

## 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 City Council session at Eldridge City Hall at 6:00 pm on June 15, 2026.

Council Members Present: Brian Dockery, Jeff Ashcraft, Ryan Iossi and Scott La Plante. Adrian Blackwell joined the meeting at 6:01 pm.

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tony Rupe, Tabitha Kramer, Ron Iossi, Marty O'Boyle and Erin Gentz.

Motion by Dockery to approve the agenda. Second by Ashcraft. Motion approved by unanimous voice vote.

1. Discussion on Council Priorities for Future Growth & Commercial/Industrial Development  
Council discussed their vision for how to promote development in the SW industrial area and discussed taking small steps versus installation of utility infrastructure for the full area.
  - A. Updating Comprehensive & Strategic Plans  
There was some discussion about vendor choices for updating the plans. The Council agreed that there was value in creating an updated plan and using it as a blueprint for future decisions. The Council asked Lemke to get quotes from consultants for the Comprehensive and Strategic planning processes.
  - B. Establishing a TIF District in the SW Industrial Park  
The Council directed Jeff to keep preparing information to provide to the Council to establish a TIF district in the SW Industrial area.
  - C. Ahlers and Cooney update on Iowa American Water Proposal  
City Administrator Nevada Lemke and Mayor Campbell reported that they met with Ahlers and Cooney and there were some concerns about the legality of a "designated service territory." Ahlers is also researching the impact on the city's opportunity to invest capital funds from the new property tax reform bill. There was some discussion but no action.
2. Discussion on gathering community input on how to spend proceeds from sale of ECC & Skatepark property  
Council would like to put together a list of project ideas for the public to provide input on as well as a space for the public to offer their own ideas.

Motion by Dockery to adjourn at 7:01 pm. Second by Iossi. Motion was approved unanimously by voice vote.

Respectfully Submitted,  
Tabitha Kramer  
Deputy City Clerk