



CITY COUNCIL MEETING AGENDA
Monday, February 3rd, 2025, 7:00 PM
Eldridge Community Center · 400 S 16th Ave · Eldridge, IA

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment

5. Mayor's Agenda
 - A. Consideration to Approve City Council Minutes from January 27th, 2025
 - B. Consideration to Approve Committee of the Whole Minutes from January 27th, 2025
 - C. Consideration to Approve Bills Payable

6. Old Business
 - A. Consideration of Third & Final Reading of Ordinance 2025-01 Amending Eldridge City Code Title D, Chapter 10 Post-Construction Stormwater Management Regulations
 - B. Consideration of Third & Final Reading of Ordinance 2025-02 Amending Eldridge City Code Title D, Chapter 2 adding a Planned Residential Overlay District in Grunwald Grove 2nd Addition Lots 23, 24, 25, & 26 currently zoned R-3 Multiple Family Residential District
 - C. Consideration of Third & Final Reading of Ordinance 2025-03 Amending Eldridge City Code Title D, Chapter 2 Adding Solar Gardens as a permitted use in all districts and adding Solar Farms as a permitted use in I-1 Light Industrial District
 - D. Consideration of Third & Final Reading of Ordinance 2025-04 Amending Eldridge City Code Title D, Chapter 2 Zoning by adding Section 44 "Solar Energy Systems"

7. New Business
 - A. Consideration to Approve Setting the date for a Public Hearing for the approval of plans, specifications, form of contract, and estimated total cost of the public improvements for the South 1st Street Overlay bid on Monday, February 17th, 2025 at 7:00pm at the Eldridge Community Center
 - B. Consideration to Approve Setting a Public Hearing for the proposed Maximum Property Tax Levy on Monday, April 7th, 2025 at 5:30pm at the Eldridge Community Center

8. Board/Staff Activity Reports
 - A. City Administrator
 - B. Assistant City Administrator
 - C. City Clerk
 - D. Police Chief

9. Adjournment

Next Special Committee of the Whole & Regular City Council Meeting: Monday, February 17th, 2025, at 6:00pm at Eldridge Community Center

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge Community Center at 7:00 pm on January 27, 2025.

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

Presiding: Mayor Frank King

Also Present: Andrew Lellig, Jeff Martens, Nevada Lemke, Letty Goslowsky, Allison Wright, Erin Gentz, Dale Grunwald, Marty O'Boyle, Dan Belk, Jim Perkins, Joy Sherwood, Scott LaPlante, Chris Townsend, Kent Ellis, & Jack Gepson.

Mayor Frank King swore in City Clerk Letty Goslowsky

Motion by Blackwell to approve the agenda. Second by Iossi. Motion was approved unanimously by voice vote.

Mayor's Agenda

Motion by Campbell to approve City Council Minutes from January 13, 2025. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Iossi to approve the Committee of the Whole Minutes from January 13, 2025. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve the bills payable in the amount of \$264,040.56. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Campbell to approve a Liquor License Renewal for Dollar General #10772. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Dockery to approve a Liquor License Renewal for Maloney's Pub. Second by Collins. Motion was approved unanimously by voice vote.

Shive-Hattery presented TEAP Study

Old Business

Motion by Campbell to approve the Second Reading of Ordinance 2025-01 Amending Eldridge City Code Title D, Chapter 10 Post-Construction Stormwater Management Regulations. Second by Iossi. Roll call vote indicated Blackwell (Aye), Campbell (Aye), Collins (Aye), Dockery (Aye), and Iossi (Aye)

Motion by Iossi to approve the Second Reading of Ordinance 2025-02 Amending Eldridge City Code Title D, Chapter 2 adding a Planned Residential Overlay District in Grunwald Grove 2nd Addition Lots 23, 24, 25, & 26 currently zoned R-3 Multiple Family Residential District. Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye), Collins (Aye), Dockery (Aye), and Iossi (Aye)

Motion by Campbell to approve the Second Reading of Ordinance 2025-03 Amending Eldridge City Code Title D, Chapter 2 Adding Solar Gardens as a permitted use in all districts and adding Solar Farms as a permitted use in I-1 Light Industrial District. Second by Collins. Roll call vote indicated Blackwell (Aye), Campbell (Aye), Collins (Aye), Dockery (Aye), and Iossi (Aye)

Motion by Iossi to approve the Second Reading of Ordinance 2025-04 Amending Eldridge City Code Title D, Chapter 2 Zoning by adding Section 44 "Solar Energy Systems". Second by Campbell. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye)

New Business

Motion by Campbell to approve Farm Lease Agreement for Parcel #932319006 between Gerry Moeller and the City of Eldridge with adding to paragraph six to add that he may farm alpha and rye. Second by Collins. Motion was approved unanimously by voice vote.

Martens stated that he did have a question from Kim Wilkins, the question was if this is approved tonight can the subdivision still be changed? The answer is yes, but it would need to go back to planning and zoning and then the council for approval of the changes. Motion by Iossi to approve Resolution 2025-02 Approving the Final Plat of Lancers Run Subdivision . Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye), Collins (Aye), Dockery (Nay), and Iossi (Aye).

Motion by Iossi to approve Resolution 2025-03 Approving the Development Plan for Lancers Run Subdivision with the changes recommended by staff and planning and zoning. Second by Blackwell. Roll call vote indicated Blackwell (Aye), Campbell (Aye), Collins (Aye), Dockery (Nay), and Iossi (Aye).

Motion by Blackwell to approve payout of 100.92 accrued hours of sick leave in the amount of \$3,717 to Martha Nieto upon her retirement on January 31, 2025. Second by Iossi. Motion was approved 4-1 by voice vote.

Board/Staff Activity Reports

City Administrator – Training for council and board members is on Wednesday, January 29th at 4:30 p.m. at the library and will be done by 6:00 p.m. Council meeting is next week, February 3rd, and will be discussing tax levy and budget at the committee of the whole, there is also a committee of the whole on February 17th, this is the meeting that the City of Bettendorf will attend to discuss goal setting.

City Clerk – Budget to actual or treasures report, these will be coming out electronically sometime this week.

Police Chief – DARE has started again, Officer Jahns is in his 3rd week. Officer Sanders started her solo patrol. Trainings that are coming up are rescue taskforce -active shooter training, this is in Goose Lake and will have multiple agencies and traffic stop simulations with the help of the Iowa State Patrol in early March.

Motion by Dockery to adjourn the meeting at 8:03 p.m. Second by Collins. Motion was approved unanimously by voice vote.

City of Eldridge City Committee of the Whole Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open Committee of the Whole session at the Eldridge Community Center at 6:00 pm on January 27, 2025.

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

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Letty Goslowsky Marty O'Boyle, Dale Grunwald, Dave Belk, Joy Sherwood, Jim Perkins, Scott LaPlant, and Erin Gentz.

Motion by Campbell to approve the agenda. Second by Blackwell. Motion approved by unanimous voice vote.

New Business

FY26 Tax Levy and Introductory Budget Discussions were had. City Administrator Nevada Lemke passed out budget packets with initial numbers, stressing these numbers are only initial and during the budget period will change based on council recommendations and decisions.

The Tax Levy worksheet was presented, showing non-TIF taxable growth valuation grew by 4.1% which makes Eldridge a Tier 3 city resulting in a 2% reduction of revenue and the recommended tax base of 8.01%

The Council asked various financial questions in relation to the budget.

Police Chief Andrew Lellig and the Council next discussed the Police Department's budget, identifying some upcoming needs regarding vehicles and cameras.

Funding for the volunteer fire department was also discussed.

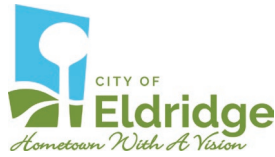
Throughout the COW meeting the Council asked various financial questions, clarification and answers provided by both the City Administrator and Police Chief.

Motion by Dockery to adjourn at 6:55 pm. Second by Collins. Motion was approved unanimously by voice vote.

Respectfully Submitted by Letty Goslowsky, Finance Manager/Billing Clerk

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
155457	POLICE	001 5-110-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 520.90
155457	INSPECTIONS	001 5-170-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 53.70
155457	STREETS	001 5-210-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 436.68
155457	VEH MAINT	001 5-299-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 26.55
155457	COMM DEV	001 5-599-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 88.68
155457	ADMIN	001 5-611-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 62.08
155457	FINANCE	001 5-620-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 69.30
155457	SEWER	610 5-815-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 361.94
155458	POLICE	001 5-110-6150	DELTA DENTAL - LTD	LTD INS PREM	\$ 204.78
155458	INSPECTIONS	001 5-170-6150	DELTA DENTAL - LTD	LTD INS PREM	\$ 26.23
155458	STREETS	001 5-210-6150	DELTA DENTAL - LTD	LTD INS PREM	\$ 111.55
155458	VEH MAINT	001 5-299-6150	DELTA DENTAL - LTD	LTD INS PREM	\$ 9.85
155458	COMM DEV	001 5-599-6150	DELTA DENTAL - LTD	LTD INS PREM	\$ 22.64
155458	ADMIN	001 5-611-6150	DELTA DENTAL - LTD	LTD INS PREM	\$ 22.08
155458	FINANCE	001 5-620-6150	DELTA DENTAL - LTD	LTD INS PREM	\$ 29.23
155458	SEWER	610 5-815-6150	DELTA DENTAL - LTD	LTD INS PREM	\$ 102.47
155459	POLICE	001 5-110-6150	DELTA DENTAL- BASIC	BASIC LIFE INS PREM	\$ 44.00
155459	INSPECTIONS	001 5-170-6150	DELTA DENTAL- BASIC	BASIC LIFE INS PREM	\$ 4.00
155459	STREETS	001 5-210-6150	DELTA DENTAL- BASIC	BASIC LIFE INS PREM	\$ 24.00
155459	VEH MAINT	001 5-299-6150	DELTA DENTAL- BASIC	BASIC LIFE INS PREM	\$ 2.00
155459	COMM DEV	001 5-599-6150	DELTA DENTAL- BASIC	BASIC LIFE INS PREM	\$ 4.00
155459	ADMIN	001 5-611-6150	DELTA DENTAL- BASIC	BASIC LIFE INS PREM	\$ 2.80
155459	FINANCE	001 5-620-6150	DELTA DENTAL- BASIC	BASIC LIFE INS PREM	\$ 7.30
155459	SEWER	610 5-815-6150	DELTA DENTAL- BASIC	BASIC LIFE INS PREM	\$ 20.51
155460	POLICE	001 5-110-6150	WELLMARK BLUE CROSS	HEALTH INS PREMS	\$ 6,605.31
155460	INSPECTIONS	001 5-170-6150	WELLMARK BLUE CROSS	HEALTH INS PREMS	\$ 382.70
155460	STREETS	001 5-210-6150	WELLMARK BLUE CROSS	HEALTH INS PREMS	\$ 4,691.80
155460	VEH MAINT	001 5-299-6150	WELLMARK BLUE CROSS	HEALTH INS PREMS	\$ 430.91
155460	COMM DEV	001 5-599-6150	WELLMARK BLUE CROSS	HEALTH INS PREMS	\$ 861.82
155460	ADMIN	001 5-611-6150	WELLMARK BLUE CROSS	HEALTH INS PREMS	\$ 690.77
155460	FINANCE	001 5-620-6150	WELLMARK BLUE CROSS	HEALTH INS PREMS	\$ 622.26
155460	SEWER	610 5-815-6150	WELLMARK BLUE CROSS	HEALTH INS PREMS	\$ 4,243.22
155462	COMM DEV	001 5-599-6506	AMAZON CAPITAL SVCS	DESKTOP WEBCAM	\$ 21.59
155462	FINANCE	001 5-620-6506	AMAZON CAPITAL SVCS	LETTY SIGNATURE STAMP	\$ 13.84
155462	FINANCE	001 5-620-6506	AMAZON CAPITAL SVCS	HUMIDIFIERS	\$ 23.98
155463	FINANCE	001 5-620-6401	BOHNSACK & FROMMELT	ACCOUNTING SERVICES	\$ 700.00
155463	FINANCE	001 5-620-6401	BOHNSACK & FROMMELT	ANNUAL AUDIT - FINAL	\$ 2,406.25
155463	SEWER	610 5-815-6490	BOHNSACK & FROMMELT	ANNUAL AUDIT - FINAL	\$ 2,406.25
155464	STREETS	001 5-210-6310	CINTAS CORPORATION	CLEANING SVCS - MATS	\$ 82.62
155465	ROAD USE	110 5-210-6532	COMPASS MINERALS AMER	ROAD SALT	\$ 1,957.38
155465	ROAD USE	110 5-210-6532	COMPASS MINERALS AMER	ROAD SALT	\$ 9,712.00
155465	ROAD USE	110 5-210-6532	COMPASS MINERALS AMER	ROAD SALT	\$ 3,896.26
155465	ROAD USE	110 5-210-6532	COMPASS MINERALS AMER	ROAD SALT	\$ 1,902.83
155466	VEH MAINT	001 5-299-63322	CUMMINS SALES & SVC	OIL PAN; PLUG; GASKET	\$ 943.30
155467	VEH MAINT	001 5-299-6332	GILLESPIE AUTO ELEC	UNIT 821 - ALTRNTR	\$ 350.00
155468	VEH MAINT	001 5-299-63322	INTERSTATE BATRY CNTR	ASPHALT TRAILER	\$ 303.90
155469	STREETS	001 5-210-6310	MENARDS	GARBAGE BAGS	\$ 52.44
155469	VEH MAINT	001 5-299-6504	MENARDS	PARTS; BOXES	\$ 49.92
155469	SEWER	610 5-815-6181	MENARDS	GLOVES	\$ 35.96
155470	STREETS	001 5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLAIRE	\$ 581.99
155470	STREETS	001 5-210-6371	MIDAMERICAN ENERGY CO	105 E LC - SIGN SHOP	\$ 108.26

155470	STREETS	001 5-210-6371	MIDAMERICAN ENERGY CO	105 E LC - OFFICE	\$ 865.15
155470	ST LIGHTS	001 5-230-6371	MIDAMERICAN ENERGY CO	305 N 3RD - LIGHT	\$ 537.68
155470	ST LIGHTS	001 5-230-6371	MIDAMERICAN ENERGY CO	2951 S 9TH AVE SIREN	\$ 10.83
155470	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY CO	313 N 3RD	\$ 71.74
155470	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY CO	301 N 3RD	\$ 58.97
155470	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY CO	309 N 3RD	\$ 29.75
155470	SEWER	610 5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD	\$ 6,501.00
155470	SEWER	610 5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD	\$ 2,582.43
155471	VEH MAINT	001 5-299-63322	MILLS CHEVROLET	SEAL	\$ 25.07
155472	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	ENGINE OIL FILTER	\$ 8.44
155472	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	WIPER BLADES	\$ 30.42
155472	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	ENGINE OIL FILTER	\$ 8.44
155472	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	BOXED CAPSULES	\$ 64.32
155472	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	BATRY CABLE BOLT/DIESEL SPC	\$ 26.28
155472	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	BACKING PLATES	\$ 463.51
155472	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	BELTS	\$ 86.90
155472	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	WASHER PUMP	\$ 20.99
155472	VEH MAINT	001 5-299-63323	NAPA AUTO PARTS	HOSE END FITTING	\$ 20.88
155472	VEH MAINT	001 5-299-63323	NAPA AUTO PARTS	HOSE END FITTINGS	\$ 31.32
155473	VEH MAINT	001 5-299-63323	NOTT COMPANY	COUPLER	\$ 368.63
155474	SALES TAX	121 5-750-64071	PLEASANT MICHELLE	SQR REIMB	\$ 775.00
155475	SEWER	610 5-815-6320	POWER PROCESS EQUIP INC	GRIT PUMP REPAIR	\$ 3,007.00
155476	STREETS	001 5-210-6373	QUAD CITIES TAS	AFTER HRS ANSWER SVCS	\$ 31.52
155476	SEWER	610 5-815-6373	QUAD CITIES TAS	AFTER HRS ANSWER SVCS	\$ 31.52
155477	STREETS	001 5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$ 565.76
155477	STREETS	001 5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$ 616.41
155478	POLICE	001 5-110-6506	RNJS DISTRIBUTION INC.	CITY HALL/PD WATER	\$ 21.25
155478	FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	CITY HALL/PD WATER	\$ 21.25
155479	STREETS	001 5-210-6310	SDS BINDERWORKS	3 YR SUBSCRIP FEE	\$ 502.31
155479	SEWER	610 5-815-6310	SDS BINDERWORKS	3 YR SUBSCRIP FEE	\$ 502.31
155480	VEH MAINT	001 5-299-63322	THOMPSON TRK & TRLR	90 DEGREE ELBOW FITTING	\$ 24.89
155481	FINANCE	001 5-620-6508	US POSTAL SERVICE	POSTAGE	\$ 499.00
ACH	SPLIT	SPLIT	PAYROLL 02/01/25	PAYROLL 02/01/25	\$ 102,820.87
GRAND TOTAL:					\$ 167,566.67



ORDINANCE 2025-01

AN ORDINANCE AMENDING TITLE D, CHAPTER TEN, POST-CONSTRUCTION STORM WATER MANAGEMENT REGULATIONS OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section one.

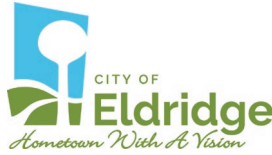
Title D, Chapter Two, § 9.00 RESPONSIBILITIES, (D), (2) is amended by removing the following language:

At any time, the Director of Public Works, or his or her designee, may provide inspection of the detention facilities as deemed appropriate. If the Director finds any maintenance work is necessary, the Director shall serve a written order to the owner of the facilities, specifying therein the work necessary to be done and providing for a reasonable time for its completion. Any property owner to whom an order is directed shall have the right, within three days from service of the order, to appeal to the City Administrator who shall review the order within five working days and file his or her decision. If the City Administrator fails to respond within five working days, it shall be assumed that the appeal is denied. Unless the order is revoked or modified, it shall remain in full force and be obeyed by the owner as directed within the time established by the Director's written order or at the time as modified by the City Administrator's decision. When an owner to whom an order has been issued fails to comply within the time specified, the Director shall remedy the condition, or contract with others for such purpose, and charge all costs, including administration, to whom the order is directed. If the cost of remedying a condition is not paid within 30 days after the mailing of a statement from the Director of Public Works, the cost shall be assessed against the property for collection in the same manner as a property tax. In the event the association fails or is unable to pay the costs associated with detention facility maintenance, these costs shall be assessed against those users of the facility based upon their percentage of use.

Section two.

Title D, Chapter Two, § 9.00 RESPONSIBILITIES, (D), (2) is amended by adding the following language:

At any time, the Director of Public Works, or his or her designee, may provide inspection of the detention facilities as deemed appropriate. If the Director finds any maintenance work is necessary, the Director shall serve a written order to the owner of the facilities, specifying therein the work necessary to be done and providing for a reasonable time for its completion. Any property owner to whom an order is directed shall have the right,



within three days from service of the order, to appeal to the City Administrator who shall review the order within five working days and file his or her decision. If the City Administrator fails to respond within five working days, it shall be assumed that the appeal is denied. Unless the order is revoked or modified, it shall remain in full force and be obeyed by the owner as directed within the time established by the Director’s written order or at the time as modified by the City Administrator’s decision. When an owner to whom an order has been issued fails to comply within the time specified, the Director shall remedy the condition, or contract with others for such purpose, and charge all costs, including administration, to whom the order is directed. If the cost of remedying a condition is not paid within 30 days after the mailing of a statement from the Director of Public Works, the cost shall be assessed against the property for collection in the same manner as a property tax. In the event the association, or property owner, fails or is unable to pay the costs associated with detention facility maintenance, or an association does not exist or the owner cannot be located, these costs shall be assessed equally against all property owners in the subdivision(s) the detention facility serves.

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

Section four. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

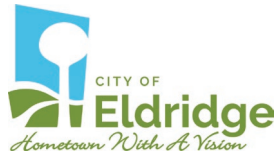
PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2024.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____



ORDINANCE 2025-02

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

Section one. That the zoning map referred to in Chapter Two, Title D of the Eldridge City Code, and being a part of the ordinance of the City of Eldridge, in so far as said map pertains to the land that is part of Grunwald Grove 2nd Addition and described as follows:

Lots 23, 24, 25 and 26 in Grunwald Grove 2nd Addition to the City of Eldridge, Iowa

The property is currently zoned **R-3 Multiple Family Residential District** and is adding a **Planned Residential Overlay District**.

Maximum density shall not exceed that of the underlying district.

In addition, the following parcel map is attached herewith and made a part hereto as the same pertains to said area is enacted as a substitute and in lieu of the same area described as shown on said district map.

Be it further enacted that the boundaries of the districts, designations, notations, references and other information shown thereon as the same pertains to the area described above are, and by way of amendment, made a part of the zoning ordinance of the City of Eldridge, Iowa, and shall have the same force and effect with respect to said area as if the zoning map and all notations, references and other information shown thereon were as fully set forth or described therein, the original of said amendment is properly attested and is on file with the City Clerk of the City of Eldridge, Iowa.

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

Section three. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.



PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2025.

Attest:

Mayor, Frank King

Martha Nieto, City Administrator

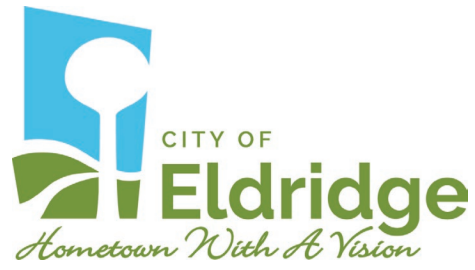
Blackwell	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____
Campbell	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____
Collins	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____
Dockery	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____
Iossi	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____



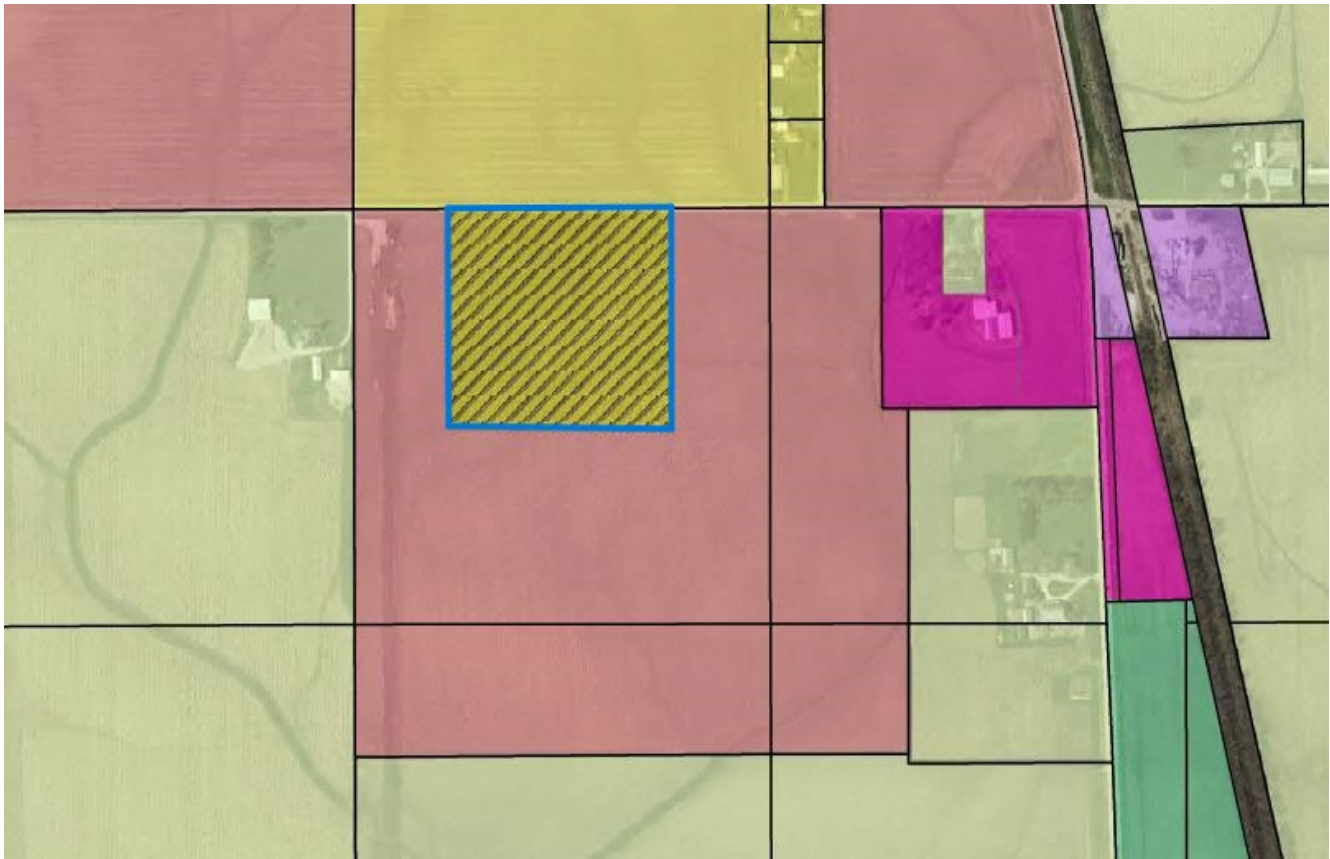
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



Current zoning on these parcels:



City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District	R-1-Single Family Residential District	P/M-Public and Municipal District
C-3-General Commercial District	R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	

Karl Donaubaauer
Scott LaPlante

Mike Martin
Jennifer Vittorio

Brad Merrick
Dean Ferguson

Signature: Jill Grunwald
Jill Grunwald (Nov 26, 2024 16:15 CST)

Email: grunwaldland@gmail.com



Planned Residential Overlay Application for P&Z Commission

Property Address Redbud Circle, inside portion

Underlying Zoning R-3

Legal Description of Property Lots 23,24,25 & 26 Grunwald Grove 2nd additlon Eldridge, IA

Applicant Name	<u>Grunwald Land Development</u>
Address	<u>409 S Schultz Drive, Long Grove, IA 52756</u>
Phone Number	<u>563-343-1006 (Dale), 563-343-3651 (Jill)</u>
Email Address	<u>Grunwaldland@gmail.com</u>
Main Contact Person	<u>Dale or Jill Grunwald</u>

Title Holder's (If different than applicant)

Name _____

Address _____

Phone Number _____

Signature of Applicants (s) Dale Grunwald

Intended property use multi-family homes / 3 plexs
(please be specific)

Please provide:

A map showing the property location and surrounding zoning

For office use only				
Filing Fee Paid	\$	<u>50</u>	Date Filed	<u>11/25/2024</u>
Payment Method		<u>check #1933</u>	Meeting Date	<u>12/19/2024</u>
Courtesy Letters Sent		<u>12/12/2024</u>		



PRELIMINARY PLAT APPLICATION

Plan and Zone Commission

Subdivision Name Grunwald Grove 2nd Planned Residential Overlay Addition

Subdivision Location Redbud Circle, Eldridge, IA

Current Zoning R-3 Proposed Zoning R-3

Number of Lots 24

Developer Name Grunwald Land Development
Address 409 S Schultz Drive, Long Grove, IA 52756
Phone Number 563-343-1006 (Dale) 563-343-3651 (Jill)
Email Address Grunwaldland@gmail.com
Main Contact Person Dale or Jill Grunwald

Engineer Firm Klingner
Contact Luke Miller
Address 4111 East 60th Street, Davenport, Iowa 52807
Phone Number (563) 359-1348
Email Luke D. Miller <lmiller@klingner.com>

Name of person filing application Dale Grunwald Date 11/25/24

Application Fee is \$200.00 plus \$1.50 per lot

For office use only			
Filing Fee Paid	\$	<u>236</u>	Date Filed <u>11/25/2024</u>
Payment Method		<u>Check # P32</u>	Meeting Date <u>12/19/2024</u>

- LEGEND**
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #22228
 - FOUND 5/8" IRON ROD
 - FOUND 1/2" IRON ROD
 - FOUND MAGNAIL
 - SURVEY BOUNDARY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING LOT LINES
 - - - SECTION LINE
 - - - SETBACK LINE

Description: Lots 23, 24, 25 & 26 Grunwald Grove 2nd Addition
 Requestor: Grunwald Land Development L.C.
 Proprietor: Grunwald Land Development L.C.
 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

AREA TABLE

RIGHT OF WAY	0.0 AC.
LOT 1-60	2.95AC.
TOTAL	2.95 AC.

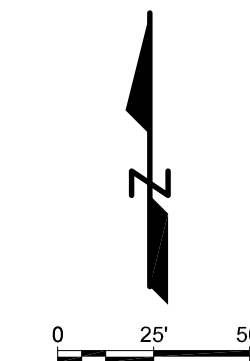
GRUNWALD GROVE 2ND PLANNED RESIDENTIAL OVERLAY ADDITION

BEING A REPLAT OF LOTS 23, 24, 25 & 26
 GRUNWALD GROVE 2ND ADDITION, DOC NO 2023-12674.
 CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

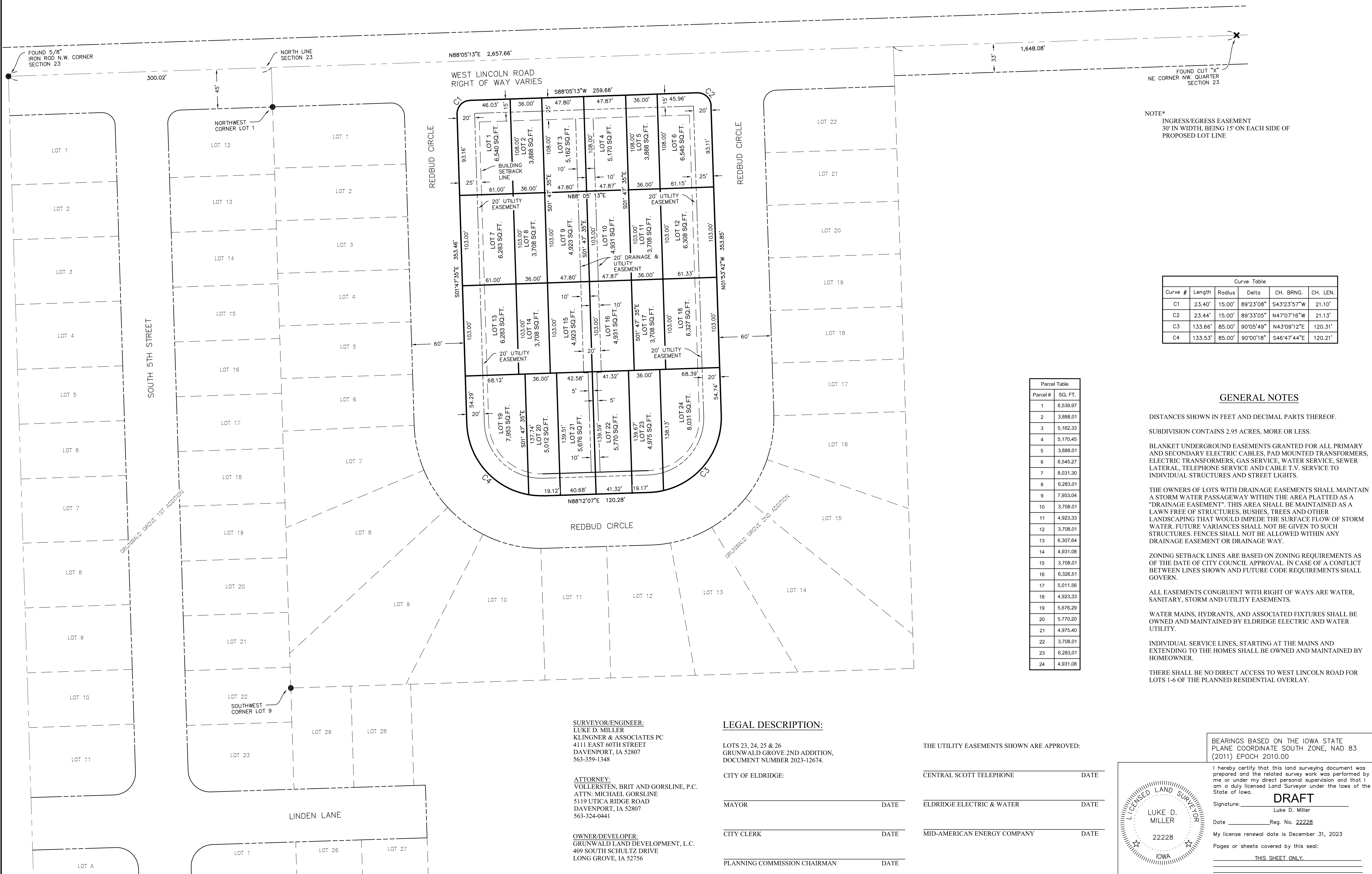
SET BACKS: R-3

	SINGLE FAMILY	TWO FAMILY	MULTI FAMILY
MIN. LOT WIDTH	60'	70'	80'
FRONT YARD	25'	25'	25'
SIDE YARD	5'	5'	5'
REAR YARD	30'	30'	30'

THE SUM OF THE SIDE YARD SETBACK IN R-3 SHALL BE 12' OR GREATER



**PRELIMINARY
 NOT FOR
 RECORDING**



NOTE*
 INGRESS/EGRESS EASEMENT
 30' IN WIDTH, BEING 15' ON EACH SIDE OF
 PROPOSED LOT LINE

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.40'	15.00'	89°23'08"	S43°23'57"W	21.10'
C2	23.44'	15.00'	89°33'05"	N47°07'16"W	21.13'
C3	133.66'	85.00'	90°05'49"	N43°09'12"E	120.31'
C4	133.53'	85.00'	90°00'18"	S46°47'44"E	120.21'

GENERAL NOTES

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 2.95 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.
- THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES, FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE WAY.
- 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.
- THERE SHALL BE NO DIRECT ACCESS TO WEST LINCOLN ROAD FOR LOTS 1-6 OF THE PLANNED RESIDENTIAL OVERLAY.

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

ATTORNEY:
 VOLLERSTEN, BRIT AND GORSLINE, P.C.
 ATTN: MICHAEL GORSLINE
 5119 UTICA RIDGE ROAD
 DAVENPORT, IA 52807
 563-324-0441

OWNER/DEVELOPER:
 GRUNWALD LAND DEVELOPMENT, L.C.
 409 SOUTH SCHULTZ DRIVE
 LONG GROVE, IA 52756

LEGAL DESCRIPTION:

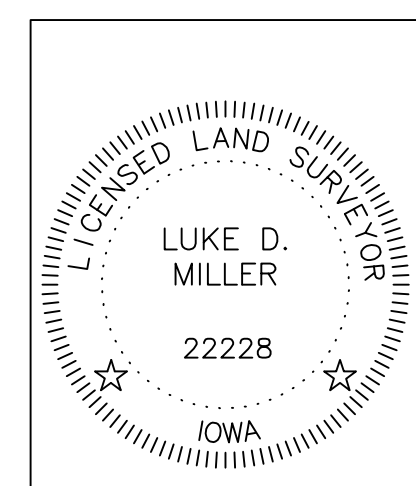
LOTS 23, 24, 25 & 26
 GRUNWALD GROVE 2ND ADDITION,
 DOCUMENT NUMBER 2023-12674.

CITY OF ELDRIDGE:

MAYOR _____ DATE _____
 CITY CLERK _____ DATE _____
 PLANNING COMMISSION CHAIRMAN _____ DATE _____

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

CENTRAL SCOTT TELEPHONE _____ DATE _____
 ELDRIDGE ELECTRIC & WATER _____ DATE _____
 MID-AMERICAN ENERGY COMPANY _____ DATE _____



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, 2023
 Pages or sheets covered by this seal:
 THIS SHEET ONLY.

KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors

Davenport, Iowa
 4111 East 60th St
 563.359.1348

www.klingner.com
 Quincy, IL, Galena, IL, Burlington, IA
 Peoria, IA, Hannibal, MO, Columbia, MO

This document shall not be used for any purpose or project for which it is not intended. Klingner & Associates, P.C. and their Offices 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 release or reuse of this document in violation, unauthorized reproduction of this document, in part or as a whole, is prohibited.

NO.	DESCRIPTION	DATE	APP.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

FINAL PLAT
 PLANNED RESIDENTIAL OVERLAY ADDITION
 GRUNWALD LAND DEVELOPMENT, L.C.
 409 SOUTH SCHULTZ DRIVE
 LONG GROVE, IOWA 52756

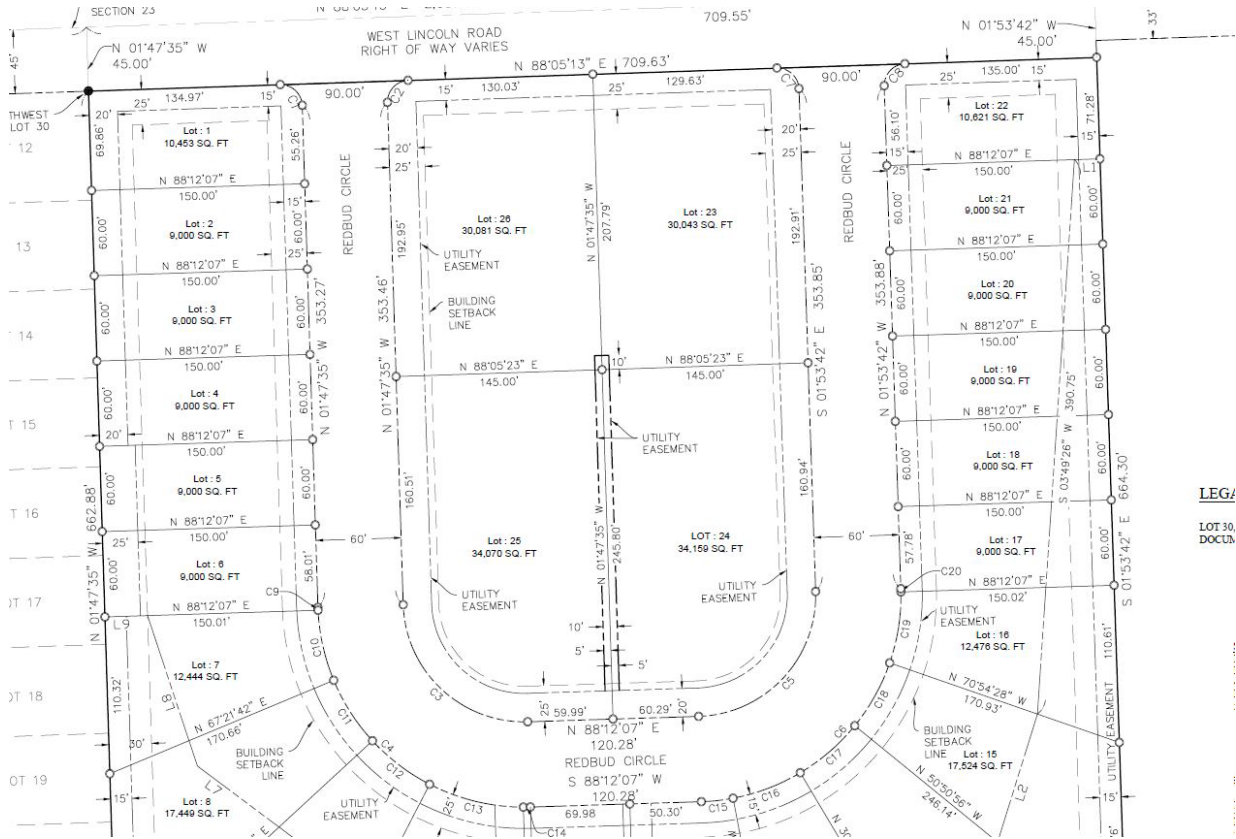
Non-Reduced Sheet Size: 24" x 36"
 Full sized plans have been prepared using standard scales.
 Reduced size plans may not conform to standard scales.

DESIGNED	ASR/LJR
DRAWN	ASR/LJR
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

FINAL PLAT

PROJECT NO.
 21-6118-FINAL-PLAT-10-30-2024

12-3-2024
 SHEET
 1 OF 1



LEG/
LOT 30,
DOCU.

Current Plat shown above

PUBLIC HEARING NOTICE

CITY OF ELDRIDGE

The Eldridge City Council will conduct a public hearing at 7:00 p.m., January 13, 2024, at the Eldridge Community Center, 400 S. 16th Avenue, on the following matter:

Grunwald Land Development has applied to create a Planned Residential Overlay (PRO) District in Grunwald Grove 2nd Addition. The proposed PRO includes lot numbers 23, 24, 25 and 26 of Grunwald Grove 2nd Addition.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter during the public hearing or in writing. Written comments will be accepted until 4:00 p.m. January 13, 2025.

Jeff Martens
Assistant City Administrator

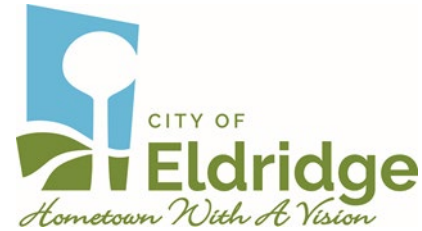
Please publish on Wednesday, Jan. 1, 2025





City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Solar Energy Systems Ordinance
Date: 1/13/25

Mayor and City Council,

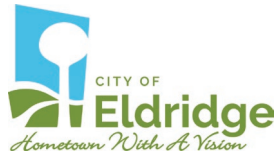
Ordinance 2025-03 Solar Gardens and Farms Permitted Uses and Ordinance 2025-04 Solar Energy Systems have been reviewed by City Staff. Portions have also been reviewed by the City Attorney.

The Planning and Zoning Commission has reviewed and revised these ordinances at several meetings and at their meeting on December 19, 2024 they unanimously voted to recommend approval by the City Council.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



ORDINANCE 2025-03

AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, ADDING SOLAR GARDENS AS A PERMITTED USE IN ALL DISTRICTS AND ADDING SOLAR FARMS AS A PERMITTED USE IN I-1 LIGHT INDUSTRIAL DISTRICT OF THE ELDRIDGE CITY CODE BY UPDATING PRINCIPAL AND PERMITTED USES ON REVIEW, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter Two, SA Suburban Agriculture Districts Section 19.01 PRINCIPAL PERMITTED USES. The following is added:

(H) Solar Garden

Section Two.

Title D, Chapter Two, R-1 Single-Family Residential Districts Section 20.01 PRINCIPAL PERMITTED USES. The following is added:

(F) Solar Garden

Section Three.

Title D, Chapter Two, R-2 Two-Family Residential Districts Section 21.01 PRINCIPAL PERMITTED USES. The following is added:

(E) Solar Garden

Section Four.

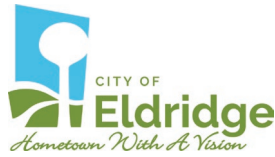
Title D, Chapter Two, R-MH Mobile Home Park Residential Districts Section 22A.01 PRINCIPAL PERMITTED USES. The following is added:

(E) Solar Garden

Section Five.

Title D, Chapter Two, O-T Office/Transitional Districts Section 23A.01 PRINCIPAL PERMITTED USES. The following is added:

(E) Solar Garden



Section Six.

Title D, Chapter Two, C-1 Neighborhood Commercial Districts Section 24.01 PRINCIPAL PERMITTED USES. The following is added:

(R) Solar Garden

Section Seven.

Title D, Chapter Two, C-2 Central Business Districts Section 25.01 PRINCIPAL PERMITTED USES. The following is added:

(O) Solar Garden

Section Eight.

Title D, Chapter Two, C-3 General Commercial Districts Section 26.01 PRINCIPAL PERMITTED USES. The following is added:

(Z) Solar Garden

Section Nine.

Title D, Chapter Two, C-4 Highway-Oriented Commercial Districts Section 27.01 PRINCIPAL PERMITTED USES. The following is added:

(G) Solar Garden

Section Ten.

Title D, Chapter Two, C/I – Commercial/Industrial Transition Districts Section 27A.01 PRINCIPAL PERMITTED USES. The following is added:

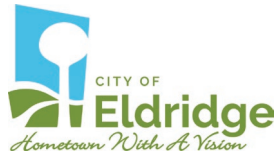
(D) Solar Garden

Section Eleven.

Title D, Chapter Two, I-1 Light Industrial Districts Section 28.01 PRINCIPAL PERMITTED USES. The following is added:

(T) Solar Garden

(U) Solar Farm



Section Twelve.

Title D, Chapter Two, I-2 General Commercial Districts Section 29.01 PRINCIPAL PERMITTED USES. The following is added:

(N) Solar Garden

Title D, Chapter Two, I-2 General Commercial Districts Section 29.03 PROHIBITED USES. The following is added:

(C) Solar Farm

Section Thirteen.

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

Section Fourteen.

Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

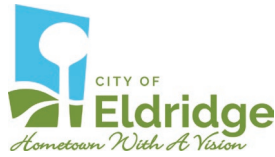
PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2025.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____



ORDINANCE 2025-04

ORDINANCE AMENDING TITLE D, CHAPTER 2: ZONING OF THE ELDRIDGE CITY CODE BY ADDING SECTION 44, “SOLAR ENERGY SYSTEMS”

Section One. Title D, Chapter 2: Zoning is amended by adding Section 44 with the following language:

44: SOLAR ENERGY SYSTEMS

- 1.00 Purpose
- 2.00 Definitions
- 3.00 Permitted Accessory Use
- 4.00 Principal Uses

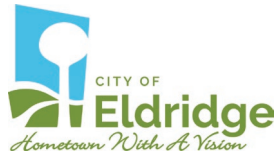
1.00 PURPOSE.

The purpose of this chapter is to allow safe, effective, and efficient use of solar energy conversion systems, and to establish permitted uses for them within the City.

2.00 DEFINITIONS.

For purposes of this chapter, the following terms are defined:

- A. “Solar energy system” means a device, array of devices, or structural design feature, the purpose of which is to provide for generation of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating. Installation types are:
 - 1. “Building-integrated” means an integral part of a principal or accessory building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, and awnings.
 - 2. “Ground-mount” means a solar energy system mounted on a rack or pole that rests on or is attached to the ground and not a roof or exterior wall of a building. Ground-mount systems can be either accessory or principal uses.
 - 3. “Roof-mount” means a solar energy system mounted on a rack that is fastened to or ballasted on a building roof. Roof-mount systems can be either accessory or principal uses.

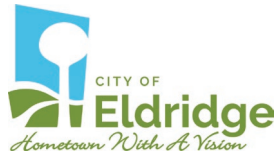


4. “Parallel roof-mount” means a roof-mount solar energy system in which the solar panels are installed parallel to the roof underneath and no more than 12” from the surface of the roof. A parallel roof-mount system must not extend beyond the roof surface underneath it.
 5. “Wall-mount” means a solar energy system mounted on the side of a principal or accessory building usually, but not always, for the purpose of providing direct supplemental space heating by heating and recirculating conditioned building air.
- B. “Solar farm” means a commercial facility that converts sunlight into electricity by means of photovoltaics (PV) for the primary purpose of wholesale sales of generated electricity. A solar farm is the principal land use for the parcel on which it is located.
 - C. “Solar garden” means a commercial solar-electric (photovoltaic) array that provides retail electric power (or a financial proxy for retail power) to multiple households or businesses residing or located off-site from the location of the solar energy system. A community solar system/solar garden is a principal use.
 - D. “Solar resource” means a view of the sun from a specific point on a lot or building that is not obscured by any vegetation, building, or object for a minimum of four hours between the hours of 9:00 a.m. and 3:00 p.m. Standard Time on all days of the year.
 - E. “Solar access” means unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system.

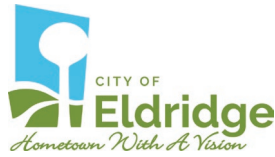
3.00 PERMITTED ACCESSORY USE.

Solar energy systems shall be allowed as an accessory use in all zoning districts where structures of any sort are allowed, subject to certain requirements as set forth below.

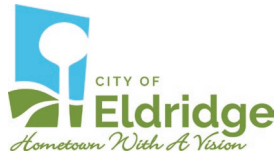
- A. Height. Solar energy systems must meet the following height requirements for accessory use:
 1. Building or roof-mounted solar energy systems shall not exceed the maximum allowed height of a structure in any zoning district.
 2. Ground or pole-mounted solar energy systems shall not exceed 12 feet in height when oriented at maximum tilt.



- B. Set-back. Solar energy systems must meet the accessory structure setback requirements for the zoning district and primary land use associated with the lot on which the system is located and shall only be in rear yards.
1. Roof or Building-Mount Solar Energy Systems. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a back yard exposure. Solar collectors mounted on the sides of buildings and serving as awnings are considered to be building-integrated systems and are regulated as awnings.
 2. Ground-Mount Solar Energy Systems. Ground-mounted solar energy systems may not extend into the side yard or rear setback when oriented at minimum design tilt.
- C. Location and Visibility.
1. Building-Integrated and Wall-Mount Solar Energy Systems. Building-integrated and wall-mount solar energy systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated or mounted meets all required setback, land use, and performance standards for the district in which the building is located. The color of the solar collectors is not required to be consistent with other building materials.
 2. Roof-Mount Solar Energy Systems. Roof-mount solar energy systems shall not be restricted for aesthetic reasons if the system is not visible from the closest edge of any public right-of-way other than an alley. Roof-mounted systems that are visible from the nearest edge of the street frontage right-of-way shall not have the highest finished pitch steeper than the roof pitch on which the system is mounted and shall be no higher than 12 inches above the roof. The color of the solar collectors is not required to be consistent with other roofing materials.
 3. Ground-Mount Solar Energy Systems. Except as indicated in other parts of this chapter, ground-mount solar energy systems shall be treated as an accessory structure and shall be subject to the requirements of an accessory structure. A ground-mount solar energy system shall not be located in the front yard or side yard of a lot. The City may require screening where it determines there is a clear community interest in maintaining a viewshed.



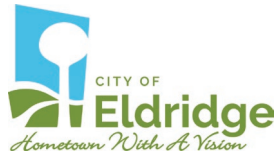
4. Reflectors. No solar energy system using an external reflector to enhance solar production shall be installed within the City limits.
 5. Solar energy systems shall have non-reflective and neutral color with no advertising or logos on system panels or supporting structure other than a small identification of the manufacturer.
- D. Coverage. Roof or building-mount solar energy systems shall provide roof access paths shall be provided as required in the International Fire Code or the International Residential Code as they apply to the structure. Ground-mount systems shall be exempt from impervious surface calculations if the soil under the collector is maintained in vegetation and is not compacted. Foundations, gravel, and compacted soils are considered impervious.
- E. Historic Buildings. Solar energy systems on historically designated buildings shall be installed only as allowed by the U.S. Department of Interior.
- F. Site Plan Approvals and permits.
1. Building permit and plan approval required. All solar energy systems require a building permit from the city and shall provide a site plan for review.
 2. Site plans shall be accompanied by a scale horizontal and vertical (elevation) drawing. The drawings must show the location of the system on the building or on the property for a ground-mounted system, including property lines, and the property setbacks. In addition, they shall indicate the height of the installation at maximum tilt and the ground footprint at minimum tilt, along with a description of the ground cover to be used under the system.
 3. Site plans that meet the design requirements of this chapter shall be granted administrative approval by the Zoning Officer and shall not require Planning and Zoning Commission review. Administrative approval does not indicate compliance with the Building Code or Electric Code.
- G. Approved Solar Components. Electric solar energy system components must have a UL or equivalent listing and solar hot water systems must have an SRCC rating.
- H. Compliance with Building Code. All solar energy systems shall be consistent with the *State Building Code*, and solar thermal systems shall comply with HVAC-related requirements of the *Energy Code*.
- I. Compliance with State Electric Code. All photovoltaic systems shall comply with the *State Electric Code*.



- J. Compliance with State Plumbing Code. Solar hot water systems shall comply with applicable *State Plumbing Code* requirements.
- K. Utility Notification. All solar energy systems that connect with an electric circuit serviced by the local electric utility (grid-tied systems) shall comply with the interconnection requirements of the electric utility. Systems not so connected (off-grid systems) are exempt from this requirement.

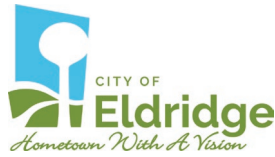
4.00 PRINCIPAL USES.

- A. Solar Garden. The City permits the development of community solar gardens, subject to the following standards and requirements:
 - 1. Rooftop Solar Gardens. Subject to the requirements of this Chapter, rooftop solar gardens are a permitted use in all districts.
 - 2. Ground-Mount Solar Gardens. Ground-mount community solar energy systems must be less than two acres in total size and are a permitted use in all districts. The City may require screening where it determines there is a clear community interest in maintaining a viewshed.
 - 3. Interconnection. An interconnection agreement must be in place with the local electric utility before work commences on installation of a solar garden.
 - 4. Dimensional Standards. All structures must comply with set-back, height, and coverage limitations for the district in which the system is located.
 - 5. Site Security. A solar garden located wholly or partly within the City limits must be surrounded by a fence that meets National Electric Code (NEC) guidelines. The City encourages the project operator or owner to invest in fencing that facilitates movement of pollinators. All gates must always be locked unless personnel are on site. All components must be located at least four feet from the fence.
 - 6. Other Standards. Ground-mount systems must comply with all required standards for structures in the district in which the system is located.
 - 7. Ground Cover. The City encourages (but does not require) owners of ground-mount solar gardens to plant the land underneath the solar collectors in pollinator friendly wildflowers. Such plantings must be maintained in such a way that they do not go to weeds or become predominately grass but afford passers-by a predominantly flower view during blooming season. Such plantings shall be considered flower beds and shall be exempt from the mowing requirements of Title B, Chapter 9. If wildflowers are not planted, the



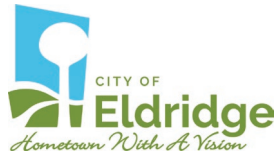
land underneath the collectors must be neatly maintained in compliance with Title B, Chapter 9 of the Code of Ordinances.

8. Building Permit and Site Plan Review. Development of a solar garden inside the City limits requires the issuance of a building permit and site plan review. Principle use solar arrays must be designed by an Iowa licensed design professional.
 9. Decommissioning. The City requires that, as part of the construction permit application, a decommissioning plan shall be submitted to ensure that the facilities are properly removed after their useful life. Decommissioning of the solar garden must occur in the event it (or a majority part of it) is not in use for 12 consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of the soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site. Disposal of the solar panels, racks, and foundations must meet state requirements applicable at the time of decommissioning. The City shall require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure proper decommissioning.
- B. Solar Farm: The City permits the development of solar farms, subject to the following standards and requirements:
1. Development. A solar farm may be developed only on land zoned I-1 Light Industrial Districts at the time of the development.
 2. Building Permit. Development of a solar farm inside the City limits requires the issuance of a building permit.
 3. Stormwater and NPDES. If the City has stormwater management, erosion, or sediment control provisions, or NPDES permit requirements at the time of the development, solar farms shall be subject to those requirements.
 4. Ground Cover and Buffer Areas. Ground around and under solar arrays and in project buffer areas shall be planted and maintained in perennial vegetated ground cover, and meet the following standards:
 - (a) Topsoil shall not be removed during development unless it is part of a remediation effort.
 - (b) Soils shall be planted and maintained in perennial vegetation to prevent erosion, manage run off, and build soil. Seeds may include a mix of grasses and wildflowers, but shall be predominantly wildflowers, ideally native to the region that will result in a short stature prairie with a diversity of forbs or flowering plants that bloom throughout the growing season.



Blooming shrubs may be used in buffer areas as appropriate for visual screening. Seed mixes and maintenance practices should be consistent with recommendations made by qualified natural resource professionals such as those from the Iowa Department of Natural Resources, Scott County Soil and Water Conservation Service, or the Natural Resource Conservation Service. Plant material must not have been treated with systemic insecticides, particularly neonicotinoids. Such plantings must be maintained in such a way that they do not go to weeds or become predominantly grass but afford passers-by a predominantly flower view during blooming season. Such plantings shall be considered flower beds and shall be exempt from the mowing requirements of Title B, Chapter 9. If wildflowers are not planted, the land underneath the collectors must be neatly maintained in compliance with Title B, Chapter 9.

- (c) The City may require screening where it determines there is a clear community interest in maintaining a viewshed.
- 5. Foundations. A qualified engineer shall certify that the foundation and design of the solar panels' racking, and support is within accepted professional standards, given local soil and climate conditions.
- 6. Other Standards and Codes. All solar farms shall be in compliance with all applicable local, State, and federal regulatory codes, including the *State Building Code*, as amended; and the *National Electric Code*, as amended.
- 7. Power and Communication Lines. Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by the City in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible, at the discretion of the City's consulting engineer.
- 8. Site Security. A solar farm located wholly or partly within the City limits must be surrounded by a fence that meets National Electric Code (NEC) guidelines. The City encourages the project operator or owner to invest in fencing that facilitates movement of pollinators. All gates must always be locked unless personnel are on site. All components must be located at least four feet from the fence.
- 9. Building Permit. Development of a solar farm inside the City limits requires the issuance of a building permit.
- 10. Site Plan Required. A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other

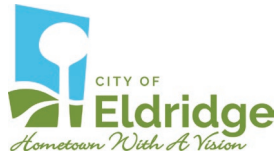


structures, property lines, rights-of-way, easements, zoning districts, service roads, floodplains, wetlands and other protected natural resources, topography, electric equipment, and all other characteristics requested by the City. The site plan shall be reviewed by City Staff and the City Engineer and approved by resolution by City Council.

11. Aviation Protection. For solar farms located within 500 feet of an airport or within approach zones of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.
12. Agricultural Protection. Solar farms must comply with site assessment or soil identification standards that are intended to protect agricultural soils.
13. Decommissioning. A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. Decommissioning of the installation must occur if a majority of the solar panels are not in use for 12 consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site. Disposal of the solar panels, racks, and foundations must meet State requirements applicable at the time of decommissioning. The City shall require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure proper decommissioning.
14. Once a Solar Farm enters commercial operation the City Council may require the Applicant/Owner, or current owner of the facility, to make annual contributions to the City as set forth in a contract provided by the City. This contribution would be based upon the maximum rated AC production capacity multiplied by the rate of two thousand five hundred dollars (\$2,500) per MW per year. This rate can be adjusted by resolution by the City Council. Payment would be due by March 31 each year for the production the previous calendar year and will be pro-rated for the number of days in operation during the previous calendar year. For clarity, if the Solar Farm produces power for one hundred (100) days in a 365-day calendar year, the annual contribution will be (100/365) times two thousand five hundred (\$2,500) dollars per MW.

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

Section Three. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.



PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2025.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____