CITY COUNCIL MEETING AGENDA
Monday, November 2, 2026, 7:00 PM
Eldridge Community Center · 400 S 16th Avenue · 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 October 19, 2026
   B. Consideration to Approve Bills Payable in the amount of $516,896.00
   C. Consideration to Approve Appointment of Tracy Booth to fill vacancy on the Eldridge Electric and Water Utility Board through February 28, 2030.

6. Old Business

7. New Business
   A. Consideration of Resolution 2026-43 Appointing a Fire Chief at a starting salary of $95,000
   B. Consideration to approve Resolution 2026-40 Setting a Public Hearing for the Rivaldd Annexation
   C. Consideration to approve Resolution 2026-41 Approving Acceptance of Outlots P & Q of The Farms at Elm Creek 3rd Addition
   D. Consideration to approve Resolution 2026-42 Approving Final Acceptance of Public Improvements for Grunwald Grove 3rd
   E. Consideration to approve Resolution 2026-44 Approving the FYE26 Annual Urban Renewal Report
   F. Consideration to approve FY27 budgeted equipment purchase of 2020 Freightliner M2106 Dump Truck from Truck Country in the amount of $62,900

8. Board/Staff Activity Reports
   A. Mayor's Report
   B. City Administrator
   C. Assistant City Administrator
   D. Police Chief

9. Closed Session pursuant to Iowa Code 21.5(1)c "To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation."

10. Potential Action as a Result of Closed Session

11. Adjournment

Next Regular City Council Meeting: Monday, November 16, 2026, at 7:00pm

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

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in open session at Eldridge Community Center at 7:00 pm on October 19, 2026.

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

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tabbitha Kramer, Chief Andrew Lellig, Sergeant Ryan Gale, Corporal Jack Schwertman, Corporal Tony Cavanaugh, SRO Garret Jahns, Allison Wright, Seth Porter, Marty O'Boyle, Judith Gilbert, Zach Howell, Roy Leonard, Kris Elmshaeuser, Delaney Hill, Natalie O'Flahrity, Erin Gentz, Kathy Kilen, Dan Kilen, and Dale Grunwald.

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

Police Chief Andrew Lellig introduced Executive Director of the Iowa Law Enforcement Accreditation Program, Mike Venema. Venema recognized the Eldridge Police Department's outstanding work and announced their accreditation through the Iowa Law Enforcement Accreditation Program.

Public Comment:

Resident Judith Gilbert expressed her concerns over a personal FOIA request, the estimated cost, and the recent request from Iowa American Water that a discussion presumably regarding the possible sale of the water department be added to the next utility board meeting.

Mayor's Agenda

Motioned by Blackwell approving the City Council Meeting Minutes from October 5, 2026. Seconded by LaPlante. Motion carried unanimously by voice vote.

Motioned by Ashcraft approving the Committee of the Whole Minutes from October 5, 2026. Seconded by Iossi. Motion carried unanimously by voice vote.

Motion by Iossi approving the bills payable in the amount of $526,685.55. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motion by LaPlante approving Liquor License for Pfohl Family Holdings, LLC DBA Rustic Ridge Golf Course. Seconded by Dockery. Motion carried unanimously by voice vote.

Old Business

Motioned by Dockery to approve third and final reading of Ordinance #2026-13 Amending Swimming Pools. Second by Ashcraft. Motion carried on the following roll call vote: LaPlante, Dockery, Iossi, Blackwell, and Ashcraft.

New Business

City Administrator Lemke and Shive Hattery Engineer Zach Howell expanded on the Sheridan Meadows pond project and a grant funding opportunity. Motioned by Ashcraft to approve the design proposal from Shive Hattery for the Sheridan Meadows pond project. Seconded by Blackwell. Motion carried on the following roll call vote: Aye- LaPlante, Iossi, Blackwell, and Ashcraft. Nay – Dockery.

Motioned by Blackwell approving Resolution 2026-39 Supporting a Grant Application for the Sheridan Meadows Pond Project. Seconded by Iossi. Motion carried on the following roll call vote: Aye- LaPlante, Iossi, Blackwell, and Ashcraft. Nay – Dockery.

Motion by Iossi accepting ownership of Farms at Elm Creek entrance out lots. Seconded by Ashcraft. Motion carried on the following roll call vote: LaPlante, Dockery, Iossi, Blackwell, and Ashcraft. Dockery noted that the city reserves the right to remove the entrance out lots.

Board/Staff Activities

Mayor's Report-Mayor Campbell announced that the hiring committee for the fire chief has been created: Mitch Cunningham, an Eldridge resident with more than 27 years of fire experience, LeClaire Fire Chief Shane Bleeker, Councilman Iossi, Police Chief Andrew Lellig, Trustee Chairman Shelie Kirby, and City Administrator Nevada Lemke.

City Administrator Report-Lemke reported that fire chief candidates will be interviewed later in the week. Interview materials are being finalized. Lemke responded to Councilman Dockery's question that the Eldridge Volunteer Fire Company did not respond to the invitation to include their own representative on the hiring committee.

Assistant City Administrator Report- Martens confirmed the date for a public hearing on January 4th with the Council. Councilman Iossi responded he would be out of town but may be available by phone, and a quorum would be met.

Police Report- none.

Dockery made a public service announcement regarding free yard waste pickup for the next five Mondays. Blackwell encouraged residents to include any compostable items such as pumpkins, cornstalks and hay bales.

At 7:38pm, motion by LaPlante to go to Closed Session pursuant to Iowa Code 21.5(1)c "To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation." Seconded by Blackwell. Motion carried on the following roll call vote: LaPlante, Dockery, Iossi, Blackwell, and Ashcraft.

Council reconvened in an open session at 8:57pm.

Motion by Dockery to adjourn at 8:57pm. Seconded by Blackwell. Dockery noted that there was no binding action taken during the closed session. Motion was approved unanimously by voice vote.

Respectfully submitted,

Scott Campbell
Mayor

Tabbitha Kramer
Deputy City Clerk

BILLS PAYABLE 11.2.26					
CHECK #	DEPT.	FUND	VENDOR	DESCRIPTION	AMOUNT
DFT1212	INS REIM	820-5-001-6183	EBS	PSF CLAIM FUNDING	$ 2,312.66
DFT1219	COMM CTR	750-5-460-6017	IOWA WORKFORCE DEVELOPMENT	UEI BENEFITS STECKER	$ 8,697.00
DFT1223	FINANCE	001-5-620-6402	FIRST CENTRAL STATE BANK	BANK FEES	$ 36.30
157467	STREETS	001-5-210-6440	200 EAST 90TH STREET LLC	RENT	$ 2,156.00
157468	POLICE	001-5-110-6725	ACCESS SYSTEMS LEASING	COPIER LEASE	$ 369.82
157469	FINANCE	001-5-620-6401	AHLERS & COONEY P.C.	ANNUAL FINANCIAL AUDIT LETTER OF CONFIRMATION	$ 182.00
157469	ADMIN	001-5-640-6411	AHLERS & COONEY P.C.	RIVALDD FARMS ANNEXATION	$ 2,369.00
157470	POLICE	001-5-110-6420	AMAZON CAPITAL SERVICES	BLTH SPKR, LITHIUM BTTRY, FORKS, POSTAGE INK	$ 139.98
157470	STREETS	001-5-210-6310	AMAZON CAPITAL SERVICES	BLTH SPKR, LITHIUM BTTRY, FORKS, POSTAGE INK	$ 20.69
157470	VEH MAINT	001-5-299-6334	AMAZON CAPITAL SERVICES	BLTH SPKR, LITHIUM BTTRY, FORKS, POSTAGE INK	$ 119.99
157470	FINANCE	001-5-620-6506	AMAZON CAPITAL SERVICES	BLTH SPKR, LITHIUM BTTRY, FORKS, POSTAGE INK	$ 108.00
157471	FINANCE	001-5-620-6373	DE NOVO MARKETING	MONTHLY WEBSITE MAINT	$ 325.00
157472	TIF	127-5-620-6930	GRT ELDRIDGE PROPERTY LLC	TIF REBATE 100%	$ 72,298.00
157473	TRAFFIC	001-5-240-6509	IOWA PRISON INDUSTRIES	IVY ACRES 3, GRUNWALD 3, TOWNSEND 16	$ 1,608.20
157474	FINANCE	001-5-620-6010	MARTHA NIETO	REQD ATTENDANCE-TRIAL	$ 318.48
157475	STREETS	001-5-210-6310	MENARDS	LOCATE PAINT AND PVC TRIM	$ 34.95
157475	TRAFFIC	001-5-240-6380	MENARDS	TRAFFIC LIGHT CABINET AIR FILTERS	$ 113.50
157475	SEWER	610-5-815-6320	MENARDS	HOSE REEL	$ 110.98
157476	STREETS	001-5-210-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 15.33
157476	STREETS	001-5-210-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 47.09
157476	STREETS	001-5-210-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 48.78
157476	ST LIGHTING	001-5-230-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 10.70
157476	ST LIGHTING	001-5-230-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 539.19
157476	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 15.33
157476	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 18.73
157476	FINANCE	001-5-620-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 15.33
157476	SEWER	610-5-815-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 92.64
157476	SEWER	610-5-815-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 6,052.75
157476	COMM CTR	750-5-460-6371	MIDAMERICAN ENERGY COMPANY	MID AMERICAN CITY	$ 45.38
157477	VEH MAINT	001-5-299-6332	MILLS CHEVROLET	UNIT 104 EXHAUST GASKETS	$ 32.05
157478	TRAFFIC	001-5-240-6380	MOBOTREX	TRAFFIC LIGHT BULB	$ 56.00
157479	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 106 OIL FILTER	$ 5.09
157479	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 107 OIL FILTER	$ 5.09
157479	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 103 OIL CHANGE, BRAKE PADS, BRAKE ROTORS	$ 261.45
157479	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	SEATBELT CONVINCER SIDE MARKER LIGHT	$ 15.00
157479	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 87 SUPPLIES TO WIRE UP WTRTANK FOR FLWRS	$ 16.00
157479	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 71 HYDRAULIC HOSE REPAIRS	$ 123.62
157479	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 69 SERVICE FILTERS/PARTS	$ 324.02
157479	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	22" TORO PUSH MOWER SPARK PLUG/AIR FILTER	$ 14.11
157479	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 71 PTO SHAFT UJOINT HYDRAULIC FITTING	$ 48.10
157479	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 69 VBELT	$ 49.77
157479	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 23 BRAKE PADS	$ 83.24
157479	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	UNIT 59 SERVICE OIL FILTER	$ 8.43
157479	SEWER	610-5-815-6332	NAPA AUTO PARTS	UNIT 227 SERVICE FILTERS	$ 16.96
157479	SEWER	610-5-815-6332	NAPA AUTO PARTS	UNIT 227 SERVICE, FUEL FILTER	$ 9.05
157479	SEWER	610-5-815-6332	NAPA AUTO PARTS	UNIT 227 SPARK PLUGS	$ 8.20
157481	STREETS	001-5-210-6310	NIEMANN FOODS INC.	WATER TANK WAND	$ 24.99
157482	SEWER	610-5-815-6490	NORTH CENTRAL LABORATORIES	STATE LAB TESTING	$ 82.49
157483	SEWER	610-5-815-6320	POWER PROCESS EQUIPMENT INC	PUMP GREASE	$ 115.79
157484	POLICE	001-5-110-6373	PRECISION CONCEPTS	DEVICE HOSTING	$ 360.00
157484	STREETS	001-5-210-6373	PRECISION CONCEPTS	DEVICE HOSTING	$ 540.00
157484	FINANCE	001-5-620-6373	PRECISION CONCEPTS	DEVICE HOSTING	$ 72.00
157484	FINANCE	001-5-620-6373	PRECISION CONCEPTS	DEVICE HOSTING	$ 216.00
157484	FINANCE	001-5-620-6373	PRECISION CONCEPTS	DEVICE HOSTING	$ 298.00
157484	SEWER	610-5-815-6373	PRECISION CONCEPTS	DEVICE HOSTING	$ 1,224.00
157485	STREETS	001-5-210-6373	QUAD CITIES TAS	ANSWERING SERVICE	$ 34.00
157485	SEWER	610-5-815-6373	QUAD CITIES TAS	ANSWERING SERVICE	$ 34.01
157486	SEWER	610-5-815-6320	RAYNOR DOORS OF THE QUAD CITIES	OVERHEAD DOOR REPAIR	$ 170.00
157487	ROAD USE	110-5-210-6530	RIVERSTONE GROUP INC	POTHOLE PATCH	$ 269.70
157488	POLICE	001-5-110-6506	RNJS DISTRIBUTION, INC.	DRINKING WATER	$ 24.62
157488	FINANCE	001-5-620-6506	RNJS DISTRIBUTION, INC.	DRINKING WATER	$ 24.62
157489	VEH MAINT	001-5-299-6504	SAFETY KLEEN	SHOP PARTS WASHER SOLVENT	$ 257.90
157490	POLICE	001-5-110-6413	SCOTT COUNTY SHERIFFS DEPT.	SEPTEMBER BOOKING FEES	$ 175.00
157491	ADMIN	001-5-611-6407	SHIVE-HATTERY ENGINEERS	TWNSND FARMS 16TH ADDTN	$ 5,662.94
157491	ROAD USE	110-5-210-6771	SHIVE-HATTERY ENGINEERS	BIDDING & CONSTRUCTION SVCS	$ 15,118.88
157492	POLICE	001-5-110-6599	STANARD & ASSOCIATES, INC	LAW ENFRCMNT OFFCR SELECTION TEST	$ 142.50
157494	GEN EQ REPL	002-5-210-6713	TRUCK COUNTRY OF IOWA	NEW PW CLASS 8 CAB & CHASSIS	$ 115,426.00
157496	POLICE	001-5-110-6181	UNIFORM DEN INC.	POLOS-CLOTHING ALLOWANCE C. HUETTMAN	$ 188.75
157497	POLICE	001-5-110-6373	VERIZON WIRELESS	MOBILE PHONES	$ 743.60
157497	INSPECTIONS	001-5-170-6373	VERIZON WIRELESS	PHONE	$ 38.50
157497	STREETS	001-5-210-6373	VERIZON WIRELESS	PHONE	$ 231.00
157497	FINANCE	001-5-620-6373	VERIZON WIRELESS	PHONE	$ 38.50
157497	SEWER	610-5-815-6373	VERIZON WIRELESS	PHONE	$ 135.52
157498	ADMIN	001-5-640-6411	WRIGHT LAW OFFICE, P.C.	JULY STATEMENT	$ 14,332.50
157499	SEWER	610-5-815-6550	QUAD CITIES WINWATER CO	MANHOLE CASTING	$ 273.83
157500	LIBRARY	001-5-410-6914	SCOTT COUNTY LIBRARY SYSTEM	SEMIANNUAL TAX CONTR	$ 149,054.00
ACH		SPLIT	PAYROLL 10/22	PAYROLL 10/22	$ 105,953.25
				TOTAL:	$ 510,560.87

CREDIT CARDS					
DEPT.	EMPLOYEE	FUND	Vendor	Description	AMOUNT
FINANCE	AMBER LINDLE	001-5-620-6508	USPS	CERTIFIED MAIL TO IDOT PER MARTHA	$ 12.18
POLICE	ANDREW LELLIG	001-5-110-6602	TRUPANION	K9 INSURANCE	$ 171.75
POLICE	BRENDA KIEL	001-5-110-6250	FBI LEEDA INC	JACOB COSTAS TRAINING	$ 795.00
POLICE	BRENDA KIEL	001-5-110-6250	FBI LEEDA INC	REFUND FOR JACOB COSTAS TRAINING	$ (795.00)
POLICE	BRENDA KIEL	001-5-110-6181	VISTAPRINTS	BUSINESS CARDS FOR TRAVIS ROUNTREE	$ 26.78
POLICE	BRENDA KIEL	001-5-110-6181	ON INC	CLOTHING ALLOWANCE FOR GARRETT JAHNS	$ 192.60
POLICE	BRENDA KIEL	001-5-611-6601	SP TYMO BEAUTY	PRSNL PRCHSE BY MISTAKE-REMBURSD 10/14/26 ck#566	$ 56.46
POLICE	BRENDA KIEL	001-5-110-6250	FBI LEEDA INC	JACK SCHWERTMAN TRAINING	$ 795.00
POLICE	BRENDA KIEL	008-5-110-6602	WM SUPERCENTER	ALCOHOL AND INGREDIENTS FOR K9 OUTING	$ 41.23
POLICE	BRENDA KIEL	008-5-110-6602	SAMS CLUB	K9 EXPENSE	$ 19.93
POLICE	BRENDA KIEL	001-5-110-6506	SAMS CLUB	OFFICE SUPPLIES	$ 17.14
POLICE	BRENDA KIEL	001-5-110-6508	COMMERCIAL PRINTERS	POSTAGE FOR UNUSED TESTING BOOKLETS	$ 15.41
POLICE	BRENDA KIEL	001-5-110-6181	GALLS	CLOTHING ALLOWANCE FOR JACK SCHWERTMAN	$ 70.91
STREETS	BROCK BENSON	001-5-210-6181	FARM & FLEET	CLOTHING ALLOWANCE FOR BROCK BENSON	$ 164.99
POLICE	CHAD HUETTMAN	001-5-110-6240	CULVERS CEDAR RAPIDS	MEAL DURING SPECIAL OPERATION	$ 11.97
POLICE	CHAD HUETTMAN	001-5-110-6181	GALLS	CLOTHING ALLOWANCE FOR CHAD HUETTMAN	$ 163.03
SEWER	GAGE LANE	610-5-815-6310	SP ALLPADLOCKS	PADLOCKS PER TONYS REQUEST	$ 215.04
POLICE	JACOB COSTAS	001-5-110-6602	PACKTRACK	1 YR K9 HANDLER SUBSCRIPTION	$ 140.00
POLICE	JACOB COSTAS	001-5-110-6240	AIRBNB	LODGING DURING K9 TRAINING/4 WEEKS	$ 3,185.20
POLICE	MAHLAN SHARF	001-5-110-6240	HILTON HOTELS	LODGING DURING TRAINING	$ 448.00
POLICE	MAHLAN SHARF	001-5-110-6240	SUBWAY	MEAL DURING TRAINING	$ 17.58
POLICE	MAHLAN SHARF	001-5-110-6240	SUBWAY	MEAL DURING TRAINING	$ 12.93
POLICE	MAHLAN SHARF	001-5-110-6240	TST SMOKEY DS BBQ	MEAL DURING TRAINING	$ 17.48
ADMIN	MERSADIE WAGNER	001-5-611-6240	SIMPLIVLEARNING	ACCOUNTING FOR NON-ACCOUNTANTS COURSE	$ 149.00
ADMIN	NEVADA LEMKE	001-5-611-6310	KEURING GREEN MOUNTAIN	COFFEE FOR CITY HALL AND PD	$ 64.46
FINANCE	NEVADA LEMKE	001-5-620-6373	APPLE.COM	EXTRA CELL PHONE STORAGE	$ 1.06
ADMIN	TABBITHA KRAMER	001-5-611-6240	IOWA LEAGUE OF CITIES	ANNUAL ILOC CONFERENCE	$ 325.00
				CREDIT CARD TOTAL:	**$ 6,335.13**
				BILLS PAYABLE TOTAL:	**$ 510,560.87**
				GRAND TOTAL:	**$ 516,896.00**

RESOLUTION NO. 2026-43

CITY OF ELDRIDGE, IOWA

MEMORANDUM OF UNDERSTANDING – FIRE CHIEF

THIS IS AN MEMORANDUM OF UNDERSTANDING made by and between City and Employee upon the following terms and conditions:

WITNESSETH:

WHEREAS, The City of Eldridge, Iowa, is establishing a municipal fire department to provide fire protection, emergency response, and related services to the community; and

WHEREAS, The Mayor & City Council recognize the importance of strong leadership, effective administration, and operational oversight in establishing and maintaining an effective municipal fire department; and

WHEREAS, The City has conducted a recruitment and selection process to identify a qualified candidate to serve as Fire Chief; and

WHEREAS, The Mayor of the City of Eldridge desires to formally appoint an individual who possesses the qualifications, experience, and leadership abilities necessary to serve as Fire Chief for the City of Eldridge, as provided in Title A, Chapter 3 § 5 of the City of Eldridge Municipal Code, subject to the terms and conditions of employment established by the City; and

WHEREAS, The individual desires to accept the appointment and employment as Fire Chief of the City of Eldridge, Iowa;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eldridge, Iowa in consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION 1. Appointment & Terms of Employment

1. The Mayor, with the advice and consent of the City Council, hereby appoints the Fire Chief for the City of Eldridge, Iowa, effective upon hire.

2. The city is conditionally offering employment for a Fire Chief subject to the individual passing a criminal background check, as well as the City's drug and alcohol screening test (cumulatively referred to as testing).

3. Employee is an at-will-employee as that term is applied pursuant to Iowa law. Continued employment is at the pleasure of the Mayor and City Council.

4. Duties. Subject to the direction and supervision of Employer, Employee shall perform the duties of the Employment Position as codified in Title A, Chapter 3 § 5 of the Municipal Code of the City of Eldridge, as further described in the job description and the employment policies of the City of Eldridge, and as assigned by the City Administrator from time to time. The duties assigned to the

Employment Position by Employer may be enlarged or reduced from time to time as reasonably required to satisfy the needs of Employer.

5. Exclusive Employment. Employee shall devote substantially all of Employee's customary working time to the performance of the duties assigned to the Employment Position. During the term of this Employment Agreement and any extension thereof, and unless otherwise approved by Resolution of the Council, the Employee agrees to remain in the exclusive employment of Employer.

6. Schedule. Employee shall perform the duties as set forth in Title A, Chapter 3 § 5 of the Eldridge City Code and as otherwise assigned to the employment position during the normal business hours, subject to reasonable adjustments in Employee's working schedule by Employer to meet the necessary requirements of municipal operation. It is understood that Employee must devote a great deal of time outside of the normal office hours to attend to the business of the Employer. Employee shall devote whatever amount of time is required to conduct the office and duties of Fire Chief, in a reasonably competent manner. As an FLSA Exemption Employee, no compensatory time will be earned for work above 40 hours per week. Employer recognizes that Employee must devote a great deal of time outside the normal business hours to do business of the Employer, and to that end Employee is allowed flexibility and reasonable discretion in scheduling work hours.

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

8. Other Designated Hours. Employee shall also attend such meetings and functions, such as meetings of the City Council, Planning & Zoning Commission, Board of Adjustment, etc. outside of the normal business hours designated above as may be required, from time to time, by the Employer and as are necessary to perform the duties of the Fire Chief. Employee shall also perform such duties as may be required by the mayor of the City.

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

10. Salary. Upon successful completion of the testing, the Employee shall be paid an annual salary of $95,000 prorated for the remainder of the 2026-2027 fiscal year for the City.

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

12. Raises. The Employee will receive annual costs-of-living raises beginning July 1, 2027, subject to approval of the City Council.

13. Employee Technology. Employee may receive the use of a laptop computer paid for by the City. The City retains ownership of the laptop computer.

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

15. Employee Service classification. For purposes of Employment benefits, Employee shall be classified as an employee with two-years (2-year) of service with the City. A third year of service with the City shall accrue starting on November 16, 2027.

16. Vacation. Employee shall be entitled to 2 weeks of vacation upon hire and shall accrue additional vacation leave on an annual basis to be awarded on their employment anniversary and in accordance with the vacation accrual schedule as outlined in the city's personnel policies. Per the personnel policy, a third week of vacation shall accrue starting with Employee's 5th year of service.

17. Paid Leave. In addition to the vacation days, Employee also shall be entitled to 5 days of paid personal leave upon hire and awarded 5 days of paid personal leave per year on the anniversary of employment for subsequent years as defined in the City's Personnel Policy.

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

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

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

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

SECTION 2. Authorization

1. The Mayor and City Administrator are hereby authorized to execute any documents necessary to implement this appointment, consistent with the terms approved by the City Council.

SECTION 3. Effective Date

1. This Resolution shall take effect upon its approval and adoption, unless a later effective date is specified herein.

SECTION 4. Signatures.

IN WITNESS OF THIS AGREEMENT, and in accordance with Resolution Number 2026-43 of the City Council, Employer and Employee have executed this instrument under the date of the 2nd day of November, 2026.

EMPLOYEE:

Signature: _____

Name: _____

Date: _____

CITY OF ELDRIDGE, IOWA

By: _____

Scott Campbell, Mayor

By: _____

Deputy City Clerk, Tabbitha Kramer

PASSED AND APPROVED this ____ day of _____, 2026.

RESOLUTION NO. 2026-40

RESOLUTION ACCEPTING FOR FILING AN APPLICATION FOR VOLUNTARY ANNEXATION OF CERTAIN LAND TO THE CITY OF ELDRIDGE, IOWA, SETTING THE DATE FOR A PUBLIC HEARING AND A CONSULTATION MEETING, AND PROVIDING FOR NOTICE OF PROPOSED CITY COUNCIL ACTION

WHEREAS, Rivaldd Farms, Inc. (the "Owner"), being the owner of all of the property legally described below, has requested voluntary annexation to the City of Eldridge, Iowa (the "City") of certain contiguous parcels of real estate situated south and west of current Eldridge city limits, collectively comprising territory adjoining the City and legally described as follows:

Parcels 1, 2, 5, & 6:
That part of the Southwest Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M., lying North of the center line of the Slopertown Road; containing 129.96 acres, more or less. EXCEPTING that part described on Plat of Survey recorded as Document #3413-98 in the office of the Recorder of Scott County, Iowa. Subject to public right-of-way over the Southerly 33 feet. (Scott Co. Parcel Nos. 93203301, 932035001, 932049003 & 932051002)

Parcels 3 & 4:
The North Half of the Southeast Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M., except a tract out of the southeast corner of the North Half of the Southeast Quarter, described as follows: Commencing at the northeast corner of the North Half of the Southeast Quarter of said Section 20; thence South 581.4 feet to the point of beginning of tract herein described; thence continuing South 750 feet; thence South 88°58' West 522.72 feet; thence North 750 feet; thence North 88° 58' East 522.72 feet to the point of beginning.

Also excepting therefrom that part described as follows: Part of the N.E. 1/4 of the S.E. 1/4 of Section 20, Township 79 North, Range 3 East of the 5th P.M., being more particularly described as follows: Beginning at the N.E. corner of the S.E. ¼ of said Section 20; thence South 581.40 feet; thence S. 88° 58' W. 522.72 feet; thence North 581.18 feet; thence N. 88° 55' E. 522.72 feet to the point of beginning. (Scott Co. Parcel No. 932037001 & 932039002)

Parcels 7 & 8:
The South Half of the Southeast Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M. situated in Scott County, Iowa. (Scott Co. Parcel No. 932053001 & 932055001)

Parcel 9:
That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 79 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, lying

North of the centerline of Slopertown Road; but excepting 6.26 acres thereof as described in survey recorded as Document No. 2001-29735 in the office of the Scott County Recorder. (Scott Co. Parcel No. 932907004)

WHEREAS, the real estate that is proposed to be annexed is within two (2) miles of the corporate boundaries of Davenport, Iowa; and

WHEREAS, the territory proposed to be annexed includes a portion of the north one-half of Slopertown Road.; and

WHEREAS, a time for a consultation on the proposed annexation between the annexing city and the county and the townships that contain the territory to be annexed shall be set, with said consultation to be held at least fourteen (14) business days before notice of the annexation applications is mailed to certain parties, and notice of said consultation must be sent to the board of supervisors of said county and to the township trustees of said townships in accordance with Iowa Code Chapter 368; and

WHEREAS, before the proposal for annexation may be acted upon, a public hearing is to be held by the City Council of the City of Eldridge, Iowa in accordance with Iowa Code Chapter 368; and

WHEREAS, before the proposal for annexation may be acted upon, the City is required to mail a copy of the application and notice of the public hearing, by certified mail, at least fourteen (14) business days prior to City Council action on the application, to (1) the board of supervisors of each county containing a portion of the territory; (2) each affected public utility; (3) the city council of each city whose boundaries adjoin or are within two miles of the territory; and (4) the regional planning authority for the territory; and

WHEREAS, notice of said hearing must be published in an official county newspaper in the county in which the property to be annexed is contained, at least ten (10) business days prior to the public hearing; and

WHEREAS, the City Council wishes to give proper consideration to the application for annexation under the procedures outlined in Iowa Code Chapter 368, and deems it appropriate to set the time and place for a consultation meeting thereon, to set a time and place of public hearing thereon, to direct the publication of notice and the mailing of notice, both to include the time and place of hearing on and the legal description of the property proposed to be annexed, in accordance with law.

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

Section 1. That a consultation shall be held on November 10, 2026, in the Eldridge City Hall, 305 N. 3rd St., Eldridge, Iowa 52748, at 2:00 P.M., that the City Clerk shall provide notice of said consultation meeting, and that the City Administrator or their designee is hereby

appointed to serve as the designated representative of the City for purposes of conducting the consultation.

Section 2. That the City Clerk or their designee is directed to mail a written notice of the time and place of the consultation, together with a copy of the annexation application, to the Scott County Board of Supervisors and to the Sheridan Township Trustees, such notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF ELDRIDGE, STATE OF IOWA AND EACH COUNTY AND TOWNSHIP THAT CONTAINS ALL OR A PORTION OF A PROPOSED ANNEXATION TERRITORY

The City of Eldridge, State of Iowa, has received an application for voluntary annexation to the City (copies of which are attached hereto) for certain property adjacent to current City limits from the owner of said property, which property is legally described as follows:

Parcels 1, 2, 5, & 6:
That part of the Southwest Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M., lying North of the center line of the Slopertown Road; containing 129.96 acres, more or less. EXCEPTING that part described on Plat of Survey recorded as Document #3413-98 in the office of the Recorder of Scott County, Iowa. Subject to public right-of-way over the Southerly 33 feet. (Scott Co. Parcel Nos. 93203301, 932035001, 932049003 & 932051002)

Parcels 3 & 4:
The North Half of the Southeast Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M., except a tract out of the southeast corner of the North Half of the Southeast Quarter, described as follows: Commencing at the northeast corner of the North Half of the Southeast Quarter of said Section 20; thence South 581.4 feet to the point of beginning of tract herein described; thence continuing South 750 feet; thence South 88°58' West 522.72 feet; thence North 750 feet; thence North 88° 58' East 522.72 feet to the point of beginning.

Also excepting therefrom that part described as follows: Part of the N.E. 1/4 of the S.E. 1/4 of Section 20, Township 79 North, Range 3 East of the 5th P.M., being more particularly described as follows: Beginning at the N.E. corner of the S.E. ¼ of said Section 20; thence South 581.40 feet; thence S. 88° 58' W. 522.72 feet; thence North 581.18 feet; thence N. 88° 55' E. 522.72 feet to the point of beginning. (Scott Co. Parcel No. 932037001 & 932039002)

Parcels 7 & 8:
The South Half of the Southeast Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M. situated in Scott County, Iowa. (Scott Co. Parcel No. 932053001 & 932055001)

Parcel 9:
That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 79 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, lying North of the centerline of Slopertown Road; but excepting 6.26 acres thereof as described in survey recorded as Document No. 2001-29735 in the office of the Scott County Recorder. (Scott Co. Parcel No. 932907004)

(the "Annexation Territory").

The City of Eldridge, State of Iowa, will hold a consultation meeting, commencing at 2:00 P.M. on November 10, 2026, in the City Hall, 305 N. 3rd St., Eldridge, Iowa 52748, with each county and township that contains all or a portion of the proposed Annexation Territory.

Each county and township that contains all or a portion of the Annexation Territory may appoint one representative to attend the consultation meeting. Each such county and township may make written recommendations for modification to the proposed annexation no later than seven (7) business days following the date of the consultation.

The City Administrator, or their delegate, shall serve as the designated representative of the City of Eldridge, State of Iowa, for the consultation.

This notice is given by order of the City Council of the City of Eldridge, State of Iowa, as provided by Section 368.7, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

_____
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the 4th day of January, 2027 at 7:00 P.M. in the Eldridge City Hall, 305 N. 3rd St., Eldridge, Iowa, to consider the applications and proposal for voluntary annexation of the property legally described in the preambles hereof into the City.

Section 4. That the City Clerk or their designee is directed to publish notice of the application and of the time and place of the public hearing and the legal description of the real estate proposed to be annexed to the City of Eldridge, Iowa, in the North Scott Press, an official county newspaper in Scott County, which is the only county in which the territory proposed to be annexed is located, not less than ten (10) business days prior to the date fixed as the date for a public hearing on the proposal for annexation, such notice to be in substantially the following form:

NOTICE OF APPLICATION FOR VOLUNTARY ANNEXATION OF PROPERTY TO THE CITY OF ELDRIDGE, IOWA; AND THE PUBLIC HEARING THEREON

The City Council of the City of Eldridge, State of Iowa, will hold a public hearing at its meeting which commences at 7:00 PM on January 4, 2027, in the Eldridge City Hall, 305 N. 3rd St., Eldridge, Iowa 52748, to consider an application for the voluntary annexation of territory into the City, which proposed territory for annexation includes the property described as follows:

Parcels 1, 2, 5, & 6:
That part of the Southwest Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M., lying North of the center line of the Slopertown Road; containing 129.96 acres, more or less. EXCEPTING that part described on Plat of Survey recorded as Document #3413-98 in the office of the Recorder of Scott County, Iowa. Subject to public right-of-way over the Southerly 33 feet. (Scott Co. Parcel Nos. 93203301, 932035001, 932049003 & 932051002)

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The North Half of the Southeast Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M., except a tract out of the southeast corner of the North Half of the Southeast Quarter, described as follows: Commencing at the northeast corner of the North Half of the Southeast Quarter of said Section 20; thence South 581.4 feet to the point of beginning of tract herein described; thence continuing South 750 feet; thence South 88°58' West 522.72 feet; thence North 750 feet; thence North 88° 58' East 522.72 feet to the point of beginning.

Also excepting therefrom that part described as follows: Part of the N.E. 1/4 of the S.E. 1/4 of Section 20, Township 79 North, Range 3 East of the 5th P.M., being more particularly described as follows: Beginning at the N.E. corner of the S.E. ¼ of said Section 20; thence South 581.40 feet; thence S. 88° 58' W. 522.72 feet; thence North 581.18 feet; thence N. 88° 55' E. 522.72 feet to the point of beginning. (Scott Co. Parcel No. 932037001 & 932039002)

Parcels 7 & 8:
The South Half of the Southeast Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M. situated in Scott County, Iowa. (Scott Co. Parcel No. 932053001 & 932055001)

Parcel 9:
That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 79 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, lying North of the centerline of Slopertown Road; but excepting 6.26 acres thereof as described in survey recorded as Document No. 2001-29735 in the office of the Scott County Recorder. (Scott Co. Parcel No. 932907004)

Additional information regarding the proposed annexation may be obtained in the office of the City Clerk, City Hall, City of Eldridge, Iowa. Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing. This notice is given by order of the City Council of the City of Eldridge, State of Iowa, as provided by Section 368.7 of the Code of Iowa.

Dated this _____ day of _____, 2026.

_____
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

Section 5. That the City Clerk is authorized and directed to mail, by certified mail, on a date not less than fourteen (14) business days prior to the date fixed as the date for the public hearing on the proposal for annexation, a copy of the application and a copy of the notice of public hearing to (i) the board of supervisors of each county containing a portion of the Annexation Territory, (ii) each affected public utility, (iii) the city council of each city whose boundaries adjoin or are within two miles of the Annexation Territory, and (iv) the regional planning authority for the Annexation Territory.

Section 6. That any interested party may appear at the time and place of hearing and be heard, or may file written objections to the proposed annexation with the City Clerk on or before the date and time of said hearing.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

I, the undersigned City Clerk of the City of Eldridge, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

_____
City Clerk, City of Eldridge, State of Iowa

(SEAL)

AGENDA

RESOLUTION 2026-41

A Resolution Approving Acceptance of Outlots P and Q of The Farms at Elm Creek 3rd Addition

WHEREAS, the above mentioned outlots were constructed as part of the development of The Farms at Elm Creek 3rd Addition, and

WHEREAS, said improvements have been constructed in accordance with the approved plans and specifications and are part of the city right of way, and

WHEREAS, the outlots were not turned over to the City as part of the final acceptance of public improvements;

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Eldridge, Iowa, that ownership of outlots P and Q of The Farms at Elm Creek 3rd Addition will be accepted by the City and the City Administrator or Assistant City Administrator is authorized to sign any legal documentation in connection with this transaction.

PASSED AND APPROVED THIS 2ND DAY OF NOVEMBER, 2026.

Attest:

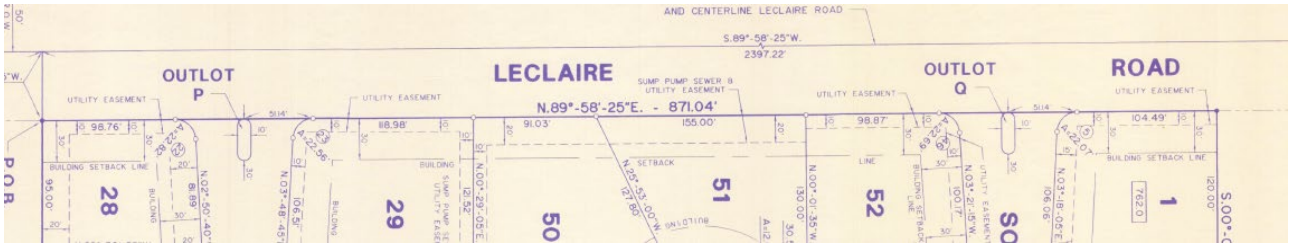
_____
Mayor, Scott Campbell

_____
Deputy City Clerk, Tabbitha Kramer

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

AGENDA

CITY OF Eldridge
Hometown With A Vision



Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Jeff Ashcraft
Councilman Scott LaPlante

Councilman Ryan Iossi
Councilman Brian Dockery

AGENDA

RESOLUTION 2026-42

A Resolution Approving Final Acceptance of Public Improvements for Grunwald Grove 3rd Addition

WHEREAS, the above mentioned improvements were constructed as part of the development of Grunwald Grove 3rd Addition, and

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

WHEREAS, the city engineer has recommended final acceptance of the above-mentioned improvements;

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

1. That the public improvements for Grunwald Grove 3rd Addition are hereby accepted.
2. The city engineer is authorized to sign releases for any assessment waivers given to the city in connection with these public improvements.
3. City issuance of building permits for new home construction will not be approved until certification of the stormwater detention pond has been received by the City.

PASSED AND APPROVED THIS 2ND DAY OF NOVEMBER, 2026.

Attest:

_____
Mayor, Scott Campbell

_____
Deputy City Clerk, Tabbitha Kramer

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

Mayor Frank King
Councilman Adrian Blackwell
Councilman Scott Campbell
Councilman Daniel Collins
Councilman Ryan Iossi
Councilman Brian Dockery

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

October 26, 2026

City of Eldridge
Attn: Mr. Jeff Martens
P.O. Box 375
Eldridge, IA 52748-0375

RE: Grunwald Grove 3rd Addition – Public Improvements

Dear Mr. Martens:

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

The acceptance of the entirety of the Grunwald Grove 3rd Addition subdivision is contingent upon completion of the construction of the stormwater detention pond and certification from a licensed professional engineer that the pond has been constructed according to the approved construction plans.

City issuance of building permits for new home construction will not be approved until certification of the stormwater detention pond has been received by the City.

If you have any questions, please call our office.

Sincerely,

SHIVE-HATTERY, INC.

Zach Howell, P.E.

Project 2250004390 - 020

Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Levy Authority Summary

Local Government Name: ELDRIDGE
Local Government Number: 82G776

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA	82025	4
ELDRIDGE LINCOLN LECLAIRE URA	82063	1

TIF Debt Outstanding: **7,474,116**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**-41,817**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	1,064,244		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,064,244**		
Rebate Expenditures:	153,859		
Non-Rebate Expenditures:	915,050		
Returned to County Treasurer:	0		
Total Expenditures:	**1,068,909**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**-46,482**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **6,451,689**

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: ELDRIDGE (82G776)
Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA
UR Area Number: 82025

UR Area Creation Date: 12/1994

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base and to encourage commercial and industrial growth and expansion through local, state and federal incentives.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELDRIDGE CITY/NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT	820181	820180	46,373,274
ELDRIDGE CITY AG/ NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT	820182	820183	0
ELDRIDGE CITY/NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT	820238	820239	0
ELDRIDGE CITY AG/ NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT	820240	820241	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	107,301,895	73,476,455	2,013,400	0	-168,000	181,863,250	0	181,863,250
Taxable	0	50,894,984	60,281,266	1,556,648	0	-168,000	111,804,398	0	111,804,398
Homestead Credits									292

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**-41,817**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**

TIF Revenue:	1,064,244
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**1,064,244**

Rebate Expenditures:	153,859
Non-Rebate Expenditures:	915,050
Returned to County Treasurer:	0
Total Expenditures:	**1,068,909**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**-46,482**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Projects For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

Trans & Treat Plant

Description:	Abandon Lagoon WWTP and transport waste to expanded South Slope WWTP
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Lewis Machine and Tool

Description:	Construction of manufacturing facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

1st and LeClaire Road Intersection

Description:	1st and LeClaire Road Intersection
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

2020 Go Buttermilk Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,305,000
Interest:	173,880
Total:	4,478,880
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2032

Lewis Machine and Tool

Debt/Obligation Type:	Rebates
Principal:	758,569
Interest:	0
Total:	758,569
Annual Appropriation?:	Yes
Date Incurred:	08/24/2017
FY of Last Payment:	2030

1st and LeClaire Road Intersection

Debt/Obligation Type:	Internal Loans
Principal:	2,236,667
Interest:	0
Total:	2,236,667
Annual Appropriation?:	Yes
Date Incurred:	03/03/2020
FY of Last Payment:	2032

Non-Rebates For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

TIF Expenditure Amount:	640,050
Tied To Debt:	2020 Go Buttermilk Bonds
Tied To Project:	Trans & Treat Plant

TIF Expenditure Amount:	275,000
Tied To Debt:	1st and LeClaire Road Intersection
Tied To Project:	1st and LeClaire Road Intersection

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Rebates For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

1600 E Leonard Ct, Eldridge IA 52748

TIF Expenditure Amount:	153,859
Rebate Paid To:	TBTG
Tied To Debt:	Lewis Machine and Tool
Tied To Project:	Lewis Machine and Tool
Projected Final FY of Rebate:	2030

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Jobs For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

Project:	Lewis Machine and Tool
Company Name:	Lewis Machine and Tool
Date Agreement Began:	01/12/2018
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	178
Total Annual Wages of Required Jobs:	6,935,107
Total Estimated Private Capital Investment:	6,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Lewis Machine and Tool LMT Defense & TBTG LLC
Company Name:	Expansion
Date Agreement Began:	09/19/2025
Date Agreement Ends:	09/19/2030
Number of Jobs Created or Retained:	34
Total Annual Wages of Required Jobs:	1,765,878
Total Estimated Private Capital Investment:	5,758,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

The Blackhawk Trail and LeClaire Road Urban Renewal Areas were unified into one district in June 2012.

Changed to TAB "Debt & Obiligation" first box from South Slope Trans & Treat

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2026

0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)
Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
TIF Taxing District Name: ELDRIDGE CITY/NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT
TIF Taxing District Inc. Number: 820180

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1995
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/1993

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	107,301,895	73,476,455	2,013,400	0	-168,000	181,863,250	0	181,863,250
Taxable	0	50,894,984	60,281,266	1,556,648	0	-168,000	111,804,398	0	111,804,398
Homestead Credits									292

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	11,293,390	111,804,398	46,373,274	65,431,124	1,502,228

FY 2026 TIF Revenue Received: 1,064,244

TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)
Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
TIF Taxing District Name: ELDRIDGE CITY AG/ NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT
TIF Taxing District Inc. Number: 820183

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1995
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/1993

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	586,250	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)
Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
TIF Taxing District Name: ELDRIDGE CITY/NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT
TIF Taxing District Inc. Number: 820239

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1997
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	6,659,098	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)
Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
TIF Taxing District Name: ELDRIDGE CITY AG/ NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT
TIF Taxing District Inc. Number: 820241

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1997
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	533,883	0	0	0	0

FY 2026 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: ELDRIDGE (82G776)
Urban Renewal Area: ELDRIDGE LINCOLN LECLAIRE URA
UR Area Number: 82063

UR Area Creation Date: 10/2023

UR Area Purpose: To help local officials promote commercial and industrial economic development in the city of Eldridge Iowa

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELDRIDGE CITY/NORTH SCOTT SCH/LINCOLN-LECLAIRE UR TIF INC	820543	820544	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	444,335	204,165	8,008,700	0	0	8,657,200	0	8,657,200
Taxable	0	210,755	119,896	7,080,128	0	0	7,410,779	0	7,410,779
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**0**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**0**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Projects For ELDRIDGE LINCOLN LECLAIRE URA

Establish Lincoln-LeClaireURP

Description:	Legal,Recording & Publishing Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Rilco Inc

Description:	Rebates
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Debts/Obligations For ELDRIDGE LINCOLN LECLAIRE URA

Legal, Publishing Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/23/2025
FY of Last Payment:	2025

Rilco Rebate

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/05/2023
FY of Last Payment:	2036

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Non-Rebates For ELDRIDGE LINCOLN LECLAIRE URA

TIF Expenditure Amount:	0
Tied To Debt:	Legal, Publishing Fees
Tied To Project:	Establish Lincoln-LeClaireURP

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)
Urban Renewal Area: ELDRIDGE LINCOLN LECLAIRE URA (82063)
TIF Taxing District Name: ELDRIDGE CITY/NORTH SCOTT SCH/LINCOLN-LECLAIRE UR TIF INC
TIF Taxing District Inc. Number: 820544

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2952
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	444,335	204,165	8,008,700	0	0	8,657,200	0	8,657,200
Taxable	0	210,755	119,896	7,080,128	0	0	7,410,779	0	7,410,779
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	4,531,240	4,125,960	0	4,125,960	94,728

FY 2026 TIF Revenue Received: 0

AGENDA

RESOLUTION 2026-44

A Resolution Approving the Fiscal Year 2026 Annual Urban Renewal Report

WHEREAS, the City of Eldridge is required by the State of Iowa to submit an annual Urban Renewal Report by December 1st of each year, and

WHEREAS, the City Administrator has prepared the Fiscal Year 2026 Annual Urban Renewal report.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Eldridge, Iowa, hereby approves the Fiscal Year 2026 Annual Urban Renewal Report and authorizes city staff to submit the report to the Iowa Department of Management.

PASSED AND APPROVED THIS 2ND DAY OF NOVEMBER 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 /	☐_____

City of Eldridge
MEMORANDIUM

To: Nevada Lemke, City Administrator
From: Tony Rupe, Public Works Director
Re: 1979 Ford 800 Grain Truck Replacement
Date: 10/27/26

The replacement of Unit 39, a 1979 Ford 800 grain truck, was approved in the FY27 budget, with a budget of amount of $60,000.

Public Works is requesting authorization to purchase a 2020 Freightliner M2106 from Truck Country for $62,900. If approved, the existing 1979 Ford 800 will be sold through Purple Wave Auctions, with the proceeds used to offset the difference between the purchase price and the approved budget amount.

The 2020 Freightliner is currently being outfitted with a new dump body, with completion expected during the first week of November.

Attached are the truck advertisement and purchase agreement. The purchase agreement specifies that the purchase is contingent upon Public Works completing an inspection of the truck and newly installed dump body.

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

AGENDA

Mark Goodding
markgoodding@truckcountry.com
563-370-2163

2020 Freightliner M280 | Stock # 791743 | $72,900.00



Aluminum Tanks | Bluetooth Radio | Sirius Radio | Cruise Control | Heated Mirrors | Power Door Locks | Power Windows | Steering Tilt Tele |

Vehicle Details	
VIN	3ALHCYFE9LDLP0410
Unit Type	DUMP TRUCK
Color	WHT
Wheel Base	234
Odometer	258,459
Brake System	AIR
GVWR	52000
Front Tires	11R22.5
Rear Tires	11R22.5
APU Model	
Length/Width/Height	16
Cab Configuration	Standard
Engine	
Engine	CUMMINS
Engine Model	L9
HP	350L9
Engine Brake	Yes
Engine Hours	0
Transmission	
Transmission Make	ALLISON
Transmission Model	3000 RDS
Axle Information	
FA Weight	12
RA Weight	40
Ratio	5.29
Suspension	
Front Suspension	Spring
Suspension	AIR
Fuel Tank	
Left Fuel Tank	80
Wheels/Tires	
Wheels	AA

Additional Information

TANDEM AXLE, 52,000 GVW, 350HP L9 CUMMINS TURBO DIESEL, ALLISON 3000RDS TRANSMISSION, AIR BRAKES W/AIR DRYER, 80 GALLON ALUMINUM FUEL TANKS, AIR RIDE CAB, CHROME HEATED MIRRORS, AIR HORN, ENGINE HEATER, HEATED FUEL/WATER SEPARATOR, CLOTH HI-BACK AIR ...

PLEASE NOTE: Although all specifications are believed to be correct, periodically errors, omissions or changes occur. Truck Country/Stoops will not be held liable for any errors and omissions. Please verify all specifications with your salesperson.

AGENDA

MOTOR VEHICLE PURCHASE AGREEMENT

NO. _____ DATE 10/23/2026

TRUCK COUNTRY OF IOWA

TRUCK COUNTRY of IOWA, INC
2350 W. 76th St.
Davenport, IA 52806

BUYER CITY OF ELDRIDGE
CO-BUYER
ADDRESS 305 N. 3RD ST
CITY ELDRIDGE
STATE IA ZIP 52748
BUYER'S REGISTRATION MONTH COUNTY
SALESPERSON Mark Goodding RES PHONE BUS PHONE 563-391-1052

DESCRIPTION OF PURCHASED VEHICLE: ☐ NEW ☑ USED ☐ DEMO ☐ CAR ☐ TRUCK ☐ VAN

STOCK NO 791743 TO BE DELIVERED ON OR ABOUT 11/1/2026
YEAR 2020 MAKE FREIGHTLINER MODEL M2106 BODY TYPE DUMP
VIN # 3ALHCYFE9LDLP0410 COLOR WHITE TRIM

PRICE OF VEHICLE QTY 1	$62,900.00
SALE IS CONTINGENT ON CUSTOMER INSPECTION OF TRUCK	
$ CASH PRICE	$ 62,900.00
$	
$ LESS TRADE-IN ALLOWANCE	$ -
$ LESS MANUFACTURER'S REBATE	$ -
$ AMOUNT SUBJECT TO FEE FOR NEW REGISTRATION	$ -
REG FEE TITLE FEE	
Admin Fee	
Documentation fee	
LIEN FILING FEE [credit sale only, see (1) on back	
TOTAL CASH DELIVERED PRICE	$ 62,900.00
LESS TOTAL DOWN PAYMENT or PLUS AMOUNT OWED	
UNPAID CASH BALANCE DUE ON DELIVERY	**$ 62,900.00**

TRADE-IN ALLOWANCE AND OTHER CREDITS:	YEAR	TYPE
TRADE-IN MAKE	MODEL	
PLATE NUMBER	VIN #	
BALANCE OWED TO		
ADDRESS		
TRADE-IN GROSS ALLOWANCE		
LESS AMOUNT OWING		$ -
NET TRADE-IN ALLOWANCE OR REMAINING TRADE-IN DEBT		
CASH DOWN PAYMENT OR CREDIT BALANCE		
MANUFACTURER'S REBATE (IF ANY)		
Dealer Discount		
TOTAL DOWN PAYMENT or AMOUNT OWED		

If you are trading in a vehicle, you certify the following:

1. That there is no salvage, repair or other history on the vehicle title that would affect the value of the vehicle. If there is salvage, repair or other history on the title, you agree that the dealer may cancel this sale. That to the best of your knowledge, the vehicle was never on a salvage, rebuilt or flood title in this state or any other state.

2. That the air bags (if equipped) are intact and in working order.

3. That while you have owned the trade-in, its odometer has not been repaired, replaced, tampered with or altered in any way. That the odometer statement , damage disclosure statement and prior vehicle history which you provided us for your trade-in is true and correct.

4. That the original emission control system (including the catalytic converter) is intact. That the engine and transmission have not been changed from the manufacturer's original specifications. That the trade-in does not have a cracked or defective head, block, powertrain or frame.

WARRANTY DISCLAIMER

YOU UNDERSTAND THAT THE VEHICLE IS SOLD "AS IS" WITH ALL FAULTS AND THAT THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, or any other warranties express or implied, covering the vehicle unless we enter into a service contract with you within 90 days from the date of this contract. If we do so, any implied warranty will last only as long as the limited written warranty.

This provision does not affect any warranties which may be provided by the manufacturer. If there is a manufacturer's warranty on the vehicle, we are not a party to it and it is not a part of this contract. If we are authorized by the manufacturer to perform warranty work on your vehicle, we hope that you ask us to perform the work. However, the manufacturer's warranty is between you and the manufacturer.

OTHER INFORMATION OR TERMS OF SALE

Upon transfer of title Purchaser grants Dealer a security interest in the vehicle which is subject of this Purchase Contract in order to secure payment of the purchase price specified herein by the Purchaser. This security interest shall continue until Dealer has received full payment of the purchase price in the form of cash, cashier's check, certified check or collected funds on other checks. If the purchase price is not paid within 10 days of delivery of the vehicle, Dealer may exercise its rights under law to enforce its security interest because of Purchaser's default in payment.

A cancellation charge of $3,500 will be assessed per truck for each cancellation within 120 days of chassis build date.

You understand that this agreement ***(including the terms on the back)*** is an offer to purchase the vehicle described which will become a binding contract once the dealer has signed it. This document represents the complete agreement between you and the dealer regardless of any other oral, written or prior agreements or representations. However, if you are buying a used vehicle, the information you see on the window form for this vehicle is part of the contract and the information on the window form overrides any contrary provision in this contract.

Iowa law requires us to give you the following notice: You understand that liability insurance coverage which would protect you under the Iowa Motor Vehicle and Safety Responsibility Act IS NOT INCLUDED in your purchase of this motor vehicle.

By signing this contract, you are certifying that you are at least 18 years old (if there are two buyers, that at least one of you is 18 years old), that you have read this contract, front and back, and agree to its terms, and that you have received a copy of it.

X _____
Buyer's Signature

Buyer's Driver's License or F.I.D. No.

X _____
Co-Buyer's Signature

Accepted By: _____
Dealer's Authorized Representative

Co-Buyer's Driver's License or F.I.D. No.

Eldridge Planning and Zoning Commission
October 29, 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 October 29, 2026. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauer. Present were Karl Donaubauer, Dean Ferguson, Brad Merrick, Mike Martin and Tom Bauer. Also, present were Brian Dockery, Jeff Martens, Dale Grunwald and Chris Meyer.

The minutes from the July 16, 2026, meeting were presented for approval. Motion by Bauer to approve the minutes as presented. Merrick seconded. Motion carried 5-0 by voice vote.

Donaubauer asked Martens to present a summary of the Grunwald Grove 2nd Addition drainage easement vacation request. Martens let the Commission know that with the construction of the 3rd addition complete the easement was no longer needed. The 3rd addition included a 36" grate and manhole that piped the water to the detention pond. Martens said that the City Engineer and staff had reviewed the request and recommended approval. Motion by Merrick to approve the request. Ferguson seconded. Motioned carried 5-0 by voice vote.

Donaubauer explained the rules of the proceeding and asked Martens to present a summary of the rezoning application from KGRD Green Bay, LLC to rezone 400 S. 16th Avenue from P/M Public and Municipal District to C-3 General Commercial District. Martens stated that since a public entity was not purchasing the property the zoning would need to be changed with the sale. Martens also stated staff recommended that a condition be put on the rezoning to revert to the original zoning district if the sale did not go through. He stated this would allow the City more options in finding a new buyer if this happened. Looking at the zoning map, three viable zoning options were available including C-3 Commercial, I-1 Light Industrial or I-2 General Industrial. Martens said that the developer intended to rehab the building into offices so C-3 would be the appropriate zoning district for that use. Donaubauer asked if there was any proponents of the request in the audience and Grunwald stated he was for the request. There was a short discussion where Martens listed some of the uses of different zoning districts. Martin asked that the Commission look at storage and mini storage uses at a future meeting. Martens also asked the Commission to recommend amending the Future Use Map if they intended to recommend the rezoning because the map listed this property as Institutional or public use. Martin motioned to recommend approval of the rezoning request with a condition to revert back to the original zoning district if the sale did not go through. Bauer seconded.

All ayes by roll call vote. Merrick then motioned to recommend updating the Future Use Map to Commercial use. Bauer seconded. All ayes by roll call vote.

Donaubauer asked Martens to give a summary of the request to change the residential driveway width. Martens let the Commission know that Davenport allowed 12' per stall up to 36' total width and Bettendorf allowed up to 33' total width at the sidewalk. He stated that the majority of new houses being built in Eldridge had three stall garages and the staff request was to increase the width from 30' to 33' to match Bettendorf. He also stated that the current City Detail for Eldridge allowed the approach to be 36' at the curb but did not list the maximum width of the approach as 35' on the curb side of the sidewalk. He stated this had been standard practice for years and staff would like to include this wording in the ordinance and on the detail. Martin made a motion to recommend approval of these changes and Bauer seconded. All ayes by voice vote.

Donaubauer asked Martens to kick off the discussion about Accessory Buildings. Martens presented the codes from Davenport and Bettendorf to the Commission. These had been previously discussed. There was some confusion over how the 30% of required yard was figured in Eldridge. Martens illustrated this to the Commission. Donaubauer expressed interest in having a different system for this. The Commission decided to table this item until November and come back with some specific changes they would like to see at that time.

Donabauer asked Martens to present the clarification request for the Major Recreational Vehicle ordinance. Martens stated that when he was hired, he was told that if a Major Recreational was parked on the side of a house if had to be on a concrete pad. This is also what the illustration in the enforcement letter seemed to indicate. Since that time Martens discovered that this is not stated in City Code. He asked the Commission if they believed that was the original intention of the ordinance and if so, the code needed to be amended to include this. The Commission asked Martens to investigate how Davenport and Bettendorf handled this situation and tabled this topic until the November meeting.

Merrick made a motion to adjourn the meeting at 7:18 PM. Seconded by Martin. Motion carried 5-0 by voice vote.