address	: 121 S 14TH AVE ELDRIDGE IA 52748-9738
Location Mailing Address	: 123 SOUTHERN AVE DUBUQUE IA 52003-7847
Renewal	: Yes

6/11/25, 12:39 PM | Tobacco Licensing Portal | 2/3

Start Date : 01-Jul-2025

End Date : 30-Jun-2026

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station

Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

Corporate Officers

Title	Name	Address
PRESIDENT	MOLO, MARK	123 SOUTHERN AVE DUBUQUE IA 52003-7847
SECRETARY	MOLO, NICHOLAS	123 SOUTHERN AVE DUBUQUE IA 52003-7847
VICE-PRESIDENT	MOLO, BLAKE	123 SOUTHERN AVE DUBUQUE IA 52003-7847

Suppliers List

Chambers & Owens

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision *

Approve	Deny
---------	------



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**Tobacco
Licensing**< **CITY OF ELDRIDGE**

Retail Tobacco License Review

CITY OF ELDRIDGE

1309374801

>

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: CASEYS MARKETING COMPANY
Type of ownership	: Corporation
Primary office address	: 1 SE CONVENIENCE BLVD ANKENY IA 50021-9672
Legal Ownership Phone	: 515-381-4090
Legal Ownership Email	: licensingteam@caseys.com

Application Information

City/County Permit Number	: 2025-03
Sales and Use Permit Number	: 182038296
Location Name	: CASEY'S #2531
Location Phone Number	: 563-231-2604
Location Address	: 840 E LE CLAIRE RD ELDRIDGE IA 52748-1734
Location Mailing Address	: 1 SE CONVENIENCE BLVD ANKENY IA 50021-9672

Renewal : Yes

Start Date : 01-Jul-2025

End Date : 30-Jun-2026

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station

Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

Corporate Officers

Title	Name	Address
PRESIDENT	JAMES, SAMUEL	3204 NE AVERY DR ANKENY IA 50021-6301
ASSISTANT SECRETARY	BEECH, DOUGLAS	729 NE BROOK HAVEN DR ANKENY IA 50021-4529
TREASURER	LARSEN, ERIC	4407 NW 5TH ST ANKENY IA 50023-8841
SECRETARY	FABER, SCOTT	6749 CARDIFF CT JOHNSTON IA 50131-2783
VICE PRESIDENT	JOHNSON, BRIAN	9129 NW 73RD CIR JOHNSTON IA 50131-4836

Suppliers List

File Name

View File

File Name

View File

2025 TOBACCO SUPPLIERS.pdf

[View File](#)

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision *

Approve

Deny



Cancel

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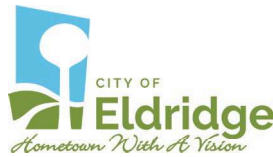
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ORDINANCE 2025-14

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.

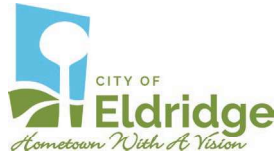
Section two. Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

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 16TH DAY OF JUNE, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

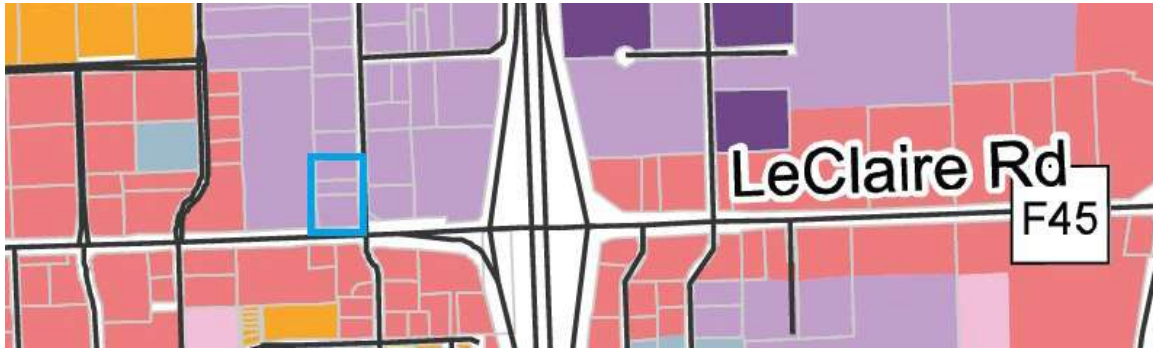
Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____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

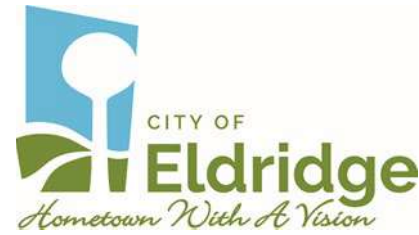
Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: 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

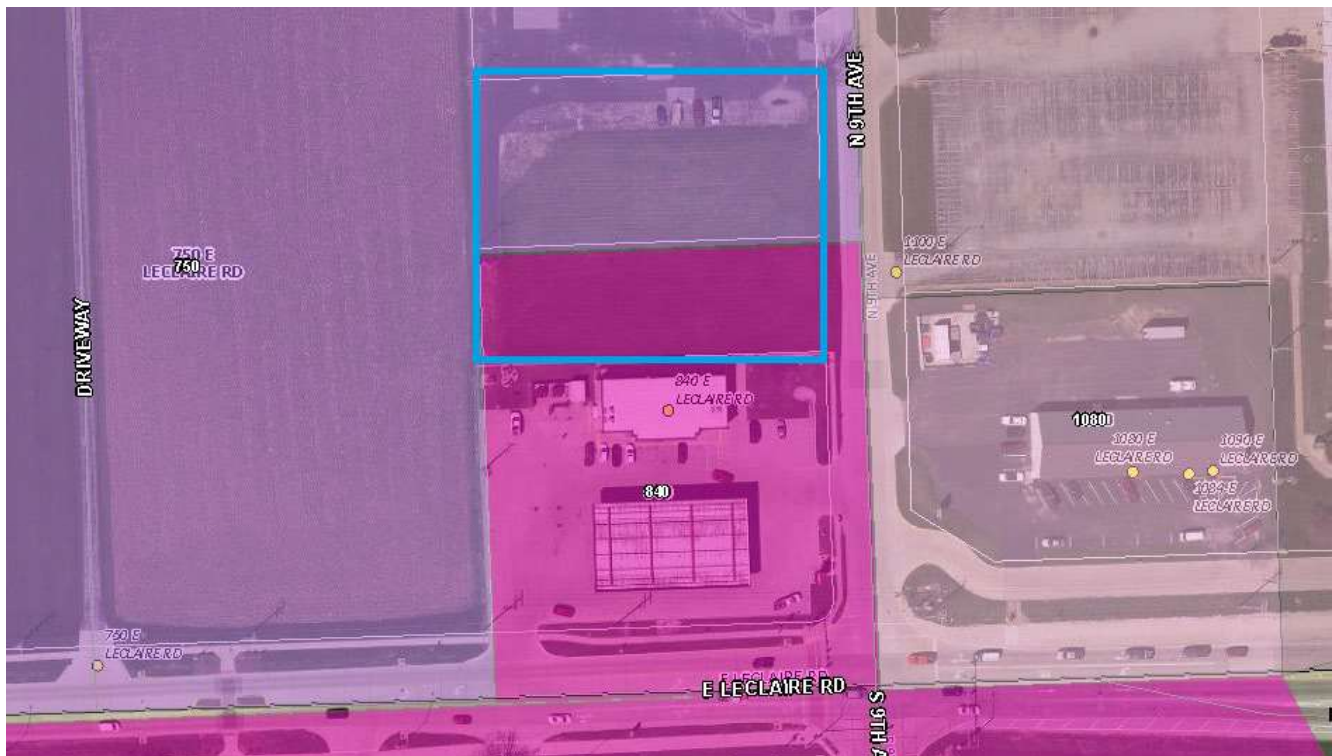
Councilman Brian Dockery
Councilman Ryan Iossi

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:

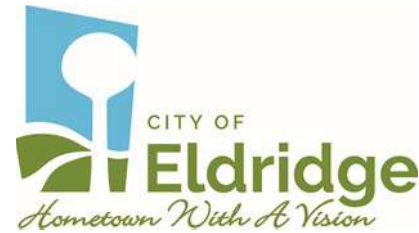


Mayor Frank King
Councilman Adrian Blackwell

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:

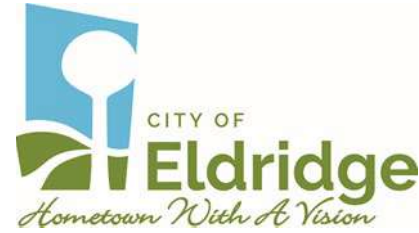
- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

Filing Fee Paid \$ 100

Date Filed: 4-28-2025

City of Eldridge

MEMORANDIUM



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

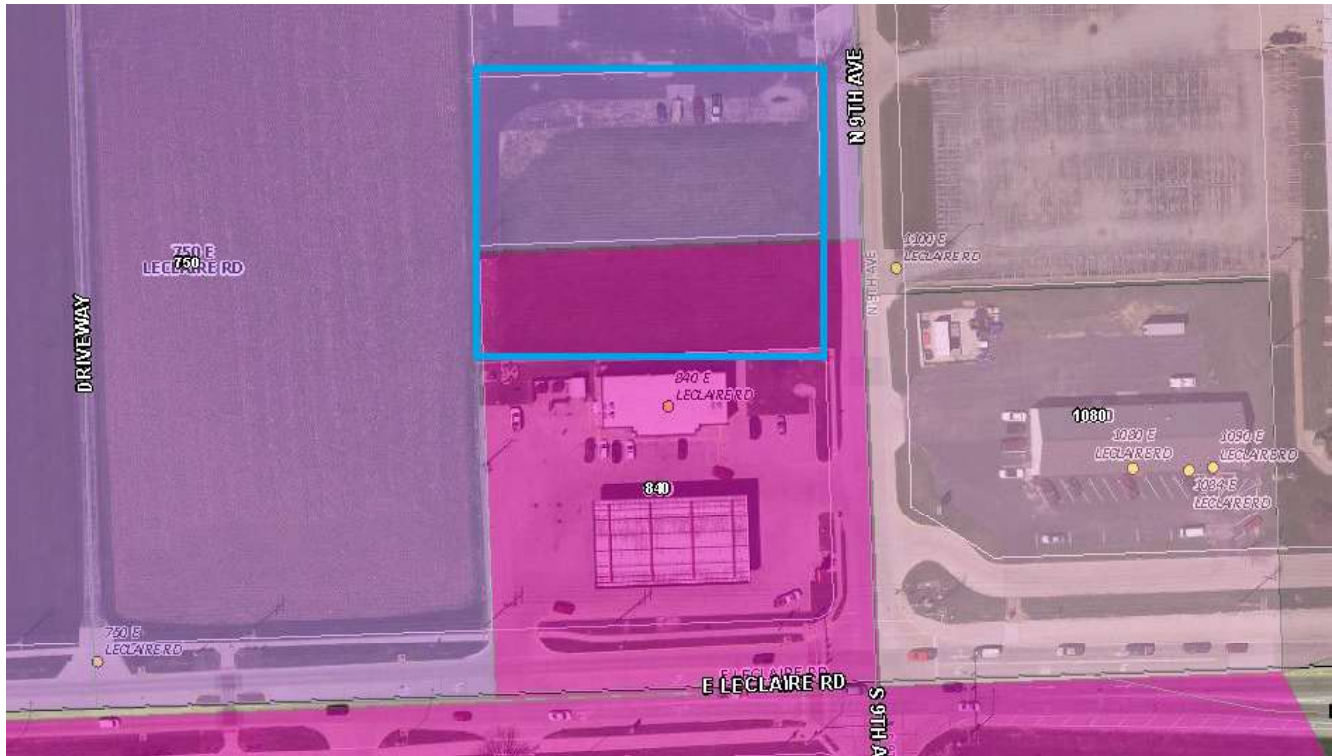
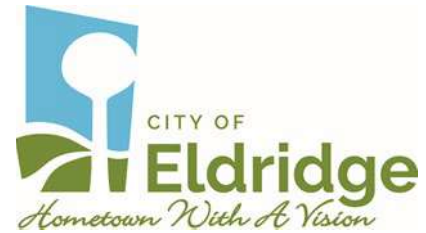
Property Owner,

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.

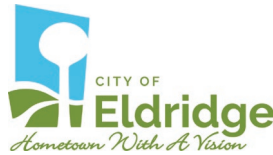
The commission voiced general support for the project. Martin asked if a sidewalk would be included and Martens said that the City did request it be included and was listed in a note on the plat. White shared that it was his opinion that sidewalks enticed pedestrian traffic in industrial areas and he 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"/> _____

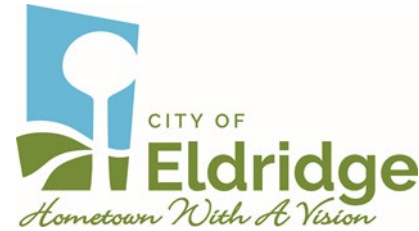
Mayor Frank King
Councilman Adrian Blackwell

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

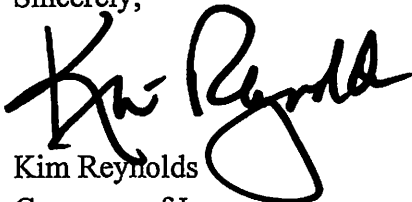
Dear Mr. Secretary,

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,


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:

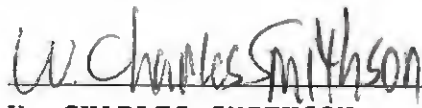
6. A city council may by ordinance or resolution prohibit or limit the use of consumer fireworks, display fireworks, or

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.

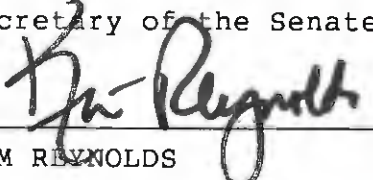

AMY SINCLAIR
President of the Senate

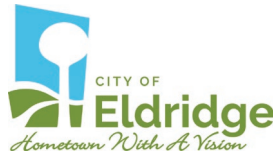

PAT GRASSLEY
Speaker of the House

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 May 19th, 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:

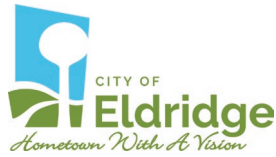
DWELLING, SINGLE-FAMILY. A detached residential dwelling unit, other than a mobile home, designed for occupancy by one family only, and is entirely surrounded by open space on the same lot.

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:

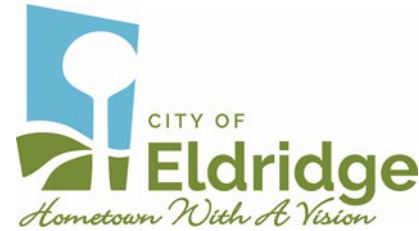
Mayor, Frank King

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"/> _____

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", is written over a circular embossed seal of the Governor of Iowa.

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.

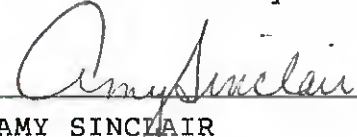
e. For the purposes of this subsection:


(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.

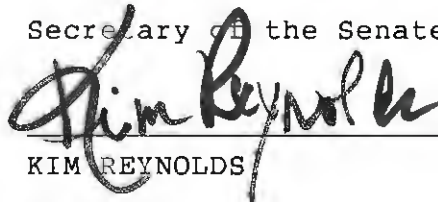

AMY SINCLAIR
President of the Senate


PAT GRASSLEY
Speaker of the House

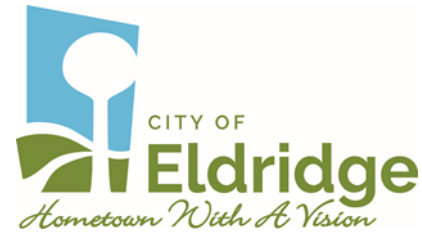
I hereby certify that this bill originated in the Senate and is known as Senate File 592, Ninety-first General Assembly.


W. CHARLES SMITHSON
Secretary of the Senate

Approved , 2025


KIM REYNOLDS
Governor

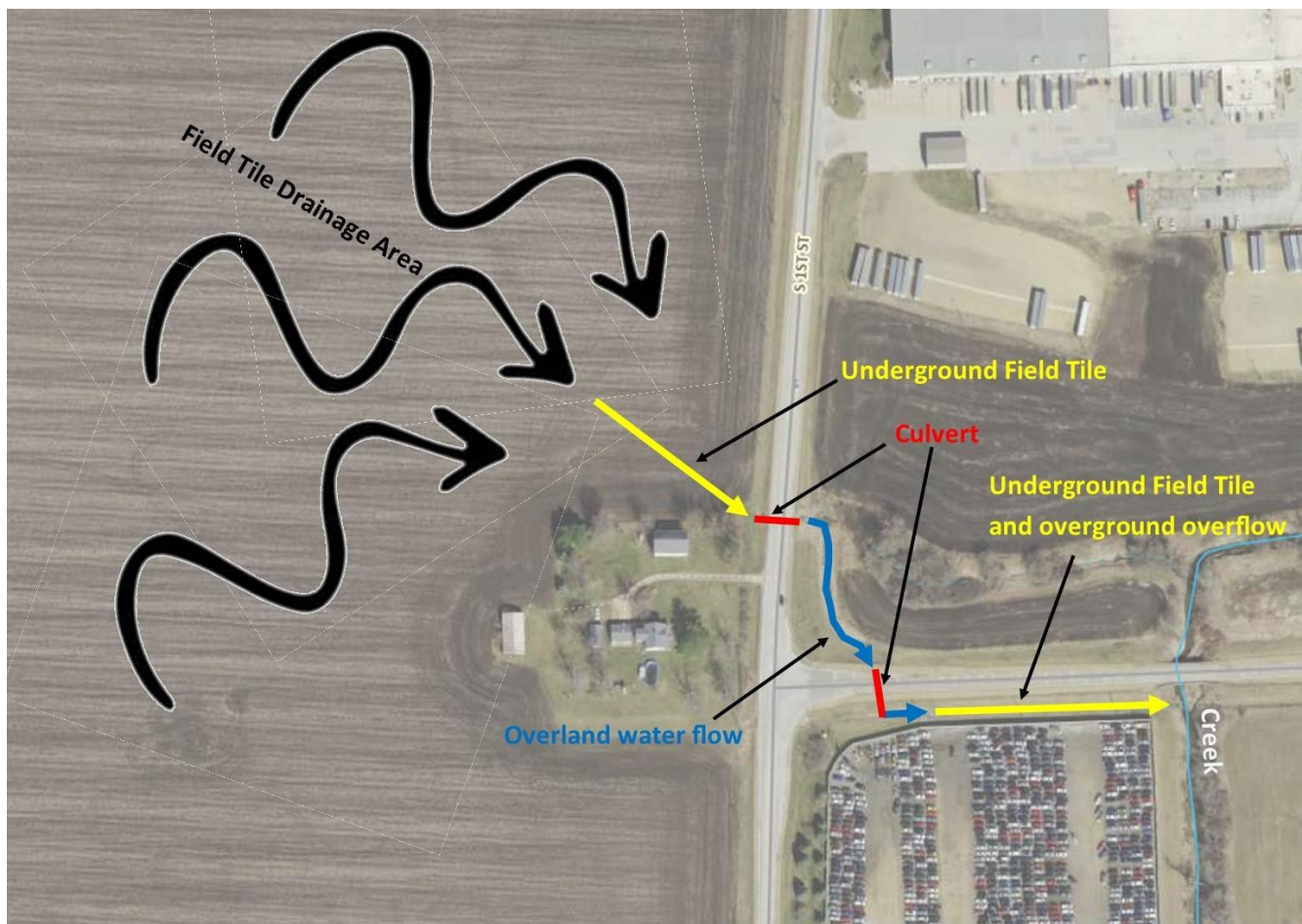
City of Eldridge MEMORANDIUM



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:

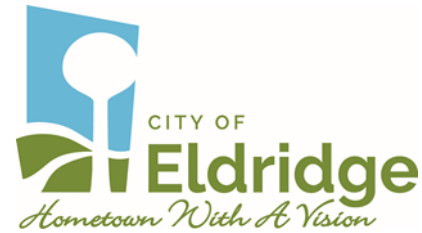


Mayor Frank King
Councilman Adrian Blackwell

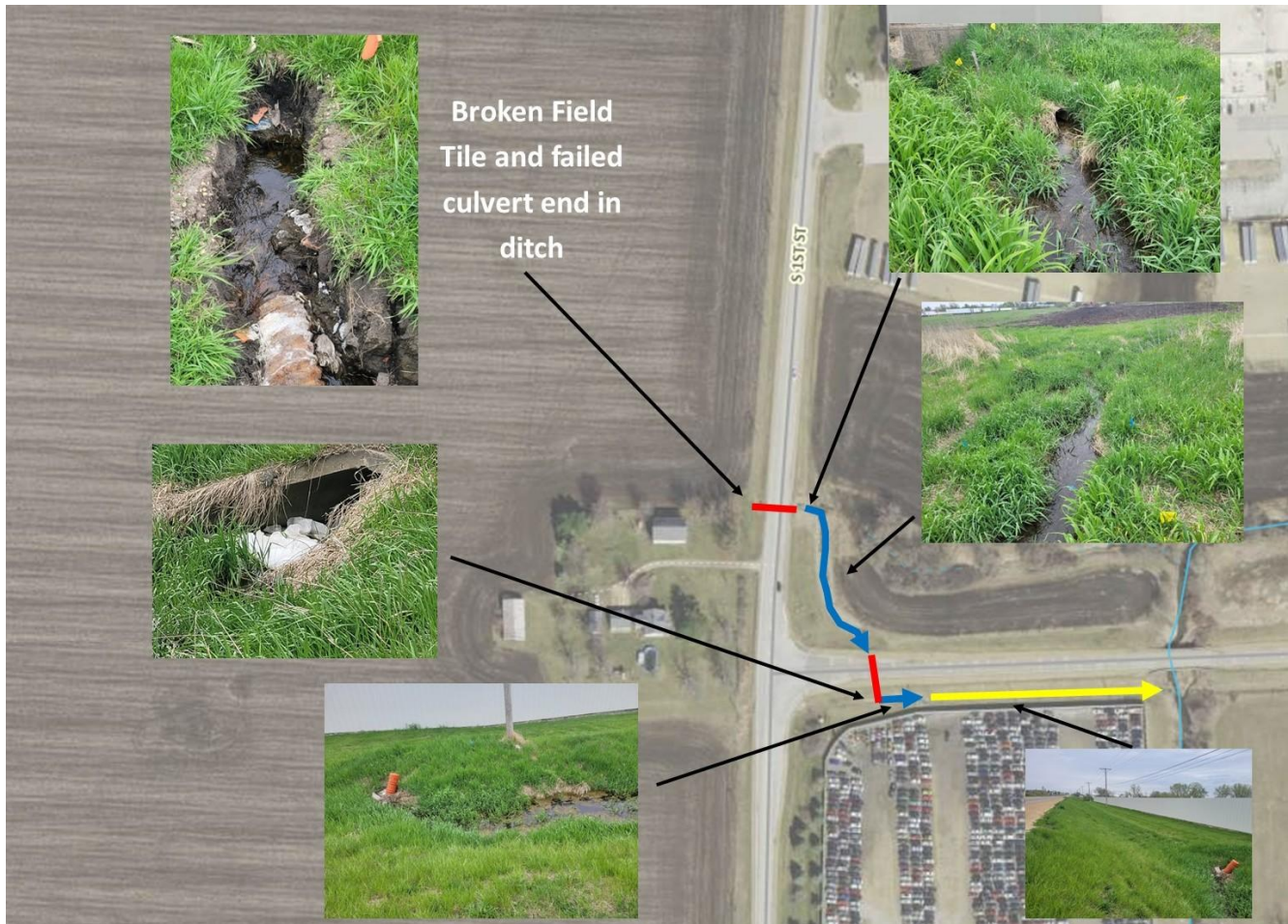
Councilman Scott Campbell
Councilman Daniel Collins

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:

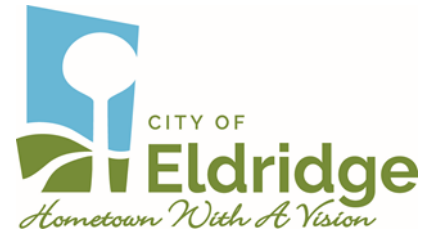
- The culvert under South 1st Street, a corrugated metal pipe, has failed and needs replaced
- The overland path of water is wet year round making it unmanageable for mowing and maintenance
- The tile along Blackhawk Trail cannot take all of the water flow, which causes overflow water to run down the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

Mayor Frank King
Councilman Adrian Blackwell

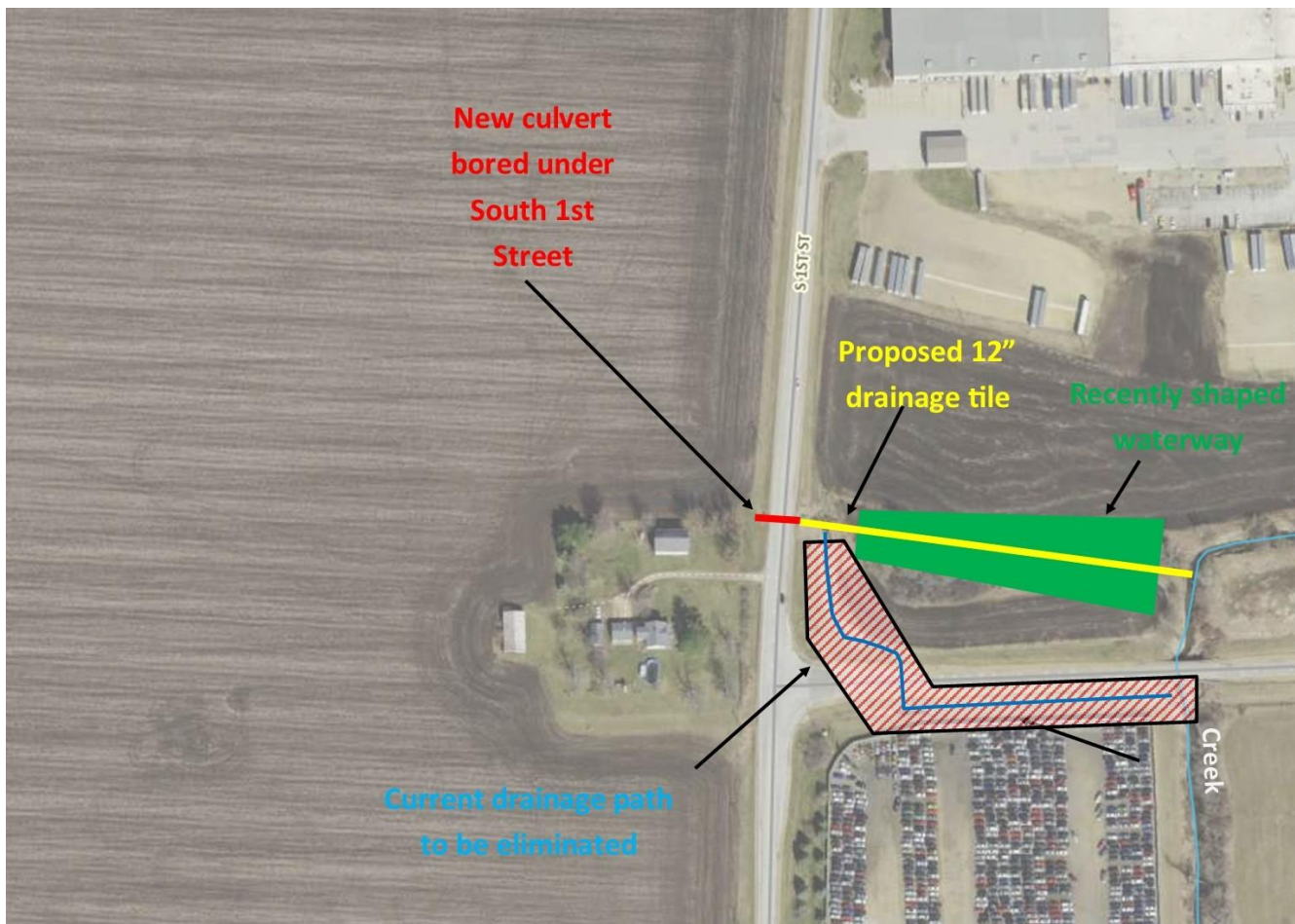
Councilman Scott Campbell
Councilman Daniel Collins

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.



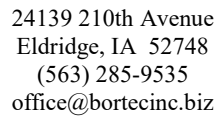
The costs associated with this project are as follows:

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.

Centennial Park

Shelter Rehab (\$5k)

Sheridan Meadows

Lions Shelter Rehab or Replacement
-Wilford \$46k Concrete and Posts
Pickleball Court Resurfacing \$???
Pickleball Fence Slats \$4500

Band Shell (In Progress)
Walking Path Connectivity (w/Bandshell?)
Diamond 2 Field Lights \$50k
4-Plex Field Lights
4-Plex Trash Receptacles \$8k
Pickleball Court Addition
Pickleball Parking Lot Asphalt
Backstop / Ball Screen Improvements
Splash Pad
4-plex playground

Wiese Park

Elmegreen Park

Restroom & Shelter (\$100K gift received)
Restroom Only
-Wilford \$72,805
-QC Construction \$79,375

Crandall Park

Shelter Roof Replacement \$2,825
Restroom (\$20K RDA grant awarded)
-Wilford \$72,805
-QC Construction \$79,375
Merry Go Round Replacement

Dog Park

Future Park in Newer Subdivisions

Purchase or Acquire Property
Playground Equipment
Restroom
Shelter

Sanctuary Gardens

Historical Signage \$2k
Tree Replacement (Trees Please Grant)

Hickory Creek Park

Walking Paths
Fencing \$44k—\$56k
Cameras \$7,118 plus \$100/mo
Parking Lot Hard Surface (\$100k)
Disc Golf
Restroom / Shelter
Maintenance Building

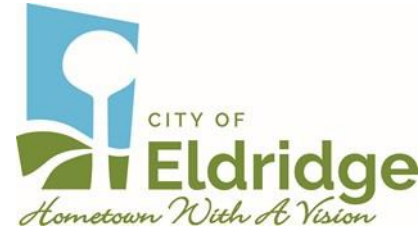
4/30/25 Account Balances

004 Operations \$162,261

301 CIF \$215,246

			Source	23/24	24/25	25/26	Short Range	Mid Range	Long Range
Complete		Sealecoat-Sheridan-Meadows-Main-Driveway	Sales-Tax	\$21,500					
Complete		Sealecoat-Lincoln-Rd-S-1st-to-Buttermilk	Road-Use	\$49,000					
Complete		Sealecoat-N-12th-Ave-from-E-Franklin-to-Gravel	Road-Use	\$17,000					
Concrete	In Progress	Street Patching Project 1	Road Use	\$114,000					
Concrete	In Progress	Street Patching Project 2	Road Use	\$390,000					
Asphalt	Approved Budget	North 7th St from LeClaire Rd to Donahue	Road Use		\$242,200				
Asphalt	Approved Budget	North 8th St from LeClaire Rd to Donahue	Road Use		\$241,400				
Asphalt	Approved Budget	West Spring from 1st to 2nd	Road Use		\$78,700				
Asphalt	Approved Budget	South 2nd St from Spring to Oak	Road Use		\$155,800				
Asphalt	Approved Budget	Trail - Townsend Farms (80% up to @285k)	Sales Tax		\$57,000				
Traffic Lights	Approved Budget	Traffic Light - 4th and LeClaire - New Install	Sales Tax		\$450,000				
Asphalt		South 1st St from NSHS to South City Limits (4" HMA Overlay, No Mill)							
		South 1st St from NSHS to South City Limits (3" Mill on outer 4 feet; 3" overlay)							
		South 1st St from NSHS to South City Limits (4" Cold-In-Place Recycling; 4" Overlay)							
		South 1st St from NSHS to South City Limits (Install subdrain, patch outer 3'; widen roadway to 26'; 3" overlay)							
						\$1,350,000			
						\$1,800,000			
						\$1,600,000			
						\$2,100,000			
Asphalt		East Lincoln Rd from S 1st to Hwy 61					\$167,100		
Asphalt		West Lincoln Rd From 1st to 5th					\$351,700		
Pipe		River Valley Coop Storm Sewer					\$40,000		
Traffic Lights		Traffic Light - 9th and LeClaire and 9th - Upgrade					\$40,000		
Traffic Lights		Traffic Light - LeClaire and Hwy 61 - Upgrade					\$40,000		
Concrete		East Iowa Street from S 1st to S 3rd					\$449,800		
Pipe		N Buttermilk Culvert (84" Pipe Culvert Option)					\$180,000		
Pipe		N Buttermilk Culvert (Box Culvert Option)					\$250,000		
Pipe		S Buttermilk Culvert (72" DIA Pipe Option)					\$190,000		
Pipe		S Buttermilk Culvert (Box Culvert Option)					\$275,000		
Asphalt		West Blackhawk Trail from Old 61 to Hunter Lane						\$159,800	
Asphalt		South 5th HMA Overlay							\$396,600
Concrete		South 5th St Boulevard and Sidewalk Paving							\$217,000
Asphalt		Felners Addition Rebuild - 5" HMA w/ 4.5' wide PCC curb and gutter (subdrain, storm sewer as required)							
		S 25th Ave							
		S 26th Ave							
		E Lomar St							
Concrete		Felners Addition Rebuild - 7" PCC Pavement w/ curb (subdrain, storm sewer as required)							
		S 25th Ave							
		S 26th Ave							
		E Lomar St							
Concrete		Trail - E Lincoln Rd / South 1st to Fox Ridge Rd							\$2,869,900
Concrete		East LeClaire Rd from 9th Ave to 18th Ave							\$1,936,100
Asphalt		East LeClaire Rd from 18th Ave to Scott Park Rd							\$339,800
Concrete		`							\$1,367,900

City of Eldridge MEMORANDUM



To: Mayor and Council
From: Nevada Lemke, City Administrator
Re: S 25th Avenue Project Options
Date: April 29, 2025

Mayor and City Council:

Attached to this memo is an updated project sheet for the Fellners Addition. The pricing has been updated by the City engineer for all three streets of the Fellners Addition that were being looked at as part of the proposed CIP (S 25th Ave, S 26th Ave, E Lomar St).

For the asphalt option, the costing includes a 4.5' wide PCC curb and gutter and 22' wide asphalt section (5" of HMA) for a total roadway width of 31'.

The PCC option would be replacing with our city standard 7" PCC pavement with curb.

Subdrain is included for every option. There is also a small amount of storm sewer included on each street to help with drainage. The pricing for the PCC options decreased a little bit based on some more recent pricing that Shive Hattery has been seeing. The asphalt option went up as previous pricing was for only 4" of HMA pavement and it is now recommended that we go no less than 5" (6" would be preferred). Additionally, the curb and gutter section was widened from 3' to 4.5' width.

As for life expectancy, these streets only see around 500 vehicles per day with the only anticipated heavy vehicle traffic being garbage trucks and snowplows in the winter. Assuming decent soil conditions and a good subbase and drainage installed we should expect the following life expectancy:

- The PCC pavement option should last between 25-35 years before major repairs should be needed. There will be regular maintenance such as crack sealing and minor patching prior to that timeline, but based on the minor traffic volume these streets see, a PCC pavement section should perform well with minimal maintenance.
- The asphalt pavement option should have a life expectancy of approximately 20 years. Performing a mill and overlay in 10-15 years would help extend the lifespan of the asphalt section for another 10-15 years.
- The main factor that will affect the performance of either pavement option is the drainage conditions. Currently, only S 25th Ave has storm intakes. If we install some additional storm sewer on these streets it would improve the life expectancy of either pavement section.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery



June 3, 2025

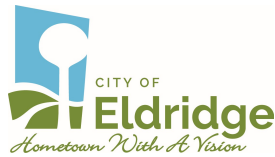
Mr. Jeff Martens
Asst. City Administrator
City of Eldridge
305 N. 3rd St.
Eldridge, IA 52748

Dear Jeff,

I would hereby like to request time in front of the Eldridge City Council to discuss an idea I have of donating our finished lake to the City of Eldridge to use as a community amenity for fishing and walking around. This amenity may be able to be accessed from the current Sheridan Meadows. This would give the City of Eldridge more amenities and has almost zero development cost to the City. Thank you for your consideration.

Best regards,

Ryan Windmiller, owner of Aspen Homes



RESOLUTION 2025-17

A RESOLUTION SETTING THE SALARIES FOR EMPLOYEES OF THE CITY OF ELDRIDGE, IOWA, FOR THE YEAR JULY 1, 2025 TO JUNE 30, 2026.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELDRIDGE, IOWA.

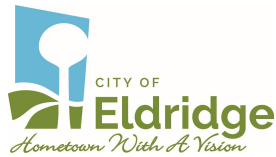
Section 1. The following persons and positions named shall be paid the salaries or wages indicated beginning July 1, 2025, and the city staff is authorized to issue warrants, less legally required or authorized deductions from the amounts set out below, on a bi-weekly basis, and make any contributions to I.P.E.R.S., Social Security, or other purpose as required by law or authorized by the City Council, all subject to audit and review by the City Council. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

<u>Position</u>	<u>Name</u>	<u>Hourly Pay</u>	<u>Hours per Week</u>	<u>Annual Pay</u>
Operations Manager	Baetke, Scott	\$34.75	40	\$72,280.00
Police Officer	Behrens, John	\$31.40	40	\$65,315.95
Equipment Operator	Benson, Brock	\$29.38	40	\$61,110.40
Police Corporal	Cavanaugh, Tony	\$38.92	40	\$80,945.28
Police Corporal	Costas, Jacob	\$37.78	40	\$78,577.20
Police Sergeant	Gale, Ryan	\$42.38	40	\$88,157.16
City Clerk/Finance Manager	Goslowsky, Letty	\$39.81	40	\$82,796.69
Police Officer	Huettman, Chad	\$34.31	40	\$71,364.80
Police Officer/SRO	Jahns, Garrett	\$34.31	40	\$71,364.80
Police Officer	Johnson, Erik	\$34.31	40	\$71,364.80
Police Administrative Assistant	Kiel, Brenda	\$25.16	40	\$52,334.57
Wastewater Operator IV	Kruse, Kevin	\$36.97	40	\$76,898.02
Billing Clerk	Lacey, Ashley	\$25.16	40	\$52,334.57
Police Chief	Lellig, Andrew	\$51.98	40	\$108,113.62
City Administrator	Lemke, Nevada	\$58.79	40	\$122,279.04
Assistant City Administrator	Martens, Jeff	\$44.97	40	\$93,539.16
Crew Leader	Morris, Mitchell	\$30.77	40	\$64,001.60
Senior Equipment Operator	Nagle, Luke	\$29.93	40	\$62,254.40
Building Official	Nees, Raymond	\$46.32	40	\$96,337.80
Wastewater Operator II	O'Brien, Greg	\$33.08	40	\$68,806.40
Public Works Director	Rupe, Tony	\$59.71	40	\$124,195.03
Police Officer	Sanders, Hailey	\$32.33	40	\$67,253.47
Mechanic	Schneekloth, Keith	\$34.80	40	\$72,377.14
Police Officer	Schwertman III, Jack	\$35.35	40	\$73,518.12
Police Officer	Sharf, Mahlan	\$32.33	40	\$67,253.47
Community Center Manager	Stecker, Jamie	\$25.75	40	\$53,561.66
Senior Equipment Operator	White, Jeff	\$29.93	40	\$62,254.40
Crossing Guard	Hamann, Brenda	\$16.09	part-time	
Public Works - Laborer	Hoffmann, David	\$16.07	part-time	

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



Public Works - Laborer	Miller, Bradley	\$16.07	part-time
Public Works - Yard Waste Monitor	Petersen, Ralph	\$12.95	part-time
Crossing Guard	Riley, Richard	\$15.53	part-time
Public Works - Laborer	Schwarz, Bruce	\$18.05	part-time
Public Works - Laborer	Skaala, John	\$18.05	part-time
Crossing Guard	Smith, Shawn	\$15.53	part-time
Public Works - Laborer	Vens, David	\$18.90	part-time
Community Center	Ahasic, Henry	\$12.00	part-time
Community Center	Ahrens, Gabriel	\$12.00	part-time
Community Center	Brown, Bricanna	\$12.00	part-time
Community Center	Drinnon, John	\$16.00	part-time
Community Center	Garnica, Jason	\$12.00	part-time
Community Center	Gillespie, John	\$12.00	part-time
Community Center	Gimm, Trevor	\$12.00	part-time
Community Center	Hamilton, Derek	\$20.00	part-time
Community Center	Lacey, Lucas	\$12.00	part-time
Community Center	Merks, Richard	\$14.00	part-time
Community Center	Osborne, Nathan	\$12.00	part-time
Community Center	Peer, Jenna	\$12.00	part-time
Community Center	Rosenboom, Carter	\$12.00	part-time
Community Center	Stock, Emilie	\$12.00	part-time
Community Center/Shift Lead	Wyatt, Eva	\$18.00	part-time
Community Center	Yost, Michael	\$12.00	part-time
Mayor	King, Frank	\$2,400/annually	
City Council	Blackwell, Adrian	\$30/meeting	
City Council	Campbell, Scott	\$30/meeting	
City Council	Collins, Daniel	\$30/meeting	
City Council	Dockery, Brian	\$30/meeting	
City Council	Iossi, Ryan	\$30/meeting	

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

Attest:

Mayor, Frank King

City Clerk, Letty Goslowsky

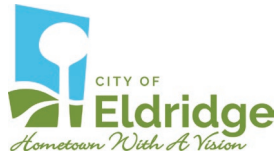
Blackwell ☐Yea / ☐Nay
Iossi ☐Yea / ☐Nay
Collins ☐Yea / ☐Nay

Dockery ☐Yea / ☐Nay
Campbell ☐Yea / ☐Nay

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



RESOLUTION 2025-16

A Resolution Approving the Final Plat of Stone Brook 3rd Addition Replat of Outlot A

WHEREAS, the final plat for Stone Brook 3rd Addition Replat of Outlot A has been submitted by SBK, LC, owner 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 October 17, 2024, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Stone Brook 3rd Addition Replat of Outlot A.

PASSED AND APPROVED THIS 16TH 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"/> _____

FINAL PLAT

STONE BROOK 3RD ADDITION

BEING A REPLAT OF OUTLOT A OF STONE BROOK FIRST ADDITION TO THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA.

NOTES

- ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF ELDRIDGE.
- SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME WHEN REQUESTED BY CITY..
- ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE.
- AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
- BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- PART OF THE SUBDIVISION LIES WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #19163C0215G, EFFECTIVE DATE MARCH 23, 2021.
- PROPERTY IS ZONED R-3, MULTIPLE FAMILY RESIDENTIAL DISTRICT.
- OUTLOT A1 IS TO BE OWNED AND MAINTAINED BY H.O.A. OF STONE BROOK FIRST ADDITION. OUTLOT A2 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF OUTLOT D, STONE BROOK FIRST ADDITION.

APPROVED BY:
CITY OF ELDRIDGE, IOWA

BY: Frank King (Nov 13, 2024 08:23 CST)

DATE: Nov 13, 2024

ATTEST: Jeff Martine

CITY PLAN & ZONE COMMISSION

BY: Karl Donaubauer (Nov 12, 2024 18:29 CST)

DATE: Nov 12, 2024

Brandy Erps

Brandy Erps (Oct 24, 2024 09:33 CDT)

DATE: Oct 24, 2024

MIDAMERICAN ENERGY

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

Greg Long

Greg Long (Oct 24, 2024 11:51 CDT)

DATE: Oct 24, 2024

CITY OF ELDRIDGE
WATER UTILITY

Tony Dahms

Tony Dahms (Oct 30, 2024 07:03 CDT)

DATE: Oct 30, 2024

CENTRAL SCOTT
TELEPHONE CO.

Mitch Hancock

Mitch Hancock (Nov 11, 2024 08:42 CST)

DATE: Nov 11, 2024

MEDIACOM

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

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

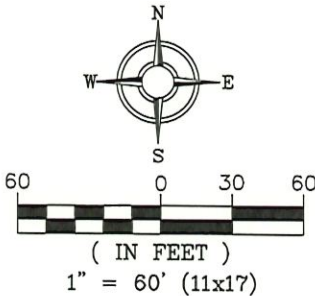


Jerry D. Rogers
JERRY D. ROGERS
Iowa License Number: 8860
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1

10/23/2024
Date

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE = ————
FENCE LINE = — x — x — x —
EASEMENT LINE = - - - - -
SETBACK LINE = - . - . -
SECTION LINE = - - - - -



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	68.31' (68.31')	170.00' (170.00')	23°01'20" (23°01'24")	67.85' (67.85')	N13°24'32"W (N11°07'03"W)
C2	38.79' (38.71')	25.00' (25.00')	88°54'14" (88°43'33")	35.02' (34.96')	N42°39'34"E (N44°45'26"E)
C3	72.55' (72.55')	145.50' (145.50')	28°34'08" (28°34'05")	71.80' (71.80')	S72°32'41"W (S74°50'10"W)



DATE:
7/31/2024

563 386.4236 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC

CHECKED BY:
JOR

LOCATION
S:\BOFELL\STONE BROOK OUTLOT A

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
STONE BROOK 3RD ADDITION
ELDRIDGE, IA

PREPARED FOR:
SBK, LC
1805 STATE STREET
BETTENDORF, IA 52722

SHEET NO.
1
OF
1

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 June 3rd, 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, Sadie Wagner, Jeff Martens, Marty O'Boyle, and Dale Grunwald.

Public Comment – None

Motion by Padavich to approve the Agenda. Second by Petersen. All Ayes. Motion Carries.

Motion by Padavich to approve Utility Board Minutes from May 20th, 2025. Second by Hamilton. All Ayes.

Motion Carries.

Financial & Administrative-

- A. Motion by Goodding to Approve Bills Payable in the Amount of \$76,022.50. Second by Padavich. All Ayes. Motion Carries.
- B. Department Update- Wagner has completed more of her department shadow days. Shadowed Ray Nees, the building inspector, got to be a lineman for a day, and went to the water department and shadowed Cegan Long, and his operators. Our Electric rates have been updated for the summer and will go into effect July 1st, 2025, and go through November 1st, 2025.

Water Department -

- A. Discussion and Consideration to Approve Grunwald Land Development Water Main Request. Discussed amongst the board, no action was taken.
- B. Consideration of Water Distribution Ordinance. Discussed amongst the board, no action was taken.
- C. Water Main Breaks- None to report
- D. Water Test Results- All May test results passed.
- E. Motion by Goodding to approve quote from Janda Motor Services for maintenance on High Service motor #1. Second by Hamilton. All Ayes. Motion Carries.
- F. Motion by Petersen to approve quote from Climate Engineers for the work on the HVAC at the water treatment plant. Second by Hamilton. All Ayes. Motion Carries.
- G. Department Update – The city has already reached three one million consumption days this year. There are three weeks of fluoride supply remaining, and an order will be placed for 50 additional gallons. Martin Equipment completed a drain and flush on the generator, which successfully resolved

the issue. The Board has requested that Cegan Long look into potential cost-sharing options with Altorfer.

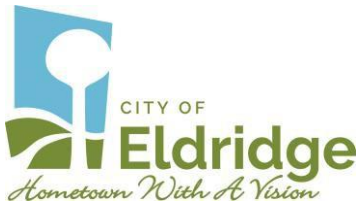
Electric Department –

- A. Outages- None, had a blink on Wednesday and Sunday, nothing out of the ordinary was discovered.
- B. Discussion on upcoming PCA rate increase- Wagner informed the board and discussed the upcoming rate increase. Mike Bristley has requested that we have a conversation with Compass regarding the changes and prepare information to share with our customers.
- C. Department Update – Wilson stated the crew is in between projects, assisted Long Grove with various tasks, and performed A pole change-out on West Le Clair Road and North 7th Street. Additionally, relocated new services at 711 West Spring Street.

Motion by Petersen to adjourn the meeting at 5:53 p.m. Second by Padavich. All Ayes. Motion Carries.

Gage Lane

Utility Billing Clerk



MINUTES

Community Center SPECIAL Board Meeting

May 28, 2025 | Meeting called to order by Paul Petersen @11:32 am

Board Members present Paul Petersen, Tom Bauer, Gigi Seibel, and Mark Goodding.
Also, present Nevada Lemke and Jamie Stecker

Goodding made a motion to approve the **Agenda**. Seconded by Bauer. All Ayes. Motion Carries.

Goodding made a motion to approve the **Minutes** from April 9th, 2025. Seibel seconded. All Ayes. Motion Carried.

Bills Payable will be reviewed at the regular meeting Wednesday June 11.

Old Business: Facility Upkeep and Repairs with walkthrough.

Carpet Cleaning – Stecker will close rooms 1 and 2 and clean with carpet extractor. Lemke checking to see if the 14 and 15 yr old staff are legally able to operate the carpet extractor. Goodding will ask Mike's Floorpro to look over carpet on skating walls for repair quote.

Chair replacement and/or recover - Lemke researching grant funding to help with chair replacement. Grant options RDA, MidAmerican, SCRA, Miller-Meeks, Republic Services for community grant needs. Seibel will retrieve quotes on replacement of 400-500 or 100 per cycle each year or as needed.

General Cleaning – Staff does an excellent job after events. Maybe start a carpet cleaning schedule.

Recycle Dumpster – Goodding/Seibel requested to return dumpster it is not needed. Savings of \$50+ monthly. Lemke will contact the company to have it removed.

Landscaping & Weeding – Asking public works to step it up on removing weeds. Goodding indicated hiring someone to plant flowers is not in the budget. Lemke will check cost Will help beautify the exterior.

Walkthrough – Goodding stated to touch up oak wood covers with stain. Carpet around rink floor all frayed. Seibel suggested to double the width of the vinyl floor base trim to help eliminate the constant fraying. Petersen pointed out the PTAC (Packaged Terminal Air Conditioner) unit in DJ booth needs replaced. Seibel indicated need for a new commercial vacuum but might get more life out of the existing one if had an overall cleaning itself. Lemke suggested a cleaning service to be hired for a one-time over-haul of the building, floors, vents, etc. Then start a staff cleaning schedule for monthly projects. Seibel suggested key switch for light in Derby room needs replaced to standard light switch so that light doesn't stay on 24/7. Seibel will look into a table mover to assist with moving ramp and tables down to floor rink with ease.

End of Month/Manager's Presented by Stecker. She will be hiring new staff to replace those moving on. Starting in concessions and trained for skating if needed for skate patrol.

Stecker announced there was a double booking on private parties, due to not having the contract in the books. Seibel worked the open skate followed by the double booking. Both parties had a wonderful time, and the staff did

not miss a beat on courtesy and entertainment. Seibel questioned the goal of hosting private parties. We charge \$400 per party then pay for two staff plus manger on board, electricity, set-up and tear-down. Are we able to accommodate more than one party at a time? Fun City has private parties, but they only occupy a private room, the jump portion of the facility is open to the public. Jamie is reviewing all costs and comparison to competition.

Stecker presented a Celebration of Life private 3 hour party requesting bar open for adults and skating for the children. Solution Stecker offered the family to purchase event insurance. Lemke suggested 1st hour skating, then rink shut down and bar open. Board agreed to splitting time and avoiding liability.

Stecker is going to shift the contracts to having the guests purchasing their own event insurance.

Hiring Part-Time Assistant to help with covering some of the skating events while the Manager can actually handle the day-to-day operations. Seibel moved to hire current staff Eva Wyatt as Part-Time Assistant Mgr under 31 hours at the rate of \$18 per hour starting June 1, 2025. Bauer seconded. All ayes, motion carried.

Customer Evaluations: 4 good evaluations.

New Business:

- A. Policies
 - i. Clear Bag or Checked Bag Policy – Goodding tabled till next meeting
 - ii. No Re-Entry Policy – Yes, event specific Goodding tabled till next meeting
- B. Financial Management
 - i. New Fire Safe – Stecker will order to fire safe to be placed in storage room with camera
 - ii. Processes & Record Keeping/Tracking of Sales & Deposits – Stecker has a better since of the processes – POS will streamline everything.
 - iii. Point of Sale (POS) system & Financial Mgt. – will keep track of all sales (admissions, rentals, alcohol sales, etc.) No more ***hashtags!*** All transactions accounted for.
- C. Facility Operations & Efficiency
 - i. Office Hours – by appt only for deliveries, phone calls, guest walk throughs, etc.
 - ii. Remote Capabilities – will allow Stecker to work on contracts, calendar schedules and reach out to guests at any given time. Lemke indicated they will put a VPN on system for security.

Adjournment: Seibel made a motion to adjourn at 1:00 pm, seconded by Bauer. All Ayes. Motion Carried.

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

Respectfully submitted,
Gigi Seibel