



CITY COUNCIL MEETING AGENDA
Monday, July 7th, 2025, 7:00 PM
Eldridge Community Center • 400 S 16th Ave • Eldridge, IA

*****7:00pm Ceremonial Swearing In of Officer John Behrens*****

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
5. Mayor's Agenda
 - A. Consideration to Approve City Council Minutes from June 16th, 2025
 - B. Consideration to Approve Bills Payable in the amount of \$1,140,286.72
 - C. Consideration to Approve Liquor License Renewal for Eldridge Community Center
 - D. Consideration to Approve Liquor License Renewal for Big 10 Mart #25
 - E. Consideration to Approve Liquor License Renewal for Big 10 Mart #27
 - F. Consideration to Approve a 5-day Liquor License for the City of Eldridge – Summerfest, effective July 10 – July 14, 2025
6. Old Business
 - A. Consideration of Third & Final Reading of Ordinance #2025-16 Accessory Dwelling Units
7. New Business
 - A. Consideration of First Reading of Ordinance #2025-17 Water Systems, Meters, Rates, and Conservation
 - B. Consideration of First Reading of Ordinance #2025-18 Amending South First Street Speed Limit
 - C. Consideration of Resolution #2025-18 Approving Ivy Acres Part 2 Final Plat
 - D. Discussion and Consideration to discontinue the City Shop as a drop-off site for appliances, car batteries, paint, & motor oil
 - E. Consideration to approve quote from 7 Hills Paving in the amount of \$41,200 for the S 5th Street HMA Paving Project
8. Board/Staff Activity Reports
 - A. City Administrator
 - B. Assistant City Administrator
 - C. City Clerk
 - D. Police Chief
9. Adjournment

Next Regular City Council Meeting: Monday, July 21st, 2025, at 7:00pm at Eldridge Community Center

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge Community Center at 7:00 pm on June 16, 2025.

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

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Letty Goslowsky, Erin Gentz, Marty O'Boyle, Keith Schneckloth, Brad Burl, Dale Grunwald, Tony Rupe, Ryan Windmiller and Zach Howell

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

During Public Comment Marty O'Boyle inquired about collective bargaining agreements and what the highlights were.

The Proclamation for "Stronger than Cancer Day" was stricken from the Agenda, as no one from the organization was present to accept.

Mayor's Agenda

Motion by Iossi to approve City Council Minutes from June 6th, 2025. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Dockery to Approve Committee of the Whole/Joint Community Center Board Minutes from June 2nd, 2025 Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Campbell to Approve Bills Payable as presented in the amount of \$988,574.75 Second by Collins. Motion was approved unanimously by voice vote.

Motion by Campbell to approve an amended Liquor License Renewal for Al & Gerry's. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Iossi to Approve Tobacco Permit Renewals for Dollar General Store #10772, Big 10 Mart #27, Big 10 Mart #25 and Casey's General Store #2531. Second by Collins. Motion was approved unanimously by voice vote. Dockery required for future Tobacco Permit Renewals & Application to have the Eldridge Police to review and approve and sign off prior to coming to Council, similar how Liquor License & Renewals are currently done.

Old Business

Motion by Collins 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. Second by Campbell. Roll call vote indicated Iossi (Aye), Dockery (Aye), Campbell (Aye), and Collins (Aye). Motion carries.

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

Motion by Campbell 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. Second by Iossi. Roll call vote indicated Iossi (Aye), Dockery (Aye), Campbell (Aye), and Collins (Aye). Motion carries.

Motion by Campbell Consideration to approve passage of Ordinance #2025-15 Amending the hours that Consumer Fireworks can be used. Second by Dockery. Roll call vote indicated Iossi (Aye), Dockery (Aye), Campbell (Aye), and Collins (Aye). Motion carries.

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

Motion by Campbell to approve part of South 1st Street culvert replacement & improvement project proposal in the amount of \$13,485. No Second. Motion fails.

Motion by Dockery to approve part of South 1st Street culvert replacement & improvement project proposal in the amount of \$8,600. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to approve funding for a security camera installation at the Hickory Creek Soccer Fields in the amount of \$8,318 from Precision Concepts. Second by Iossi. Motion was approved unanimously by voice vote.

Discussion was had regarding the updates and review of documentation regarding a potential City Fire Department. Various questions, input and clarification were had.

Discussion was had regarding funding for Fellner's Addition – S 25th & S 26th Ave – street improvement projects and next steps. Cost has been determined to be approximately \$2.3 million. Council determined it should be a three year three phase project and instructed Lemke to put together numbers for the project to become three phases and to have Shive-Hattery start creating a proposal and bring all back to Council.

New Business

A presentation by Ryan Windmiller to donate a detention pond was had. Council agreed they were not interested at this time.

Motion by Campbell to approve Resolution #2025-17 Setting the Wages for City Employees for FY26 with the amended amount for City Administrator to be \$125,000 and for Assistant City Administrator amount increase to reflect the percent of the City Administrators salary. Second by Iossi. Roll call vote indicated Iossi (Aye), Dockery (Aye), Campbell (Aye), and Collins (Aye). Motion carries.

Motion by Iossi approve Resolution 2025-16 Re-approving Stone Brook 3rd Addition Outlot Replat. Second by Campbell. Roll call vote indicated Iossi (Aye), Dockery (Aye), Campbell (Aye), and Collins (Aye). Motion carries.

Board/Staff Activity Reports

City Administrator – Two applications for the Intern position. The Intern will begin later this week. City Administrator will be out this Thursday and Friday. Steering Committee has been formed for Sheridan Meadows pond basin area. Public Works would like to discontinue drop off at the Public Works Shop, things such as appliances, car batteries and motor oil. No decision was made and further and it was decided to bring it as a Discussion item on an upcoming Agenda. City Administrator also expressed appreciation regarding the wage increase.

Assistant City Administrator – None

City Clerk/Finance Manager – None

Police – Annual car show took place on Saturday June 14th and was very successful and has a record turnout with over 150 cars.

Motion by Dockery to go Adjourn at 8:42pm. Second by Collins. Motion was approved unanimously by voice vote.

Respectfully submitted,
Frank King
Mayor

Letty Goslowsky
City Clerk/Finance Manager

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
155922	SEWER	610-5-815-6332	MENARDS	HOSE AND NOZZLE	\$ 18.98
155923	STREETS	001-5-210-6440	200 EAST 90TH STREET LLC	RENT	\$ 2,029.42
155924	POLICE	001-5-110-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 603.88
155924	INSPECTION	001-5-170-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 53.10
155924	STREETS	001-5-210-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 436.08
155924	VEH MAINT	001-5-299-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 26.55
155924	VEH MAINT	001-5-599-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 88.68
155924	ADMIN	001-5-611-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 62.08
155924	FINANCE	001-5-620-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 56.82
155924	SEWER	610-5-815-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 349.46
155925	POLICE	001-5-110-6150	DELTA DENTAL	VOL LIFE INS PREM	\$ 12.90
155926	POLICE	001-5-110-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 205.40
155926	INSPECTION	001-5-170-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 26.23
155926	STREETS	001-5-210-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 111.55
155926	VEH MAINT	001-5-299-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 9.85
155926	VEH MAINT	001-5-599-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 22.64
155926	ADMIN	001-5-611-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 22.08
155926	FINANCE	001-5-620-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 18.79
155926	SEWER	610-5-815-6150	DELTA DENTAL	LTD LIFE INS PREM	\$ 92.03
155927	POLICE	001-5-110-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 44.00
155927	INSPECTION	001-5-170-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 4.00
155927	STREETS	001-5-210-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 24.00
155927	VEH MAINT	001-5-299-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 2.00
155927	VEH MAINT	001-5-599-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 4.00
155927	ADMIN	001-5-611-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 2.80
155927	FINANCE	001-5-620-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 4.00
155927	SEWER	610-5-815-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 17.20
155928	POLICE	001-5-110-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 7,084.42
155928	INSPECTION	001-5-170-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 382.70
155928	STREETS	001-5-210-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 4,691.80
155928	VEH MAINT	001-5-299-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 430.91
155928	VEH MAINT	001-5-599-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 861.82
155928	ADMIN	001-5-611-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 603.27
155928	FINANCE	001-5-620-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 430.91
155928	SEWER	610-5-815-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 3,274.92
155929	POLICE	001-5-110-6331	BURT ACQUISITIONS, LLC	POLICE FLEET	\$ 120.00
155930	POLICE	001-5-110-6470	HUMANE SOCIETY OF	BOARDING FEES	\$ 250.00
155932	POLICE	001-5-110-6181	UNIFORM DEN INC.	PANTS & GLOVES	\$ 112.87
155933	HOTEL TAX	122-5-499-6493	LITTLE RED BARN GREENHOUSES	PLANTERS AND MAINTENANCE	\$ 1,160.00
155934	POLICE	001-5-110-6725	ACCESS SYSTEMS LEASING	COPIER SERVICES	\$ 466.59
155934	STREETS	001-5-210-6373	ACCESS SYSTEMS LEASING	COPIER SERVICES	\$ 100.86
155934	FINANCE	001-5-620-6340	ACCESS SYSTEMS LEASING	COPIER SERVICES	\$ 188.01
155935	INS REIM	820-5-001-6183	AIRANISHA OVERSTREET	EBS CHECK CLAIM	\$ 4.76
155936	VEH MAINT	001-5-299-6504	AIRGAS USA, LLC	OXYGEN	\$ 72.97
155938	POLICE	001-5-110-6599	ALWAYS CLEAN LLC	CLEANING SERIVCES	\$ 300.00
155938	STREETS	001-5-210-6310	ALWAYS CLEAN LLC	CLEANING SERIVCES	\$ 300.00
155938	ADMIN	001-5-611-6310	ALWAYS CLEAN LLC	CLEANING SERIVCES	\$ 300.00
155939	FINANCE	001-5-620-6506	AMAZON CAPITAL SERVICES	DESK ORGANIZER/LETTER OPENER	\$ 39.94
155939	FINANCE	001-5-620-6506	AMAZON CAPITAL SERVICES	PENS	\$ 24.98
155939	FINANCE	001-5-620-6506	AMAZON CAPITAL SERVICES	STANDING DESK CONVERTER	\$ 56.99
155941	ADMIN	001-5-611-6013	ASHCRAFT, JEFF	PARK BOARD	\$ 180.00
155944	STREETS	001-5-210-6181	BENSON, BROCK	CLOTHING ALLOWANCE	\$ 209.40
155945	ADMIN	001-5-611-6213	BI-STATE REGIONAL COMM	MAC LUNCH MEETING-CITY ADMIN	\$ 18.79
155946	STREETS	001-5-210-6181	BRIAN WESSEL	CLOTHING ALLOWANCE	\$ 417.12
155947	FINANCE	001-5-620-6373	CENTRAL SCOTT TELEPHONE	PHONE & INTERNT SVCS	\$ 942.22
155947	SEWER	610-5-815-6373	CENTRAL SCOTT TELEPHONE	PHONE & INTERNT SVCS	\$ 150.00
155948	STREETS	001-5-210-6310	CINTAS CORPORATION	FLOOR MATS	\$ 82.62
155948	ADMIN	001-5-611-6310	CINTAS CORPORATION	FLOOR MATS	\$ 53.98
155949	ARPA	315-5-210-6762	DE NOVO MARKETING	WEBSITE REDEVELOPMENT	\$ 6,254.24
155950	ADMIN	001-5-611-6013	DE WULF, JILL	PARK BOARD	\$ 180.00
155951	ADMIN	001-5-611-6012	DONAUBAUER, KARL	PLANNING AND ZONING BOARD	\$ 150.00
155952	POLICE	001-5-110-6727	DOORS INC	COPY KEYS-PD DOOR LOCKS	\$ 63.00
155953	VEH MAINT	001-5-299-6332	EASTERN IOWA TIRE	FIREHAWK PURSUIT	\$ 651.32
155953	VEH MAINT	001-5-299-6334	EASTERN IOWA TIRE	HD FIELD TRAX	\$ 280.00
155955	ADMIN	001-5-611-6012	FERGUSON, DEAN	PLANNING & ZONING BOARD	\$ 150.00
155955	ADMIN	001-5-611-6012	FERGUSON, DEAN	BOA	\$ 30.00
155957	ADMIN	001-5-611-6013	HALVERSON, DEAN	PARK BOARD	\$ 120.00
155960	SALES TAX	121-5-750-6752	HENNINGSSEN CONSTRUCTION LLC	EXTERIOR MAINTENANCE	\$ 2,183.50

155961	ADMIN	001-5-611-6213	HOME PAGES	HOME PAGES	\$ 505.00
155962	POLICE	001-5-110-6250	IOWA LAW ENFORCEMENT	INTELLIGENCE NETWORK REGISTRATION	\$ 250.00
155963	VEH MAINT	001-5-299-6181	KEITH SCHNECKLOTH	CLOTHING ALLOWANCE	\$ 97.54
155964	ADMIN	001-5-611-6012	LAPLANTE, SCOTT	PLANNING & ZONING BOARD	\$ 150.00
155964	ADMIN	001-5-611-6013	LAPLANTE, SCOTT	PARK BOARD	\$ 180.00
155965	VEH MAINT	001-5-299-6504	LAWSON PRODUCTS INC.	CAP SCREW & PINS	\$ 92.01
155966	VEH MAINT	001-5-299-6334	MACQUEEN EQUIPMENT	GUTTER SHOE	\$ 81.02
155967	ADMIN	001-5-611-6012	MARTIN, MICHAEL	PLANNING & ZONING BOARD	\$ 90.00
155968	STREETS	001-5-210-6310	MENARDS	OUTLET REPAIR N 2ND ST POLE	\$ 8.98
155968	STREETS	001-5-210-6499	MENARDS	WOOD STAKES	\$ 26.94
155968	SEWER	610-5-815-6310	MENARDS	CLEANING SUPPLIES	\$ 54.35
155969	ADMIN	001-5-611-6012	MERRICK, BRAD	PLANNING AND ZONING	\$ 120.00
155970	STREETS	001-5-210-6181	MERSCHMAN HARDWARE	SUNSCREEN	\$ 25.98
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	FASTENERS	\$ 9.52
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	PAINT FOR SHOP DOORS	\$ 29.99
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	DRINKING FOUNTAIN REPAIR	\$ 20.34
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	OUTLET WALLPLATE	\$ 1.39
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	PAINT ROLLERS	\$ 10.99
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	MOUNTING TAPE	\$ 10.99
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	2 GALLON SPRAYER	\$ 22.99
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	2 GALLON SPRAYER	\$ 22.99
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	FASTENERS	\$ 11.89
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	STAPLES	\$ 5.99
155970	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	PAINTERS TAPE	\$ 10.99
155970	VEH MAINT	001-5-299-6334	MERSCHMAN HARDWARE	SANDPAPER	\$ 6.98
155970	VEH MAINT	001-5-299-6334	MERSCHMAN HARDWARE	UNIT #87 WATER TANK	\$ 3.56
155970	VEH MAINT	001-5-299-6334	MERSCHMAN HARDWARE	STREET LINE PAINTER	\$ 7.68
155970	VEH MAINT	001-5-299-6504	MERSCHMAN HARDWARE	BATTERIES	\$ 11.18
155970	ADMIN	001-5-611-6310	MERSCHMAN HARDWARE	FLEXSEAL SPRAY	\$ 15.99
155970	STREETS	110-5-210-6530	MERSCHMAN HARDWARE	BROOM FOR ASPHALT TRUCK	\$ 8.99
155970	SEWER	610-5-815-6310	MERSCHMAN HARDWARE	BATTERIES	\$ 20.58
155970	SEWER	610-5-815-6310	MERSCHMAN HARDWARE	HOLE SAW	\$ 13.99
155970	SEWER	610-5-815-6310	MERSCHMAN HARDWARE	WEED TRIMMER LINE	\$ 9.99
155970	SEWER	610-5-815-6320	MERSCHMAN HARDWARE	PIPE PARTS	\$ 11.57
155970	SEWER	610-5-815-6320	MERSCHMAN HARDWARE	SPRAYER PARTS	\$ 33.54
155970	SEWER	610-5-815-6320	MERSCHMAN HARDWARE	DRILL	\$ 99.00
155970	SEWER	610-5-815-6320	MERSCHMAN HARDWARE	DRAIN AUGER	\$ 35.99
155970	SEWER	610-5-815-6506	MERSCHMAN HARDWARE	SCISSORS	\$ 5.99
155973	STREETS	001-5-210-6371	MIDAMERICAN	105 E LECLAIRE RD, SIGN SHOP	\$ 33.54
155973	STREETS	001-5-210-6371	MIDAMERICAN	105 E LECLAIRE RD, OFFICE	\$ 44.57
155973	STREETS	001-5-210-6371	MIDAMERICAN	105 E LECLAIRE RD	\$ 14.54
155973	STR LIGHT	001-5-230-6371	MIDAMERICAN	2951 S 9TH AVE, SIREN	\$ 10.99
155973	STR LIGHT	001-5-230-6371	MIDAMERICAN	305 N 3RD STREET, STREET LIGHTS	\$ 535.15
155973	FINANCE	001-5-620-6371	MIDAMERICAN	309 N 3RD ST UNIT 3	\$ 17.69
155973	FINANCE	001-5-620-6371	MIDAMERICAN	301 N 3RD ST UNIT 1	\$ 14.54
155973	FINANCE	001-5-620-6371	MIDAMERICAN	313 N 3RD ST UNIT 4	\$ 20.05
155973	SEWER	610-5-815-6371	MIDAMERICAN	601 TRAILS RD, SEWER	\$ 8,259.83
155973	SEWER	610-5-815-6371	MIDAMERICAN	601 TRAILS RD	\$ 110.88
155975	POLICE	001-5-110-6210	MOBILE TEAM TRAINING UNIT IV	FY26 MEMBERSHIP	\$ 990.00
155977	VEH MAINT	001-5-299-6334	P & K MIDWEST, INC	LABEL	\$ 7.09
155978	ADMIN	001-5-611-6012	PAUL HAYUNGS	BOA	\$ 30.00
155982	STREETS	110-5-210-6417	PLEASANT VALLEY REDI-MIX INC	SIDEWALK REPAIRS	\$ 630.00
155985	SEWER	610-5-815-6550	QUAD CITIES WINWATER CO	MANHOLE CASTING	\$ 443.45
155986	ADMIN	001-5-611-6310	RAGAN MECHANICAL	QUOTE	\$ 360.00
155987	POLICE	001-5-110-6506	RNJS DISTRIBUTION, INC.	WATER	\$ 31.00
155987	FINANCE	001-5-620-6506	RNJS DISTRIBUTION, INC.	WATER	\$ 31.00
155988	ADMIN	001-5-611-6012	ROBERT KUEHL	BOA	\$ 30.00
155989	VEH MAINT	001-5-299-6334	RODGERS INDUSTRIAL	SEAL KIT	\$ 20.00
155990	VEH MAINT	001-5-299-6504	SAFETY KLEEN	WASHER SERVICE	\$ 229.84
155992	POLICE	001-5-110-6413	SCOTT COUNTY SHERIFFS DEPT.	BOOKING FEES	\$ 325.00
155994	ADMIN	001-5-611-6407	SHIVE-HATTERY ENGINEERS	ENGINEERING	\$ 1,921.60
155994	ADMIN	001-5-611-6407	SHIVE-HATTERY ENGINEERS	ENGINEERING	\$ 9,323.70
155994	SALES TAX	121-5-750-6727	SHIVE-HATTERY ENGINEERS	ENGINEERING	\$ 2,415.10
155994	SEWER	610-5-815-6752	SHIVE-HATTERY ENGINEERS	ENGINEERING	\$ 12,750.00
155995	POLICE	001-5-110-6727	SIRCHIE	BLOOD ALCOHOL KIT	\$ 87.78
155996	POLICE	001-5-110-6506	STAPLES	POST ITS/WHITE OUT	\$ 60.79
155997	STREETS	001-5-210-6181	THEISEN SUPPLY, INC	LUKE NAGLE CLOTHING ALLOWANCE	\$ 216.11
155997	STREETS	001-5-210-6181	THEISEN SUPPLY, INC	WHITE CLOTHING ALLOWANCE	\$ 325.08
155997	STREETS	001-5-210-6181	THEISEN SUPPLY, INC	MITCH MORRIS CLOTHING ALLOWANCE	\$ 380.92
155997	VEH MAINT	001-5-299-6334	THEISEN SUPPLY, INC	BALL HITCH	\$ 44.98

155997	SEWER	610-5-815-6181	THEISEN SUPPLY, INC	GREG O'BRIAN CLOTHING ALLOWANCE	\$ 135.00
155997	SEWER	610-5-815-6320	THEISEN SUPPLY, INC	BATTERIES	\$ 358.00
155999	ADMIN	001-5-611-6013	TRICIA CAMPBELL	PARK BOARD	\$ 120.00
156000	SEWER	610-5-815-6310	TWIN-STATE ENG. & CHEM.	LIBERTY	\$ 94.08
156002	INSPECTION	001-5-170-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 37.97
156002	STREETS	001-5-210-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 208.02
156002	FINANCE	001-5-620-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 37.97
156002	SEWER	610-5-815-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 133.12
156003	ADMIN	001-5-611-6012	VITTORIO, JENNIFER	PLANNING & ZONING BOARD	\$ 90.00
156004	POLICE	001-5-110-6331	WEX BANK	FUEL	\$ 3,614.00
156004	INSPECTION	001-5-170-6331	WEX BANK	FUEL	\$ 56.61
156004	STREETS	001-5-210-6331	WEX BANK	FUEL	\$ 1,071.65
156004	SEWER	610-5-815-6331	WEX BANK	FUEL	\$ 271.91
DFT0000095	FINANCE	001-5-620-6402	FIRST CENTRAL STATE BANK	BANK MAINTENANCE FEE	\$ 40.10
DFT0000112	INS REIM	820-5-001-6183	EBS	EBS CLAIMS	\$ 2,436.38
DFT0000132	POLICE	001-5-110-6150	EBS	GROUP INSURANCE	\$ 291.49
DFT0000092	SEWER	610-5-815-6801	IOWA FINANCE AUTHORITY	SEWER BOND	\$ 306,103.75
DFT0000094	INS REIM	820-5-001-6183	EBS	EBS CLAIMS	\$ 4,784.35
DFT0000069	DEBT SVCS	200-5-815-6851	UMB BANK NA	SEWER BOND INTEREST	\$ 9,595.00
DFT0000069	DEBT SVCS	200-5-815-6801	UMB BANK NA	SEWER BOND PRINCIPAL	\$ 265,000.00
DFT0000070	DEBT SVCS	200-5-815-6951	UMB BANK NA	YMCA BOND INTEREST	\$ 70,700.00
DFT0000070	DEBT SVCS	200-5-815-6903	UMB BANK NA	YMCA BOND INTEREST	\$ 255,000.00
DFT0000117	DEBT SVCS	200-5-815-6402	UMB BANK NA	ADMIN FEES DEC24-MAY25	\$ 250.00
DFT0000136	INS REIM	820-5-001-6183	EBS	EBS CLAIMS	\$ 824.48
ACH	SPLIT	SPLIT	PAYROLLS 6/25 & 7/3	PAYROLLS 6/25 & 7/3	\$ 137,420.52
				BILLS PAYABLE:	\$ 1,138,237.97

CREDIT CARDS					
DEPT	EMPLOYEE	FUND	VENDOR	DESCRIPTON	AMOUNT
POLICE	ANDREW LEI	008-5-110-6602	TRUPANION	MONTHLY K-9 INS PREM	\$ 122.97
POLICE	ANDREW LEI	008-5-110-6602	ELITE K-9 INC 2	K-9 SUPPLIES	\$ 299.77
POLICE	BRENDA KIEI	001-5-110-6490	CASEYS	CUPS FOR D.A.R.E. GRAD - N. ARMSTRONG	\$ 14.08
POLICE	BRENDA KIEI	001-5-110-6506	SAMS CLUB	SUCKERS FOR OFFICE	\$ 18.63
POLICE	BRENDA KIEI	001-5-110-6599	WALMART	BATTERIES	\$ 19.36
POLICE	BRENDA KIEI	001-5-110-6490	CASEYS	POP FOR D.A.R.E. GRADUATION - N. ARMST	\$ 26.06
POLICE	BRENDA KIEI	001-5-110-6506	SAMS CLUB	NAPKINS & FORKS FOR OFFICE	\$ 26.82
POLICE	BRENDA KIEI	008-5-110-6602	SAMS CLUB	COOKIES FOR K-9 GOLF OUTING	\$ 29.76
POLICE	BRENDA KIEI	001-5-110-6506	IA SEC OF STATE	NOTARY RENEWAL	\$ 30.00
POLICE	BRENDA KIEI	008-5-110-6602	SAMS CLUB	CHIPS FOR GIFT BAGS - GOLF OUTING	\$ 36.96
POLICE	BRENDA KIEI	001-5-620-6211	TEXAS ROADHOUSE	GIFT CARD FOR A.LACEY FOR PLINKO BOAR	\$ 50.00
POLICE	BRENDA KIEI	008-5-110-6602	WAL MART SUPERCENTER	ALCOHOL FOR K-9 GOLF OUTING	\$ 89.68
COMM DEV	JEFFERY MA	001-5-620-6507	GODADDY.COM	INCORRECT CHG - BI-STATE HANDLING FOR	\$ 22.17
VEH MAINT	K SCHNECKL	001-5-299-6334	AP AIR LLC	TANDEM CAB AIR FILTERS	\$ 29.19
VEH MAINT	K SCHNECKL	001-5-299-6504	FARM & FLEET	GREASE	\$ 89.80
VEH MAINT	K SCHNECKL	001-5-299-6334	FARM & FLEET	UNIT #26 BATTERY	\$ 174.99
SEWER	KEVIN KRUSI	610-5-815-6506	REMODEPC	ANNUAL SUBSCRIPTION FEES	\$ 42.54
FINANCE	LETTY GOSL	001-5-620-6211	ADQ-INT CLASSIFIEDS	1 YR DIGITAL SUBSCRIPTION - NSP	\$ 50.00
POLICE	MAHLAN SHA	001-5-110-6240	VALLEY PUB	TRAINING MEAL EXP	\$ 18.57
POLICE	MAHLAN SHA	001-5-110-6240	DRURY INNS	TRAINING LODGING EXP	\$ 604.77
ADMIN	NEVADA LEM	001-5-620-6373	APPLE.COM	MONTHLY CELL PHONE STORAGE FEE	\$ 1.06
POLICE	RYAN GALE	001-5-110-6250	AXON	TASER CARTRIDGES	\$ 197.80
SEWER	TONY RUPE	610-5-815-6310	FARM & FLEET	SPRAYER PARTS & HITCH (X2)	\$ 53.77
CREDIT CARD:					\$ 2,048.75
BILLS PAYABLE:					\$ 1,138,237.97
GRAND TOTAL:					\$ 1,140,286.72



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Eldridge Community Center
Board, City Of

NAME OF BUSINESS(DBA)

Eldridge Community Center

BUSINESS

(563) 285-4841

ADDRESS OF PREMISES

400 S. 16th Avenue

PREMISES SUITE/APT NUMBER

CITY

COUNTY

ZIP

Eldridge

Scott

52748-0000

MAILING ADDRESS

305 N 3rd St PO Box 375

CITY

Eldridge

STATE

Iowa

ZIP

52748-0000

Contact Person

NAME

Letty Goslowsky

PHONE

(563) 285-4841

EMAIL

lgoslowsky@cityofeldridgeia.org

License Information

LICENSE NUMBER

LC0024491

LICENSE/PERMIT TYPE

Class C Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

Approved
[Signature] #110

TENTATIVE EFFECTIVE DATE

July 1, 2025

TENTATIVE EXPIRATION DATE

June 30, 2026

LAST DAY OF BUSINESS

SUB-PERMIT

Class C Retail Alcohol License

PRIVILEGES



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Municipality

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
martha NIETO	Eldridge	Iowa	52748	CITY CLERK	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

July 1, 2025

POLICY EXPIRATION DATE

July 1, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

MOLO PETROLEUM, LLC

NAME OF BUSINESS(DBA)

Big 10 Mart #25

BUSINESS

(563) 557-5703

ADDRESS OF PREMISES

121 South 14th Avenue

PREMISES SUITE/APT NUMBER

CITY

Eldridge

COUNTY

Scott

ZIP

52748

MAILING ADDRESS

123 Southern Avenue

CITY

Dubuque

STATE

Iowa

ZIP

52003

Contact Person

NAME

Wendy Einsweiler

PHONE

(563) 557-5703

EMAIL

weinsweiler@molocompanies.com

License Information

LICENSE NUMBER

LE0004281

LICENSE/PERMIT TYPE

Class E Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

Approved
[Signature] #110

TENTATIVE EFFECTIVE DATE

July 31, 2025

TENTATIVE EXPIRATION DATE

July 30, 2026

LAST DAY OF BUSINESS

SUB-PERMIT

Class E Retail Alcohol License

PRIVILEGES



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Wendy Einsweiler						Yes
Nicholas Molo	Dubuque	Iowa	52001	Secretary	0.00	Yes
Mark Molo	Dubuque	Iowa	52003	President	0.00	Yes
Maureen Molo	Dubuque	Iowa	52003	Vice President	0.00	Yes

• Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Molo Petroleum, LLC	55-0860452	Dubuque	Iowa	52003	100.00

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE



ALCOHOLIC
BEVERAGES
DIVISION
State of Iowa

State of Iowa

Alcoholic Beverages Division

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
MOLO PETROLEUM, LLC	Big 10 Mart #27	(563) 557-5703		
ADDRESS OF PREMISES		PREMISES SUITE/APT NUMBER	CITY	COUNTY
450 East Le Claire Road			Eldridge	Scott
				52748
MAILING ADDRESS	CITY	STATE	ZIP	
123 Southern Avenue	Dubuque	Iowa	52003	

Contact Person

NAME	PHONE	EMAIL
Wendy Einsweiler	(563) 557-5703	weinsweiler@molocompanies.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0004282	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

Approved
Amber Self A10

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
July 31, 2025	July 30, 2026	

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Wendy Einsweiler						Yes
Nicholas Molo	Dubuque	Iowa	52001	Secretary	0.00	Yes
Mark Molo	Dubuque	Iowa	52003	President	0.00	Yes
Maureen Molo	Dubuque	Iowa	52003	Vice President	0.00	Yes

• Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Molo Petroleum, LLC	55-0860452	Dubuque	Iowa	52003	100.00

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Eldridge Community Center Board, City Of	Eldridge Community Center	(563) 285-4841		
ADDRESS OF PREMISES		PREMISES SUITE/APT NUMBER	CITY	COUNTY ZIP
400 S. 16th Avenue			Eldridge	52748-0000
MAILING ADDRESS	CITY	STATE	ZIP	
305 N 3rd St PO Box 375	Eldridge	Iowa	52748-0000	

Contact Person

NAME	PHONE	EMAIL
Letty Goslowsky	(563) 285-4841	lgoslowsky@cityofeldridgeia.org

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0024491	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
July 1, 2025	June 30, 2026	

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

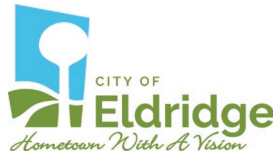
Municipality

Ownership

No Ownership information found

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Founders Insurance Company	July 10, 2025	July 14, 2025
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE
	July 10, 2025	July 14, 2025



ORDINANCE 2025-16

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

Section One.

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

- (A) Single-family dwelling;

Section Two.

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

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

Section Three.

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

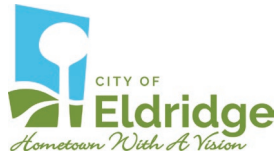
DWELLING, SINGLE-FAMILY. A detached residential dwelling unit, other than a mobile home, designed for occupancy by one family only, and is entirely surrounded by open space on the same lot.

Section Four.

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

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

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



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

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

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

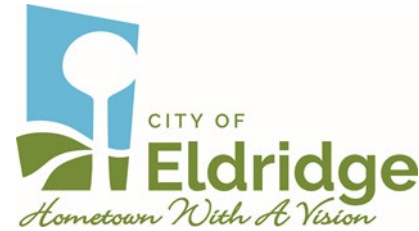
Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge MEMORANDIUM



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

Mayor and City Council,

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

Add to principal permitted uses in R-1:

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

Changes to definitions:

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

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

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

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

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

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



STATE OF IOWA
KIM REYNOLDS
GOVERNOR

May 1, 2025

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

Dear Mr. Secretary,

I hereby transmit:

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

The above Senate File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds", is written over the printed name and title.

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.

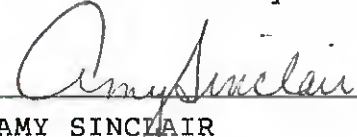
e. For the purposes of this subsection:


(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.

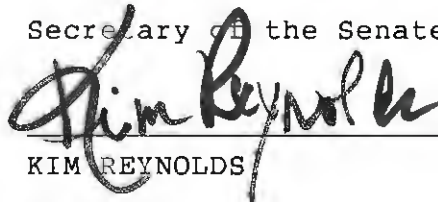

AMY SINCLAIR
President of the Senate

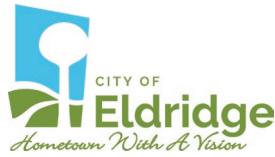

PAT GRASSLEY
Speaker of the House

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



ORDINANCE 2025-17

AN ORDINANCE AMENDING TITLE C: PUBLIC WORKS, ADDING CHAPTER 21: WATER SERVICE SYSTEMS, CHAPTER 22: WATER METERS, CHAPTER 23: WATER RATES, AND CHAPTER 24: WATER CONSERVATION PLAN, TO THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

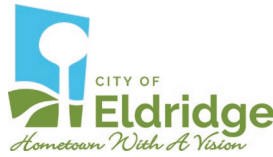
Title C is amended by adding the following language:

CHAPTER 21: WATER SERVICE SYSTEMS

- 1.00 Purpose
- 2.00 Definitions
- 3.00 Superintendent's Duties
- 4.00 Use of Public Water System Required
- 5.00 Abandoned Connections
- 6.00 Application For Service
- 7.00 Compliance With Plumbing Code
- 8.00 Plumber Required
- 9.00 Water Tapping Fee
- 10.00 Tapping Mains
- 11.00 Installation of Water Service Pipe
- 12.00 Responsibility For Water Service Pipe
- 13.00 Failure To Maintain
- 14.00 Curb Valve
- 15.00 Interior Valve
- 16.00 Inspection And Approval
- 17.00 Shutting Off Water Supply
- 18.00 City's Right To Shut Off Water
- 19.00 Operation Of Curb Valve And Hydrants
- 20.00 Tampering
- 21.00 Private Wells
- 22.00 Easements
- 23.00 Underground Improvements

§ 1.00 PURPOSE.

This chapter regulates the use of public and private sewers and drains, private wastewater disposal, the installation and connection of building sewers and the discharge of waters



and waste into the public sewage system(s) and provides penalties for violations thereof in the city.

§ 2.00 DEFINITIONS.

The following terms are defined for use in the chapters in this Code of Ordinances pertaining to the Water Service System:

2.01. “Combined service account” means a customer service account for the provision of two or more utility services.

2.02. “Customer” means, in addition to any person receiving water service from the City, the owner of the property served, and as between such parties the duties, responsibilities, liabilities and obligations hereinafter imposed shall be joint and several.

2.03. “Superintendent” means the Superintendent of the City water system or any duly authorized assistant, agent or representative.

2.04. “Water main” means a water supply pipe provided for public or community use.

2.05. “Water service pipe” means the pipe from the water main to the building served.

2.06. “Water system” or “water works” means all public facilities for securing, collecting, storing, pumping, treating, and distributing water.

2.07. “Municipal infraction” means a violation of the code in this chapter as detailed in Title A, chapter 2, § 3.02 Municipal Infraction.

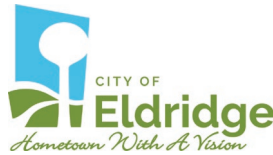
§ 3.00 SUPERINTENDENT’S DUTIES.

The Superintendent shall inspect the installation of water service pipes and their connection to the water main and enforce all regulations pertaining to water services in the City in accordance with this chapter. This chapter shall apply to all replacements of existing water service pipes as well as to new ones. The Superintendent shall make such rules, not in conflict with the provisions of this chapter, as may be needed for the detailed operation of the water system, subject to the approval of the Council. In the event of an emergency the Superintendent may make temporary rules for the protection of the system until due consideration by the Council may be had. (*Code of Iowa, Sec. 372.13[4]*)

§ 4.00 USE OF PUBLIC WATER SYSTEM REQUIRED.

All residences and business establishments within the City limits intended or used for human habitation, occupancy or use shall be connected to the public water system, if it is reasonably available.

The owners of any houses, buildings or structures used for human occupancy, employment or use, situated within the City and abutting on any street, alley or right-of-way in which there is located a public water main are hereby required to connect at the owner(s) expense such facilities to the City’s public water system in accordance with the provisions of this chapter within ninety (90) days after the date of official notice to do so, provided that said public water main is located within two hundred (200) feet of the property line of such owner.



Houses, buildings or structures that obtain water by means of private wells that exist before public water sources become available may be grandfathered passed the requirement for connection to the public water system if the owner desires to do so. At any time the owner would desire to connect to the public water system it will be done in its entirety at the owner's expense.

§ 5.00 ABANDONED CONNECTIONS.

When an existing water service is abandoned or a service is renewed with a new tap in the main, all abandoned connections with the mains shall be turned off at the corporation stop and made absolutely watertight. The Service pipe shall be removed from the corporation stop and the corporation stop shall be capped with a brass cap accompanied by thread tape and thread sealant. All at the owner(s) expense.

If a building is destroyed or removed and no building permit is issued to rebuild within six (6) months, the property owner shall remove the service line from the water main at the expense of the owner. If the owner fails to remove the same, the Superintendent may employ such plumbers, excavators or other personnel that may be needed to make the removal and the persons employed shall have the right to make such removal on either public or private property and the property owner shall be billed for the actual cost of this service. If such charges are not paid within thirty (30) days after the presentation, the Clerk shall certify the same to the County Treasurer for collection with and in the same manner as property taxes. If a destroyed, removed or damaged building is to be rebuilt or remodeled, the service line may remain after inspection by the Superintendent and written approval to use the service line is given by the Utility Board.

§ 6.00 APPLICATION FOR SERVICE.

Before any person makes a connection with the public water system, an application for service must be made to the City. The application for service shall include the address of the property, the name of the property owner, the name and address of the person who will do the work, and the general uses of the water. The property owner shall complete installation and connection of the service line to the public water system within sixty (60) days after the application for service, except that when such time period is inequitable or unfair due to conditions beyond the control of the property owner, an extension of time within which to complete the work may be granted by the Superintendent.

§ 7.00 COMPLIANCE WITH PLUMBING CODE.

The installation of any water service pipe and any connection with the public water system shall comply with all pertinent and applicable provisions of the Iowa State Plumbing Code, as adopted and amended by the state of Iowa and the City of Eldridge.

§ 8.00 PLUMBER REQUIRED.



All installations of water service pipes and connections to the water system shall be made by a State-licensed plumber.

§ 9.00 WATER TAPPING FEE.

As determined by Resolution by the Utility Board.

§ 10.00 TAPPING MAINS.

All taps into public water mains shall be inspected by the Superintendent or authorized city personnel. Damage to public water main polyethylene wrap during the tapping process shall be repaired before the service tap is approved by the Superintendent or authorized city personnel. Damage to public water mains during the tapping process will be repaired or replaced at the contractor's or property owner's expense. (*Code of Iowa, Sec. 372.13[4]*)

10.01. Independent Services. No more than one house, building, or premises shall be supplied from one tap unless special written permission is obtained from the Superintendent and unless provision is made so that each house, building, or premises may be shut off independently of the other. An independent water service servicing more than one house, building, or premises shall be plumbed in such a manner that provides space for a meter bank consisting of individual shut offs before and after each meter for each house, building, and premises being serviced.

10.02. Sizes and Location of Taps. All mains shall receive no larger than a one-inch tap. Where a larger connection than a one-inch tap is desired, approval by the city engineer and Superintendent is required. All taps in the mains shall be made in the top half of the pipe, at least eighteen (18) inches apart. No main shall be tapped nearer than two feet of the joint in the main. Reference AWWA C800-21.

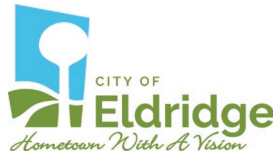
10.03. Corporation Stop. A brass corporation stop, of the pattern and weight approved by the Superintendent, shall be installed in every direct tap and saddle tap in the main. The corporation stop shall be of the same size as the service pipe. Reference AWWA standard C800-21.

10.04. Location Record. An accurate and dimensional sketch showing the exact location of the tap shall be filed with the Superintendent in such form as the Superintendent shall require. Photo documentation of the direct tap or saddle tap shall be provided to the Superintendent or a request of the Superintendent to take documentation shall be filed. GPS coordinates shall be submitted to the Superintendent or City Engineer for mapping. Contact the Superintendent for mapping if GPS coordinates are unavailable.

10.05. Polyethylene Wrap. Any disturbance or damage to polyethylene wrap on water mains for the installation of a service tap shall be repaired or replaced before the pass of inspection may be granted.

§ 11.00 INSTALLATION OF WATER SERVICE PIPE.

Water service pipes from the main to the curb stop shall be Type K copper. The use of any other pipe material from the curb stop to the meter set shall be in accordance with the



most current AWWA and Uniform Plumbing Code service line standards. Pipe must be laid sufficiently waving, and to such depth, as to prevent rupture from settlement or freezing.

Water service pipes four (4) inches or larger in diameter shall be ductile iron pipe from the main to the meter setting. A tracer wire shall be installed running parallel with the pipe on all new and replacement water service lines. Service lines presently in use and made of materials other than specified herein shall be replaced by the property owner when, as determined by the Superintendent, such lines have become unfit for further use or if the lines contain hazardous material (e.g., lead). All service pipes shall run directly from the water main to the property served and no service pipes shall be installed across lots or buildings to adjoining premises.

§ 12.00 RESPONSIBILITY FOR WATER SERVICE PIPE.

All costs and expenses incidental to the installation, connection, repair and maintenance of the water service pipe from the main to the building served shall be borne by the owner. The homeowner or property owner shall be responsible for all water service materials including but not limited to the corporation stop, the full length of the service pipe from the public water main to the meter set, the curb stop, the curb box, and the meter set. The city is solely responsible for the public water main. The owner shall indemnify the City of any loss or damage that may directly or indirectly be occasioned by the installation, repair or maintenance of said water service pipe.

§ 13.00 FAILURE TO MAINTAIN.

When any portion of the water service pipe, which is the responsibility of the property owner, becomes defective or creates a nuisance and the owner fails to correct such nuisance the city may employ such plumbers, excavators or other personnel that may be needed to make the repairs and the persons or firms employed shall have the right to make such repairs on either public or private property. The property owner shall be billed for the actual costs of these services and if the bill is not paid within thirty (30) days after the presentation, the Clerk shall certify the bill to the County Treasurer for collection with and in the same manner as property taxes. (*Code of Iowa, Sec. 364.12[3a & h]*)

§ 14.00 CURB VALVE.

There shall be installed, outside of the public right-of-way, a main shut-off valve on the water service pipe of a pattern approved by the Superintendent. The shut-off valve shall be constructed to be visible and even with the pavement or ground. When possible, contractors shall locate the curb box in soil and not concrete.

§ 15.00 INTERIOR VALVE.



There shall be installed a shut-off valve on every service pipe inside the building as close to the entrance of the pipe within the building as possible and so located that the water can be shut off conveniently. Where one service pipe supplies more than one customer within the building, there shall be separate valves for each such customer so that service may be shut off for one without interfering with service to the others.

§ 16.00 INSPECTION AND APPROVAL.

All water service pipes and their connections to the water system must be inspected and approved by the Building Official or Superintendent before they are covered, and the city shall keep a record of such approvals. If the Building Official or Superintendent refuses to approve the work, the plumber or property owner must proceed immediately to correct the work. Every person who uses or intends to use the municipal water system shall permit the Building Official or Superintendent to enter the premises to inspect or make necessary alterations or repairs at all reasonable hours and on proof of authority.

§ 17.00 SHUTTING OFF WATER SUPPLY.

The Superintendent may shut off the supply of water to any customer because of any violation of the regulations contained in this chapter that are not being contested in good faith. The supply shall not be turned on again until all violations have been corrected, and the Superintendent has ordered the water to be turned on. (*Code of Iowa, Sec. 364.12[3a & h]*)

§ 18.00 CITY'S RIGHT TO SHUT OFF WATER.

The City reserves the right at any time, without notice, to shut off water in the City mains for the purpose of making repairs or extensions or for other purposes, and the City shall not be liable for any damage resulting from such temporary cessation of service. The City reserves the right at any time, without notice, to shut off water at any service that is not authorized for consumption or is not metered properly. The service will only be returned to the on position after all associated costs have been paid and all requirements from the City have been completed and inspected by the City. At this point an authorized representative with the City, and only an authorized representative with the City, will reactivate the service. Under coordination with the City Administrator, Water Superintendent, Building Official and the Public Works Director, the utility has the right to shut off any service that may be considered a threat to public health. Actions that may deem a public health risk include but are not limited to: wasteful water use that is not pertinent to the sustainability of life, cross connections, improper back flow prevention, service leaks, unmetered/unauthorized water usage, etc. All associated costs, fees, or damages shall fall under the owner's responsibility.

§ 19.00 OPERATION OF CURB VALVE AND HYDRANTS.



It is unlawful for any person except the Water Superintendent or their designees to turn water on at the curb valve, and no person, unless specifically authorized by the City, shall open or attempt to draw water from any fire hydrant for any purpose whatsoever. Where a water service has been turned off at the stop box or water main after initial service installation or for any other reason, and is subsequently found turned on without proper authority, the City may discontinue the water service. The water service shall not be reactivated until the customer pays an amount equal to or greater than the termination amount, plus applicable penalties. Fees will be set by resolutions approved by the Utility Board.

§ 20.00 TAMPERING.

No tampering is allowed on any portion of the utility infrastructure. Any form of tampering with the public water supply shall constitute water theft, unauthorized consumption, unmetered consumption, and/or a threat to public health and safety. The City may bring an enforcement action against those parties who use the public water supply in the manner set forth herein. Tampering with any portion of public water infrastructure will be considered a municipal infraction punishable by penalties as described in Title A, Chapter 2, § 3.02 Municipal Infraction of the Eldridge City Code.

§ 21.00 PRIVATE WELLS.

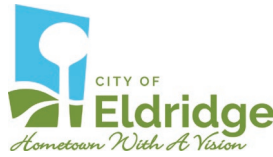
No person shall drill or cause to be drilled any private well in the City without first making written application and approval to the City Council and then obtaining a permit from the Scott County Health Department to do so.

§ 22.00 EASEMENTS.

Each customer shall grant or convey or shall cause to be granted or conveyed to the City a permanent easement or right-of-way across any property owned or controlled by the customer wherever said easement or right-of-way is necessary for the public water system. The Superintendent and other duly authorized employees of the City bearing proper credentials and identification shall be permitted to enter all private properties through which the City holds an easement for the purposes of, but not limited to, inspection, repair, and maintenance of any portion of the public water system lying within said easement. The City shall not be responsible to any person for any damage or injury to any landscaping, fences, or other encroachment in any easement area.

§ 23.00 UNDERGROUND IMPROVEMENTS.

The City may include underground water, sewer, gas or electrical connections to the street or property line for private property as a part of a public improvement, or the City may order the property owner to make, repair, or relocate such connections by publication of a notice once each week for two consecutive weeks in the manner provided by Section 362.3 of the Code of Iowa, and if the order is not complied with at the end of thirty days after the date of the first publication, the City may cause the work to be done



and assess the cost against the property served by the connection. (*Code of Iowa, Sec. 384.40*)

CHAPTER 22: WATER METERS

- 1.00 Purpose
- 2.00 All Water To Be Metered
- 3.00 Fire Sprinkler Systems; Exception
- 4.00 Location Of Meters
- 5.00 Meter Setting
- 6.00 Meter Costs
- 7.00 Meter Repairs
- 8.00 Right Of Entry
- 9.00 Multi-Family Dwellings
- 10.00 Meter Readings

§ 1.00 PURPOSE.

The purpose of this chapter is to encourage the conservation of water and facilitate the equitable distribution of charges for water service among customers.

§ 2.00 ALL WATER TO BE METERED.

Except isolated, specified fire suppression systems approved by the City and emergency situations, as deemed by the City Administrator, all water consumed for any purpose whatsoever shall be metered. All meters shall be placed on the service pipe at a point not to exceed two feet from the place where such pipe enters the structure or premises. A stop valve shall be installed between such meter and the entry point, and a second easily accessible stop valve after the meter to allow for easy isolation of the meter. Such meter shall be so placed as to be kept dry, clean, readily accessible, and structurally supported. Service may only be active after a meter has been set and a proper account has been established with the City. If a service is to be found active before a meter is set or an account established the service will qualify as an unauthorized/unmetered service and may be subject to applicable fines, fees and City enforcement action.

§ 3.00 FIRE SPRINKLER SYSTEMS; EXCEPTION.

Fire sprinkler systems may be connected to the public water mains by direct connection without meters under the direct supervision of the Building Official or Superintendent. No other open, unmetered connection shall be incorporated in the system, and there shall be no valves except a main control valve at the connection to the public water main which must remain constantly open.

§ 4.00 LOCATION OF METERS.



All meters shall be so located that they are easily accessible to meter readers and repairmen and protected from freezing. All meters shall be equipped with a remote reader.

§ 5.00 METER SETTING.

The property owner shall provide all necessary piping and fittings for proper setting of the meter including a valve on the discharge side of the meter. Meter pits may be used only upon approval of the Building Official or Superintendent and shall be of a design and construction approved by the Building Official or Superintendent.

§ 6.00 METER COSTS.

A 5/8 by 3/4 inch meter will be furnished by the city. At the request of the property owner, if a 1 inch meter is required, the property owner shall pay the difference of cost from the 5/8 by 3/4 inch meter to a 1 inch meter. All meters 1 1/2 inch or larger shall be obtained by the city and invoiced in full to the property owner requiring a 1 1/2 inch meter or larger.

§ 7.00 METER REPAIRS.

Whenever a water meter owned by the City is found to be out of order the Superintendent shall have it replaced. If it is found that damage to the meter has occurred due to carelessness or negligence of the customer or property owner, or the meter is not owned by the City, then the property owner shall be liable for the cost of repairs or replacement.

§ 8.00 RIGHT OF ENTRY.

The Superintendent and authorized city staff shall be permitted to enter the premises of any customer at any reasonable time to read, remove, or change a meter.

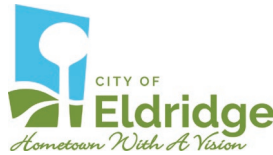
§ 9.00 MULTI-FAMILY DWELLINGS.

When meters in multi-family dwellings Built under the International Building Code are to serve each individual unit, meters shall be installed in a meter bank and each individual dwelling unit must have a separate shutoff valve.

This shall not apply to structures built under the International Residential Code.

§ 10.00 METER READINGS.

10.01. If a meter cannot be read for two (2) consecutive months city water department staff has the right to request entry the property to replace the radio reader, water meter or all water meter components to restore proper metering capabilities. The water department reserves the right to discontinued service until water department staff has been given property access to replace the water meter components.



10.02. If there is a variance in the readings on the water meter and the radio reader, the reading on the water meter shall be considered to be correct for billing purposes.

CHAPTER 23: WATER RATES

§ 1.00 SERVICE CHARGES.

Each customer shall pay for water service provided by the City based upon use of water as determined by meters provided for in Chapter 22. Each location, building, premises or connection shall be considered a separate and distinct customer whether owned or controlled by the same person or not. (*Code of Iowa, Sec. 384.84*)

CHAPTER 24: WATER CONSERVATION PLAN

- 1.00 Purpose
- 2.00 Definitions
- 3.00 Water Shortages
- 4.00 Conditions
- 5.00 General Procedure
- 6.00 Surcharges
- 7.00 Water Appeal
- 8.00 Reduction In Flow Of Water To Any Person

§ 1.00 PURPOSE.

The purpose of this chapter is to impose a Water Conservation Plan within the City.

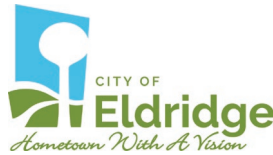
§ 2.00 DEFINITIONS.

The following terms are defined for use in this chapter:

- 2.01. “Customer” means any person, company, or organization using processed potable water supplied by the City.
- 2.02. “Consumed” means water has passed through a customer’s meter or is otherwise furnished by the City’s Water Utility.
- 2.03. “Domestic water use” means water use for personal needs or for household purposes such as drinking, bathing, heating, cooking, or sanitation.
- 2.04. “Commercial and industrial use” means water used to produce goods or to furnish services by any establishment having financial profit as a primary aim.
- 2.05. “Municipal infraction” means a violation of the code in this chapter as detailed in Title A, chapter 2, § 3.02 Municipal Infraction.

§ 3.00 WATER SHORTAGES.

Under the conditions set forth in this chapter, the City Administrator, Water Superintendent and the Utility Administrator, in consultation with the Water Department



personnel, may find, and by proclamation declare, a public water watch, water warning, or water emergency, during which time the following measures and provisions shall be in effect to prevent depleting the water supply for human consumption and sanitation and to produce an orderly and equitable reduction of water consumption. Immediately upon the issuance of such a proclamation, regulations and restrictions set forth under this chapter shall become effective and remain in effect until the water shortage is terminated and the proclamation rescinded. Water uses, regulated or prohibited under this chapter, are considered to be non-essential and continuation of such uses during time of water shortage is deemed to constitute a waste of water, subjecting the users to surcharges, disconnection costs, and excess consumption fees.

§ 4.00 CONDITIONS.

4.01. Water Watch. A Water Watch may be declared when a water shortage or equipment failure poses a potential threat to the ability of the water system to meet the needs of its customers currently or in the foreseeable future. Indicators of the need to impose a water watch include but are not limited to:

- A. System operating at 70 percent of pumping capacity.
- B. Moderate decrease in the pumping water levels of wells.
- C. Moderate decrease in the recovery rate of water levels in wells.

4.02. Water Warning. A Tier I or Tier II Water Warning may be declared when a water shortage or equipment failure poses a serious threat to the ability of the water system to meet the needs of its customers currently and in the foreseeable future.

A. Indicators of the need to impose a Tier I Water Warning include but are not limited to:

- (1) System operating at 80 percent of pumping capacity.
- (2) Significant decrease in the pumping water level of wells.
- (3) Significant decrease in the recovery rate of water levels in wells.

B. Indicators of the need to impose a Tier II Water Warning include but are not limited to:

- (1) Severe system emergencies (e.g., chemical spill).
- (2) Major system failure in feeder mains or treatment plant.
- (3) Other factors which pose a significant threat to the ability of the Water Utility to furnish adequate supplies of potable processed water.

4.03. Water Emergency. A Water Emergency may be declared when a water shortage or equipment failure poses a severe and immediate threat to the ability of the water system to meet the needs of its customers. Indicators of the need to impose a Water Emergency include but are not limited to:

- A. System operation at 90 percent of pumping capacity.
- B. Serious decrease in the recovery rate of water level in wells.
- C. Major system failure in feeder mains or treatment plant.
- D. Other factors which pose a significant threat to the ability of the Water Utility to furnish adequate supplies of potable processed water.

§ 5.00 GENERAL PROCEDURE.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



In the time during or following drought conditions or equipment failure, the following procedures shall be followed:

5.01. Water Watch. Under a Water Watch, all customers of the municipal water service are encouraged to limit or curtail all nonessential uses of water in order to conserve precious water resources during the time of shortage.

A. No watering of lawns, shrubs, or gardens between the hours of 7:00 a.m. and 8:00 p.m.

B. Car washing is prohibited except in commercial establishments that provide that service.

C. No water should be used to fill private swimming pools, children's wading pools, or any other outdoor pool or pond.

D. No water should be used to wash streets, parking lots, driveways, sidewalks, or building exteriors.

E. No water should be used for nonessential cleaning of commercial and industrial equipment, machinery, and interior spaces.

F. Water should be served at restaurants only upon the request of the customer.

5.02. Water Warning – Tier I. Under a Tier I Water Warning, no person shall use potable processed water of the municipal water service in any manner contrary to the following:

A. Outdoor watering or irrigation of the lawn is prohibited.

B. Car washing is prohibited except in commercial establishments that provide that service.

C. No water shall be used to fill private swimming pools, children's wading pools, reflecting pools, or any other pool or pond.

D. No water shall be used to wash streets, parking lots, driveways, sidewalks, or building exteriors.

E. No water shall be used for nonessential cleaning of commercial and industrial equipment, machinery, and interior spaces.

F. Water shall be served at restaurants only upon the request of the customer.

G. Tank load water sales may be curtailed or eliminated.

Water reclaimed or recycled after some other primary use, such as water that has been used for washing or cooling, may be used without restriction. Additionally, water derived from sources other than the City water utility, such as water condensed from the atmosphere by air conditioners or collected from rain or snow, may be used without restriction.

5.03. Water Warning – Tier II.

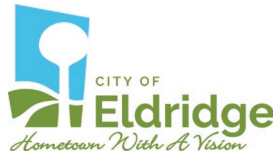
Under a Tier II Water Warning, no person shall use potable processed water of the municipal water service in any manner contrary to the following:

A. All outside water use, except for domestic, sanitation, and fire is prohibited.

B. All commercial and industrial uses of water that are not essential in providing products or services are prohibited.

C. Irrigation, or absolutely all forms, is prohibited.

D. Recreational and leisure water use, including lawn and golf course watering and other incidental or recreational use is prohibited.



E. Water use not necessary for the preservation of life, or the general welfare of the community is prohibited.

5.04. Water Emergency. Under a Water Emergency, Tier I and Tier II Water Warning use restrictions shall be in effect and, in addition, all violations that occur under a water emergency shall fall under, for a first offense, the second violation rule and shall have double the surcharge rates listed. All violations and misuse of public drinking water shall be considered a direct threat to public health and service will be discontinued immediately. Service shall resume only when all fines and fees have been paid for. Any further subsequent violations which are considered a threat to public health shall result in service disconnect and shall only be lifted after requirements for safety assurances have been set in place by the City Administrator, Water Superintendent and the Utility Administrator and met by the owner once all fees and fines have been paid.

5.05. The City of Eldridge Water Department has the right, at any given time with just cause, to disconnect service to various non-vital/recreational services for the purpose of water preservation in times of need. These non-vital/recreational services may be, but not limited to:

- A. Irrigation for recreational fields and any agreements of irrigation.
- B. Public restrooms serviced by the City.
- C. Water fountains and spigots provided by the City for recreational use.
- D. Water supply to campground facilities.
- E. Water supply to the public pool.

§ 6.00 SURCHARGES.

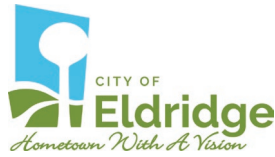
Determined in resolutions approved by the Eldridge Utility Board.

§ 7.00 WATER APPEAL

The Eldridge City Council shall oversee appeals of any action taken pursuant to a Water Watch, Water Warning or Water Emergency; however, if a customer is charged with a municipal infraction relating to this ordinance, that proceeding shall be conducted pursuant to Section 364.22 of the *Code of Iowa*. Appeals shall be requested in writing and delivered to the City Administration within the time stated in the notice, or it will be conclusively presumed that the directive or surcharge must be followed as ordered. The hearing shall be before the City Council at a time and place fixed by the City Council. The findings of the City Council shall be conclusive and, if the directive or surcharge are found valid, it shall be ordered and fulfilled within a reasonable time under the circumstances.

§ 8.00 REDUCTION IN FLOW OF WATER TO ANY PERSON.

The Water Department, under authorization of the City Administrator, Superintendent and the Utility Administrator may reduce or disconnect the flow of water to any customer determined to be using water in any manner not in accordance with this ordinance during a Water Watch, Water Warning, or Water Emergency or for any matter that may be



deemed a risk to public health. All unmetered usage, without absolute consent from the City, is considered a threat to public health and may receive a reduction of flow or disconnect of flow if a Water Watch, Water Warning, or Water Emergency is or is not in effect. This reduction or potential disconnection may occur with or without notice, as judgement of severity has been decided by the City Administrator, Water Superintendent and Utility Administrator.

PASSED AND APPROVED THIS 4TH DAY OF AUGUST, 2025.

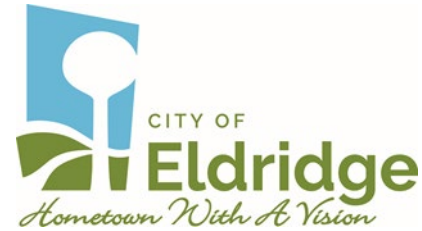
Attest:

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: Water Ordinance Amendment
Date: 7/7/25

Mayor and City Council,

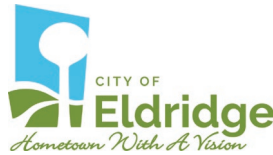
The attached ordinance amendment adds chapters for Water Systems, Meters, Rates and Conservation to the City Code.

This ordinance amendment was written by the Water Superintendent with input from the Building Official and Assistant City Administrator. It was reviewed and amended by the Utility Board on June 2 and unanimously recommended for approval by the Utility Board on June 16.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



ORDINANCE 2025-18

AN ORDINANCE AMENDING TITLE B: PUBLIC ORDER, CHAPTER 1: TRAFFIC, § 5.00 SPEED RESTRICTIONS 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 B, Chapter 1, § 5.02 South First Street is amended by removing the following language:

Twenty-five mph from LeClaire Road to the north right-of-way line of Spring Street on school days from 7:00 a.m. to 5:00 p.m.; 35 mph from LeClaire Road to a point 100 feet south of the center line of Lincoln Road; 45 mph from a point 100 feet south of the center line of Lincoln Road to the south city limits;

Section Two.

Title B, Chapter 1, § 5.02 South First Street is amended by adding the following language:

Twenty-five mph from LeClaire Road to the north right-of-way line of Spring Street on school days from 7:00 a.m. to 5:00 p.m.; 35 mph from LeClaire Road to a point 300 feet south of the center line of Lincoln Road; 45 mph from a point 300 feet south of the center line of Lincoln Road to the south city limits;

PASSED AND APPROVED THIS 4TH DAY OF AUGUST, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, City Clerk

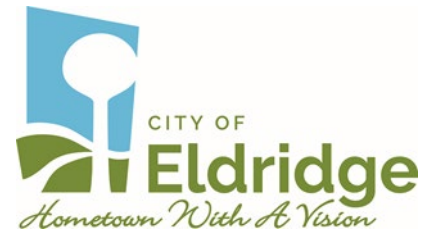
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Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input 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: S 1st Street Speed Limit Ordinance Amendment
Date: 7/7/25

Mayor and City Council,

Currently the speed limit on South First Street switches to 35 MPH from 45 MPH when traveling northbound 100 feet south of the middle of Lincoln Road.

The TEAP study recommendation was to increase this distance from 100 feet to 300 feet so that vehicles would have a greater distance to slow down prior to reaching the intersection.

This ordinance amendment makes that adjustment in city code.

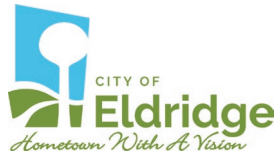
The Public Works Department has a speed radar sign that will be placed at this location as shown in the illustration below.



Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



RESOLUTION 2025-18

A Resolution Approving the Final Plat of Ivy Acres Part 2

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

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on June 18, 2025, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Ivy Acres Part 2.

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

Attest:

Mayor, Frank King

City Clerk, Letty Goslowsky

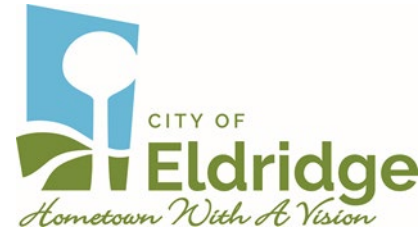
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Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Ivy Acres Part 2 Final Plat
Date: 7/7/25

Mayor and City Council,

To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Ivy Acres Subdivision Part 1 Replat
Date: 6/18/25

The developer of Ivy Acres Subdivision has applied to replat a portion of the lots on the west side of N. 4th Avenue to accommodate the construction of additional villa-style dwellings rather than the town-style dwellings originally platted on those lots.

City staff along with the City Engineer have reviewed this request and are recommending approval as the replat substantially meets City Code. The developer has been provided with these additional construction requirements if this request is approved:

1. Developer will be required to uncover and cap sanitary services they plan to abandon at the main. Public Works will need to inspect and GPS them before they are covered.
2. Developer will be required to uncover and cap water services they plan to abandon at the main after they are shut off at the corporation. Water Department will need to inspect and GPS them before they are covered.
3. Any relocation/removal of transformers or streetlights will be completed by Eldridge Electric and charged to the developer.

The Planning and Zoning Commission reviewed this request at their meeting on June 18, 2025 and voted unanimously to recommend approval.

Following this memo you will find the application, revised final plat and utility plan for this request.



Final Plat Application - City of Eldridge

Name of Subdivision: Ivy Acres Subdivision - Part 1

Number of lots in subdivision: 12 Current Zoning: R-3

Who should be contacted regarding this plat: Brian Boelk | Axiom Consultants LLC

Phone Number: (319) 400-1056

Email Address: bboelk@axiom-con.com

Name of Developer: R&R Investments, LLC

Developer's contact: Ryan Windmiller

Address: PO Box 809 | Bettendorf, IA 52722

Phone Number: (563) 823-0146 | (563) 332-4192

Email Address: ryan@asperwindmiller.com

Name of Engineer preparing construction drawings: Axiom Consultants

Address: 300 S Clinton Street, #200 | Iowa City, IA 52240

Phone Number: (319) 519-6220

Email Address: bboelk@axiom-con.com

Name of land surveyor preparing plat: Brad Geater

Address: 300 S Clinton Street, #200 | Iowa City, IA 52240

Phone Number: (319) 519-6220

Email Address: bgeater@axiom-con.com

Name of person preparing legal documents: Vollersten Britt & Gorsline, P.C. | Michael L. Gorsline

Address: 5119 Utica Ridge Road | Davenport, IA 52807

Phone Number: (563) 324-0441

Email Address: mike@vb-law.com

Filing fee included with this application: \$ 100

The following shall be filed with this application:

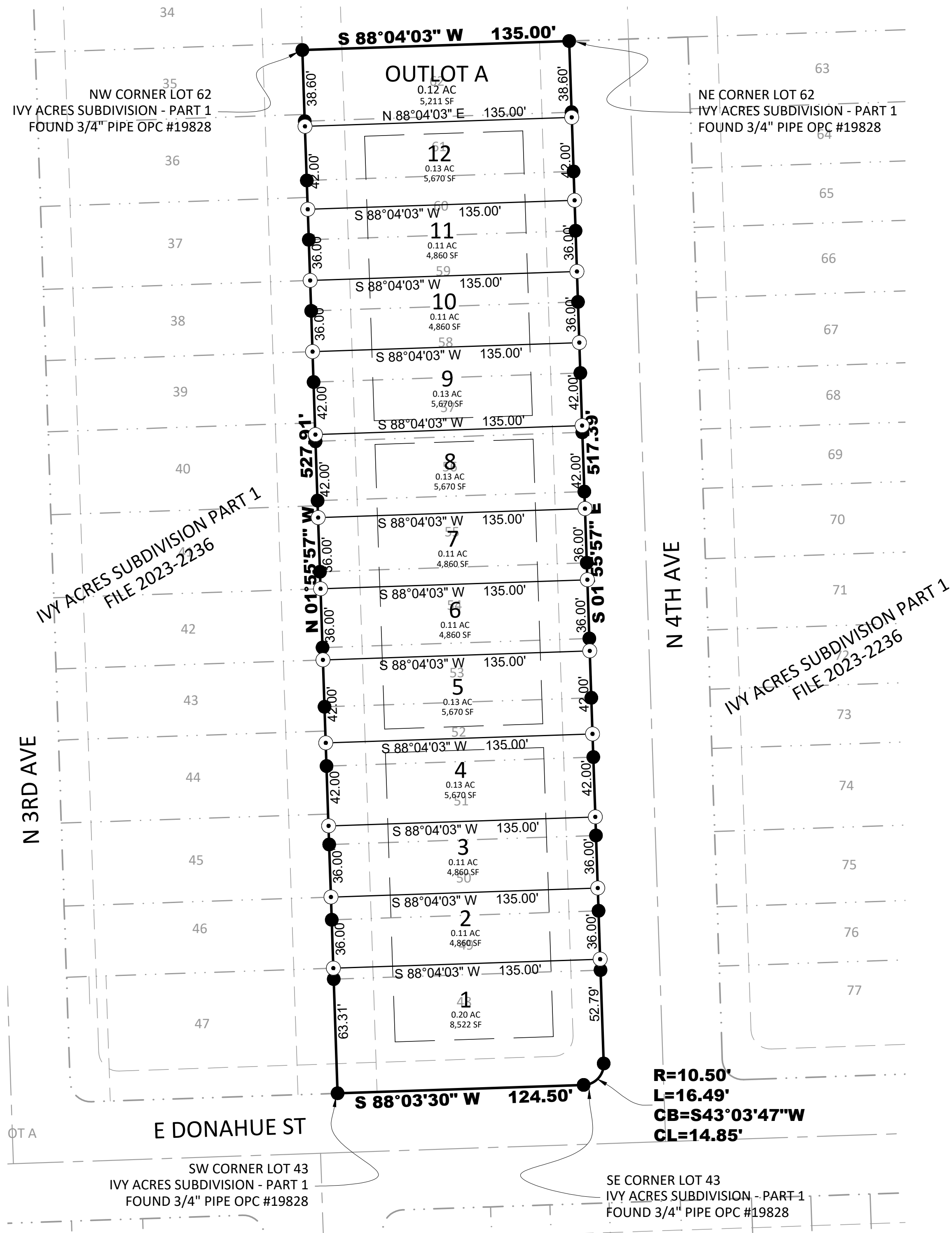
- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

Filing Fee Paid \$ 100

Pd

Date Filed: 2025-06-04

FINAL PLAT
IVY ACRES SUBDIVISION - PART 2
A REPLAT OF LOTS 48-62 OF IVY ACRES SUBDIVISION PART 1
IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA



- NOTES:
1. OUTLOT A IS TO BE USED RESERVED FOR FUTURE DEVELOPMENT.

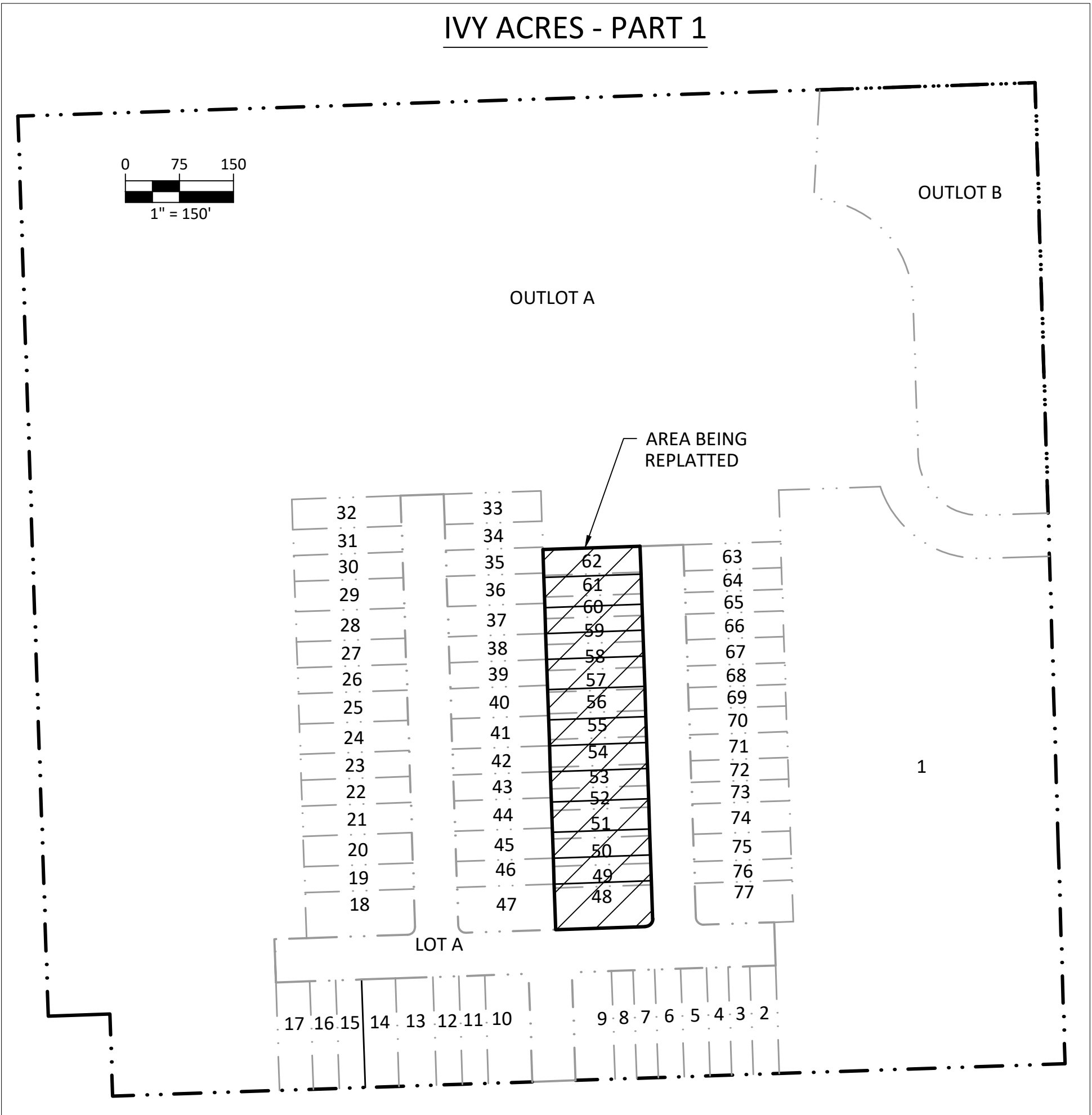
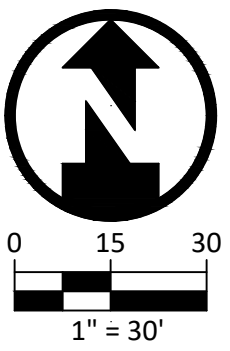
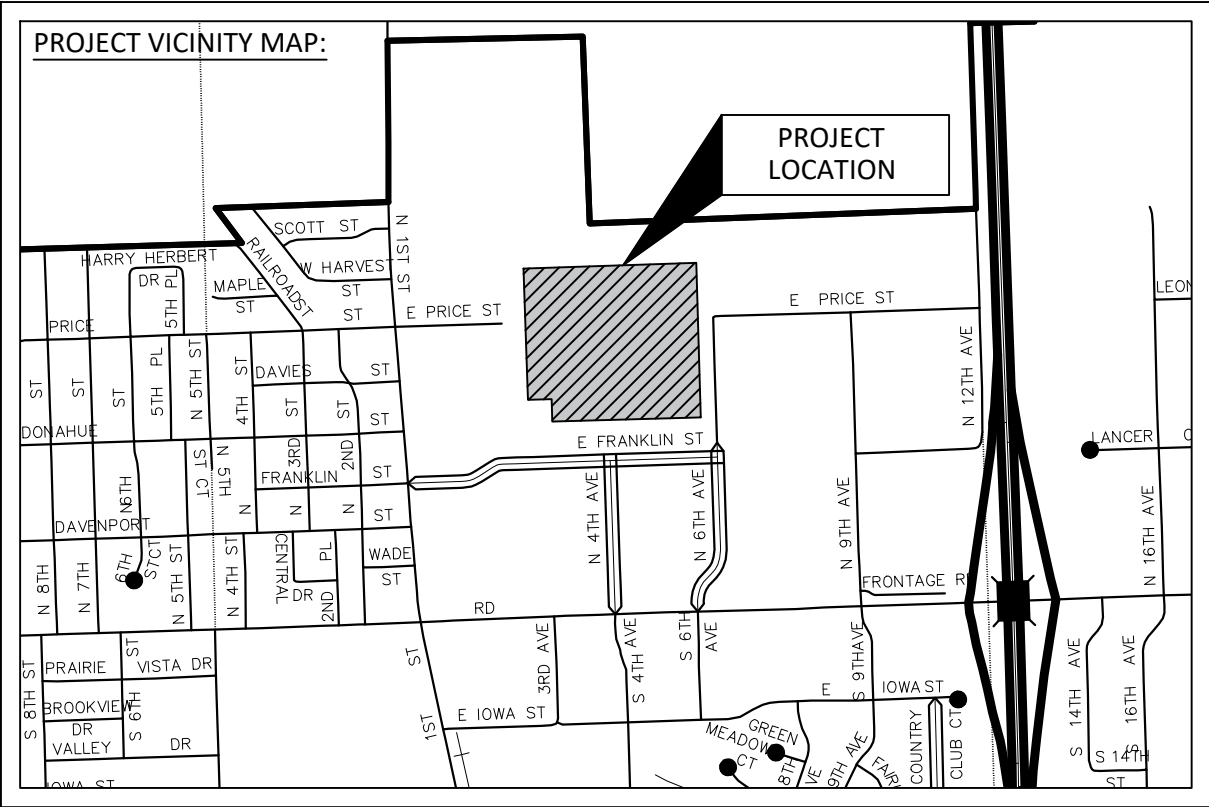
OWNER / APPLICANT:
R&R INVESTMENTS, LLC
C/O RYAN WINDMILLER
PO BOX 809
BETTENDORF, IA 52722
563-823-0146, 563-332-4192
RYAN@ASPENWINDMILLER.COM

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRAD GEATER
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
BGEATER@AXIOM-CON.COM

LEGAL DESCRIPTION:
LOTS 48 THRU 62 OF IVY ACRES SUBDIVISION - PART 1 AS RECORDED IN FILE 2023-2236 OF THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA.

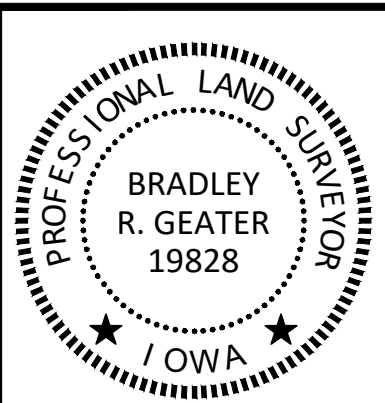
DESCRIBED AREA CONTAINS 1.61 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

FOR RECORDER'S USE ONLY	RECORDER'S INDEX
	COUNTY: SCOTT
	SECTION: 11-79-3
	QUARTER SECTION: SE 1/4 & SW 1/4
	CITY: ELDRIDGE
	SUBDIVISION: IVY ACRES SUBDIVISION
	BLOCK: NA
	LOT(S): 48-62



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

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



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

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
License Number 19828.
My license renewal date is DECEMBER 31, 2025.
Pages or sheets covered by this seal: This Plat

IVY ACRES SUBDIVISION
ELDRIDGE, IA
R&R INVESTMENTS

ISSUED FOR	
CITY REVIEW	
DATE	06-10-2025
DESCRIPTION	DATE
DESIGNED BY	JP
DETAILED BY	JP
CHECKED BY	BG
PROJECT NO.	10423-10000
SHEET NAME	

FINAL PLAT IVY ACRES SUBDIVISION - PART 2

July 2, 2025

Nevada Lemke
City Administrator
City of Eldridge
305 N. Third Street
Eldridge, IA 52748

RE: Recommendation of Approval of Competitive Quotes
S 5th Street Boulevard Paving
City of Eldridge, IA

Dear Nevada:

The City requested competitive quotes for the S 5th Street HMA Paving work, which consists of asphalt paving of the existing grass boulevard area along the east side of S 5th Street in front of Ed White Elementary School and a HMA roadway patch along S 5th Street near the intersection of Sheridan Drive and S 5th Street.

The city received four (4) quotes for this work.

We recommend that City of Eldridge proceed with approval of the quote from 7 Hills Paving for the total amount of \$41,200.00.

This approval of the competitive quote may be subject to submittal of acceptable insurance, and other requirements of City of Eldridge. We are enclosing a copy of the tabulation of quotes for your use.

We look forward to working with you and City of Eldridge on this project. Please call our office if you have any questions or comments regarding the above project.

Sincerely,

SHIVE-HATTERY, INC.



Zach Howell, P.E.
Civil Engineer



SHIVE-HATTERY, INC.

2144 56th Avenue West
Bettendorf, IA 52722
(563) 635-7300

TABULATION OF COMPETITIVE QUOTES

Client: City of Eldridge

Date: July 2, 2025

Project Name: S 5th Street Boulevard Paving
S-H Project #: 2250004390

NAME AND ADDRESS OF BIDDER		7 Hills Paving 23101 33rd St Maquoketa, IA 52060		Brandt Construction Co. 700 4th St. W Milan, IL 61264		Manatts, Inc. 1425 N Washington Blvd Camanche, IA 52730.		Taylor Ridge Paving & Construction PO Box 476 Andalusia, IL 61232	
	ITEM	LUMP SUM PRICE		LUMP SUM PRICE		LUMP SUM PRICE		LUMP SUM PRICE	
	HMA BOULEVARD PAVING	\$ 34,125.00		\$ 64,500.00		\$ 55,000.00		\$ 38,100.00	
	HMA ROADWAY PATCH	\$ 7,075.00		\$ 14,500.00		\$ 11,500.00		\$ 11,900.00	
	TOTAL LUMP SUM PRICE	\$ 41,200.00		\$ 79,000.00		\$ 66,500.00		\$ 50,000.00	

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 17th, 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, Jeff Martens, Marty O'Boyle, Carrie Swartz, and Jon Burmeister.

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 June 3d, 2025. Second by Goodding. All Ayes. Motion Carries.

Financial & Administrative-

- A. Motion by Hamilton to Approve Bills Payable in the Amount of \$184,636.64. Second by Petersen. All Ayes. Motion Carries.
- B. Motion by Petersen to approve Resolution 2025-09 E&W Setting FY26 Wages & Salaries for Eldridge Electric & Water. Second by Padavich. A roll call vote was taken. Petersen (Aye), Goodding (Aye), Padavich (Aye), Hamilton (Aye), Bristley (Aye). Motion Carries.
- C. Department Update- The City Hall intern is scheduled to begin on Thursday, June 19, 2025. He is a resident of Eldridge and will be working approximately 30 hours per week. Staff met with Stanley Consultants to discuss updates to the PCA boards, ensuring all information is accurate and up to date. Lemke is currently working on the final report for the Administration Management Training. Sadie has completed all assigned training on schedule, and all required competency areas have been successfully met.

Electric Department-

- A. Outages- There was one outage reported on the 13th. Staff were notified immediately, responded to the scene, and the issue was resolved with power restored in under 20 minutes.
- B. Department Update- The pole change out on LeClaire Road has been completed. There are plans to conduct another change out of the same structure type. Staff have also been working on new service installations for the upcoming subdivisions.

Water Department-

- A. Carrie Swartz and Jon Burmeister from PFM Financial Advisors, LLC gave a presentation to the Council. The presentation covered financial advising services, current market conditions, and potential strategies for the City's financial planning.
- B. Water Main Breaks-None
- C. Water Test Results- None
- D. Discussion and Consideration to Approve Grundwald Land Development Water Main Request. – Tabled
- E. Padavich made a motion to Approve Consideration of Water Distribution Ordinance. Second, by Goodding. All Ayes. Motion Carries.
- F. Petersen made motion to Approve a wage increase for Tanner Loussaert from \$33.88/hr to \$35.51/hr following completion of the second portion of his Grade 2 Certification. This reflects the remaining 60% of the completion of the Grade 2 Treatment and/or Distribution certification, in accordance with the terms outlined in the CBA. Second, by Goodding. All Ayes. Motion Carries.
- G. Discussion and consideration to approve the quote from Northway Well & Pump for high service pump #1.
- H. Discussion and consideration to approve the purchase of a quick connection for the Water Treatment Plant generator. – Tabled
- I. Padavich made a motion to approve the purchase of 2 new VFDs for High Service Pumps #3 & #4. Second, by Hamilton. All Ayes. Motion Carries.
- J. Department Update – On June 5th, staff worked with the school to cap the morning service to the 5th Street church, which is scheduled for demolition. The process took approximately 45 minutes. Staff have primarily focused on the manual operation of the treatment plant. The HVAC contractor was on-site Wednesday, June 11th, but had the incorrect part. A replacement part was ordered and is expected to arrive and be installed this week.

Petersen made a motion to Adjourn at 6:44pm. Second by Padavich. All Ayes. Motion Carries.

Gage Lane
Utility Billing Clerk

City of Eldridge Park Board



The regular meeting of the Eldridge Park Board was called to order at 6:30 p.m. on May 13, 2025, at City Hall.

Board Members present were Jeff Ashcraft, Jill DeWulf, Tricia Campbell, and Scott LaPlante. Dean Halverson was absent. Also present were Henry Latham, Angie Hartin Scott Campbell, Tony Rupe, and Ashley Lacey.

Motion by DeWulf, second by T. Campbell to approve the agenda. All ayes. Motion carries.

Public Comment -None

Motion by T. Campbell, second by LaPlante to approve the minutes from April 15, 2025. All ayes. Motion carries.

Motion by DeWulf, second by LaPlante to approve the Park bills in the amount of \$7,552.98. All ayes. Motion carries.

Old Business

The Board discussed various Capital Improvement Plan (CIP) projects during the meeting. Rupe presented a map highlighting the parks and associated projects under consideration. The Board reviewed and prioritized several initiatives they hope to accomplish, including the installation of a fence at Hickory Creek Park, which they plan to present to the City Council for potential funding support.

Additional projects identified for the upcoming year include:

- Replacement of the shelter roof and installation of a new restroom at Crandall Park
- Construction of a new restroom and shelter at Elmegreen Park
- Rehabilitation of the Lions Shelter at Sheridan Meadows
- Development of a walking path at Hickory Creek Park

These projects reflect the Board's continued commitment to enhancing community park facilities and amenities.

Lacey reported that the concession stand vendor is performing well, and no complaints have been received.

Motion by DeWulf to adjourn the meeting at 7:25 p.m., second by LaPlante. All ayes. Motion carries.

Respectfully submitted,
Ashley Lacey, Billing Clerk

City of Eldridge Park Board



The regular meeting of the Eldridge Park Board was called to order at 6:30 p.m. on June 10, 2025, at City Hall.

Board Members present were Jeff Ashcraft, Jill DeWulf, and Scott LaPlante. Dean Halverson and Tricia Campbell were absent. Also present were Scott Campbell, Tony Rupe, and Ashley Lacey.

Motion by DeWulf, second by LaPlante to approve the agenda. All ayes. Motion carries.

Public Comment -None

Motion by LaPlante, second by DeWulf to approve the minutes from May 13, 2025. All ayes. Motion carries.

Motion by DeWulf, second by LaPlante to approve the Park bills in the amount of \$1,733.83. All ayes. Motion carries.

Old Business

Elmegreen Shelter & Bathroom – Rupe will be working to collect ideas for a shelter/bathroom at Elmegreen.

Motion by DeWulf, second by LaPlante to approve Wilford Construction to replace the roof, and shelter. All ayes. Motion carries.

Motion by LaPlante, second by Dewulf to approve the Pickleball resurfacing project, for up to \$50,000. All ayes. Motion carries.

Rupe wants to wait until after the end of the season to get into the concession stands to look at doing upgrades for 2026.

Rupe noted that the hay was baled one more time, and as it grows, the walking trail will start to take shape with the plan from Crystal Rosplock, and guidance from Shive Hattery.

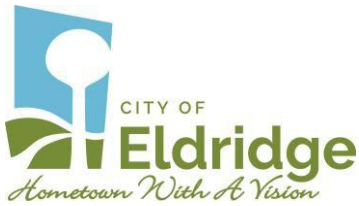
Rupe presented a quote for the Lions Shelter; he is going to work on getting another quote for the concrete.

New Business

Lacey informed the Park Board that the North Scott Schools wanted to use Sheridan Meadows for field day this coming school year, as it worked very well two years ago.

Motion by DeWulf to adjourn the meeting at 7:20 p.m., second by LaPlante. All ayes. Motion carries.

Respectfully submitted,
Ashley Lacey, Billing Clerk



MINUTES

Community Center Board Meeting

June 11, 2025 | Meeting called to order by Paul Petersen @11:31 am

Board Members present Paul Petersen, Tom Bauer, Gigi Seibel. Absent Mark Gooding.
Visitors present Jamie Stecker and Nevada Lemke.

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

Bauer made a motion to approve the **Minutes** from May 28, 2025, with the amendment of stating approval of last minutes from May 14, 2025. Seibel seconded. All Ayes. Motion Carried.

Seibel made a motion to approve the **Bills Payable** as presented in the report in the amount of \$16,690.12. Second by Bauer. All Ayes. Motion carried.

End of Month/Manager's: Presented by Jamie Stecker: A new policy implemented for purchasing skates/skate supplies for customers or employees. Buyers will have to pay 50% down on the initial order, with the balance paid upon arrival of the merchandise. If not picked up before the invoice is due, the item will be returned, and the buyer will be refunded their 50% down payment. Another policy requires a waiver to be signed when selling used skates or equipment.

The manager has been reviewing past and current contracted events and found them very inconsistent. To address this, she will streamline the contracts, so all are equal in value and costs for Center/Skatepark covered. The board indicated that fundraisers cannot be given discounts to maintain consistency. For example, one event was charged \$700 for the full facility while another was charged \$2000. The community has noticed this inconsistency. New contracts and amendments will follow and be voted on.

Police officers support the bartenders, staff, and manager during big events. While they cannot enforce policies at the Center, they are there to back up the staff. Seibel suggested that the Chief and police officers visit with the staff and bartenders so that everyone knows their roles and responsibilities.

For better efficiencies Jamie is looking into food and supplies purchased through a vendor to have delivery vs. running to all the different stores.

Adult Skates will be the last Sunday of the month following Open Skate for consistency.

Customer Evaluations: Four good evaluations collected, 75% were from Eldridge. Manager feels people are just go through the motions. She is taking time to visit with the parties and make sure their experience is good and that the evaluations are reflective of their experience.

Old Business:

- A. Republic will pick-up recycle bin and discontinue that service.

Gigi Seibel

Paul Petersen

Mark Gooding

Thomas Bauer

- B. Joint Council meeting follow up will be December 2025. Nevada reiterated that these meetings are not unique to the Community Center but just growing pains for all departments. Bauer suggested Jamie record all calls of interest to book. Take their information down and let them know she will reach back to them after she visits with City Council. This will show a number on hold because we can't book beyond the date of 12/01/26 without permission of the City Council.
- C. Mike's Floorpro will patch carpet on rink wall. Petersen made a motion to fix rink wall at the charge of \$250, Bauer seconded. Motion carried.
- D. Bauer made a motion to allow management to proceed with hiring professionals for events providing the startup does not exceed \$750. Seibel seconded the motion.

New Business:

- A. P.O.S. System Proposal "SpotOn" quoted \$6,405. This point-of-sale system will allow to run the facility much more efficient. Also, eliminates the credit cards machines. Petersen moved to have other quotes as comparison, Bauer seconded. Motion carried.
- B. Annual liquor license renewed. Jamie will have bartenders take their I-PACT training.
- C. Pride Event Fundraiser has occurred each year since 2019 and there has not been a contract. Derby provides skate patrol, skate rental and DJ and offers free admission. Again, another Fundraiser that is not on contract.
- D. Public Works does not do any weeding, watering landscape etc. Board will look over a landscape quote for approval of beautification.

Personnel: Nothing to report.

Seibel made a motion at 12:47 pm to adjourn the meeting, seconded by Bauer. All Ayes. Motion Carried.

Next Meeting: **July 9, 2025** @ Community Center and Skate Park @ 11:30 a.m.

Respectfully submitted,

Gigi Seibel

Eldridge Community Center Board



**Eldridge Planning and Zoning Commission
June 18, 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 June 18, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Dean Ferguson, Mike Martin and Scott LaPlante. Brad Merrick and Jennifer Vittorio were absent. Also present was Jeff Martens.

The minutes from the May 15, 2025, meeting were presented for approval. Motion by Martin to approve the minutes as presented. Ferguson seconded. Motion carried 4-0 by voice vote.

Donaubauber asked Martens to present a summary of the request. Martens stated that the developer would like to replat the lots on the west side of North 4th Avenue in Ivy Acres to accommodate the construction of additional single-story villa-style condos rather than the two-story townhouse-style condos that were originally platted.

Martens said that the City had some additional construction requirements due to this request that the developer had been informed about. These included:

1. Developer will be required to uncover and cap sanitary services they plan to abandon at the main. Public Works will need to inspect and GPS them before they are covered.
2. Developer will be required to uncover and cap water services they plan to abandon at the main after they are shut off at the corporation. Water Department will need to inspect and GPS them before they are covered.
3. Any relocation/removal of transformers or streetlights will be completed by Eldridge Electric and charged to the developer.

Martens said that this would result in a widening of the lots on the west side and the east side would remain the same and homes were currently under construction on the east. Donaubauber confirmed that this would reduce the number of lots from 14 to 12 with an outlot and that the pins marking the lots would be moved. Donaubauber asked why N. 4th Ave. wasn't marked on the vicinity map. Martens said that was because the replatted portion was blown up on the replat to show only the affected lot changes and the rest of the original plat would remain as it was. Martin asked if this would then be an addendum to the Part 1 final plat and Martens said it would and once recorded only this portion would change on the assessor's website.

Martin asked if the stormwater calculations had to change and Martens said that he thought the impervious surface was about the same and that the ponds in this area were oversized and would not be affected by these changes.

Martin made a motion to recommend approval of the plat and LaPlante seconded. Motion carried 4-0 by voice vote.

Ferguson made a motion to adjourn the meeting at 6:11 p.m. Seconded by Martin. Motion carried 4-0 by voice vote.

CITY OF ELDRIDGE							
FY 24/25 - BUDGET TO ACTUAL FOR MARCH 2025							
FUND	NAME	BUDGET 24/25	MTD REV. COLLECTED	+/-	BUDGETED EXPENSES	MTD EXP.	+/-
001	GENERAL	4,706,886	224,263	-4,482,623	4,706,886	222,297	4,484,589
002	GEN. EQUIP. REPL	80,000	0	-80,000	80,000	0	80,000
004	PARK BOARD	135,000	10,998	-124,002	135,000	0	135,000
008	COMM POLICING	23,900	4,421	-19,479	23,900	4,815	19,085
110	ROAD USE	1,241,000	61,093	-1,179,907	1,241,000	0	1,241,000
121	SALES TAX	1,888,618	104,709	-1,783,909	1,888,618	3,971	1,884,647
122	HOTEL TAX	37,250	1,782	-35,468	37,250	0	37,250
125	TIF	1,057,833	69,903	-987,930	1,057,833	0	1,057,833
200	DEBT SVC	1,325,600	10,358	-1,315,242	1,325,600	0	1,325,600
301	CAP. IMPROV	100,000	0	-100,000	100,000	400	99,600
310	STREET PROJ	25,000	0	-25,000	25,000	0	25,000
315	ARPA	858,493	0	0	858,493	0	858,493
610	SEWER	1,828,000	175,299	-1,652,701	1,828,000	43,125	1,784,875
614	SEWER EQUIP REPL	90,000	0	-90,000	90,000	0	90,000
750	COMM CTR	429,350	53,750	-375,600	429,350	22,074	407,276
820	INS SELF FUND	170,000	98	-169,902	170,000	6,068	163,932
TOTAL		13,996,930	716,674	-12,421,763	13,996,930	302,750	13,694,180

CITY OF ELDRIDGE							
FY 24/25 - YTD BUDGET TO ACTUAL AS OF MARCH 2025							
FUND	NAME	BUDGET 24/25	YTD REV. COLLECTED	+/-	BUDGETED EXPENSES	YTD EXP.	+/-
001	GENERAL	4,706,886	2,872,874	-1,834,012	4,706,886	2,766,332	1,940,554
002	GEN. EQUIP. REPL	80,000	0	-80,000	80,000	72,010	7,990
004	PARK BOARD	135,000	72,189	-62,811	135,000	46,700	88,300
008	COMM POLICING	23,900	27,868	3,968	23,900	13,699	10,201
110	ROAD USE	1,241,000	712,697	-528,303	1,241,000	545,243	695,757
121	SALES TAX	1,888,618	1,263,383	-625,235	1,888,618	578,094	1,310,524
122	HOTEL TAX	37,250	29,176	-8,074	37,250	13,537	23,713
125	TIF	1,057,833	721,628	-336,205	1,057,833	78,877	978,956
200	DEBT SVC	1,325,600	147,054	-1,178,546	1,325,600	105,266	1,220,334
301	CAP. IMPROV	100,000	58,126	-41,874	100,000	83,210	16,790
310	STREET PROJ	25,000	0	-25,000	25,000	0	25,000
315	ARPA	858,493	172	0	858,493	841,239	17,254
610	SEWER	1,828,000	1,545,335	-282,665	1,828,000	592,298	1,235,702
614	SEWER EQUIP REPL	90,000	0	-90,000	90,000	41,925	48,075
750	COMM CTR	429,350	322,688	-106,662	429,350	279,813	149,537
820	INS SELF FUND	170,000	2,373	-167,627	170,000	83,614	86,386
TOTAL		13,996,930	7,775,563	-5,363,046	13,996,930	6,141,857	7,855,073

Treasurers Report

Summary

Date Range: 03/01/2025 - 03/31/2025

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
001 - GENERAL	1,671,288.49	244,263.05	222,297.24	21,965.81	21,965.81	1,649,322.68	1,693,254.30	-43,931.62
002 - GENERAL EQUIPMENT REPLACE	-6,194.46	0.00	0.00	0.00	0.00	-6,194.46	-6,194.46	0.00
004 - PARK BOARD	121,581.98	10,998.87	0.00	10,998.87	10,998.87	110,583.11	132,580.85	-21,997.74
008 - COMMUNITY POLICING	66,724.01	4,421.39	4,815.50	-394.11	-394.11	67,118.12	66,329.90	788.22
110 - ROAD USE	2,434,177.66	61,093.23	0.00	61,093.23	61,093.23	2,373,084.43	2,495,270.89	-122,186.46
121 - SALES TAX PROJECTS	5,270,473.86	104,709.62	3,971.96	100,737.66	100,737.66	5,169,736.20	5,371,211.52	-201,475.32
122 - HOTEL TAX	132,630.50	1,782.63	0.00	1,782.63	1,782.63	130,847.87	134,413.13	-3,565.26
125 - LECLAIRE ROAD TIF AREA	579,886.02	69,903.05	0.00	69,903.05	69,903.05	509,982.97	649,789.07	-139,806.10
200 - DEBT SERVICE	165,631.95	10,358.92	0.00	10,358.92	10,358.92	155,273.03	175,990.87	-20,717.84
301 - CAPITAL IMPROVEMENT FUND	115,646.11	0.00	400.00	-400.00	-400.00	116,046.11	115,246.11	800.00
310 - STREET PROJECTS	205,172.68	0.00	0.00	0.00	0.00	205,172.68	205,172.68	0.00
315 - ARPA	17,425.94	0.00	0.00	0.00	0.00	17,425.94	17,425.94	0.00
610 - SEWER	3,112,034.86	175,299.11	43,125.12	132,173.99	132,173.99	2,979,860.87	3,244,208.85	-264,347.98
614 - SEWER EQUIPMENT REPLACEME	329,672.12	0.00	0.00	0.00	0.00	329,672.12	329,672.12	0.00
750 - COMMUNITY CENTER	97,441.97	53,750.43	22,074.18	31,676.25	31,676.25	65,765.72	129,118.22	-63,352.50
820 - INSURANCE SELF FUNDING	-6,472.06	98.08	6,068.01	-5,969.93	-5,969.93	-502.13	-12,441.99	11,939.86
Report Total:	14,307,121.63	736,678.38	302,752.01	433,926.37	433,926.37	13,873,195.26	14,741,048.00	-867,852.74

Treasurers Report Summary

Date Range: 07/01/2024 - 06/30/2025

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
001 - GENERAL	1,586,712.29	4,916,000.91	4,334,896.60	581,104.31	581,104.31	1,005,607.98	2,167,816.60	-1,162,208.62
002 - GENERAL EQUIPMENT REPLACE	65,815.78	20,000.00	72,010.24	-52,010.24	-52,010.24	117,826.02	13,805.54	104,020.48
004 - PARK BOARD	107,091.64	159,596.51	100,998.32	58,598.19	58,598.19	48,493.45	165,689.83	-117,196.38
008 - COMMUNITY POLICING	52,161.31	38,795.26	18,456.71	20,338.55	20,338.55	31,822.76	72,499.86	-40,677.10
110 - ROAD USE	2,327,817.43	972,313.50	868,073.90	104,239.60	104,239.60	2,223,577.83	2,432,057.03	-208,479.20
121 - SALES TAX PROJECTS	4,685,922.22	1,863,004.45	1,302,259.45	560,745.00	560,745.00	4,125,177.22	5,246,667.22	-1,121,490.00
122 - HOTEL TAX	118,773.82	35,060.35	35,707.10	-646.75	-646.75	119,420.57	118,127.07	1,293.50
125 - LECLAIRE ROAD TIF AREA	6,038.46	1,029,344.94	1,079,285.00	-49,940.06	-49,940.06	55,978.52	-43,901.60	99,880.12
200 - DEBT SERVICE	134,202.93	1,329,584.63	1,325,983.24	3,601.39	3,601.39	130,601.54	137,804.32	-7,202.78
301 - CAPITAL IMPROVEMENT FUND	140,330.88	279,438.25	88,210.77	191,227.48	191,227.48	-50,896.60	331,558.36	-382,454.96
310 - STREET PROJECTS	205,172.68	25,000.00	0.00	25,000.00	25,000.00	180,172.68	230,172.68	-50,000.00
315 - ARPA	858,493.19	172.01	858,493.00	-858,320.99	-858,320.99	1,716,814.18	172.20	1,716,641.98
610 - SEWER	2,291,172.37	2,076,195.84	1,635,683.24	440,512.60	440,512.60	1,850,659.77	2,731,684.97	-881,025.20
614 - SEWER EQUIPMENT REPLACEME	371,597.08	90,000.00	41,924.96	48,075.04	48,075.04	323,522.04	419,672.12	-96,150.08
750 - COMMUNITY CENTER	86,243.17	434,148.86	386,420.09	47,728.77	47,728.77	38,514.40	133,971.94	-95,457.54
820 - INSURANCE SELF FUNDING	68,799.11	172,891.24	107,663.64	65,227.60	65,227.60	3,571.51	134,026.71	-130,455.20
Report Total:	13,106,344.36	13,441,546.75	12,256,066.26	1,185,480.49	1,185,480.49	11,920,863.87	14,291,824.85	-2,370,960.98