

CITY COUNCIL MEETING AGENDA

Monday, July 6, 2026, 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. Presentation of Life Saving Award for Officer Erik Johnson
5. Public Comment
6. Mayor's Agenda
 - A. Consideration to Approve City Council Minutes from June 15th, 2026
 - B. Consideration to Approve Special Committee of the Whole Minutes from June 15th, 2026
 - C. Consideration to Approve Bills Payable in the amount of \$302,267.57
 - D. Consideration to Approve a Class "C" Liquor License Renewal for Doublebarrel Drinkery
7. Presentation from Scott Girard with Community Perceptions: Results from the Community Input Survey
8. Old Business
 - A. Consideration to approve AMENDED Resolution 2026-11 Authorizing FY26 Interfund Transfers
9. New Business
 - A. Consideration to approve Request for Extension of Street Assessment Waiver from GRT Eldridge Property, LLC (RILCO)
 - B. Consideration of approval of Resolution 2026-27 Approving Hearing for Property Sale to Delbert Shaw
 - C. Consideration of approval of Resolution 2026-28 Approving Lemke Farm 2nd Addition Replat
 - D. Consideration of approval of Resolution 2026-29 Approving Eldridge Industrial Park 6th Addition Final Plat
 - E. Consideration to approve financial consulting services from Martha Nieto at a rate of \$50/hr for a maximum of 15 hours per week on an as needed basis
10. Board/Staff Activity Reports
 - A. Mayor's Report
 - B. City Administrator
 - C. Assistant City Administrator
 - D. City Clerk
 - E. Police Chief
11. Adjournment

Next Regular City Council Meeting: Monday, July 20th, 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 7:04 pm on June 15, 2026.

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

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tabbitha Kramer, Chief Andrew Lellig, City Attorney Allison Wright, Erin Gentz, Marty O'Boyle, Del Shaw, and Ashley Atkins

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

Public Comment:

No members of the public presented to speak.

Mayor's Agenda

Motioned by LaPlante approving City Council Minutes from June 1st, 2026. Seconded by Iossi. Motion carried unanimously by voice vote.

Motioned by Ashcraft approving the bills payable in the amount of \$235,035.75. Seconded by Blackwell. Motion carried unanimously by voice vote.

Motioned by Dockery approving a 5-Day Liquor License for the Eldridge North Scott Chamber of Commerce effective July 9, 2026 through July 13, 2026 for Summer Fest. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motioned by LaPlante to approve a Modification of Privileges Amendment to the Liquor License for Cabos Cantina & Grill adding outdoor service privileges. Seconded by Iossi. Motion carried unanimously by voice vote.

New Business

Motioned by Dockery approving Resolution #2026-25 Setting FY27 Wages for City of Eldridge Employees. Seconded by Ashcraft. Motion carried on the following roll call vote: Ashcraft, LaPlante, Dockery, Iossi and Blackwell.

Motioned by Ashcraft approving the transfer of the ROW adjacent to 150 W. Davies Street to property owner at a cost of \$500. Seconded by Blackwell. Motion carried unanimously by voice vote.

Board/Staff Activities

Mayor's Report – Mayor Campbell reported that the City Council received correspondence from the Eldridge Fire Department indicating that the Department plans to remain independent from the City. Campbell gave a summary of the past year's interaction with the Fire Department and the Council agreed to discuss the issue further in future meetings. Mayor Campbell also requested that the City participate in the Summer Festival Parade with a few City trucks and councilmen.

City Administrator – Nevada Lemke, City Administrator, reported that, after some concerns from residents, the 1st Street and LeClaire Road traffic signal was reviewed and as a result, a green delay phase will be implemented for the North/South crossing at the east side, giving pedestrians 4-5 seconds to begin to cross before the corresponding vehicles will get their arrows. This is only activated when the button is pressed. Further review will be conducted to see if those changes are needed for the whole intersection. Lemke also reported that, early in the week, W. Torrey Pines and South 1st Street will be closed portions of the day for a

prefabricated house to be delivered. Affected residents have been notified. Lemke also reported that the Community Survey deadline was June 15 and results should be in by early July.

Police Report--Police Chief Andrew Lellig reported that the FTO for newest officer, Rountree, is going well and he will solo patrol by early August. Lellig stated that the Police Department will be going through firearms training and scenario-based training soon.

Motioned by Ashcraft to move into a Closed Session per Iowa Code 21.5(1)i "To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session," at 7:35 pm. Seconded by Dockery. Motion carried on the following roll call vote: LaPlante, Dockery, Iossi, Blackwell, and Ashcraft.

Council reconvened in open session at 8:09 pm. Mayor Campbell noted that no action was taken during closed session. Motion by Dockery to adjourn at 8:10 pm. Second by Ashcraft. Motion was approved unanimously by voice vote.

Respectfully submitted,

Scott Campbell
Mayor

Tabbitha Kramer
Deputy 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 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, Tabbitha 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,
Tabbitha Kramer
Deputy City Clerk

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
DFT 819	DEBT SVCS	200-5-815-6402	UMB BANK NA	602015 UMB BOND BANK FEE	\$ 250.00
157120	STREETS	001-5-210-6440	200 EAST 90TH STREET LLC	RENT, ADDL RENT	\$ 2,156.00
157121	POLICE	001-5-110-6725	ACCESS SYSTEMS LEASING	COPIER	\$ 293.70
157121	FINANCE	001-5-620-6340	ACCESS SYSTEMS LEASING	COPIER	\$ 297.52
157122	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	BELT HOLSTER, STICKER PAPER, PAPER, ENGINE HEATER,	\$ 92.15
157122	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	BELT HOLSTER, STICKER PAPER, PAPER, ENGINE HEATER,	\$ 7.99
157122	VEH MAINT	001-5-299-6504	AMAZON CAPITAL SERVICES	BELT HOLSTER, STICKER PAPER, PAPER, ENGINE HEATER,	\$ 143.42
157122	VEH MAINT	001-5-299-6504	AMAZON CAPITAL SERVICES	BELT HOLSTER, STICKER PAPER, PAPER, ENGINE HEATER,	\$ 62.99
157122	FINANCE	001-5-620-6506	AMAZON CAPITAL SERVICES	BELT HOLSTER, STICKER PAPER, PAPER, ENGINE HEATER,	\$ 106.00
157122	FINANCE	001-5-620-6506	AMAZON CAPITAL SERVICES	BELT HOLSTER, STICKER PAPER, PAPER, ENGINE HEATER,	\$ 73.25
157122	COMM POL	008-5-110-6602	AMAZON CAPITAL SERVICES	BELT HOLSTER, STICKER PAPER, PAPER, ENGINE HEATER,	\$ 18.59
157123	SEWER	610-5-815-6320	AMERICAN ELECTRIC INC.	ELCTRIC FOR NEW GATE OPRTR AT SOUTHSLOPE 230V-110V	\$ 498.00
157124	ADMIN	001-5-611-6013	ARSAL SHAREEF	PARKS SALARY	\$ 90.00
157124	COMM CTR	750-5-460-6032	ARSAL SHAREEF	COMM CENTER SALARY	\$ 30.00
157125	ADMIN	001-5-611-6013	ASHCRAFT, JEFF	PARKS SALARY	\$ 30.00
157126	ADMIN	001-5-611-6012	BAUER, TOM	P&Z SALARY	\$ 30.00
157126	COMM CTR	750-5-460-6032	BAUER, TOM	COMM CENTER SALARY	\$ 30.00
157127	POLICE	001-5-110-6508	BRENDA KIEL	POSTAGE TO DCI LAB	\$ 11.65
157128	VEH MAINT	001-5-299-6504	CCP INDUSTRIES INC.	SHOP TOWELS	\$ 256.59
157129	VEH MAINT	001-5-299-6334	CNH CAPITAL	UNIT 3 LARGE AREA MOWER BLADES	\$ 327.38
157130	SEWER	610-5-815-6550	DAKOTA SUPPLY GROUP	MANHOLE RISE RINGS	\$ 2,713.20
157131	FINANCE	001-5-620-6373	DE NOVO MARKETING	MONTHLY WEBSITE MAINTENTANCE, SUPPORT AND COOKIES	\$ 162.50
157132	ADMIN	001-5-611-6013	DE WULF, JILL	PARKS SALARY	\$ 180.00
157133	ADMIN	001-5-611-6012	DONAUBAUER, KARL	BOA SALARY	\$ 30.00
157133	ADMIN	001-5-611-6012	DONAUBAUER, KARL	P&Z SALARY	\$ 90.00
157135	VEH MAINT	001-5-299-6332	EASTERN IOWA TIRE	NEW TIRES FOR UNITS 104/101	\$ 1,129.36
157136	STREETS	001-5-210-6599	ENGLBRECHT BROS TILING, INC.	STRM PIPE OUTLT RPLCMT STNEBRK NEAR S. 20TH AVE CT	\$ 1,250.38
157138	ADMIN	001-5-611-6012	FERGUSON, DEAN	BOA SALARY	\$ 30.00
157138	ADMIN	001-5-611-6012	FERGUSON, DEAN	P&Z SALARY	\$ 90.00
157140	ROAD USE	110-5-210-6765	GEE ASPHALT SYSTEMS INC	FOGSEAL PERMEABLE ALLEYS	\$ 15,235.98
157140	ROAD USE	110-5-210-6765	GEE ASPHALT SYSTEMS INC	GSB N. 7TH ST AND N. 8TH ST	\$ 15,371.08
157140	ROAD USE	110-5-210-6765	GEE ASPHALT SYSTEMS INC	GSB S 2ND ST TO S 4TH ST	\$ 4,766.51
157142	SEWER	610-5-815-6181	JK INDUSTRIES	CITY LOGO ON SHIRTS	\$ 24.00
157143	ADMIN	001-5-611-6012	LA PLANTE, SCOTT	P&Z SALARY	\$ 30.00
157143	ADMIN	001-5-611-6013	LA PLANTE, SCOTT	PARKS SALARY	\$ 150.00
157144	VEH MAINT	001-5-299-6504	LAWSON PRODUCTS INC.	HARDWARE FOR STREETSIGNS	\$ 61.64
157144	VEH MAINT	001-5-299-6504	LAWSON PRODUCTS INC.	HARDWARE FOR STREET SIGN	\$ 22.55
157145	ADMIN	001-5-611-6012	MARTIN, MICHAEL	P&Z SALARY	\$ 60.00
157146	ADMIN	001-5-611-6310	MENARDS	CITY HALL FRONT DOOR REPAIR	\$ 62.97
157147	ADMIN	001-5-611-6012	MERRICK, BRAD	P&Z SALARY	\$ 90.00
157148	ROAD USE	110-5-210-6417	MOBOTREX	CAP/COVER FOR CROSSWALK POLE HIT BY SEMI	\$ 322.00
157150	STREETS	001-5-210-6310	NAPA AUTO PARTS	PUBLIC WORKS KATOLIGHT GENERATOR-SERVICE	\$ 93.22
157150	STREETS	001-5-210-6310	NAPA AUTO PARTS	PUBLIC WORKS GENERAC GEN SERVICE	\$ 179.92
157150	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 110 OIL FILTER FOR SERVICE	\$ 5.09
157150	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 110 REPLACED LF CV AXLE SHAFT	\$ 177.51
157150	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	REPLACED RADIATOR-UNIT 102	\$ 139.59
157150	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 102 REPLACEMENT OF THERMOSTAT HOUSING	\$ 24.01
157150	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 101 REPLACED ALL BRAKEPADS AND ROTORS	\$ 332.47
157150	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 101 REPLACED REAR BRAKE PADS	\$ 33.39
157150	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 107 OIL FILTER FOR SERVICE	\$ 5.09
157150	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 25 SERVICE	\$ 182.84
157150	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 87 REPLACED WIPER BLADES	\$ 42.92
157150	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 32 REPLACED RADIATOR/OIL FILTER	\$ 223.81
157150	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 93 REPLACED BATTERY	\$ 144.57
157150	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 36 HYD FITTING REPLACEMENT	\$ 103.74
157150	VEH MAINT	001-5-299-6504	NAPA AUTO PARTS	SHOP TOOL 45 DEGREE AIR CHUCK	\$ 11.08
157150	SEWER	610-5-815-6332	NAPA AUTO PARTS	UNIT 253 FILTERS FOR MAINTENANCE	\$ 94.64
157152	POLICE	001-5-110-6506	NIEMANN FOODS INC.	WHITE MINI PLASTIC HOOK	\$ 4.59
157152	STREETS	001-5-210-6310	NIEMANN FOODS INC.	CHAIN SAW FUEL OIL AND BAR OIL	\$ 71.93
157152	VEH MAINT	001-5-299-6332	NIEMANN FOODS INC.	UNIT 107-FOR INTERIOR	\$ 0.99
157152	VEH MAINT	001-5-299-6334	NIEMANN FOODS INC.	UNIT 86 PRDCTS FOR REMVAL OF RETIRED FRTRCK LOGO	\$ 25.98
157152	VEH MAINT	001-5-299-6334	NIEMANN FOODS INC.	UNIT 36 TOOLING TO COMPLETE ENGINE REPAIR	\$ 89.98
157152	VEH MAINT	001-5-299-6334	NIEMANN FOODS INC.	UNIT 36 DRILL BIT FOR ENGINE BLOCK REPAIR	\$ 9.99
157152	VEH MAINT	001-5-299-6504	NIEMANN FOODS INC.	SHOP TOOL - HOLE SAW FOR WASH, BAY PROJECT	\$ 17.99
157152	ADMIN	001-5-611-6310	NIEMANN FOODS INC.	FRONT DOOR REPAIR	\$ 7.99
157152	ADMIN	001-5-611-6506	NIEMANN FOODS INC.	SPRAY ADHSVE	\$ 14.99
157152	HOTEL TAX	122-5-499-6491	NIEMANN FOODS INC.	CITY GRILL PROPANE	\$ 59.98
157152	SEWER	610-5-815-6310	NIEMANN FOODS INC.	TOILET SEAL	\$ 3.99
157154	SEWER	610-5-815-6490	NORTH CENTRAL LABORATORIES	LAB TESTING SUPPLIES	\$ 1,145.66
157155	ADMIN	001-5-611-6012	PAUL HAYUNGS	BOA SALARY	\$ 30.00
157157	COMM CTR	750-5-460-6032	PETERSEN, PAUL	COMM CENTER SALARY	\$ 30.00
157158	SEWER	610-5-815-6490	QC ANALYTICAL SERVICES LLC	COPPER TEST	\$ 31.00
157159	STREETS	001-5-210-6373	QUAD CITIES TAS	ANSWERING SERVICE	\$ 32.04
157159	SEWER	610-5-815-6373	QUAD CITIES TAS	ANSWERING SERVICE	\$ 32.04
157160	STREETS	001-5-210-6331	RIVER VALLEY COOPERATIVE	PREM DYED DIESEL	\$ 1,712.45
157161	ROAD USE	110-5-210-6530	RIVERSTONE GROUP INC	ASPHALT COLD PATCH	\$ 458.80
157161	ROAD USE	110-5-210-6534	RIVERSTONE GROUP INC	ROAD ROCK GRAVEL ROADS	\$ 651.74
157162	ADMIN	001-5-611-6012	ROBERT KUEHL	BOA SALARY	\$ 30.00
157163	VEH MAINT	001-5-299-6334	RUSSO	UNIT 10 SPARE MOWER BLADES	\$ 110.97
157163	VEH MAINT	001-5-299-6334	RUSSO	UNIT 10 SPARE MOWER BLADES	\$ 36.99
157164	ADMIN	001-5-611-6013	SAMANTHA NICHOLS	PARKS SALARY	\$ 120.00
157165	ADMIN	001-5-611-6601	SCHOOL PERCEPTIONS LLC	COMMUNITY SURVEY	\$ 3,110.00
157166	POLICE	001-5-110-6413	SCOTT COUNTY SHERIFFS DEPT.	CENTRALIZED BOOKING	\$ 325.00
157167	COMM CTR	750-5-460-6032	SEIBEL, GIGI	COMM CENTER SALARY	\$ 30.00

157169	ADMIN	001-5-611-6407	SHIVE-HATTERY ENGINEERS	LANCER RUN SUBDIVISION	\$	1,993.36
157169	SALES TAX	121-5-750-6407	SHIVE-HATTERY ENGINEERS	CIP AND BI STATE LRTP UPDATES	\$	2,992.00
157169	SALES TAX	121-5-750-6407	SHIVE-HATTERY ENGINEERS	SHRDN MDWS POND CNCPTS, CTY HLL, PW, PD BLD,DAMMAN	\$	10,004.82
157170	VEH MAINT	001-5-299-6334	SINCLAIR TRACTOR	UNIT 98 IGNITION REPAIR	\$	110.00
157171	ADMIN	001-5-611-6013	SPENSLEY, CHRISTOPHER	PARKS SALARY	\$	120.00
157172	STREETS	001-5-210-6599	STORM WATER SUPPLY LLC	MATTING, GRASS SEED, STORM SEWER REPRS BLCKHWK HLS	\$	576.72
157172	STREETS	001-5-210-6599	STORM WATER SUPPLY LLC	MATTING, STORM SEWER RPR,BLCKHWK HILLS	\$	157.82
157173	ADMIN	001-5-611-6310	THE ARC OF THE QUAD CITIES	SECURE DOCUMENT DESTRUCTION 168 LBS	\$	65.00
157174	STREETS	001-5-210-6512	THEISEN SUPPLY, INC	OSCILLATING TOOL	\$	218.99
157175	ADMIN	001-5-611-6013	TRICIA CAMPBELL	PARKS SALARY	\$	150.00
157176	SEWER	610-5-815-6310	TWIN-STATE ENG. & CHEM.	ROUNDUP	\$	260.25
157177	FINANCE	001-5-620-6319	TYLER TECHNOLOGIES	PROJECT MNGMNT	\$	250.00
157178	FINANCE	001-5-620-6508	U.S. POST OFFICE	US POST OFFICE FY27	\$	3,600.00
157179	POLICE	001-5-110-6373	VERIZON WIRELESS	PHONE	\$	743.25
157179	INSPECTIONS	001-5-170-6373	VERIZON WIRELESS	PHONE	\$	38.47
157179	STREETS	001-5-210-6373	VERIZON WIRELESS	PHONE	\$	230.82
157179	FINANCE	001-5-620-6373	VERIZON WIRELESS	PHONE	\$	38.47
157179	SEWER	610-5-815-6373	VERIZON WIRELESS	PHONE	\$	135.43
157179	COMM CTR	750-5-460-6373	VERIZON WIRELESS	PHONE	\$	38.47
157180	VEH MAINT	001-5-299-6334	VERMEER SALES & SERVICE	UNIT 51 CLEVIS REPLACED	\$	38.56
157181	ADMIN	001-5-611-6012	VITTORIO, JENNIFER	P&Z SALARY	\$	30.00
ACH	SPLIT	SPLIT	PAYROLL 6.18.26 AND 7.2.26	PAYROLL 6.18.26 AND 7.2.26	\$	218,329.75
					Total	\$ 296,788.56

CREDIT CARDS					
DEPT	EMPLOYEE	FUND	VENDOR	DESCRIPTION	AMOUNT
POLICE	ANDREW LELLIG	001-5-110-6240	MARRIOTT HARBOR BEACH	MEALS DURING TRAINING	\$ 33.02
POLICE	ANDREW LELLIG	001-5-110-6240	TST COCONUTS	MEALS DURING TRAINING	\$ 46.88
POLICE	ANDREW LELLIG	001-5-110-6240	MARRIOT HARBOR BEACH	MEALS DURING TRAINING	\$ 34.29
POLICE	ANDREW LELLIG	001-5-110-6240	TST TACO VIBEZ	MEALS DURING TRAINING	\$ 16.89
POLICE	ANDREW LELLIG	001-5-110-6602	TRUPANION	K9 INSURANCE	\$ 140.80
POLICE	ANDREW LELLIG	001-5-110-6240	MARRIOT HARBOR BEACH	HOTEL DURING TRAINING	\$ 1,596.76
POLICE	ANDREW LELLIG	001-5-110-6240	MARRIOT HARBOR BEACH	LATE CHECK OUT FEE	\$ 169.50
POLICE	ANDREW LELLIG	001-5-110-6599	ZAZZLE, INC	FREE SHIPPING FOR ONE YEAR	\$ 19.95
POLICE	BRENDA KIEL	001-5-110-6181	ZERO9HOLSTERS	TONY CAVANAUGH CLOTHING ALLOWANCE	\$ 64.99
POLICE	BRENDA KIEL	001-5-110-6506	SAM'S CLUB	OFFICE SUPPLIES	\$ 34.32
POLICE	BRENDA KIEL	001-5-110-6506	IOWA SECRETARY OF STATE	NOTARY RENEWAL	\$ 30.00
POLICE	BRENDA KIEL	001-5-110-6181	OAKLEY STANDARD ISSUE	TONY CAVANAUGH CLOTHING ALLOWANCE	\$ 147.66
POLICE	BRENDA KIEL	001-5-110-6181	X GRAIN HERO	BRENDA KIEL CLOTHING ALLOWANCE	\$ 128.40
POLICE	BRENDA KIEL	001-5-110-6181	X GRAIN HERO	TONY CAVANAUGH CLOTHING ALLOWANCE	\$ 187.25
POLICE	BRENDA KIEL	001-5-110-6181	ZERO9HOLSTERS	TONY CAVANAUGH CLOTHING ALLOWANCE	\$ 57.99
POLICE	BRENDA KIEL	001-5-110-6181	5.11, INC	MAHLAN SHARF CLOTHING ALLOWANCE	\$ 90.20
STREETS	BROCK BENSON	001-5-210-6512	FARM AND FLEET	RUBBER AIR HOSE FOR CITY SHOP	\$ 76.98
POLICE	CHAD HUETTMAN	001-5-110-6181	X GRAIN HERO	CHAD HUETTMAN CLOTHING ALLOWANCE	\$ 123.05
POLICE	ERIK JOHNSON	001-5-110-6181	X GRAIN HERO	ERIK JOHNSON CLOTHING ALLOWANCE	\$ 187.25
POLICE	GARRETT JAHNS	001-5-110-6181	X GRAIN HERO	GARRETT JAHNS CLOTHING ALLOWANCE	\$ 165.85
SEWER	KEVIN KRUSE	610-5-815-6506	REMOTEPC	ANNUAL SUBSCRIPTION FEE	\$ 42.53
POLICE	MAHLAN SHARF	001-5-110-6181	X GRAIN HERO	MAHLAN SHARF CLOTHING ALLOWANCE	\$ 422.65
VEH MAINT	MITCH MORRIS	001-5-299-6334	DIESEL LAPTOPS	FLEET-HEAVY TRUCK DIAGNOSTICS SOFTWARE	\$ 250.02
SEWER	MITCH MORRIS	610-5-815-6332	DIESEL LAPTOPS	FLEET-HEAVY TRUCK DIAGNOSTICS SOFTWARE	\$ 249.99
SEWER	NEVADA LEMKE	001-5-611-6601	SAM'S CLUB	BOTTLED WATER	\$ 3.98
FINANCE	NEVADA LEMKE	001-5-620-6506	KEURIG	COFFEE	\$ 47.47
FINANCE	NEVADA LEMKE	001-5-620-6373	APPLE	MONTHLY FEE FOR EXTRA CELL STORAGE	\$ 1.06
FINANCE	NEVADA LEMKE	001-5-620-6319	ADOBE, INC	ANNL ADOBE ACROBAT PRO SBSCRPTN-TABBITHA KRAMER	\$ 254.27
POLICE	NEVADA LEMKE	001-5-110-6490	YMCA IA MISSISSIPPI VALLEY	Y@WORK, 7 PD	\$ 140.00
STREETS	NEVADA LEMKE	001-5-210-6150	YMCA IA MISSISSIPPI VALLEY	Y@WORK, 1 PW	\$ 20.00
ADMIN	NEVADA LEMKE	001-5-611-6601	YMCA IA MISSISSIPPI VALLEY	Y@WORK, 2 ADMIN	\$ 40.00
POLICE	RYAN GALE	001-5-110-6181	X GRAIN HERO	RYAN GALE CLOTHING ALLOWANCE	\$ 240.75
SEWER	TONY RUPE	610-5-815-6310	FARM AND FLEET	ROUND UP	\$ 159.99
FINANCE	TRACY NORTHCUTT	001-5-620-6319	ADOBE, INC	ANNUAL ADOBE SUBSCRIPTION (SOFTWARE)	\$ 254.27
CREDIT CARD TOTAL:					\$ 5,479.01
BILLS PAYABLE TOTAL:					\$ 296,788.56
GRAND TOTAL:					\$ 302,267.57

CLASS "C" RETAIL ALCOHOL LICENSE RENEWAL

Business Information

Name of Legal Entity: DOUBLE BARREL DRINKERY LLC

FEIN: XX-XXX8739

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 732627

Premises Information

Premises DBA: DOUBLE BARREL DRINKERY

Premises Address: 350 E LE CLAIRE RD STE 1 ELDRIDGE IA 52748-1724

Premises Type: Bar/Tavern

Number of Floors: 1

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

Approved
#110

License Information

Effective Date: 12-Jul-2026

Length of License Requested: 12MONTH

Privilege(s) Requested

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

Provided description of the Outdoor Service Area:

Seasonal sales on bar's connected outdoor patio

Endorsements

Local Authority: City of Eldridge

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	MCCOY, JASON	SSN	***-**-8415	09-Sep-19 77		20711 169TH AVENUE DAVENPORT IA 52806	100.00

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: JASON MCCOY

Phone Number: (309) 558-8224

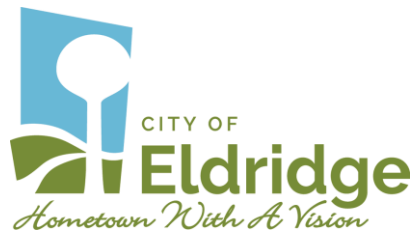
Email Address: alissa@mccoyhomesqc.com

Address: 350 E LE CLAIRE RD STE 1 ELDRIDGE IA 52748-1724

Attestation Information

Attestation Name: JASON MCCOY

Attestation Date: 04-Jun-2026



AMENDMENT TO RESOLUTION 2026-11

A RESOLUTION AMENDING AUTHORIZED FY26 INTERFUND TRANSFER

WHEREAS, the City Council adopted Resolution #2026-11 on April 6th, 2026, authorizing certain interfund transfers for the fiscal year 2025/2026; and

WHEREAS, the City Council has determined that it is necessary to amend one of the authorized interfund transfers while leaving all other provisions of the original resolution unchanged.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Eldridge, Iowa hereby amends Resolution #2026-11 as follows:

1. The authorized interfund transfer from Sewer Fund to General Equipment Replacement Fund in the amount of \$50,000 is amended to be transferred from the Sewer Equipment Fund to the General Equipment Fund.
2. The purpose of this transfer remains as originally stated to be used for Plow Equipment.
3. Except as expressly amended herein, all other provisions of Resolution #2026-11 shall remain in full force and effect.

PASSED AND APPROVED THIS 6TH DAY OF JULY 2026.

Attest:

Mayor, Scott Campbell

Deputy City Clerk, Tabbitha Kramer

Blackwell	☐ Yea	☐ Nay	☐ Absent
Ashcraft	☐ Yea	☐ Nay	☐ Absent
LaPlante	☐ Yea	☐ Nay	☐ Absent
Dockery	☐ Yea	☐ Nay	☐ Absent
Iossi	☐ Yea	☐ Nay	☐ Absent

Drew Lawrence
Co-CEO, RILCO Inc.
400 South 14th Ave, Suite 100
Eldridge, IA 52748
563-505-8153 | dlawrence@rilcoinc.com

June 11, 2026

City of Eldridge City Council
City Hall
Eldridge, Iowa

Re: Request for Extension of Street Assessment Waiver – GRT Eldridge Property, LLC (RILCO)

Dear Mayor and Members of the City Council:

On behalf of GRT Eldridge Property, LLC (RILCO), we respectfully submit this request for a two-year extension of the Street Assessment Waiver previously granted by the City Council on November 10, 2023.

As reflected in the City Council Minutes from that date, the Council unanimously approved, upon motion by Councilmember Dockery and second by Councilmember Peeters, a Street Assessment Waiver for GRT Eldridge Property, LLC, requiring that the road extension be completed at our cost by the end of 2026. We are grateful for the Council's prior consideration and support.

We are requesting an extension of this deadline through the end of 2028 for the following reason: the nature and scope of any future development on or adjacent to our property remains undetermined at this time. Constructing the road extension now, in the absence of confirmed development plans, creates a significant risk that the road may need to be modified, relocated, or reconstructed once the character of future development is known. Building to a specification today that may not align with tomorrow's needs would result in unnecessary expense for both our company and potentially the City.

To our knowledge there is currently no pending development requiring the road extension, and no public need has arisen that would be served by completing it on the existing timeline. Granting this extension would allow construction to be coordinated with actual development activity, ensuring the road is built correctly and efficiently the first time.

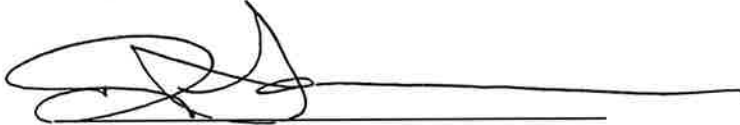
We also note that, as currently contemplated, the proposed road extension would terminate at our property line with no connection to any existing or planned public roadway beyond it. In its present form, the road would serve as a dead end, providing no through-access or meaningful public benefit. This further underscores the importance of coordinating construction with confirmed development plans, at which

point the road's alignment, terminus, and configuration can be designed to serve an actual and identified purpose.

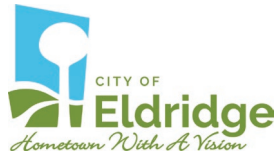
We remain committed to fulfilling our obligations to the City and to completing the road extension as required. We are happy to provide any additional information the Council may need and welcome the opportunity to discuss this request further.

Thank you for your time and consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Drew Lawrence', followed by a long horizontal line extending to the right.

Drew Lawrence
Co-CEO, RILCO Inc.
GRT Eldridge Property, LLC



RESOLUTION 2026-27

A Resolution Approving a Public Hearing for the Sale of a parcel of right-of-way land in the City of Eldridge to Delbert Shaw.

WHEREAS, the owner of 150 W. Davies Street, Delbert Shaw, in the City of Eldridge, Scott County, Iowa, has requested to purchase approximately .163 acres of right-of-way property described as follows:

Part of the NW SW Section 11 Township 79, Range 3 - 35 feet former railroad right-of-way West of Bruhn's Replat of Block 10 to the City of Eldridge, Scott County, Iowa.

WHEREAS, the city council has determined that there is no public purpose to be served by retaining ownership of said property and said property has a \$500 value.

BE IT RESOLVED that the City Council of the City of Eldridge will hold a public hearing considering the sale of this parcel to Delbert Shaw for \$500 at the City Council Meeting on Monday, July 20, 2026.

PASSED AND APPROVED THIS 6TH DAY OF JULY, 2026.

Attest:

Mayor, Scott Campbell

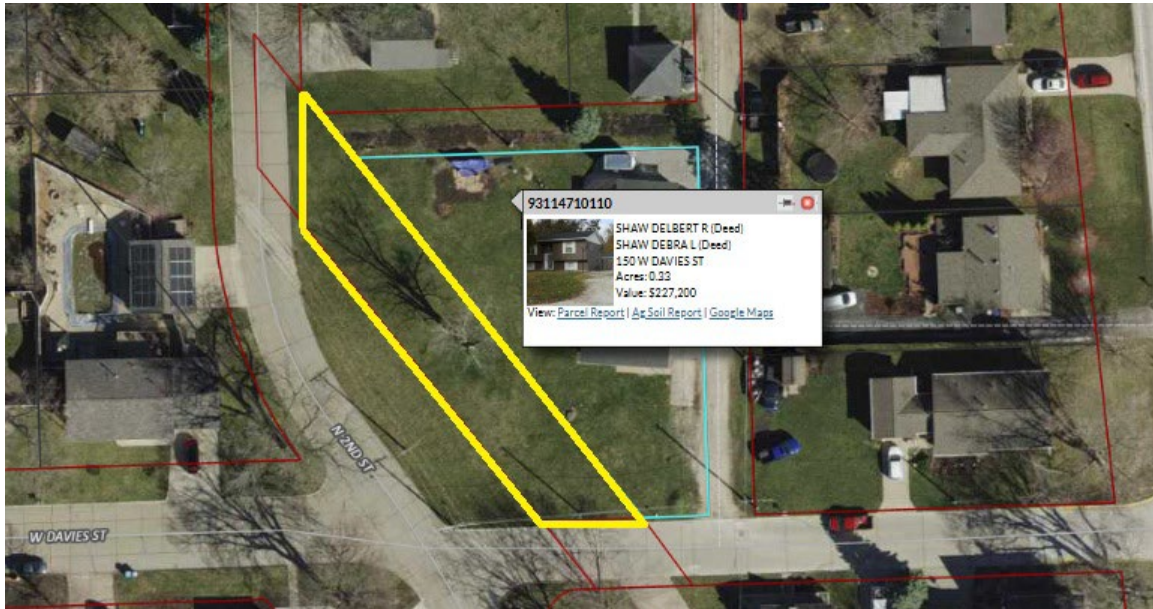
Deputy City Clerk, Tabbitha Kramer

Ashcraft	☐ Yea	/	☐ Nay	/	☐ _____
Blackwell	☐ Yea	/	☐ Nay	/	☐ _____
Dockery	☐ Yea	/	☐ Nay	/	☐ _____
Iossi	☐ Yea	/	☐ Nay	/	☐ _____
LaPlante	☐ Yea	/	☐ Nay	/	☐ _____

Mayor Scott Campbell
Councilman Brian Dockery

Councilman Jeff Ashcraft
Councilman Ryan Iossi

Councilman Adrian Blackwell
Councilman Scott LaPlante



Mayor Scott Campbell
Councilman Brian Dockery

Councilman Jeff Ashcraft
Councilman Ryan Iossi

Councilman Adrian Blackwell
Councilman Scott LaPlante

PUBLIC HEARING NOTICE
CITY OF ELDRIDGE

The Eldridge City Council will conduct a public hearing at 7:00 p.m., July 20, 2026 at the Eldridge City Hall, 305 N. 3rd Street, on the following matter:

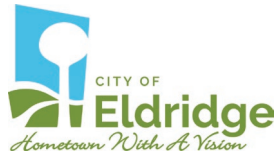
Delbert Shaw has requested to purchase a .163 parcel of land located next to his home located at 151 W. Davies Street from the City of Eldridge described as follows:

Part of the NW SW Section 11 Township 79, Range 3 - 35 feet former railroad right-of-way West of Bruhn's Replat of Block 10 to the City of Eldridge, Scott County, Iowa.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting. Written comments will be accepted until 4:00 p.m. July 20, 2026.

Jeff Martens
Assistant City Administrator

Please publish on Wednesday, July 15, 2026



RESOLUTION 2026-28

A Resolution Approving the Replat of Lemke Farm 2nd Addition

WHEREAS, the replat has been submitted by the owners of the property, Rita and Michael Smith 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 June 18, 2026, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the replat of Lemke Farm 2nd Addition.

PASSED AND APPROVED THIS 6th DAY OF JULY 2026.

Attest:

Mayor, Scott Campbell

Deputy City Clerk, Tabbitha Kramer

Ashcraft	☐ Yea	☐ Nay	☐ _____
Blackwell	☐ Yea	☐ Nay	☐ _____
Dockery	☐ Yea	☐ Nay	☐ _____
Iossi	☐ Yea	☐ Nay	☐ _____
LaPlante	☐ Yea	☐ Nay	☐ _____

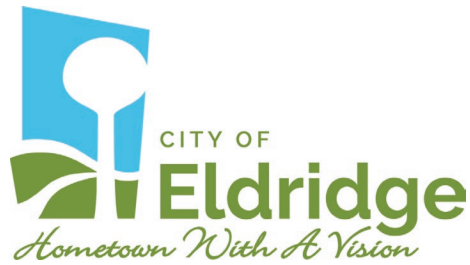
Mayor Scott Campbell

Councilman Ryan Iossi

Councilman Brian Dockery

Councilman Jeff Ashcraft

Councilman Adrian Blackwell



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Lemke Farm 2nd Addition
Date: 7/6/2026

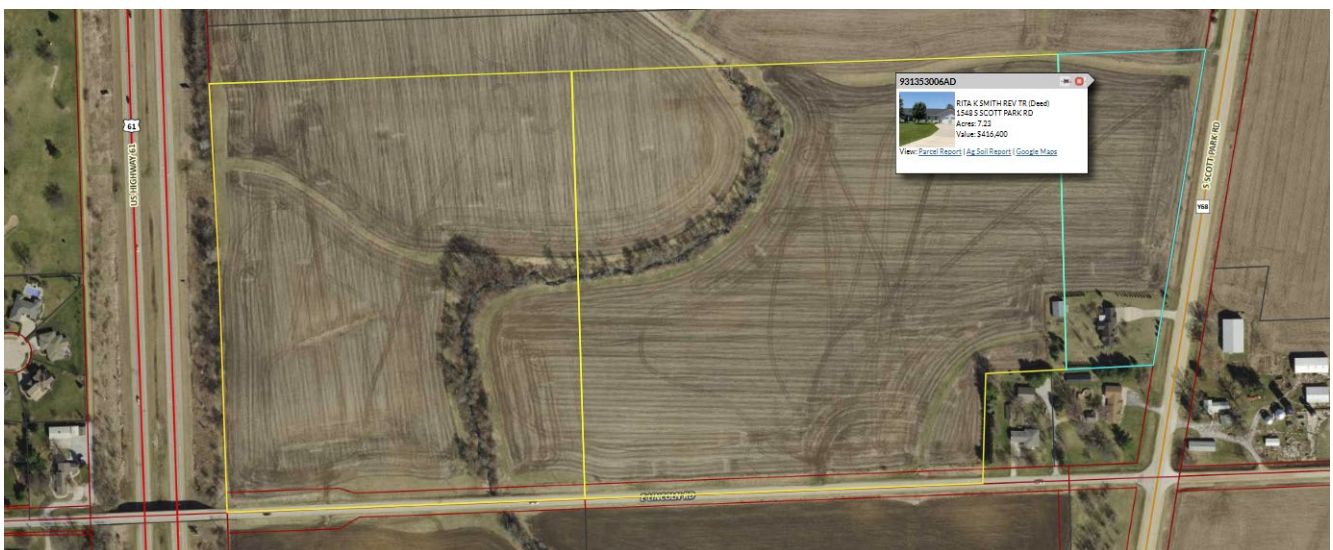
Mayor and City Council,

Please see the attached replat application and replat of Lemke Farm 2nd Addition submitted by property owners Rita and Michael Smith. This replat splits off the homestead from the surrounding agricultural property.

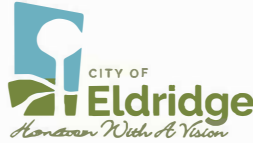
City staff has reviewed this replat and finds it to be in substantial accordance with city code and is recommending approval.

The Planning and Zoning Commission reviewed this request at their meeting on June 18, 2026, and voted unanimously to recommend approval.

Screenshot of property as it is recorded today:



Mayor Scott Campbell Councilmember Jeff Ashcraft Councilmember Adrian Blackwell
Councilmember Brian Dockery Councilmember Scott LaPlante Councilmember Ryan Iossi



Replat Application - City of Eldridge

Parcel Numbers to be replatted: Lot 3, Lemke Farm 1st Addition

Current Zoning: SA-Suburban Agriculture

Who should be contacted regarding this plat: Luke Miller

Phone Number: 563-359-1348

Email Address: lmiller@klingner.com

Name of Developer: Michael D. Smith

Developer's contact: N/A

Address: 1548 South Scott Park Road

Phone Number: 563-320-6575

Email Address: N/A

Name of Engineer preparing construction drawings: N/A

Address: N/A

Phone Number: N/A

Email Address: N/A

Name of land surveyor preparing plat: Luke Miller

Address: 4111 East 60th Street, Davenport, IA

Phone Number: 563-359-1348

Email Address: lmiller@klingner.com

Name of person preparing legal documents: Jennifer Condon

Address: 610 9th Street, Dewitt, IA 52742

Phone Number: 563-659-3294

Email Address: jcondon@gmtel.net

Filing fee included with this application: \$100

The following shall be filed with this application:

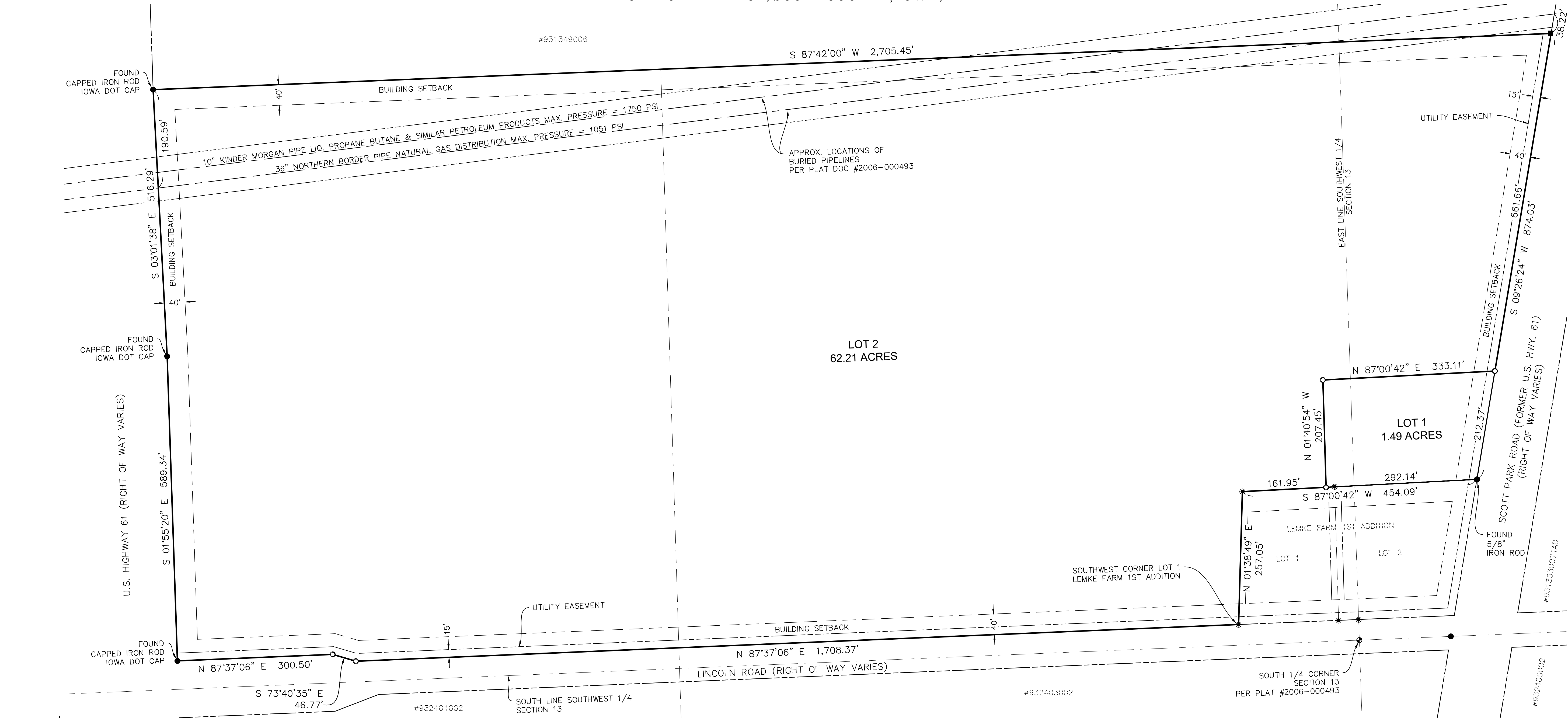
- A. Ten (10) copies of the final replat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings if applicable
- G. Electronic copies can be submitted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

Filing Fee Paid \$ N/A

Date Filed: 5/28/2026

Description: Lot 3, Lemke Farm 1st Addition,
City of Eldridge, Scott County, Iowa
Requestor: Michael Smith
Proprietor: Michael Smith
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

REPLAT
LEMKE FARM 2ND ADDITION
BEING A REPLAT OF LOT 3, LEMKE 1ST ADDITION, PART OF SECTION 13,
TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF ELDRIDGE, SCOTT COUNTY, IOWA,



GENERAL NOTES

THIS LAND IS CURRENTLY ZONED SA - SUBURBAN AGRICULTURE DISTRICT.

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 63.7 ACRES, MORE OR LESS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS SHALL GOVERN.

ALL EASEMENTS CONGRUENT WITH RIGHT OF WAYS ARE WATER, SANITARY, STORM AND UTILITY EASEMENTS.

WATER MAINS, HYDRANTS, AND ASSOCIATED FIXTURES SHALL BE OWNED AND MAINTAINED BY ELDRIDGE ELECTRIC AND WATER UTILITY.

INDIVIDUAL SERVICE LINES, STARTING AT THE MAINS AND EXTENDING TO THE HOMES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER.

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

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.

DRAFT

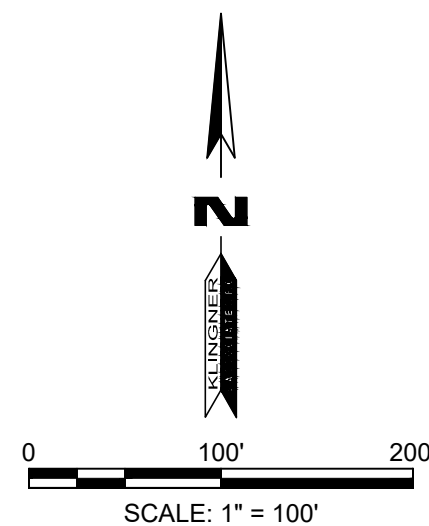
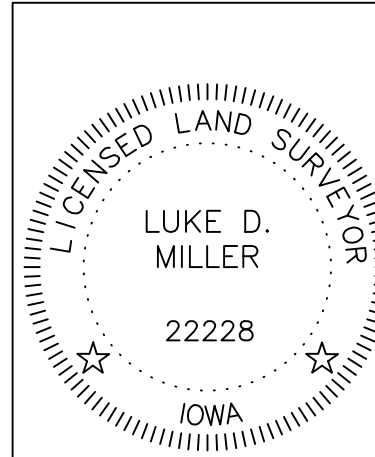
Signature: Luke D. Miller

Date: Reg. No. 22228

My license renewal date is December 31, 2027.

Pages or sheets covered by this seal:

THIS SHEET ONLY.



LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #22228
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND CAPPED IRON ROD #7983
- FOUND MAGNAIL
- RIGHT OF WAY MARKER
- SURVEY BOUNDARY LINE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINES
- BUILDING SETBACK LINE
- GAS LINE
- MEASURED DISTANCE
- RECORD DISTANCE

SURVEYOR/ENGINEER:
LUKE D. MILLER
KLINGNER & ASSOCIATES PC
4111 EAST 60TH STREET
DAVENPORT, IA 52807
563-359-1348

ATTORNEY:
CONDON & CONDON
ATTN: JENNIFER CONDON
610 9TH STREET
DEWITT, IA 52742
563-659-3294

OWNER/DEVELOPER:
MICHAEL SMITH
1548 S. SCOTT PARK ROAD
ELDRIDGE, IA 52048

LEGAL DESCRIPTION:

LOT 3, LEMKE FARM 1ST ADDITION
DOCUMENT NUMBER 2006-000493.

CITY OF ELDRIDGE:

MAYOR DATE

CITY CLERK DATE

PLANNING COMMISSION CHAIRMAN DATE

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

CENTRAL BROADBAND DATE

ELDRIDGE ELECTRIC & WATER DATE

MID-AMERICAN GAS DATE

MID-AMERICAN ELECTRIC DATE

KLINGNER
& ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St.
563.359.1348
www.klingner.com

This document shall not be used for any purpose or project for which it is not intended. Klingner & Associates, P.C. and their Divisions shall be indemnified by the client and held harmless from all claims, damages, liabilities, losses and expenses, including attorney fees and costs arising out of such misuse or reuse of this document. In addition, unauthorized reproduction of this document, in part or as a whole, is prohibited.

REVISION HISTORY

NO.	DESCRIPTION	DATE	APP.
-----	-------------	------	------

PRELIMINARY
NOT FOR
CONSTRUCTION

REPLAT

MICHAEL SMITH
1548 S. SCOTT PARK ROAD
ELDRIDGE, IOWA

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

DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

REPLAT

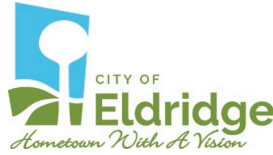
PROJECT NO.

26-6024

6-2-2026

SHEET

1 OF 1



RESOLUTION 2026-29

A Resolution Approving the Final Plat of Eldridge Industrial Park 6th Addition

WHEREAS, the final plat for Eldridge Industrial Park 6th Addition has been submitted by Avery Land & Farming, Inc., owner 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 June 18, 2026, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Eldridge Industrial Park 6th Addition.

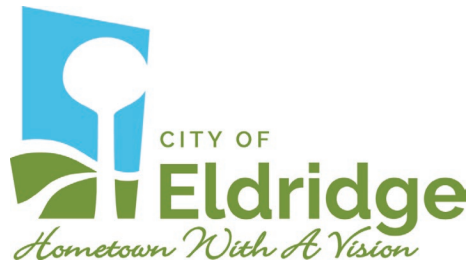
PASSED AND APPROVED THIS 6th DAY OF JULY, 2026.

Attest:

Mayor, Scott Campbell

Deputy City Clerk, Tabbitha Kramer

Blackwell	☐ Yea	/	☐ Nay	/	☐ _____
Ashcraft	☐ Yea	/	☐ Nay	/	☐ _____
LaPlante	☐ Yea	/	☐ Nay	/	☐ _____
Dockery	☐ Yea	/	☐ Nay	/	☐ _____
Iossi	☐ Yea	/	☐ Nay	/	☐ _____



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Final Plat of Eldridge Industrial Park 6th Addition
Date: 7/6/2026

Mayor and City Council,

Please see the attached final plat application and final plat of Eldridge Industrial Park 6th Addition submitted by Avery Land & Farming, Inc. This plat creates a new 2.236 acre parcel.

City staff has reviewed this replat and finds it to be in substantial accordance with city code and is recommending approval.

The Planning and Zoning Commission reviewed this plat at their meeting on June 18, 2026. The commission recommended that a 10' Utility Easement be added on the northern border of Lot 2 and that note #9 be changed to reflect the correct zoning of I-2 General Industrial district and vote unanimously to recommend approval with these changes. These changes have been made.

This new lot will be located north of White Cap and south of EMJ on N. 16th Ave.:



Mayor Scott Campbell Councilmember Jeff Ashcraft Councilmember Adrian Blackwell
Councilmember Brian Dockery Councilmember Scott LaPlante Councilmember Ryan Iossi



Final Plat Application - City of Eldridge

Name of Subdivision: Eldridge Industrial Park 6th Addition

Number of lots in subdivision: 2

Current Zoning: I-2 General Industrial

Who should be contacted regarding this plat: Kevin Cox of Townsend Engineering

Phone Number: 563-386-4236

Email Address: kevin@townsendengineering.net

Name of Developer: Avery Land & Farming, LLC

Developer's contact: Dave Meier

Address: 755 W. Iowa 80 Rd., Walcott, IA 52773

Phone Number: 563-468-5236 or 563-343-1945

Email Address: dave.meier@iowa80group.com

Name of Engineer preparing construction drawings: Chris Townsend of Townsend Engineering

Address: 2224 E. 12th St., Davenport, IA 52803

Phone Number: 563-386-4236

Email Address: chris@townsendengineering.net

Name of land surveyor preparing plat: Jerry Rogers of Townsend Engineering

Address: 2224 E. 12th St., Davenport, IA 52803

Phone Number: 563-386-4236

Email Address: _____

Name of person preparing legal documents: TBD

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 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: 5/14/2026

FINAL PLAT
ELDRIDGE INDUSTRIAL PARK 6TH ADDITION

TO THE CITY OF ELDRIDGE, PART OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M.,
SCOTT COUNTY, IOWA.

APPROVED BY:
CITY OF ELDRIDGE, IOWA

BY: _____
DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____

DATE: _____
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

DATE: _____
CITY OF ELDRIDGE
ELECTRIC & WATER UTILITY

DATE: _____
CENTRAL BROADBAND

DATE: _____
MEDIACOM

LOT 1,
ELDRIDGE
INDUSTRIAL
PARK 5TH
ADDITION

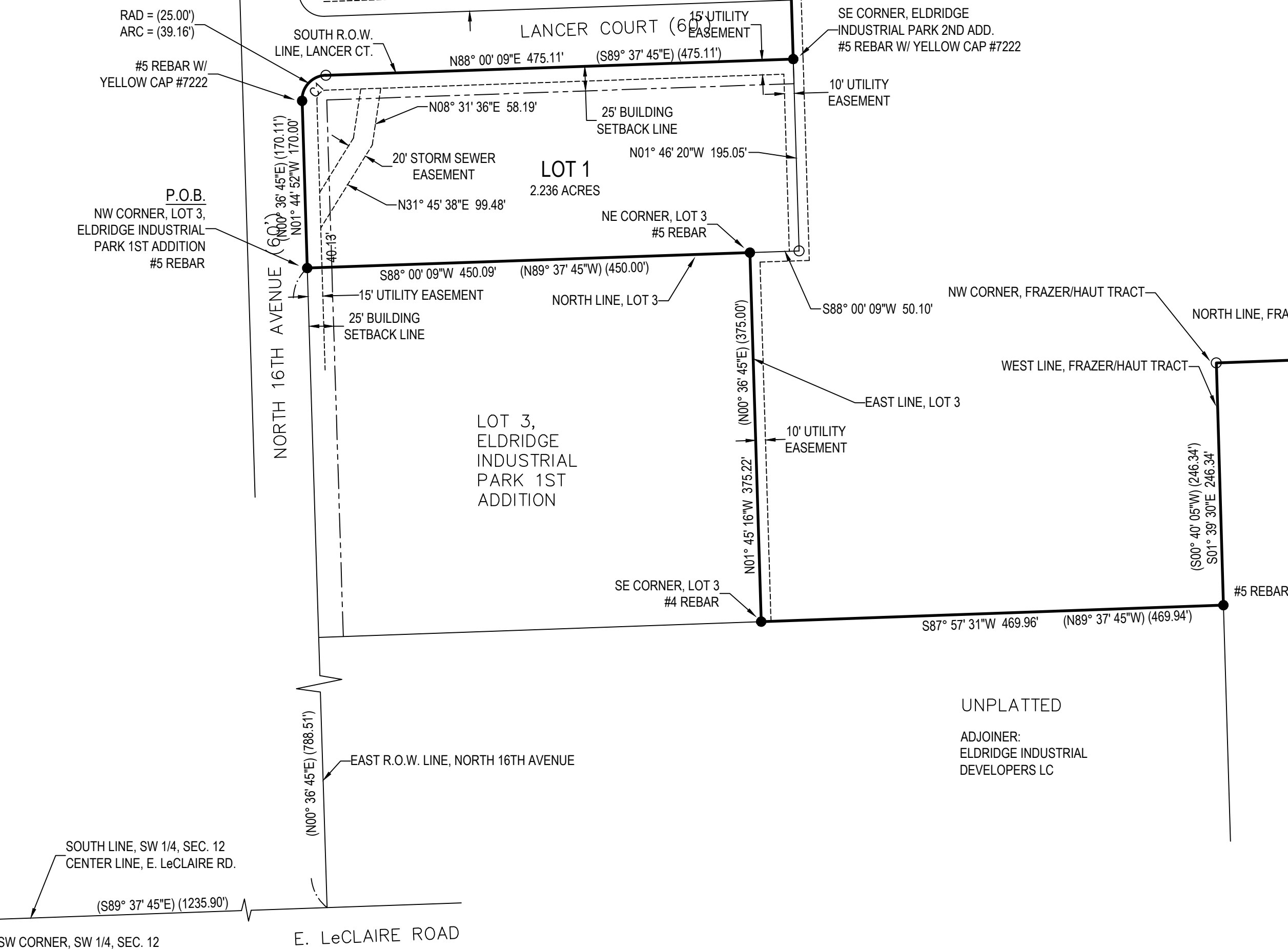
LEONARD CT. (60')

LOT 2
45.074 ACRES

LOT 1,
ELDRIDGE
INDUSTRIAL
PARK 2ND
ADDITION

Curve Table				
#	Arc	Radius	Delta	Chord
C1	39.42'	25.00'	090°20'30"	35.46'

Curve Table				
#	Arc	Radius	Delta	Chord
C1	39.42'	25.00'	090°20'30"	35.46'



- NOTES
- ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF ELDRIDGE.
 - SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME WHEN REQUESTED BY CITY.
 - ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE.
 - AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
 - BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
 - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
 - ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 - NO PART OF THE SUBDIVISION LIES WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #19163C0215G, EFFECTIVE DATE MARCH 23, 2021.
 - PROPERTY IS ZONED I-2, GENERAL INDUSTRIAL DISTRICT.

PLAT INFORMATION

- Area of Subdivision -
Total: 47.310 Acres ± 2,060,850 S.F.±
- Owner:
Avery Land & Farming, LLC
515 W. Sterling Rd.
PO Box 639
Walcott, Iowa 52773
- Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Engineer
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:
Terry Giebelstein
Lane & Waterman LLP
220 N Main Street, Suite 600
Davenport, Ia 52801
Ph: 563-324-3246

UNPLATTED
ADJOINER:
EARL & DOROTHY
KUHL REVOC TRUST

LOT 2, KUHL'S 4TH
ADDITION
ADJOINER:
EARL & DOROTHY
KUHL REVOC TRUST

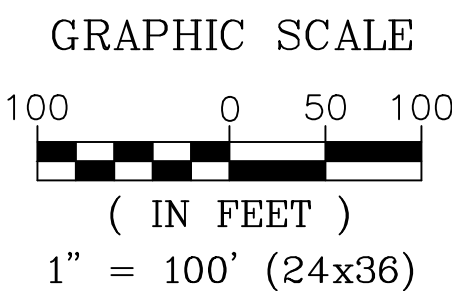
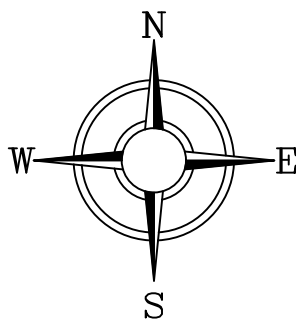
LOT 1, KUHL'S
4TH ADDITION
ADJOINER:
I-1 RENTAL LLC

LOT 1, KUHL'S
1ST ADDITION
ADJOINER:
I-1 RENTAL LLC

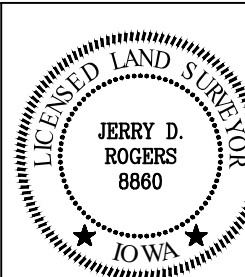
UNPLATTED
ADJOINER:
I-1 RENTAL LLC

UNPLATTED
ADJOINER:
ELDRIDGE INDUSTRIAL
DEVELOPERS LC

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE = ————
FENCE LINE = ————
EASEMENT LINE = ————
SETBACK LINE = ————
SECTION LINE = ————



THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, 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.

JERRY D. ROGERS _____ Date
Iowa License Number: 8860
My license renewal date is December 31, 2027
Pages or sheets covered by this seal: 1

TOWNSEND
ENGINEERING
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE:
5/7/2026

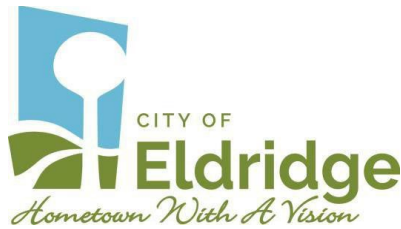
DRAWN BY:
KLC
CHECKED BY:
JDR
LOCATION:
S:\J-80 TRUCKSTOP\LANCER CT.

REVISIONS:		DATE
NO.		6/11/2026

PROJECT
FINAL PLAT
ELDRIDGE INDUSTRIAL
PARK 6TH ADDITION
ELDRIDGE, IOWA

DEVELOPER
DAVE MEIER
755 W. IOWA STREET
WALCOTT, IOWA

SHEET NO.
1
OF
1



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 6/16/2026, at Eldridge City Hall.

The board members present were Michael Bristley, Jeff Hedrington, Jeff Hamilton, Abby Petersen, and Mark Goodding. Also present were Gage Lane, Collin Wilson, Sade Wagner, Cegan Long, Nevada Lemke, Ryan Iossi, Scott Campbell, Mary Egger, Monica Delapaz, Scott Hinton, and Ben Keith.

Public Comment – None

Hedrington made motion to approve the agenda. Second by Goodding. All Ayes. Motion carried.

Hamilton made motion to Approve the Utility Board Minutes from June 2nd, 2026. Second by Petersen. All Ayes. Motion carried.

Presentation from Iowa American Water was given to the Board.

Discussion on Iowa American Water Proposal was had no motion was made.

Financial & Administrative

Petersen made motion to Approve Bills Payable in the amount of \$114,887.67. Second by Hamilton. All Ayes. Motion carried.

Hedrington made motion to approve the Proposal from VanWert for AMI metering. Second by Hamilton. All Ayes. Motion carried.

Hedrington made motion to approve Resolution 2026-06 Setting Salaries of Employees of Eldridge Electric and Water. Second by Goodding. ROLL CALL- Petersen (AYE) Goodding (AYE) Hedrington (AYE) Hamilton (AYE) Bristley (AYE) Motion Carried.

Department Update- None

Electric Department

Outages- A power blink was reported at 11:57 a.m. on June 16, 2026, by a customer at 305 N. 3rd Street. Crews investigated the outage and found a blown fuse near 313 N. 5th Street. The line was walked out, and no obvious cause for the blown fuse was identified. The line was re-fused, and power was restored by 12:25 p.m.

Petersen made motion to Approve the IAMU Mutual Aid Agreement. Second by Hamilton. All Ayes. Motion carried.

Hedrington made motion to Approve the Market Services Agreement. Second by Goodding. All Ayes. Motion carried.

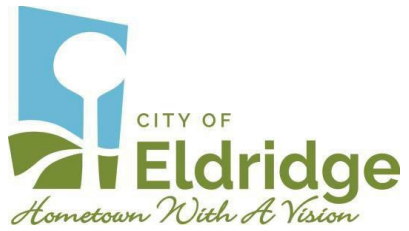
Department Update – Crew has been completing pole change outs, and new service installs. IUC corrections needed to be made from the on-site inspection has been completed and ready to be filed.

Water Department

Water Main Breaks- None

Water Test Results- Back Tee's came back good, Long is going to reach out for the fluoride.

Department Update – The transition to the lower voltage system was completed approximately one and a half weeks ago. The work was completed over Thursday and Friday. The Iowa Department of Natural Resources (DNR) is expected to schedule an inspection of the completed project. Field representatives have indicated they would like to review the new setup once construction is finalized. Aaron may be reaching out soon to coordinate the inspection and review the new enclosures and tanks. Tanner has been serving as the Operator in Charge while Long has been out and has been overseeing day-to-day operations during this time. In addition to the project work, staff have continued to perform utility locates, meter swaps, and routine system maintenance.



Petersen Made Motion for Adjournment at 6:43pm. Second By Hamilton. All Ayes.

Respectfully submitted,
Gage Lane
Utility Billing Clerk



**Eldridge Board of Adjustment
June 18, 2026, 5:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubaauer at 5:00 p.m. at Eldridge City Hall on June 18, 2026. Board members present were Karl Donaubaauer, Dean Ferguson, Paul Hayungs and Eric Gruenhagen. Bob Kuehl was absent. Also present were Jeff Martens, Brian Dockery, Allison Wright, Ashley Atkins, Rich Thiede, Kyle Thiede, Jason Foust, Bob Zalloway, Bill Raap, Cindy Raap, Joy Bush, Brian Bush, Michael Bristly and Ron Iossi.

Ron Iossi presented Karl Donaubaauer with a petition in opposition to Atkins request signed by 15 residents on Muhs Circle (attached).

The minutes from the meeting on April 2, 2025, were presented for approval. A motion was made by Hayungs to approve the minutes, seconded by Gruenhagen. Motion carried 4-0 by voice vote.

Donaubaauer reviewed the ground rules for Public Hearings with those present. Hayungs motion to open the public hearing and Ferguson seconded it. Motion carried 4-0. Donaubaauer called the Public Hearing to order at 5:01 p.m. and asked Martens to present an overview of the request.

Martens stated that Ms. Atkins has submitted a variance application to vary the concrete approach and all-weather surface driveway requirement for her newly constructed home at 880 S. 1st Street and the application states that this is due to pending litigation against the deed holder of 850 S. 1st Street. There was also a screen shot submitted of the property.

Donaubaauer asked Atkins if she had anything to add and she stated she wasn't really sure why she was here and that it was an administrative requirement. She handed out a packet of information that she requested to be added to the record of the meeting (attached) and then read that information to the board. She then asked Donaubaauer to let her know what to do to get a certificate of occupancy. Martens stated that the reason we are here tonight was because Atkins requested a variance to the requirements for all-weather surface driveway and concrete approach and Atkins said that she was not requesting that variance at all. Martens stated that was what her application stated and that was what was posted on the agenda. He said that was the only thing that the board could make a ruling on because that was what was noticed to the public because that was what Atkins put on her application. Atkins stated she was not here to get a variance she was here to get a certificate of occupancy. Atkins wanted to know what the administration wanted her to do to get a certificate of occupancy that was currently being withheld. Martens stated that he had sent Atkins and her contractor an email prior to the application being submitted to the BOA letting them know that the only remaining requirements were a concrete approach, an all-weather surface driveway and vegetation. Atkins replied exactly, would you put in writing where you would like us to put that all-weather surface.

Eric Gruenhagen

Karl Donaubaauer
Dean Ferguson

Paul Hayungs
Bob Kuehl

Martens referred to the approved plan in the agenda packet and stated that this is where the approved plan shows it would go. Atkins then referred to a plan she brought with her from 2021 that showed the ag building connecting to the access easement. Martens stated he wasn't here in 2021. Atkins stated that was the approved site plan for the ag building. Donaubauber asked about the site plan for the house and said Atkins had a site plan connecting directly from her house to S. 1st Street. Foust stated they were forced to do that because [Martens] would not issue a permit based upon the previous plan that they had turned in in 2021. He said [Martens] stated that plan was never approved but the building was permitted and closed without an approved site plan. He said [Martens] wouldn't approve a permit based on that plot plan and made them change it to get a permit and that was fine because he was willing to do whatever was required. Foust stated what wasn't fair was that since the access easement is in litigation the City is going to force [Atkins] to pay \$20,000 to put in a hard-surface driveway when after litigation she could win the right to use that access easement. And then she would have a \$20,000 driveway that is no longer necessary. Foust said he would put in a driveway from 1st Street to wherever his problem is doing it if they have the right to use the access easement. Wright stated that for the purposes of tonight there is an application for a variance and that is the only issue that was properly noticed up that can be decided so litigating private property dispute, she gets what Foust is saying, but there is no outcome where [the board] is going to give them a ruling on something that is currently in litigation and a judge will give them a ruling. Atkins stated that the City can't withhold occupancy based on a civil issue either. Foust stated [Martens] told them they had to submit a variance request for temporary occupancy so that's why they are here. Martens stated that yes, he did say to request temporary occupancy from this board and that is not what the application said. Atkins stated she reached out to Martens and told him this doesn't make sense because it doesn't meet the requirements for a variance. Atkins stated that the City has her in an administrative headlock and that two years ago she was in front of this board and Donaubauber instructed Martens not to get involved because this was a civil issue. Atkins stated she has had building permits denied for two years because of this access easement. She stated Martens would only approve a site plan that connected to 1st Street. She stated her driveway and the Muhs Circle driveway don't meet city or state requirements. She said this is five years that she has been dealing with this. She stated Donaubauber told her at the last meeting that it wasn't for this administration to hold up previous plot plans and he signed that plot plan. She said that Donaubauber knows there is a due process to take away or change plot plans. Atkins referenced state code she showed Martens two years ago, 354.19 she believed, and Martens still denied a building permit. Atkins stated they issued the plot plan just showing S. 1st Street and that was the plot plan Martens was referencing now. Foust stated he was just here because he wants occupancy was told to request a variance on a hard-weather surface driveway. He said they want to get Ashley into the house and this has been delayed and the house has been done for 36 days. Foust said he has been building houses for 25 years and has seen people move into houses with far more needing to be done than [Atkins] house. He said if this board can grant her temporary occupancy but won't because that wasn't on the sheet that seems ticky-tacky to him. He said he wants to get [Atkins] into her house and they will do whatever needs to be done after litigation is done. Aktins said or tell me to put in a driveway from the house to the access easement based on all the legal documents she has presented that night. Unknown person from audience asked if there any notice provided to Atkins that she might not get an occupancy certificate when she got her building permit? Martens stated that Atkins was told that a concrete approach and all-weather surface were required prior to building the house. Wright stated that it is also in the approved plans. Person in audience asked if it was stated where that driveway was supposed to go to. Martens said no that is what the site plan is for. Atkins then referred to the previous 2021 site plan again. Martens stated he wasn't working here then and doesn't know if that site plan was approved or

not. Atkins stated that it permits were issued so it was approved. Donaubauer stated they can take comments from proponents of the request. Atkins stated to her neighbors that she is not trying to forgo hard-weather surface requirements she was trying to put one per plot plan and legal documents. That was why she located the shop where it was to cut down on costs. She said it would be a financial burden to put a hard-weather surface all the way to first street. She said if that requirement had been identified prior to the shop going up it might be a different story. She said it is clear by the legal documents that lot 1 and 2 were to share the access easement. Atkins stated she needs to know what needs to happen to move forward and Foust stated she just wants to be able to move into the home she built. Wright asked if the pending litigation was specifically for if Atkins has a legal right to use the access easement. Both Atkins and Foust said that was correct. A member of the audience said he questions if there is even an access easement there. Wright said that was for the court to decide. Wright said this board will not litigate that and the City will not make a decision on that. She said it is well disputed and in litigation. To the point that you are saying you were forced to submit a new site plan that was approved that was not the only alternative you could have engaged in litigation at that time and established your legal rights and presented that to the City. Wright said that did not happen. There has been no judge that has made that decision, and the City is not going to stand has the judge and the jury in private property interests or rights. She stated there are requirements for site plans and [Atkins] met them, her plan has been approved more recently, even if the previous plan had been approved the most recently approved site plan will govern. That is the governing document so when you submitted those again that is just the law. Atkins stated that she has many documents from Martens over the last two years and no less than six building permit denials and Martens strongarmed her into taking the easement off. She said Martens has seen all of the documents she presented tonight and said no. People talked over each other. Atkins stated that Iowa state code and city code states that you are not to be involved in private deeds and covenants. Martens stated that the code that Atkins is referencing also states that the City will not enforce private deeds and covenants. Wright stated that this is not a question-and-answer format this meeting is for Atkins to establish that she has met the requirements of 15.06 and we need to stick to the requirements of the hearing. Atkins stated that she doesn't meet those requirements. Wright said that sounds like a very easy decision then and that if Atkins has nothing further to state then the board has no other option than to deny her variance. People spoke over each other. Donaubauer said they will finish up with proponents of the request and then they will get to opponents of the request. Foust stated the old farmhouse on Muhs Circle submitted a plot plan to the access easement that was approved. He said he doesn't know what changed between Atkins 2021 plot plan and the 2018 plot plan for that house. He said there was a gravel approach from 1st Street to this house for many years. The City just sent them a letter and made them update it. Martens stated that it is his understanding the certificate of occupancy was issued for that house the same way Atkins was able to build her pole building and after that happened the dispute about the access easement came up. He said that Bristley had hired a lawyer and that lawyer came to the City and pointed out that something had not been recorded properly to identify the access easement. Martens said that he was advised that until there was court ruling on it not to proceed and that's where he is as a staff member. Gruenhagen called for a point of order. He said the proceedings were for a variance and there were a lot of clouds being cast they didn't have the power to rule on it. He said much of this issue was being litigated and the application was for a variance. What the Jones did or anyone else did is neither here nor there. He said his point of order was to stick to the topic at hand. Donaubauer said he was correct. Donaubauer called for opponents to speak and Bristley said he would not speak to the litigation but there was a plot plan submitted and a variance and he thinks that is what the board is here to consider. He said the next trial date was February 28, 2027, regarding this issue. Atkins quoted state code she said applied to the

litigation and said she sent this code to Martens and said there are illegally recorded documents. Rich Thiede said he formerly lived in Eldridge and spoke on behalf of Atkins. He asked the board to honor the predecessors of Eldridge, and he questioned is there even an easement. He said people should be good neighbors and work together. Joy Bush said they live in 151 Muhs Circle and thought they had an easement and when they found out that easement was not in effect they talked to Colin the builder and got a verbal commitment but didn't get anything in writing. When they found that out as homeowners were required to put in a driveway so they could have access off first three years ago and the approach to first they just put in. They thought in needed to be blacktop so didn't put it in when they put in the driveway, but when they got the letter from the City they put it in right away. She said she feels everyone in the City should be held to the same standards and there shouldn't be exceptions made for one property owner over another. Brian Bush said the gravel easement he understood was grandfathered in due to the age of the property but wanted to know if you connect to it if it would require a hard surface. He said it should be required back to where Atkins wants to attach to it. J. Bush addressed Atkins and said she had five years to figure this out. Donaubauer said it is in court and outside the scope of the City of Eldridge. Iossi it seemed if this went any farther this would just create more friction in the neighborhood. He said the board has already decided that as a board they can't approve the request, at least that is what the legal counsel has said. He said that he felt the developer and realtor were responsible for the issues with Atkins and Bush's properties. He feels they are responsible for this entire thing. He said the developer had an agreement with a prior owner that was never put into law. He said he thinks they should be paying for everything the city is now requiring. He said Atkins submitted a plan in 2025 and was ready willing and able to build a driveway and now she is going to renege and try to use the lane to save some money. He said he understands that but goes back to the deception of the developer. Atkins asked what she is supposed to do now and Wright said she doesn't think the Board of Adjustments will be giving that direction. Donaubauer agreed he said they need to deal with the item on the agenda.

Gruenhagen made a motion to close the public hearing and Hayungs seconded. Motion carried 4-0. Donaubauer closed the Public Hearing at 5:40 p.m.

Gruenhagen commented that the law said there has to be an all-weather surface and the courts need to figure out rest. Donaubauer said that requirements for Standards for Variances in 15.06 were pretty clear that it has to be a hardship opposed in an inconvenience and that it can't have been created by the wording in the ordinance. If we were to approve the variance, we have no idea how this is going to play out in court. Atkins asked if the board had the authority to forego a hard-weather surface in the interim of litigation. Donabauer said that was outside the scope of the board. Wright said the board had the authority to provide a variance from the all-weather surface requirement if all the requirements for a variance are established. Hayungs commented that the board is only able to grant a variance if a hardship has been determined to be had and a court date is not a hardship and there is not a limited use to this property. Having to put in a hard surface driveway on her own property does not limit the use of the property. It is just a cost and a cost is not a hardship.

Hayungs made a motion to deny the variance. Ferguson seconded. All ayes by roll call vote.

Motion to adjourn by Hayungs at 5:46 p.m. Second by Gruenhagen. Motion carried.

Respectfully submitted,

Eric Gruenhagen

Karl Donaubauer
Dean Ferguson

Paul Hayungs
Bob Kuehl

Jeff Martens
Assistant City Administrator

Eric Gruenhagen

Karl Donaubauer
Dean Ferguson

Paul Hayungs
Bob Kuehl

June 14, 2026

To: City of Eldridge Iowa Board of Adjustment

Re: 880 S. 1st St. Variance Request

We, the undersigned property owners within 200 feet of the subject property are hereby against any approval of the request by Ashley Atkins for this variance. We request that this board deny her request based upon the following reasons.

1. Other property owners affected by the very same conditions created by the developer have already complied with the City of Eldridge's request to meet city code by installing an all-weather surface driveway. Therefore we believe there is no valid reason that Ms. Atkins should be given preferential treatment for the same request.
2. Previous to this request, Ms. Atkins requested & received a variance for building a storage building/garage prior to constructing a residence. She has shown no respect for the City of Eldridge & has purposely abused the privileges given to her by the city. There is no justification for her to be given exceptions to the city codes that other citizens willingly comply with.
3. She should have been aware of this requirement through her general contractor prior to building her home & should have planned for this all-weather driveway.

The undersigned neighbors agree with & support this request to deny the variance request by Ashley Atkins:

NAME

ADDRESS

Ron Loran

134 Muhs Circle

Dan Van Veen

134 Muhs Circle

Brad Van Ruyven

137 Muhs Circle

Bob Zaklitz

135 Muhs Cir.

GERALD DENIBARTLAERE

141 MUHS CIRCLE

Michael Schepitshen

143 Muhs Circle

Danny McLaughlin

145 Muhs Circle

Richard Pratt

147 Muhs Circle

Martha Pratt

147 Muhs Cir

Carl Schero

135 Muhs Cir.

NAME

Dim Scherz

Cindy Rapp

Wendy Rapp

8/27/21

Jay Bush

ADDRESS

135 MUHS CIRCLE, ELDRIDGE

149 Muhs Circle Eldridge

149 Muhs Circle Eldridge

151 Muhs Circle

151 Muhs Circle

Matt Van Waus

From: "Matt Van Waus" <mvanwaus@netins.net>
To: "Dave Meyer" <dmeyervmce@netexpress.net>
Sent: Wednesday, March 28, 2007 9:49 AM
Subject: Sheedy 1st Addition

Dave,

We have received materials for the above and I have now had a chance to glance through these materials. I noticed that you are referring to the area to the south of Sheedy 1st as Townsend Farm Phase II, L.C. It is my understanding that this area is actually Townsend Farm Phase III, L.C. (at least that is what the preliminary plat shows for the area). I suppose it is not a huge deal for the final plat and zoning plat, however I would think that it is a big deal on the legal description. If you do decide to make these corrections and resubmit in the near future, I have noticed a few items on the final plat that you may want to change while you are at it.

1. It was my understanding that Ron wants to hook up to city sewer and water in the future. If this is the case, a sanitary sewer/utility easement needs to be provided through lot 2 so that he can hook on to existing sanitary sewer (to the northwest) from lot 1 in the future. If this is not the case, then by code a perc test will need to be completed and a copy of the results sent to the city before the final plat is approved.
2. The city has required 50' of ROW (100' total) for S. 1st Street in the past, as it is classified as a major thoroughfare. Please make this change. The front yard setback can stay at 90' from the CL of 1st (50' of ROW + the 40' setback requirement in a SA District—comes out to be the same distance in both cases).
3. The final plat will most likely be approved and possibly recorded before the rezoning is approved. As you know, the rezoning is an ordinance change and will need to be approved on three separate occasions by the city council. Therefore, you will want to list the zoning on the final plat as it exists presently (SA and C-3) or state something like there is a rezoning pending for 3.86 acres of the final plat from C-3 to SA etc...
4. As you are well aware, our engineer, several members of the commission and city council have always been in favor of minimizing the number of access points to major streets. Therefore, a small portion the 40' of frontage for lot 2 should probably be made into a SHARED access easement for both lot 1 and lot 2. I am fairly sure that Ron is in favor of doing this at this time as well.

If you do resubmit materials, I need only 1 copy of the zoning plat, 1 copy of the revised legal description for the rezoning, 1 copy of the 11 X 17 final plat, and 4 large copies of the final plat (not 10).

Thanks a lot Dave.

—
Matt Van Waus
Assistant City Administrator
Eldridge, IA
563-285-4841
mvanwaus@netins.net

3/28/2007

Plan and Zone Commission Minutes

Meeting Date: April 19, 2007—6:30 p.m.

The Eldridge Plan and Zone Commission met in open session at 6:30 p.m., April 19, 2007. Present were Bob Bainter, John Higgins, Karl Donaubauer, Terry Harbour, Craig Herman, Duane Miller and John Karnstedt. Also present was Matt Van Waus.

The minutes from August 17, 2006 were presented for approval. Miller made a motion to approve the minutes as presented, second by Higgins. Motion was approved unanimously by voice vote.

The first item on the agenda was consideration of approval of Steffe's Addition Final Plat. The proposed subdivision is located at 400 S. Scott Park Road. The area of platting contains 3.20 acres more or less. Van Waus reviewed the staff report and summarized some of the changes that had been made to the final plat. Van Waus recommended that the revised final plat be approved as presented to the commission. Karnstedt made a motion to approve the final plat, second by Bainter. Motion was approved by unanimous voice vote.

At 6:44 p.m., Chairman Donaubauer opened a public hearing to discuss a rezoning request submitted by Ron and Mary Sheedy. The area to be rezoned contains 3.86 acres more or less. The property is located at 850 S. 1st Street. The Sheedy's have requested that the land be rezoned from C-3 General Commercial District to SA Suburban Agricultural District. Van Waus summarized the staff report. There were a few general questions asked regarding the specifics of the rezoning and some brief discussion among commission members. Bainter and Miller had some concern and sought clarification regarding potential agricultural use. Van Waus referred to the staff report and to the individual circumstances of the rezoning request. Van Waus also made reference to the current zoning of the western 2/3 of the Sheedy property and to other adjacent and non-adjacent areas.

Donaubauer closed the public hearing at 6:52 p.m. Commission members continued to discuss the rezoning request for a few minutes. Karnstedt made a motion to approve the rezoning request, second by Miller. Motion was approved by unanimous voice vote.

The last item on the agenda was consideration of approval of Sheedy 1st Addition Final Plat. The proposed subdivision is located at 850 S. 1st Street. The proposed subdivision contains 2 lots and area of platting is 7.36 acres more or less. Single-family residential use is planned for both lots. Van Waus reviewed the staff report and informed the commission of some of the circumstances surrounding the reason for the rezoning and platting of the property. Miller made a motion to approve the final plat as presented to the commission, second by Karnstedt. Motion was approved by unanimous voice vote.

Being no further business, Miller made a motion to adjourn, second by Karnstedt. Meeting adjourned at 7:07 p.m.

Respectfully submitted,


Matt Van Waus
Assistant City Administrator

Eldridge City Council
May 7, 2007
7:00 P.M.

STAFF REPORT

II. Final Plat Approval- Sheedy's Addition
Petitioner: Ron and Mary Sheedy

Background: Ron and Mary Sheedy are requesting **final plat approval** for Sheedy's 1st Addition. The property is located at 850 S. 1st Street and the area of platting contains 7.36 acres.

Notes/Conditions of approval:

1. The Sheedy's plan on building a new home on lot 1 in the future when they return to Eldridge. Utility easements have been provided that will allow a future connection to city sewer. Ron and Mary also desire to hook up to city water in the future (located along S. 1st Street).
2. Access to both lots will be allowed within the common/shared access easement shown on the plat.

 **Planning and Zoning Commission Recommendation:** The engineering firm preparing the final plat has addressed our concerns and made revisions to the plat as requested. The Plan and Zone Commission voted unanimously to approve the final plat on April 19, 2007.

RESOLUTION # 07- 06

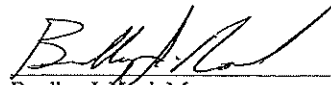
CERTIFICATE OF MAYOR AND CITY CLERK

We, Bradley J. Noel, Mayor and Denise M. Benson, City Clerk, of the City of Eldridge, Iowa, do hereby certify that the following Resolution was adopted by the City Council of the City of Eldridge, Iowa, at a meeting held on the 7 day of May, 2007.

RESOLVED, by the City Council of the City of Eldridge, Iowa, that the Final Plat of SHEEDY 1st ADDITION to the City of Eldridge, Iowa, being a part of the Southwest Quarter of Section 14, Township 79 North, Range 3 East of the Fifth Principal Meridian, Scott County, Iowa, as filed with the Clerk by Ronald L. Sheedy and Mary T. Sheedy, husband and wife, owners of said real estate, be and the same is hereby approved and accepted; and further, that the City Council of the City of Eldridge, Iowa, does hereby accept the dedication of those portions shown on said Plat as being dedicated to the City of Eldridge for street or other purposes, if any; and the Mayor and City Clerk of said City be, and they are hereby authorized and directed to certify the adoption of this Resolution of the said Plat as required by law.

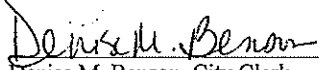
WITNESS our hands at Eldridge, Iowa, and the Seal of City of Eldridge, Iowa, on this 7 day of May, 2007.

By:


Bradley J. Noel, Mayor

ATTEST:

(City Seal)


Denise M. Benson, City Clerk

The City Council of Eldridge, Iowa met in open session at 7:00 p.m., May 7, 2007. Roll call showed Mayor Brad Noel: Council members Steve Mohr, Marty O'Boyle, Jim Curtis, Steve Puls and Brian Wood. Also present were: Kelley Rose, Angel Adams, Kaitlyn Potter, Ashley Oerman, Elly Daley, Karen Bernick, Cory Hankemeier, Craig Curtis, Harri Hyrsky, Jorgen Baumgarter, Andrew Briggs, Aaron Lecander, Eric Holland, Heather Link, Shilow Guywacheski, Barb Geerts, John Dowd and Denise Benson.

Agenda -- Motion by Curtis to approve the agenda, second by Mohr. Motion approved unanimously by voice vote.

Public Comment -- none

Mayor's Agenda

- A. Consideration of approval of the minutes from April 16, 2007. Motion by Mohr to approve the minutes as written, second by Puls. Motion approved unanimously by voice vote.
- B. Consideration of approval of bills payable in the amount of \$220,065.00. Motion by Puls to approve the bills, second by Wood. Motion approved unanimously by voice vote.
- C. Consideration of approval of the renewal of Class B beer license and Sunday sales permit for Rudy's Tacos. Motion by Curtis to approve the renewal under new ownership, second by Wood. Motion approved unanimously by voice vote.

Old Business -

- A. The council discussed a revised capital improvement plan. The revised capital improvement plan will be voted on at the next meeting.

New Business -

- A. Consideration of authorizing proceeding with possible purchase of NS Fitness Center. Karen Bernick was present to give the council a list of 334 names of people who use the fitness center and she hopes the city will consider the purchase. After much discussion it was unanimously by the council to proceed with the possible purchase of the fitness center. Motion by Mohr to proceed, second by O'Boyle. Motion approved with 5 ayes, no nays. Motion carried.
- B. A public hearing was opened at 7:39 on the rezoning of a portion of the SW ¼ of Section 14, T79N, R3E of the 5th PM containing 3.86 acres MOL from C-3 General Commercial to SA Suburban Agricultural. No written or oral comments were received. Motion by Mohr to close the public hearing at 7:40, second by Wood. Motion approved unanimously by voice vote.
- C. Consideration of approval of first reading of Ordinance 07-01 rezoning a portion of the SW ¼ of Section 14, T79N, R3E of the 5th PM containing 3.86 acres MOL from C-3 General Commercial to SA Suburban Agricultural. Motion by Curtis to approve the first reading, second by Puls. Roll call vote showed Mohr, Wood, Curtis, Puls and O'Boyle voting aye, no nays. Motion carried.
- D. Consideration of approval of Resolution 07-06 approving the final plat of Sheedy's 1st Addition. Motion by Puls to approve the resolution, second by Curtis. Roll call vote showed Mohr, Wood, Curtis, Puls and O'Boyle voting aye, no nays. Motion carried.
- E. Consideration of approval of Resolution 07-07 approving the final plat of Steffe's Addition. Motion by O'Boyle to approve the resolution, second by Puls. Roll call vote showed Mohr, Wood, Curtis, Puls and O'Boyle voting aye, no nays. Motion carried.
- F. Consideration of approval of Resolution 07-08 accepting an offer to remove rails and ties from N. 1st Street to Iowa Street. Motion by Mohr to approve the resolution, second by Curtis. Roll call vote showed Mohr, Wood, Curtis, Puls and O'Boyle voting aye, no nays. Motion carried.
- G. Consideration of approval of convening in closed session to discuss the purchase of real estate per Chapter 21.5j of the code of Iowa. Motion by Mohr to go into closed session at 8:17 P.M., second by O'Boyle. Roll call vote showed Mohr, Wood, Curtis, Puls and O'Boyle voting aye, no nays. Motion carried.
- H. Reconvene in open session at 8:46 p.m.; the council did not act on anything discussed in closed session.

Activity Reports -

City Administrator - working on budget amendment and public hearing.

City Clerk - routine business, did receive nomination papers for council members if anyone is interested.

Committee Reports - Puls reported on the park board. Someone approached the park board about a flag football program; the park board approved the program. The sod was put down at Elmegreen Park today. Tile should be at Crandall Park this week. The two ASA tournaments at Sheridan Meadows went well.

Motion by Wood, second by Curtis, to adjourn the meeting. Motion approved unanimously by voice vote. Meeting adjourned at 8:46 p.m.

Bradley J. Noel
Mayor

Denise M. Benson
City Clerk

DAVID L. MEYER 4111 EAST 60TH STREET DAVENPORT, IOWA 52807 (563)359-1348

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FINAL PLAT CERTIFICATE

I, David L. Meyer of Verbeke-Meyer Consulting Engineers, P.C., hereby certify that I am a Licensed Land Surveyor, licensed in compliance with the laws of the State of Iowa; that this plat of SHEEDY FIRST ADDITION to the City of Eldridge, Iowa, correctly represents a survey completed by me on March 27, 2007; that all the pins shown thereon will exist as required by the Code of Iowa within 30 days after the completion of the required improvements and that their location, size, type and materials are accurately shown; and that the metes and bounds description of said addition is as follows:

Part of the Southwest Quarter of Section 14, Township 79 North, Range 3 East of the 5th P.M., Eldridge, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Southwest Quarter of said Section 14; thence South 89°-57'-35" East 1319.16 feet along the north line of Townsend Farm First Addition to the City of Eldridge, Iowa, to the northeast corner of said Townsend Farm First Addition; thence South 00°-04'-20" West 865.09 feet along the east line of said Townsend Farm First Addition and along the east line of Townsend Farm Sixth Addition to the City of Eldridge, Iowa, to the southeast corner of said Townsend Farm Sixth Addition, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 00°-04'-20" West 134.31 feet along the west line of Lot 5 of Muhs' Second Addition to the City of Eldridge, Iowa, to the southwest corner of said Lot 5;

thence North 89°-44'-55" East 729.50 feet along the south line, and south line extended easterly, of said Lot 5 to a point on the centerline of South First Street as now established in the City of Eldridge, Iowa;

thence South 08°-49'-15" East 201.29 feet along the centerline of said South First Street to the northeast corner of a tract of land conveyed to Townsend Farm Phase II, L.C. by Quit Claim Deed recorded as Document Number 2005-37958, said tract also shown on a plat of survey recorded as Document Number 2005-35519, all in the Office of the Recorder of Scott County, Iowa;

thence South 89°-44'-25" West 599.06 feet along the north line of said Townsend Farm Phase II, L.C. tract;

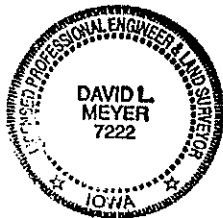
thence South 00°-01'-00" West 121.00 feet along the northerly line of said Townsend Farm Phase II, L.C. tract;

thence South 88°-20'-10" West 490.22 feet along the north line of said Townsend Farm Phase II, L.C. tract to the southeast corner of Townsend Farm Seventh Addition to the City of Eldridge, Iowa;

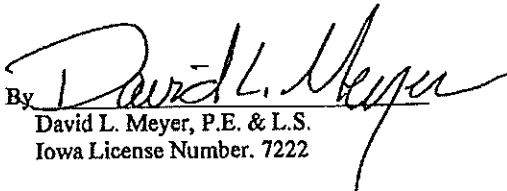
thence North 00°-00'-40" West 466.22 feet along the east line of said Townsend Farm Seventh Addition and along the east line of Townsend Farm Fifth and Fourth Additions to the City of Eldridge, Iowa, to the southwest corner of said Townsend Farm Sixth Addition;

thence North 89°-41'-50" East 329.00 feet along the south line of said Townsend Farm Sixth Addition to the point of beginning.

Containing 7.35 acres, more or less, subject to easements of record. Bearings stated in this document are based on the assumption that the west line of the Southwest Quarter of said Section 14 has a bearing of North 00°-17'-00" East.

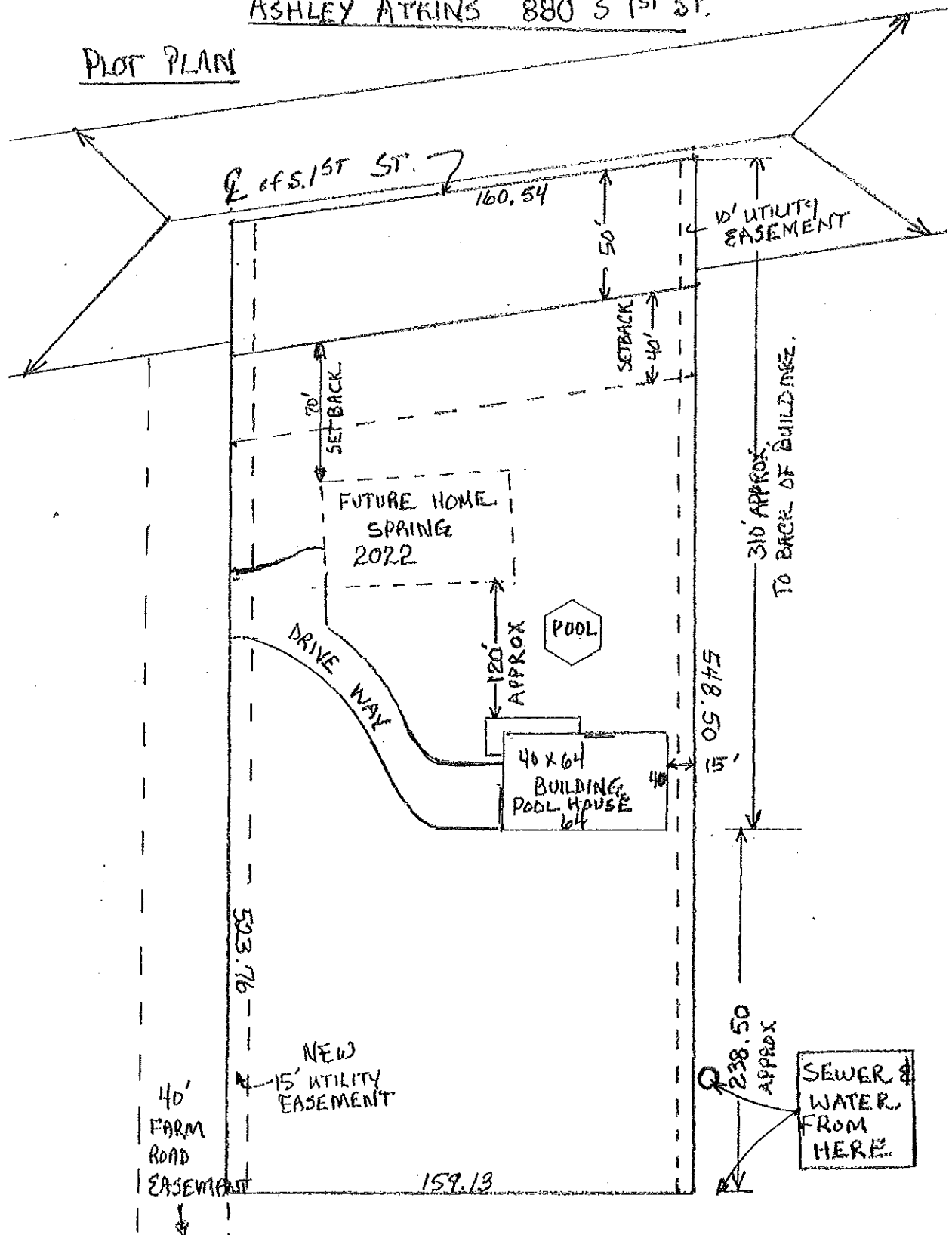


VERBEKE-MEYER
CONSULTING ENGINEERS, P.C.

By 
David L. Meyer, P.E. & L.S.
Iowa License Number. 7222

ASHLEY ATKINS 880 S 1ST ST.

PLOT PLAN





**Eldridge Planning and Zoning Commission
June 18, 2026, 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 June 18, 2026. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Dean Ferguson, Brad Merrick and Tom Bauer. Commissioner Mike Martin was absent. Also, present were Brian Dockery, Jeff Martens, Michael Smith, Charlie Armstrong and Luke Miller.

The minutes from the April 16, 2026, meeting were presented for approval. Motion by Merrick to approve the minutes as presented. Bauer seconded. Motion carried 4-0 by voice vote.

Donaubauber asked Martens to present a summary of the Eldridge Industrial Park 6th Addition subdivision application. Martens reported that the plat was reviewed by city staff and found to be substantially in accordance with city code. Martens also reported that Dockery had called him earlier in the day and asked if adding a 10' utility easement on the north boundary of Lot 1 would be appropriate. The commission agreed with this amendment to the plat. Armstrong pointed out that the application had the incorrect zoning district on it and after reviewing the plat it was noted that note number 9 also needed to be amended to reflect the correct zoning district of I-2 General Industrial. Merrick motioned to recommend approval of the plat with these amendments and Ferguson seconded. Motioned carried 4-0 by voice vote.

Donaubauber asked Martens to present a summary of the Replat of Lemke Farm 2nd Addition application. Martens reported that the plat was reviewed by city staff and found to be substantially in accordance with city code and approval was recommended. Donaubauber had some questions concerning the right-of-way designations on the plat and the commission reviewed those on the Scott County Assessor website. Donaubauber also had a question about a pin that was located in the center of Lincoln Road and after discussion it was concluded that it should remain on the plat. Ferguson made a motion to recommend approval of the plat. Merrick seconded. Motion carried 4-0 by voice vote.

Donaubauber asked Martens to present a summary of request to add dog boarding as a permitted use in I-1 Light Industrial Districts. Martens let the commission know that the City had received a couple of calls asking about districts a dog kennel would be allowed in. The commission agreed that I-1 would be a good place to add this type of business as a permitted use but requested the business type to be changed to domestic animal boarding. The commission also expressed an interest in adding this to C-3 Commercial

Districts but had concerns about locations in C-3 that may be close to residential areas and didn't want to create a situation that could cause nuisance complaints. Martens suggested that they add this as a permitted use on review in C-3 General Commercial so that the Board of Adjustments could review the C-3 locations prior to approving them. The commission agreed to this approach. Donaubauer motioned to recommend approval of an ordinance amendment adding Domestic Animal Boarding as a permitted use in I-1 Industrial and a permitted use on review in C-3 General Commercial districts. Bauer seconded. Motion carried 4-0 by voice vote.

Merrick made a motion to adjourn the meeting at 6:25 PM. Seconded by Ferguson. Motion carried 4-0 by voice vote.