

CITY COUNCIL MEETING AGENDA
Monday, September 8th, 2025, 7:00 PM
Eldridge Community Center • 400 S 16th Ave • Eldridge, IA

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
5. Mayor's Agenda
 - A. Consideration to Approve City Council Minutes from August 18th, 2025
 - B. Consideration to Approve Bills Payable
6. Old Business
 - A. Consideration of the Third & Final Reading of Ordinance #2025-19 Rezoning RIVALDD Farm's parcels from SA-Suburban Agricultural to I-2 General Industrial
 - B. Consideration of the Third & Final Reading of Ordinance #2025-20 Rezoning RG Prime and Slopertown LLC parcels from SA-Suburban Agricultural to I-2 General Industrial
 - C. Consideration of the Third & Final Reading of Ordinance #2025-21 Amending Publishing Requirements
 - D. Consideration of the Second Reading of Ordinance #2025-22 Amending Pool and Spa Fencing
 - E. Consideration of the Second Reading of Ordinance #2025-23 Updating City Stop Intersections
 - F. Consideration of the Second Reading of Ordinance #2025-24 Defining Electric Scooters and Setting Regulations
7. New Business
 - A. Consideration to approve proposed amendment to 28E Agreement with YMCA & NSCSD, Provision 20 Liability Insurance, changing the requirement that each party must carry \$10M liability coverage to \$5M liability coverage
 - B. Consideration of Resolution #2025-25 Approving Final Acceptance of Public Improvements for Ivy Acres Parts 1 & 2
 - C. Consideration of Resolution #2025-26 Approving City Sponsorship of Lewis Machine & Tool Company's Application for the High Quality Jobs Program with the Iowa Economic Development Authority
 - D. Consideration to approve budgeted purchase of a spare lift station pump for the Buttermilk Lift Station from Mississippi Valley Pump in the amount of \$28,178
 - E. Consideration to approve installation of a permanent speed hump on Dammann Drive at the estimated cost of \$9,500
8. Board/Staff Activity Reports
 - A. City Administrator/City Clerk
 - B. Assistant City Administrator
 - C. Police Chief
9. Adjournment

Next Regular City Council Meeting: Monday, September 22nd, 2025, at 7:00pm

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 August 18th, 2025.

Council Members Present: Ryan Iossi, Dan Collins, Adrian Blackwell, Brian Dockery and Scott Campbell.
Quorum was met.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Tony Cavanaugh, Erin Gentz, Tony Rupe, Ray Nees, Dale Grunwald and Marty O'Boyle

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

Public Comment

No public comments were made.

Mayor's Agenda

Motion by Iossi to approve City Council Minutes from August 4, 2025. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve Committee of the Whole Minutes from August 4, 2025. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Iossi to approve the bills payable in the amount of \$504,718.27. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to approve appointments of Aarsal Shareef to the Community Center Board for a term expiring 06/01/2029, Samantha Nichols to the Park Board for a term expiring 02/28/2029, and the re-appointment of Jennifer Vittorio to the Planning & Zoning Commission for a term expiring 09/12/2029. Second by Campbell. Motion was approved unanimously by voice vote.

Old Business

Motion by Iossi to approve the Second Reading of Ordinance #2025-19 Rezoning RIVALDD Farm's parcels from SA-Suburban Agricultural to I-2 General Industrial. Second by Collins. Roll Call vote indicated Collins (Aye), Campbell (Aye) and Blackwell (Aye), Iossi (Aye) and Dockery (Aye). Motion carried.

Motion by Dockery to approve the Second Reading of Ordinance #2025-20 Rezoning RG Prime and Slopertown LLC parcels SA-Suburban Agricultural to I-2 General Industrial. Dwellings located on the parcels may remain until the land is 80% industrially developed. Second by Blackwell. Roll Call vote indicated Collins (Aye), Campbell (Aye) and Blackwell (Aye), Iossi (Aye) and Dockery (Aye). Motion carried.

Motion by Blackwell to approve the Second Reading of Ordinance #2025-21 Amending Publishing Requirements. Second by Iossi. Roll Call vote indicated Collins (Aye), Campbell (Aye) and Blackwell (Aye), Iossi (Aye) and Dockery (Aye). Motion carried.

New Business

Motion by Dockery to approve the First reading of Ordinance #2025-22 Amending the Pool and Spa Fencing. Second by Collins. Roll call vote indicated Collins (Aye), Campbell (Aye) and Blackwell (Aye), Iossi (Aye) and Dockery (Aye). Motion carried.

Motion by Dockery to approve the First Reading of Ordinance #2025-23 Updating City Stop Intersection. Second by Campbell. Roll call vote indicated Collins (Aye), Campbell (Aye) and Blackwell (Aye), Iossi (Aye) and Dockery (Aye). Motion carried.

Motion by Campbell to approve the First Reading of Ordinance #2025-24 Defining Electric Scooters and Setting Regulations. Second by Dockery. Roll call vote indicated Collins (Aye), Campbell (Aye) and Blackwell (Aye), Iossi (Aye) and Dockery (Aye). Motion carried.

Motion by Iossi to approve Resolution #2025-23 Approving Final Acceptance of Public Improvements for the 2024 Eldridge Street Improvements project. Second by Blackwell. Roll call vote indicated Collins (Aye), Campbell (Aye) and Blackwell (Aye), Iossi (Aye) and Dockery (Aye). Motion carried.

Motion by Dockery to approve Resolution #2025-24 Approving Final Acceptance of Public Improvements for the Townsend Farms Shared Use Path Project. Second by Blackwell. Roll call vote indicated Collins (Aye), Campbell (Aye) and Blackwell (Aye), Iossi (Abstain) and Dockery (Aye). Motion carried.

Motion by Blackwell to approve FY26 budgeted purchase of 2026 Ford F-550 from Dahl Ford in the amount of \$56,379. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Dockery to approve FY26 budgeted purchase of 2026 Freightliner Dump Truck from Truck Country in the amount of \$111,805. Second by Campbell. Motion was approved unanimously by voice vote.

Board/Staff Activities

City Administrator – Beginning to review applicants for the City Clerk/Finance Manager position and plan to start scheduling interviews next week. Review and selection committee will consist of Mayor King, Jeff Martens, Nevada Lemke, as well as council members Scott Campbell and Brian Dockery. Martha Nieto agreed to come back for a short time to keep the city's financial operations going day to day. Fiscal year should be closed out within a week. The City Update Breakfast is scheduled for Thursday, October 23rd and will be hosted by Grand Haven Retirement Community. Public compliments have been received regarding city public works staff throughout the week.

Assistant City Administrator – None

Ray Nees /City Inspector – This year there are currently issued, or processing permits for, 47 new homes. 35 of which are townhouses. In Grunwald 2nd Addition, the west side of Redbud Circle is completely built out with the last few homes being built currently. Townsend Farm 13th and 14th additions have been receiving interest and will have new homes being constructed over the next few weeks. Between the two additions there are currently 21 lots open for single family detached dwellings waiting to be built on.

City Clerk – None

Police –Chief Lellig will be present at the next meeting to speak on Ordinance #2025-24.

Motion by Dockery to adjourn at 7:35 pm. Second by Collins. Motion was approved unanimously by voice vote.

Respectfully submitted

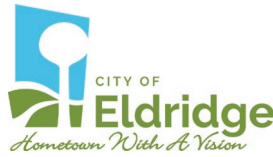
Frank King
Mayor

Peyton Pewe
Administrative College Intern

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
DFT 224	INS REIMB	820-5-001-6183	EBS - EMPL BENEFIT SYSTMS	PSF INS CLAIM FUNDING	\$ 1,817.92
DFT 229	FINANCE	001-5-620-6402	FIRST CENTRAL STATE BANK	BANK FEES	\$ 46.60
DFT 231	ADMIN	001-5-611-6601	ADP, INC	PAYROLL SOFTWARE FEES	\$ 162.54
156185	STREETS	001-5-210-6440	200 EAST 90TH STREET LLC	WAREHOUSE STORAGE RENT	\$ 2,029.42
156186	POLICE	001-5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE PYMNT	\$ 415.66
156186	STREETS	001-5-210-6373	ACCESS SYSTEMS LEASING	SHOP COPIER LEASE	\$ 89.53
156187	INS REIMB	820-5-001-6183	AIRANISHA OVERSTREET	UNCASHED PSF INS CHECK	\$ 48.50
156188	VEH MAINT	001-5-299-6504	AIRGAS USA, LLC	TORCH GAS	\$ 63.76
156190	POLICE	001-5-110-6599	ALWAYS CLEAN LLC	PD JANITORIAL SVCS	\$ 300.00
156190	STREETS	001-5-210-6310	ALWAYS CLEAN LLC	SHOP JANITORIAL SVCS	\$ 300.00
156190	ADMIN	001-5-611-6310	ALWAYS CLEAN LLC	CH JANITORIAL SVCS	\$ 300.00
156191	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	LELLIG - CLOTH ALLOW	\$ 42.99
156191	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	SANDERS - CLOTH ALLOW	\$ 14.80
156191	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	HANDCUFFS	\$ 9.99
156191	POLICE	001-5-110-6725	AMAZON CAPITAL SERVICES	OFFICE CHAIR	\$ 349.95
156191	FINANCE	001-5-620-6506	AMAZON CAPITAL SERVICES	FOLDERS	\$ 13.99
156193	FINANCE	001-5-620-6414	AMERICAN LEGAL	CODE UPDATES - AUG 25	\$ 66.00
156194	POLICE	001-5-110-6508	BRENDA KIEL	POSTAGE	\$ 7.45
156195	STREETS	001-5-210-6310	CINTAS 1ST AID & SAFETY	FIRST AID KIT REFILL	\$ 86.01
156197	FINANCE	001-5-620-6414	EASTERN IA PUBL - NSP	CITY PUBLISHING	\$ 955.07
156198	ST LIGHT	001-5-230-6371	ELDRIDGE ELECT. UTILITY	JULY 2025 ST LIGHTS	\$ 4,053.77
156198	ST LIGHT	001-5-230-6371	ELDRIDGE ELECT. UTILITY	AUG 2025 ST LIGHTS	\$ 4,053.77
156200	FIRE DEPT	001-5-150-6913	ELDRIDGE VOL. FIRE DEPT.	Q1 FY26 PROPERTY TAX	\$ 42,250.00
156201	ROAD USE	110-5-210-6417	ENGELBRECHT FARMS INC	TILE UNDER S 1ST ST	\$ 643.04
156202	SEWER	610-5-815-6320	GRAINGER	STAIR SCREEN	\$ 163.74
156203	INS REIMB	820-5-001-6183	GREG O'BRIEN	UNCASHED PSF INS CHECK	\$ 21.69
156204	TRAFFIC	001-5-240-6509	IOWA PRISON INDUSTRIES	UMC - DIRECTIONAL SIGNAGE	\$ 195.36
156205	ADMIN	001-5-611-6601	JK INDUSTRIES	LACEY - CLOTH ALLOW	\$ 8.00
156206	VEH MAINT	001-5-299-6504	LAWSON PRODUCTS INC.	STEPDOWN & CONNECTOR	\$ 113.68
156207	ADMIN	001-5-611-6310	MENARDS	CH BATH FAN & TOOLS	\$ 86.63
156207	SEWER	610-5-815-6310	MENARDS	CH BATH FAN & TOOLS	\$ 47.95
156209	STREETS	001-5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLR SIGN SHOP	\$ 37.65
156209	STREETS	001-5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLR	\$ 33.58
156209	STREETS	001-5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLR OFFICE	\$ 14.58
156209	ST LIGHT	001-5-230-6371	MIDAMERICAN ENERGY CO	S 9TH AVE SIREN	\$ 535.04
156209	ST LIGHT	001-5-230-6371	MIDAMERICAN ENERGY CO	305 N 3RD	\$ 10.98
156209	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY CO	313 N 3RD	\$ 14.58
156209	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY CO	301 N 3RD	\$ 21.10
156209	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY CO	309 N 3RD	\$ 14.58
156209	SEWER	610-5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD	\$ 62.00
156209	SEWER	610-5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD	\$ 8,733.93
156210	VEH MAINT	001-5-299-6334	MIDWEST WHEEL	HOSE	\$ 74.80
156210	VEH MAINT	001-5-299-6504	MIDWEST WHEEL	PARTS	\$ 168.67
156211	VEH MAINT	001-5-299-6332	MILLS CHEVROLET	PARTS	\$ 2,123.81
156212	FINANCE	001-5-620-6601	MUNI COLLECTIONS AMER	DEBT COLLECTIONS	\$ 4.60
156213	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	COIL	\$ 62.94
156213	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	SEAT BELT STOPS	\$ 16.49
156213	VEH MAINT	001-5-299-6335	NAPA AUTO PARTS	FILTERS	\$ 36.71
156216	ROAD USE	110-5-210-6417	PV REDI-MIX	SIGN BASE & SIDEWALK REPAIR	\$ 674.00
156218	SALES TAX	121-5-750-6752	PRECISION CONCEPTS	SEC CAMERAS - SOC FIELDS	\$ 7,179.00
156220	ROAD USE	110-5-210-6417	QC WINWATER CO	REPLACE 12" PIPE UNDER S 1ST ST	\$ 4,960.00
156222	STREETS	001-5-210-6331	RIVER VALLEY COOP	DIESEL	\$ 1,711.80
156223	ROAD USE	110-5-210-6530	RIVERSTONE GROUP INC	COLD PATCH POTHOLES	\$ 507.00
156224	POLICE	001-5-110-6506	RNJS DISTRIBUTION, INC.	CH/PD WATER	\$ 3.00
156224	FINANCE	001-5-620-6506	RNJS DISTRIBUTION, INC.	CH/PD WATER	\$ 3.00
156226	ADMIN	001-5-611-6601	SCOTT CO TREASURER	PROP TAXES- S 1ST ST	\$ 792.00
156228	SALES TAX	121-5-750-6752	SEVEN HILLS PAVING	S 5TH ST PAVING PROJ	\$ 41,900.00
156230	POLICE	001-5-110-6319	SHARED IT INC	MANAGED IT SERVICES	\$ 531.50
156230	STREETS	001-5-210-6373	SHARED IT INC	MANAGED IT SERVICES	\$ 183.55
156230	FINANCE	001-5-620-6373	SHARED IT INC	MANAGED IT SERVICES	\$ 243.25
156230	SEWER	610-5-815-6373	SHARED IT INC	MANAGED IT SERVICES	\$ 123.85
156231	ROAD USE	110-5-210-6407	SHIVE-HATTERY ENGINEERS	2024 ST PATCHING PROJ	\$ 683.00
156231	SALES TAX	121-5-750-6407	SHIVE-HATTERY ENGINEERS	TF TRAIL	\$ 1,704.00
156231	SALES TAX	121-5-750-6752	SHIVE-HATTERY ENGINEERS	FELLNER'S ADDTN DESIGN	\$ 5,142.88
156233	INS REIMB	820-5-001-6183	SPATARU, LEON	UNCASHED PSF INS CHECK	\$ 8.00
156234	FINANCE	001-5-620-6506	STAPLES	NOTARY STAMP-LINDLE	\$ 41.99

156234	FINANCE	001-5-620-6506	STAPLES	NOTARY STAMP-LANE	\$ 32.99
156234	FINANCE	001-5-620-6506	STAPLES	OFFICE SUPPLIES	\$ 133.50
156234	FINANCE	001-5-620-6506	STAPLES	PORTOFOLIO	\$ 11.92
156235	SEWER	610-5-815-6490	STATE HYGENIC LAB	AMMONIA TEST	\$ 22.50
156236	SALES TAX	121-5-750-6752	STORM WATER SUPPLY	S 5TH ST - SEEDING & MAT	\$ 1,549.87
156237	SEWER	610-5-815-6752	TRI-CITY ELECTRIC CO	SCADA UPGRADE	\$ 18,983.00
156239	SEWER	610-5-815-6705	USA BLUE BOOK	DISSOLVED OXYGEN PROBE	\$ 1,110.66
156240	POLICE	001-5-110-6373	VERIZON WIRELESS	CELL PHONE SVCS	\$ 743.03
156240	INSPECTIONS	001-5-170-6373	VERIZON WIRELESS	CELL PHONE SVCS	\$ 38.45
156240	STREETS	001-5-210-6373	VERIZON WIRELESS	CELL PHONE SVCS	\$ 173.03
156240	FINANCE	001-5-620-6373	VERIZON WIRELESS	CELL PHONE SVCS	\$ 38.45
156240	SEWER	610-5-815-6373	VERIZON WIRELESS	CELL PHONE SVCS	\$ 135.37
156241	VEH MAINT	001-5-299-6504	WASTE COMM SCOTT CO	TIRE DISPOSAL	\$ 133.95
156242	POLICE	001-5-110-6331	WEX BANK	FLEET FUEL	\$ 3,930.46
156242	INSPECTIONS	001-5-170-6331	WEX BANK	FLEET FUEL	\$ 52.36
156242	STREETS	001-5-210-6331	WEX BANK	FLEET FUEL	\$ 1,679.82
156242	SEWER	610-5-815-6331	WEX BANK	FLEET FUEL	\$ 263.43
156243	STREETS	001-5-210-6310	WHITE CAP, LP	CONCRETE BLADE	\$ 109.59
156243	TRAFFIC	001-5-240-6509	WHITE CAP, LP	RADAR SIGN S 1ST ST	\$ 205.54
ACH	SPLIT	SPLIT	PAYROLL 8/28	PAYROLL 8/28	\$ 101,015.27
TOTAL:					\$ 267,478.86

CREDIT CARDS					
DEPT	EMPLOYEE	FUND	VENDOR	DESCRIPTION	AMOUNT
POLICE	ANDREW LELLIG	008-5-110-6599	DOLLAR GENERAL	PARADE CANDY	\$ 54.15
POLICE	ANDREW LELLIG	001-5-110-6602	TRUPANION	K9 INSURANCE	\$ 122.97
POLICE	ANDREW LELLIG	001-5-110-6250	MID-STATES ORG/MOCK	MOCK CONFERENCE	\$ 195.00
POLICE	ANDREW LELLIG	001-5-110-6240	KALAHARI RESORT	LODGING - TRAINING	\$ 170.99
POLICE	ANDREW LELLIG	001-5-110-6250	GALLS	RAM	\$ 451.65
POLICE	BRENDA KIEL	001-5-110-6181	DICKS SPORTING GOODS	JOHNSON - CLOTH ALLOW	\$ 160.49
POLICE	BRENDA KIEL	001-5-110-6181	SP ZERO9 SOLUTIONS	SANDERS - CLOTH ALLOW	\$ 81.98
POLICE	BRENDA KIEL	001-5-110-6181	SP ZERO9 SOLUTIONS	SCHWERTMAN - CLOTH ALLOW	\$ 44.99
POLICE	BRENDA KIEL	001-5-110-6181	OAKLEY.COM	SCHWERTMAN - CLOTH ALLOW	\$ 160.50
POLICE	BRENDA KIEL	001-5-110-6599	INTOXIMETERS INC	DRY GAS - CALIBRATE PBT'S	\$ 135.00
POLICE	BRENDA KIEL	001-5-110-6181	SP SAFARILAND	JOHNSON - CLOTH ALLOW	\$ 242.00
POLICE	CHAD HUETTMAN	001-5-110-6181	SP GOVSHADES	HUETTMAN - CLOTH ALLOW	\$ 152.15
POLICE	GARRET JAHNS	999-9-999-9999	AMERICINN	REFUND - LODGING RESV	\$ (386.24)
POLICE	GARRETT JAHNS	001-5-110-6490	CREATIVE PROD SOURCING	DARE MERCHANDISE	\$ 417.52
POLICE	GARRETT JAHNS	999-9-999-9999	AMERICINN	LODGING - TRAINING	\$ 386.24
POLICE	GARRET JAHNS	001-5-110-6240	GOOCH'S GREENHOUSE	TRAINING - MEAL EXP	\$ 14.09
POLICE	GARRET JAHNS	001-5-110-6181	SP ZERO9 SOLUTIONS	JAHNS - CLOTH ALLOW	\$ 103.98
COMM DEV	JEFF MARTENS	001-5-599-6213	IACMA	YEARLY MEMBERSHIP	\$ 150.00
INSPECTIONS	JEFF MARTENS	001-5-170-6230	PAYPAL *ISWEP	STRMWTR CERT - NEES	\$ 56.88
STREETS	JEFF MARTENS	001-5-210-6250	PAYPAL *ISWEP	STRMWTR CERT - BAETKE	\$ 82.50
COMM DEV	JEFF MARTENS	001-5-599-6213	PAYPAL *ISWEP	STRMWTR CERT - MARTENS	\$ 56.88
SEWER	K SCHNECKLOTH	610-5-815-6332	FARM & FLEET	BATTERY - UNIT #220	\$ 199.99
VEH MAINT	K SCHNECKLOTH	001-5-299-6504	AUTOAUTH SERVICE	ANNUAL SUBSCR - CHRYSLER VEH	\$ 60.00
FINANCE	L GOSLOWSKY	001-5-620-6211	IOWA LEAGUE OF CITIES	ILOC MAYORS ASSOC MEMBERSHIP	\$ 30.00
FINANCE	NEVADA LEMKE	001-5-620-6373	APPLE	EXTRA STORAGE FEE - CELL	\$ 1.06
ADMIN	NEVADA LEMKE	001-5-611-6240	QUAD CITIES CHAMBER	ANNUAL MEETING	\$ 60.00
FINANCE	NEVADA LEMKE	001-5-620-6506	KEURIG GREEN MOUNTAIN	COFFEE FOR CITY HALL	\$ 42.35
FINANCE	NEVADA LEMKE	001-5-620-6508	USPS	CERT MAIL - REMOVAL NOTICE	\$ 6.08
POLICE	RYAN GALE	001-5-110-6181	OAKLEY SI	GALE - CLOTH ALLOW	\$ 167.13
POLICE	RYAN GALE	001-5-110-6240	JENNYS DINER	TRAINING - MEAL EXP	\$ 19.83
POLICE	RYAN GALE	001-5-110-6250	AXON	TASER CARTRIDGES	\$ 624.40
POLICE	RYAN GALE	001-5-110-6240	RASTRELLIS RESTAURANT	TRAINING - MEAL EXP	\$ 15.06
POLICE	RYAN GALE	001-5-110-6240	ARBYS	TRAINING - MEAL EXP	\$ 14.85
CREDIT CARDS TOTAL:					\$ 4,094.47
BILLS PAYABLE TOTAL:					\$ 267,478.86
GRAND TOTAL:					\$ 271,573.33



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.

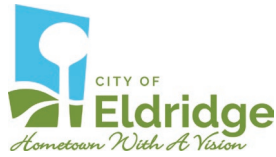
Section two. Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

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.

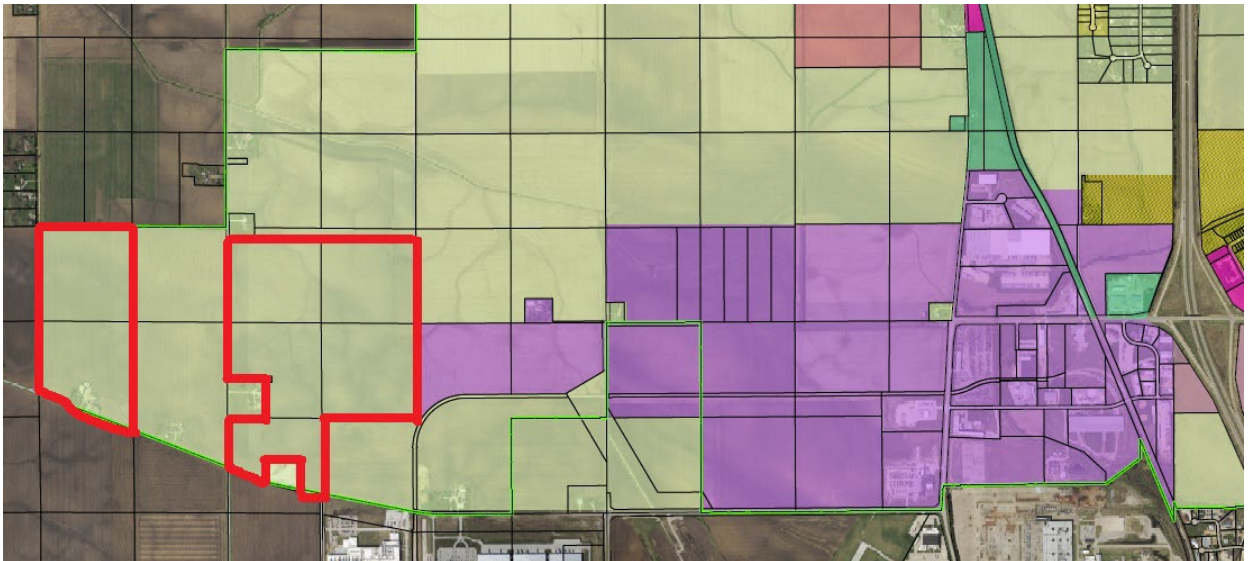
PASSED AND APPROVED THIS 8TH DAY OF SEPTEMBER, 2025.

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	

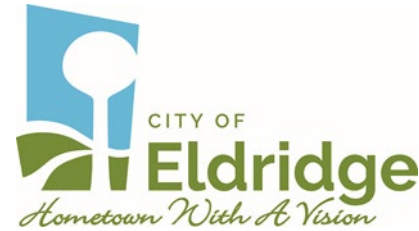
Mayor Frank King
Councilman Adrian Blackwell

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:

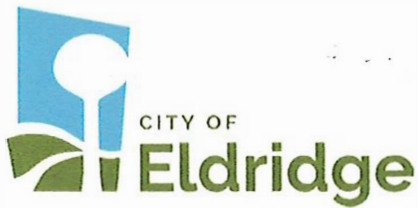
932821005 - Sec:28 Twp:79 Rng:03SW NE N OF ROAD EX4.65 AC TRACT DOC#13050-86
932805002 - Sec:28 Twp:79 Rng:03NW NE EXCEPT 7.289ACTRACT DEED #150-91
932807001 - Sec:28 Twp:79 Rng:03NE NE
932153001 - Sec:21 Twp:79 Rng:03S 35A SW SE
932155001 - Sec:21 Twp:79 Rng:03S 35A SE SE
932801002AD - Sec:28 Twp:79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

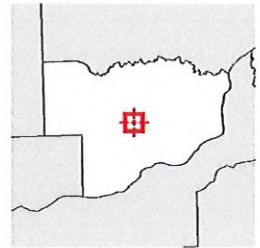
TOTAL - 232.19 ACRES



Scott County / City of Davenport, Iowa



Overview

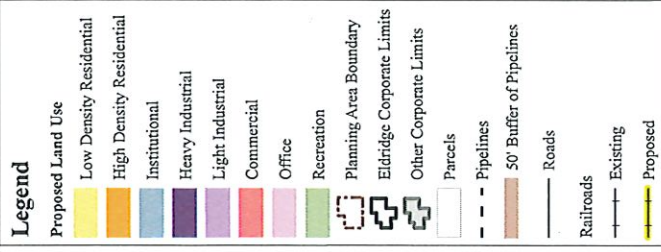


Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad
- All Roads**
 - Interstate
 - US Highway
 - State Highway
 - County Route
 - Major road
 - Local roads
 - Ramp
 - Alleyway/Access Road
 - Bike/Pedestrian Trail
 - Driveway
- Rights of Way
- Major Rivers and Streams**
 - River Centerline
 - River Boundary
 - Major Stream
- Minor Streams, Other**
 - Minor Stream
 - Small Lake/Pond
 - Drainageways, etc
 - Island
- Major Rivers and Lakes**
 - Lake
 - Major Stream
 - River
 - Minor Lakes and Ponds
- Parcels
- Parcel Point

Map 4.2

Eldridge, Iowa Proposed Land Use



Data Sources: National Pipeline Mapping System (NPMS)
 Parcel Data - Scott County GIS
 Other Data - Bi-State Regional Commission

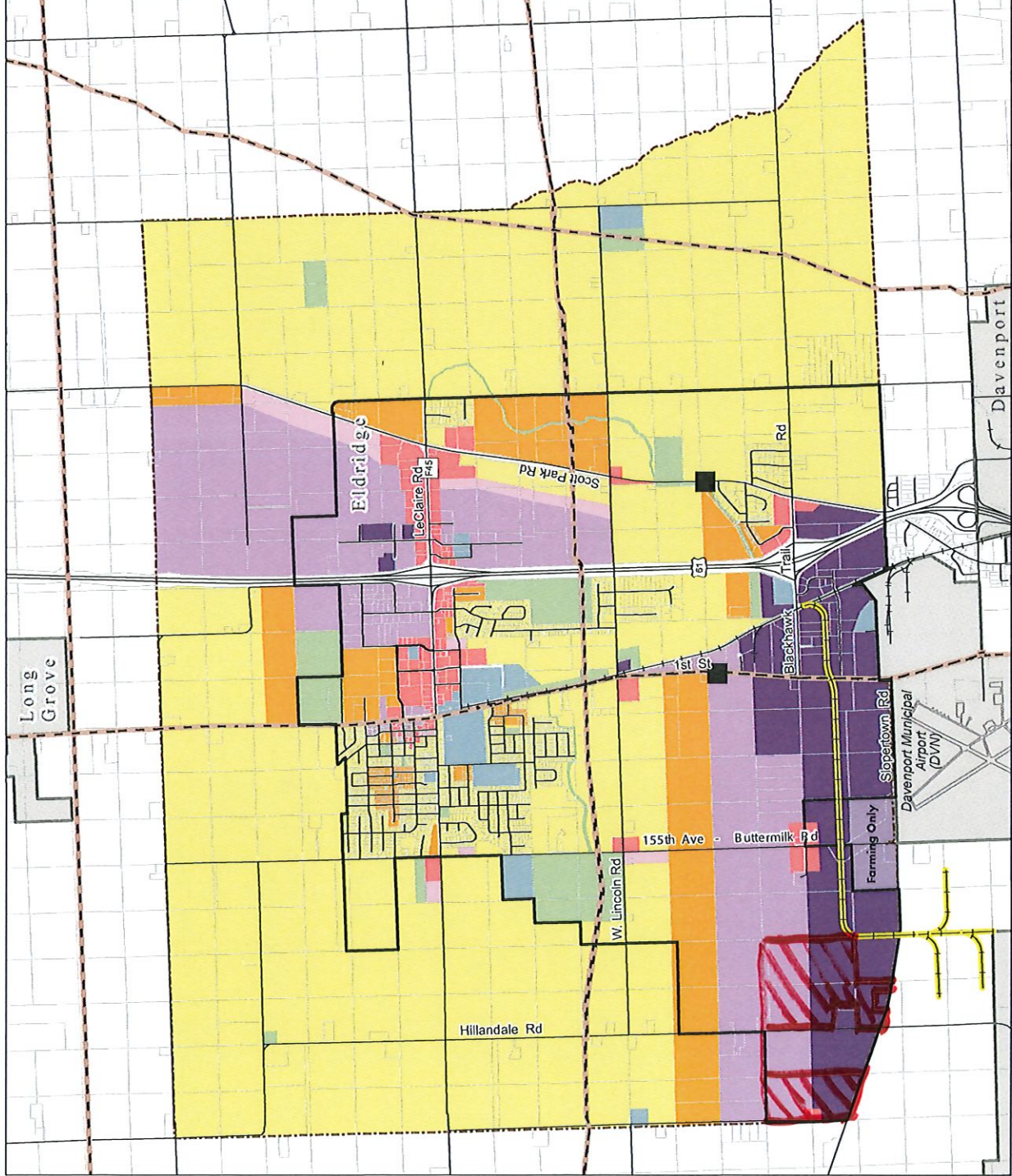


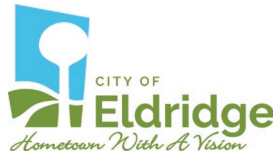
Map prepared by:



October 2011

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, as a condition of this rezoning dwellings may remain on parcels 932717003AD and 932805003 until the parcels are 80% developed for industrial uses and at this point the dwellings must be removed.

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.

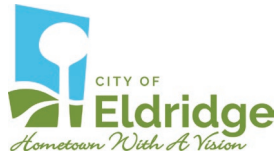
Be it further enacted that the zoning map, together with the boundaries of the districts, designations, notations, references and other information shown thereon as the same pertains to the area described above are, and by way of amendment, made a part of the zoning ordinance of the City of Eldridge, 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.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



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

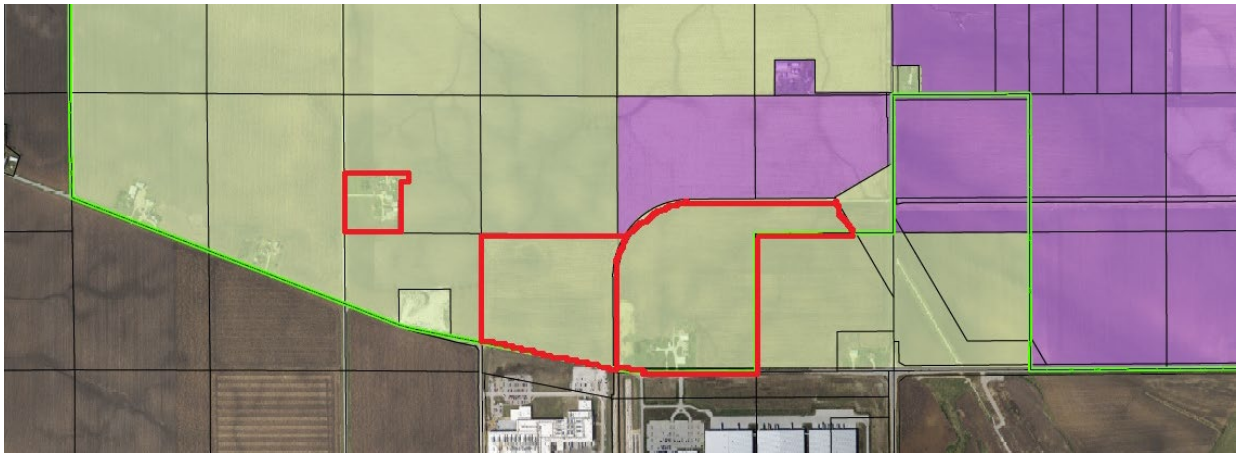
PASSED AND APPROVED THIS 8TH DAY OF SEPTEMBER, 2025.

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	

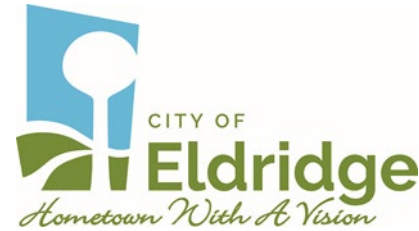
Mayor Frank King
Councilman Adrian Blackwell

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.

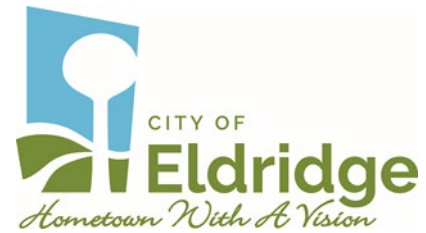
The Future Land Use map designates these parcels as Heavy Industrial which aligns with this application.

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.

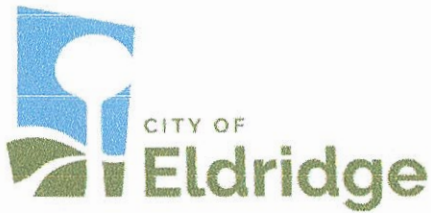
City of Eldridge MEMORANDIUM



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) _____

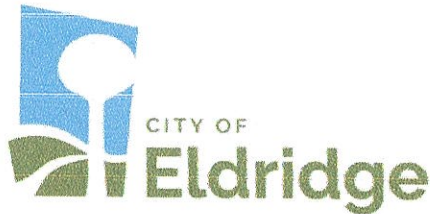
On 8 1/2" x 11" paper, please provide the following:

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 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



RG Prime LLC 7.3 Acres
3605 Hillandale Rd

Overview



Legend

-  Political Township
-  Corporate Limits
-  County Boundary
-  Railroad
- All Roads**
 -  Interstate
 -  US Highway
 -  State Highway
 -  County Route
 -  Major road
 -  Local roads
 -  Ramp
 -  Alleyway/Access Road
 -  Bike/Pedestrian Trail
 -  Driveway
-  Rights of Way
- Major Rivers and Streams**
 -  River Centerline
 -  River Boundary
 -  Major Stream
- Minor Streams, Other**
 -  Minor Stream
 -  Small Lake/Pond
 -  Drainageways, etc
 -  Island
- Major Rivers and Lakes**
 -  Lake
 -  Major Stream
 -  River
 -  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)				
	(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



Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad
- All Roads
 - Interstate
 - US Highway
 - State Highway
 - County Route
 - Major road
 - Local roads
 - Ramp
 - Alleyway/Access Road
 - Bike/Pedestrian Trail
 - Driveway
- Rights of Way
- Major Rivers and Streams
 - River Centerline
 - River Boundary
 - Major Stream
- Minor Streams, Other
 - Minor Stream
 - Small Lake/Pond
 - Drainageways, etc
 - Island
- Major Rivers and Lakes
 - Lake
 - Major Stream
 - River
 - Minor Lakes and Ponds
- Parcels
- Parcel Point

RG Prime LLC 35 Acres

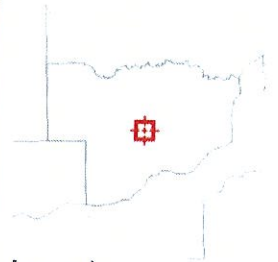
~~NE~~ 1/4 Sect. 28 T-79-N, R3E

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

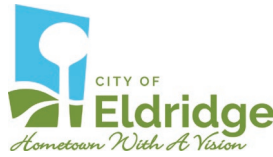
- Political Township
- Corporate Limits
- County Boundary
- Railroad
- All Roads**
 - Interstate
 - US Highway
 - State Highway
 - County Route
 - Major road
 - Local roads
 - Ramp
 - Alleyway/Access Road
 - Bike/Pedestrian Trail
 - Driveway
- Rights of Way
- Major Rivers and Streams**
 - River Centerline
 - River Boundary
 - Major Stream
- Minor Streams, Other**
 - Minor Stream
 - Small Lake/Pond
 - Drainageways, etc
 - Island
- Major Rivers and Lakes**
 - Lake
 - Major Stream
 - River
- Minor Lakes and Ponds**
 - Minor Lakes and Ponds
- Parcels
- Parcel Point

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 (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.

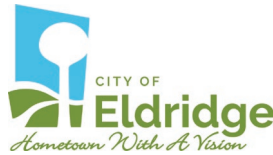
Title D, Chapter 2 Zoning, § 17.00 Uses on Review and Other Powers of the Board. § 17.01 Uses on Review is amended by removing the following language:

(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.

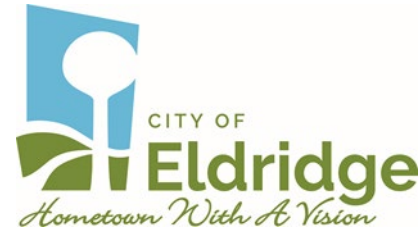
Attest:

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.

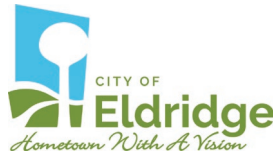
(C) *Notice of hearing.* Notice of time and place of such hearing shall be published at least once in one or more newspapers of general circulation in the city not less than ~~seven~~ **four** days nor more than 20 days before such hearing. Supplemental or additional notices may be published or distributed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



ORDINANCE 2025-22

AN ORDINANCE AMENDING POOL AND SPA FENCING OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title C, Chapter 11 is amended by removing Chapter 11 in its entirety and reserving the chapter for future use.

Section Two.

Title C, Chapter 12 is amended by removing Chapter 12 in its entirety and reserving the chapter for future use.

Section Three.

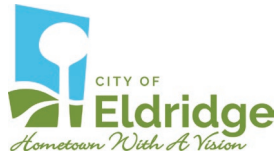
Title D, Chapter 2 Zoning, § 38.00 Fences/Screening/Walls is amended by removing the following language:

Fences, screening and walls are considered structures and as such must conform to district setbacks. No fence shall be allowed to be constructed closer to a front lot line than that of the principal building that exists on the lot. Lots that have a second or third front lot line, as defined by § 5.00 of this chapter, can consider the second or third lot line directly opposite the front of the principal building as the rear lot line for purposes of fences, screening and wall setbacks. For lots with more than two front lot lines, front yards will be determined by the Zoning Officer or Building Official. Decorative corner treatments which do not exceed six feet in length or three feet in height are not considered fences, screening or walls. Fencing, screening or walls in non-residential districts erected for security or privacy purposes will be considered upon review. Fences erected to secure swimming pools must conform to Title C, Chapters 11 and 12.

Section Three.

Title D, Chapter 2 Zoning, § 38.00 Fences/Screening/Walls is amended by adding the following language:

No fence shall be constructed closer to a front lot line than that of the principal building that exists on the lot or that of the neighboring property in the case of double frontage lots. Lots that have a second or third front lot line, as defined by § 5.00 of this chapter, can consider the second or third lot line directly opposite the front of the principal building as the rear lot line for purposes of fences, screening and wall setbacks. For lots with more than two front lot lines, front yards will



be determined by the Zoning Officer or Building Official. Decorative corner treatments which do not exceed six feet in length or three feet in height are not considered fences, screening or walls. Fencing, screening or walls in non-residential districts erected for security or privacy purposes will be considered upon review. Fences erected to secure swimming pools must conform to the International Pool and Spa Code currently adopted by the City. Any violation of the provisions of this section shall be considered a municipal infraction, as provided in Title A, Chapter 2, § 3.01 and § 3.02.

PASSED AND APPROVED THIS 22ND DAY OF SEPTEMBER, 2025.

Attest:

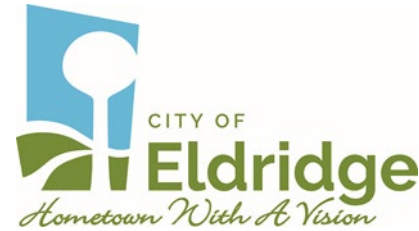
Mayor, Frank King

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: Swimming Pool and Spa Fencing ordinance amendment
Date: 8/18/25

Since the City has now adopted the International Pool and Spa Code it is no longer necessary to reference the fencing requirements in Title C, Chapters 11 & 12. These will be reserved for future code updates. The language in Title D, Chapter 38: Fencing/Screening/Walls will be updated to reflect this change and provide for enforcement.

TITLE C

CHAPTER 11: ~~REQUIRING FENCING FOR SWIMMING POOLS~~ RESERVED

Section

- ~~1.00 Purpose~~
- ~~2.00 Protective enclosure for swimming pools and the like~~
- ~~3.00 Doors or gates~~
- ~~4.00 Modifications~~
- ~~5.00 Person defined~~
- ~~6.00 Violations~~

~~§ 1.00 PURPOSE.~~

~~The purpose of this chapter is to help provide for the safety of the inhabitants and particularly of the small children of the city by requiring the fencing of swimming pools.~~

~~§ 2.00 PROTECTIVE ENCLOSURE FOR SWIMMING POOLS AND THE LIKE.~~

~~Every person who shall own or be in possession of any premises on which there is situated on the effective date of this chapter, or at any time thereafter, a swimming pool, which has a water depth of 18 inches or more in any portion thereof, shall maintain on the lot or premises upon which such swimming pool is situated a fence, wall or other adequate structure completely surrounding such pool to make the same inaccessible to small children. Such fence, wall or other structure must be not less than four and one half feet in height with no openings large enough to admit a child except through doors or gates as hereinafter provided.~~

~~§ 3.00 DOORS OR GATES.~~

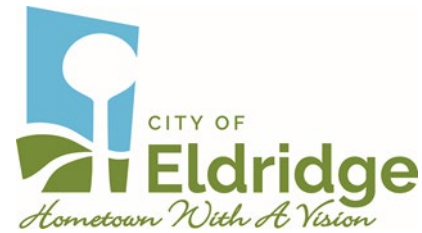
~~All doors or gates shall be of such size as to completely fill any opening in the fence, wall or other structure and shall be equipped with self-closing and self-latching devices capable of keeping such gate or door securely closed, which closing or latching devices shall be located not less than four feet above grade or otherwise be inaccessible from the outside to small children. In lieu of such self-closing and self-latching devices, said doors and gates may be equipped with locks which shall be kept locked at all times when said pool is not in actual use.~~

~~§ 4.00 MODIFICATIONS.~~

~~The Building Inspector may allow slight modifications for good cause shown in individual cases with respect to the height of the fence, wall or other enclosing structure or the nature or position of the latch or other locking device. The Building Inspector may permit other protective devices or structures to be used so long as the degree of protection afforded by the substitute devices or structures is not less than the protection afforded by the fence, wall or other enclosing structure and the gate, door, latch or other locking devices~~

City of Eldridge

MEMORANDIUM



described herein. Upon the application of a property owner, the City Council may grant extensions of time for compliance for good cause shown in individual cases. Such extensions of time shall not exceed 30 days at a time.

~~§ 5.00 PERSON DEFINED.~~

~~—The word *PERSON* as used herein shall include any person, corporation, partnership and other association of any kind or nature or any other group or combination acting as a unit, and the plural as well as the singular member.~~

~~§ 6.00 VIOLATIONS.~~

~~—Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and subject to a fine of not more than \$100 for each day of violation or by imprisonment for not more than 30 days or both such fine and imprisonment.~~

TITLE C

CHAPTER 12: ~~REQUIRING FENCING FOR WHIRLPOOL AND HOT TUBS~~ RESERVED

Section

- ~~—[1.00](#) Purpose~~
- ~~—[2.00](#) Protective enclosure for whirlpools and hot tubs~~
- ~~—[3.00](#) Doors or gates~~
- ~~—[4.00](#) Time of compliance~~
- ~~—[5.00](#) Modifications~~
- ~~—[6.00](#) Person defined~~
- ~~—[7.00](#) Violations~~

~~§ 1.00 PURPOSE.~~

~~—The purpose of this chapter is to help promote the safety of the inhabitants and particularly of the small children of the city by requiring the fencing of whirlpools, hot tubs and items of a similar nature.~~

~~§ 2.00 PROTECTIVE ENCLOSURE FOR WHIRLPOOLS AND HOT TUBS.~~

~~—Every person who shall own or be in possession of any premises on which there is situated on the effective date of this chapter, or at any time thereafter, a whirlpool or hot tub shall maintain on the lot or premises upon which such whirlpool or hot tub is situated a fence, wall or other adequate structure completely surrounding such whirlpool or hot tub to make the same inaccessible to small children. Such fence, wall or other structure must be not less than four and one half feet in height with no openings except through doors or gates as hereinafter provided.~~

~~§ 3.00 DOORS OR GATES.~~

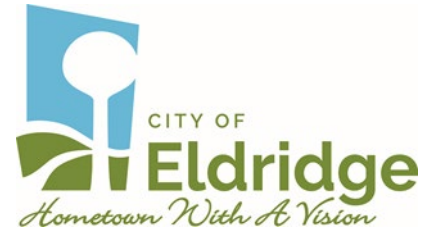
~~—All doors or gates shall be of such size as to completely fill any opening in the fence, wall or other structure and shall be equipped with self-closing and self-latching devices capable of keeping such gate or door securely closed, which closing or latching devices shall be located not less than four feet above grade or otherwise be inaccessible from the outside to small children. In lieu of such self-closing and self-latching devices, said doors and gates may be equipped with locks which shall be kept locked at all times when said whirlpool or hot tub is not in actual use.~~

~~§ 4.00 TIME OF COMPLIANCE.~~

~~—Above described protective enclosure shall be installed at the same time that the whirlpool or hot tub is installed.~~

~~§ 5.00 MODIFICATIONS.~~

City of Eldridge MEMORANDIUM



~~—The Building Inspector may allow slight modifications for good cause shown in individual cases with respect to the height of the fence, wall or other enclosing structure or the nature or position of the latch or other locking device. The Building Inspector may permit other protective devices or structures to be used so long as the degree of protection afforded by the substitute devices or structures is not less than the protection afforded by the fence, wall or other enclosing structure and the gate, door, latch or other locking devices described herein.~~

~~§ 6.00 PERSON DEFINED.~~

~~—The word *PERSON* as used herein shall include any person, corporation, partnership and other association of any kind or nature or any other group or combination acting as a unit, and the plural as well as the singular member.~~

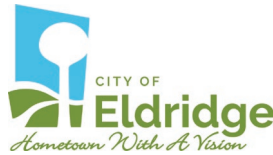
~~§ 7.00 VIOLATIONS.~~

~~—Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and subject to a fine of not more than \$100 for each day of violation or by imprisonment for not more than 30 days or both such fine and imprisonment.~~

TITLE D, CHAPTER 2:

§ 38.00 FENCES/SCREENING/WALLS.

~~—Fences, screening and walls are considered structures and as such must conform to district setbacks. No fence shall be allowed to be constructed closer to a front lot line than that of the principal building that exists on the lot~~ **or that of the neighboring property in the case of double frontage lots.** Lots that have a second or third front lot line, as defined by § 5.00 of this chapter, can consider the second or third lot line directly opposite the front of the principal building as the rear lot line for purposes of fences, screening and wall setbacks. For lots with more than two front lot lines, front yards will be determined by the Zoning Officer or Building Official. Decorative corner treatments which do not exceed six feet in length or three feet in height are not considered fences, screening or walls. Fencing, screening or walls in non-residential districts erected for security or privacy purposes will be considered upon review. Fences erected to secure swimming pools must conform to ~~Title C, Chapters 11 and 12.~~ **the International Pool and Spa Code currently adopted by the City.** Any violation of the provisions of this section shall be considered a municipal infraction, as provided in Title A, Chapter 2, §§ 3.01 and 3.02.



ORDINANCE 2025-23

AN ORDINANCE UPDATING STOP INTERSECTIONS BY AMENDING TITLE B, CHAPTER 1, SECTION 2.11 OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section one. Title B, Chapter One, Section 2.11 is amended by adding the following language:

North bound traffic on N. 2nd Street at intersection of W. Davenport Street

South bound traffic on N. 2nd Street at intersection of W. Davenport Street

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

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

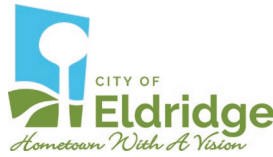
PASSED AND APPROVED THIS 22ND DAY OF SEPTEMBER, 2025.

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"/> _____



ORDINANCE 2025-24

AN ORDINANCE ADDING TITLE B, CHAPTER ONE, SECTION § 11.00, OF THE ELDRIDGE CITY CODE REGULATING ELECTRIC SCOOTERS, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section one. Title B, Chapter One, § 11.00 is added with the following language:

§ 11.00 ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICE & MICROMOBILITY DEVICES; I.E. ELECTRIC SCOOTERS

§ 11.01 PURPOSE

The purpose of this section is to permit and regulate the safe operation of “Electric Scooter” type devices as defined below within the city limits of Eldridge.

§ 11.02 DEFINITIONS

ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICE. It has the same meaning as set forth under Iowa Code § 321.1(20B).

MICROMOBILITY DEVICE. Means any device not an electric personal assistive mobility device and not a bicycle or low-speed electric bicycle, designed to carry one rider or operator, where such device is equipped with an electric motor of less than seven hundred fifty watts, and where such device is not required to be licensed or registered by the State of Iowa. Micromobility devices may be propelled either by the power of the rider or by an electric motor or a combination thereof. Micromobility devices include, but are not limited to, electric unicycles, electric tricycles, electric stand-up scooters, electric sit-down scooters, and motorized skateboards.

§ 11.03 SAFE OPERATION OF ELECTRIC PERSONAL ASSISTIVE AND MICROMOBILITY DEVICES

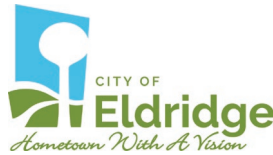
A. Electric personal assistive mobility devices may be operated on sidewalks and shared use path as defined in city code in accordance with this section and the provisions of Iowa Code § 321.235A.

B. Micromobility devices may be operated on sidewalks and shared use paths in accordance with this section.

C. A person who operates an electric personal assistive mobility device or micromobility device shall exercise caution to avoid colliding with any pedestrian, shall yield the right of way to any pedestrian, and shall not operate the device in such a manner as to indicate a willful or wanton disregard for the safety of people.

D. It shall be unlawful for any person to operate an electric personal assistive mobility device or a micromobility device upon any publicly owned property at a speed greater than 20 miles per hour.

E. No person shall operate an electric personal assistive mobility device on any roadway and will only operate them on sidewalks and shared use paths and shall traverse the roadway at marked pedestrian crossings yielding to vehicular traffic.



- F. No person without a valid driver’s license shall operate a micromobility device on any roadway and will only operate them on sidewalks and shared use paths and shall traverse the roadway at marked pedestrian crossings yielding to vehicular traffic.
- G. No person shall operate a micromobility device on any roadway unless the person possesses a valid driver's license and obeys the rules of the road.
- H. No person shall operate a micromobility device upon any road with a posted speed limit of greater than 25 miles per hour.
- I. All electric personal assistive mobility devices and micromobility devices shall only carry one person at a time.
- J. All electric personal assistive mobility devices and micromobility devices used during the hours from sunset to sunrise shall display, or their drivers shall wear, a lamp on the front part of the device, and the lamp shall emit a white light visible from a distance of at least three hundred feet (300') from the front of the device and a red visible light from a distance of at least three hundred feet (300') from the back of the device.

§ 11.04 PENALTY

Violations of this chapter are a simple misdemeanor punishable by a fine of twenty-five dollars (\$25.00) for a first offense. Second and subsequent offenses are simple misdemeanors punishable in accordance with the standard city criminal penalty.

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

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

PASSED AND APPROVED THIS 22ND DAY OF SEPTEMBER, 2025.

Attest:

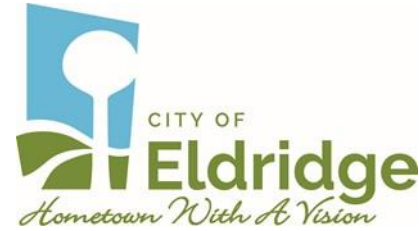
Mayor, Frank King

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 of Eldridge

MEMORANDUM



To: Mayor and Council
From: Nevada Lemke, City Administrator
Re: YMCA 28E Agreement Amendment
Date: August 18, 2025

Mayor and City Council:

I recently received an email from Brad Martell, President & Chief Executive Officer of the YMCA of the Iowa Mississippi Valley. In his email, he informed me that Gallagher Insurance, Risk Management and Consulting – which is the Insurance Broker firm that represents the North Scott YMCA as part of the YMCA of the Iowa Mississippi Valley – advised him that non-profit organizations are only able to write for \$5,000,000 in umbrella liability insurance coverage.

As a result, the YMCA would like to propose an amendment to the current 28E Agreement between the North Scott YMCA, North Scott School District, and City of Eldridge to reflect this change.

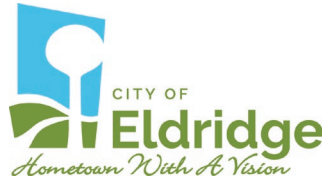
Currently, “Provision 20: Liability Insurance” of the 28E Agreement requires that the City, the YMCA, and the NSCSD shall each carry liability insurance coverage for claims arising out of any accident or other occurrence causing any injury and/or damage to any person or property on or about the Shared Facilities. Liability policies shall have limits of not less than \$5,000,000 for bodily injury per person and \$10,000,000 per occurrence. Each party shall name the other parties as additional insureds on its liability policy. The cost of liability insurance shall be paid as part of the operating cost of the shared facility.

The proposed amendment would change the \$10,000,000 per occurrence to \$5,000,000 per occurrence as the required liability insurance coverage amount to be carried by each of the parties.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery



RESOLUTION 2025-25

A Resolution Approving Final Acceptance of Public Improvements for Ivy Acres Part 1 & 2

WHEREAS, the above mentioned improvements were constructed as part of the development of Ivy Acres Part 1 & 2, and

WHEREAS, said improvements have been constructed in accordance with the approved plans and specifications, and

WHEREAS, the city engineer has recommended final acceptance of the above-mentioned improvements contingent upon the following items being addressed in subsequent phases of subdivision construction:

1. Reset of manhole top and replacement of manhole risers for structures R-600.0, R-601.0, & R-701.0 when the Price Street extension is constructed.
2. Install Type 3 barricades at the end of Price Street until the Price Street extension is constructed.

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

1. That the public improvements for the RILCO project are hereby accepted.
2. The city engineer is authorized to sign releases for any assessment waivers given to the city in connection with these public improvements.

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

Attest:

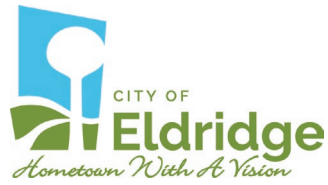
Mayor, Frank King

Acting City Clerk, Nevada Lemke

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

September 2, 2025

City of Eldridge
Attn: Mr. Jeff Martens
305 N 3rd Street
Post Office Box 375
Eldridge, IA 52748-0375

RE: Ivy Acres Part 1 & Part 2 – Public Improvements

Dear Mr. Martens:

The construction of the public utilities and street improvements for the above referenced project have been completed in general conformance with the approved plans and City specifications and we recommend acceptance of the public improvements to the City.

The acceptance is contingent upon the following items being addressed in subsequent phases of subdivision construction:

- Reset of manhole top and replacement of manhole risers for structures R-600.0, R-601.0, & R-701.0 when the Price Street extension is constructed.
- Install Type 3 barricades at the end of Price Street until the Price Street extension is constructed.

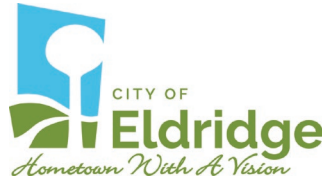
Sincerely,

SHIVE-HATTERY, INC.



Zach Howell, PE





RESOLUTION 2025-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELDRIDGE, IA APPROVING THE APPLICATION OF LEWIS MACHINE & TOOL COMPANY TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY HIGH QUALITY JOBS PROGRAM

WHEREAS, the City of Eldridge has received a request by Lewis Machine & Tool Company to approve and submit an application to the State of Iowa for the High Quality Jobs Program.

WHEREAS, the programs were established to promote Economic Development and Job Creation in the State of Iowa, and

WHEREAS, the City Council supports activities which promote and facilitate Economic Development within Eldridge; and

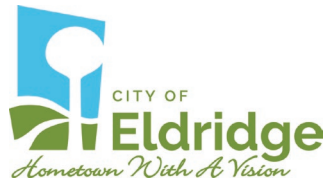
WHEREAS, Lewis Machine & Tool Company had indicated they will:

1. Create 30 new full-time, or career positions.
2. Provide comprehensive health benefits to its employees.
3. Make a capital investment of approximately \$6,000,000

NOW, THEREFORE, BE IT RESOLVED by the City of Eldridge:

- a. The Eldridge City Council approves the application of Lewis Machine & Tool Company for the purpose of receiving benefits from the High Quality Jobs Program.
- b. The Eldridge City Council approves the local match policy requirement of the Iowa Economic Development Authority in the amount of \$60,000.
- c. The Eldridge City Council authorizes the Mayor and City Administrator/Clerk to take such further actions as deemed necessary in order to carry into effect the provisions of this Resolution.

PASSED, APPROVED, AND ADOPTED this 8th day of September 2025.



Attest:

Mayor, Frank King

Acting City Clerk, Nevada Lemke

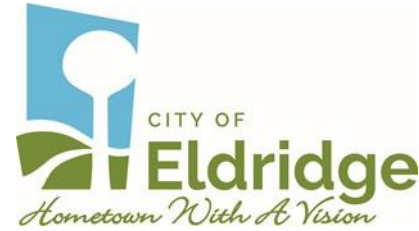
Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____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



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: Spare Lift Station Pump
Date: September 5, 2025

Mayor and City Council:

The FY26 approved and adopted budget included \$40,000 in the Sewer Fund line 610-5-815-6752 "Minor Projects" for the purchase of a spare pump for the Buttermilk lift station.

Public Works Director Tony Rupe reached out to two vendors for quotes on this item. The quotes received were as follows:

Electric Pump - \$28,837
Mississippi Valley Pump - \$28,178

There will be some additional costs associated with this purchase from both of these vendors. These additional costs include lifting hooks, delivery, and installation. The delivery cost from Mississippi Valley Pump is anticipated to be lower due to delivery distance being shorter, with Mississippi Valley Pump coming from Bettendorf and Electric Pump coming from Des Moines.

The pumps that were quoted were identical and are also identical to the 2 existing pumps that are in the lift station.

The staff recommendation is to purchase the pump from Mississippi Valley Pump based on the lower quote and the anticipated lower cost for delivery.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery



QUOTATION		
DATE	NUMBER	PAGE
7/17/2025	0011589	1 of 1

B COE122
I CITY OF ELDRIDGE
L 305 N 3RD ST
L ELDRIDGE, IA 52748-1273

S CITY OF ELDRIDGE
H 305 N 3RD ST
I ELDRIDGE, IA 52748-1273
P

Accepted By: _____

Company: _____

Date: _____

PO#: _____

Ship To: _____

ATTENTION:

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

TERMS: NET 30

CUSTOMER REF/PO#			JOB TITLE	SLP	SHIPPING TYPE	
TONY RUPE			BUTTERMILK LS, FLYGT PUMP SPARE	ZJG/JRF	BEST WAY	
QTY	UM	PART	DESCRIPTION	UNIT PRICE		EXTENDED
1.00	EA	31530951810	FLYGT,PUMP,NON-CLOG NP463-4 20/460/3 65' (S10) FM FLS FV 1V STD	\$28,837.00		\$28,837.00

ESTIMATED LEAD TIME IS 12 TO 14 WEEKS ARO, SUBJECT
TO FACTORY CHANGE.

PRICING DOES NOT INCLUDE FREIGHT, INSTALLATION OR
START UP.

THANK YOU, JOYCE FROHWEIN
jfrohwein@electricpump.com

***Quote is valid for 30 days.**

***Credit Card Payments over \$5,000.00 are subject to an additional 3% convenience charge.**

***All return goods must have written approval from Electric Pump before returning. Credit will not
be issued without written approval; if applicable, there will be a Restock Fee.**

***Quoted price is subject to any applicable tariff-related increases.**

SUB TOTAL: \$ 28,837.00

TAX:

TOTAL: \$ 28,837.00

4280 E 14th Street Des Moines, IA 50313-2604
201 4th Ave SW New Prague, MN 56071-2347

*
*

Telephone 515-265-2222
Telephone 952-758-6600

www.electricpump.com



RE: Eldridge

From Shellie Cabana <Shellie@misvalpump.com>

Date Tue 8/19/2025 9:03 AM

To Tony Rupe <trupe@cityofeldridgeia.org>

Tony

Please see pricing below. Delivery time – 14 to 16 weeks + Frt.

Thanks
Shellie

From: Tony Rupe <trupe@cityofeldridgeia.org>

Sent: Tuesday, August 19, 2025 7:59 AM

To: Shellie Cabana <shellie@misvalpump.com>

Subject: Eldridge

Hi Shellie

Can you get me a quote on a spare pump for our Buttermilk Lift Station?

Part # 3153095181 **\$28,178.00**

FLYGT,PUMP,NON-CLOG NP463-4 20/460/3 65' (S10) F M FLS FV 1V STD

Tony Rupe

Public Works Director

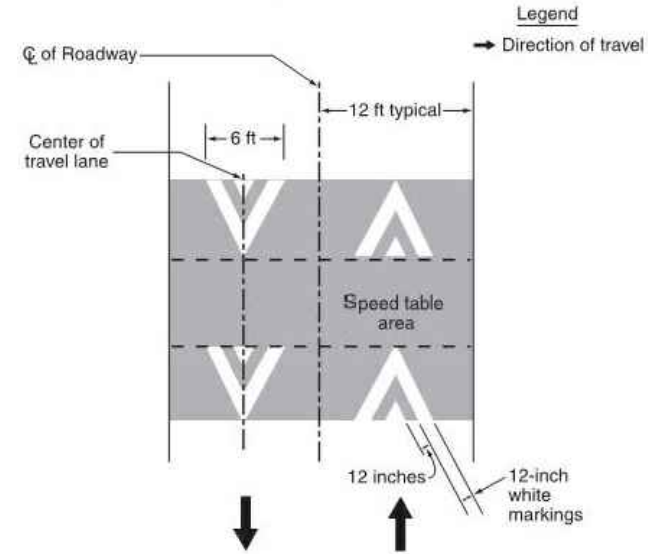
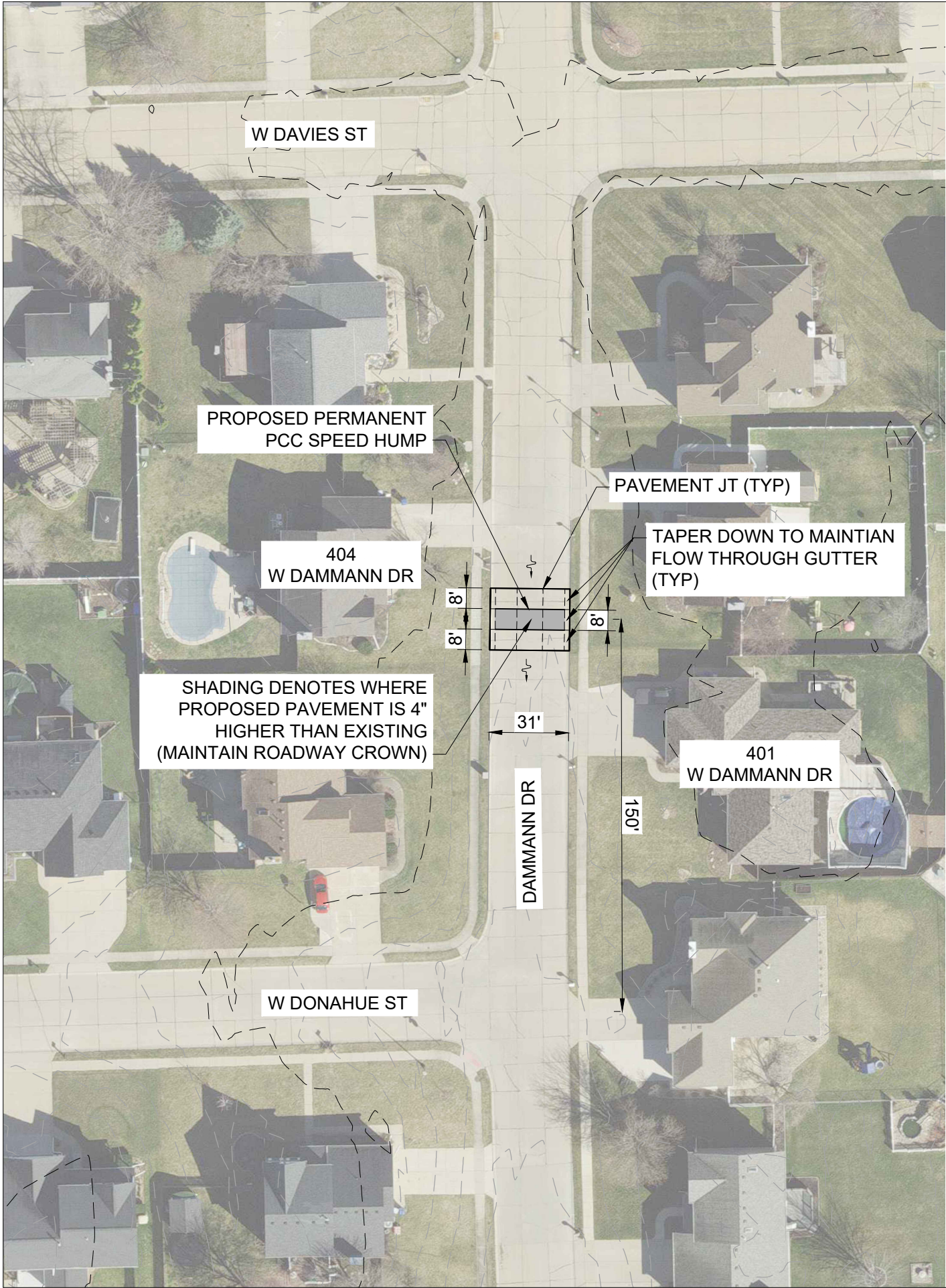
City of Eldridge

Phone: 563.285.4841 Mobile 563.214.6861

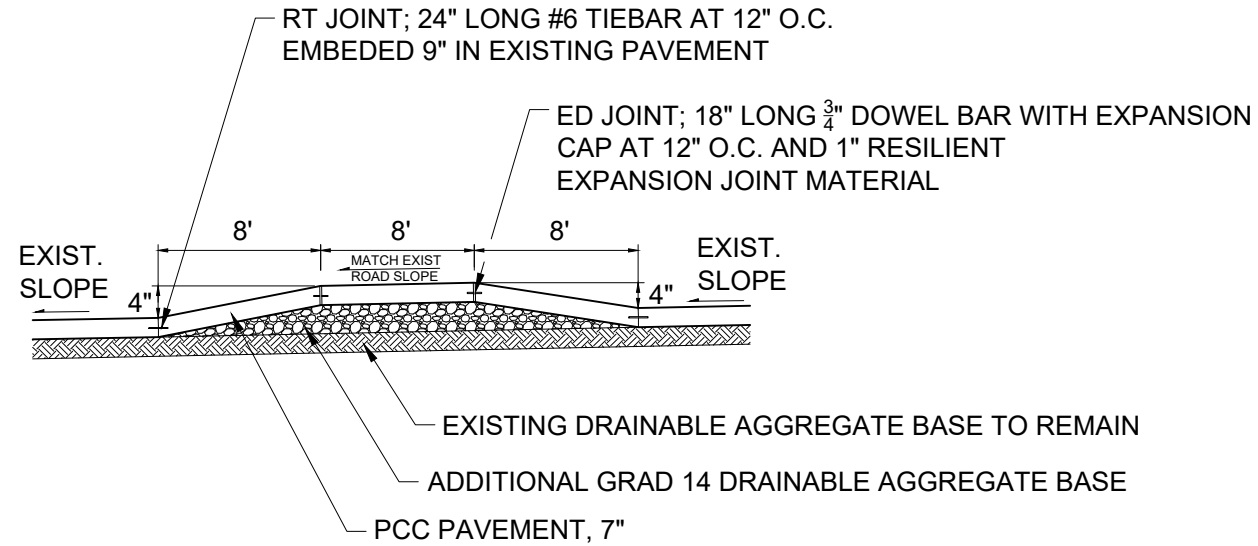
305 N. 3rd St. (PO Box 375) Eldridge, IA 52748

Web: www.cityofeldridgeia.org

Email: trupe@cityofeldridgeia.org



1 SPEED HUMPH (PLAN VIEW)

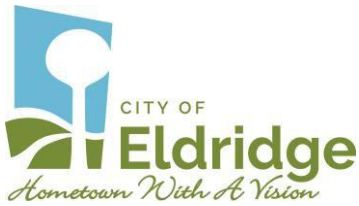


2 SPEED HUMPH (PROFILE VIEW)

OPINION OF PROBABLE CONSTRUCTION COST = \$9,500 (INCLUDES PAVEMENT REMOVAL, SUBBASE MATERIAL, 7" PCC PAVEMENT, PAVEMENT STRIPING)

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 August 19th, 2025, at Eldridge City Hall.
The board members present were Michael Bristley, Mark Goodding, Jeff Hamilton, Rachael Padavich arrived at 5:04pm, Abby Petersen was absent. Also present were Gage Lane, Nevada Lemke, Sadie Wagner, Cegan Long, Collin Wilson, Ryan Iossi, Marty O' Boyle, and Dale Grunwald.
2. **Public Comment**- None
3. Hamilton made a motion to approve the agenda. Second by Goodding. All Ayes, Motion carried.
4. Goodding made a motion to approve the Utility Board Minutes from August 5th, 2025, with the amendment of a name change. The motion was Seconded by Hamilton. All Ayes. motion carried.
5. **Financial & Administrative**
 - A. Goodding Made Motion to Approve Bills Payable in the Amount of \$273,586.36. Second by Hamilton. All Ayes. motion carried.
 - B. Department Update- Lemke informed the Board that the next Utility meeting will be held on **September 9, 2025**, instead of **September 2, 2025**, due to the holiday week.
6. **Electric Department**
 - A. Outages- On August 10th at 5:45 AM, two customers – one on Redbud Circle and one on West LeClaire Road – reported being without power. Upon arrival, both locations had power. After checking the control alarm, it was found that the transmission line for the entire system had gone down. On August 12th at 3:00 AM, the Fire Department at 501 N. 4th Place called to report a branch burning on the power line. The crew isolated the block, restored power, and had everything back up and running by 5:00 AM. A total of 39 customers were affected. Later that same day at 8:45 AM, the 600 block of West Perry Vista Drive experienced an outage. One fuse at the tap needed to be replaced. Power was restored by 9:00 AM, affecting 7 customers.
 - B. Discussion was had to approve Electric Superintendent base wage and Line Foreman & Electric Superintendent Job Descriptions. Padavich made motion to table. Seconded by Hamilton. All Ayes. motion carried.
 - C. Department Update – Wilson completed pole change-outs on North 5th Street, 720 West Le Claire Road, and in front of Ed White. The crew has also been installing new meters as needed.
7. **Water Department**
 - A. Water Main Breaks- None
 - B. Water Test Results- All July samples passed. August results have been requested, and we are currently waiting for them to come in.
 - C. Padavich made motion to table quote from LMI for a replacement auto transfer switch for the Water Treatment Plant generator. Second by Bristley. All Ayes. Motion carried.
 - D. Hamilton made motion to approve water tower logo font and color. Second by Padavich. All Ayes. Motion carried.
 - E. Department Update – Cegan Long
8. Padavich made motion to Adjourn at 6:01pm. Seconded by Goodding. All Ayes.

Sincerely,
Gage Lane
Utility Billing Clerk



MINUTES

Community Center Board Meeting

August 13, 2025 | Meeting called to order by Paul Petersen @11:37am

Board Members present Paul Petersen, Tom Bauer, Gigi Seibel Mark Gooding

Guests present Nevada Lemke, Marty O'Boyle and Ed Valasquez

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

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

Seibel made a motion to approve the **Bills Payable** as presented in the report in the amount of \$20, 028.06. Second by Bauer. All Ayes. Motion carried.

End of Month/Manager's Presented by Stecker.

- A. Slowest month, (to be expected) event deposits made prior to the events. Some parties have scheduled with no bar service, but increases on concessions.
- B. Personnel – Eva is flexible and okay to continue during school season. Very helpful for the weekend events and skate shifts. Richard is available during daytime events if needed, and some students doing on-line classes have offered times as well. Carter Rosenbloom has come back as well. Derek also likes to work events. Wages have been lowered as manager is keeping labor down for events and using them wisely. Staff is becoming very creative and brainstorming ideas to bring guests to the center.
- C. Lots of trial and error for the month of July. Lowered skate admissions on Wednesday brought in more skaters, which in turn boosted sales at concessions. Scheduled a Line Dance that was 115 participants and very successful. Next event scheduled for Saturday August 23, Facebook notice is showing over 500 viewers interested. Flyers posted around town as well. A private party that morning, as well.
- D. Family Resource Expo SKATE Event at end of month. Will be using the entire facility. Financial, Athletics, Balloons, Healthcare, Dance Center, Mental Health, Student Hunger Drive doing face painting, activity table, skate demonstrations. Guest participants can see the venue – get some information and see that we are about community. No vendor fees, families charged for attendance.

Customer Evaluations: 6 good evaluations were received. A walk-in birthday party arrived, luckily had room to accommodate approximately 30 people at the last-minute event.

Old Business:

- A. Point of Sale System – Everything itemized, no more tally marks, tabs can be started, inventory is recorded, staff timecards, tips and so much more. Staff is excited to start the process.
Seibel motioned to approve the IPOS system for a 3-year contract \$180.98/monthly charge, Bauer seconded. Motion carried.
- B. Petersen motioned to approve the Little Red Barn Greenhouse maintenance program, seconded by Bauer.
- C. Project Updates – phone tag on flooring fixes. Recessed can lighting is included in Elite Electric quote. Jamie and Trevor are doing a great job at cleaning the carpeted floors. New shock bars are arriving for broken changing tables and labels to direct guests to the area to change babies' diapers. Carpets look great!

New Business:

- A. Petersen motioned to except hourly rates as listed, seconded by Bauer. Motion carried.
- B. Suggestions of need for replacement of outside vinyl sign or landscape project to be submitted to MidAmerican Community Grant.
- C. Jamie will work with the community to have prizes or raffles donated via local businesses or community members. Punch cards with sponsorships, birthday party donations, admission cards, gift certificates, etc.

Seibel made a motion at 12:48 pm to adjourn the meeting, seconded by Bauer. All Ayes. Motion Carried.

Next Meeting: **September 10th, 2025** @ Community Center and Skate Park @ 11:30 a.m.

Respectfully submitted,

Gigi Seibel

Community Center Board Member

City of Eldridge Park Board



The regular meeting of the Eldridge Park Board was called to order at 6:30 p.m. on August 12, 2025, at City Hall.

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

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

Public Comment -None

Motion by LaPlante, second by DeWulf to approve the minutes from July 10, 2025. All ayes. Motion carries.

Motion by DeWulf, second by LaPlante to approve the Park bills in the amount of \$10,514.28. All ayes. Motion carries.

Old Business

Lions Shelter

Rupe will obtain a second bid for the shelter project, specifically for the concrete work and wooden poles.

Elmegreen Shelter & Restroom

The Board reviewed a concept design combining the shelter and restrooms. The Board expressed approval of the mock-up and directed Rupe to proceed with developing detailed plans and pricing.

Hickory Park

The fence and camera installation have been completed.

Crandall Park Restroom

The restroom floor is awaiting concrete. Once poured, construction is expected to progress quickly. The roof installation for both the restroom and shelter will be completed concurrently.

Summer Programs

Lacey provided an update on the summer programming.

New Business

Motion by LaPlante, second by DeWulf to table the consideration for a bonus for Lacey for summer programs and field management. All ayes. Motion carries.

Motion by DeWulf, second by LaPlante to approve the Girl Scouts' request to host a Trunk or Treat event at Sheridan Meadows Park on October 26th, from 12:00–2:00 p.m. All ayes. Motion carries.

Motion by LaPlante to adjourn the meeting at 7:08 p.m., second by DeWulf. All ayes. Motion carries.

Respectfully submitted,
Ashley Lacey, Billing Clerk

Jeff Ashcraft
Jill DeWulf

Tricia Campbell

Dean Halverson
Scott LaPlante