

**CITY COUNCIL MEETING AGENDA**  
**Monday, June 1, 2026, 7:00 PM**  
**Eldridge City Hall · 305 N 3<sup>rd</sup> Street · 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 May 18<sup>th</sup>, 2026
  - B. Consideration to Approve Special Committee of the Whole Minutes from May 18<sup>th</sup>, 2026
  - C. Consideration to Approve Special City Council Minutes from May 23<sup>rd</sup>, 2026
  - D. Consideration to Approve Bills Payable in the amount of \$1,655,672.80
  - E. Consideration to Approve Retail Tobacco Permit Renewals for Big 10 Mart #25 & #27
  - F. Consideration to Approve Liquor License Renewal for Al & Gerry's Tap
6. Presentation by Iowa American Water on Eldridge utilities systems proposals
7. Old Business
  - A. Consideration of Third & Final Reading of Ordinance #2026-08 Amending Permitted Uses in C-3 General Commercial District
  - B. Consideration of Third & Final Reading of Ordinance #2026-09 Amending City Sanitary Sewer Code Establishing Water Leak Adjustment
  - C. Consideration to Approve proposal from N.J. Miller, Inc. for the Dammann Drive Speed Hump installation in the amount of \$11,500
8. New Business
  - A. Consideration of Resolution #2026-26 Waiving Fees for Student Built Home for 2026/2027
  - B. Notification of Iowa DOT Project Ref #MP-061-6(732)123—76-82 consisting of PCC Patching on US-61 from South of I-80 to the South Junction with US-30
  - C. Consideration of Market Value Reports & Proposals received for the ECC & Skatepark and discussion on next steps for proposed sale of property
9. Board/Staff Activity Reports
  - A. Mayor's Report
  - B. City Administrator
  - C. Assistant City Administrator
  - D. City Clerk
  - E. Police Chief
10. Adjournment

*Next Regular City Council Meeting: Monday, June 15<sup>th</sup>, 2026, at 7:00pm*

# City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in open session at Eldridge City Hall at 7:07 pm on May 18, 2026.

Council Members Present: Adrian Blackwell, Brian Dockery, Ryan Iossi & Scott La Plante. Absent: Council Member Jeff Ashcraft. Quorum was met. Pledge of Allegiance was recited.

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tracy Northcutt, Jack Schwertman, Tabitha Kramer, Erin Gentz, Dale Grunwald, Marty O'Boyle, Nikhill Wagle, Austin Harford, Vianka Herrera, Lydia Petefish, Chris Porter, Trevor Gimm & Jordan Schwerden.

Motion by Dockery approving the agenda. Seconded by Blackwell. Motion carried unanimously by voice vote.

## Public Comment:

Mayor Campbell opened public comment by asking for name, city of residence, respectful comments and gave a reminder of the three-minute limit for presenting. No members of the public presented to speak.

## Presentation:

Vianka Herrera, Scott County Health Department, provided information on the merits of a City-Wide Tobacco-free/Nicotine-free community. Nevada Lemke, City Administrator, will send a sample ordinance to the City Council for review.

## Mayor's Agenda

Motioned by Dockery approving City Council Minutes from May 4, 2026. Seconded by Iossi. Motion carried unanimously by voice vote.

Motioned by Iossi approving the bills payable in the amount of \$423,800.72. Seconded by La Plante. Motion carried unanimously by voice vote.

Motioned by Dockery approving retail tobacco permit renewal for Casey's General Store #2531. Seconded by La Plante. Motion carried unanimously by voice vote.

## Old Business

Motioned by Iossi approving Resolution 2026-24, Adopting the City of Eldridge Elected & Appointed Officials Code of Conduct Policy. Seconded by Blackwell. Motion carried on the following roll call vote: Aye – Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Dockery approving the second reading in title only of Ordinance 2026-08, amending permitted uses in General Commercial in City Code by removing the following language: (X) Multiple family housing intended for senior citizens. The lot area per dwelling unit will follow the provisions of the "R-3" Multiple Family District. Deed restrictions will be required during the site plan review process documenting the terms of eligibility for persons inhabiting the housing development. Such deed restrictions are considered a provision of the zoning ordinance of the city, and may only be amended by following the procedure found in §18.00 of this chapter; repealing all ordinances and resolutions in conflict with this ordinance and providing for an effective date, as presented. Seconded by La Plante. Motion carried on the following roll call vote: Aye – Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Blackwell approving the second reading in title only of Ordinance 2026-09, amending Title C, Chapter Two of the Eldridge City Code, and Adding new Section 3.04 Establishing Water Leak Adjustment, repealing all ordinances and resolutions in conflict with this ordinance and providing for an effective date, as presented. Seconded by Dockery. Motion carried on the following roll call vote: Aye – Blackwell, Dockery, Iossi and La Plante. Nay – None.

## New Business

Motioned by Blackwell to open a Public Hearing for Consideration of the proposed sale of City-owned property located at 400 S 16<sup>th</sup> Ave in Eldridge at 7:19 pm. Seconded by Dockery. Motion carried on the following roll call vote: Aye – Blackwell, Dockery, Iossi and La Plante. Nay – None. Dale Grunwald, Long Grove, IA, asked what the

building would be used for. Jeff Martens, Assistant City Administrator, stated that the City is obtaining market analysis reports. Mayor Campbell indicated Council will review the market analysis at a meeting in June. Nevada Lemke, City Administrator, explained that the Council will decide if the sale will be handled by an agent or done on its own. Motioned by Dockery, seconded by Blackwell, to close the public hearing at 7:22 pm. Motion carried on the following roll call vote: Aye – Blackwell, Dockery, Iossi and La Plante. Nay – None.

#### Board/Staff Activities

Mayor's Report – Mayor Campbell indicated that there has been no further response from the Fire Department. Conversations have been had with Donahue Mayor Ken Schoenthaler regarding Senate File 357J sponsored by Scott Webster that would allow for the establishment of emergency response districts. The committee working on this is planning to make a recommendation to the State Legislature to allow four or more government entities to create a regional fire district. It would have its own publicly elected three-member commission that would oversee the operations and have tax levying authority. The Community Survey for input on a possible bond referendum for public facilities is being mailed to residential properties the last week in May. Staff is planning open houses and media releases to help educate the public.

City Administrator – Nevada Lemke, City Administrator, stated MidAmerican Energy began utility relocates on the Fellner's Project. The last event at the Eldridge Community Center is a preschool graduation on May 28, 2026, and the two regular part-time employees' last day will be May 29, 2026. The Eldridge Police Department will conduct the Safe at Home event on June 11, 2026, that will be set up by full-time staff. City Hall will be closed on Monday, May 25, 2026, in observance of Memorial Day. Public Works Appreciation week is May 17-23, 2026. Eldridge Public Works Department provides outstanding service and works cooperatively with other departments and the community. The K-9 Unit, a 2026 Dodge Durango, was ordered at the end of April, in the amount of \$67,882 for the unit and the equipment. It will not be received until the next fiscal year. The 2018 Explorer and 2013 Tahoe will be disposed of through auction.

City Clerk – Council Member Dockery inquired about the Liquor License for Cabos Cantina & Grill. Tracy Northcutt, City Clerk, indicated that ongoing calls to the Iowa Alcoholic Beverage Division have been made with no response. Dockery indicated that the Council could call a special meeting to approve the license when it is ready.

Assistant City Administrator – Council Member Blackwell inquired about maintaining the retention pond at 5<sup>th</sup> & Pinehurst. Jeff Martens, Assistant City Administrator, stated that the process for nuisance abatement is being conducted including taking pictures, sending notification and allowing time for remediation of the issues.

Police – None

Motion by Dockery to adjourn at 7:32 pm. Second by Blackwell. Motion was approved unanimously by voice vote.

Respectfully submitted,

Scott Campbell  
Mayor

Tracy A. Northcutt  
City Clerk

## City of Eldridge Special Committee of the Whole Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open Special Committee of the Whole Joint City Council & Utility Board session at 6:00 pm on May 18, 2026.

Council Members Present: Adrian Blackwell, Brian Dockery, Ryan Iossi and Scott La Plante. Absent: Council Member Jeff Ashcraft. Utility Board Members Present: Michael Bristley, Mark Goodding, Jeff Hamilton, Jeff Hedrington & Abby Petersen. Absent: None.

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tracy Northcutt, Tony Rupe, Cegan Long, Tabbitha Kramer, Brad Nielsen, Mary Egger, Ben Keith, Tony Loete, Scott Hinton, Zach Howell, Shane Oyler, Erin Gentz, Dale Grunwald, and Marty O'Boyle

### Presentation by Iowa American Water on proposals for Water & Sewer Utilities

Representatives from Iowa American Water, Brad Nielsen, Mary Egger, Ben Keith, Tony Loete, Scott Hinton, presented slides as an overview of a proposal to fully acquire the water and wastewater assets currently owned by the City of Eldridge. Discussion was held regarding capital improvements needed for economic development growth, particularly for industrial capacity. Rate increases, estimated costs of capital improvements, staff members, and alternatives to a full acquisition were also discussed. Continued review by Staff, Council and Utility Board Members will be done to determine the most advantageous direction to be taken for the future of the community.

Meeting adjourned at 7:03 pm

Respectfully Submitted,  
Tracy A. Northcutt  
City Clerk

# City of Eldridge Special City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in open session at Eldridge City Hall at 3:00 pm on May 23, 2026.

Council Members Present: Brian Dockery, Ryan Iossi & Scott La Plante. Council Members Absent: Adrian Blackwell & Jeff Ashcraft. Quorum was met.

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke & Erin Gentz.

Motion by Dockery approving the agenda. Seconded by Iossi. Motion carried unanimously by voice vote.

Mayor Scott Campbell made the following opening statements regarding the Special City Council Meeting:

The Council finds good cause exists under Iowa Code Section 21.4(2)(a) for providing less than 24 hours' notice to approve the liquor license for a long-standing business partner in our community.

Due to an administrative issue relating to the prior liquor license application, Cabos was required to submit a new application to the State of Iowa.

The City could not consider the application for action until the State completed its review and submitted the application to the local authority for review and consideration for approval. The City received notice that the State had submitted the application for local authority review on late Friday afternoon – just as the Memorial Day holiday weekend was beginning.

Because the approval was received less than 24 hours before the holiday weekend, delaying consideration until a later meeting would unnecessarily extend the applicant's inability to operate under the requested license and would result in additional economic harm. The establishment's sales & operations had been restricted since May 1, 2026 due to the licensing issue.

Accordingly, the Council provided as much notice as was reasonably possible under the circumstances as soon as it received notice from the State and was able to coordinate a Special City Council meeting.

Motioned by Iossi to approve a Class "C" Retail Liquor License Application for Cabos Cantina & Grill, Inc. Seconded by LaPlante. Motion carried unanimously by voice vote.

Motion by Dockery to adjourn at 3:02 pm. Second by Iossi. Motion was approved unanimously by voice vote.

Respectfully submitted,

Scott Campbell  
Mayor

Nevada Lemke  
City Administrator

**BILLS PAYABLE**

CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
DFT 771	FINANCE	001-5-620-6508	FRANCOTYP-POSTALIA, INC.	POSTAGE MACHINE FEES	\$ 250.00
DFT 774	INS REIMB	820-5-001-6183	WELLMARK BLUE CROSS	COBRA/JUNE 2026	\$ 863.47
DFT 776	DEBT SVC	200-5-815-6402	IOWA FINANCE AUTHORITY	SEWER GO BOND BANK FEES	\$ 5,380.60
DFT 776	DEBT SVC	200-5-815-6802	IOWA FINANCE AUTHORITY	SEWER GO BOND PRINC	\$ 597,000.00
DFT 776	DEBT SVC	200-5-815-6852	IOWA FINANCE AUTHORITY	SEWER GO BOND INT	\$ 16,141.81
DFT 777	SEWER	610-5-815-6402	IOWA FINANCE AUTHORITY	SEWER REV BOND BANK FEES	\$ 4,760.00
DFT 777	SEWER	610-5-815-6801	IOWA FINANCE AUTHORITY	SEWER REV BOND PRINC	\$ 289,000.00
DFT 777	SEWER	610-5-815-6853	IOWA FINANCE AUTHORITY	SEWER REV BOND INT	\$ 13,328.00
DFT 778	FINANCE	001-5-620-6402	FIRST CENTRAL STATE BANK	BANK FEES	\$ 36.20
DFT 783	INS REIMB	820-5-001-6183	DELTA DENTAL	COBRA/MAY 2026	\$ 71.36
DFT 789	ADMIN	001-5-611-6601	ADP, INC	TIMECLOCK SOFTWARE FEES	\$ 138.16
DFT 791	DEBT SVC	200-5-815-6903	UMB BANK NA	YMCA BOND PRINC	\$ 265,000.00
DFT 791	DEBT SVC	200-5-815-6951	UMB BANK NA	YMCA BOND INT	\$ 65,600.00
DFT 792	DEBT SVC	200-5-815-6801	UMB BANK NA	2015 SEWER GO BOND PRINC	\$ 275,000.00
DFT 792	DEBT SVC	200-5-815-6851	UMB BANK NA	2015 SEWER GO BOND INT	\$ 6,680.00
157050	POLICE	001-5-110-6725	ACCESS SYSTEMS LEASING	EPD COPIER LEASE	\$ 323.07
157051	COMM CTR	750-5-460-6450	ALPHA POS SVCS/SPOTON	COMM CTR P.O.S. SYSTEM	\$ 779.90
157052	POLICE	001-5-110-6506	AMAZON CAPITAL SERVICES	DARE SUPPLIES	\$ 49.99
157052	VEH MAINT	001-5-299-6504	AMAZON CAPITAL SERVICES	VINYL FOR WORK TRUCKS	\$ 41.57
157053	ADMIN	001-5-611-6013	ASHCRAFT, JEFF	REISSUE CHK PARK BOARD	\$ 180.00
157054	ADMIN	001-5-611-6310	CINTAS CORPORATION	MAT CLEANING SVCS	\$ 67.33
157055	FINANCE	001-5-620-6373	DE NOVO MARKETING	MONTHLY WEBSITE MAINT FEE	\$ 162.50
157056	TRAFFIC	001-5-240-6509	ELDRIDGE WELDING	REISSUE CK -SIGN BACK PLATES	\$ 125.00
157057	ROAD USE	110-5-210-6417	ENGBRECHT BROS TILING	STORM SEWER REPAIR - S 1ST ST	\$ 43.35
157059	FINANCE	001-5-620-6240	LINDLE, AMBER	MILEAGE REIMB/LEGAL DEP	\$ 17.55
157060	ROAD USE	110-5-210-6764	MENARDS	TRAFFIC LIGHT GEN CORD	\$ 69.99
157060	COMM CTR	750-5-460-6310	MENARDS	GAS LINE - REPAIR	\$ 29.88
157061	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT #106 - OIL FILTER	\$ 5.09
157063	INS REIMB	820-5-001-6183	NEES, RAY	PSF REIMB CHECK	\$ 17.43
157064	INS REIMB	820-5-001-6183	SANDERS, HAILEY	PSF REIMB CHECK	\$ 291.66
157065	ADMIN	001-5-611-6601	SCHOOL PERCEPTIONS LLC	COMMUNITY SURVEY DESIGN	\$ 2,600.00
157066	POLICE	001-5-110-6413	SCOTT CO SHERIFFS DEPT.	BOOKING FEES	\$ 225.00
157067	SEWER	610-5-815-6320	TWIN-STATE ENG. & CHEM.	PRAMITOL, BUCCANEER	\$ 399.08
157068	POLICE	001-5-110-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 743.25
157068	INSPECTION	001-5-170-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 38.47
157068	STREETS	001-5-210-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 263.09
157068	FINANCE	001-5-620-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 38.47
157068	SEWER	610-5-815-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 135.43
157068	COMM CTR	750-5-460-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 38.47
157069	LEGAL	001-5-640-6411	WRIGHT LAW OFFICE, P.C.	JANUARY 2026/LITIGATION	\$ 1,180.00
ACH	SPLIT	SPLIT	PAYROLL 5/21/2026	PAYROLL 5/21/2026	\$ 108,557.63
<b>TOTAL:</b>					<b>\$ 1,655,672.80</b>



< CITY OF ELDRIDGE

## Retail Tobacco License Review

CITY OF ELDRIDGE

1309374801



[Application Information](#)

*Approved #110*

### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : MOLO OIL COMPANY

Type of ownership : Corporation

Primary office address : 123 SOUTHERN AVE DUBUQUE IA 52003-7847

Legal Ownership Phone : 563-557-7540

Legal Ownership Email : weinsweiler@molocompanies.com

### Application Information

Sales and Use Permit Number : 182039954

Location Name : **BIG 10 MART #25**

Location Phone Number : 563-285-5211

Location Address : 121 S 14TH AVE ELDRIDGE IA 52748-9738

Location Mailing Address : 123 SOUTHERN AVE DUBUQUE IA 52003-7847

Renewal : Yes

Start Date : 01-Jul-2026



End Date : 30-Jun-2027

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station

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

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

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

## Ownership Details

Owner	Position	Single Line Address
MOLO, BLAKE	Officer	1995 CREEK WOOD DR DUBUQUE IA
MOLO, MARK	Owner	1777 DOVER CT DUBUQUE IA
MOLO PETROLEUM, LLC	Company	123 SOUTHERN AVE DUBUQUE IA
MOLO, MAUREEN	Owner	1777 DOVER CT DUBUQUE IA
MOLO, NICHOLAS	Owner	955 WASHINGTON ST UNIT 31 DUBUQUE IA

## Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.



< CITY OF ELDRIDGE

# Retail Tobacco License Review

CITY OF ELDRIDGE

1309374801

*Approved  
#110*

>

[Application Information](#)

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : MOLO OIL COMPANY

Type of ownership : Corporation

Primary office address : 123 SOUTHERN AVE DUBUQUE IA 52003-7847

Legal Ownership Phone : 563-557-7540

Legal Ownership Email : weinsweiler@molocompanies.com

## Application Information

Sales and Use Permit Number : 182042712

Location Name : **BIG 10 MART #27**

Location Phone Number : 563-285-7100

Location Address : 450 E LECLAIRE RD ELDRIDGE IA 52748

Location Mailing Address : 123 SOUTHERN AVE DUBUQUE IA 52003-7847

Renewal : Yes

Start Date : 01-Jul-2026



End Date : 30-Jun-2027

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station

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

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

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

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MOLO, MARK	Owner	1777 DOVER CT DUBUQUE IA
MOLO PETROLEUM, LLC	Company	123 SOUTHERN AVE DUBUQUE IA
MOLO, MAUREEN	Owner	1777 DOVER CT DUBUQUE IA
MOLO, NICHOLAS	Owner	955 WASHINGTON ST UNIT 31

## Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.

**CLASS "C" RETAIL ALCOHOL LICENSE RENEWAL**

**Business Information**

Name of Legal Entity: VENS, DAVID R. & LORI, A PARTNERSHIP

FEIN: XX-XXX5332

Business Type: Partnership

Business Sub Type: General Partnership

This business is not registered with the Secretary of State.

*Approved  
FTR  
#110  
6/28/26*

**Premises Information**

Premises DBA: AL & GERRYS TAP

Premises Address: 206 N 2ND ST ELDRIDGE IA 52748-1208

Premises Type: Bar/Tavern

Number of Floors: 2

Control of Premises: Own

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

Has the number of floors of the premises changed?

No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.

No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.

No

**License Information**

Effective Date: 29-Jun-2026

Length of License Requested: 12MONTH

Privilege(s) Requested

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Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Living Quarters - Separates private living quarters from the licensed premises; protects licensee/permittee from warrantless searches of living quarters.

Provided description of the Outdoor Service Area:

The back patio is enclosed on three sides by building structures. The access is through the main bar area and a patio opening.

**Endorsements**

Local Authority: City of Eldridge

Dramshop Company: ILLINOIS CASUALTY CO

**Ownership Information**

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	VENS, LORI	SSN	***-**-****				50.00
Individual	VENS, DAVID	SSN	***-**-****				50.00

**Criminal History Details**

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

**Criminal Violations**

**Contact Information**

Contact Name: LORI VENS

Phone Number: (563) 285-4425

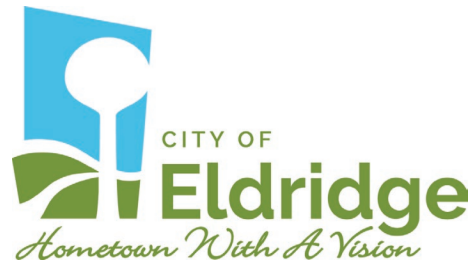
Email Address: lorven@aol.com

Address: 206 N 2ND ST ELDRIDGE IA 52748-1208

**Attestation Information**

Attestation Name: LORI VENS

Attestation Date: 25-May-2026



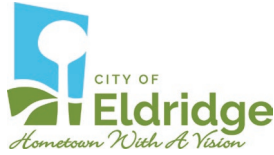
To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Amending Permitted Uses in C-3 General Commercial District  
Date: 5/04/26

Mayor and City Council,

The City of Eldridge is limited in its inventory of C-3 Commercial properties. The City currently has a large inventory of R-3 Residential properties. In recent years we have seen several prime commercial properties developed into residential developments. Because of this city staff is recommending that the following permitted use be removed from C-3 Commercial Districts:

(X) Multiple family housing intended for senior citizens. The lot area per dwelling unit will follow the provisions of the "R-3" Multiple Family District. Deed restrictions will be required during the site plan review process documenting the terms of eligibility for persons inhabiting the housing development. Such deed restrictions are considered a provision of the zoning ordinance of the city, and may only be amended by following the procedure found in § [18.00](#) of this chapter;

This ordinance amendment was reviewed by the Planning and Zoning Commission at their meeting on April 16. They unanimously approved the recommendation of this amendment.



# ORDINANCE 2026-08

**AN ORDINANCE AMENDING PERMITTED USES IN GENERAL COMMERCIAL IN 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, § 26.01 Principal Permitted Uses in C-3 General Commercial Districts is amended by removing the following language:

(X) Multiple family housing intended for senior citizens. The lot area per dwelling unit will follow the provisions of the “R-3” Multiple Family District. Deed restrictions will be required during the site plan review process documenting the terms of eligibility for persons inhabiting the housing development. Such deed restrictions are considered a provision of the zoning ordinance of the city, and may only be amended by following the procedure found in § 18.00 of this chapter;

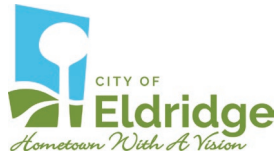
PASSED AND APPROVED THIS 1st DAY OF JUNE, 2026.

Attest:

\_\_\_\_\_  
Mayor, Scott Campbell

\_\_\_\_\_  
Tracy Northcutt, City Clerk

Ashcraft	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
LaPlante	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____



## ORDINANCE 2026-09

**AN ORDINANCE AMENDING TITLE C, CHAPTER TWO OF THE ELDRIDGE CITY CODE, AND ADDING NEW SECTION 3.04 ESTABLISHING WATER LEAK ADJUSTMENT, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

**Section One.** Section 3.04, Chapter Two, Title C, is hereby added with the following language and is effective upon passage.

### **§ 3.04 WATER LEAK ADJUSTMENT**

Residential sewer rates are established annually based on the average water consumption during the designated winter months, which are billed in January, February, and March, per this section of city code. In cases where a water leak occurs during this averaging period and results in abnormally high consumption, the utility will require a minimum of three consecutive months of billing at the elevated sewer rate to ensure recovery of costs associated with the excessive usage. After the customer has met this minimum billing requirement, the account becomes eligible for review. At that time, the utility will confirm that consumption has returned to a normal or reduced level, indicating the leak has been resolved; however, a full three months of normal consumption is not required once the minimum billing requirement has been satisfied. The utility will then reset the sewer rate using either the customer's historical usage from a prior year, when available, or the most recent consumption data reflecting normal usage if sufficient. Adjustments are not automatic and are subject to review and approval by the utility. This policy applies only to unintentional leaks and does not apply to discretionary high-water usage. The utility reserves the right to deny adjustments if sufficient consumption data is not available to support a reasonable determination of typical usage.

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

**Section three. Effective date.** This ordinance shall take effect upon its passage and publication as provided by law and become effective on April 1<sup>st</sup>, 2026.

PASSED AND APPROVED THIS 1ST DAY OF JUNE, 2026.

Attest:

\_\_\_\_\_  
Mayor, Scott Campbell

\_\_\_\_\_  
Tracy A. Northcutt, City Clerk

Mayor Scott Campbell  
Councilman Adrian Blackwell

Councilman Ryan Iossi  
Councilman Scott LaPlante

Councilman Jeff Ashcraft  
Councilman Brian Dockery



Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Ashcraft	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
LaPlante	<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 Scott Campbell  
Councilman Adrian Blackwell

Councilman Ryan Iossi  
Councilman Scott LaPlante

Councilman Jeff Ashcraft  
Councilman Brian Dockery

City of Bettendorf  
ATTN: Mr. Zach Howell

May 15, 2026

**CONTRACTOR'S PROPOSAL**  
DAMMANN DRIVE SPEED HUMP  
ELDRIDGE, IOWA

1. Pavement Removal, Subbase Prep, 7" PCC w/ Specified Jointing and Reinforcement,  
and Traffic Control

**LUMP SUM**

**\$11,500.00**

Does Not Include:

- Staking
- Permanent Signage
- Pavement Markings
- Pavement Backfill and Seed Restoration

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

Date: \_\_\_\_\_

N. J. Miller, Inc.



Michael T. DeJulius  
President



## PROPOSAL

**DATE:** 05/15/26

**TO:** Zach Howell – Shive Hattery

**PROJECT:** Eldridge Dammann Drive Speed Hump

We hereby offer to construct the speed hump on Dammann Dr in accordance with plan prepared by Shive Hattery dated 04/28/26 for **\$18,000.00**.

**Inclusions:**

1. Sawcutting and removal of existing pavement.
2. Gradation 14 subbase as necessary to shape speed hump.
3. 7" PCC paving and jointing as shown.
4. Traffic control as necessary.

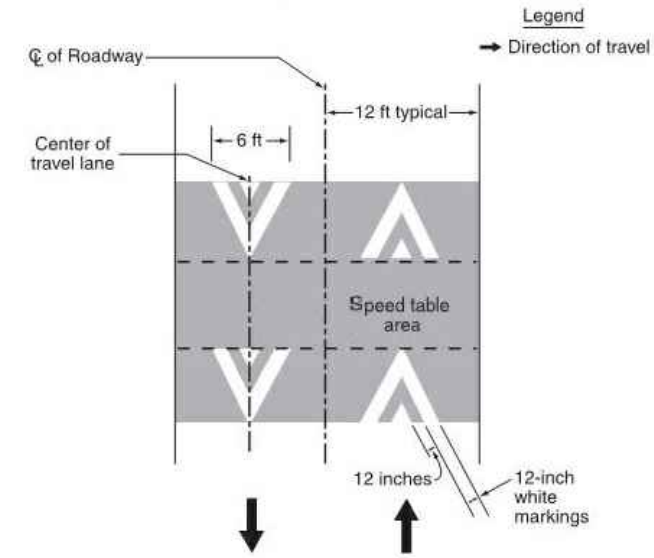
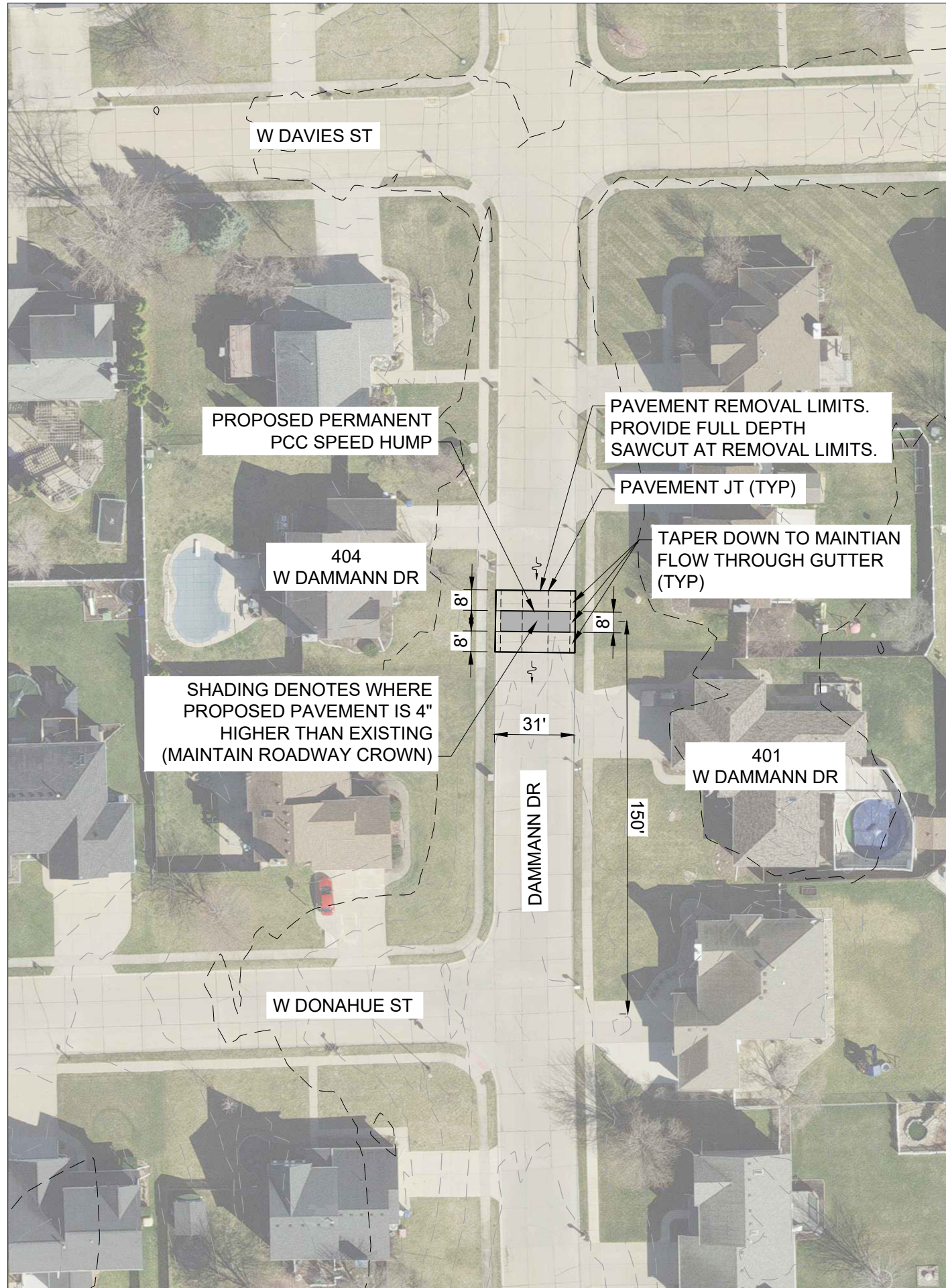
**Exclusions:**

1. Bond costs.
2. Sales tax.
3. Third party geotechnical testing.
4. Removal and replacement of unsuitable soils.

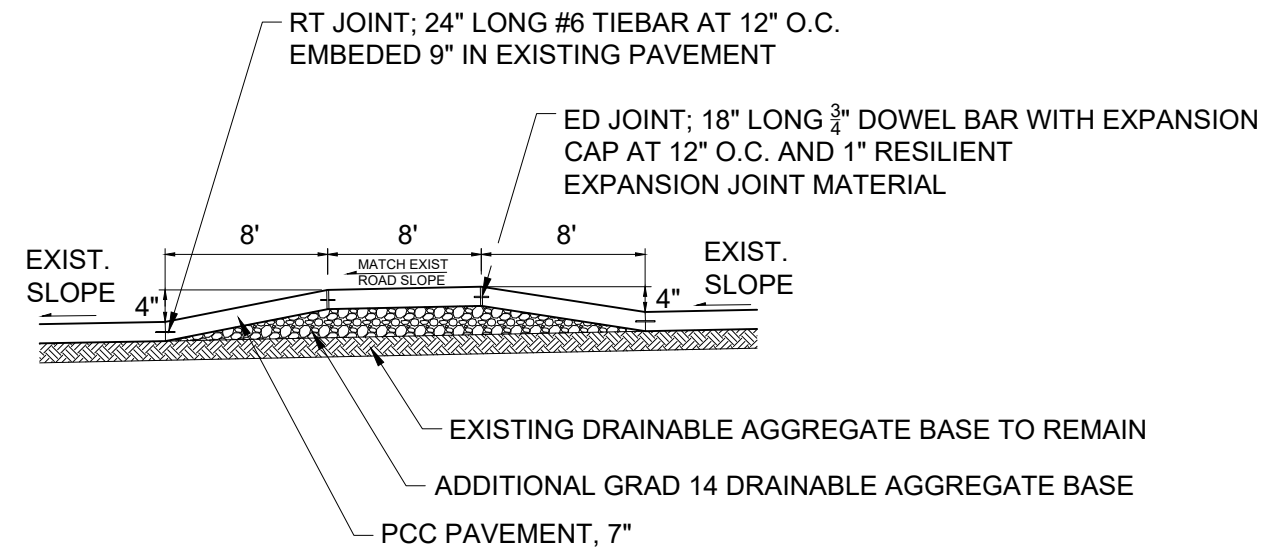
Should you have any questions, please do not hesitate to contact us.

Chad Ihrig

815-499-8790



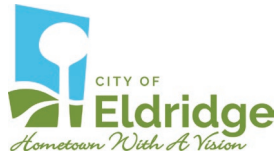
1 SPEED HUMP (PLAN VIEW)



2 SPEED HUMP (PROFILE VIEW)

- NOTES:**
1. CITY OF ELDRIDGE TO COMPLETE PAVEMENT MARKINGS AND SIGNAGE INSTALLATION.
  2. CONTRACTOR RESPONSIBLE FOR PAVEMENT REMOVAL, SUBBASE PREPARATION, JOINTING AS SHOWN IN DETAIL, PLACEMENT AND FINISHING OF 7" PCC PAVEMENT, AND NECESSARY TRAFFIC CONTROL.

DATE	4/28/2026	SCALE	
DRAWN BY	Z/JH	FIELD BOOK	
APPROVED BY	Z/JH	REVISION	



# Resolution 2026-26

## A RESOLUTION WAIVING FEES FOR THE 2026/2027 STUDENT BUILT HOME

WHEREAS North Scott Schools will be participating in the 2026/2027 Student Built Home to be built at 501 W. Brookview Drive in Eldridge IA, and;

WHEREAS the Student Built Home Coordinator has contacted the City of Eldridge and requested that the fees for the Student Built Home be waived.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Eldridge, that the fees for the 2026/2027 Student Built Home shall be waived.

PASSED AND APPROVED THIS 1st DAY OF JUNE, 2026.

Attest:

\_\_\_\_\_  
Mayor, Scott Campbell

\_\_\_\_\_  
City Clerk, Tracy Northcutt

Ashcraft	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/>	_____
Blackwell	<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"/>	_____
LaPlante	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/>	_____

Mayor Scott Campbell  
Councilman Brian Dockery

Councilman Jeff Ashcraft  
Councilman Ryan Iossi

Councilman Adrian Blackwell  
Councilman Scott LaPlante

May 14, 2026

Ref: MP-061-6(732)123--76-82

Dear City Council:

This is official notification to your City Council that the Iowa Department of Transportation (DOT) proposes to let the project as referenced above on May 19, 2026. This project, or a portion thereof, lies within your city. The project is proposed for construction during 2026 and will consist of PCC patching on US-61 from south of I-80 to the south junction with US-30.

The work will be done in accord with the current Form 810034 "Agreement for Primary Road Extension Maintenance and Operation". Project costs will be paid from the Primary Road Fund, and no charges will be made against the city.

The contract will be administered by the Davenport Resident Construction Engineer's Office. If the City would like to be notified of the preconstruction meeting schedule, contractor's proposed work schedule, or has any other questions and/or concerns, please contact Adrian Simonson, P.E., District Construction Engineer by calling 563-391-2750, or by email at [Adrian.Simonson@iowadot.us](mailto:Adrian.Simonson@iowadot.us).

We would appreciate this project notification being included on your next City Council meeting agenda as a matter of information for the Council members. If you have any questions concerning the work involved, please contact this office as soon as possible to expedite any possible changes.

Sincerely yours,



Danielle Alvarez, P.E.  
Assistant District Engineer

DLA:JWP

**To:** Cathie Benthin, City Clerk, City of DeWitt  
Rosina Guyer, City Clerk, City of Long Grove  
Tracy Northcutt, City Clerk/Finance, City of Eldridge  
Tim Gleason, City Administrator, City of Davenport

**Cc:** Jesse Tibodeau, P.E., Iowa DOT District Engineer, District 6  
Danielle Alvarez, P.E., Iowa DOT Assistant District Engineer, District 6  
Adrian Simonson, P.E., Iowa DOT District Construction Engineer, District 6  
Kalynn Burton, Iowa DOT Transportation Engineer Associate, Davenport RCE Office  
Jessica Shelton, Iowa DOT Engineering Office Assistant, Davenport RCE Office  
Ahmad Abu Afifeh, P.E., Iowa DOT Area Engineer, District 6 Office

May 18, 2026

Mr. Jeff Martens  
Assistant City Administrator  
City of Eldridge  
305 N. 3<sup>rd</sup> Street  
Eldridge, Iowa 52748

RE: Eldridge Community Center  
400 South 16<sup>th</sup> Avenue  
Eldridge, Iowa

Dear Jeff,

The purpose of this letter is to provide a Broker Opinion of Value for the above referenced property. The undersigned completed an inspection of the property on May 13, 2026, to familiarize ourselves with the physical characteristics and general condition of the property. In addition, we have reviewed the appraisal completed by David Mark Nelson of Roy R. Fisher dated February 17, 2026, and public information available from the Scott County Assessor's Office.

Per public record, the subject site totals 2.58 acres and measures approximately 170' x 661'. Access to the site is via three (3) curb cuts directly from South 16<sup>th</sup> Avenue. The site is serviced by all public utilities and fully improved with a building structure and supporting paved parking lot (concrete & asphalt). The site is currently zoned Public and Municipal District (P/M).

The pre-engineered building structure (18,800 SF) was constructed in 1981 with an addition constructed in 1995 (1,920 SF) for a total building footprint of 20,720 square feet. The building has a 14' eave height. A 20,720 SF building situated on a 2.58-acre site provides a land to building ratio of 5.42 to 1. The building is heated and air conditioned but no sprinkler system. Approximately 2/3 of the building floor elevation is recessed to accommodate the roller-skating rink. The building also provides appropriate restrooms and a commercial grade kitchen. The building appears to be well maintained and in good condition. No significant deferred maintenance was noted.

It is our professional opinion; the highest and best future use of the subject property is consistent with its most recent utilization as an event center, an entertainment venue, large group meetings facility, house of worship, educational or a reception venue. Unfortunately, the market potential for such private sector uses is very narrow and may be slow in generating meaningful market activity. Given the building size, geographic location, surrounding neighborhood and large site, it is likely interest would be from more traditional industrial type uses and occupants. It is expected however these types of users will consider the cost of renovations when evaluating interest in purchasing the subject property. As correctly noted in the appraisal, the building and its unique characteristics add value to the overall property, but the unique characteristics as noted detract from its most likely market appeal.

The appraiser used three methods of valuation to arrive at a conclusion: Cost Approach to Value, Sales Comparison Approach to Value and the Income Approach to Value. Ultimately the appraiser concluded a with a value of \$1,150,000 or \$55.50 / SF.

After carefully reviewing the appraisal and the comparable sales considered in preparing the appraisal, we agree with the ultimate conclusion of the appraiser. Given the unique use and characteristics (roller skating rink, recessed floor, full commercial kitchen facilities, full air conditioning and low ceiling height) of the subject property, ideal, or better comparable properties are not available that would cause us to challenge the conclusion of the appraiser. We feel the appraiser made appropriate adjustments and we found no notable errors in calculations.

As evidenced in the appraisal, the sale prices of comparable (special use) properties range from a low of \$25.30 / SF to a high of \$124.56 / SF which is a common occurrence when the ultimate future use of a property is not clearly defined. While +/- 20,000 square foot industrial properties command a price in the \$40.00 / SF to as high as \$70.00 / SF we need to consider the significant cost involved in converting this special use asset into an industrial use. Such costs could include: demolition of current interior, leveling of the concrete floor, upgrading the power supply and distribution, possible installation of a sprinkler system, removal of the existing acoustical drop ceiling and installation of grade level and/or dock doors.

In order to be confident that maximum value is achieved, we do have strategy recommendations to consider. We would recommend beginning marketing efforts at \$65.00 / SF (\$1,350,000) excluding the excess land (paved parking area) to the north which measures approximately 165' x 265' or 43,725 (1 acre). We feel this excess land has a market value of between \$130,000 (\$3.00 / SF) and \$150,000 (\$3.50 / SF). Ownership would need to pay the cost associated with surveying and separately platting this parcel from the property. This excess land could be marketed separately with the understanding that it is not sold, until after the original property is sold and closed. While it is likely that the buyer of the original parcel will want and ultimately purchase the excess land to the north, it may be a bargaining piece to help achieve a higher price for the overall property as currently platted. Please note however, the market will ultimately determine the value. After allowing sufficient time (6 to 12 months) to market to logical buyers, downward price adjustment may be necessary based on market feedback.

Thank you for the opportunity to share with you our thoughts regarding this property. We would be very interested in assisting the City of Eldridge in its desire to sell the asset and pledge to you our best efforts in achieving results. After your review of this information, please let us know what question you have.

Best,



**Richard J. Schaefer**  
**Vice President**  
NAI Ruhl Commercial Company  
Cell (563) 210-4488  
[rschaefer@ruhlcommercial.com](mailto:rschaefer@ruhlcommercial.com)

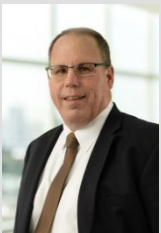


**Charlie Armstrong, SIOR**  
**Vice President**  
NAI Ruhl Commercial Company  
Cell (563) 529-6600  
[carmstrong@ruhlcommercial.com](mailto:carmstrong@ruhlcommercial.com)

# Marketing Proposal



400 South 16<sup>th</sup> Avenue  
Eldridge, Iowa



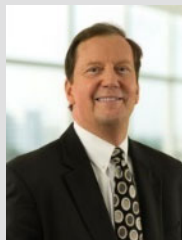
**Richard J. Schaefer**

*Vice President/Director*

direct: 563.823.5127

call or text: 563.210.4488

rschaefer@ruhlcommercial.com



**Charlie Armstrong, SIOR**

*Vice President/Director*

call or text: 563.529.6600

carmstrong@ruhlcommercial.com

## Realizing Potential, Delivering Results.

The following proposal outlines the information and tools we deem necessary to successfully market the property at 400 South 16<sup>th</sup> Avenue, Eldridge, Iowa. Our team of experts at NAI Ruhl Commercial Company are here to listen to your stated objective and to execute a multi-channel marketing plan specifically designed to successfully accomplish your goal.

We appreciate the opportunity to take the lead on this assignment and pledge our collective best efforts in executing the following plan. With the support of twelve other commercial real estate professionals and a full-time marketing and administrative support staff, we are well equipped to produce favorable results.

We thank you for your time in reviewing our marketing proposal and look forward to working with you on this assignment.

Thank you,

Richard J. Schaefer  
Vice President / Director  
May 2026

Charlie A. Armstrong, SIOR  
Vice President / Director

- 04 Property Analysis  
400 South 16<sup>th</sup> Avenue, Eldridge, Iowa
- 05 Broker Opinion of Value  
Property Analysis  
Suggested Pricing & Commission
- 09 Marketing Program and Services  
Marketing Services Overview  
Implementation Plan
- 12 Our Company and Team  
Profile: Richard J. Schaefer & Charlie A. Armstrong  
Company History  
Property Management  
NAI Global Affiliation

# 400 South 16<sup>th</sup> Avenue, Eldridge, Iowa

## Strengths

- Attractive and well-maintained facility.
- Strong geographic location to serve Iowa Quad Cities Region.
- Ample off-street surface parking.
- Limited supply of similar sized buildings offered FOR SALE currently available.

## Challenges

- Special purpose building. Narrow market of logical buyers who can benefit from specialize amenities.
- Cost associated with converting the subject property to an alternative use could be expensive and such costs could deter potential buyers.
- Low ceiling height (14') will be a limiting factor for some possible alternative uses.
- Fire Code may require installation of a sprinkler system depending on ultimate use and occupant load of the subject building.

## Recommendations

- Assemble list of recently (past 5 years) completed capital expenditures such as major repairs or replacements of roof, mechanical equipment, parking lot, remodeling, etc.
- Assemble a list of active vendors performing contract services at the building: Lawn care, snow removal, irrigation system, HVAC services, janitorial services, etc.
- Throughout the marketing period, maintain lawn & landscape areas, snow removal services, utilities and continue interior custodial services to an appropriate level and repair deferred maintenance items as necessary.

The purpose of this analysis is to provide a Broker Opinion of Value for the above referenced property. The undersigned completed an inspection of the property on May 13, 2026, to familiarize ourselves with the physical characteristics and general condition of the property. In addition, we have reviewed the appraisal completed by David Mark Nelson of Roy R. Fisher dated February 17, 2026, and public information available from the Scott County Assessor's Office.

Per public record, the subject site totals 2.58 acres and measures approximately 170' x 661'. Access to the site is via three (3) curb cuts directly from South 16th Avenue. The site is serviced by all public utilities and fully improved with a building structure and supporting paved parking lot (concrete & asphalt). The site is currently zoned Public and Municipal District (P/M).



The pre-engineered building structure (18,800 SF) was constructed in 1981 with an addition constructed in 1995 (1,920 SF) for a total building footprint of 20,720 square feet. The building has a 14' eave height. A 20,720 SF building situated on a 2.58-acre site provides a land to building ratio of 5.42 to 1. The building is heated and air conditioned, but no sprinkler system. Approximately 2/3 of the building floor elevation is recessed to accommodate the roller-skating rink. The building also provides appropriate restrooms and a commercial grade kitchen. The building appears to be well-maintained and in good condition. No significant deferred maintenance was noted.

Continued →

### **Future Use Options**

It is our professional opinion; the highest and best future use of the subject property is consistent with its most recent utilization as an event center, an entertainment venue, large group meetings facility, house of worship, educational or a reception venue. Unfortunately, the market potential for such private sector uses is very narrow and may be slow in generating meaningful market activity. Given the building size, geographic location, surrounding neighborhood and large site, it is likely interest would be from more traditional industrial type uses and occupants. It is expected however these types of users will consider the cost of renovations when evaluating interest in purchasing the subject property. As correctly noted in the appraisal, the building and its unique characteristics add value to the overall property, but the unique characteristics as noted detract from its most likely market appeal.

The appraiser used three methods of valuation to arrive at a conclusion: Cost Approach to Value, Sales Comparison Approach to Value and the Income Approach to Value. Ultimately the appraiser concluded a with a value of \$1,150,000 or \$55.50 / SF.

After carefully reviewing the appraisal and the comparable sales considered in preparing the appraisal, we agree with the ultimate conclusion of the appraiser. Given the unique use and characteristics (roller skating rink, recessed floor, full commercial kitchen facilities, full air conditioning and low ceiling height) of the subject property, ideal, or better comparable properties are not available that would cause us to challenge the conclusion of the appraiser. We feel the appraiser made appropriate adjustments and we found no notable errors in calculations.

### **Pricing Options**

As evidenced in the appraisal, the sale prices of comparable (special use) properties range from a low of \$25.30 / SF to a high of \$124.56 / SF which is a common occurrence when the ultimate future use of a property is not clearly defined. While +/- 20,000 square foot industrial properties command a price in the \$40.00 / SF to as high as \$70.00 / SF, we need to consider the significant cost involved in converting this special use asset into an industrial use. Such costs could include: demolition of current interior, leveling of the concrete floor, upgrading the power supply and distribution, possible installation of a sprinkler system, removal of the existing acoustical drop ceiling, and installation of grade level and/or dock doors.

Continued →

## Strategies

In order to be confident that maximum value is achieved, we do have strategy recommendations to consider. We would recommend beginning marketing efforts at \$65.00 / SF (\$1,350,000) excluding the excess land (paved parking area) to the north which measures approximately 165' x 265' or 43,725 (1 acre). We feel this excess land has a market value of between \$130,000 (\$3.00 / SF) and \$150,000 (\$3.50 / SF). Ownership would need to pay the cost associated with surveying and separately platting this parcel from the property. This excess land could be marketed separately with the understanding that it is not sold, until after the original property is sold and closed.

While it is likely that the buyer of the original parcel will want and ultimately purchase the excess land to the north, it may be a bargaining piece to help achieve a higher price for the overall property as currently platted. Please note, however, the market will ultimately determine the value. After allowing sufficient time (6 to 12 months) to market to logical buyers, downward price adjustment may be necessary based on market feedback.



## Suggested Pricing

Taking into consideration all factors that influence the price of the subject property, including local market conditions (supply and demand, physical and functional obsolescence), and specialized use characteristics we believe the subject property has a market value range of:

Low	High	Recommended Listing Price
\$950,000	\$1,150,000	<b>\$1,350,000</b>
(\$45.00/SF)	(\$55.00/SF)	<b>(\$65.00/SF)</b>

Note: The above pricing EXCLUDES the “excess” northern paved area representing approximately one (1) acre. We believe this excess area has a market value of approximately \$130,000 (\$3.00 / SF) to \$150,000 (\$3.50 / SF) and should be marketed separately with a recommended listing price of \$160,000 (\$3.65 / SF). This area should NOT be sub-divided, re-platted and sold in advance of sale of the building as, we believe the buyer of the building will desire this excess parking area. This excess area can be used as leverage to possibly negotiate a higher price for the entire parcel. If it is determined that this excess land is to be sold separately all costs associated with sub-dividing and re-platting would be at the expense of the Seller.

Depending upon Owner’s objectives as far as price and timing, the asking price strategy should be revisited in ninety (90) to one hundred twenty (120) days of placing the property on the market.

## Marketing Period:

We recommend a twelve (12) month listing agreement. Such time will be necessary to thoroughly expose the subject property to the market, negotiate a purchase agreement, navigate expected buyer due diligence, secure financing, and ultimately close a transaction.

## Commission Structure:

We recommend a commission of 6% of the selling price payable at closing. With such a fee structure, we agree to fund the cost of marketing as outlined in this plan. In addition, we agree to cooperate and encourage other brokers to present the subject property to their potential buyer. We agree to share fees with any broker who procures the buyer for the subject property at a level competitive in the marketplace..

## Target Market

Within the first two weeks after completing our Listing Agreement, a specific target market will be identified, considering the highest and best use for the subject property. This target market will guide us in our efforts to strategically market your property.

## Marketing Materials

- Place marketing sign on property
- Create brochure and offering package (hard copy and electronic version)

## Marketing Activities

- Establish direct contact with the target market
  - Phone
  - Email – Broadcast to Region (if applicable)
  - Direct Mail
  - Social Media
- Present property at NAI Ruhl Commercial Company weekly team meetings
- Included in NAI Ruhl Commercial Company's New Listings E-Newsletter
- Respond to inquiries by interested prospects
- Host broker open house (if applicable)
- Enter property on commercial real estate websites:
  - NAI Ruhl Commercial Company Website ([www.ruhlcommercial.com](http://www.ruhlcommercial.com))
  - NAI Global ([www.naiglobal.com](http://www.naiglobal.com))
  - Crexi ( [www.crexi.com](http://www.crexi.com) )
- Social media push including Facebook, Twitter/X, Instagram, and LinkedIn
- Optional Services Offered (cost will be responsibility of client):
  - Property drone video
  - 3D Property Walk Through Tour

## Commercial Brokerage Community

- List property and details on Commercial Multiple Listing Service (local/regional online inventory of commercial listings)
- Send marketing package to commercial Brokers by email

## Marketing Budget

As we progress through the marketing plan, it may be beneficial to consider alternative marketing tools such as: professional and/or aerial photography, advertising in national or regional real estate publications, trade specific publications or websites, or creation of an individual property website. In such cases , we will establish a cost budget for alternative marketing methods and with ownership approval , we will coordinate implementation, to be paid directly by owner.

## Property Showings

- Coordinate tours of the facility with prospective buyers or tenants
- Coordinate property tour for brokers (if applicable)
- Distribute requested information to prospects in a timely manner

## Marketing Reports

- Provide marketing reports on a monthly basis to the Owner in order to keep the Owner apprised of our marketing progress. This can be presented by phone or email as preferred.

## Contract Negotiation

- Manage the negotiation process between the Buyer/Lessee and Seller/Lessor and respective attorneys
- Enhance this process by making recommendations based upon our experience and knowledge of current market conditions
- Prepare Letter of Intent or Purchase Agreement

## Transaction Management & Due Diligence

In order to ensure a successful transaction, NAI Ruhl Commercial Company and your listing agent will advise and facilitate the completion of the following:

- Deposit earnest money into trust account
- Monitor specific dates of importance
- Assist in securing financing as needed
- Maintain communication with all parties to the transaction
- Coordinate property inspection and environmental reports as necessary
- Schedule appraisal
- Abstract and title continuation
- Schedule closing with attorneys and lenders
- Resolve problems that might arise to ensure a smooth closing



**A minimum listing period of twelve months is recommended.**

Twelve months will provide the time necessary to place the components of this plan into action, establish contact with potential prospects, and maintain follow-up with the prospects that have expressed interest.

## New Listing

# Implementation Plan

- Execute Listing Agreement
- Submission to Commercial Multiple Listing Service (MLS)
- Submission to NAI Ruhl Commercial Website
- Submission to CREXi – fastest growing, free commercial real estate marketplace
- Sign Ordered
- Presented to Agents at Weekly Team Meeting
- Completion of Development of Target Market
- Create Marketing Brochure
- Email Campaign to Cooperating Brokers
- E-Newsletter for New Listings
- First Month Formal Update to Owner
- Brochure Mailing to Target Market

## Continuously

- Ongoing communication and follow-up with prospects throughout listing period
- Activity reporting from agents to show prospect activity, property showings, and marketing efforts

# Professional Profile



Licensed in Iowa and Illinois

## AWARDS

- Top Producer in 1999, 2010, 2012 & 2024
- Commercial Associate of the Year in 1994, 1999, 2009, 2012, 2014, 2019, 2021 & 2023
- Top Company Lister in 1997, 1998, 1999 & 2008
- 2001 - 2024 Excellence in Customer Service Award
- 1993 - 2024 Million Dollar Club
- Midwest Real Estate News Commercial Real Estate Hall of Fame 2015

## EDUCATION

- B.S. Marketing & Management, Drake University
- CCIM, completed all required course work
- MBA candidate, St. Ambrose University



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Richard J. Schaefer

Vice President/Director

📞 o: 563-823-5127 c: 563-210-4488 🌐 [rschaefer@ruhlcommercial.com](mailto:rschaefer@ruhlcommercial.com)

## BACKGROUND AND EXPERIENCE

- Rick is a lifelong resident of the Quad Cities. Before joining NAI Ruhl Commercial Company in 1991, he was General Manager of a large, regional, family-owned general construction firm for six years.
- General commercial real estate practitioner with a focus on Industrial and Office acquisition and disposition assignments throughout the Midwest region as well as nationwide through NAI Global.
- Represents seller/landlord clients and buyer/tenant clients with extensive experience in site analysis, contract negotiations, zoning and building code regulations, finance, and construction costs and methods.

## COMMUNITY INVOLVEMENT

- Member of Quad City Area REALTORS
- NAI Global Healthcare Team Member and Representative for NAI Ruhl Commercial Company
- Member, Scott County Condemnation Appraisal Jury, appointed by the Scott County Board of Supervisors
- Past President, Quad Cities Morning Optimist Club and was the first President in club history to earn "Distinguished" designation
- Past Board President, Vera French Housing Corporation; a development and management company providing safe and affordable housing for people with long-term mental illnesses
- Active member of Community Resources Facilities Committee

# Professional Profile



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## PARTIAL LIST OF CLIENTS SERVED

- Facebook/META
- Coca-Cola Enterprise
- Q.C. Die Casting Co.
- E & R Industrial Sales
- Network Imaging Solutions
- RAMCO Company
- Select Medical
- MercyOne Genesis Medical Center
- Three N Corporation
- Bridgestone/Bandag
- Kuester Tool & Die Company
- MHC Systems
- Keystone Automotive Supply
- Volt Services Group
- River Valley Coop
- Northwest Bank & Trust Company
- Industrial Realty Group
- EMJ Warehousing Company
- Vera French Mental Health Center
- Moline Forge
- Swiss Valley Farms
- JEM Ventures
- RM Crowe
- The Advisory Group
- Hupp Toyota Lift
- TP Investments
- Benco Dental
- Strieter Motor Company
- Discount Tire Company
- QC Tire Company
- Tower Investments
- Terminex
- Nikulski Financial
- R & B Solutions
- Midwest Wheel Company
- Marley Pump Company
- Nott Company
- Taylor Properties
- Maschio-Gaspardo USA
- Valspar
- Rick's House of Hope
- River Bend Food Bank
- Hummer Truck Line
- Industrial Control Manufacturing
- Raynor Door Company
- Environmental Management Services
- Kessek Properties
- United Services by lossi
- Iowa East Central T.R.A.I.N
- Davenport Electric Company
- Mandus Group
- UnityPoint Trinity Health Systems
- 5th Street Lofts, LLC
- OLG Investments
- Relay Staffing
- M.A. Ford Manufacturing
- Metro Valley Partners
- TAG, LLC
- S & P Holdings
- United Way

# Professional Profile



Licensed in Iowa and Illinois

## PROFESSIONAL AFFILIATIONS

- Member of SIOR (Society of Industrial & Office REALTORS); The SIOR designation is professional recognition of the highest level of sales knowledge, achievement, accountability & ethical standards in the commercial real estate industry.
- Member of NAI Global Corporate Service Team
- Member of the NAI Industrial Council, NAI Logistics Group, SIOR Distribution & Logistics Specialty Practice Board
- Member of the Quad City Area REALTOR Association
- NAI Business Manager for NAI Ruhl Commercial Company

## EDUCATION

- B.A. degree from University of Wisconsin-Madison



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Charlie Armstrong, SIOR

Vice President/Director | Industrial Specialist

☎ o: 563-823-5106 c: 563-529-6600 🌐 [carmstrong@ruhlcommercial.com](mailto:carmstrong@ruhlcommercial.com)

## BACKGROUND AND EXPERIENCE

- Works with all types of commercial real estate but specializes in industrial real estate handling acquisition, disposition, sale-leasebacks, investment properties, corporate service and consulting assignments
- Works with clients on a local, national and world-wide basis as a single point of contact through one of NAI Global's 6,500 professionals and more than 375 offices in 44 countries throughout the world
- Extensive background working directly with manufacturing plants and distribution properties
- Past President/CEO of C.E. Armstrong & Sons Co., a multi-branch industrial distribution company serving a three-state area
- Commercial and multi-family real estate investment background
- Consistent multi-million dollar top producer marketing industrial/commercial properties ranging from 10,000 – 1,000,000 square feet

## COMMUNITY INVOLVEMENT

- Active in numerous civic, charitable and professional organizations at the local, state and national levels
- Served as president of Central States Industrial Distributors Association, the Rotary Club of Clinton and the Clinton Family YMCA
- Board member for the Industrial Distribution Association, the Iowa Group for Economic Development, the Iowa Future Project and the Clinton Area Development Corporation
- Board member for several banks and a regional bank holding company. Most recently he was a founding board member of a De Novo start-up bank

## PARTIAL LIST OF CLIENTS REPRESENTED

- 1031 Solutions LLC
- 2<sup>nd</sup> Wind Exercise Equip.
- ADS Logistics
- Agracel, Inc.
- Airborne Express
- Allied Waste
- American Red Cross
- APMS Properties
- ARCAP Servicing
- Atlas Partners
- Autotech Technologies
- Avalair Group
- Baker Group
- Black Cat Blades, Ltd.
- Brazeway, Inc.
- Bridgestone/Bandag
- Chase
- Clinton Industrial Venture
- Collis Tool Corporation
- Countrywide Financial
- Crescent Electric
- Cross Roads Logistics
- DeWitt Development Corp.
- Economy Advertising
- Economy Coating Sys.
- Exide Technologies
- Eye Surgeons Assoc.
- Frohwein Office Supply
- General Logistics
- Glual Hydraulica
- GMH Capital Partners
- Greater Peoria Airport
- HNI Corporation
- Hobart Corporation
- I & I Foods, Inc.
- InSite Real Estate
- International Paper Co.
- Interstate Power & Light
- Investment Lease Corp.
- Jacobsen Companies
- Johnson Controls Inc.
- Johnston Companies
- Johnstone Supply
- Kent Group
- Koch Industries
- Kraft Heinz
- Lamar Advertising
- Lennox International
- Linn Commercial Props.
- Loomis Fargo & Co.
- Mad City Windows
- Marathon Electric, Mfg.
- Mars Petcare, US
- P.B. Leiner
- Pedcor Investments
- Penske Truck Leasing
- Pepperidge Farm
- PepsiCo
- Peterson Properties
- Phillip Services Corp
- Pilkington Glass
- Price Buster Mattress
- Professional Touch Cleaning
- Quad Cities Hospitality
- Racomm
- Regal Beloit Corp.
- Regency Development
- REIT Mgmt. & Research
- River Cities Engineering
- Robinson Steel, Inc.
- Rudy's Tacos
- SafeLite
- Stanley Engineering/SECO
- Steeplegate Partners
- Stryker Howmedica
- Theisen's
- Timken-Drives
- TMT Manufacturing
- Tru-Art Color Graphics
- U.S. Bank
- United Building Centers
- United Construction
- Vallen Distribution
- Valspar, Inc.
- Van Meter
- W.K. Development, Inc.
- W.P. Carey & Co.
- W.W. Williams
- Westdale Capital
- Windmill Hill LC
- York International

## AWARDS

- NAI Ruhl Commercial Company Top Producer 2022, 2020, 2013, 2007, 2005
- NAI Ruhl Commercial Company Associate of the Year 2017
- NAI Ruhl Commercial Company Top Lister 2014, 2011, 2003, 2001
- NAI Ruhl Commercial Company Excellence in Service Award 2001-2024
- NAI Global Elite Top Producer for 2008
- NAI Global 2006 Top Producer Award for U.S. Tertiary Markets
- NAI Global 2005 & 2006 Gold Club

# Professional Profile

## Charlie Armstrong, SIOR

Vice President/Director | Industrial Specialist

### SIGNIFICANT TRANSACTIONS

- Represented RIVALDD Inc. in the sale of 182 acres to Meta Platforms (Facebook) for a data center in Davenport, IA
- Represented national real estate trust in the sale of 935,332 SF central-distribution food grade warehouse in Milan, IL
- Represented International Paper Company in the sale of their 790,000 SF packaging plant in Clinton, IA
- Represented Jacobson Companies in leasing of 300,000 SF warehouse space in Clinton, IA
- Represented W.P. Carey & Co. in the sale of their 241,950 SF warehouse building in Rock Island, IL
- Represented Jacobson Companies in leasing of 200,000 SF warehouse space in Milan, IL
- Represented Exide Technologies/Industrial Plaza Corp in sale/purchase of 195,900 SF manufacturing building in Burlington, IA
- Represented Pretium Packaging/HNI Corp. in the sale/purchase of 181,000 SF manufacturing building in Muscatine, IA
- Represented REIT Management & Research in leasing of 171,951 SF steel warehouse in Eldridge, IA
- Represented Johnston Industries/Agracel in sale/purchase of 122,350 SF manufacturing building in DeWitt, IA on two separate deals
- Represented W.P. Carey & Co./InSite Real Estate in the investment sale/purchase of 121,623 SF distribution building in Davenport, IA
- Represented Insite Real Estate in investment purchase at Biaggi's Restaurante Italiano property in Davenport, IA
- Represented CMT Factory in the sale of 105,600 SF manufacturing facility in East Moline, IL
- Represented Mars Pet Care in sale of 102,514 SF manufacturing/warehouse in Muscatine, IA
- Represented Schneider-Ernst, LLC in sale of 102,100 SF warehouse in Mt. Pleasant, IA
- Represented Windsor Logistics in the purchase of a 100,000 SF manufacturing space in Clinton, IA
- Represented Chester/U-Haul International in the sale/purchase of a 86,448 SF former K-Mart in Davenport, IA
- Represented Lutheran Social Services / Illinois Casual Company in the sale/purchase of Forsberg Retirement Center
- Represented Citizen's First Bank in sale of 240 unit apartment complex in Clinton, IA
- Represented Community Housing Initiatives in sale of 100 unit apartment complex in Davenport, IA
- Represented Regal Beloit Corp. in numerous transactions including a 225,000 SF manufacturing facility sale in Grafton, WI, a 116,000 SF manufacturing facility sale in New Bedford, MA and a 108,000 SF industrial lease in Monterrey, Mexico
- Represented Crescent Electric Company in numerous acquisition and disposition assignments throughout the USA
- Represented WCNSB/SLB Properties in the investment sale/purchase of 120,500 SF multi-tenant business park
- Represented Timken-Drives/APMS, LLC in leasing of 111,882 SF manufacturing building in Clinton, IA
- Represented Clinton Industrial Venture in the investment sale of their 148,440 SF warehouse in Camanche, IA
- Represented SLB Properties/Avalair Group in the investment sale/purchase of 120,500 SF multi-tenant business park

### PERSONAL INTERESTS

Boating, triathlons, pickleball, skiing, golfing, travel, PCA, Audi Club National Driving Instructor

# A Solid Foundation in Commercial Real Estate and Property Management & Maintenance

Built on a tradition of fairness, integrity and loyalty, NAI Ruhl Commercial Company has grown from humble beginnings into the regional leader in the commercial real estate industry.

**Chris Beason**  
President



**Caroline Ruhl**  
Partner



## More Than 160 Years of Experience

Ruhl & Ruhl was established in 1862 during the Civil War. Additional real estate services were added by owner John H. Ruhl in 1900 and the company quickly grew into a community and industry leader. During the mid-twentieth century, Charles Ruhl, Sr. guided the real estate division into one of the region's best known residential and commercial brokerages. The company also established a strong emphasis on property management. Even during the slower economy of the 1980s when many firms were contracting or had failed, the company continued to expand through market penetration and acquisitions.

Now in the fifth generation of the Ruhl family leadership, the company has evolved into three independent operations specializing in commercial real estate, residential real estate and insurance.

## A Major Force In Commercial Real Estate

Today, NAI Ruhl Commercial Company is led by President Chris Beason and Caroline Ruhl, and has expanded into one of the region's largest full service commercial real estate firm with significant market presence in the Quad Cities, Iowa City and Dubuque, Iowa. In addition to commercial real estate, Ruhl Commercial manages 1.4 million square feet of office, retail, multi-family and industrial space throughout Iowa and Illinois, and is recognized as a leading commercial management and brokerage firm by a wide variety of individual and institutional clientele.

While still remaining true to our founders' Midwestern value, we have extended our reach throughout the world. We're proud to be affiliated with NAI Global, the largest managed network of commercial real estate connecting us to over 5,800 real estate professionals around the globe.

# Property Management Services

Our specially trained professionals have expertise in a wide variety of property types ensuring we understand and recognize the unique approach needed for each property to achieve your objective.

## Property Management

- 24-Hour Answering Service
- Rent Collection and Invoice Payments
- Property and Liability Coverage Review
- Track Certificates of Insurance for Tenants & Contractors
- Lease Administration and Enforcement
- Establish Quality Vendors at a Lower Rate
- Service Contract Management
- Supervision of Maintenance Vendors
- Maintenance and Safety Inspections
- Invoice Audits to Ensure Accurate Billing
- Enforcement of Procedures on Behalf of Ownership

## Accounting & Reporting

- Cash Management
- Online Portal Allowing Tenants to Pay Rent Electronically
- Tenant Point of Contact and Rent Tracking
- Annual Budget Preparation and Monthly Comparisons to Actuals
- Bank Reconciliations
- Auditing Staff and Procedures
- Real Estate Tax Appeal Service

## Property Maintenance

- Routine General Maintenance
- General Preventative Maintenance
- Storm Damage or Vandalism Mitigation
- Trouble-Shooting and Repairs
- Property Inspections to Proactively Identify Potential Issues
- Care for Interior and Exterior Plantings
- Manage Common Area Supplies
- Ensure Cleanliness of Common Areas
- Complete Work Order Requests by Tenants in a Timely Manner
- 24/7 Emergency Response

WE REPRESENT

1.7 Million SF

TOTALING

64 Properties

Backed by five generations of experience and a team of professionals, NAI Ruhl Commercial Management Services provides our clients with responsive customer services. Whether their needs entail daily monitoring or simply periodic property assessments, we have the extensive commercial management experience to bring any property to new heights.



Diana Haubenstricker, CPM

Asset Manager

563-823-5123

dhaubenstricker@ruhlcommercial.com

The list of services are just some of the many services we provide. We can adjust the scope of services based on the unique needs of our clients for total customization. Contact us to learn more.



563 355 4000



ruhlcommercial.com



5111 Utica Ridge Rd. | Davenport, IA 52807

# Backed by Global Strength

Headquartered in New York City, NAI Global is the single largest, most powerful global network of owner operated commercial real estate brokerage firms. NAI Global member firms are leaders in their local markets, are actively managed to work in unison, and provide you with exceptional solutions to your commercial real estate needs.

Whether you need to buy, sell, finance, or manage commercial property in your town, across the US, or in Asia, Europe, Latin America, and beyond, we are your NAI Global local office and your point of entry into a world of creative solutions in commercial real estate.



# 325+

Offices  
Worldwide

# 1.1B+

Square Feet of  
Property Managed

# 5,800+

Real Estate  
Professionals

**NAI**Global.

# Special Purpose/Retail Property For Sale



Eldridge Community Center  
AND  
Skatepark

**400 SOUTH 16TH AVENUE**  
ELDRIDGE, IA 52748

**NICK REUTER**

Broker

O: 563.249.7487

C: 563.249.7487

nreuter@melfosterco.com

**NICK ROMAN**

Broker

O: 563.549.8924

C: 563.549.8924

nroman@melfosterco.com



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Sale Price:** \$650,000-\$700,000

**Building Size** 20,720 SF

**Price/SF** 28-33

**Zoning** P/M-Public and  
Municipal District-

## PROPERTY OVERVIEW

Positioned in the growing community of Eldridge within the Quad Cities metro area, the Eldridge Community Center presents a rare opportunity to acquire a multi-functional event and recreation facility with established community presence. The property combines large-scale indoor event space with a built-in entertainment amenity, making it uniquely suited for both private and public use.

## PROPERTY HIGHLIGHTS

- Property is very versatile
- A buyer could turn into an investment property
- Great Location
- Plenty of parking

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# MARKETING PLAN



## HIGHLIGHTS

- Call local school districts to see if they would have a use
- Professional photos and Videos
- Social Media content and advertising
- Call neighboring properties to see if they would have a use
- Get the property on Crexi

### NICK REUTER

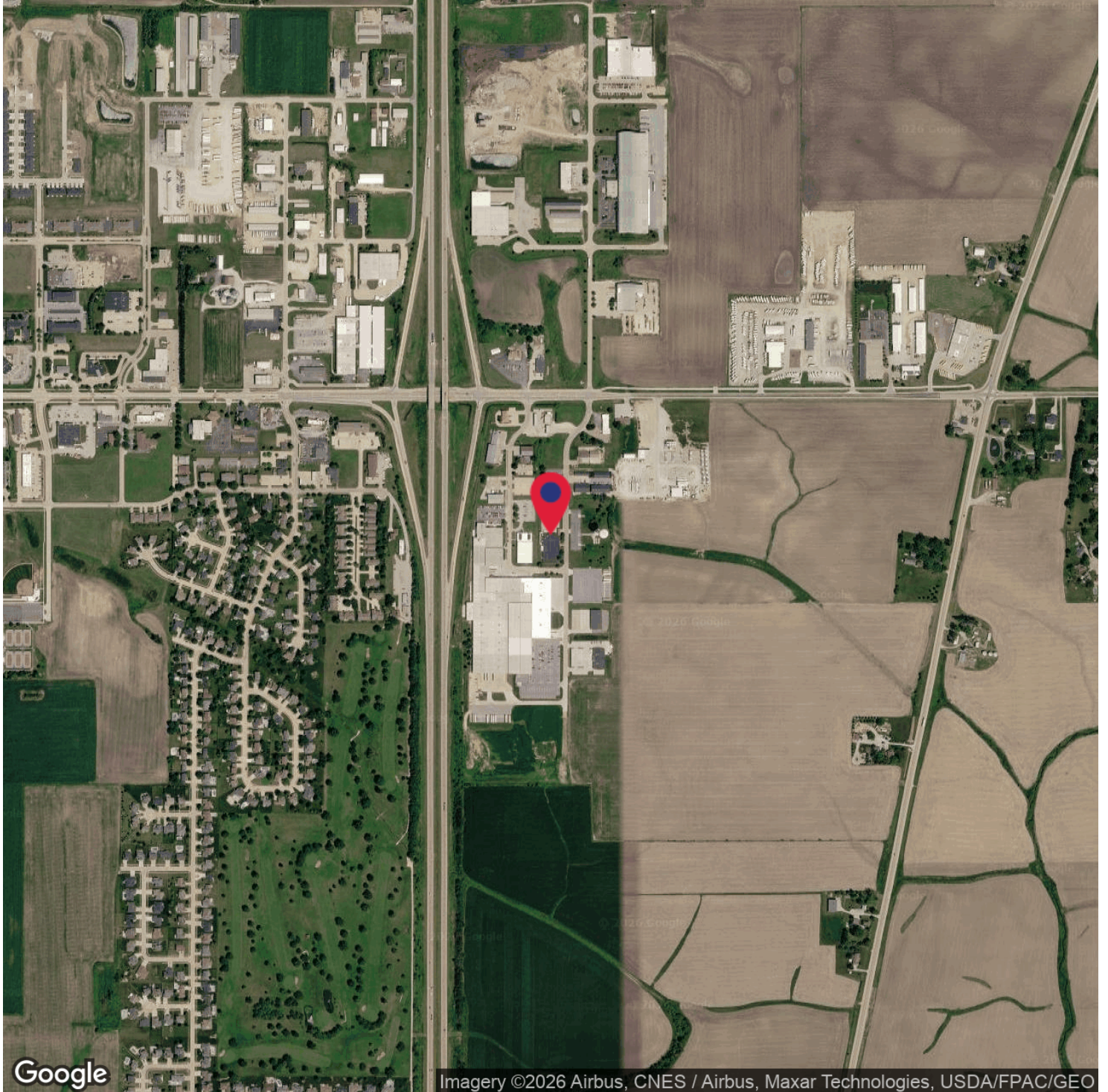
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# AERIAL MAP



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# 1 | SALE COMPARABLES



**400 SOUTH 16TH AVENUE**  
ELDRIDGE, IA 52748

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# SALE COMPS


**★**

**400 SOUTH 16TH AVENUE**  
Eldridge, IA 52748

**Bldg Size:** 20,720 SF




**1**



**4730 TREMONT AVE**  
Davenport, IA 52807

<b>Price:</b>	\$650,000	<b>Bldg Size:</b>	25,690 SF
<b>Lot Size:</b>	1.88 Acres	<b>Year Built:</b>	1979
<b>Price/SF:</b>	\$25.30		



**2**



**2165 TELEGRAPH RD**  
Davenport, IA 52804

<b>Price:</b>	\$630,000	<b>Bldg Size:</b>	22,000 SF
<b>Lot Size:</b>	0.88 Acres	<b>Price/SF:</b>	\$28.64



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## MEET THE TEAM



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IA #S73171000



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#### NICK ROMAN

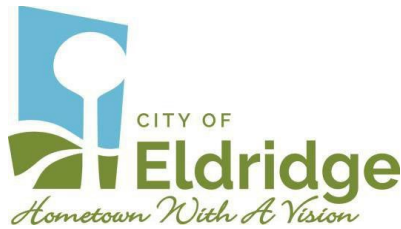
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## ELDRIDGE ELECTRIC AND WATER UTILITY BOARD

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00pm on 5/19/2026, at Eldridge City Hall.

The board members present were Michael Bristley, Jeff Hedrington, Jeff Hamilton, Mark Goodding and Abby Petersen. Also present were Gage Lane, Nevada Lemke, Cegan Long, Collin Wilson, Zach Howell, Marty O'Boyle, and Ryan lossi.

Public Comment - None

Petersen Made Motion for Approval of Agenda. Second By Hamilton. All Ayes. Motion Carried.

Hedrington Made to Approve Utility Board Minutes from May 5<sup>th</sup>, 2026. Second By Petersen. All Ayes. Motion Carried.

Financial & Administrative

Goodding Made Motion to Approve Bills Payable in the amount of \$162,182.18. Second By Hamilton. All Ayes. Motion Carried.

Hamilton Made Motion to approve City Council and Board Member Digital Communication Policy. Second by Hedrington. All Ayes. Motion Carried.

Department Update- Lemke asked the board for direction on the next steps regarding follow-up discussions with Iowa American Water, or if the Utility Board would like to add the matter to a future agenda for further discussion.

Presentation on the Electrical System Study was given by Zach Howell with Shive-Hattery.

Hedrington made motion to approve the Electrical System Study Proposal. Second by Petersen. All Aye. Motion carried.

Electric Department

Outages- None

Department Update – Wilson informed the board that crews have been replacing pole installs and also assisting Public Works with a pole install. Crews have also continued primary electric installation for Ivy Acres.

Water Department

Water Main Breaks- None

Water Test Results – May testing has been sent in and staff is currently waiting for the results.

Department Update – Long informed the board that the 9th Ave hydrant has been installed, and the only remaining item is to turn the orientation toward the street. Long will also be out of the office for the next few days, and Tanner Loussaert will be the point of contact in the meantime.

Petersen Made Motion for Adjournment at 6:23pm. Second By Hamilton. All Ayes.

Respectfully submitted,

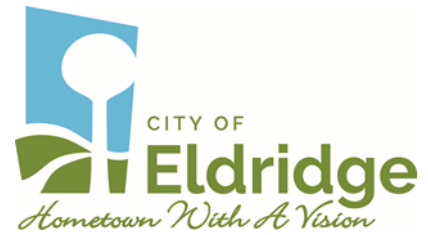
Gage Lane

Utility Billing Clerk

glane@cityofeldridgeia.org

# City of Eldridge

## ACTIVITY REPORT



To: Mayor & City Council  
From: Tony Rupe  
Re: Public Works Activity Report  
Date: 5/26/26

Salt bid prices for 26/27 winter were recently and are much higher than anticipated. Over the last 5 years, salt prices ranged from \$89-\$95 per ton. The price for next winter is \$120 per ton.

Three Parks Department Capital Improvement Projects were received: Elmegreen new shelter/restroom, Centennial roof improvements, Lions Shelter concrete. None of the bids were accepted, and we will be looking at alternative bids and plans for the projects. Public Works has taken delivery of a new Toro lawn mower, as approved in the FY26 budget.

Staff is preparing for the street construction on S 25<sup>th</sup> Ave and S 26<sup>th</sup> Ave.

The Iowa DOT recently replaced the approaches to the Highway 61 overpass on Blackhawk Trail.

Public Works crews planted 40 new trees at the Hickory Creek Park walking paths.

Crews continue to make pothole repairs throughout the City.