

CITY COUNCIL MEETING AGENDA
Monday, October 6th, 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. Recognition & Life Saving Awards Presentation by EPD Chief Lellig and EVFC Chief Schneckloth
 - B. **Consideration to Approve City Council Minutes from September 22nd, 2025**
 - C. **Consideration to Approve Bills Payable**
6. New Business
 - A. **Consideration of Resolution #2025-27 Approving the Extension of Townsend Farms Phase III Preliminary Plat**
 - B. **Consideration of Resolution #2025-28 Approving Ivy Acres Part 3 Final Plat**
 - C. **Consideration of Resolution #2025-29 Approving Baustian Farms Replat**
 - D. **Consideration of Resolution #2025-30 Approving the Hiring of a City Clerk/Finance Manager**
 - E. **Consideration of First Reading of Ordinance #2025-25 Amending Fire Hydrants**
 - F. **Consideration to approve setting the date and time for Trick or Treating**
7. Board/Staff Activity Reports
 - A. City Administrator/City Clerk
 - B. Assistant City Administrator
 - C. Police Chief
8. Adjournment

Next Regular City Council Meeting: Monday, October 20th, 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 September 22nd, 2025.

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

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Tony Cavanaugh, Erin Gentz, Marty O'Boyle, Ron Iossi, Trevor Gimm, Addison Frer, Parker Ward.

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

Public Comment

None

Mayor's Agenda

Motion by Iossi to approve City Council Minutes from September 8th, 2025. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve Committee of the Whole Minutes from September 8th, 2025. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve the bills payable in the amount of \$476,309.53. Second by Campbell. Motion was approved unanimously by voice vote.

Old Business

Motion by Campbell to approve the Third & Final Reading of Ordinance #2025-22 Amending Pool and Spa Fencing. Second by Blackwell. Roll Call vote indicated Campbell (Aye), Blackwell (Aye), Iossi (Aye) and Dockery (Aye). Motion carried.

Motion by Blackwell to approve the Third & Final Reading of Ordinance #2025-23 Updating City Stop Intersections. Second by Iossi. Roll Call vote indicated Campbell (Aye), Blackwell (Aye), Iossi (Aye) and Dockery (Aye). Motion carried.

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

New Business

Motion by Dockery to table consideration of a 5-year extension proposal with Allied Services, LLC d/b/a Republic Services of Bettendorf and to have City Administration prepare information for cost to provide garbage & recycling services in house as well as to look at other possible service provider options. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Campbell to approve purchase of 2 LED flashing stop signs and 3 flashing barricade lights for existing stop signs for the 2nd & Davenport, 2nd & Franklin, and 5th Street intersections. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Campbell to approve extension of internship program for an additional 4 weeks from December 22nd thru January 19th. Second by Iossi. Motion was approved unanimously by voice vote.

Board/Staff Activities

City Administrator/Acting City Clerk – The State announced awards for the Workforce Housing Tax Credit program applications this week and Eldridge Fields, LLC was not awarded in this round. The City will not be providing the \$50,000 support in this fiscal year. The project may apply again in the next round and Administration will keep Council updated if that is communicated. Lemke and Zach Howell met today with Bi-State and Iowa DOT to discuss the Lincoln Road reclassification and provided the DOT with future residential, commercial, and industrial development that is anticipated as well as the future project plans to reconstruct the road. The Iowa DOT was very supportive and asked the City to put this information together into a document and submit it to Bi-State for their October agenda for approval and then the DOT will review the reclassification request again. The meeting was positive and the City is hopeful for a good outcome with the reclassification approved.

Assistant City Administrator – Ivy Acres Part 3 Final Plat will be in front of Planning and Zoning on Thursday and if approved in front of City Council on October 6. This addition connects the other two parts with E. Price St. which will provide a second entrance into the subdivision.

Police Department – Ofc. Tony Cavanaugh announced that the Battle of the Badges is on Wednesday, September 24th at 6:00pm at Sheridan Meadows. There will be food available for freewill donation and Councilmen Dockery and Iossi will be grilling. Come out to see the EPD beat the EVFD at the 2nd annual charity softball game.

Councilman Dockery asked Administrator Lemke to look at Halloween Trick or Treat for this year. The City of Davenport is having theirs on Friday night, October 31st, and this may interfere with football playoff games if North Scott goes to the playoffs.

Councilman Campbell announced that the Hickory Creek walking trails are officially open and applauded the Public Works Department and Park Board on a great job on this project. He noted that the Cross Country team would be using the trails for practice this week as well.

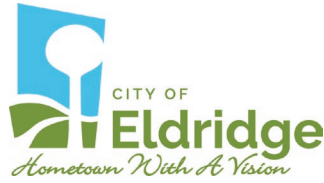
Motion by Dockery to adjourn at 7:28 pm. Second by Blackwell. Motion was approved unanimously by voice vote.

Respectfully submitted

Frank King
Mayor

Nevada Lemke
City Administrator/Acting City Clerk

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
DFT 261	FINANCE	001-5-620-6402	FIRST CENTRAL ST BANK	BANK FEES	\$ 39.20
DFT 267	FINANCE	001-5-620-6402	WEX BANK	FINANCE CHARGES	\$ 3,538.08
DFT 268	INS REIMB	820-5-001-6183	EBS - EMPL BENEFIT SYSTMS	PSF INS CLAIM FUNDING	\$ 2,155.85
DFT 270	POLICE	001-5-110-6331	WEX BANK	PD FUEL	\$ 3,685.85
DFT 270	INSPECTIONS	001-5-170-6331	WEX BANK	INSPECTORS FUEL	\$ 49.76
DFT 270	STREETS	001-5-210-6331	WEX BANK	STREETS FUEL	\$ 1,111.72
DFT 270	SEWER	610-5-815-6331	WEX BANK	SEWER FUEL	\$ 508.46
156300	STREETS	001-5-210-6250	IA ASSN. MUNICIPAL UTIL.	JULY-SEPT SAFETY TRAINING	\$ 1,470.16
156300	SEWER	610-5-815-6230	IA ASSN. MUNICIPAL UTIL.	JULY-SEPT SAFETY TRAINING	\$ 1,470.16
156301	STREETS	001-5-210-6181	BRIAN WESSEL	REISSUE LOST CLOTH ALLOW CK	\$ 417.12
156302	STREETS	001-5-210-6310	A&A AC & REFRIG INC	SHOP - ICE MACHINE LEASE	\$ 62.50
156303	LEGAL SVC	001-5-640-6411	AHLERS & COONEY P.C.	LMT DEV AGREEMENT AMEND	\$ 315.00
156304	POLICE	001-5-110-6599	ALWAYS CLEAN LLC	PD - JANITORIAL SVCS	\$ 300.00
156304	STREETS	001-5-210-6310	ALWAYS CLEAN LLC	SHOP - JANITORIAL SVCS	\$ 300.00
156304	ADMIN	001-5-611-6310	ALWAYS CLEAN LLC	CH - JANITORIAL SVCS	\$ 300.00
156305	ADMIN	001-5-611-6310	AMAZON CAPITAL SVCS	UNDER DESK STORAGE MOUNT	\$ 16.99
156305	FINANCE	001-5-620-6319	AMAZON CAPITAL SVCS	VOICE RECORDER X 2	\$ 216.88
156305	FINANCE	001-5-620-6506	AMAZON CAPITAL SVCS	KEY RING TAG/LABELS	\$ 4.99
156305	FINANCE	001-5-620-6506	AMAZON CAPITAL SVCS	DOCKING STATION	\$ 94.99
156306	FINANCE	001-5-620-6414	AMERICAN LEGAL	9/25 CITY CODE EDITING	\$ 132.00
156308	STREETS	001-5-210-6310	CINTAS CORPORATION	SHOP - FLOOR MAT CLEAN	\$ 103.90
156308	STREETS	001-5-210-6310	CINTAS CORPORATION	SHOP - FLOOR MAT CLEAN	\$ 103.90
156308	ADMIN	001-5-611-6310	CINTAS CORPORATION	CH - FLOOR MAT CLEAN	\$ 67.33
156308	ADMIN	001-5-611-6310	CINTAS CORPORATION	CH - FLOOR MAT CLEAN	\$ 67.33
156310	ROAD USE	110-5-210-6532	COMPASS MINERALS AMER	ROAD SALT	\$ 11,104.69
156310	ROAD USE	110-5-210-6532	COMPASS MINERALS AMER	ROAD SALT	\$ 2,305.30
156312	FINANCE	001-5-620-6373	DE NOVO MARKETING	MONTHLY WEB MAINT	\$ 152.80
156312	ARPA	315-5-210-6762	DE NOVO MARKETING	MONTHLY WEB MAINT	\$ 172.20
156313	FINANCE	001-5-620-6414	EASTERN IA PUBLICATION/NSP	CITY PUBLISHING	\$ 471.33
156314	VEH MAINT	001-5-299-6334	ELDRIDGE WELDING	WELDING	\$ 92.00
156315	INSPECTIONS	001-5-170-6506	FOLEY CONTRACTING	REFUND SIDING PERMIT	\$ 66.00
156318	POLICE	001-5-110-6599	IA DEPT TRANSPORTATION	ROLLS FOR PRINTERS	\$ 210.24
156319	INSPECTIONS	001-5-170-6213	IA ASSOC OF BLDNG OFFICIALS	MEMBERSHIP APPLICATION	\$ 75.00
156320	TRAFFIC	001-5-240-6509	IOWA PRISON INDUSTRIES	RED POST MARKERS	\$ 422.40
156321	VEH MAINT	001-5-299-6504	LAWSON PRODUCTS INC.	WASHERS/SCREWS/CAPS	\$ 219.87
156322	POLICE	001-5-110-6240	LELLIG, ANDREW	TRAINING MILEAGE EXPENSE	\$ 240.80
156323	ROAD USE	110-5-210-6771	MANATTS, INC	S 1ST STREET PROJECT	\$ 792,482.00
156324	FINANCE	001-5-620-6401	MENARD CONSULTING INC	GASB75 ACTUARIAL VALUATION	\$ 900.00
156325	STREETS	001-5-210-6310	MENARDS	FLR SQUEEGEE & TOOL HOOKS	\$ 51.07
156325	SEWER	610-5-815-6310	MENARDS	INSECT PESTICIDE	\$ 21.47
156326	POLICE	001-5-110-6506	MERSCHMAN HARDWARE	PACKING TAPE	\$ 13.98
156326	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	FASTENERS	\$ 11.12
156326	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	2 CYCLE OIL	\$ 21.99
156326	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	LOCK NUTS	\$ 14.49
156326	STREETS	001-5-210-6499	MERSCHMAN HARDWARE	CONCRETE MIX	\$ 15.18
156326	STREETS	001-5-210-6499	MERSCHMAN HARDWARE	ADHESIVE	\$ 13.06
156326	STREETS	001-5-210-6499	MERSCHMAN HARDWARE	CONCRETE ANCHORS	\$ 1.79
156326	VEH MAINT	001-5-299-6334	MERSCHMAN HARDWARE	SAW/PRIMER	\$ 30.97
156326	VEH MAINT	001-5-299-6504	MERSCHMAN HARDWARE	PROPANE FILL	\$ 31.99
156326	SEWER	610-5-815-6310	MERSCHMAN HARDWARE	PROPANE FILL	\$ 59.98
156328	STREETS	001-5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLR SIGN SHOP	\$ 36.41
156328	STREETS	001-5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLR	\$ 14.58
156328	STREETS	001-5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLR OFFICE	\$ 33.58
156328	ST LIGHT	001-5-230-6371	MIDAMERICAN ENERGY CO	305 N 3RD	\$ 10.88
156328	ST LIGHT	001-5-230-6371	MIDAMERICAN ENERGY CO	S 9TH AVE SIREN	\$ 536.76
156328	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY CO	313 N 3RD	\$ 18.83
156328	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY CO	301 N 3RD	\$ 14.58
156328	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY CO	309 N 3RD	\$ 14.58
156328	SEWER	610-5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD	\$ 66.55
156328	SEWER	610-5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD	\$ 8,346.66
156330	VEH MAINT	001-5-299-6334	MOLO PETROLEUM, LLC	PETROLEUM	\$ 171.10
156331	SEWER	610-5-815-6490	NORTH CENTRAL LABS	TESTING SUPPLIES	\$ 403.91
156337	TRAFFIC	001-5-240-6509	REPUBLIC ELECTRIC	ST SIGN TELESAPAR & RIVETS	\$ 947.92
156338	STREETS	001-5-210-6331	RIVER VALLEY COOP	DIESEL	\$ 966.09
156339	POLICE	001-5-110-6319	SHARED IT INC	MANAGED IT SVCS	\$ 6.00
156339	STREETS	001-5-210-6373	SHARED IT INC	MANAGED IT SVCS	\$ 3.00
156339	FINANCE	001-5-620-6373	SHARED IT INC	MANAGED IT SVCS	\$ 4.00
156339	SEWER	610-5-815-6373	SHARED IT INC	MANAGED IT SVCS	\$ 2.00
156340	SEWER	610-5-815-6752	SHIVE-HATTERY ENGINEERS	SEWER MASTERPLAN	\$ 20,400.00
156341	INS REIMB	820-5-001-6183	SPATARU, LEON	UNCASHED EBS CHECK	\$ 8.00
156342	ADMIN	001-5-611-6310	THE ARC OF THE QC AREA	SHREDDING SVCS	\$ 60.00
156343	SEWER	610-5-815-6181	THEISEN SUPPLY, INC	CLOTH ALLOW - O'BRIEN	\$ 139.90
156344	SALES TAX	121-5-750-6727	VALLEY CONSTRUCTION CO.	PARTIAL RETAINAGE RELEASE	\$ 19,871.10
156345	POLICE	001-5-110-6373	VERIZON WIRELESS	PD - CELL PHONE SVCS	\$ 743.25
156347	ST LIGHT	001-5-230-6371	ELDRIDGE ELEC. UTILITY	STREET LIGHTS	\$ 4,053.77
SPLIT	SPLIT	ACH	PAYROLL 9/25	PAYROLL 9/25	\$ 102,659.55
TOTAL:					\$ 985,266.89



RESOLUTION 2025-27

A RESOLUTION EXTENDING THE APPROVAL OF TOWNSEND FARMS PHASE III PRELIMINARY PLAT BY A YEAR

WHEREAS, the preliminary plat for the Townsend Farms Phase III Addition was submitted by Mel Foster Co Properties, Inc of Iowa, owner and developer of the property, and

WHEREAS, the plat was found to be substantially in accord with the platting requirements of the City of Eldridge and was reviewed by the Eldridge Planning and Zoning Commission,

WHEREAS, the plat was approved by the City Council of the City of Eldridge in an open meeting on September 19, 2016, under resolution no. 2016-22, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby extends the approval of the preliminary plat by a year from the date of this resolution.

PASSED AND APPROVED THIS 6TH DAY OF OCTOBER, 2025

Attest:

Mayor, Frank King

Acting City Clerk, Nevada Lemke

Blackwell	☐ Yea	/	☐ Nay	/	☐ _____
Campbell	☐ Yea	/	☐ Nay	/	☐ _____
Collins	☐ Yea	/	☐ Nay	/	☐ _____
Dockery	☐ Yea	/	☐ Nay	/	☐ _____
Iossi	☐ Yea	/	☐ Nay	/	☐ _____



September 5, 2025

Frank King
Tony Rupe
City of Eldridge
105 E. LeClaire Road
Eldridge, Iowa 52748

Dear Frank and Tony,

It is my understanding that we annually must request an extension of the approval of a preliminary plat according to the ordinance of the City of Eldridge. Please let this letter serve as our formal request to extend the preliminary plat of Townsend Farm Phase III for another year.

If you need anything further in this regard, please do not hesitate to contact me.

Sincerely,

MEL FOSTER PROPERTIES OF IOWA, LLC

A handwritten signature in blue ink, appearing to read 'Robert C. Fick', written over a blue line.

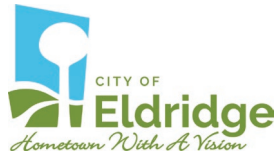
Robert C. Fick
President

RCF:lk1

cc: Ryan Fick

EXECUTIVE OFFICE
3211 E. 35th St. Ct. at I-74 & Kimberly Rd., Davenport, Iowa 52807-2585
PHONE (563) 359-4663
www.melfosterco.com





RESOLUTION 2025-28

A Resolution Approving the Final Plat of Ivy Acres Part 3

WHEREAS, the final plat for Ivy Acres Part 3 has been submitted by R&R Investments, LLC, developer of the property, and

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on September 25, 2025, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Ivy Acres Part 3.

PASSED AND APPROVED THIS 6th DAY OF OCTOBER 2025.

Attest:

Mayor, Frank King

Acting City Clerk, Nevada Lemke

Blackwell	☐ Yea	/	☐ Nay	/	☐ _____
Campbell	☐ Yea	/	☐ Nay	/	☐ _____
Collins	☐ Yea	/	☐ Nay	/	☐ _____
Dockery	☐ Yea	/	☐ Nay	/	☐ _____
Iossi	☐ Yea	/	☐ Nay	/	☐ _____

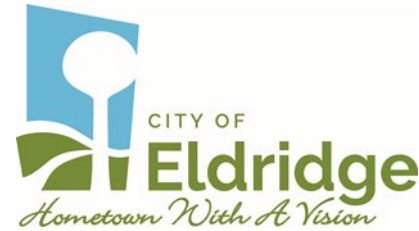
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Ivy Acres Subdivision Part 3 Final Plat
Date: 10/06/25

A final plat and application has been received for Ivy Acres Part 3. This plat includes 43 lots connecting the subdivision to E. Price Street on the west side. This development will include additional 4-plex condominiums as previously developed in Part 1 of this subdivision.

City Staff and City Engineer have reviewed this plat and find it to be substantially in accordance with City Code and recommend approval.

The Planning and Zoning Commission unanimously voted to recommend approval of this plat at their meeting on September 25, 2025.

Following this memo you will find the application and final plat.



Final Plat Application - City of Eldridge

Name of Subdivision: Ivy Acres Subdivision - Part 3

Number of lots in subdivision: 43 Current Zoning: R-3

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

Phone Number: (319) 400-1056

Email Address: bboelk@axiom-con.com

Name of Developer: R&R Investments, LLC

Developer's contact: Ryan Windmiller

Address: PO Box 809 | Bettendorf, IA 52722

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

Email Address: ryan@aspenwindmiller.com

Name of Engineer preparing construction drawings: Axiom Consultants

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

Phone Number: (319) 519-6220

Email Address: bboelk@axiom-con.com

Name of land surveyor preparing plat: Brad Geater

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

Phone Number: (319) 519-6220

Email Address: bgeater@axiom-con.com

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

Address: 5119 Ulica Ridge Road | Davenport, IA 52807

Phone Number: (563) 324-0441

Email Address: mike@vb-law.com

Filing fee included with this application: \$ 100

The following shall be filed with this application:

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

Filing Fee Paid \$ 100

Date Filed: 8-20-25

FINAL PLAT
IVY ACRES SUBDIVISION - PART 3
IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.87	S88° 03' 30"W
L2	30.00	N88° 04' 03"E
L3	30.00	N88° 04' 03"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	215.79	145.50	84°58'24"	N44° 25' 09"W	196.55
C2	134.09	85.50	89°51'18"	N46° 51' 36"W	120.76
C3	186.43	145.50	73°24'52"	S55° 04' 49"E	173.94
C4	181.45	115.50	90°00'33"	N46° 56' 13"W	163.35
C5	23.61	145.50	9°17'54"	N87° 17' 33"W	23.59
C6	36.38	145.50	14°19'30"	N75° 28' 51"W	36.28
C7	36.38	145.50	14°19'30"	N61° 09' 21"W	36.28
C8	25.15	145.50	9°54'07"	N49° 02' 32"W	25.11

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C9	20.51	145.50	8°04'40"	N40° 03' 08"W	20.50
C10	30.22	145.50	11°53'56"	N30° 03' 50"W	30.16
C11	30.22	145.50	11°53'56"	N18° 09' 54"W	30.16
C12	20.96	145.50	8°15'17"	N08° 05' 17"W	20.94
C13	5.15	145.50	2°01'42"	N02° 56' 48"W	5.15
C14	111.94	85.50	75°00'46"	N54° 26' 07"W	104.11
C15	16.50	10.50	90°02'16"	S46° 57' 05"E	14.85
C16	16.49	10.50	89°57'44"	S43° 02' 55"W	14.84

LEGEND:

SET 3/4" Ø PIPE OPC 19828

FOUND PROPERTY CORNER AS LABELED

SET CUT "X"

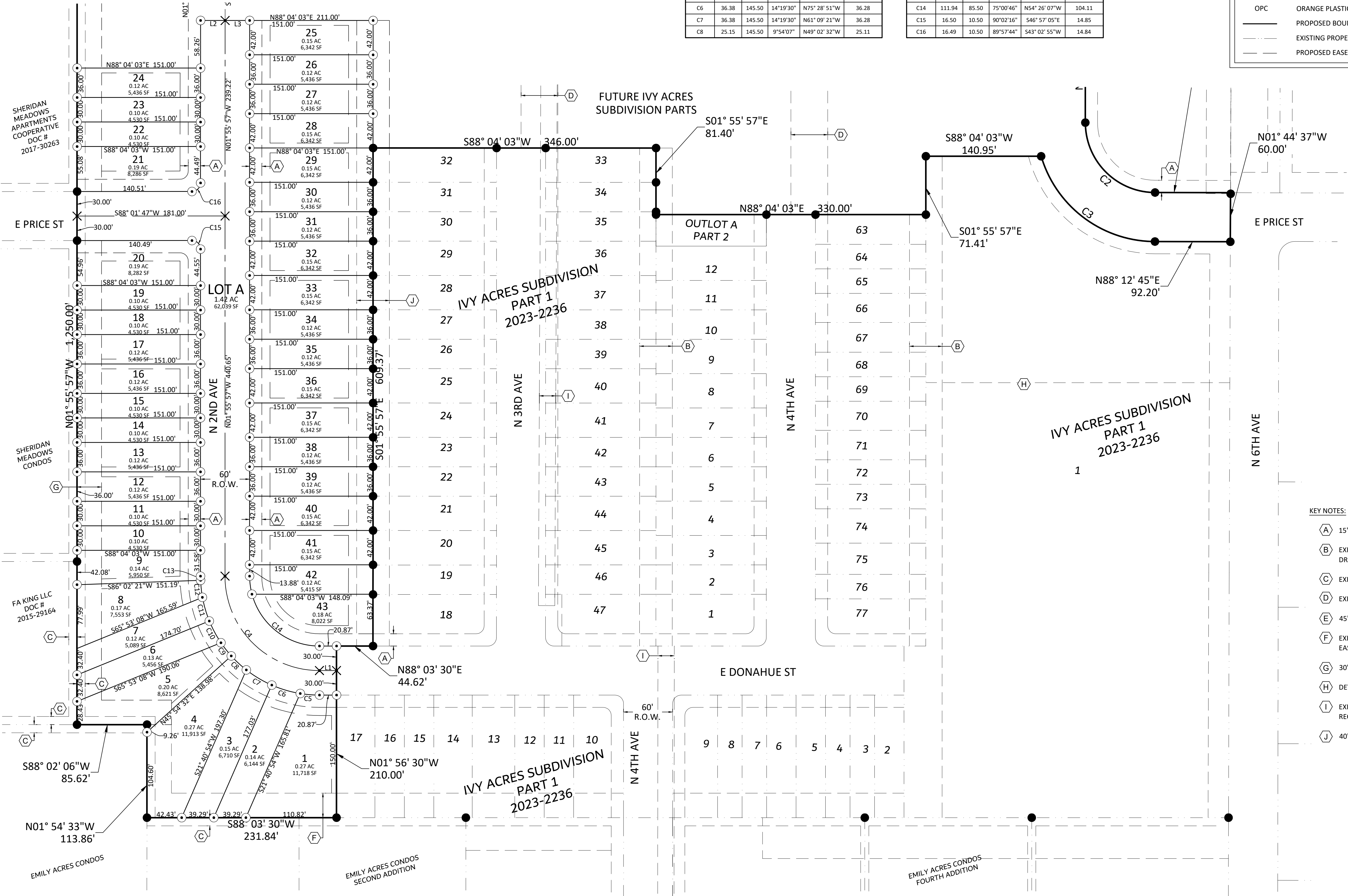
OPC

ORANGE PLASTIC CAP

PROPOSED BOUNDARY/PROPERTY LINE

EXISTING PROPERTY LINE

PROPOSED EASEMENT



- KEY NOTES:
- (A) 15' PUBLIC UTILITY EASEMENT
 - (B) EXISTING 40' STORM SEWER AND DRAINAGE EASEMENT
 - (C) EXISTING 10' UTILITY EASEMENT
 - (D) EXISTING 45' SANITARY SEWER EASEMENT
 - (E) 45' SANITARY SEWER EASEMENT
 - (F) EXISTING 30' STORM SEWER AND DRAINAGE EASEMENT
 - (G) 30' STORM SEWER AND DRAINAGE EASEMENT
 - (H) DETENTION/DRAINAGE EASEMENT
 - (I) EXISTING SANITARY SEWER EASEMENT AS RECORDED IN DOC # 2007-00034027
 - (J) 40' STORM SEWER AND DRAINAGE EASEMENT

Axiom

CONSULTANTS

WWW.AXIOM-CON.COM | (319) 519-6220

0 30 60

IVY ACRES PART 3

ELDRIDGE, IOWA

IVY ACRES, LLC

ISSUED FOR

CITY REVIEW

DATE

DATE

DESCRIPTION

DATE

DESIGNED BY

JP/MO

DETAILED BY

EV

CHECKED BY

BB

PROJECT NO.

22-0030

SHEET NAME

FINAL PLAT

NOT FOR CONSTRUCTION

2 OF 3

Aug 18, 2025 - 9:54am C:\Users\bgeater\Documents\Ruekert & Mielke, Inc.\10423 - R&Rinvest - Ivy Acres, Eldridge, IA\Project Files\05 Design\Civil-Survey\Plats\220030 - FP Part 3.dwg

FINAL PLAT
IVY ACRES SUBDIVISION - PART 3
 IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

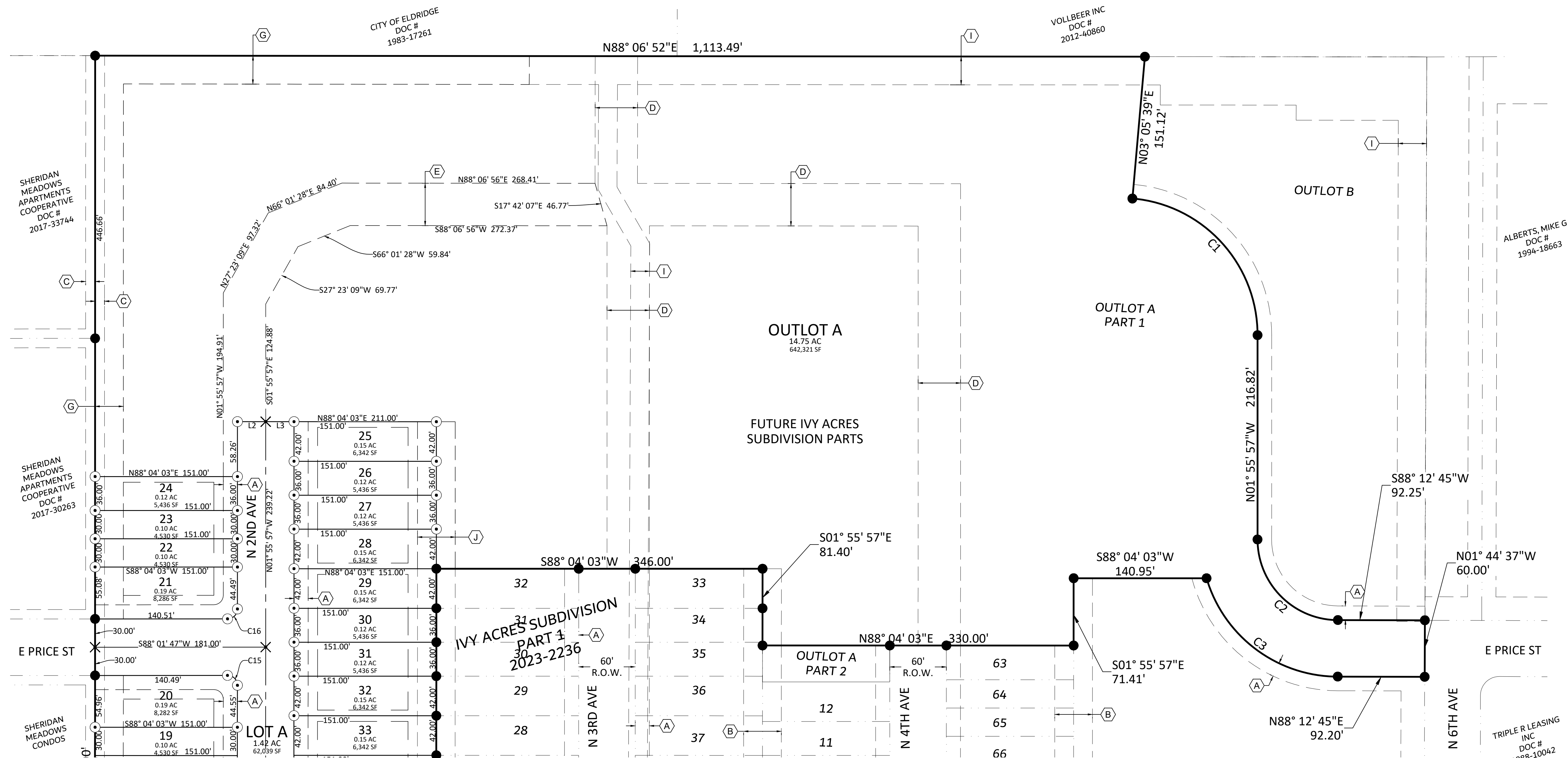
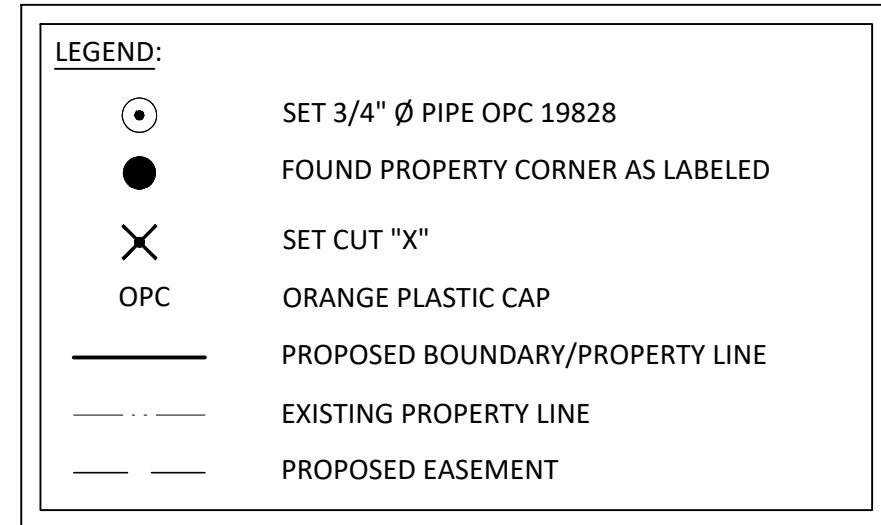
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L3	30.00	N88° 04' 03"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	215.79	145.50	84°58'24"	N44° 25' 09"W	196.55
C2	134.09	85.50	89°51'18"	N46° 51' 36"W	120.76
C3	186.43	145.50	73°24'52"	S55° 04' 49"E	173.94
C4	181.45	115.50	90°00'33"	N46° 56' 13"W	163.35
C5	261.61	145.50	91°17'54"	N87° 17' 33"W	23.59
C6	36.38	145.50	141°19'30"	N75° 28' 51"W	36.28
C7	36.38	145.50	141°19'30"	N61° 09' 21"W	36.28
C8	25.15	145.50	9°54'07"	N49° 02' 32"W	25.11

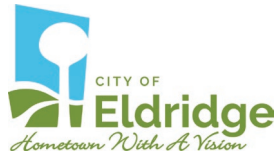
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C9	20.51	145.50	8°04'40"	N40° 03' 08" W	20.50
C10	30.22	145.50	11°13'56"	N30° 03' 50" W	30.16
C11	30.22	145.50	11°13'56"	N18° 09' 54" W	30.16
C12	20.96	145.50	8°19'17"	N08° 05' 17" W	20.94
C13	5.15	145.50	2°01'42"	N02° 56' 48" W	5.15
C14	111.94	85.50	75°00'46"	N54° 26' 07" W	104.11
C15	16.50	10.50	90°02'16"	S46° 57' 05" E	14.85
C16	16.49	10.50	89°57'44"	S43° 02' 55" W	14.84

KEY NOTES:

- (A) 15' PUBLIC UTILITY EASEMENT
- (B) EXISTING 40' STORM SEWER AND DRAINAGE EASEMENT
- (C) EXISTING 10' UTILITY EASEMENT
- (D) EXISTING 45' SANITARY SEWER EASEMENT
- (E) 45' SANITARY SEWER EASEMENT
- (F) EXISTING 30' STORM SEWER AND DRAINAGE EASEMENT
- (G) 30' STORM SEWER AND DRAINAGE EASEMENT
- (H) DETENTION/DRAINAGE EASEMENT
- (I) EXISTING SANITARY SEWER EASEMENT AS RECORDED IN DOC # 2007-00034027
- (J) 40' STORM SEWER AND DRAINAGE EASEMENT



NOT FOR CONSTRUCTION



RESOLUTION 2025-29

A Resolution Approving the Replat of Baustian Farms

WHEREAS, the replat has been submitted by Baustian Farms Inc., developer of the property, and

WHEREAS, the replat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on September 25, 2025, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the replat of Baustian Farms Inc.

PASSED AND APPROVED THIS 6th DAY OF OCTOBER 2025.

Attest:

Mayor, Frank King

Acting City Clerk, Nevada Lemke

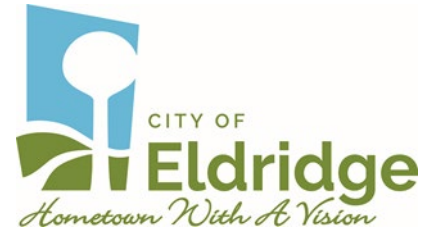
Blackwell	☐ Yea	/	☐ Nay	/	☐ _____
Campbell	☐ Yea	/	☐ Nay	/	☐ _____
Collins	☐ Yea	/	☐ Nay	/	☐ _____
Dockery	☐ Yea	/	☐ Nay	/	☐ _____
Iossi	☐ Yea	/	☐ Nay	/	☐ _____

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge MEMORANDIUM



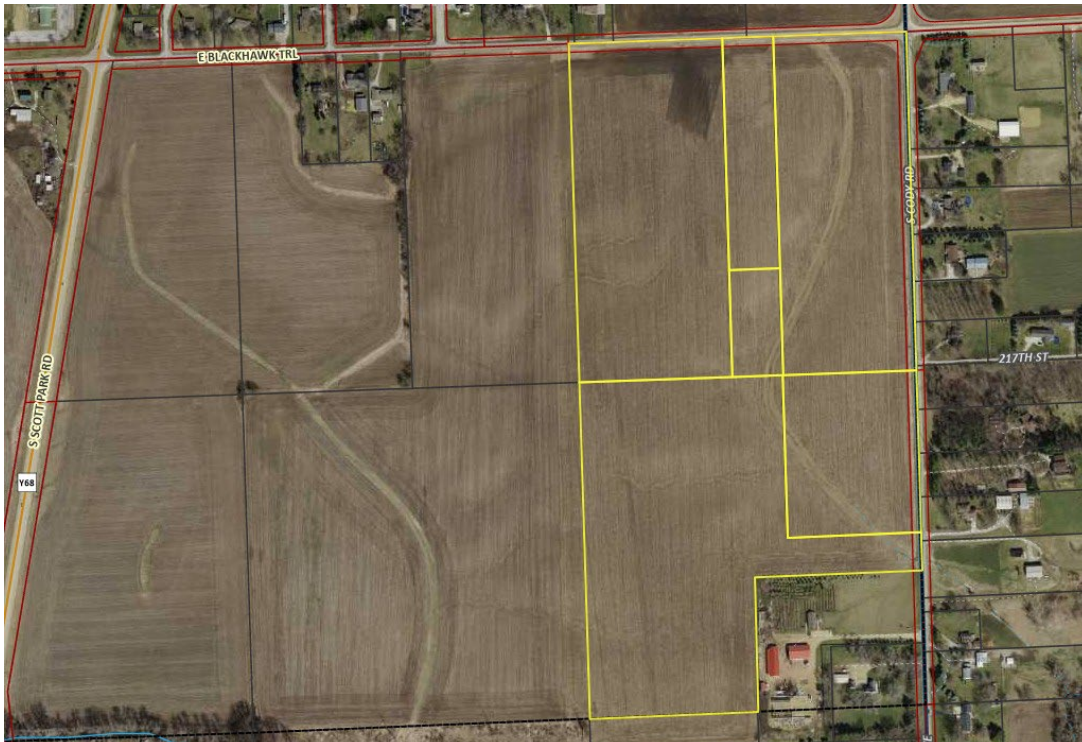
To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Baustian Farms Replat
Date: 10/06/25

A replat and application has been received from Baustian Farms Inc. of parcels 932507005, 932523004, 932523005, 932507004, 932501001, 932501002 located on the southwest corner of E. Blackhawk Trail and S. Cody Road, see illustration below. This replat will create a new 40.09-acre parcel on that corner.

City Staff and City Engineer have reviewed this replat and find it to be substantially in accordance with City Code and recommend approval.

The Planning and Zoning Commission unanimously voted to recommend approval of this plat at their meeting on September 25, 2025.

Following this memo you will find the application and replat.



Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



Replat Application - City of Eldridge

Parcel Numbers to be replatted: 932507005, 932523004, 932523005, 932507004, 932507001, 932507002

Current Zoning: Ag

Who should be contacted regarding this plat: Luke Miller

Phone Number: 563-359-1348

Email Address: lmiller@kingner.com

Name of Developer: Baustian Farms Inc

Developer's contact: Gina Bettini

Address: 18278 210th Street

Phone Number: 563-320-4471

Email Address: gina.bettini57@gmail.com

Name of Engineer preparing construction drawings:

Address:

Phone Number:

Email Address:

Name of land surveyor preparing plat: Luke Miller

Address: 4111 e 60th Street, Davenport, IA 52807

Phone Number: 563-359-1348

Email Address: lmiller@kingner.com

Name of person preparing legal documents:

Address:

Phone Number:

Email Address:

Filing fee included with this application: \$100

The following shall be filed with this application:

- A. Ten (10) copies of the final replat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings if applicable
- G. Electronic copies can be submitted in lieu of above

Filing Fee Paid \$ 100

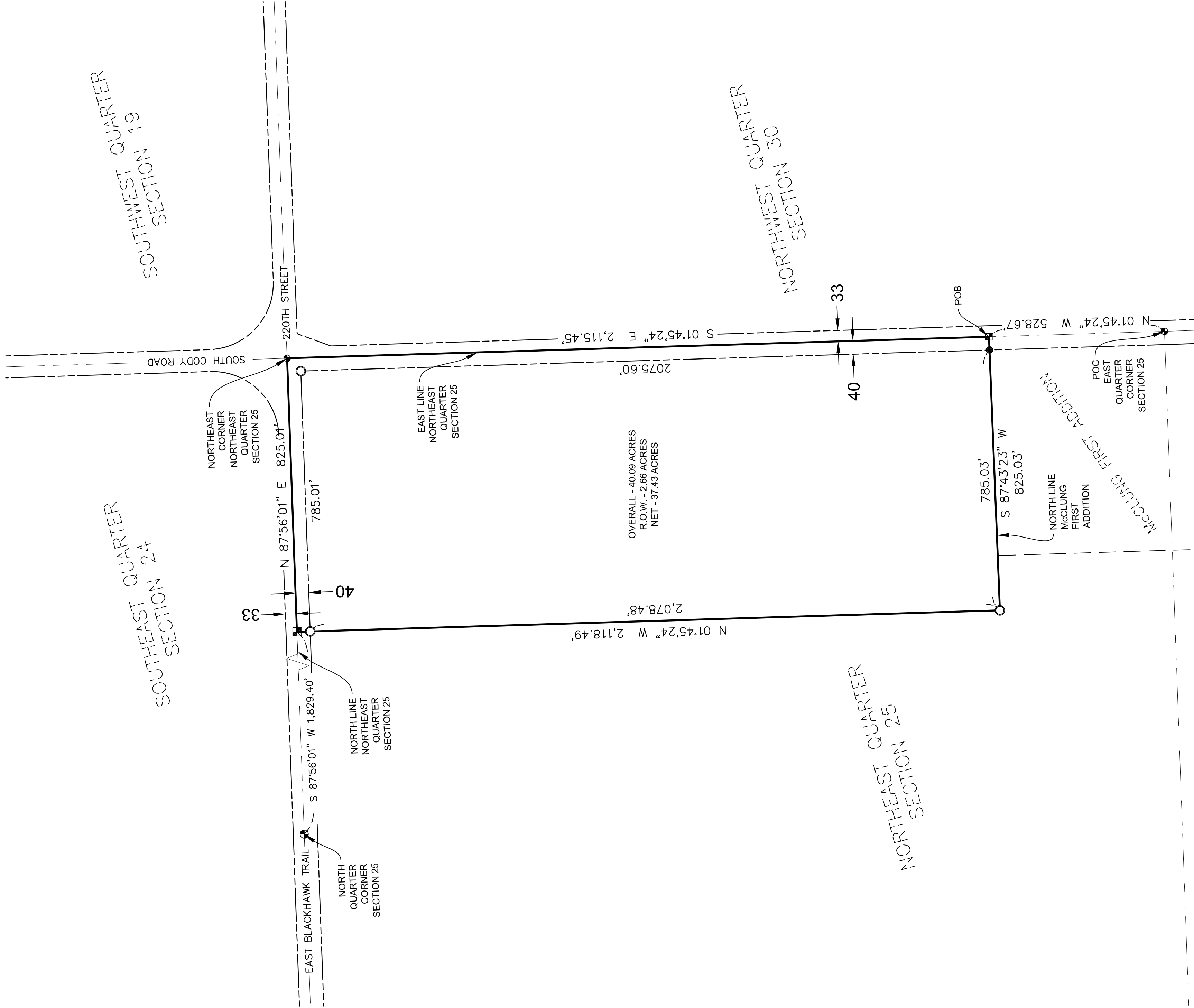
PAID AUG 06 2025

Date Filed:

8/6/2025

Description: Part of Northeast Section 25, TWP 79 N, R 3 E, 5TH PM
Requestor: Baustian Farms Inc.
Proprietor: Baustian Farms Inc.
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

PLAT OF SURVEY
PART OF THE NORTHEAST QUARTER SECTION 25,
TOWNSHIP 79 NORTH, RANGE 3 EAST, OF THE 5TH PM,
ELDRIDGE, SCOTT COUNTY, IOWA



LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 25; THENCE, ALONG THE EAST LINE OF SAID SECTION, NORTH 01 DEGREES 45 MINUTES 24 SECONDS WEST, TO THE POINT OF BEGINNING, A DISTANCE OF 528.67 FEET; THENCE, SOUTH 87 DEGREES 43 MINUTES 23 SECONDS WEST, A DISTANCE OF 825.03 FEET; THENCE, NORTH 01 DEGREES 45 MINUTES 24 SECONDS WEST, TO THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2,078.48 FEET; THENCE, ALONG SAID NORTH LINE, NORTH 01 DEGREES 45 MINUTES 24 SECONDS WEST, TO THE EAST LINE OF SAID SECTION, SOUTH 01 DEGREES 45 MINUTES 24 SECONDS EAST, TO THE POINT OF BEGINNING, A DISTANCE OF 2,115.45 FEET; CONTAINING 40.09 ACRES, MORE OR LESS.

NOTE:

FOR THE PURPOSE OF THIS SURVEY THE EAST LINE OF SECTION 25 HAS A BEARING OF SOUTH 01 DEGREES 45 MINUTES 24 SECONDS EAST.

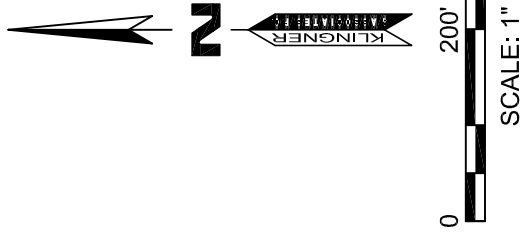
ELDRIDGE ZONING/
BUILDING DEPARTMENT
THIS PLAT OF SURVEY HAS BEEN REVIEWED
AND APPROVED BY THE
ZONING/BUILDING DEPARTMENT ON

THIS ____ DAY OF ____, 2025

ZONING/BUILDING REPRESENTATIVE

THIS PLAT OF SURVEY MEETS THE
REQUIREMENTS OF THE LAWS
AND ADMINISTRATIVE RULES
RELATING TO LAND SURVEYING
IN THE STATE OF IOWA.

- LEGEND
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #22228
 - FOUND 5/8" IRON ROD CIR #7222
 - ⊕ SET MAGNAIL
 - FOUND MAGNAIL
 - SURVEY BOUNDARY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING LOT LINES
 - 12.34' MEASURED DISTANCE (12.34')
 - RECORD DISTANCE



BEARINGS BASED ON THE IOWA STATE
PLANE COORDINATE SOUTH ZONE, NAD 83
(2011) EPOCH 2010.00

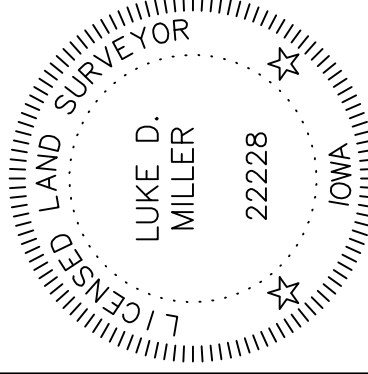
I hereby certify that this land surveying document was
prepared and the related survey work was performed by
me or under my direct personal supervision and that I
am a duly licensed Land Surveyor under the laws of the
State of Iowa.

Signature: Luke D. Miller
Date: Reg. No. 22228

My license renewal date is December 31, 2025.

Pages or sheets covered by this set:

SHEET 1 OF 1



NO.	DESCRIPTION	DATE	APPD.

NO.	DESCRIPTION	DATE	APPD.

1. THIS DOCUMENT IS THE PROPERTY OF KLINGNER & ASSOCIATES, P.C. AND IT IS TO BE USED ONLY FOR THE PURPOSES AND LIMITATIONS SPECIFIED IN THE TITLE HEREOF. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KLINGNER & ASSOCIATES, P.C. AND IT IS TO BE DESTROYED WHEN NO LONGER NEEDED FOR THE PURPOSES SPECIFIED IN THE TITLE HEREOF.

PLAT OF SURVEY

BAUSTIAN FARMS INC.
18278 210TH STREET
DAVENPORT, IOWA

Non-Reduced Sheet Size: 24" x 36"
All listed items have been prepared using standard scales.
Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN	CHECKED

FIELD	FIELD BOOK	CHECK DATE

CHECKED	CHECK DATE

ASBLUM	ASBLUM

SHEET TITLE

PLAT OF SURVEY

PROJECT NO.

DRAWING DATE

SHEET

1 OF 1

RESOLUTION NO. 2025-30

A RESOLUTION APPROVING THE HIRING AND APPOINTMENT OF A CITY CLERK/FINANCE
MANAGER AND ESTABLISHING A MEMORANDUM OF UNDERSTANDING

WHEREAS, The City of Eldridge (Employer) desires to employ the services of Tracy Northcutt (Employee), an individual who possesses requisite education, training, and experience in local government finance and, as City Clerk/Finance Manager of the City of Eldridge, as provided in Title A § Chapter 3 of the City of Eldridge Municipal Code; and

WHEREAS, it is the desire of the Council to: (1) Secure and retain the services of Employee and to provide inducement for her to remain in such employment, (2) to make possible full work productivity by assuring Employee's morale and peace of mind with respect to future security, and (3) to set forth certain financial terms and conditions, and (4) to provide means for terminating the Agreement, if necessary; and

WHEREAS, it is the desire of the City of Eldridge, City Council (hereinafter called "Council") to provide certain conditions of employment, and to set working conditions of Employee; and

WHEREAS, Employee desires to accept appointment & employment as City Clerk/Finance Manager of the City of Eldridge, Iowa;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree to the following MEMORANDUM OF UNDERSTANDING as follows:

1. The city is conditionally offering employment to Tracy Northcutt as the City Clerk/Finance Manager subject to her passing a criminal background check, as well as the City's drug and alcohol screening test (cumulatively referred to as testing).
2. Employee is an at-will-employee as that term is applied pursuant to Iowa law. Continued employment is at the pleasure of the City Council.
3. Duties. Subject to the direction and supervision of Employer, Employee shall perform the duties of the Employment Position as codified in Title A, Chapter 3 of the Municipal Code of the City of Eldridge, as further described in the job description and the employment policies of the City of Eldridge, and as assigned by the City Council or Administration from time to time. The duties assigned to the Employment Position by Employer may be enlarged or reduced from time to time as reasonably required to satisfy the needs of Employer.
4. Exclusive Employment. Employee shall devote substantially all of Employee's customary working time to the performance of the duties assigned to the Employment Position. During the term of this Employment Agreement and any extension thereof, and unless otherwise approved by Resolution of the Council, the Employee agrees to remain in the exclusive employment of Employer.
5. Schedule. Employee shall perform the duties as set forth in Title A, Chapter 3 of the Eldridge City Code (City Clerk) and as otherwise assigned to the employment position during the normal business hours, subject to reasonable adjustments in Employee's working schedule by Employer to meet the necessary requirements of municipal operation. It is understood that Employee must devote a great deal of time outside of the normal office hours to attend to the business of the Employer. Employee shall

devote whatever amount of time is required to conduct the office and duties of City Clerk/Finance Manager, in a reasonably competent manner. As an FLSA Exemption Employee, no compensatory time will be earned for work above 40 hours per week. However, Employer recognizes that Employee must devote a great deal of time outside the normal business hours to do business of the Employer, and to that end Employee is allowed flexibility and reasonable discretion in scheduling work hours.

6. Business Hours. The normal business hours for the City are 8:00 a.m. to 4:30 p.m. on Monday through Friday.

7. Other Designated Hours. Employee shall also attend such meetings and functions, such as meetings of the City Council as scheduled, outside of the normal business hours designated above as may be required, from time to time, by the City Council and as are necessary to perform the duties of the City Clerk/Finance Manager. Employee shall also perform such duties as may be required by the Mayor or City Administration.

8. Performance Review and Annual Planning. The City Administrator shall provide Employee a written employment review six (6) months following commencement of her employment with the City. Annually on or before January 1st, the Employee shall, in conjunction with the City Administrator, define in writing such goals and performance objectives which they determine necessary for the proper operation of the City and in the achievement of the Council's policy objectives; and shall further establish a relative priority among those various goals and objectives. They shall generally be attainable within the time limitations specified and the annual operating and multi-year capital budgets projected, and appropriations provided.

9. Salary. Upon successful completion of the testing, the Employee shall be paid an annual salary of \$80,000 prorated for the remainder of the 2025-2026 fiscal year for the City.

10. Payroll Taxes. All compensation payable under this Agreement shall be subject to withholding for federal and state income taxes, Social Security taxes, and other employment taxes as required by law for common law employees.

11. Raises. The Employee will receive annual costs-of-living raises beginning July 1, 2026, subject to approval of the City Council.

12. Employee Technology. Employee may receive the use of a laptop computer & cell phone paid for by the City. The City retains ownership of the laptop computer & cell phone upon separation of employment.

13. Employment-related Mileage. Employee is entitled to mileage reimbursement for her motor vehicle travel during her employment duties for the City at the then current I.R.S. rate.

14. Employee Service classification. For purposes of Employment benefits, Employee shall be classified as an employee with two-years (2-year) of service with the City. A third year of service with the City shall accrue at the Employee's one year anniversary.

15. Vacation. Employee shall be entitled to 2 weeks of vacation per year, prorated for the 2025-2026 fiscal year for the City. Per the personnel policy, a third week of vacation shall accrue starting with Employee's 5th year of service.

16. Paid Leave. In addition to the vacation days, Employee shall also be entitled to 5 days of paid leave per year as defined in the City Personnel Policy.

17. Scheduled Absences. Scheduling of vacation and paid leave shall be subject to Employer's approval based on the reasonable and necessary requirements of the Employer's operations. Employee shall not be absent on paid vacation leave for more than fifteen consecutive workdays.

18. City Holidays. Employee shall be entitled to holiday leave without any reduction in basic compensation for the holidays designated in the Employer's personnel policies equal to that which is provided to all other administrative employees of the Employer.

19. Health, Dental, Life & Disability Insurance. Employee and dependents shall be entitled to participate in Employer's group health insurance, dental insurance, disability insurance, and life insurance programs in accordance with the employee personnel policies equal to that which is provided to all other administrative employees of the Employer. Employer agrees that the death benefit of life insurance policies shall be on the same basis as the other employees.

20. Retirement Plan. Employee shall participate in the Iowa Public Employee's Retirement System (IPERS) unless the employee is eligible and elects to opt out of the IPERS system as allowed by Iowa State law.

21. Signatures.

IN WITNESS OF THIS AGREEMENT, and in accordance with Resolution Number 2025-27 of the City Council, Employer and Employee have executed this instrument under the date of the 6th day of October, 2025.

EMPLOYEE:

Signature: _____

Name: _____

Date: _____

CITY OF ELDRIDGE, IOWA

By: _____

Frank King, Mayor

By: _____

City Administrator, Nevada Lemke

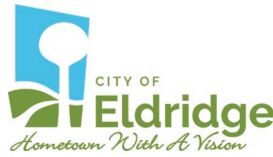
Blackwell ☐ Yea ☐ Nay ☐ Absent

Campbell ☐ Yea ☐ Nay ☐ Absent

Collins ☐ Yea ☐ Nay ☐ Absent

Dockery ☐ Yea ☐ Nay ☐ Absent

Iossi ☐ Yea ☐ Nay ☐ Absent



ORDINANCE 2025-25

AN ORDINANCE AMENDING TITLE C, CHAPTER 10 OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section one. Title C, Chapter Ten, Section 3.04 Fire Hydrants is amended by removing the following language:

Fire hydrants shall be manufactured in accordance with AWWA Standard C502, be listed by Underwriter's Laboratories, Inc. and have Factory Mutual Research approval. Fire hydrants shall be designed for 250 psi working pressure and tested to 400 psi hydrostatic pressure. Fire hydrants shall be backed by manufacturer's ten-year limited warranty. Fire hydrants shall be dry-top center stem construction having an O-ring sealed lubrication reservoir. Fire hydrants shall be manufactured with operating nut and thrust made of bronze, with bearings located both above and below the thrust collar and with operating nuts protected by a cast iron weather shield. Fire hydrants shall be manufactured with nozzles mechanically locked into the barrel and having O-ring pressure seals. Fire hydrants shall be a "Traffic Model", complete with safety flanges and steel stem coupling. Nozzle section must rotate 360 degrees. Fire hydrant shoe bolts and nuts shall be made of 304 stainless steel. Fire hydrants shall be manufactured with a main valve seat ring of bronze threaded into a bronze drain ring. A 360 degree drain channel shall have a minimum of two drain outlets. Fire hydrants shall have an upper valve plate and two urethane rubber facings that activate the drain ports. Fire hydrants shall be manufactured with a lower valve plate that bottoms out in the shoe for maximum opening. Fire hydrants shall have a one and one-half inch pentagon operating nut and open left. Fire hydrants shall have three-way with two and one-half inch and four and one-half inch NSHT nozzles. Fire hydrants shall be painted red. Fire hydrants shall have six inch mechanical joint inlet. Fire hydrants shall be manufactured with a minimum main valve opening of five and one-fourths inch. Fire hydrants shall be five and one-half foot bury. Fire hydrants shall be East Jordan Iron Works 5CD250 or Mueller Super Centurion 250 A-423.

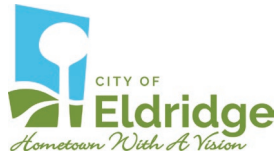
Section two. Title C, Chapter Ten, Section 3.04 Fire Hydrants is amended by removing the following language:

Fire hydrants shall be manufactured in accordance with AWWA Standard C502, be listed by Underwriter's Laboratories, Inc. and have Factory Mutual Research approval. Fire hydrants shall be designed for 250 psi working pressure and tested to 400 psi hydrostatic pressure. Fire hydrants shall be backed by manufacturer's ten-year limited warranty. Fire hydrants shall be dry-top center stem construction having an O-ring sealed lubrication reservoir. Fire hydrants shall be manufactured with operating nut and thrust made of bronze, with bearings located both above and below the thrust collar and with operating nuts protected by a cast iron weather shield. Fire hydrants shall be manufactured with nozzles mechanically locked into the barrel and having O-ring pressure seals. Fire hydrants shall be a "Traffic Model", complete with safety flanges and steel stem coupling. Nozzle section must rotate 360 degrees. Fire hydrant shoe bolts and nuts shall be made of 304 stainless steel. Fire hydrants shall be manufactured with a main valve seat ring of bronze threaded into a bronze drain ring. A 360 degree drain channel shall have a minimum of two drain outlets. Fire hydrants shall have an upper valve plate and two urethane rubber facings that activate the drain ports. Fire hydrants shall be manufactured with a lower

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



valve plate that bottoms out in the shoe for maximum opening. Fire hydrants shall have a one and one-half inch pentagon operating nut and open left. Fire hydrants shall have three-way with two and one-half inch and four and one-half inch NSHT nozzles. Fire hydrants shall be painted red. Fire hydrants shall have six inch mechanical joint inlet. Fire hydrants shall be manufactured with a minimum main valve opening of five and one-fourths inch. Fire hydrants shall be five and one-half foot bury. Fire hydrants shall be of a design and manufacture that meets the standards set forth in this section of Eldridge code and ordinance.

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 3RD DAY OF NOVEMBER, 2025.

Attest:

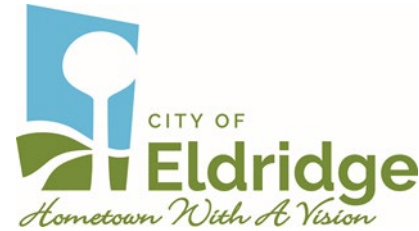
Mayor, Frank King

Acting City Clerk, Nevada Lemke

Blackwell	☐ Yea	/	☐ Nay	/	☐ _____
Campbell	☐ Yea	/	☐ Nay	/	☐ _____
Collins	☐ Yea	/	☐ Nay	/	☐ _____
Dockery	☐ Yea	/	☐ Nay	/	☐ _____
Iossi	☐ Yea	/	☐ Nay	/	☐ _____

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Fire Hydrant Ordinance Amendment
Date: 10/06/25

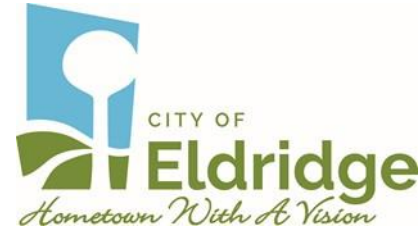
Mayor and City Council:

The Eldridge Code on fire hydrants is outdated and in need of an update as other brands of fire hydrants are now on the market which meet city code. The ordinance amendment below has been presented for your consideration by Water Superintendent Cegan Long.

§ 3.04 FIRE HYDRANTS.

Fire hydrants shall be manufactured in accordance with AWWA Standard C502, be listed by Underwriter's Laboratories, Inc. and have Factory Mutual Research approval. Fire hydrants shall be designed for 250 psi working pressure and tested to 400 psi hydrostatic pressure. Fire hydrants shall be backed by manufacturer's ten-year limited warranty. Fire hydrants shall be dry-top center stem construction having an O-ring sealed lubrication reservoir. Fire hydrants shall be manufactured with operating nut and thrust made of bronze, with bearings located both above and below the thrust collar and with operating nuts protected by a cast iron weather shield. Fire hydrants shall be manufactured with nozzles mechanically locked into the barrel and having O-ring pressure seals. Fire hydrants shall be a "Traffic Model", complete with safety flanges and steel stem coupling. Nozzle section must rotate 360 degrees. Fire hydrant shoe bolts and nuts shall be made of 304 stainless steel. Fire hydrants shall be manufactured with a main valve seat ring of bronze threaded into a bronze drain ring. A 360 degree drain channel shall have a minimum of two drain outlets. Fire hydrants shall have an upper valve plate and two urethane rubber facings that activate the drain ports. Fire hydrants shall be manufactured with a lower valve plate that bottoms out in the shoe for maximum opening. Fire hydrants shall have a one and one-half inch pentagon operating nut and open left. Fire hydrants shall have three-way with two and one-half inch and four and one-half inch NSHT nozzles. Fire hydrants shall be painted red. Fire hydrants shall have six inch mechanical joint inlet. Fire hydrants shall be manufactured with a minimum main valve opening of five and one-fourths inch. Fire hydrants shall be five and one-half foot bury. Fire hydrants shall be ~~East Jordan Iron Works 5CD250 or Mueller Super Centurion 250 A-423~~ **of a design and manufacture that meets the standards set forth in this section of Eldridge code and ordinance.**

City of Eldridge MEMORANDUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: Eldridge Trick or Treat 2025
Date: October 1, 2025

Mayor and City Council:

Each year, the City Council votes to approve the date and time in which the City of Eldridge will have trick or treating in the community.

In years past, the City Council has generally referred to the City of Davenport and has set the City of Eldridge's trick or treating event to coincide with the date and time as approved in Davenport for each respective year.

This year the city-wide trick or treating in Davenport is scheduled for Friday, October 31st from 5:30pm– 7:30pm.

With Halloween falling on a Friday this year, there is the potential for a football game to be scheduled on the same evening; as Friday, October 31st will be the date for the State of Iowa Round 2 football playoff games for our district.

The question was presented to the Eldridge Police Chief for a recommendation. He responded that in the event that there is a football game, it will just be getting started around the same time the trick or treat event would be ending and he didn't anticipate that this would create any significant issues or concerns.

The City of Bettendorf is also scheduling trick or treat for Friday, October 31st from 5:00pm – 7:30pm.

Based on the information above it is recommended that the City Council consider approving the trick or treat event for the City of Eldridge to be set for Friday, October 31st, 2025 from 5:30pm – 7:30pm.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery

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 September 23rd, 2025, at Eldridge City Hall.

The board members present were Michael Bristley, Mark Goodding, Jeff Hamilton, Rachael Padavich, and Abby Petersen. Also present were Gage Lane, Nevada Lemke, Sadie Wagner, Cegan Long, Gabe Stricker, Ryan Iossi, Marty O' Boyle, and Dale Grunwald.

Public Comment: None.

Padavich Made a Motion to Approve the Agenda. Second by Petersen. All Ayes. Motion Carried.

Hamilton Made Motion to Approve of Utility Board Minutes from September 9th, 2025, Second by Padavich. All Ayes. Motion Carried.

Financial & Administrative

- A. Petersen Made Motion to Approve Bills Payable in the amount of \$ 67,024.71, Second by Padavich. All Ayes. Motion Carried.
- B. Padavich Made Motion to Approve Resolution 2025-15 E&W Repealing Resolution 2022-010 E&W Establishing changes to the Electric Department Pay Scale. Second by Hamilton, ROLL CALL Petersen (Aye), Goodding (Aye), Padavich (Aye), Hamilton (Aye), Bristley (Aye). Motion Carried.
- C. The Board held a discussion on interest rates and terms for T- Bills. The Board requested that the City Administrator bring back an arrangement for review at the next Utility Board meeting in October.
- D. Goodding Made Motion to approve amended Utility Billing Policy. Second by Hamilton. All Ayes. Motion Carried.
- E. Padavich Made Motion to Approve Resolution 2025-16 Repealing Resolution 2022-06 E&W Establishing Changes and Other Conditions to the Budget Billing Plan. Second Goodding, ROLL CALL Petersen (Aye), Goodding (Aye), Padavich (Aye), Hamilton (Aye), Bristley (Aye). Motion Carried.
- F. **Department Update-** Wagner met with Daupler and believes it would be beneficial to bring in the remaining departments to utilize their system to replace the existing answering service. She also received an email from Andy with Compass regarding the micro-planning resource auction and relayed the auction had been run incorrectly for a number of years and that MISO will be crediting for the current PY 25-26. Another email was received from Kevin with CIPCO to initiate conversation as CIPCO is proposing a generating facility project just outside of Maysville. The PCA for Quarter 3 has been reviewed and adjusted, and the increase will take effect on the 10/1/25 bill.

Electric Department

- A. **Outages-** On 9/13/25 at 2:00 PM, an outage occurred at 123 W. Spring Street due to a melted fuse on a transformer. Power was restored at 2:50 PM, with a total of 9 customers affected.
- B. **Department Update-** The crew recently completed the IUC vegetation and tree trimming inspection, which will be sent to the trimming crews to obtain quotes and hire out. A new underground electrical service was also completed in preparation for the new car wash. Additionally, Devin and Dalton are out of town attending their IAMU training.

Water Department

- A. Water Main Breaks- None.
- B. Water Test Results- Bac-Ts passed. Water testing shows fluoride at the raw level. The fluoride pump will be repaired this week, returning levels to 0.7. All other tests came back negative, and the system remains in compliance.
- C. Discussion was had on PVC Water Main. No motion was made.
- D. Padavich Made a Motion to approve replacement clearwell float sensors. Second by Petersen. All Ayes, Motion Carried.
- E. Discussion was had for AC/Heater units for the power and chlorine rooms at the Water Treatment Plant. Petersen Made Motion to Table. Second by Padavich. All Ayes, Motion Carried.
- F. **Department Update** – The exterior sandblasting of the water tower is complete, and work has moved to the interior, with completion expected by the end of the week. Painting is planned to begin in early October. ACCO is replacing the fluoride and caustic pumps this week, along with the necessary hardware. Lino Instrumentation will be on-site on Thursday to calibrate testing equipment. The new meter reading system is fully operational and will start being used this week. Altorfer was out on Monday to test the stray voltage on the generator, and they did find stray voltage and fixed the ground wire in the hope of fixing the issue. ISG is in the final stages of completing the hydraulic model, and once it's complete, they will meet with the city to discuss recommendations and findings. Long was approved to take his Grade 4s.

Participation in IPPA MISO tranche 2.1 transmission projects

- A. Padavich Made a Motion at 6:07pm to go into Potential Closed Session pursuant to Iowa Code Sections 21.5(1)(a), 388.9(1), and 21.5(1)(k), to review or discuss records which are required or authorized by state or federal law to be kept confidential; to discuss proprietary information and information required by a noncustomer contracting party to be kept confidential pursuant to a nondisclosure agreement which relates to electric transmission planning and construction and critical energy infrastructure; and to discuss information contained in records in the custody of a governmental body that are confidential records pursuant to section 22.7, subsection 50. Second by Petersen. Roll Call Petersen (Aye), Goodding (Aye), Padavich (Aye), Hamilton (Aye), Bristley (Aye). Motion Carried.

Came out of Closed session at 6:37pm

- B. Petersen Moved that the Electric Utility participate in the IPPA MISO Tranche 2.1 transmission projects and authorized the City Administrator OR the Utility Administrative Manager to submit a project participation nomination as proposed by management to the Utility Board, and, further, authorize payment for its share of seed money based on that nomination. Seconded By Padavich. All Ayes, Motion Carried.

9. Padavich Made Motion to Adjourn at 6:40pm Second by Petersen. All Ayes.

Sincerely,
Gage Lane
Utility Billing Clerk



**Eldridge Planning and Zoning Commission
September 25, 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 September 25, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Dean Ferguson, Brad Merrick, Scott LaPlante and Jennifer Vittorio. Mike Martin was absent. Also, present were Brian Dockery, Jeff Martens, Clint Albrecht and Luke Miller.

The minutes from the July 17, 2025, meeting were presented for approval. Minor corrections were presented by Donaubaauer and Ferguson. Motion by Ferguson to approve the minutes as amended. LaPlante seconded. Motion carried 5-0 by voice vote.

Donaubaauer asked Martens to present a summary of the Ivy Acres Part 3 Final Plat application. Martens stated that the Ivy Acres condo development was continuing around the corner of E. Donahue Street and up N. 2nd Avenue. This part of the development would be the same as Part 1 and 2. Merrick asked Albrecht if they would remain one-story condos and Albrecht confirmed that they would. Merrick asked a few questions about characteristics of the development. A motion was made by Vittorio to recommend approval of the Final Plat. Ferguson seconded. Motion carried 5-0 by voice vote.

Donaubaauer asked Martens to present a summary of the Baustian Farms replat application. Martens stated that this was a replat between family members and that staff had reached out to Scott County through the surveyor to make sure there were no issues with the replat, and Scott County confirmed there was not. Miller said that this was being done to balance out the property in the estate. Merrick made a motion to recommend approval of the replat. Laplante seconded. Motion carried 5-0 by voice vote.

Ferguson made a motion to adjourn the meeting at 6:16 p.m. Seconded by Merrick. Motion carried 5-0 by voice vote.