

**CITY COUNCIL MEETING AGENDA**  
**Monday, August 4<sup>th</sup>, 2025, 7:00 PM**  
**Eldridge Community Center • 400 S 16<sup>th</sup> Ave • Eldridge, IA**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
5. Mayor's Agenda
  - A. Consideration to Approve City Council Minutes from July 21<sup>st</sup>, 2025
  - B. Consideration to Approve Bills Payable
  - C. Consideration to Approve Tobacco Permit Renewal for Eldridge Mart
6. Old Business
  - A. Consideration of Third & Final Reading of Revised Ordinance 2025-18 Amending the South First Street Speed Limit
7. New Business
  - A. Consideration of Resolution #2025-20 Vacating Drainage Easement on Lot 6-7 of Rustic Green 3<sup>rd</sup> Addition
  - B. Consideration of Resolution #2025-21 Amending the Proposed Land Use Map of the 2011 Eldridge Comprehensive Plan
  - C. Open Public Hearing for the consideration to adopt Ordinance #2025-19 Rezoning RIVALDD Farm's parcels from SA-Suburban Agricultural to I-2 General Industrial
  - D. Close Public Hearing for the consideration to adopt Ordinance #2025-19 Rezoning RIVALDD Farm's parcels from SA-Suburban Agricultural to I-2 General Industrial
  - E. Consideration of the First Reading of Ordinance #2025-19 Rezoning RIVALDD Farm's parcels from SA-Suburban Agricultural to I-2 General Industrial
  - F. Open Public Hearing for the consideration to adopt Ordinance #2025-20 Rezoning RG Prime and Slopertown LLC parcels from SA-Suburban Agricultural to I-2 General Industrial
  - G. Close Public Hearing for the consideration to adopt Ordinance #2025-20 Rezoning RG Prime and Slopertown LLC parcels from SA-Suburban Agricultural to I-2 General Industrial
  - H. Consideration of the First Reading of Ordinance #2025-20 Rezoning RG Prime and Slopertown LLC parcels from SA-Suburban Agricultural to I-2 General Industrial
  - I. Consideration of the First Reading of Ordinance #2025-21 Amending Publishing Requirements
  - J. Consideration to Approve a proposal from Shive Hattery for civil engineering in the amount of \$101,000 for the Fellner's Addition Roadway Reconstruction project
  - K. Consideration to approve the budgeted purchase of a John Deere End Loader for the sewer department from Martin Equipment in the amount of \$125,462.07
  - L. Consideration to approve Change Order #1 for the S 1<sup>st</sup> Street Project in the amount of \$16,546.04
8. Board/Staff Activity Reports
  - A. City Administrator
  - B. Assistant City Administrator
  - C. Police Chief
9. Closed Session per Iowa Code 21.5(1)i "To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session."
10. Consideration of Resolution #2025-22 Ordering Removal of the City Clerk

11. Consideration to appoint an Acting City Clerk until the appointment of a new City Clerk
12. Consideration to hire a temporary employee to perform financial duties as assigned by City Administration until the appointment of a new City Clerk
13. Adjournment

*Next Regular City Council Meeting: Monday, August 18<sup>th</sup>, 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 July 21, 2025.

Council Members Present: Ryan Iossi, Dan Collins, Adrian Blackwell and Scott Campbell. Brian Dockery was not present. Quorum was met.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Tony Cavanaugh, Erin Gentz, Keith Schneckloth, Trevor Grimm and Marty O'Brien

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

## Public Commit

No public comments were made.

Mayor King informed council of August 5<sup>th</sup>, 2025 "National Night Out" and read proclamation.

## Mayor's Agenda

Motion by Campbell to approve City Council Minutes from July 7, 2025. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Campbell to approve the bills payable in the amount of \$199,251.66. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Collins to approve a new Liquor License for Miguels Street Tacos. Second by Campbell. Motion was approved unanimously by voice vote.

## Old Business

Motion by Campbell to approve the Second Reading of Revised Ordinance 2025-18 South First Street Speed Limit. Second by Blackwell. Roll call vote indicated Collins (Aye), Campbell (Aye), Blackwell (Aye), Iossi (Aye) and Dockery (Absent), Motion carried.

## New Business

Motion by Blackwell to approve Resolution #2025-19 Amending the Drop Off of Waste at the City Shop. Second by Iossi. Roll call vote indicated Collins (Aye), Campbell (Aye) and Blackwell (Aye), Iossi (Aye) and Dockery (Absent). Motion carried.

Motion by Campbell to approve John Deere Gator TX Purchase from Sinclair Tractor for \$12,00. Second by Blackwell. Motion was approved unanimously by voice vote.

## Board/Staff Activities

City Administrator – Seven Hills Paving signed a contract for the 5<sup>th</sup> St Paving Project, scheduled to start the week of July 21<sup>st</sup>, 2025. KE Flatwork is also starting the sidewalk project for the North Scott School District the week of July 21<sup>st</sup>. Once the sidewalk is removed Seven Hills Paving will start the paving.

South 1<sup>st</sup> St construction will begin the week of August 4<sup>th</sup>. Major paving should be completed within the week of August 25<sup>th</sup>, with the entire project coming to completion around September 10<sup>th</sup>. The 4<sup>th</sup> and Leclaire Road patches started July 21<sup>st</sup> completing one side at a time limiting traffic to one lane. Traffic will be detoured to Iowa St. while construction is in process on the north side and then later detoured to Franklin Street while construction is in process on the south side. The temporary tower will be put up in the first week of August for the Water Tower Rehab Project. The Project will begin in the middle of September; the project completion date is scheduled for November 13<sup>th</sup>.

Assistant City Administrator – The city has continued to receive complaints from residents regarding the use of electric motorized scooters. Will reach out to the league of cities for information regarding the use of E-scooters within the city.

City Clerk – None

Police – Cavanaugh reported the electric Scooter safety education will take place on Saturday July 26<sup>th</sup> from 9am-12pm at Public Works in the back parking lot. The event will include two things; mock traffic stops for new drivers and inform and educate the public regarding E-Scooter safety. National Night Out will be taking place August 5<sup>th</sup>. On September 24<sup>th</sup> there will be a softball game between the fire department and police department.

Blackwell requested the board be informed if there was to be a publication of information on National Night Out to the North Scott Press.

Motion by lossi to adjourn at 7:13 pm. Second by Collins. Motion was approved unanimously by voice vote.

Respectfully submitted

Frank King  
Mayor

Peyton Pewe  
Administrative College Intern

| BILLS PAYABLE |             |                |                               |                               |               |
|---------------|-------------|----------------|-------------------------------|-------------------------------|---------------|
| CHECK #       | DEPT        | FUND           | VENDOR                        | DESCRIPTION                   | AMOUNT        |
| 179           | INS REIMB   | 820-5-001-6183 | EBS - EMPLOYEE BENEFIT SYSTMS | PSF INS CLAIM FUNDING         | \$ 10,506.74  |
| 156073        | SALES TAX   | 121-5-750-6727 | VALENTINE CONSTRUCTION LLC    | 4TH & LECLAIRE TRAFF SIG PROJ | \$ 125,421.22 |
| 156074        | POLICE      | 001-5-110-6150 | DELTA DENTAL                  | DENTAL/VISION INS PREM        | \$ 574.16     |
| 156074        | INSPECTIONS | 001-5-170-6150 | DELTA DENTAL                  | DENTAL/VISION INS PREM        | \$ 53.10      |
| 156074        | STREETS     | 001-5-210-6150 | DELTA DENTAL                  | DENTAL/VISION INS PREM        | \$ 196.44     |
| 156074        | VEH MAINT   | 001-5-299-6150 | DELTA DENTAL                  | DENTAL/VISION INS PREM        | \$ 26.55      |
| 156074        | COMM DEV    | 001-5-599-6150 | DELTA DENTAL                  | DENTAL/VISION INS PREM        | \$ 88.68      |
| 156074        | ADMIN       | 001-5-611-6150 | DELTA DENTAL                  | DENTAL/VISION INS PREM        | \$ 62.08      |
| 156074        | FINANCE     | 001-5-620-6150 | DELTA DENTAL                  | DENTAL/VISION INS PREM        | \$ 56.82      |
| 156074        | SEWER       | 610-5-815-6150 | DELTA DENTAL                  | DENTAL/VISION INS PREM        | \$ 349.46     |
| 156075        | POLICE      | 001-5-110-6150 | DELTA DENTAL - LTD            | LTD INS PREM                  | \$ 205.40     |
| 156075        | INSPECTIONS | 001-5-170-6150 | DELTA DENTAL - LTD            | LTD INS PREM                  | \$ 26.23      |
| 156075        | STREETS     | 001-5-210-6150 | DELTA DENTAL - LTD            | LTD INS PREM                  | \$ 59.09      |
| 156075        | VEH MAINT   | 001-5-299-6150 | DELTA DENTAL - LTD            | LTD INS PREM                  | \$ 9.85       |
| 156075        | COMM DEV    | 001-5-599-6150 | DELTA DENTAL - LTD            | LTD INS PREM                  | \$ 22.64      |
| 156075        | ADMIN       | 001-5-611-6150 | DELTA DENTAL - LTD            | LTD INS PREM                  | \$ 22.08      |
| 156075        | FINANCE     | 001-5-620-6150 | DELTA DENTAL - LTD            | LTD INS PREM                  | \$ 18.79      |
| 156075        | SEWER       | 610-5-815-6150 | DELTA DENTAL - LTD            | LTD INS PREM                  | \$ 92.03      |
| 156076        | POLICE      | 001-5-110-6150 | DELTA DENTAL- BASIC           | BASIC LIFE INS PREM           | \$ 44.00      |
| 156076        | INSPECTIONS | 001-5-170-6150 | DELTA DENTAL- BASIC           | BASIC LIFE INS PREM           | \$ 4.00       |
| 156076        | STREETS     | 001-5-210-6150 | DELTA DENTAL- BASIC           | BASIC LIFE INS PREM           | \$ 16.00      |
| 156076        | VEH MAINT   | 001-5-299-6150 | DELTA DENTAL- BASIC           | BASIC LIFE INS PREM           | \$ 2.00       |
| 156076        | COMM DEV    | 001-5-599-6150 | DELTA DENTAL- BASIC           | BASIC LIFE INS PREM           | \$ 4.00       |
| 156076        | ADMIN       | 001-5-611-6150 | DELTA DENTAL- BASIC           | BASIC LIFE INS PREM           | \$ 2.80       |
| 156076        | FINANCE     | 001-5-620-6150 | DELTA DENTAL- BASIC           | BASIC LIFE INS PREM           | \$ 4.00       |
| 156076        | SEWER       | 610-5-815-6150 | DELTA DENTAL- BASIC           | BASIC LIFE INS PREM           | \$ 17.20      |
| 156077        | POLICE      | 001-5-110-6150 | WELLMARK BLUE CROSS           | HEALTH INS PREMIUMS           | \$ 7,084.42   |
| 156077        | INSPECTIONS | 001-5-170-6150 | WELLMARK BLUE CROSS           | HEALTH INS PREMIUMS           | \$ 382.70     |
| 156077        | STREETS     | 001-5-210-6150 | WELLMARK BLUE CROSS           | HEALTH INS PREMIUMS           | \$ 2,816.08   |
| 156077        | VEH MAINT   | 001-5-299-6150 | WELLMARK BLUE CROSS           | HEALTH INS PREMIUMS           | \$ 430.91     |
| 156077        | COMM DEV    | 001-5-599-6150 | WELLMARK BLUE CROSS           | HEALTH INS PREMIUMS           | \$ 861.82     |
| 156077        | ADMIN       | 001-5-611-6150 | WELLMARK BLUE CROSS           | HEALTH INS PREMIUMS           | \$ 603.27     |
| 156077        | FINANCE     | 001-5-620-6150 | WELLMARK BLUE CROSS           | HEALTH INS PREMIUMS           | \$ 430.91     |
| 156077        | SEWER       | 610-5-815-6150 | WELLMARK BLUE CROSS           | HEALTH INS PREMIUMS           | \$ 3,274.92   |
| 156078        | POLICE      | 001-5-110-6725 | ACCESS SYSTEMS LEASING        | PD COPIER LEASE PYMNT         | \$ 391.73     |
| 156079        | LEGAL SVCS  | 001-5-640-6411 | AHLERS & COONEY P.C.          | URP DEV AGRMNT REVIEW         | \$ 175.00     |
| 156080        | POLICE      | 001-5-110-6599 | AMAZON CAPITAL SERVICES       | LG GLOVES                     | \$ 84.27      |
| 156080        | POLICE      | 001-5-110-6599 | AMAZON CAPITAL SERVICES       | XL GLOVES                     | \$ 84.27      |
| 156080        | STREETS     | 001-5-210-6310 | AMAZON CAPITAL SERVICES       | GATE OPENER/HI VIS SHIRTS     | \$ 11.99      |
| 156080        | VEH MAINT   | 001-5-299-6334 | AMAZON CAPITAL SERVICES       | CLUTCH REPLACEMENT            | \$ 149.93     |
| 156080        | SEWER       | 610-5-815-6181 | AMAZON CAPITAL SERVICES       | GATE OPENER/HI VIS SHIRTS     | \$ 41.01      |
| 156081        | FINANCE     | 001-5-620-6414 | AMERICAN LEGAL                | CITY CODE EDITS & PUBLISH     | \$ 198.00     |
| 156084        | ROAD USE    | 110-5-210-6417 | BORTEC INC                    | BORE PIPE UNDER S 1ST         | \$ 4,000.00   |
| 156086        | STREETS     | 001-5-210-6310 | CINTAS CORPORATION            | CLEANING - MATS               | \$ 82.62      |
| 156087        | STREETS     | 001-5-210-6310 | CINTAS 1ST AID & SFTY         | RESTOCK FIRST AID KIT         | \$ 78.26      |
| 156088        | STREETS     | 001-5-210-6373 | COMMERCIAL PRINTERS           | BAETKE - BUSINESS CARDS       | \$ 55.00      |
| 156091        | HOTEL TAX   | 122-5-499-6491 | ELD/N.S. CHAMBER              | SUMMER FEST CONTRIBUTION      | \$ 5,000.00   |
| 156092        | POLICE      | 001-5-110-6240 | GALE, RYAN                    | TRAINING MEAL EXPENSE         | \$ 32.00      |
| 156098        | SEWER       | 610-5-815-6440 | IOWA DNR                      | ANNUAL FEE                    | \$ 1,275.00   |
| 156100        | SEWER       | 610-5-815-6181 | JK INDUSTRIES                 | HI VIS SHIRTS W LOGO          | \$ 24.00      |
| 156103        | SALES TAX   | 121-5-750-6752 | LOVEWELL FENCING INC.         | HICKORY CREEK - FENCE/GATE    | \$ 28,000.00  |
| 156103        | HOTEL TAX   | 122-5-750-6490 | LOVEWELL FENCING INC.         | HICKORY CREEK - FENCE/GATE    | \$ 28,000.00  |
| 156104        | SEWER       | 610-5-815-6320 | MENARDS                       | SCREWS                        | \$ 1.58       |
| 156105        | STREETS     | 001-5-210-6371 | MIDAMERICAN ENERGY CO         | 105 E LECLAIRE SIGN SHOP      | \$ 14.54      |
| 156105        | STREETS     | 001-5-210-6371 | MIDAMERICAN ENERGY CO         | 105 E LECLAIRE                | \$ 37.62      |
| 156105        | STREETS     | 001-5-210-6371 | MIDAMERICAN ENERGY CO         | 105 E LECLAIRE OFFICE         | \$ 33.54      |
| 156105        | ST LIGHTS   | 001-5-230-6371 | MIDAMERICAN ENERGY CO         | 305 N 3RD LIGHT               | \$ 10.99      |
| 156105        | ST LIGHTS   | 001-5-230-6371 | MIDAMERICAN ENERGY CO         | 2951 S 9TH AVE SIREN          | \$ 533.93     |
| 156105        | FINANCE     | 001-5-620-6371 | MIDAMERICAN ENERGY CO         | 313 N 3RD                     | \$ 21.08      |
| 156105        | FINANCE     | 001-5-620-6371 | MIDAMERICAN ENERGY CO         | 301 N 3RD                     | \$ 14.54      |
| 156105        | FINANCE     | 001-5-620-6371 | MIDAMERICAN ENERGY CO         | 309 N 3RD                     | \$ 14.54      |
| 156105        | SEWER       | 610-5-815-6371 | MIDAMERICAN ENERGY CO         | 601 TRAILS RD                 | \$ 8,313.83   |
| 156105        | SEWER       | 610-5-815-6371 | MIDAMERICAN ENERGY CO         | 601 TRAILS RD                 | \$ 61.18      |
| 156107        | VEH MAINT   | 001-5-299-6334 | MILLS CHEVROLET               | SENSOR                        | \$ 85.21      |
| 156108        | VEH MAINT   | 001-5-299-6334 | MUSCATINE LAWN & POWER        | BLADES                        | \$ 94.74      |
| 156109        | VEH MAINT   | 001-5-299-6332 | NAPA AUTO PARTS               | ENGINE OIL FILTER             | \$ 8.64       |
| 156109        | VEH MAINT   | 001-5-299-6332 | NAPA AUTO PARTS               | BRAKE PADS                    | \$ 63.88      |
| 156109        | VEH MAINT   | 001-5-299-6332 | NAPA AUTO PARTS               | AIR/OIL FILTERS               | \$ 48.48      |
| 156109        | VEH MAINT   | 001-5-299-6332 | NAPA AUTO PARTS               | OIL FILTER                    | \$ 8.64       |
| 156109        | VEH MAINT   | 001-5-299-6332 | NAPA AUTO PARTS               | WATER PUMP                    | \$ 97.26      |
| 156109        | VEH MAINT   | 001-5-299-6334 | NAPA AUTO PARTS               | TRANS FLUID                   | \$ 77.44      |
| 156109        | VEH MAINT   | 001-5-299-6334 | NAPA AUTO PARTS               | CLAMP                         | \$ 13.67      |
| 156110        | SEWER       | 610-5-815-6490 | NORTH CENTRAL LABS            | QUARTERLY STATE TESTING       | \$ 85.85      |
| 156111        | VEH MAINT   | 001-5-299-6334 | P & K MIDWEST, INC            | PLUG                          | \$ 4.14       |
| 156111        | VEH MAINT   | 001-5-299-6504 | P & K MIDWEST, INC            | ROPE                          | \$ 1.44       |
| 156112        | STREETS     | 001-5-210-6599 | PRTNRS SCOTT CO WATERSHED     | ANNUAL FUNDING CONTRIBUTION   | \$ 2,500.00   |
| 156115        | COMM DEV    | 001-5-599-6213 | QC CHAMBER                    | MEMBERSHIP & GROW QC          | \$ 11,311.17  |
| 156116        | STREETS     | 001-5-210-6373 | QUAD CITIES TAS               | AFTER HRS ANSW SVCS           | \$ 30.54      |

|               |             |                |                          |                               |                      |
|---------------|-------------|----------------|--------------------------|-------------------------------|----------------------|
| 156116        | SEWER       | 610-5-815-6373 | QUAD CITIES TAS          | AFTER HRS ANSW SVCS           | \$ 30.53             |
| 156117        | STREETS     | 001-5-210-6331 | RIVER VALLEY COOP        | DIESEL                        | \$ 1,435.88          |
| 156118        | ROAD USE    | 110-5-210-6530 | RIVERSTONE GROUP INC     | ASPHALT STREET PATCH          | \$ 1,546.50          |
| 156119        | POLICE      | 001-5-110-6506 | RNJS DISTRIBUTION, INC.  | PD/CH WATER                   | \$ 25.00             |
| 156119        | FINANCE     | 001-5-620-6506 | RNJS DISTRIBUTION, INC.  | PD/CH WATER                   | \$ 25.00             |
| 156122        | POLICE      | 001-5-110-6602 | SCOTT CO ANIMAL HOSPITAL | K-9 MARTY SVCS                | \$ 223.44            |
| 156123        | ADMIN       | 001-5-611-6407 | SHIVE-HATTERY ENGINEERS  | 2025 PROJECTS                 | \$ 11,049.28         |
| 156123        | ROAD USE    | 110-5-210-6771 | SHIVE-HATTERY ENGINEERS  | S 1ST STREET                  | \$ 1,005.00          |
| 156123        | SALES TAX   | 121-5-750-6727 | SHIVE-HATTERY ENGINEERS  | 1ST & LECLAIRE INTERSECTION   | \$ 1,217.50          |
| 156123        | SALES TAX   | 121-5-750-6727 | SHIVE-HATTERY ENGINEERS  | 4TH & LECLAIRE TRAFF SIG PROJ | \$ 32,144.90         |
| 156124        | STREETS     | 001-5-210-6510 | STAPLES                  | BULK SUNSCREEN                | \$ 209.29            |
| 156127        | STREETS     | 001-5-210-6181 | THEISEN SUPPLY, INC      | CLOTH ALLOW-WHITE             | \$ 35.99             |
| 156128        | SEWER       | 610-5-815-6310 | TWIN-STATE ENG. & CHEM.  | BUCCANEER                     | \$ 73.01             |
| 156128        | SEWER       | 610-5-815-6310 | TWIN-STATE ENG. & CHEM.  | BUCCANEER                     | \$ 73.01             |
| 156129        | SALES TAX   | 121-5-750-6601 | TYLER TECHNOLOGIES       | PRO 10 MIGRATION              | \$ 11,400.00         |
| 156130        | POLICE      | 001-5-110-6373 | VERIZON WIRELESS         | CELLULAR SERVICES             | \$ 510.98            |
| 156130        | INSPECTIONS | 001-5-170-6373 | VERIZON WIRELESS         | CELLULAR SERVICES             | \$ 38.45             |
| 156130        | STREETS     | 001-5-210-6373 | VERIZON WIRELESS         | CELLULAR SERVICES             | \$ 150.71            |
| 156130        | FINANCE     | 001-5-620-6373 | VERIZON WIRELESS         | CELLULAR SERVICES             | \$ 38.45             |
| 156130        | SEWER       | 610-5-815-6373 | VERIZON WIRELESS         | CELLULAR SERVICES             | \$ 135.37            |
| 156131        | STREETS     | 001-5-210-6181 | WHITE CAP, LP            | GLOVES                        | \$ 198.96            |
| 156132        | LEGAL SVCS  | 001-5-640-6411 | WRIGHT LAW OFFICE, P.C.  | MARCH 2025 LEGAL SVCS         | \$ 7,940.00          |
| ACH           | SPLIT       | SPLIT          | PAYROLL 7/31             | PAYROLL 7/31                  | \$ 102,219.76        |
| <b>TOTAL:</b> |             |                |                          |                               | <b>\$ 406,162.21</b> |

Tobacco  
Licensing

&lt; CITY OF ELDRIDGE

## Retail Tobacco License Review

CITY OF ELDRIDGE

1309374801

### Application Information

### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : RAM N INC

Type of ownership : Corporation

Primary office address : 209 E LE CLAIRE RD ELDRIDGE IA 52748-1721

Legal Ownership Phone : 563-223-9090

Legal Ownership Email : ealidmart@gmail.com

### Application Information

City/County Permit Number : 2025-05

Sales and Use Permit Number : 182046602

Location Name : ELDRIDGE MART

Location Phone Number : 563-223-9090

Location Address : 209 E LE CLAIRE RD ELDRIDGE IA 52748-1721

Location Mailing Address : 3816 INGERSOLL AVE DES MOINES IA 50312-3413

Renewal : Yes

Start Date : 01-Jul-2025

End Date : 30-Jun-2026

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Liquor store

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

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

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

Approved  
[Signature] #110

### Corporate Officers

| Title   | Name           | Address                                   |
|---------|----------------|---|
| OFFICER | SAINI, JASVEER | 209 E LE CLAIRE RD ELDRIDGE IA 52748-1721 |

## Suppliers List

CORE-MARK

## Decision

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

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

Select a Decision \*

Approve

Deny

Cancel



< Previous

Next >

Your online session will timeout after 30 minutes of inactivity. All unsaved information will be lost.

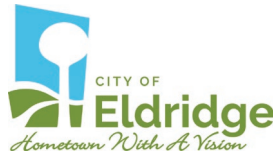
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## ORDINANCE 2025-18

**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 422 feet south of the center line of Lincoln Road; 45 mph from a point 422 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

\_\_\_\_\_  
City Administrator, Nevada Lemke

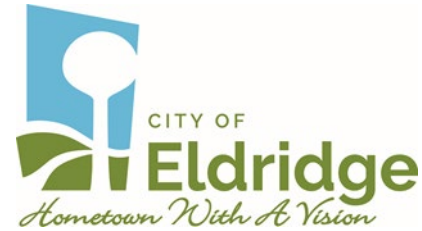
|           |                              |   |                              |   |                                |
|-----------|------------------------------|---|------------------------------|---|--------------------------------|
| Blackwell | <input type="checkbox"/> Yea | / | <input type="checkbox"/> 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: S 1<sup>st</sup> Street Speed Limit Ordinance Amendment  
Date: 7/21/25

Mayor and City Council,

Currently the speed limit on South First Street switches to 35 MPH from 45 MPH 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.

At the July 7, 2025 City Council meeting it was motioned to increase this distance to the property line south of the property line of Lincoln Landing and north of the Eldridge American Legion parcel. The adjusted distance is 422 feet.

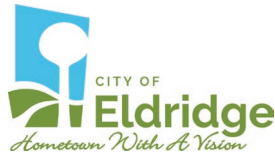
The Public Works Department has a speed radar sign that will be placed at this location as shown in the illustration below.



Mayor Frank King  
Councilman Adrian Blackwell

Councilman Scott Campbell  
Councilman Daniel Collins

Councilman Brian Dockery  
Councilman Ryan Iossi



## RESOLUTION 2025-20

### A RESOLUTION VACATING DRAINAGE EASEMENT ON LOT 6 & 7 OF RUSTIC GREEN 3<sup>RD</sup> ADDITION

WHEREAS, Brian Speer, owner of Lot 7 and James Hurning, owner of Lot 6, of Rustic Green 3<sup>rd</sup> Addition, have submitted to the City of Eldridge, Iowa, an application requesting that the portion of the easement described as the drainage easement and depicted on the final plat of Lot 6 & 7 of Rustic Green 3<sup>rd</sup> Addition, per document number 2014-23706, within the City of Eldridge, Scott County, Iowa, be vacated for the use and benefit of the owners, and

WHEREAS the vacation of the requested portion of the drainage easement area is deemed by the City Council of the City of Eldridge, Iowa as appropriate, and is not needed for current or future use,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Eldridge, Iowa, that the drainage easement vacation referenced herein is hereby accepted by the City of Eldridge, Iowa.

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2025.

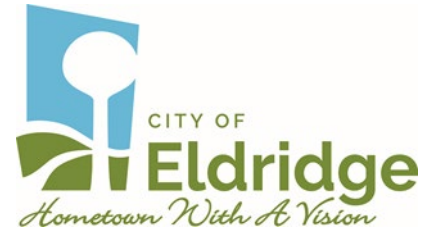
Attest:

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

\_\_\_\_\_  
City Administrator, Nevada Lemke

|           |                              |   |                              |   |                                |
|-----------|------------------------------|---|------------------------------|---|--------------------------------|
| 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: Vacation of Drainage Easement at 717 St. Andrew Circle  
Date: 8/4/25

Mayor and City Council:

The City Engineer, City Building Official and I had the opportunity to inspect this property on two different occasions. We agree that the final grading on lots 6 and 7 is different than what was shown on the final plans. Lot 8, 717 St. Andrews Circle, successfully applied and vacated their drainage easement in 2023. Lots 6 and 7 substantially drain into the ditch on Lincoln Road. This was also confirmed in a letter below from the original project engineering firm, Townsend Engineering. City staff is not aware of any drainage issues on these lots in their 9-year history. It is our opinion that the drainage easement is no longer needed on these two lots. We recommend vacation of the drainage easement on Lots 6 & 7 leaving the utility easement in place to serve the city's future needs. At the Planning and Zoning Commission meeting on July 17 the commission also voted to recommend vacation of this easement by unanimous voice vote.

A location map is below for your reference. This property is zoned R-1 Single Family Residential District. The Vacation Application, explanation letters from Townsend Engineering and the plat follow.



Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



# Vacation Application

## Plan and Zone Commission

Property Address 721 & 725 St. Andrews Circle

Legal Description of Property lot 7 + lot 6 Roshie Green 3rd

Applicant Name Bruce Speer & The Henry's (James)

Address 721 St. Andrews 725 St. Andrews

Phone Number 503-529-4194

Email Address speerhous@gmail.com

Main Contact Person Bruce Speer

Vacation Request Manage Easement

Reason for Request Match up to neighbor's

Signature [Signature]

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

A map showing the property location and surrounding zoning

For office use only

Fee \$ 100

Filing Fee Paid \$ 100

Payment Method check

Courtesy Letters Sent N/A

Date Filed 6/30/2025

Meeting Date 7/17/2025

# TOWNSEND ENGINEERING

June 5, 2023

Jeff Martens  
Assistant City Administrator  
City of Eldridge  
305 N. 3<sup>rd</sup> St.  
Eldridge, IA 52748

Mr. Martens,

I am requesting the City of Eldridge allow for the abandonment of a portion of the drainage easement for Rustic Green 3rd Addition. The section being referenced would run along E. Lincoln Road, and include Lots 6, 7, and 8 of the Rustic Green 1<sup>st</sup> Addition. This exception will allow the property owners to fence in a portion, if not all, of their lots, if desired.

It is my professional opinion that the abandonment of this section of the drainage easement should have no effect on the existing Infiltration Cell located along the south-east side of Lot 8 and will not impact the drainage pattern.

Feel free to contact me with any questions or concerns regarding this matter.

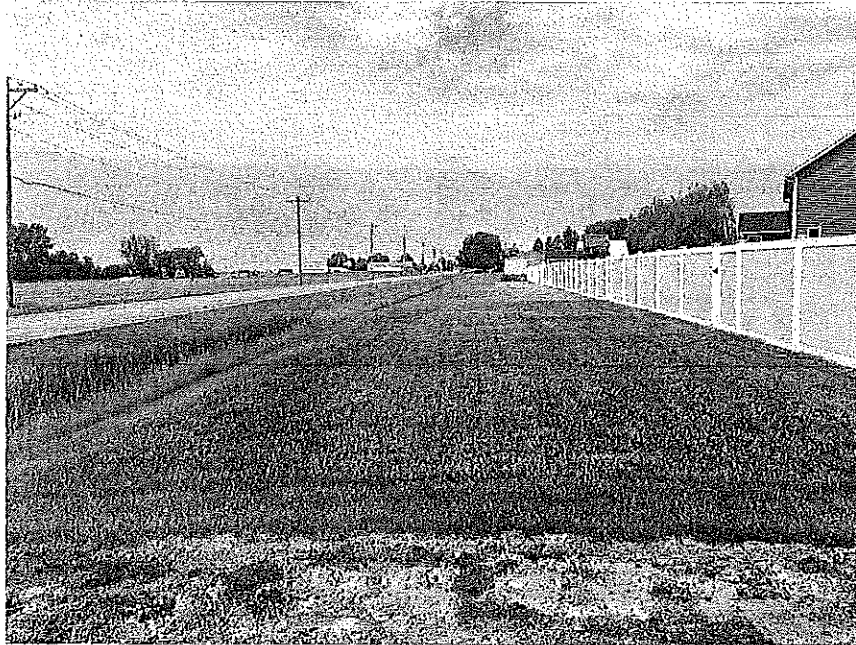
Sincerely,

*Chris Townsend*

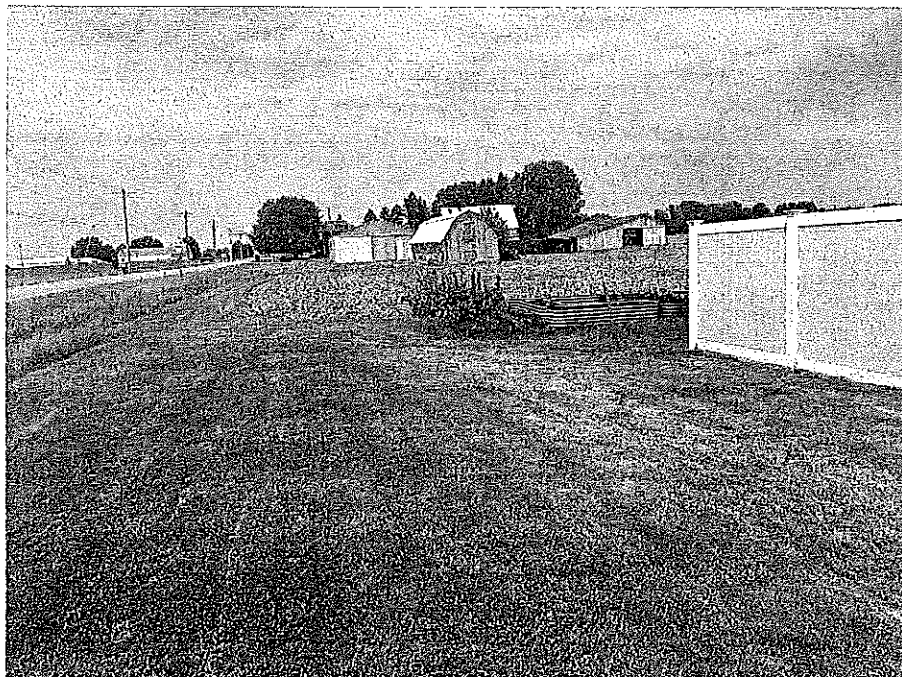
Christopher Townsend, PE  
Townsend Engineering  
(563)386-4236  
[chris@townsendengineering.net](mailto:chris@townsendengineering.net)



May 25, 2023 – Rustic Green 3<sup>rd</sup>  
Eldridge, Iowa



Looking west along lots 6,7 and 8.



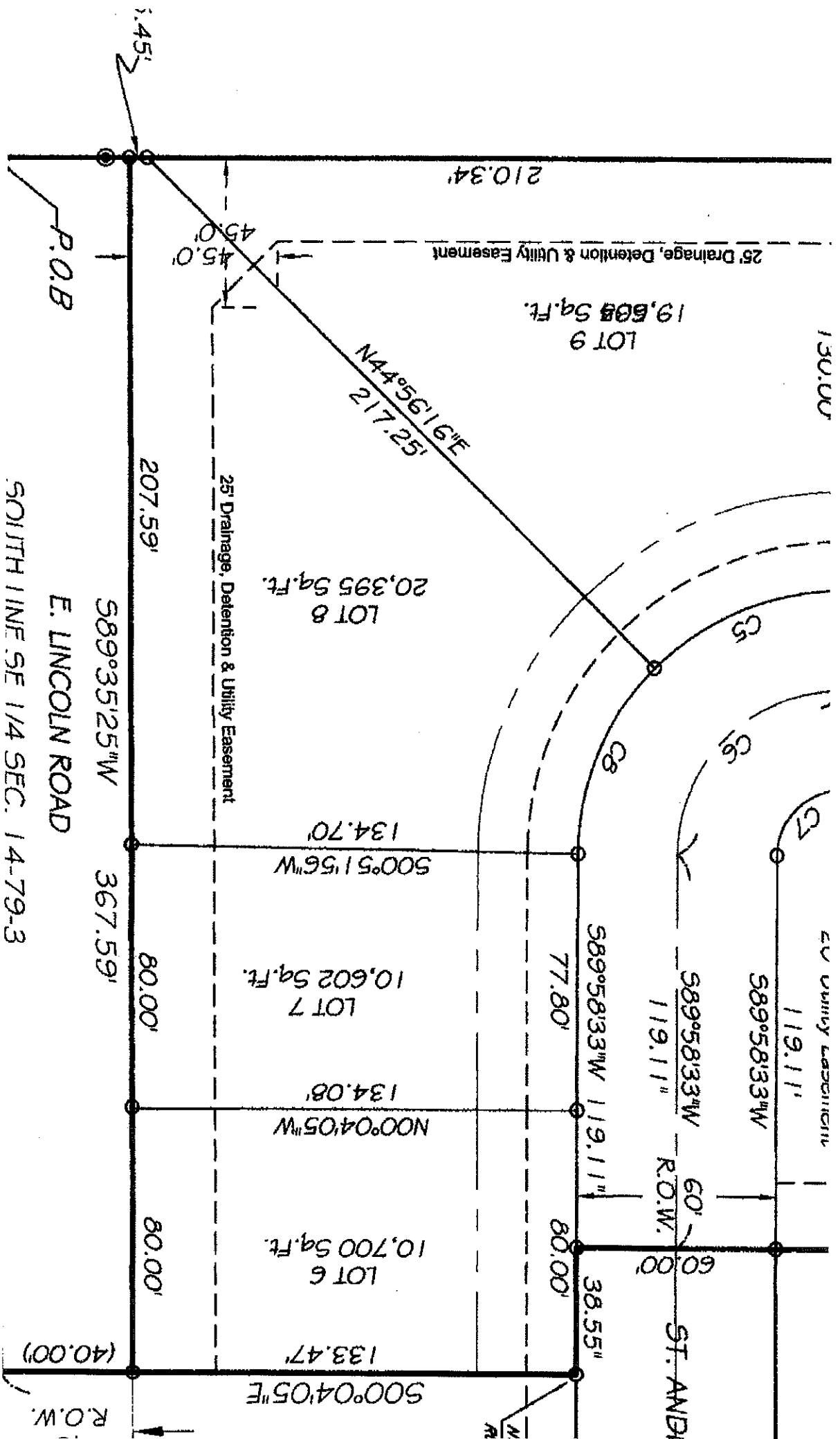
Looking west at the SW corner of Rustic Green 3<sup>rd</sup>.

563

529.4236 cell | 386.4236 office | 386.4231 fax

2224 East 12th Street  
Davenport, IA 52803

chris@townsendengineering.net





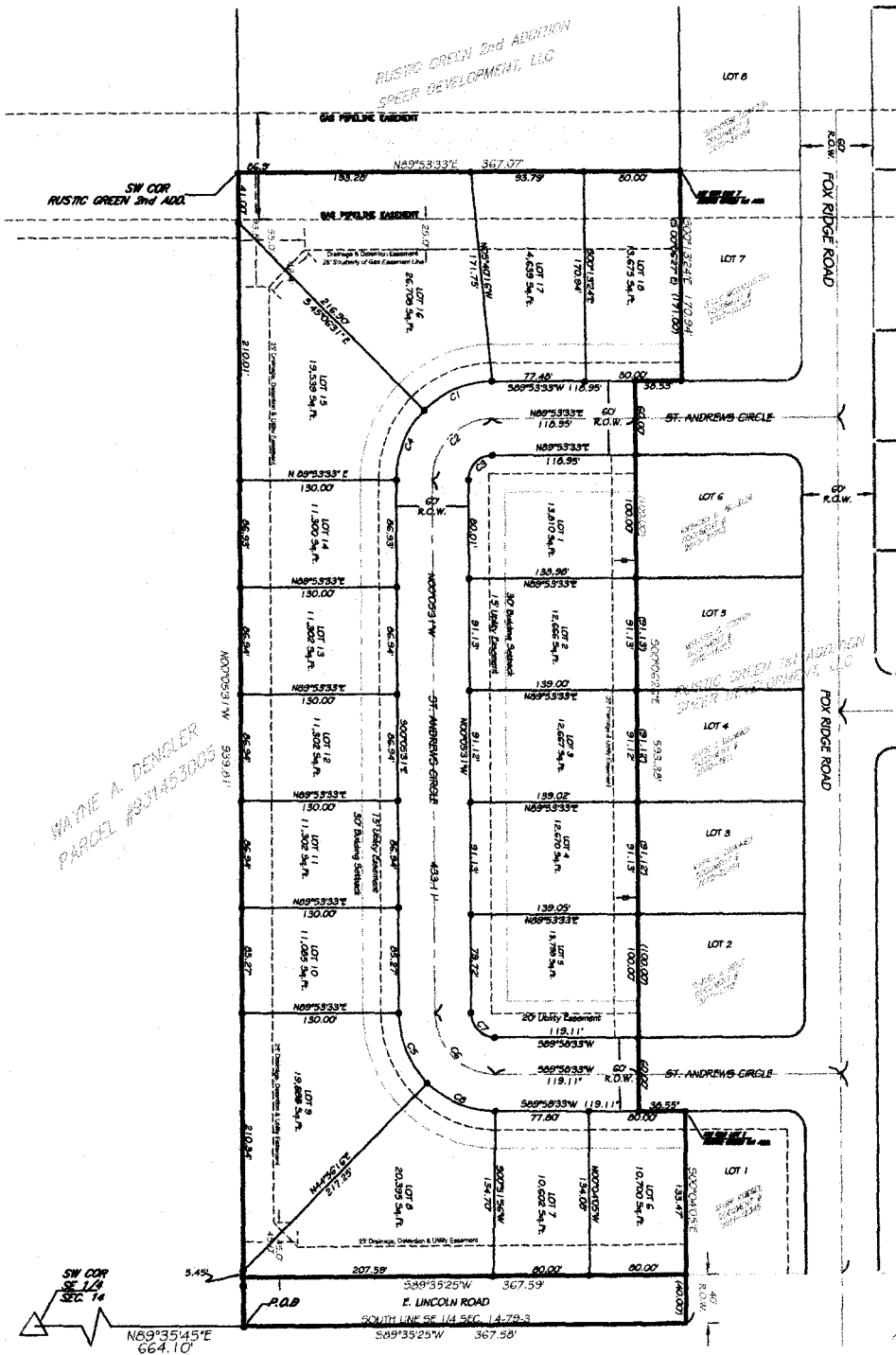
PREPARED BY/RETURN TO: TOWNSEND ENGINEERING, 2224 E. 12TH ST., DAVENPORT, IA 52803 (563) 386-4236

**FINAL PLAT**  
**RUSTIC GREEN 3rd ADDITION**  
 PART OF THE SE QUARTER OF SECTION 14,  
 TOWNSHIP 79 NORTH RANGE 3 EAST OF THE 5th PM  
 TO THE CITY OF ELDRIDGE, COUNTY OF SCOTT,  
 STATE OF IOWA



Doc ID: 020101330016 Type: PLA  
 Recorded: 09/22/2014 at 03:59:37 PM  
 Fee Amt: \$87.00 Page 1 of 16  
 Scott County Iowa  
 Rita A. Vargas Recorder

File **2014-00023706**



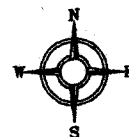
| CURVE TABLE |        |        |               |              |           |
|-------------|--------|--------|---------------|--------------|-----------|
| CURVE       | LENGTH | RADIUS | CHORD BRG     | CHORD LENGTH | DELTA     |
| C1          | 62.82' | 80.00' | S 67°23'38" W | 61.22'       | 45°55'42" |
| C2          | 78.53' | 50.00' | S 44°54'01" W | 70.70'       | 90°55'76" |
| C3          | 31.41' | 20.00' | S 44°54'01" W | 28.28'       | 90°54'17" |
| C4          | 62.82' | 80.00' | S 22°24'15" W | 61.22'       | 45°55'42" |
| C5          | 62.75' | 80.00' | S 22°43'38" E | 61.58'       | 45°57'05" |
| C6          | 78.44' | 50.00' | S 45°02'02" E | 70.64'       | 90°48'23" |
| C7          | 31.38' | 20.00' | S 45°02'02" E | 28.28'       | 90°12'19" |
| C8          | 62.75' | 80.00' | S 67°40'10" E | 61.58'       | 45°57'05" |

- Area of Subdivision:  
Total: 7.396 Acres +/-  
Lots 1-18: 6.255 Acres +/-  
R.O.W.: 1.141 Acres +/-
- Owner:  
Speer Development, LLC  
1228 Middle Road  
Bettendorf, IA 52722  
Ph: (563) 740-8545
- Engineer:  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Surveyor:  
Larry Lindemann  
1011 South Elsie  
Davenport, Iowa 52802  
Ph: (563) 340-5880
- Attorney:  
Marc Gelleman  
1987 Spruce Hills Drive  
Bettendorf, Iowa 52722  
Ph: (563) 359-3646

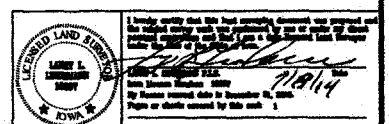
APPROVED BY:  
CITY OF ELDRIDGE, IOWA  
BY: *[Signature]*  
DATE: 9-16-14 ATTEST: *[Signature]*

CITY PLAN & ZONE COMMISSION  
BY: *[Signature]* DATE: 9/17/14

MIDAMERICAN ENERGY  
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN



GRAPHIC SCALE  
 50 0 25 50  
 ( IN FEET )  
 1" = 50' (24x36)



**LEGEND:**  
 FIELD DIMENSION = 0.00'  
 DEED DIMENSION = (0.00')  
 MONUMENTS FOUND AS NOTED = \*  
 MONUMENTS SET:  
 #4 REBAR W/ RED CAP  
 #10897 = o  
 BOUNDARY LINE = ————  
 ROAD CENTER LINE = ————  
 EASEMENT LINE = - - - - -  
 SETBACK LINE = - - - - -  
 SECTION LINE = - - - - -

- NOTES
- ALL STREET RIGHT OF WAY IS TO BE DEDICATED TO THE CITY OF ELDRIDGE.
  - SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME A HOME IS PLACED ON THE LOT.
  - ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF ELDRIDGE.
  - AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES.
  - BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANIES FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
  - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
  - EACH LOT IS DESIGNATED FOR SINGLE FAMILY USE.
  - ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THE MAXIMUM ALLOWED OPERATING PRESSURE OF THE 36" NORTHERN BORDER PIPE = 1,050 psi. AND THE MAXIMUM ALLOWED OPERATING PRESSURE OF THE 10" KINDER MORGAN PIPE = 1,740 psi. THE MATERIALS BEING TRANSPORTED ARE AS FOLLOWS; LIQUID PROPANE, MULTIPLE GRADES OF BUTANE AND SIMILAR LIQUID PETROLEUM PRODUCTS. NATURAL GAS IS ALSO TRANSPORTED.
  - IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION BASINS WITHIN AND OUTSIDE OF THE SUBDIVISION BOUNDARIES THROUGH EASEMENTS GRANTED TO THE HOMEOWNER'S ASSOCIATION.
  - NO HOME ON THESE LOTS SHALL DISCHARGE SUMP PUMP WATER ONTO CITY STREETS.
  - IT WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OF LOTS 15, 16, 17 AND 18 TO MAINTAIN THE PIPELINE EASEMENT AND KEEPING THIS PORTION OF THE LOT FREE OF WEEDS AND DEBRIS THAT MAY RESTRICT ACCESS.
  - NO STRUCTURES WILL BE ALLOWED TO BE BUILT IN THE PIPELINE EASEMENT AREA. NO GRADING OR TREE PLANTING IS ALLOWED IN THE PIPELINE EASEMENT.
  - NO PART OF THE PIPELINE EASEMENT AREA SHALL BE INCLUDED AS PART OF ANY REQUIRED YARD (FRONT, REAR OR SIDE).
  - ANY LOT HAVING A BASEMENT MUST HAVE SEWER LINE CHECK VALVES INSTALLED ON ALL BASEMENT LINES.
  - NO STRUCTURES WILL BE ALLOWED TO BE BUILT IN THE DRAINAGE AND DETENTION EASEMENT AREA.

**TOWNSEND ENGINEERING**  
 2224 E. 12TH STREET, DAVENPORT, IA 52803  
 (563) 386-4236

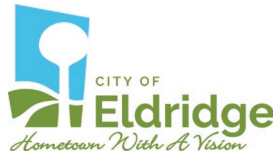
DATE: 07/14/14  
 PROJECT NO: RUSTIC GREEN 3rd  
 DRAWN BY: MDR  
 CHECKED BY: CCL  
 DRAWING LOCATION: 2224 East 12th Street, Davenport, IA 52803

| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |

PROJECT  
 FINAL PLAT  
 RUSTIC GREEN 3RD ADDITION  
 ELDRIDGE, IA

DEVELOPER  
 SPEER DEVELOPMENT, LLC  
 1228 MIDDLE ROAD  
 BETTENDORF, IA 52722

SHEET NO.  
 1  
 OF  
 1



## Resolution 2025-21

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

WHEREAS the Eldridge Planning and Zoning Commission has reviewed the land use plan proposed for Parcel Numbers 932149001, 932153001 and 932155001, and

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

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

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

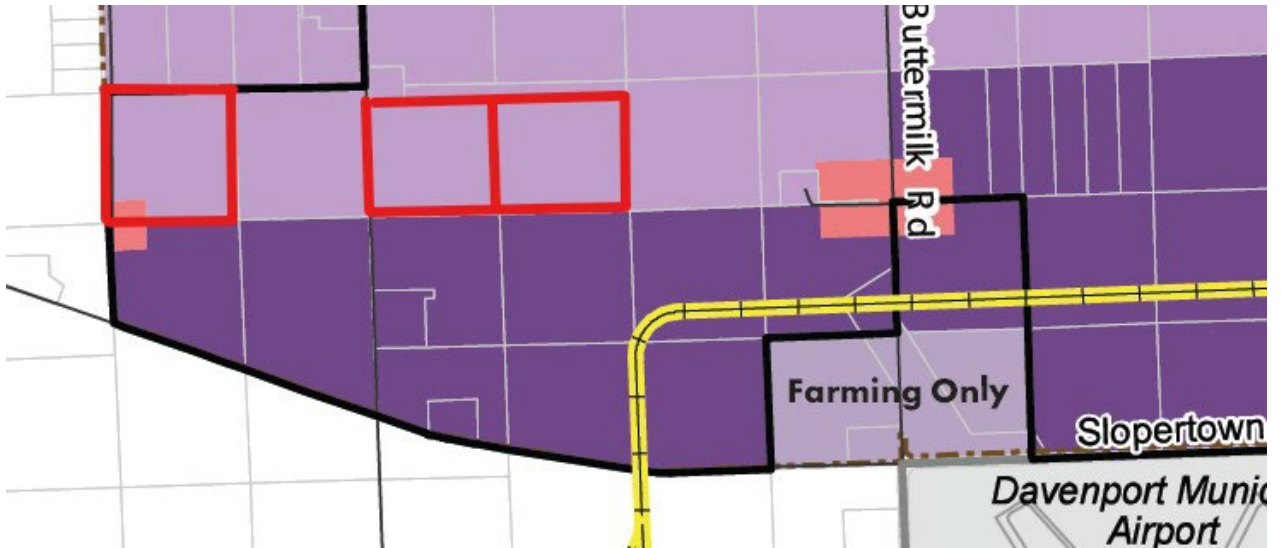
PASSED AND APPROVED THIS 4TH DAY OF AUGUST, 2025.

Attest:

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

\_\_\_\_\_  
City Administrator, Nevada Lemke

|           |                              |   |                              |   |                                |
|-----------|------------------------------|---|------------------------------|---|--------------------------------|
| 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"/> _____ |

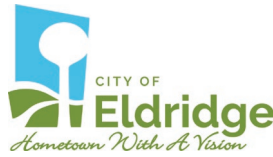


| Legend  |                           |
|---|---------------------------|
| Proposed Land Use   |                           |
|  | Low Density Residential   |
|  | High Density Residential  |
|  | Institutional             |
|  | Heavy Industrial          |
|  | Light Industrial          |
|  | Commercial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

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Ryan Iossi  
Councilman Daniel Collins

Councilman Scott Campbell  
Councilman Brian Dockery



## ORDINANCE 2025-19

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

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

Parcels numbered 932821005-19.74 acres, 932805002 - 32.25 acres, 932807001 - 40.00 acres, 932153001 - 34.20 acres, 932155001 - 35.00 acres, 932801002AD - 32.00 acres and 932149001 - 39.00 acres totaling 232.19 total acres more or less from SA-Suburban Agriculture District to I-2 General Industrial.

Brief legal descriptions for these parcels are:

932821005 - Sec:28 Twp:79 Rng:03SW NE N OF ROAD EX4.65 AC TRACT  
DOC#13050-86

932805002 - Sec:28 Twp:79 Rng:03NW NE EXCEPT 7.289ACTRACT DEED #150-91

932807001 - Sec:28 Twp:79 Rng:03NE NE

932153001 - Sec:21 Twp:79 Rng:03S 35A SW SE

932155001 - Sec:21 Twp:79 Rng:03S 35A SE SE

932801002AD - Sec:28 Twp:79 Rng:03PT NW NW & PT SW NW N OF RD

932149001 - Sec:21 Twp:79 Rng:03SW SW

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

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

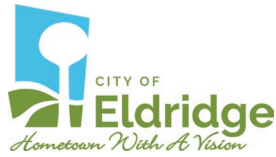
**Section two. Repealer.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section three. Effective date.** This ordinance shall take effect upon its passage and

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Scott Campbell  
Councilman Daniel Collins

Councilman Ryan Iossi  
Councilman Brian Dockery



publication as provided by law.

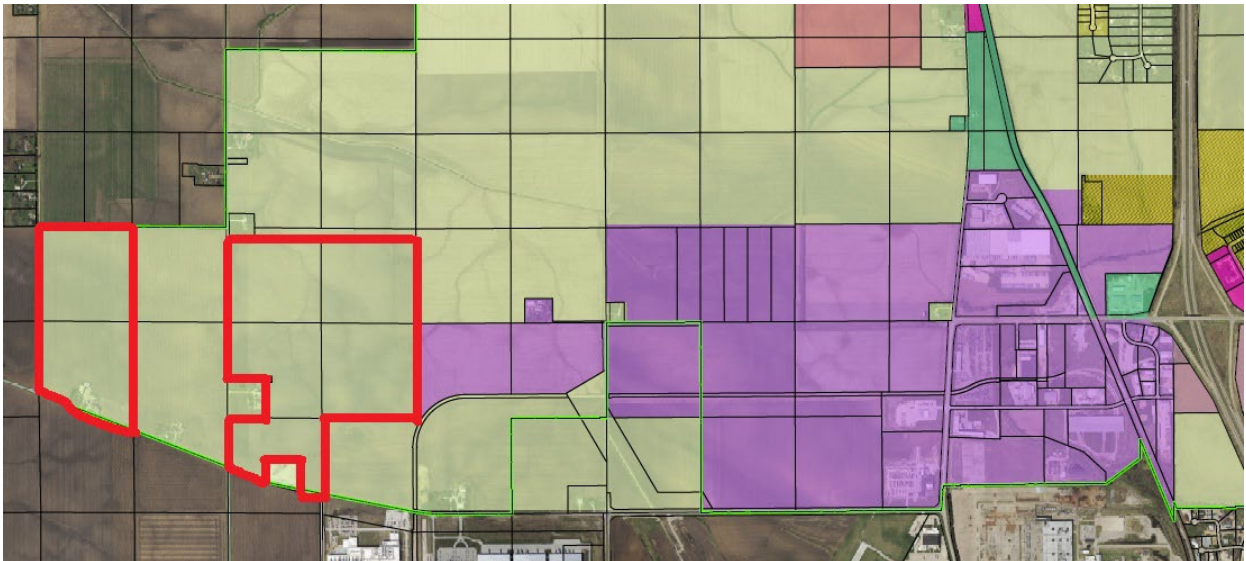
PASSED AND APPROVED THIS 8TH DAY OF SEPTEMBER, 2025.

Attest:

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

\_\_\_\_\_  
City Administrator, Nevada Lemke

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

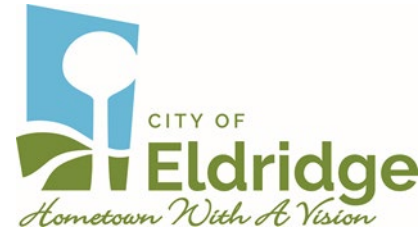
Mayor Frank King  
Councilman Adrian Blackwell

Councilman Scott Campbell  
Councilman Daniel Collins

Councilman Ryan Iossi  
Councilman Brian Dockery

# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: RIVALDD Farms rezoning request  
Date: 8/4/25

Mayor and City Council:

Dennis Kay, President of RIVALDD Farms, Inc., has applied to rezone seven parcels that they own in the future southwest industrial development area. They plan to continue to farm the property but offer it for sale as a future industrial development site.

These would include parcels numbered 932821005-19.74 acres, 932805002-32.25 acres, 932807001-40.00 acres, 932153001-34.20 acres, 932155001-35.00 acres, 932801002AD-32.00 acres and 932149001-39.00 acres totaling 232.19 total acres with brief legal descriptions of:

932821005 - Sec:28 Twp:79 Rng:03SW NE N OF ROAD EX4.65 AC TRACT DOC#13050-86  
932805002 - Sec:28 Twp:79 Rng:03NW NE EXCEPT 7.289ACTRACT DEED #150-91  
932807001 - Sec:28 Twp:79 Rng:03NE NE  
932153001 - Sec:21 Twp:79 Rng:03S 35A SW SE  
932155001 - Sec:21 Twp:79 Rng:03S 35A SE SE  
932801002AD - Sec:28 Twp:79 Rng:03PT NW NW & PT SW NW N OF RD  
932149001 - Sec:21 Twp:79 Rng:03SW SW

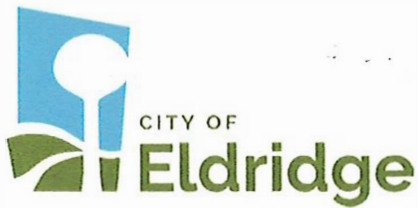
from SA-Suburban Agriculture District to I-2 General Industrial District. City Staff has reviewed this request and is recommending approval. The Planning and Zoning Commission voted unanimously to recommend approval of this request at their meeting on July 17, 2025.

This would require the Future Land Use Map in the Comprehensive Plan adopted in 2011 to be amended for the three northernmost parcels in this request, which would be numbers 932149001, 932153001 and 932155001. Please see the illustrations included in the application packet below.

The Future Land Use map designates these three northernmost parcels as Light Industrial. It is recommended the Future Use Map be amended to reflect this change in zoning if approved. A parcel of Light Industrial will remain north of these parcels to act as a buffer between the Heavy Industrial area and the future use High Density Residential that is shown in orange on the map.

The Planning and Zoning Commission also conducted a public hearing on the Future Land Use Map change at their meeting on July 17, 2025 and voted unanimously to recommend approval.





# REZONING APPLICATION

## Plan and Zone Commission

Property Address 0 Slopertown Rd, Eldridge, IA

Rezoning Request From Ag To I-2

Legal Description of Property 932821005-19.74 acres, 932805002-32.25 acres, 932807001-40.00 acres, 932153001-34.20 acres,  
93215501-35.00 acres, 932801002AD-32.00 acres, 932149001-39.00 acres = 232.19 TOTAL ACRES

Applicant Name RIVALDD Farms, Inc.

Address 1310 Wisconsin Ave.

Phone Number 563-579-7285

Email Address sheldenenterprises@gmail.com

Main Contact Person Dennis Kay, President

Title Holder's (If different than applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Signature of Applicants (s)

A handwritten signature in blue ink, appearing to be "Dennis Kay", is written over a horizontal line.

Intended property use continue to farm property but offer for sale as industrial development site

(please be specific) \_\_\_\_\_

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

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ 156

Payment Method check

Courtesy Letters Sent 7/10/25

Date Filed 6/23/25

Meeting Date 7/18/25

The 7 parcels within the city limits are as follows:

932821005 – 19.74 acres

932805002 – 32.25 acres

932807001 – 40.00 acres

932153001 – 34.20 acres

932155001 – 35.00 acres

932801002AD – 32.0 Acres

932149001 – 39.00 acres

TOTAL - 232.19 ACRES





# Scott County / City of Davenport, Iowa



## Overview



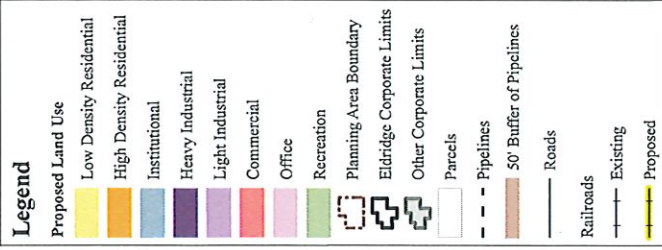
## Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad
- All Roads**
  - Interstate
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  - Major road
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  - Driveway
- Rights of Way
- Major Rivers and Streams**
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  - Island
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  - River
  - Minor Lakes and Ponds
- Parcels
- ◆ Parcel Point



Map 4.2

# Eldridge, Iowa Proposed Land Use



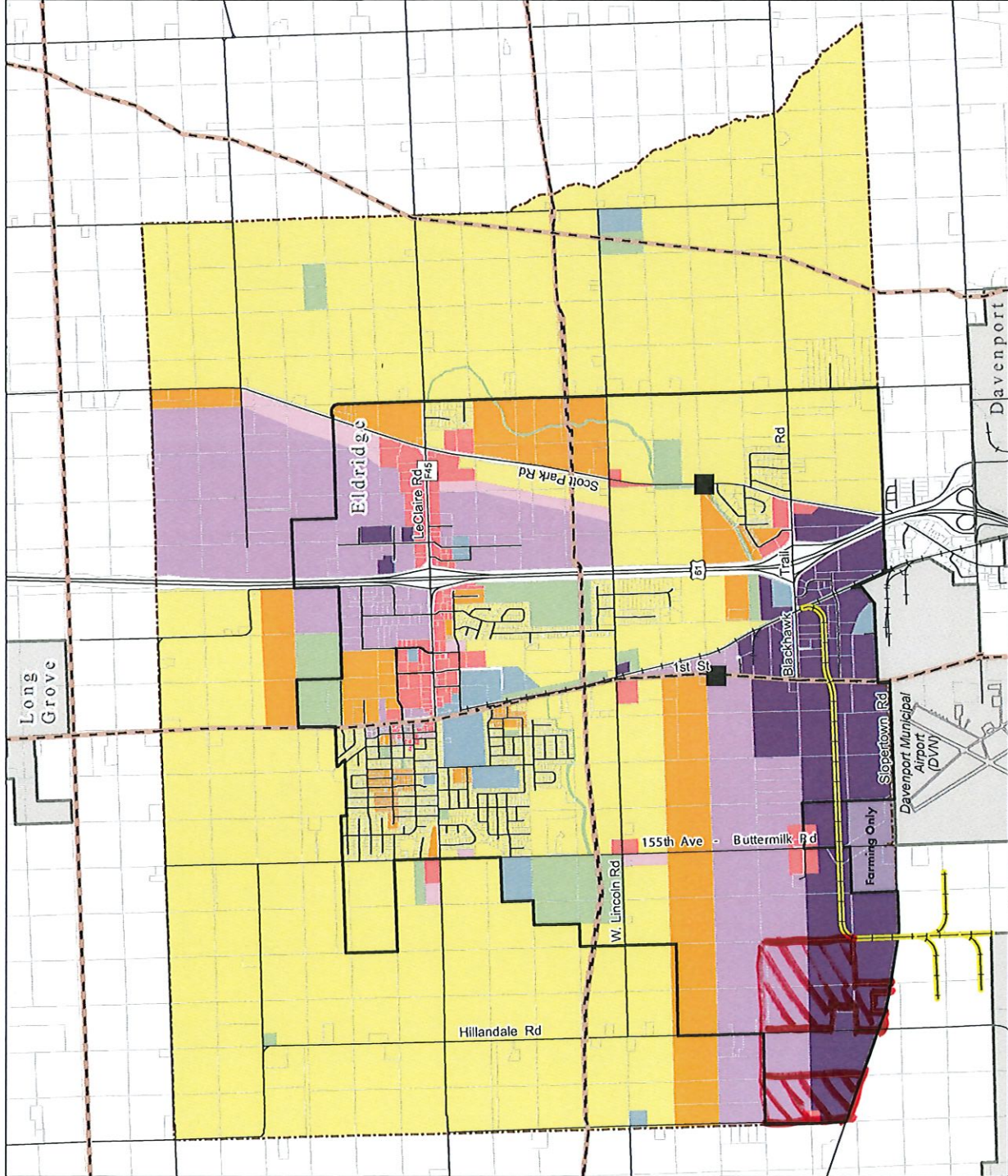
Data Sources: National Pipeline Mapping System (NPMS)  
 Planning Area Boundary  
 Parcels & Corporate Limits - Scott County GIS  
 Other Data - Bi-State Regional Commission

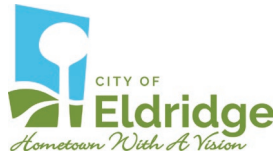


Map prepared by:



Disclaimer: This map is for reference only.  
 Data provided are derived from multiple  
 sources with varying levels of accuracy.  
 Bi-State Regional Commission disclaims  
 all responsibility for the accuracy or  
 completeness of the data shown hereon.





## ORDINANCE 2025-20

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

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

Parcels numbered 932717003AD – 52.15 acres, 932805003 – 7.29 acres and 932823003 – 34.99 acres, totaling 94.43 acres more or less from SA-Suburban Agriculture District to I-2 General Industrial.

Brief legal descriptions for these parcels are:

932717003AD - Sec:27 Twp:79 Rng:03PT NW NW, PT NE NW PT SW NW ALL S OF RR ROW PER SURVEY 11-25905 52.15 AC M/L

932805003 - Sec:28 Twp:79 Rng:03PT NW NE COM 750.92'S NW COR NW NE: E627.75'-S 85.59'- W98.14'-S 500.72'-W 524.5' TO SW COR-N 583.79' TO BEG (7.289A)

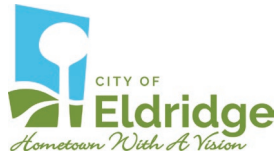
932823003 - Sec:28 Twp:79 Rng:3SE NE N OF RD EX PT FOR RR ROW PER DEED 11-1925 & PT SW NW SEC 27 NWLY COR N & W OF RR ROW

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

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

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

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



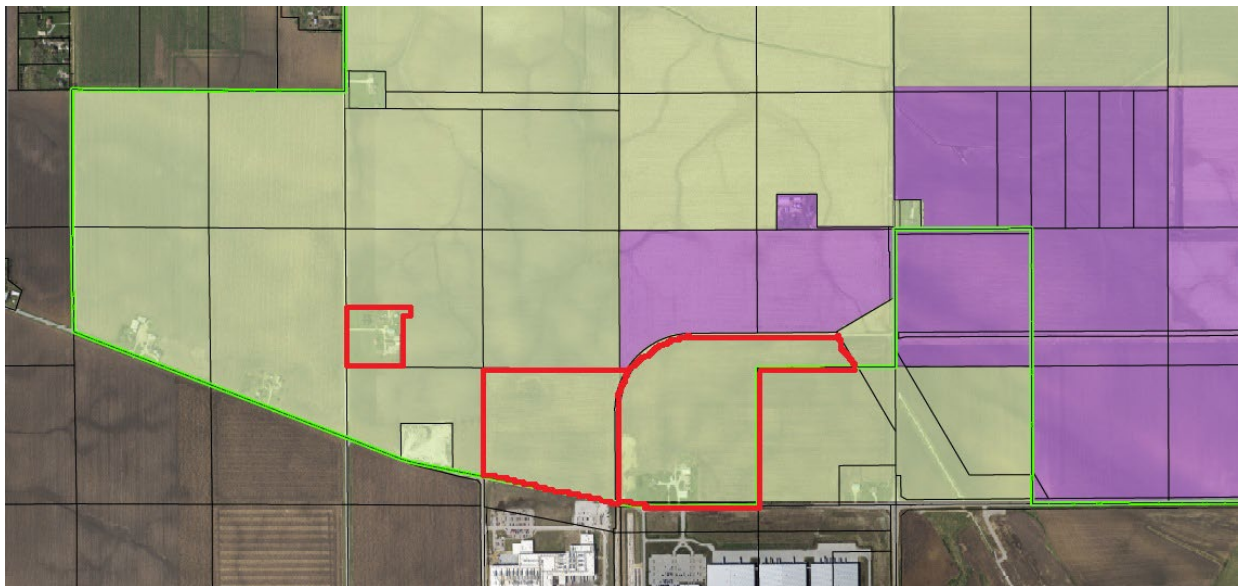
PASSED AND APPROVED THIS 8TH DAY OF SEPTEMBER, 2025.

Attest:

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

\_\_\_\_\_  
City Administrator, Nevada Lemke

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

Mayor Frank King  
Councilman Adrian Blackwell

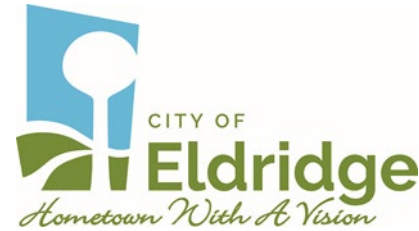
Councilman Scott Campbell  
Councilman Daniel Collins

Councilman Ryan Iossi  
Councilman Brian Dockery



# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: RG Prime LLC and Slopertown LLC rezoning request  
Date: 8/4/25

Neal Keppy, stakeholder in RG Prime LLC and Slopertown LLC, has applied to rezone three parcels that they own in the future southwest industrial development area. They plan to continue to farm the property but offer it for sale as a future industrial development site.

These would include parcels numbered 932717003AD – 52.15 acres, 932805003 – 7.29 acres and 932823003 – 34.99 acres, totaling 94.43 total acres with brief legal descriptions of:

932717003AD - Sec:27 Twp:79 Rng:03PT NW NW, PT NE NW PT SW NW ALL S OF RR ROW PER SURVEY 11-25905 52.15 AC M/L

932805003 - Sec:28 Twp:79 Rng:03PT NW NE COM 750.92'S NW COR NW NE: E627.75'-S 85.59'-W98.14'-S 500.72'-W 524.5' TO SW COR-N 583.79' TO BEG (7.289A)

932823003 - Sec:28 Twp:79 Rng:3SE NE N OF RD EX PT FOR RR ROW PER DEED 11-1925 & PT SW NW SEC 27 NWLY COR N & W OF RR ROW

from SA-Suburban Agriculture District to I-2 General Industrial District. City Staff has reviewed these requests and are recommending approval. The Planning and Zoning Commission voted unanimously to recommend approval of this request at their meeting on July 17, 2025.

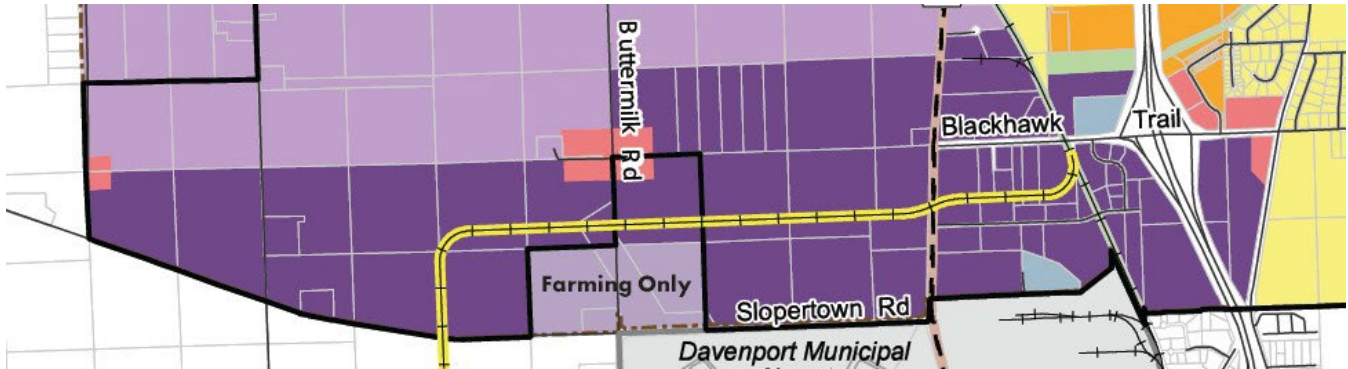
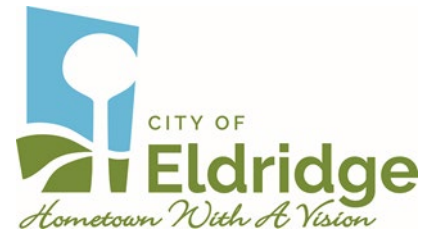
The Future Land Use map designates these parcels as Heavy Industrial which aligns with this application.

This area is currently zoned SA-Suburban Agriculture District as shown in the screenshot in the ordinance. Much of the surrounding area has already been rezoned to I-2 General Industrial District.

Below the current zoning map screenshot, you will see a screenshot of the Future Land Use Map.

The application then follows with locations and descriptions from the Scott County Assessor's website.

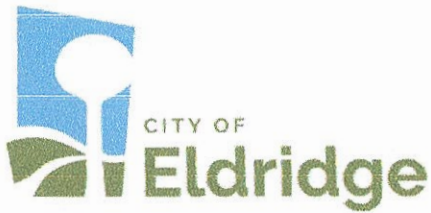
# City of Eldridge MEMORANDIUM



Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



# REZONING APPLICATION

## Plan and Zone Commission

Property Address 2024 Slopertown Rd Eldridge IA 52748

Rezoning Request From SA To I-2

Legal Description of Property Sec:27 Twp:79 Rng:03PT NW NW, PT NE NW PT SW NW ALL  
S OF RR ROW PER SURVEY 11-25905 52.15 AC M/L

Applicant Name Slopertown LLC

Address 13258 Slopertown Rd Davenport, IA 52806

Phone Number 563-529-2214

Email Address nealkeppy@gmail.com

Main Contact Person Neal Keppy

Title Holder's (If different than applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Signature of Applicants (s) *Neal C Keppy*

Intended property use Agriculture now, preparing for industrial use

(please be specific) \_\_\_\_\_

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

A map showing the property location and surrounding zoning

For office use only

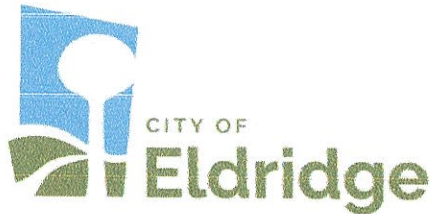
Filing Fee Paid \$ 156

Payment Method Check

Courtesy Letters Sent 7/10/25

Date Filed 6/30/25

Meeting Date 7/17/25



# REZONING APPLICATION

## Plan and Zone Commission

Parcel # 932823003

Property Address 3605 Hillandale Rd Eldridge IA 52748 / NE 1/4 Sect 28 T-79-N R3E

Rezoning Request From SA To I-2

Legal Description of Property Sec:28 Twp:79 Rng:03PT NW NE COM 750.92'S NW COR NW NE: E627.75'-S 85.59'-W98.14'-S 500.72'-W 524.5' TO SW COR-N 583.79' TO BEG (7.289A) and Sec:28 Twp:79 Rng:3SE NE N OF RD EX PT FOR RR ROW PER DEED 11-1925 & PT SW NW SEC 27 NWLY COR N & W OF RR ROW

Applicant Name RG Prime LLC

Address 13258 Slopertown Rd Davenport, IA 52806

Phone Number 563-529-2214

Email Address nealkeppy@gmail.com

Main Contact Person Neal Keppy

Title Holder's (If different than applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Signature of Applicants (s)

Neal C Keppy

\_\_\_\_\_

\_\_\_\_\_

Intended property use  
(please be specific)

Agriculture now, preparing for industrial use

\_\_\_\_\_

\_\_\_\_\_

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

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ 156

Payment Method Check

Courtesy Letters Sent 7/10/25

Date Filed 6/30/25

Meeting Date 7/17/25





# Scott County / City of Davenport, Iowa



RG Prime LLC 7.3 Acres  
3605 Hillandale Rd

## Overview



## Legend

- Political Township
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  - Interstate
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  - State Highway
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  - Lake
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  - River
- Minor Lakes and Ponds**
  - Minor Lakes and Ponds
- Parcels
- Parcel Point

|                       |   |               |       |               |                    |
|-----------------------|---|---------------|-------|---------------|--------------------|
| Parcel ID             | 932805003   | Alternate ID  | n/a   | Owner Address | RG PRIME LLC       |
| Sec/Twp/Rng           | 28-79-03  | Class         | R     |               | 2024 SLOPERTOWN RD |
| Property Address      | 3605 S HILLANDALE RD  | Acreage       | 7.292 |               | ELDRIDGE IA 52748  |
|                       | ELDRIDGE  | Graphic Acres | 7.292 |               |                    |
| District              | ELN   |               |       |               |                    |
| Brief Tax Description | Sec:28 Twp:79 Rng:03PT NW NE COM 750.92'S NW COR NW NE: E627.75'-S 85.59'-W98.14'-S 500.72'-W 524.5' TO SW COR-N 583.79' TO BEG (7.289A)<br>(Note: Not to be used on legal documents) |               |       |               |                    |

Date created: 6/30/2025  
Last Data Uploaded: 6/30/2025 7:06:18 AM





# Scott County / City of Davenport, Iowa



## Overview



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- Political Township
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  - Minor Lakes and Ponds
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RG Prime LLC 35 Acres

~~NE~~ 1/4 Sect. 28 T-79-N, R3E

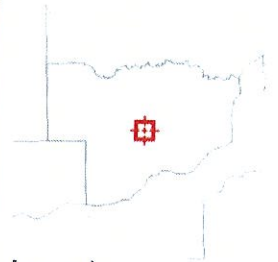
|                       |   |               |        |               |                    |
|-----------------------|---|---------------|--------|---------------|--------------------|
| Parcel ID             | 932823003   | Alternate ID  | n/a    | Owner Address | RG PRIME LLC       |
| Sec/Twp/Rng           | 28-79-3   | Class         | A      |               | 2024 SLOPERTOWN RD |
| Property Address      |   | Acreage       | 34.99  |               | ELDRIDGE IA 52748  |
|                       |   | Graphic Acres | 34.848 |               |                    |
| District              | ELNA  |               |        |               |                    |
| Brief Tax Description | Sec:28 Twp:79 Rng:3SE NE N OF RD EX PT FOR RR ROW PER DEED 11-1925 & PT SW NW SEC 27 NWLY COR N & W OF RR ROW |               |        |               |                    |
|                       | (Note: Not to be used on legal documents)   |               |        |               |                    |

Date created: 6/30/2025  
Last Data Uploaded: 6/30/2025 7:06:18 AM





## Overview



## Legend

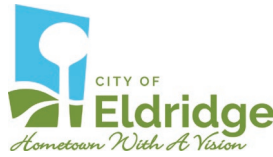
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- Minor Lakes and Ponds**
  - Minor Lakes and Ponds
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Slopertown LLC 52 Acres

NW 1/4 Sect 27 T-79-N, R3E

|                       |   |               |        |               |                     |
|-----------------------|---|---------------|--------|---------------|---------------------|
| Parcel ID             | 932717003AD   | Alternate ID  | n/a    | Owner Address | SLOPERTOWN LLC      |
| Sec/Twp/Rng           | 27-79-03  | Class         | A      |               | 13258 SLOPERTOWN RD |
| Property Address      | 2024 W SLOPERTOWN RD  | Acreage       | 52.15  |               | DAVENPORT IA 52806  |
|                       | ELDRIDGE  | Graphic Acres | 52.317 |               |                     |
| District              | ELNA  |               |        |               |                     |
| Brief Tax Description | Sec:27 Twp:79 Rng:03PT NW NW, PT NE NW PT SW NW ALL S OF RR ROW PER SURVEY 11-25905 52.15 AC M/L<br>(Note: Not to be used on legal documents) |               |        |               |                     |

Date created: 6/30/2025  
Last Data Uploaded: 6/30/2025 7:06:18 AM



## ORDINANCE 2025-21

**AN ORDINANCE AMENDING PUBLISHING REQUIREMENTS 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 Zoning, § 18.00 Amendments., § 18.07 Action by the City Council is amended by removing the following language:

(C) *Notice of hearing.* Notice of time and place of such hearing shall be published at least once in one or more newspapers of general circulation in the city not less than seven days nor more than 20 days before such hearing. Supplemental or additional notices may be published or distributed as the Council may, by rule, prescribe from time to time.

### **Section Two.**

Title D, Chapter 2 Zoning, § 18.00 Amendments., § 18.07 Action by the City Council is amended by adding the following language:

(C) *Notice of hearing.* Notice of time and place of such hearing shall be published at least once in one or more newspapers of general circulation in the city not less than four days nor more than 20 days before such hearing. Supplemental or additional notices may be published or distributed as the Council may, by rule, prescribe from time to time.

### **Section Three.**

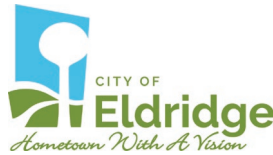
Title D, Chapter 2 Zoning, § 17.00 Uses on Review and Other Powers of the Board. § 17.01 Uses on Review is amended by removing the following language:

(E) *Notice of hearing.* Notice of time and place of such hearing shall be published not less than seven days preceding said hearing and at least once in one or more newspapers of general circulation in the city. Supplemental or additional notices may be published or distributed as the Board may, by rule, prescribe from time to time.

### **Section Four.**

Title D, Chapter 2 Zoning, § 17.00 Uses on Review and Other Powers of the Board. § 17.01 Uses on Review is amended by removing the following language:

(E) *Notice of hearing.* Notice of time and place of such hearing shall be published not less than four days preceding said hearing and at least once in one or more newspapers of



general circulation in the city. Supplemental or additional notices may be published or distributed as the Board may, by rule, prescribe from time to time.

**Section Five.**

Title D, Chapter 2 Zoning, § 15.00 Variances § 15.05 Notice of Hearing is amended by removing the following language:

Notice of the time and place of such public hearing shall be published at least once, not less than seven days nor more than 20 days before the hearing, in a newspaper of general circulation in the city. The published notice may be supplemented by such additional forms of notice as the Board, by rule, may require.

**Section Six.**

Title D, Chapter 2 Zoning, § 15.00 Variances § 15.05 Notice of Hearing is amended by adding the following language:

Notice of the time and place of such public hearing shall be published at least once, not less than four days nor more than 20 days before the hearing, in a newspaper of general circulation in the city. The published notice may be supplemented by such additional forms of notice as the Board, by rule, may require.

PASSED AND APPROVED THIS 8TH DAY OF SEPTEMBER, 2025.

Attest:

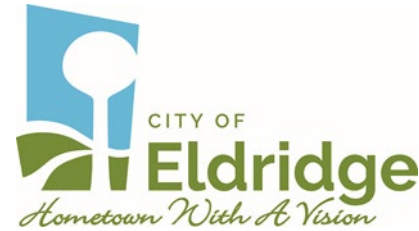
\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
Nevada Lemke, City Administrator

|           |                              |   |                              |   |                                |
|-----------|------------------------------|---|------------------------------|---|--------------------------------|
| 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: Publishing Requirements Ordinance Amendment  
Date: 8/4/25

Mayor and City Council,

Due to the passage of Senate File 588 “Public Notice Timeframe Alignment” the following changes are required for the public hearing publishing requirements listed in city code. This creates a single standardized timeframe of 4-20 notification regardless of the hearing’s topic.

**TITLE D, CHAPTER 2 ZONING, § 18.00 AMENDMENTS., § 18.07 ACTION BY THE CITY COUNCIL.**

(C) *Notice of hearing.* Notice of time and place of such hearing shall be published at least once in one or more newspapers of general circulation in the city not less than ~~seven~~ **four** days nor more than 20 days before such hearing. Supplemental or additional notices may be published or distributed as the Council may, by rule, prescribe from time to time.

**TITLE D, CHAPTER 2 ZONING, § 17.00 USES ON REVIEW AND OTHER POWERS OF THE BOARD. § 17.01 USES ON REVIEW.**

(E) *Notice of hearing.* Notice of time and place of such hearing shall be published not less than ~~seven~~ **four** days preceding said hearing and at least once in one or more newspapers of general circulation in the city. Supplemental or additional notices may be published or distributed as the Board may, by rule, prescribe from time to time.

**TITLE D, CHAPTER 2 ZONING, § 15.00 VARIANCES § 15.05 NOTICE OF HEARING**

Notice of the time and place of such public hearing shall be published at least once, not less than ~~seven~~ **four** days nor more than 20 days before the hearing, in a newspaper of general circulation in the city. The published notice may be supplemented by such additional forms of notice as the Board, by rule, may require.

## ***PROFESSIONAL SERVICES AGREEMENT***

**ATTN:** Nevada Lemke  
**CLIENT:** City of Eldridge, IA  
305 N. Third Street  
PO Box 375  
Eldridge, IA 52748-0375

**PROJECT:** City of Eldridge Fellner's Addition Roadway Reconstruction

**PROJECT LOCATION:** Eldridge, IA

**DATE OF AGREEMENT:** July 14, 2025

We look forward to assisting the City of Eldridge by providing engineering services for the above referenced project. This Work Authorization Agreement is being prepared in accordance with the existing Engineering Services Contract between the City of Eldridge and Shive-Hattery, Inc. dated April 10, 2024. Included in this work authorization is a general description of the work and a scope of services that Shive-Hattery, Inc. will provide to assist the City with the project.

### **PROJECT DESCRIPTION**

The project consists of full roadway reconstruction of Fellner's Addition which includes S 25<sup>th</sup> Avenue from Blackhawk Trail to E Lomar St, S 26<sup>th</sup> Avenue from Blackhawk Trail to E Lomar St, and Lomar Street from Scott Park Road 750' east to the Halcyon Meadows Addition limits.

The project shall consist of pavement replacement with PCC pavement to the city standard roadway detail, subdrain, and limited storm sewer design. Sidewalk installation is not included in the project scope.

The project is anticipated to be constructed in 3 phases. The construction and bidding documents shall be separated for each phase.

Shive-Hattery will provide the following civil engineering and topographic survey services for the project.

### **SCOPE OF SERVICES**

We will provide the following services for the project:

1. Preliminary Design Phase
  - A. Hold an initial kickoff meeting with City staff to discuss the project.
  - B. Perform topographic survey of the project area to acquire existing conditions, utilities, and right-of-way of the project area.
  - C. Perform Iowa One Call design information request. Provide utility coordination for any potentially affected utilities.
  - D. Prepare the preliminary plans. Preliminary plan set shall include the following:
    1. Title and General Information (A Sheets)
    2. Preliminary Plan and Profile Sheets (D Sheets)
    3. Preliminary storm sewer sheets (M Sheets)



4. Preliminary Removal Sheets (R Sheets)
  - E. Prepare an engineer's opinion of probable construction cost.
  - F. Meet with city staff to review the preliminary plans.
2. Final Design Phase
  - A. Prepare final construction documents incorporating city comments from preliminary plan review. Final construction documents shall be broken up between S 25<sup>th</sup> Avenue, S 26<sup>th</sup> Avenue, and E Lomar Street and shall include the following for each set:
    1. Title and General Information (A Sheets)
    2. Typical Sections (B Sheets)
    3. Quantities and Reference Information (C Sheets)
    4. Roadway Plan and Profile (D Sheets)
    5. Geometric Control (G Sheets)
    6. Jointing Plan (L Sheets)
    7. Storm Sewer Plan and Profile (M Sheets)
    8. Removal Plans (R Sheets)
    9. Cross Sections (W Sheets)
  - B. Prepare specifications and bidding documents for each of the three (3) project phases. Specifications to follow SUDAS standard specifications along with City of Eldridge Standard Construction Specifications.
  - C. Prepare updated engineer's opinion of probable construction cost for each project phase.
3. Bidding and Construction Services
  - A. Each project phase is to be let locally by the City of Eldridge. One bid package shall be prepared for each of the three (3) phases for letting.
  - B. Provide advance notice to bidder, prospective contractors, suppliers, and publications that list project notices.
  - C. Answer contractor questions regarding plans, specifications, and contract documents.
  - D. Conduct a bid opening at City Hall with a written recommendation to the City concerning award of contract.
  - E. Prepare contract, review bonds, and provide to City for approval.
  - F. Hold a pre-construction meeting with the City and the contractor.
  - G. Provide part-time on-site construction observation and documentation.
  - H. Negotiate, prepare, and secure approval of change orders necessitated by construction or at the request of the City of Eldridge.
  - I. Review monthly pay estimate and submit to City of Eldridge for approval.
  - J. Complete final walk through with the Contractor at completion of each project phase and prepare the final pay application and certification of completion for City of Eldridge.

### **CLIENT RESPONSIBILITIES**

It will be your responsibility to provide the following:

1. Identify a Project Representative with full authority to act on behalf of the Client with respect to this project. The Client Project Representative shall render decisions in a timely manner in order to avoid delays of Shive-Hattery's services.
2. Legal, accounting, and insurance counseling services or other consultants, including geotechnical, or vendors that may be necessary. The Client shall coordinate these services with those services provided by Shive-Hattery.

3. Provide to Shive-Hattery any available drawings, survey plats, testing data and reports related to the project, either hard copy or electronic media. Electronic media is preferred.
4. Unless specifically included in the Scope of Services to be provided by ShiveHattery, the Client shall furnish tests, inspections, permits and reports required by law, regulation or code including but not limited to hazardous materials, structural, mechanical, chemical, air pollution and water pollution tests.
5. Provide Shive-Hattery personnel unlimited access to the site as required.

### **SCHEDULE**

We will begin our services upon receipt of this Agreement executed by you which will serve as a notice to proceed.

- We will complete our services within 16 week(s) after we receive the countersigned Agreement.

### **COMPENSATION**

| Description                         | Fee Type  | Fee       | Estimated Expenses | Total            |
|-------------------------------------|-----------|-----------|--------------------|------------------|
| Preliminary and Final Design Phases | Fixed Fee | \$101,000 | Included           | \$101,000        |
| Bidding and Construction Services   | Hourly    | -         | -                  | -                |
| <b>ESTIMATED TOTAL</b>              |           |           | Included           | <b>\$101,000</b> |

#### **Fee Types:**

- Hourly - We will provide the Scope of Services on an hourly rate basis at our Standard Hourly Fee Schedule in effect at the time that the services are performed.
- Fixed Fee - We will provide the Scope of Services for the fee amounts listed above.

#### **Expenses:**

- Included - For Fixed Fee Type, expenses have been included in the Fee amount. For Hourly Fee Types, expenses will be reimbursed in accordance with our Reimbursable Expense Fee Schedule in effect at the time that the expense is incurred.

The terms of this proposal are valid for 30 days from the date of this proposal.

### **ADDITIONAL SERVICES**

Unless specifically stated in the Scope of Services, any resilient design related services including areas of resistance, reliability and redundancy (i.e. flood protection, storm/tornado shelter, emergency generators, utility backup, etc.) are not included in this proposal.

The following are additional services you may require for your project. We can provide these services, but they are not part of this proposal at this time.

### **AGREEMENT**

This proposal shall become the Agreement for Services when accepted by both parties. Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or email from one party to another, are deemed acceptable for binding the parties to the Agreement. The Client representative signing this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the Client.

Thank you for considering this proposal. We look forward to working with you. If you have any questions concerning this proposal, please contact us.

Sincerely,  
SHIVE-HATTERY, INC.



Zach Howell, Civil Engineer  
zhowell@shive-hattery.com

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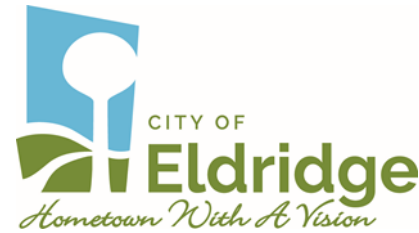
***AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED***

**CLIENT:** City of Eldridge, IA

**BY:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_  
(signature)

**PRINTED NAME:** \_\_\_\_\_ **DATE ACCEPTED:** \_\_\_\_\_

# City of Eldridge MEMORANDIUM



To: Nevada Lemke, City Administrator  
From: Tony Rupe, Public Works Director  
Re: John Deere End Loader  
Date: 7/29/25

Nevada

The FY26 approved budget includes a compact end loader for the sewer department. The current sewer plant end loader will be transferred to the streets department.

When we purchased the current end loader in 2019, we researched various end loaders by John Deere, JBL, Case and CAT. The John Deere 324 series compact end loader with its high lift option was the only loader that had the height reach in a compact loader to load our sludge wagon. Because of this, and knowing that the 324 series has met our needs over the past 6 years, we requested quotes for a new 324 John Deere compact end loader.

The budgeted amount is \$129,320.00. I reached out to the two John Deere dealers in our area for quotes. City mechanic Keith Schneckloth reviewed the quotes and contacted the two vendors with some questions before confirming the two quotes for the 2025 John Deere 324P compact end loaders are comparable with the exception of the quoted loader bucket size. John Deere's website lists the 2.1 cubic yard bucket at \$5,346 and the 1.4 cubic yard bucket at \$4,766, a difference of \$580. Our needs are for the 1.4 cubic yard bucket which is what is quoted on the low bid from Martin Equipment.

Martin Equipment (Rock Island, IL) \$125,462.07

P&K Midwest (Delmar, IA) \$136,465.16

Attached are the quotes for review.

Thank you.





3720 85th Avenue West  
Rock Island, IL 61201  
T: (309) 787-6108  
F: (309) 787-1983

**Quote Issued To:** CITY OF ELDRIDGE  
305 NORTH 3RD STREET  
ELDRIDGE IA 52748  
5632854841  
**Quote Issued By:** Rob Riley

## QUOTATION

**Quote #:** 1011331  
**Issue Date:** 7/25/2025  
**Expire Date:** 8/8/2025  
**FOB:** Rock Island

### ITEMS LISTED FOR SALE

| Item # | Year | Make       | Model  | Serial #      | Hours | Quoted Sale Price |
|--------|------|------------|--------|---------------|-------|-------------------|
| 81578  | 0    | JOHN DEERE | 324 P  |               | 0     | \$125,642.07      |
| 67890  | 2022 | JOHN DEERE | BUCKET | PXBUEGP140424 |       |                   |

#### Description

ISO COUPLER  
STROBE BEACON  
1.4 YD ISO BUCKET  
BLOCK HEATER  
High Lift ZBar Linkage  
Level 3 Package  
Less Vision System  
Hydrostat With Two Speed Synchronized ShiftOnFly Transmission  
High Speed  
YANMAR 4TNV98CT FT4EU STAGE V  
40570R20 Mitas EM01  
LED Work Lights Front and Rear Single

### NOTES

MACHINE INCLUDES 2YR 2K HR COMPLETE FACTORY WARRANTY  
ESTIMATED DELIVERY DATE 10/24/2025  
THIS IS A SOURCEWELL QUOTE CONTRACT #011723-JDC  
CITY OF ELDRIDGE MEMBER # 110259  
ADD \$1,985 FOR PRE-DELIVERY INSPECTION, SETUP AND DELIVERY  
MACHINE MSP WITHOUT SOURCEWELL \$159,150

### QUOTE SUMMARY

**Total Sale price:** \$125,642.07  
**Total Trade Allowance:** \$0.00



**MARTINEQUIPMENT.COM**



## Quote Summary

### Prepared For

CITY OF ELDRIDGE  
305 N 3RD ST  
ELDRIDGE, IA 52748  
Business: 563-285-4841  
Email: DBENSON@NETINS.NET

### Prepared By

Jon Lafrenz  
P & K Midwest, Inc.  
2600 190th Street  
Delmar, IA 52037  
Phone: 563-659-5031  
jlafrenz@pkmidwest.com

Thank you - we appreciate your business!

Prices listed include all applicable bonuses & rebates.

WARRANTY INFORMATION: FOR NEW EQUIPMENT,  
PLEASE SEE THE MANUFACTURER'S WARRANTY  
STATEMENT FOR DETAILS. FOR USED EQUIPMENT,  
EQUIPMENT IS SOLD "AS-IS" WITH NO WARRANTIES  
EITHER EXPRESSED OR IMPLIED.

By signing below, the customer acknowledges that he/she has  
received a copy of the operator's manual for new equipment.

**Quote Id:** 32138798  
**Created On:** 23 December 2024  
**Last Modified On:** 15 July 2025  
**Expiration Date:** 31 December 2024

### Equipment Summary

|   | Selling Price |   | Qty |   | Extended             |
|---|---------------|---|-----|---|----------------------|
| 2025 JOHN DEERE 324 P-Tier<br>Compact Wheel Loader -<br>1LU324PAHZB093042 | \$ 129,385.80 | X | 1   | = | \$ 129,385.80        |
| Hook/Euro Coupler   | \$ 1,859.44   | X | 1   | = | \$ 1,859.44          |
| 2.1 cu. yd. (1.6 cu. m.) Light<br>Material Bucket (Hook/Euro)             | \$ 4,221.92   | X | 1   | = | \$ 4,221.92          |
| Engine Block Heater - 120 V   | \$ 364.00     | X | 1   | = | \$ 364.00            |
| LED Amber Beacon Light  | \$ 193.00     | X | 1   | = | \$ 193.00            |
| 2025 RADIO OUTFITTERS AM/FM   | \$ 441.00     | X | 1   | = | \$ 441.00            |
| <b>Equipment Total</b>  |               |   |     |   | <b>\$ 136,465.16</b> |
| <b>Trade In Total</b>   |               |   |     |   | <b>\$ 0.00</b>       |

### Quote Summary

|                            |               |
|----------------------------|---------------|
| Equipment Total            | \$ 136,465.16 |
| Trade In                   |               |
| SubTotal                   | \$ 136,465.16 |
| Est. Service Agreement Tax | \$ 0.00       |
| Total                      | \$ 136,465.16 |
| Down Payment               | (0.00)        |

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

Confidential

**CHANGE ORDER NO.: 1**

|                |   |                                 |            |
|----------------|---|---------------------------------|------------|
| Owner:         | City of Eldridge  | Owner's Project No.:            |            |
| Engineer:      | Shive-Hattery, Inc.                                     | Engineer's Project No.:         | 2240015180 |
| Contractor:    | Manatts, Inc  | Contractor's Project No.:       |            |
| Project:       | South 1 <sup>st</sup> Street Cold In-Place Improvements |                                 |            |
| Contract Name: | South 1 <sup>st</sup> Street Cold In-Place Improvements |                                 |            |
| Date Issued:   | 07/31/2025  | Effective Date of Change Order: | 08/04/2025 |

The Contract is modified as follows upon execution of this Change Order:

**Description:**

Additional quantity added to the following pay items to widen the cold in-place recycling width from 22 feet to 24 feet.

- Pay Item #19 COLD IN-PLACE RECYCLING – ADD 2,540 SY additional quantity at contract unit price of \$2.59/SY = \$6,578.60
- Pay Item #20 ASPHALT STABILIZING AGENT – ADD 3,048 GALLONS additional quantity at contract unit price of \$2.03/GAL = \$6,187.44

Add a pay item for CHANGEABLE MESSAGE BOARDS for additional Traffic Control support. Three (3) message boards to be simultaneously used.

- ADD - CHANGEABLE MESSAGE BOARDS at the unit price of \$60/day/message board (\$180/day for all three (3) message boards) for an estimated 21 days. = \$180/day x 21 days = \$3,780.00

**Attachments:**

**None**

| Change in Contract Price                           |  | Change in Contract Times<br>[State Contract Times as either a specific date or a number of days]                 |  |
|--|--|--|--|
| Original Contract Price:                           |  | Original Contract Times:   |  |
| \$ 1,092,424.80                                    |  | Substantial Completion: September 30, 2025   |  |
|  |  | Ready for final payment: September 30, 2025  |  |
| Increase from previously approved Change Orders No |  | [Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]: None |  |
| \$ 0   |  | Ready for final payment: N/A   |  |
| Contract Price prior to this Change Order:         |  | Contract Times prior to this Change Order:   |  |
| \$ 1,092,424.80                                    |  | Substantial Completion: September 30, 2025   |  |
|  |  | Ready for final payment: September 30, 2025  |  |
| Increase this Change Order:                        |  | [Increase] [Decrease] this Change Order:   |  |
| \$ 16,546.04                                       |  | Substantial Completion: None   |  |
|  |  | Ready for final payment: None  |  |
| Contract Price incorporating this Change Order:    |  | Contract Times with all approved Change Orders:  |  |
| \$ 1,108,970.84                                    |  | Substantial Completion: September 30, 2025   |  |
|  |  | Ready for final payment: September 30, 2025  |  |

|        | Recommended by Engineer (if required) | Authorized by Contractor |
|--------|---------------------------------------|--------------------------|
| By:    | <u>Zachary J. Hurdell</u>             | <u>Cont Civil</u>        |
| Title: | <u>Civil Engineer</u>                 | <u>Project Manager</u>   |
| Date:  | <u>7/31/2025</u>                      | <u>7/31</u>              |
|        | Authorized by Owner                   |                          |
| By:    | <u></u>                               | <u></u>                  |
| Title: | <u></u>                               | <u></u>                  |
| Date:  | <u></u>                               | <u></u>                  |



## RESOLUTION 2025-22

### A Resolution Ordering the Removal of the City Clerk

WHEREAS, Leticia “Letty” Goslowsky (hereafter “Goslowsky”) is currently employed as the appointed City Clerk/Finance Manager for the City of Eldridge; and

WHEREAS, Iowa Code Section 372.15 outlines procedures to be followed when an appointed employee is removed from such a position, including that such removal shall be made by written order.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELDRIDGE, IOWA, that:

1. Goslowsky is hereby ordered removed from her appointed position as Eldridge City Clerk/Finance Manager.
2. This Order of Removal is effective immediately upon passage and shall be filed in the office of the City Clerk, and a copy shall be sent by certified mail to Goslowsky.
3. The City Council finds that such removal is based on the following reasons:
  - a. Goslowsky’s pattern of excessive absences, habitual & repetitious tardiness, failure to provide adequate notice of absence/tardiness, and ongoing and repeated performance issues in violation of City policies.
  - b. Goslowsky’s violations of employment directives to remediate her performance and attendance.

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

Attest:

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

\_\_\_\_\_  
City Administrator, Nevada Lemke

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

1. The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00 p.m. on July 22<sup>ND</sup>, 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, Sadie Wagner, Cegan Long, Collin Wilson, and Marty O' Boyle. Call to Order-
2. Public Comment- None
3. Padavich made a motion to approve the agenda. Second by Goodding. All Ayes, Motion carried.
4. Padavich made a motion to approve the Utility Board Minutes of July 8<sup>th</sup>, 2025. Second by Petersen. All Ayes, Motion Carried.
5. **Financial & Administrative**
  - A. Padavich made a motion to Approve Bills Payable of \$484,966.73. Second. by Goodding. All Ayes, Motion Carried.
  - B. Petersen Made Motion to approve amended Utility Billing Policy & Procedure. Second. by Padavich. Roll Call, Petersen (Aye), Goodding (Aye), Padavich (Aye) Hamilton (Aye), Bristley (Aye). Motion Carried.
  - C. Department Update – Wagner informed the Board that she is currently working on a wage comparison study for the Electric Department. At this time, Colin Willson holds the title of Line Foreman but has been fulfilling the responsibilities of the Electric Superintendent. Wagner is working closely with Willson to draft official job descriptions. Once finalized, appropriate wages will be determined for both the Superintendent and Line Foreman positions. All information will be brought forward to the Utility Board for review and approval.
6. **Electric Department**
  - A. Outages- None
  - B. Petersen made a motion to approve Resolution 2025-12 E&W Establishing Charges, Conditions and Other Terms of Offering in Conjunction with the Electric Service Schedule. Second by Padavich. Roll Call, Petersen (Aye), Goodding (Aye), Padavich, (Aye) Hamilton (Aye), and Bristley (Aye). Motion Carried.
  - C. Padavich made a motion to approve Resolution 2025-14 E&W Repealing Resolution 2006-298 E Establishing Specifications, Charges, and Requirements of Primary and Secondary Overhead and Underground Distribution Systems of Eldridge, Iowa. Second by Bristley. Roll Call, Petersen (Aye), Goodding (Aye), Padavich (Aye), Hamilton (Aye), and Bristley (Aye). Motion Carried.
  - D. Department Update – Wilson informed the Board that he and the crew have been installing new electric services and recently completed a pole change-out at 213 West Donahue Street. They have also been relocating all electric equipment to Ivy Acres due to the recent replat.
7. **Water Department**
  - A. Water Main Breaks- None
  - B. Water Test Results- Long has not yet received July's test results. He has also sent out the THM (Total Trihalomethanes) and HAA5 (Haloacetic Acids) samples for testing.
  - D. Petersen Made a motion to approve Resolution 2025-13 E&W Establishing an Increase in Water Rates to Meet the Fiscal Obligation of the Water Utility. Second by Hamilton. Roll Call, Petersen (Aye), Goodding (Aye), Padavich (Aye), Hamilton (Aye), and Bristley (Aye). Motion Carried.
  - C. Padavich made a motion to approve the quote from LMI for soft starts for Wells #4 & #5. Second by Goodding. All Ayes, Motion Carried.
  - D. Discussion was had to approve quote from LMI for a replacement auto transfer switch for the Water Treatment Plant generator. No Action was Made.



- E. Department Update – Long informed the Board that there is a meeting scheduled with BSI on July 23rd, 2025, to provide training on the online website, with a target launch date of August 1st. The department has also been working with Tri City to repair the old SCADA system. The PC from the old system was pulled and added to the functioning system, with August 1st also being the target date for the updated SCADA program launch. In addition, Lane and Pewe have been reaching out to residents in an effort to stay ahead on lead and copper notifications.

- 8. Petersen made motion to Adjourn at 5:21pm. Seconded by Bristley. All Ayes.

***Sincerely,  
Gage Lane  
Utility Billing Clerk***



**Eldridge Planning and Zoning Commission  
July 17, 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 July 17, 2025. The meeting was called to order at 6:01 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Dean Ferguson, Brad Merrick and Jennifer Vittorio. Scott LaPlante arrived at 6:18 p.m. Mike Martin was absent. Also present were Brian Dockery, Jeff Martens, Bruce Keppy, Lois Keppy and Kevin McClung.

The minutes from June 18, 2025, meeting were presented for approval. Motion by Ferguson to approve the minutes as presented. Donaubauber seconded. Motion carried 4-0 by voice vote.

Donaubauber explained the ground rules for public hearings and asked Martens to present a summary of the first request. Martens stated that RIVALDD Farms, Inc. had submitted a rezoning request that required a change on the Comprehensive Plan Future Use Map for three of the seven parcels being rezoned. This would require changing these three parcels on the map from Light Industrial to Heavy Industrial. Martens stated that this had been done in the past for other parcels along this tier and that the consensus at that time had been that if a tier of Light Industrial remained between this and the High Density Residential above it that would meet city code.

Donaubauber asked for public comment and Bruce Keppy introduced his wife Lois and brother-in-law Kevin McClung. He said that their agricultural land was located next door to this land and their family had farmed all this land for generations. He said they are carrying people of agriculture. He said he sees this as a travesty in some ways. He thought that the owner of this property sees this as an opportunity for their pocketbook and it doesn't benefit another farmer. He said he felt the need to come and speak to this for his dad. McClung said that he married Bruce's sister and built a home on a parcel of Keppy ground. He spoke about the economics of this and was concerned about using the richest, blackest farm ground for industrial purposes. He asked about the uses in Light Industrial compared to Heavy Industrial and said his fear was there would be a 50' Amazon wall outside of his house. Martens explained the state of the infrastructure in the area. B. Keppy stated that he would be passing his land along to his sons and their farm was a century farm and once he fills out the paperwork it will be a 150-year farm. Dockery stated that no one will ever be able to do anything to their property without their consent. B. Keppy acknowledged that.

Merrick made a motion to recommend changing the zoning the Comprehensive Land Use Map from Light to Heavy Industrial for Parcel Numbers 932149001, 932153001, and 932155001. Ferguson seconded the motion. Motion carried all ayes by roll call vote.

Donaubauer moved on to the rezoning application from RIVALDD Farms, Inc. Martens had no further information to relay. LaPlante made a motion to recommend approving the rezoning request from SA-Suburban Agricultural District to I-2 General Industrial District. Motion carried all ayes by roll call vote.

Donaubauer asked Martens for a staff report of the rezoning request from RG Prime LLC and Slopertown LLC. Martens said that this request aligned with the Comprehensive Land Use Map but some special consideration would be required for one parcel due to the fact that it contained a homestead. Dockery corrected Martens that two of the three parcels actually contained homesteads. Martens agreed and said that those two parcels would require conditional rezoning to allow the homesteads to remain until such a time that they were developed industrially.

Merrick made a motion to recommend rezoning of the parcels from SA-Suburban Agricultural District to I-2 General Industrial District with conditional rezoning on the parcels containing homesteads. Ferguson seconded the motion. Motion carried all ayes by roll call vote.

Donaubauer asked Martens to summarize this request. Martens said that they had received an application to vacate the drainage easements at 721 and 725 St. Andrews Circle, lots 6 and 7 or Rustic Green 3<sup>rd</sup> Addition. Martens explained that in 2023 a neighboring property on lot 8 of this subdivision had successfully vacated the drainage easement on his property by providing documentation from Townsend Engineering that the drainage easement was no longer needed. At the time the owners of lots 6 and 7 had no interest in vacating their easements but now they do. The Townsend Engineering documents supported this request. Martens said that the City Engineer, Building Official and he all agreed that the drainage easement was no longer needed on these lots after inspecting the property. Merrick asked if the utility easement would remain and Martens said it would. Vittorio asked for clarification on the purpose of the original drainage easement and asked Martens to explain why it was no longer needed. Martens explained that the grading on the subdivision was completed differently than originally planned. Vittorio asked about the existing right of way. Martens called up the right of way on screen.

Merrick made a motion to recommend approval of the vacation of the drainage easement. Ferguson seconded. Motion carried 5-0 by voice vote.

Merrick made a motion to adjourn the meeting at 6:58 p.m. Seconded by LaPlante. Motion carried 5-0 by voice vote.