



CITY COUNCIL MEETING AGENDA
Monday, November 18th, 2024, 7:00 PM
Eldridge Community Center · 400 S 16th Ave · Eldridge, IA

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Presentation: MidAmerican Energy presents Community Grant to City Council
5. Public Comment
6. Mayor's Agenda
 - A. Consideration to Approve City Council Minutes from November 4th, 2024
 - B. Consideration to Approve Joint City Council & Utility Board Minutes from November 4th, 2024
 - C. Consideration to Approve Bills Payable
7. Old Business
 - A. Consideration of Third and Final Reading of Ordinance 2024-14 Amending Chapter 8, Title C of the Eldridge City Code by adopting new building codes
 - B. Discussion and Consideration to approve the Eldridge Purchasing Authorization policy
 - C. Consideration to approve the obligation of the remaining ARPA Funds balance of \$55,093
8. New Business
 - A. Open Public Hearing for the Rezoning and Planned Residential Overlay for 206 & 208 S. 5th Street
 - B. Close Public Hearing for the Rezoning and Planned Residential Overlay for 206 & 208 S. 5th Street
 - C. Consideration of First Reading of Ordinance 2024-15 Rezoning 206 & 208 S. 5th Street to R-3 Multiple Family Residential with a Planned Residential Overlay
 - D. Consideration of Resolution 2024-28 Approving the Preliminary Plat for Lancers Run Subdivision
 - E. Discussion and Consideration to authorize administrative discretionary approval for accrued vacation payout not to exceed 40 hours for non-bargaining management staff in lieu of forfeiture each anniversary year
9. Board/Staff Activity Reports
 - A. City Administrator
 - B. Assistant City Administrator
 - C. City Clerk
 - D. Police Chief
10. Adjournment

Next Regular City Council Meeting: Monday, December 2nd, 2024, at 7:00pm 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 November 4, 2024.

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

Presiding: Mayor Frank King

Also Present: Jill DeWulf, Mark Herrington, Craig Gehrls, Ray Nees, Nicolette Keppy, Amira Blackwell, Hayden Burmeister, Erin Gentz, Collin Ellis, Marty O'Boyle, Mickey and Dennis Blake, Terry & Deb Jurisic, Dan Belk, Ben Bekel, Jeff Martens, Nevada Lemke, and Martha Nieto.

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

Public Comment

Craig Gehrls hoped the Council would continue with the Utility Department T-Bills going forward.

Neal Ketron, Ben Bekel, and Terry Jurisic spoke about the water detention ponds and how they feel it is not just the responsibility of the residents that live there, but all the residents of Eldridge

Randy Ridgeway – Spoke on the pond at Sheridan Meadows

Mayor's Agenda

Motion by Campbell to approve City Council Minutes from October 21, 2024. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve the bills payable in the amount of \$339,741.51. Second by Collins. Motion was approved unanimously by voice vote.

Old Business

Motion by Iossi to approve the Third and final Reading of Ordinance 2024-13 Amending Title C, Chapter Two, Section 8.04 of Eldridge City Code for Residential and Commercial/Industrial Sewer Rental Unit billing. Second by Campbell. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), and Iossi (Aye)

Motion by Blackwell to approve the Second Reading of Ordinance 2024-14 Amending Chapter 8, Title C of the Eldridge City Code by adopting new building codes. Second by Iossi. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), and Iossi (Aye)

New Business

A discussion was had about the responsibility for and maintenance of detention ponds throughout the City of Eldridge. They decided this will not be resolved tonight as there needs to be more investigation into this matter.

Board/Staff Activity Reports

City Administrator – Letty Goslowsky (Finance Manager) started November 4th, and Amber Lindle (Billing Clerk) started October 29th. Lemke and Martens met with IEBA Director Debbie Durham to discuss some site development to keep moving along with our economic development plan.

November 13th at 9:00 a.m., a staff member from Joni Ernst's office will be at City Hall for a few hours to meet and talk with residents.

Assistant City Administrator – Some plans are being turned in for smaller developments, and they should be in front of Planning and Zoning soon and then Council.

Police Department – The department went through some training over the last few weeks, driving training with the Sheriff's Department, firearms and defensive training.

Motion by Collins to adjourn the meeting at 7:34 p.m. Second by Campbell. Motion was approved unanimously by voice vote.

Respectfully submitted.

Frank King
Mayor

Martha Nieto
City Clerk

-Joint City Council & Utility Board Meeting Minutes

The City of Eldridge, Iowa, City Council & Utility Board met in an open Joint session at the Eldridge Community Center at 6:00 pm on November 4, 2024.

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

Utility Board Members Present: Mike Bristley, Jeff Hamilton, Mark Goodding, Rachel Padavich, & Abby Petersen

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Martha Nieto, Marty O'Boyle, Craig Gehls, Erin Gentz, Randy Ridgeway, Ray Nees, Nicolette Keppy, Amira Blackwell, Hayden Burmeister, Neal Ketron, Barbara Hanssen

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

Motion by Campbell to approve the appointment of Mark Goodding to the Utility Board of Trustees for a term expiring 02/28/2028. Second by Collins. Motion was approved unanimously by voice vote

Lemke spoke on the current breakdown for salaries for the City Clerk, currently, it is paid 50% Sewer and 50% Finance, a proposal could be 50% Finance, 20% Water 15% each Electric and Water. The City Administrator is 70% Finance and 30% Sewer, a proposal would be 55% Finance, 15% Sewer, Electric, and Water. Lemke is going to provide the Utility Board with more information on the budget.

Lemke spoke on the breakdown for legal services for City and Utility and what portion each will be responsible for. Billing will change going forward, Utility will be billed on its own and the City will be on its own.

Motion by Hamilton to approve a proposal from ISG Engineering for a facilities needs report in the amount of \$34,000. Second by Padavich. Motion by Campbell to approve a proposal from ISG Engineering for a facility needs report in the amount of \$34,000. Second by Collins. Motion was approved unanimously by voice vote.

The City Attorney offers one free training course for the Council and Boards, Lemke will look into general training and times and get back to everyone.

Contract Negotiations with the Eldridge Iowa Employee Association will begin on November 14th at 9:00 a.m. In negotiations it will be Lemke, Martens, King, and they would like one Utility Board Member.

Meeting adjourned at 6:52 p.m.

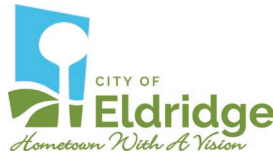
Respectfully submitted.

Frank King
Mayor

Martha Nieto
City Clerk

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
1049	ADMIN	001 5-611-6601	ADP TIME & ATTENDANCE	TIMECLOCK SOFTWARE	\$ 176.83
1050	POLICE	001 5-110-6150	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 115.08
1050	INSPECTIONS	001 5-170-6150	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 10.30
1050	STREETS	001 5-210-6150	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 73.91
1050	VEH MAINT	001 5-299-6150	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 11.22
1050	COMM DEV	001 5-599-6150	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 22.43
1050	ADMIN	001 5-611-6150	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 15.70
1050	ADMIN	001 5-611-6601	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 391.18
1050	FINANCE	001 5-620-6150	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 12.87
1050	SEWER	610 5-815-6150	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 50.49
1050	COBRA INS	820 5-820-6151	EBS - EMPL BENEFIT SYSTMS	TPA ADMIN FEES	\$ 10.30
1051	INS REIMB	820 5-001-6183	EBS - EMPL BENEFIT SYSTMS	PSF - INS CLAIM FUNDING	\$ 14,177.62
1051	COBRA INS	820 5-820-6151	EBS - EMPL BENEFIT SYSTMS	PSF/COBRA INS CLAIM FNDNG	\$ 220.62
155116	GEN EQP REPL	002 5-210-6713	MUSCATINE LAWN & POWER	LAWN MOWER	\$ 16,220.19
155117	STREETS	001 5-210-6250	CDL LLC	BENSON - CDL CERT	\$ 2,200.00
155118	STREETS	001 5-210-6310	A & A AIR COND & REFRIG	ICE MACHINE	\$ 62.50
155119	POLICE	001 5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE	\$ 333.15
155121	ST LIGHTS	001 5-230-6371	ALLIANT ENERGY CO.	UTILITIES	\$ 426.71
155121	ST LIGHTS	001 5-230-6371	ALLIANT ENERGY CO.	UTILITIES	\$ 29.13
155121	SEWER	610 5-815-6371	ALLIANT ENERGY CO.	UTILITIES	\$ 130.53
155122	POLICE	001 5-110-6181	AMAZON CAPITAL SVCS	JOHNSON - DUTY BELT RTRN	\$ (65.00)
155122	POLICE	001 5-110-6181	AMAZON CAPITAL SVCS	JOHNSON - DUTY BELT	\$ 65.00
155122	POLICE	001 5-110-6181	AMAZON CAPITAL SVCS	SPATARU	\$ 23.99
155122	ADMIN	001 5-611-6310	AMAZON CAPITAL SVCS	GOSLOWSKY - MONITOR STNDS	\$ 23.98
155122	ADMIN	001 5-611-6310	AMAZON CAPITAL SVCS	GOSLOWSKY - BTTRY BACKUP	\$ 174.99
155122	ADMIN	001 5-611-6310	AMAZON CAPITAL SVCS	GOSLOWSKY - DESK	\$ 47.99
155122	FINANCE	001 5-620-6506	AMAZON CAPITAL SVCS	GOSLOWSKY - TRASH CAN	\$ 27.98
155122	SEWER	610 5-815-6181	AMAZON CAPITAL SVCS	RUPE - CLOTH ALLOW	\$ 96.93
155123	POLICE	001 5-110-6331	AQUA-TECH CAR WASH	PD FEET CAR WASH	\$ 108.00
155124	SWR EQUIP	614 5-815-6727	ASPEN EQUIPMENT CO	SNOW PLOW	\$ 8,745.96
155125	ADMIN	001 5-611-6213	BI-STATE REGIONAL COMM	LEMKE - REG ADMIN MEETING	\$ 19.99
155126	FINANCE	001 5-620-6373	CENTRAL SCOTT TELEPHONE	WIFI/TELEPHONE SVCS	\$ 892.17
155126	SEWER	610 5-815-6373	CENTRAL SCOTT TELEPHONE	WIFI/TELEPHONE SVCS	\$ 257.00
155127	STREETS	001 5-210-6310	CINTAS CORPORATION	MAT CLEANING - CITY SHOP	\$ 82.62
155127	ADMIN	001 5-611-6310	CINTAS CORPORATION	MAT CLEANING - CITY HALL	\$ 53.93
155129	ROAD USE	110 5-210-6530	CLS MUDJACKING	IA ST & CH SDWLK & LOT	\$ 1,800.00
155130	VEH MAINT	001 5-299-63322	CNH CAPITAL	PARTS	\$ 46.83
155131	VEH MAINT	001 5-299-63322	COBRA GRAPHICS	CITY OF ELD DOOR LOGOS	\$ 60.00
155132	POLICE	001 5-110-6727	DUBUQUE FIRE EQUIP INC	FIRE EXTINGUISHER CERT	\$ 95.25
155132	STREETS	001 5-210-6310	DUBUQUE FIRE EQUIP INC	PW FIRE EXTINGUISHER CERT	\$ 749.40
155132	ADMIN	001 5-611-6310	DUBUQUE FIRE EQUIP INC	CH FIRE EXTINGUISHER CERT	\$ 44.50
155132	SEWER	610 5-815-6310	DUBUQUE FIRE EQUIP INC	WWTP FIRE EXTING CERT	\$ 312.40
155133	ROAD USE	110 5-210-6771	EASTERN IOWA EXC & CONCRETE	PAY APP 2 - ST IMPROV PROJ	\$ 78,049.71
155134	ST LIGHTS	001 5-230-6371	ELDRIDGE ELECT. UTILITY	STREET LIGHTS	\$ 4,036.83
155135	FIRE DEPT	001 5-150-6915	ELDRIDGE VOL. FIRE DEPT.	GAS FRANCHISE FEES	\$ 6,410.56
155136	SEWER	610 5-815-6230	IA DEPT AG & LAND	KRUSE - PESTICIDE LIC RNWL	\$ 15.00
155137	STREETS	001 5-210-6440	IHRIG RENTALS LLC	BOOM LIFT RNTL/TREE TRIM	\$ 900.00
155139	VEH MAINT	001 5-299-6332	KIMBERLY DAVENPORT	UNIT 101 HANDLE	\$ 47.41
155140	VEH MAINT	001 5-299-6504	LAWSON PRODUCTS INC.	PARTS	\$ 184.24
155140	VEH MAINT	001 5-299-6504	LAWSON PRODUCTS INC.	PARTS	\$ 3.74
155142	VEH MAINT	001 5-299-6332	MILLS CHEVROLET	UNIT 511 PARTS	\$ 7.86
155142	VEH MAINT	001 5-299-6332	MILLS CHEVROLET	UNIT 511 PARTS	\$ 585.44
155143	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	UNIT 101 FILTERS	\$ 44.33
155143	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	UNIT 104 FILTERS	\$ 39.80

155143	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	UNIT 110 FILTER	\$ 8.44
155143	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	UNIT 103 FILTER SENSOR	\$ 65.89
155143	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	UNIT 103 BOXED CAPSULES	\$ 59.58
155143	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	UNIT 87 FILTERS	\$ 35.89
155143	VEH MAINT	001 5-299-63323	NAPA AUTO PARTS	UNIT 38 FLUID FILTER	\$ 7.21
155143	VEH MAINT	001 5-299-6504	NAPA AUTO PARTS	CITY SHOP SUPPLIES	\$ 11.50
155144	FINANCE	001 5-620-6414	NORTH SCOTT PRESS	CITY PUBLISHING	\$ 815.59
155145	VEH MAINT	001 5-299-63322	P & K MIDWEST INC	HAND GUARD	\$ 24.99
155145	VEH MAINT	001 5-299-63322	P & K MIDWEST INC	PARTS	\$ 76.24
155145	VEH MAINT	001 5-299-63322	P & K MIDWEST INC	PARTS	\$ 213.38
155146	LEGAL SVCS	001 5-640-6411	PAPPAS WRIGHT PC	LEGAL SERVICES	\$ 23,517.32
155148	POLICE	001 5-110-6319	PER MAR SECURITY SVCS	SERVICE AGREEMENT	\$ 41.67
155150	SEWER	610 5-815-6320	POWER PROCESS EQUIP INC	PUMP GREASE	\$ 64.70
155151	SEWER	610 5-815-6490	QC ANALYTICAL SERVICES LLC	E COLI TESTING	\$ 170.00
155167	STREETS	001 5-210-6331	RIVER VALLEY COOP	DIESEL FUEL	\$ 356.15
155166	SANITATION	001 5-290-6497	REPUBLIC SVCS	GARBAGE SERVICES	\$ 33,852.00
155154	POLICE	001 5-110-6506	RNJS DISTRIBUTION INC.	WATER	\$ 15.00
155154	FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	WATER	\$ 15.00
155156	POLICE	001 5-110-6319	SHARED IT INC	IT SERVICES	\$ 590.35
155156	STREETS	001 5-210-6373	SHARED IT INC	IT SERVICES	\$ 235.07
155156	FINANCE	001 5-620-6373	SHARED IT INC	IT SERVICES	\$ 312.15
155156	SEWER	610 5-815-6373	SHARED IT INC	IT SERVICES	\$ 158.00
155157	ADMIN	001 5-611-6407	SHIVE-HATTERY ENGINEERS	HICKORY CREEK POND	\$ 5,880.00
155158	POLICE	001 5-110-6506	SHRED-IT C/O STERICYCLE	PD SHREDDING SERVICES	\$ 133.73
155159	STREETS	001 5-210-6310	STAPLES	SHOP PAPER TOWELS	\$ 150.58
155159	ADMIN	001 5-611-6310	STAPLES	DOUBLE INVOICED - CRDT	\$ (66.98)
155159	ADMIN	001 5-611-6310	STAPLES	CH SUPPLY RESTOCK	\$ 37.01
155159	FINANCE	001 5-620-6319	STAPLES	GOSLOWSKY - WRKSTN	\$ 503.61
155159	FINANCE	001 5-620-6506	STAPLES	GOSLOWSKY - NAME PLATE	\$ 37.65
155159	FINANCE	001 5-620-6506	STAPLES	LINDLE - NAME PLATE	\$ 12.55
155159	FINANCE	001 5-620-6506	STAPLES	ADMIN RESTOCK	\$ 36.63
155159	FINANCE	001 5-620-6506	STAPLES	GOSLOWSKY - WRKSTN	\$ 38.99
155159	SEWER	610 5-815-6310	STAPLES	SEWER - PAPER TOWELS	\$ 75.29
155160	FINANCE	001 5-620-6506	STOREY KENWORTHY	W2s & 1099s	\$ 120.82
155161	VEH MAINT	001 5-299-63322	THOMPSON TRUCK & TRAILER	UNIT 34 PARTS	\$ 96.58
155161	VEH MAINT	001 5-299-63322	THOMPSON TRUCK & TRAILER	TANDEM PARTS	\$ 108.12
155162	SEWER	610 5-815-6320	TIPTON ELEC MOTORS INC.	GRIT PUMP BEARINGS ON MOTOR	\$ 117.40
155163	POLICE	001 5-110-6181	UNIFORM DEN INC.	SCHWERTMAN - CLOTH ALLOW	\$ 5.50
155163	POLICE	001 5-110-6181	UNIFORM DEN INC.	GALE - CLOTH ALLOW	\$ 69.90
155163	POLICE	001 5-110-6181	UNIFORM DEN INC.	SPATARU - CLOTH ALLOW	\$ 52.25
155163	POLICE	001 5-110-6181	UNIFORM DEN INC.	SPATARU - CLOTH ALLOW	\$ 38.95
155164	VEH MAINT	001 5-299-63322	VERMEER SALES & SERVICE	KNIFE SHARPENING	\$ 72.22
155165	VEH MAINT	001 5-299-6504	WASTE COMM OF SCOTT CO	DISPOSAL OF TIRES	\$ 95.55
ACH	SPLIT	SPLIT	PAYROLL 11/09/2024	PAYROLL 11/09/2024	\$ 102,492.34
TOTAL:					\$ 309,434.40



ORDINANCE 2024-14

BUILDING CODES

AN ORDINANCE AMENDING CHAPTER EIGHT, TITLE C OF THE ELDRIDGE CITY CODE BY ADOPTING NEW BUILDING CODES, REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Codes Adopted:

A. Adoption:

Pursuant to published notice and public hearing, as required by law:

International Building Code 2021

International Residential Code 2021

International Swimming Pool and Spa Code 2021

International Fire Code 2021

And their related codes as referenced, are hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended, and all subsequent supplements to the above-mentioned international codes as published.

B. An official copy of:

International Building Code 2021

International Residential Code 2021

International Swimming Pool and Spa Code 2021

International Fire Code 2021

An official copy of all referenced books is on file in the Building Safety Department Office, Eldridge City Hall for public inspections, and copies thereof are for sale at the cost to the public through the International Code Council online.

C. More Restrictive Requirements Apply:

If any conflict exists between the adopted International Codes, Uniform Codes, National Codes, and other City ordinances, the more restrictive code requirement applies.

Section One 1.00 TITLE AND ADOPTION: Delete text and replace with:

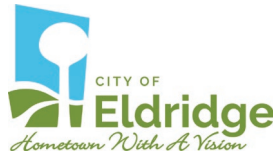
1.0 Title and Adoption

(A) The City Council does ordain as follows: that specific technical codes listed for adoption in this ordinance, two copies of each, which are on file in the office of the City Clerk, being marked and designated collectively as: “the City of Eldridge Building Code”, for the city, be and are hereby adopted in full, excluding their appendices (except as may herein be amended, modified, revised, changed or deleted) and further being

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



placed in [Title C](#): Public Works, [Chapter Eight](#): **Adoption of Specific Codes**. This adoption repeals and supersedes all previous codes and ordinances or parts of codes and ordinances in conflict herewith and provides for an effective date. If any conflict exists between requirements in the specific technical codes, state codes or municipal codes adopted, the municipal code requirement shall apply.

(B) The City Clerk shall certify the adoption of these specific technical codes and this chapter and shall cause the same to be published as required by law. These specific technical codes and this chapter shall take effect and be in force, from and after its approval and publishing as required by law, with an enforcement date of January 1st, 2025.

(C) All buildings shall be required to comply with the code in force at the time the building permit was issued, and the City retains the right to prosecute owners of buildings for Code violations under those codes, even if the codes are amended or replaced by newer versions.

(D) Remodeling or reconstruction of buildings shall comply with the codes as prescribed therein.

Section Two The following language for the listed specific sections of Chapter Eight of the Eldridge City Code is hereby amended to read as follows:

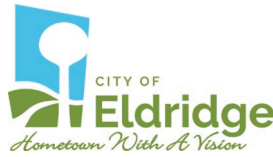
4.00 Specific Technical Codes Adopted

4.01 Delete and replace with: “4.01 The following codes are hereby adopted in full except for such portions as may be deleted, modified or amended and all subsequent supplements to the below mentioned international codes as published.

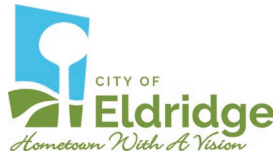
- (A) 2021 International Building Code
- (B) 2021 International Residential Code
- (C) 2015 International Property Maintenance Code
- (D) Uniform Plumbing Code, as adopted by the State of Iowa
- (E) 2020 National Electric Code
- (F) International Mechanical Code, as adopted by the State of Iowa
- (G) 2015 International Energy Conservation Code
- (H) 2015 International Existing Building Code
- (I) 2021 Swimming Pool and Spa Code
- (J) 2021 International Fire Code”

4.05 Delete text and replace with: “4.05 This code adoption shall take effect on January 1st, 2025. The city retains the right to prosecute code violations under previous codes. Remodeling or reconstruction of buildings shall comply with the codes as prescribed therein.”

5.00 Delete and replace with: “**5.00 Amendments to the 2021 International Building Code.**”



- 5.01 Delete in its entirety and replace with: “The International Building Code, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted as the requirements for the design, construction, alteration, relocation, demolition, installation, use and occupancy of every building structure or appurtenances attached to such structures with the following amendments.”
- (A) **101.1 Title.** Insert “the City of Eldridge, Iowa” as [NAME OF JURISDICTION].
- (B) **101.4.2 Mechanical.** Replace “International Mechanical Code” with “Iowa Mechanical Code.”
- (C) **101.4.3 Plumbing.** Replace “International Plumbing Code” with “Iowa Plumbing Code”.
- (D) **103.1 Creation of Enforcement Agency.** Insert “Building Safety Department” in place of “insert name of department”.
- (E) **105.2 Building.** Delete (2) Fences, in its entirety.
- (F) **105.2 Building** Delete (6) Sidewalks and driveways, in its entirety and replace with the following: (6) Concrete flatwork on private property.
- (G) **105.3.2 Time limitation of Application.** Change ‘180 days” and “90 days” to “30 days”.
- (H) **105.5 Expiration.** Delete and replace with “**105.5 Expiration.** Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue. Exception: a permit application that is accompanied by construction schedule of a longer specific duration may be issued for the term of the construction schedule with approval of the Building Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit has been renewed by the owner or owners agent and by payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location.
- (I) **Chapter 11 Accessibility.** Add “Where the provisions of this code conflict with the Iowa State Building Code, Division VII, Accessibility Rules and Regulations for the Physically Handicapped Section 661-16.700 (103A), the latter shall apply.
- (J) **Chapter 29 Plumbing Systems.** Delete all references to the “International Plumbing Code” and replace with “Iowa State Plumbing Code”.
- (K) **3303 Demolition.** Add “**3303.8 Site clearing.** The demolition site shall be cleared of all debris associated with the structures being removed. All mechanical groundwork shall be removed from the site of demolition. Foundation walls may be used as solid fill provided a site plan providing notice of the location and depth of the foundation is recorded on the parcel with the Scott County Recorder, and a recorded copy is filed with the Eldridge Building Safety Department. In all cases, concrete shall be removed or collapsed so as to allow burial 24” below final grade. Basement and on grade concrete slabs shall be removed or substantially pulverized to allow adequate drainage. Demolition work shall



include site work as necessary to fill all excavations and to create a smooth and even finish grade capable of supporting vegetation.

Materials and specifications for filling and final site work are as follows: Only material that will not decompose in the ground shall be used for filling all excavations to within 24" of the top of the surrounding grade. The top 24" of fill material shall be tillable soil, of which the formed aggregate does not exceed 1-1/2 inches. An earthen crown shall be provided at the center of the demolition site to allow for proper site drainage. Final site work shall include stabilization with a vegetative cover of at least 70% over the entire site."

6.00 Delete and replace with: "6.00 Amendments to the 2021 International Residential Code"

6.01 Delete text and replace with: The International Residential Code, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted as the requirements for the design, construction, alteration, relocation, demolition, installation, use and occupancy of one- and two-family dwellings and townhouses and attached or unattached accessory structures with the following amendments.

(A) All references to building line and zoning are void, and the subject matter of the zoning ordinance (Title D, Chapter 2 of the City Code) shall be applicable.

(B) **R101.1 Title.** Insert "City of Eldridge, Iowa" as [NAME OF JURISDICTION].

(C) **R101.2 Scope.** Add "demolition projects will meet the requirements of Section **3303 Demolition** of the 2021 International Building Code as amended.

(D) **R105.2 Building.** Delete (1) in its entirety and replace with the following: "(1) One-story detached accessory structures used as tool and garden sheds, playhouses and similar uses provided the floor area does not exceed 120 square feet."

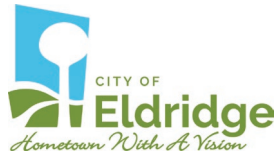
(E) **R105.2 Building.** Delete (2) Fences, in its entirety.

(F) **R105.2 Building.** Delete (5) in its entirety and replace with "(5) Concrete flatwork on private property."

(G) **105.3.2 Time limitation of Application.** Change '180 days' and "90 days" to "30 days".

(H) **R105.5 Expiration.** Delete and replace with "**105.5 Expiration.** Every permit issued under the provisions of this Code shall expire (12) months from the date of issue. Exception: a permit application that is accompanied by construction schedule of a longer specific duration may be issued for the term of the construction schedule with approval of the Building Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit has been renewed by the owner or owner's agent and by payment of the renewal fee as established by Resolution of the City Council and provided no changes have been made in plans or location.

(I) **Table R301.2 (1) Climate and geographical design criteria.**



Ground Snow Load	Wind Design				Seismic Design Category ^f	Subject to Damage From		
	Speed ^d (mph)	Topo graphic Effects ^k	Special Wind Region ⁱ	Wind- borne Debris Zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c
p _s = 30 psf, alcs for drift loads shall use a ground snow load p _g = 25 psf	115	NO	NO	NO	A	SEVERE	42"	Moderate to Heavy

Winter Design Temp ^e	Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
-4° F	YES	a. Initial NFIP 03/01/1991 b. Community #190574 c. Panel date 3/23/2023 on panels 19163C0200G, 0215G, 0220G and 4/11/2024 on panels 0335H, 0355H and 0360H.	2000	50.5° F

(J) **R302.13 Fire Protection of floors.** Delete in its entirety.

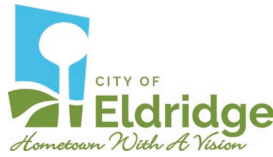
(K) **R311.3.2 Floor elevations at other exterior doors. Exception.** Change “two” to “three”.

(L) **R311.7.8.2 Continuity.** Add “Exception 3. Handrails within an individual dwelling unit or serving an individual dwelling unit that has one (1) offset or interruption per flight of stairs six inches (6”) in total length shall be considered, for the purpose of this code, to be continuous.”

(M) **R313.1 Townhouse Automatic Fire Sprinkler Systems.** Exception, Add: “or have 4 or fewer units in a building.”

(N) **R313.2** One and two family dwelling automatic sprinkler systems. Delete in its entirety.

(O) **R320 Accessibility.** Delete and replace with “**R320 Accessibility.** Iowa Administrative Code 661, Chapter 302 shall apply.”



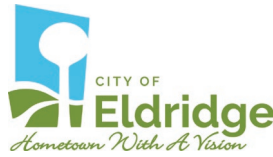
(P) **Table R403.1(1)** Delete and replace with the following table R403.1 (1)

Table R403.1 Number of Floors Supported	Thickness of Foundation Walls (inches)	Minimum Thickness Footing (inches)	Minimum width of Footing (inches)	Minimum Depth of Foundation Below Finish Grade (inches)
	Unit Concrete	Masonry		
1	8	8	16	42
2	8	8	16	42
3	10	12	18	42

1. Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor. Footings shall be continuous and contain a minimum of two ½-inch reinforcement bars, and have a minimum compressive strength of 2,500 pounds per square inch at 28 days.
A one-story wood frame building used as a private garage detached, accessory to a single family dwelling and not over 720 square feet in floor area may be constructed on a floating slab-on-grade provided the following conditions are met: A concrete perimeter grade-beam, twelve inches deep and twelve inches wide and reinforced with two ½-inch reinforcement bars shall be installed to support the exterior walls. A minimum four-inch thick concrete floor slab reinforced with wire mesh or fiber mesh shall be installed within the perimeter beam and shall be formed to allow a continuous pour consisting of the required grade beam and floor.
2. Cast-in-place concrete foundation walls shall be concrete having a minimum compressive strength of 28 days of not less than 3,000 pounds per square inch. In addition, the following shall apply:
 - A. The minimum thickness of a wall shall be 7 ½ inches.
 - B. Walls shall be reinforced with no less than three half-inch diameter, deformed ASTM A615 grade 40 steel bars placed horizontally at the center of the wall, with one bar located near the top, one bar located near the bottom and one bar located near mid-height of the wall.

(Q) **R403.1.1 Minimum Size** (Footings), Add “Exception 1. Deck footings not supporting a roof or overhead structure may be a minimum 12 inches in diameter and 42 inches below finished grade. Exception 2. All covered decks, screened porches, three season rooms, four season rooms, room additions and similar structures shall be supported on foundations compliant with Table R403.1 or conforming to one of the following methods:

1. Pier footings designed and stamped by a design professional.
2. 12 inch wide reinforced trench footing 42 inches in depth.
3. 16” wide spread footings 42 inches in depth with a minimum 8 inch masonry or concrete foundation wall as per Figure 403.1.1.



(R) **R403.1.4.1 Frost Protection** Exception 1, delete “600” and replace with “720”. After “(3048 mm) or less” add: “, and where wall lengths do not exceed 30’ long,”

(S) **R507.3.1** Delete table in its entirety and replace with "**507.3.1 Deck and Addition Footing Requirements.**"

"All decks without roof support shall have a minimum footing size of 12" in diameter and 42" in depth."

"All decks and additions (screened porches, 3 seasons rooms, 4 seasons rooms, etc) with roof and floor loads combined shall have one of the following.

- 1 Pier footings designed by a professional engineer.
- 2 12" wide trench footing 42" in depth extended out 12" past point load
- 3 Spread footings 42" in depth with a minimum 8" masonry wall or concrete foundation wall."

(T) **Chapter 11. Energy efficiency.** Delete in its entirety and replace with “**Chapter 11 Energy Efficiency.** The 2015 International Energy Conservation Code, Residential Provisions as amended, shall apply.”

(U) **M1601.1.1 Above ground duct systems.** Delete “7.3 Stud wall cavities shall not convey air from more than one floor.”

(V) **Chapters 25-32** (Plumbing requirements) Delete in their entirety and replace all references to these chapters with the Iowa State Plumbing Code.

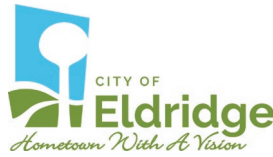
13.00. Delete and replace with “**13.00 Amendments to the 2021 International Swimming Pool and Spa Code.**”

13.01. Delete text and replace with: The provisions of the International Swimming Pool and Spa Code, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, are hereby adopted by reference as the requirements for the design, installation, maintenance, alteration, and inspection of aquatic recreational facilities, pools and spas with the following amendments:

(A) **101.1 Title.** Insert “City of Eldridge, Iowa” as [NAME OF JURISDICTION]

(B) **101.2 Scope.** Add “Exception: Residential, on ground, storable pools supplied by a single pool manufacturer as a kit that includes a pump and motor that is double insulated with a factory installed 25’ GFCI protected cord shall be installed per the manufacturers installation instructions and meet the barrier requirements of chapter 3. It shall be the owner/installers responsibility to ensure ongoing compliance with the installation for access, barriers and signage.

(C) **103.1 Creation of agency.** Insert “Eldridge Building Safety Department” as [Name of Department]

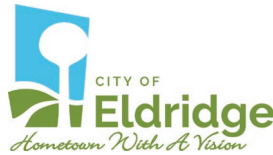


- (D) **105.5.3 Expiration.** Delete and replace with “**105.5.3 Expiration.** Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue. Exception: a permit application that is accompanied by construction schedule of a longer specific duration may be issued for the term of the construction schedule with approval of the Building Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit has been renewed by the owner or owner’s agent and by payment of the renewal fee as established by Resolution of the City Council and provided no changes have been made in plans or location.”
- (E) **108.6 Refunds.** Delete in its entirety and replace with: “The Building Official may authorize the refunding of not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code. Permit fees will not be refunded if \$50 or less.”
- (F) **107.4 Violation Penalties.** Insert “Simple Misdemeanor” as [SPECIFY OFFENSE], insert “\$650.00” as [AMOUNT], insert “30” as [NUMBER OF DAYS].
- (G) **303 Energy.** Delete in its entirety.
- (H) **306 Decks.** Delete 306.2 through 306.9.1 in their entirety.
- (I) **307.2.3 Freeze protection.** Delete in its entirety.
- (J) **701.1 Scope.** Add “Exception: Residential, on ground, storable pools supplied by a single pool manufacturer as a kit that includes a pump and/or filter and/or a motor that is double insulated with a factory installed 25’ GFCI protected cord shall be installed per the manufacturers installation instructions and meet the barrier requirements of chapter 3. It shall be the owner/installers responsibility to ensure ongoing compliance with the installation for access, barriers and signage.”

14.00. Delete and replace with “**14.00 Amendments to the 2021 International Fire Code.**”

14.01. The provisions of the International Fire Code, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous materials, and from conditions hazardous to life and property in the occupancy of buildings and premises with the following amendments:

- (A) **101.1 Title.** Insert “the City of Eldridge, Iowa” as [NAME OF JURISDICTION]
- (B) **101.2.1 Appendices.** The following appendices are adopted with this code:
1. Appendix B Fire Flow Requirements for Buildings.
 2. Appendix C Fire Hydrant Locations and Distribution.
 3. Appendix D Fire Apparatus Access Roads.
 4. Appendix H Hazardous materials management Plan and Hazardous Materials inventory Statement Instructions.
 5. Appendix I. Fire Protection Systems- Noncompliant Conditions.

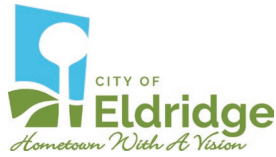


- (C) **103.1 Creation of enforcement agency.** Insert “Eldridge Building Safety Department” as [Name of Department]. All references to the Fire Code Official shall mean the Building Official.
- (D) **105.3.1 Expiration.** Delete all EXCEPT the first sentence and replace with “Every construction permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue. Exception: a permit application that is accompanied by construction schedule of a longer specific duration may be issued for the term of the construction schedule with approval of the Building Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit has been renewed by the owner or owner’s agent and by payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location.
- (E) **112.4 Violation Penalties.** Insert “Simple Misdemeanor” as [SPECIFY OFFENSE], insert “\$650.00” as [AMOUNT], insert “30” as [NUMBER OF DAYS].
- (F) **107.2 Schedule of permit fees.** Insert “City of Eldridge Fee schedule” or “Eldridge Fire Fee schedule” as applicable.
- (G) **113.5 Fee Refunds.** Delete (2) in its entirety and replace with: (2) The Building Official may authorize the refunding of not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code. Permit fees will not be refunded if \$50 or less.
- (H) **503.2.4 Turning radius.** Add, “The turning radius for fire apparatus access shall be not less than twenty five feet (25’) inside and forty five feet (45’) outside.”
- (I) **507.5.1.1 Hydrant for standpipe systems.** Change “100 feet” to “150 feet”.
- (J) **Appendix D, D101.1 Scope.** Add “Specifications in Table D103.4 and Figure D103.1 may be reduced to those found in Eldridge Standard Design with the approval of the Fire Code official.
- (K) **Appendix D, 107.1 exception 2.** Add “**Appendix D, 107.1 exception 2.** Add “A City Council approved preliminary plat showing the proposed additional access shall be required for an increase of up to 30 additional homes, for a total of 60 homes maximum, for this approval.”

Section Four. All ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed.

Section Five This ordinance shall take effect on January 1st, 2025.

Passed and approved this 18th day of November, 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"/> _____

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

PURCHASING POLICY AND PROCEDURE MANUAL

Date of Version: July 31, 2024 Resolution No.: 2024-XX

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I. INTRODUCTION

This policy is to promote efficiency, transparency, and fairness in procurement of goods and services. Purchasing of goods and services for the City is to be accomplished impartially, with no favoritism toward any individual vendor and with no appearance of impropriety. This policy establishes consistent purchasing procedures while maintaining certain controls to obtain needed goods and services efficiently and economically. The cooperation of all City employees, administration and vendors is essential if the City is to obtain maximum value for each tax dollar spent. All purchases and procurements shall be reasonable and necessary. Only the purchasing methods described herein are available for purchasing goods and services on behalf of the City.

No purchase made by an employee shall bind the City to receive and/or pay for the goods or services procured, unless authorized by the methods described herein. Transactions shall not be split into smaller parts to circumvent the dollar limitations and requirements of this policy.

Responsibilities

It shall be the responsibility of the Department Head to ensure that his/her department follows all policies and procedures and expenditures are within the Department's budget. The City's purchasing system is considered decentralized (each departments' responsibility) except for those goods, services, and equipment that qualify or are designated for centralized purchasing.

Regulating Authorities

Requests and suggestions for changes to this policy may be submitted to the City Administrator at any time. All changes in this manual shall be approved by City Council by resolution to be effective.

Noncompliance

Noncompliance with these policies and procedures may result in the return of improperly authorized or prepared documents, nonpayment of vendor invoices, cancellation of purchase orders or purchasing privileges, or other sanctions as determined necessary after consultation with the Department Head and/or City Administrator.

II. PURCHASING POLICY

The City of Eldridge utilizes different dollar value thresholds for determining what purchasing methods should be used as well as the level of approval required. These thresholds are established by the State of Iowa or federal rules, as well as the best judgement of the City Council in determining an appropriate level of oversight for activities. These purchases can generally be broken down into two categories: purchases that are considered public improvements and all other purchases.

Public Improvements

A Public Improvement is defined as a building or construction work which is constructed for the City of Eldridge and is paid for in whole or in part with funds of the governmental entity. A public improvement project may involve new construction, reconstruction, or an improvement that results in betterment to a facility by improving either the original design of the facility or the function of the facility.

Repairs or maintenance work are subject to this policy unless performed by a City of Eldridge employee. This is defined as the preservation of a building, storm sewer, sanitary sewer, or other public facility or structure so that it remains in sound or proper condition, including minor replacements and additions as necessary to restore the public facility or structure to its original condition with the same design.

Public improvement projects are broken down into two types: Vertical Infrastructure and Horizontal Infrastructure. When planning a public improvement and determining which bidding threshold applies, the estimated total cost of the project applies. This estimate should include labor, materials, equipment, and supplies and should exclude the cost of architectural, landscape architectural, or engineering design services or the cost of inspections.

Vertical infrastructure includes the following:

- Buildings and all appurtenant/accessory structures
- Utilities
- Incidental street improvements including sidewalks
- Site development features
- Recreational trails
- Parking facilities

Vertical infrastructure does not include any work constructed in conjunction with or ancillary to highway, street, bridge or culvert projects, including but not limited to utilities and sidewalks.

Estimated Total Project	Requirement	Approval Level
Equal to or less than \$81,000*	Informal Procedures	Department: less than \$5,000 City Administrator:- \$5,000 \$24,999; City Council- \$25,000-\$81,000
Greater than \$81,000* and less than \$196,000*	Competitive Quotation Procedures	City Council
Greater than \$196,000*	Competitive Bidding	City Council

Horizontal infrastructure includes the construction, reconstruction, improvement, or repair and maintenance of a highway, bridge or culvert.

Estimated Total Project	Requirement	Approval Level
Equal to or less than \$65,000*	Informal Procedures	Department: Less than \$5,000 City Administrator: \$5,000 - \$24,999 City Council: \$25,000 - \$65,000
Greater than \$65,000*	Competitive Bidding Procedures	City Council

**These amounts are effective as of January 1, 2024. The law requires these amounts be reviewed not less than biennially, effective January 1 following any such adjustment. This Policy shall automatically incorporate and the City shall properly follow any threshold adjustments which may occur subsequent to January 1, 2024. A listing of bid thresholds is available at: http://www.iowadot.gov/local_systems/Bid-and-quote-thresholds*

Some projects may be combined and include portions that are both horizontal and vertical infrastructure. In that case, the more stringent bidding requirements should be used. For example, if utilities are constructed in conjunction with a street project, the horizontal infrastructure thresholds should be used. If the utilities are constructed independently, the vertical infrastructure thresholds can be used.

If donated funds are to cover the entire cost of the public improvement, the City does not need to utilize the processes specified above.

For public improvement projects, the City Administrator can approve change order(s) up to an aggregate amount of \$15,000 without additional council approval. However, if the change order(s) increases the cost of the project by more than 10% from the amount that the Council originally approved, then the current change order(s) and any future change order(s) for the project shall be approved by Council. After the change order has been approved, a report will be provided to Council indicating the vendor name, amount, purpose of contract, and reason for the change order.

All Other Purchases

Purchases of goods or services which fall outside of the definition of a public improvement are governed by different dollar thresholds and processes.

Estimated Total Project	Requirement	Approval Level
Less than \$10,000	Informal Procedures	Department: less than \$5,000 City Administrator: \$5,000-\$9,999
\$10,000 to \$14,999	Request for Quotations	City Administrator
\$15,000 or greater	Request for Quotations or Sealed Request for Proposals	City Council

Purchases and Contracts less than \$5,000

Any goods and/or services under this threshold may be purchased by Department Heads or their respective designees without receiving quotes if the Department Head/Designee makes a conscious decision that it is not worthwhile based on the minimal savings and the investment of time for staff to get quotes. If the Department Head makes the decision to get quotes, at least 2 must be obtained.

Purchases and Contracts \$5,000 to \$24,999

The purchase of any goods or services where the total value is between \$5,000 and less than \$25,000 shall require written quotations from at least three suppliers or documentation to substantiate effort to get three quotes. Once Department Head and/or City Administrator approves (and City Council if applicable) and contract is signed, if applicable, requester can make the purchase. It is the responsibility of the Department Head to maintain the quotes.

Purchases and Contracts equal to or greater than \$25,000

For goods or services of \$25,000 or more, a Request for Sealed Quotations or Request for Proposal (RFP) must be utilized. Request for quotes will be solicited for when the specifications and requirements are sufficiently standardized that the quotes can be easily compared with one another. A Request for Proposal (RFP) will be solicited when specifications and requirements are not standardized and the City wishes the bidder to propose a solution or methodology.

For a Request for Sealed Quotation or Request for Proposal, the Department Head or City Administrator shall approve the bidder specifications prior to release. The written specifications will include the time, place, and manner for filing quotations/proposals, which may be received by in person, by mail, or by e-mail as indicated in the specifications.

Exceptions

There are some circumstances which the thresholds for purchases other than public improvements will not apply. This includes the following situations:

- Already negotiated contracts including state contracts, federal supply schedule or other national procurement associations
- Sole source may be used for OEM (Original Equipment Manufacturer) and warranty repairs, if prior approval is obtained from Council. Sole source is defined as a vendor who is the only one qualified or allowed to perform maintenance based on the manufacturer's warranty or who is allowed to sell parts/goods in a particular geographic location for a product. All purchases involving a sole source vendor where competitive bids are required shall be accompanied by written justification from the Department Head detailing the reason for a sole source purchase.
- On-going services that are under a contract or 28E agreement, including rents and leases, maintenance and service agreements.
- Medical physicals and expenses, employee insurance and benefit programs, and the related third- party administrators.
- Services only provided by one vendor (i.e. utilities, annual dues, subscriptions).
- Travel and Training
- Projects being wholly funded by donated funds

Local preference Policy

The City Council has determined that it is in the best interest to make smaller dollar purchases through local businesses. A local business is defined as any business that owns or leases a building within the city limits of Eldridge and uses the building for the conduct of business operations within the City. For the purchase of goods or services, if the anticipated cost is less than \$5,000 and the Department Head determines that significant savings to the city from competitive bid or quotation appears unlikely.

This policy shall be interpreted to give a local preference to the extent consistent with state law and this Purchasing Policy. It is not appropriate to solicit bids or quotations, then select a higher bid or quote because of local preference. It does not apply when awarding contracts for public improvements, nor to goods and services purchased with the assistance of federal, state or county funds. It does not apply to other specific circumstances when the application would make it unlawful under state or federal law, including the application under treaty or trade agreements.

Capital Improvement Plan

For goods or services already approved in the annual Capital Improvement Plan (CIP) budget, which is no greater than 10% of the original estimate, the department can proceed without additional Council approval. Other approval levels based on dollar thresholds still apply.

Change Orders

The City Administrator can approve change order(s) up to an aggregate amount of \$15,000 without additional Council approval. However, if the change order(s) increases the cost of the project by more than 10% from the amount that the Council originally approved, then the current change order(s) and any future change order(s) for the project shall be approved by Council. After the change order has been approved, a report will be provided to Council indicating the vendor name, amount, purpose of contract, and reason for the change order.

Motor Vehicles

Any motor vehicle licensed to be driven on the road must be approved by Council prior to purchase.

III. PURCHASING METHODS

The method of purchasing to be used, or how a bid or quote is obtained, is determined by the type of project/purchase as defined above. Regardless of the method required for a purchase, the City of Eldridge strives to ensure full and open competition, guarantee the objective performance of the contract, and eliminate the possibility for unfair competitive advantages. Proposal selection shall be based on responsiveness to the solicitation, price, quality, deadlines of delivery, warranties, accountability and fulfillment of the service, and other relevant factors.

Informal Procedures

If the estimated total cost of the project is equal to or less than the minimum threshold amount as defined by type of project above, the City may proceed as deemed in the best interest of the City. If the Department Head makes the decision to get quotes, at least two must be obtained. A quote can be a verbal quotation received over the telephone, print screens from a website, information from a catalog, or a written amount. It is the responsibility of the Department Head to maintain the quotes.

For public improvement projects which require an informal procedure, a performance and

payment bond is required from the contractor for any work exceeding \$25,000 in total cost, including change orders.

Competitive Quotation Procedures

The competitive quotation process is for vertical infrastructure projects only. The City must make a good faith effort to obtain quotes from at least two contractors regularly engaged in the required work before awarding a contract. Quotes may be obtained after the city provides a description for the work to be completed, including plans and specification prepared by an architect or engineer, and allows all potential contractors an opportunity to inspect the project site.

The quotes received should detail the amount for labor, materials, equipment and supplies. The lowest responsive, responsible bidder shall be awarded the bid, or the City may reject all quotes. A resolution awarding the bid and approving a contract must be approved by the City Council prior to work commencing. The contractor's performance and payment bond, and certificate of insurance, must also be on file before work begins.

If the work can be performed by employees of the city, the city may file a competitive quotation for the work to be performed in the same manner as a contractor. For purposes of comparing the city's quotation to perform the work with city employees to a contractor's quotation to perform the work, the amount of estimated sales and fuel tax which a contractor identified in its quotation must be deducted from the contractor's quotation.

If no quotations are received to perform the work or if the city's estimated cost to do the work with its employees is less than the lowest responsive, responsible quotation, the city may authorize its employees to perform the work.

Competitive Sealed Bid Procedures

This process requires an architect or engineer to prepare plans and specifications as well as calculate the estimated total cost of the project. The process for selecting an architect or engineer is one that is qualifications based, meaning the City should select the best qualified firm to complete this task, if the City does not have a hired or appointed City Engineer that is qualified to complete this task. See Request for Qualifications below for more information.

Once plans, specification and an engineer's cost estimate are prepared, the City Council must order and then hold a public hearing on the plans, specifications, form of contract and estimated cost of the project. Following the public hearing the City must then send a notice to bidders, which includes the time and place for filing sealed bids, time and place the bids will be opened, general nature of the public improvement, general timeline of the project, and detail the requirements of the bid security. The notice might also include other pertinent information and that the city reserves the right to reject any and all bids.

The City will also publish a notice not less than 13 and no more than 45 days before the bid filing deadline, as required by law, in the following locations:

- The Construction Update Network
- The City of Eldridge website

Depending on the scope of the project, a pre-bidding meeting might be necessary to give potential contractors a chance to ask questions about the project. This decision shall be left to each City Engineer and/or Department Head.

After the deadline for bids to be received, a formal bid opening will be held. The City must record on the envelope containing the bid the time it was received and the name of the person who received it. Any bid received after the deadline cannot be considered and must be returned to the bidder unopened. After the bids have been opened, the city can award the contract, by resolution, to the lowest responsive, responsible bid or reject all bids and set a new date for receiving bids. The contractor's performance and payment

bond, and certificate of insurance, must also be on file before work begins.

Request for Qualifications

A Request for Qualifications should be issued when seeking the best qualified firm for providing professional services, such as architectural and engineering services. Where practical, however, those vendors providing such services should be asked to submit quote or bids to provide the services requested. Such proposals shall be evaluated on the basis of the vendor's reputation, experience, and understanding of the work to be done. Price, while being a factor, may not be the primary factor. City Department Head, City Administrator and City Council authorization or affirmation is still required at the same dollar limitations.

Request for Sealed Quotations

For purchases of goods or services meeting the above thresholds, the following request for bid process should be used. The Department Head should have a written set of standards and specifications for which pricing is being sought. Bids are open at an announced time, and each bidder is identified along with the bid amount. The award should go to the lowest responsive, responsible bidder at the appropriate approval levels based on the dollar threshold.

Request for Proposals (RFP)

For purchases of goods services meeting the above thresholds, a Request for Proposal should be used when the City is seeking a service for which there is not a standardized specification for bidders. Instead, a scope of work provided by the City guides bidders on what items should be submitted in a response.

Evaluation criteria should also be specified in a bid document and then used to determine the best proposed process and/or firm for the given service. The City is not required to accept the lowest dollar bid in this process. At a minimum, advertisement of this bid should be posted on the City of Eldridge website. The City may contact known vendors that provide this service to notify them of the RFP. Request for Proposals should be sealed bids so as to prevent any disclosure of process, cost or any other aspects of a proposal. The bid openings for RFPs are not public.

Request for Information (RFI)

This method can be used when the City wants to obtain valuable information from potential suppliers of goods or services by simply asking for the information from known and qualified firms. Potential suppliers may provide method-valuable information, alternative solutions, and enable the entity to evaluate their approach to the procurement of the good or service.

This method can also be used for contracts for leases or acquisition of real property. A lease or acquisition value is negotiated after considering competitively acquired information about alternatives and values.

The City Administrator and City Clerk of Financial Officer must be included in these negotiations. Council action is required before any contract is signed for acquisition of real property.

IV. POLICIES RELATED TO THE PROCUREMENT

Outside of the dollar thresholds and approval levels, there are additional policies which departments and City personnel must consider when making a purchase.

Prepayments

The City does not prepay for goods or services or utilize prepaid devices such as gift cards. If a vendor requires prepayment for goods or services, authorization must be

obtained from the City Administrator or City Clerk.

Sales Tax

The City does not pay sales tax for goods or services. Employees should provide the vendor the City's sales tax exemption number. If the vendor does charge sales tax, it will be the responsibility of the employee to get a credit or refund. The exception to paying sales tax is when an employee is paying for items personally and being reimbursed, such as travel expenses. In those instances, the employee will be reimbursed for sales tax.

Emergency Purchases

Emergency purchases are exempt from getting quotes or soliciting bids when the incident could not be foreseen and the repair/service is required to continue service to the public or to insure the safety of citizens or employees. The City Administrator must provide prior authorization for an emergency purchase.

Procurement Records

Departments are responsible for maintaining all specifications, quotations, selection criteria, performance and payment bonds, certificate of insurance, and contracts. Please see the Iowa Records Retention Manual for further guidance.

Iowa Gift Law

Please see the 2024 Eldridge Employee Handbook for the City's policy regarding Iowa's Gift Law.

Conflict of Interest

If an elected official or an employee of the City of Eldridge has a conflict of interest related to the selection, award, or administration of a contract supported by a Federal award, this must be disclosed to the City Administrator or Mayor immediately. A conflict of interest can include when an elected official or employee, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

Related Party Transactions

Purchase transactions for goods or services from an officer of the City or an employee of the City, including Board and Commission members, is limited to \$2,000, in any one occurrence, unless the sale is made after public notice and a competitive bidding process per State law. Regardless of the amount, the employee must disclose the purchase to his/her Department Head, the City Administrator, and City Clerk.

State or Federal Grant Expenditures

All purchases funded through a State or Federal grant must follow all additional procedures required by the grantor. In regards to federal programs, all procurement will be done in accordance with 2 CFR; Part 200 unless federal requirements conflict with local or state requirements, then the most restrictive requirement will be followed (see Appendix A for federal requirements). All bid specifications for a purchase that is funded through a State or a Federal grant must list all additional specifications for the goods or services that are required by the grantor. Contractors must be evaluated when the bids are received on their ability to meet these State or Federal requirements. In addition, no purchases to be covered by the grant can be made prior to the execution of the grant agreement unless approved by the grantor.

Centralized Purchasing:

Goods, services, and equipment that are determined to qualify under any of the following

criteria will be purchased and bid by the Department/Clerk's Office:

- Where bulk purchasing or exclusiveness can save the City money.
- Where consistency across departments creates organizational efficiency
- Where no department is directly responsible for a good or service that affects many departments
- Where the City Administrator determines that it is beneficial for the City to do so

The ordering Department will create bid specifications, solicit bids, and manage contracts for goods, services, and equipment that are deemed to qualify.

For the goods, services, or equipment qualifying under this section, departments must contact the ordering Department for vendor issues, complaints or other related activities.

Qualification for centralized purchasing will be determined by the City Administrator and the City Clerk or City Financial Officer.

V. PURCHASING PROCEDURES

In order to complete a purchase, the following internal procedures must be used in order to pay for a purchase.

For goods/services that are less than \$5,000, an invoice must be coded to an expense line and approved by the Department Head or higher authority prior to being placed on a City Council agenda for approval for payment.

Purchase invoices shall be approved in the following manner. Department Heads may set more restrictive approval requirements within their departments if desired. A higher authority is defined as the City Administrator, City Clerk or Financial Officer, or a designee of either.

- Between \$5,000 and \$9,999 must be coded to an expense line and approved by a Department Head or higher authority. It must also be initialed by the Accounts Payable Clerk and then added to the City Council agenda for approval for payment
- \$10,000 and \$14,999 must be approved by the City Administrator after receiving 3 competitive quotes prior to going through the internal approval process as stated above
- \$15,000 and over must be placed on a City Council agenda and voted on for approval for purchase prior to going through the internal approval process as stated above.

If the purchase is being requested to be paid out of Capital Improvement Project (CIP) funds or is coded to an equipment/vehicle expense of \$5,000 or more, the City Administrator or City Clerk/Financial Officer will also approve. If the dollar amount equals or exceeds the \$15,000 threshold, the purchase will also need to be placed on a City Council agenda for approval prior to purchase.

Petty Cash

Petty cash may be used to make change for customers or to make purchases of under \$20 with the approval of the City Administrator or City Clerk/Financial Officer prior to making the purchase.

Petty cash should not be used for:

- Travel and training expenses or clothing expenses
- Purchases where the City has a credit account
- Purchases that can be made with the employee's credit card.

A receipt is required for all petty cash purchases. It should indicate the description of the item, purpose, amount paid, account number to be expended and signature on the receipt.

The City Clerk/Finance Officer must authorize any increases or decreases to a department's petty cash. If a petty cash fund is desired, it must be requested and approved through the City Clerk/Finance Officer or his/her designee.

City Credit Card

A City credit card may be used to pick up needed items locally, pay for items on the internet, when it is necessary to expedite goods, and when an advance deposit is required (i.e. travel reservations).

Supervisors or Department Heads will approve the purchase and sign the monthly reconciliation sheet when coding. The City Administrator or a higher authority must also sign the monthly reconciliation sheets. The Credit Card User must sign and date the invoice, receipt, or order acknowledgement indicating items were received and in good condition. See Credit Card Policy for more information.

Employee Reimbursement

Employee reimbursements are for staff that do not have a credit card and/or need reimbursed for:

- Approved travel costs
- Training costs (i.e. registration fees, educational materials, office supplies)
- Clothing allowances
- Low-cost items that are needed that day (i.e. part)

Employees are required to submit original detailed receipts indicating vendor name, date & time of purchase, and items purchased. Supervisors and/or Department Heads must approve the employee reimbursement request.

Budget Approval

Department Heads are responsible to select the most appropriate account number and stay within their overall approved budget for each activity. This means that a specific budget expenditure line can be exceeded as long as the entire activity is not. If circumstances arise where the budget is not sufficient or if the Department Head wants to make a change, follow these guidelines:

Transfers

If the good or service exceeds the budgeted amount, the Department Head may request:

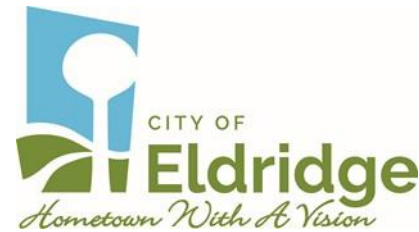
- A budget line transfer when moving from one expense line to the other within the same fund and department activity, which nets to zero. This only requires the Department Head's approval, as well as City Clerk/Finance Officer approval. The exception is that you cannot decrease wages or benefit lines and move the savings to other budget lines.
- A budget line transfer between funds or department activities, but within the same budgetary function as defined by State Code, requires the Department Head and City Clerk/Finance Officer's approval.
- A budget transfer between budgetary functions requires approval of the public through a budget amendment. Prior authorization must be sought from the City Administrator and City Clerk/Finance Officer who will in turn present it to the City Council for approval.

Exceptions

In the event that a purchase or service was not planned in the original budget and it exceeds planned budgetary function levels, prior authorization must be sought from the City Administrator and City Clerk/Finance Officer who will in turn present it to the City Council for approval

City of Eldridge

MEMORANDIUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: Obligating ARPA Funds
Date: 11/15/2024

Mayor and City Council:

The City of Eldridge received \$1,021,925 through the State and Local Fiscal Recovery Funds (SLFRF) program under the American Rescue Plan Act (ARPA).

The City obligated the full amount of the \$1,021,925 under the Revenue Loss eligible use category, which allows the funds to be used for any service traditionally provided by a government. This means our funds are eligible to use for any expenditure not expressly listed on the prohibited/ineligible use list.

In FY24, the City spent \$165,141 on new and upgraded equipment for the Police Department, including a body camera and squad camera system and tasers.

The City must obligate the remaining funds by December 31, 2024, and all funds must be completely expended by December 31, 2026. Failure to do this will result in a forfeiture of the funds back to the federal government.

So far in FY25, the City has obligated \$803,400 of the funds to a purchase agreement for land acquisition for the purpose of expansion of public facilities and utilities/infrastructure.

The remaining funds to be obligated total \$55,093. This can be used to cover the closing costs associated with the property purchase, which is scheduled to occur the week of December 16th, 2024.

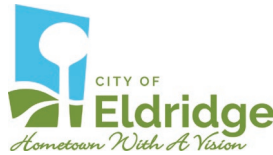
Some additional projects that could be considered include an upgrade to the Citywide phone system in the amount of \$21,804.50. The current system software will become obsolete by 2026 and will no longer be supported. Tri-City has quoted the upgrade to our current phones and software for consideration. There is also a need for some new Office Chairs for the City Hall offices, and one new desk. Another recommendation that was introduced is a project to enhance the safety of pedestrian crossings along S 1st Street to access the recreational trail. Some recommendations from past discussion include funding the traffic signal project at 4th & LeClaire Intersection or funding the engineering proposal for the public facilities project.

The full balance of the funds must be dedicated to specific projects and reported to the U.S. Department of the Treasury in accordance with the SLFRF program guidelines.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery



ORDINANCE 2024-15

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 know as parcel 931507317, 206 S. 5th Street and parcel 931507002, 208 S. 5th Street and described as follows:

PARCEL NUMBER 931507317. MEADOW VIEW ESTATES 1ST ADD Lot: 017 MEADOW VIEW ESTATES ONLY 82' ELY 110' LOT, and;

PARCEL NUMBER 931507002. MEADOW VIEW ESTATES 1ST ADD Lot: 018 MEADOW VIEW ESTATES LOT 18 & PT LOT 17 & PT NE NE (1.70A) COM NW COR LOT 17 MEADOW VIEW ESTATES: S 272'-WLY 277.49'-N 272'-N 277.49' TO PT OF BEG.

The property is currently zoned **R-1 Single Family Residential and R-2 Two-Family Residential** and is being rezoned to **R-3 Multiple Family Residential with a Planned Residential Overlay**.

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 17TH DAY OF DECEMBER, 2024.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

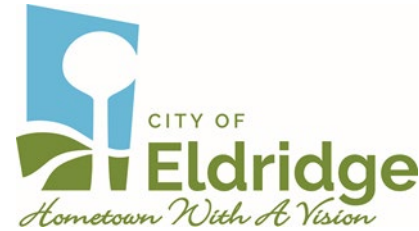
Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Consideration of rezoning and preliminary plat for Lancer Run
Date: subdivision 11/18/24

The North Scott School District is seeking a rezoning of parcels 931507317, known as 206 S. 5th Street and 931507002, known as 208 S. 5th Street:

PARCEL NUMBER 931507317. MEADOW VIEW ESTATES 1ST ADD Lot: 017 MEADOW VIEW ESTATES ONLY 82' ELY 110' LOT, and;

PARCEL NUMBER 931507002. MEADOW VIEW ESTATES 1ST ADD Lot: 018 MEADOW VIEW ESTATES LOT 18 & PT LOT 17 & PT NE NE (1.70A) COM NW COR LOT 17 MEADOW VIEW ESTATES: S 272'-WLY 277.49'-N 272'-N 277.49' TO PT OF BEG.;

from R-1 Single Family Residential and R-2 Two-Family Residential to R-3 Multiple Family Residential with a Planned Residential Overlay.

The Planned Residential Overlay will allow the development flexibility in the front yard setbacks to accommodate the required 31' street and 60' ROW in the preliminary plat. All setbacks abutting adjoining properties meet the underlying districts' original requirements as specified in City Code. City staff have reviewed the rezoning request, planned residential overlay request and preliminary plat and have found them to be in accordance with City Code and recommends approval of this request. These changes also follow the Future Land Use Map included in the City's Comprehensive Plan.

Following this memo are a current zoning map with these parcels highlighted, the future land use map, the applications, and the submitted preliminary plat. A sample of the letter sent to abutting properties is also included along with City Code pertaining to Planned Residential Overlays.

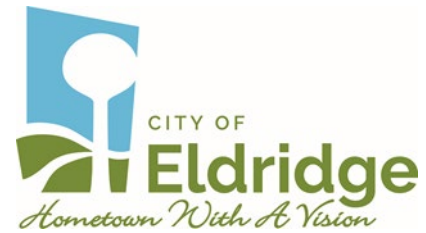
The Planning and Zoning Commission unanimously approved the rezoning request and preliminary plat at their meeting on November 14, 2024. Due to traffic concerns they are recommending adding a condition to the rezoning stating that an apartment building could not be constructed on this parcel.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge MEMORANDIUM



Current zoning on these parcels:



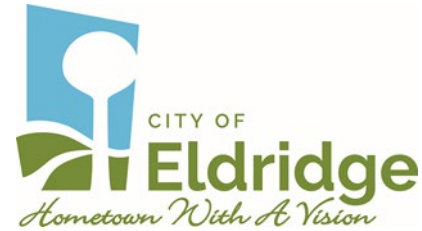
City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District	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	

Mayor Frank King
Councilman Adrian Blackwell

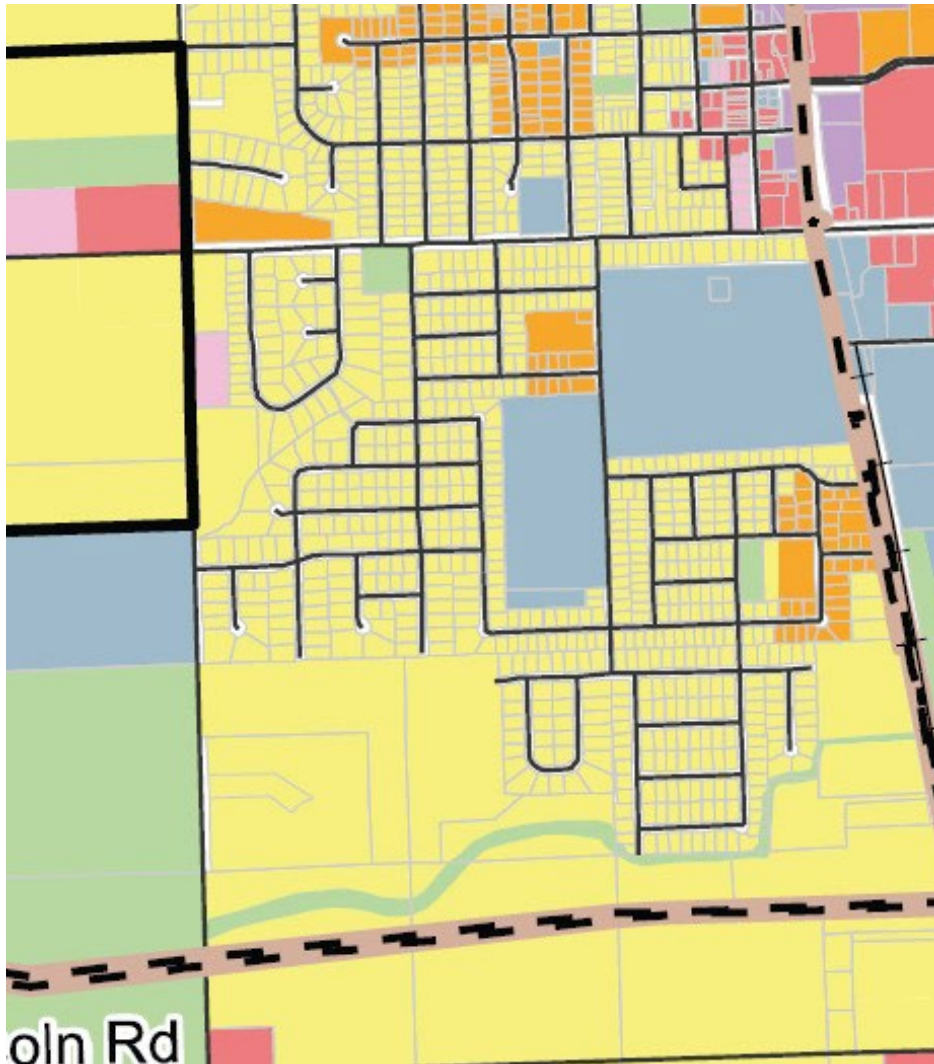
Councilman Scott Campbell
Councilman Daniel Collins




Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge MEMORANDIUM



Future land use map indicating these parcels as high density residential:



-  Low Density Residential
-  High Density Residential
-  Institutional

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



REZONING APPLICATION

Plan and Zone Commission

Property Address 206 S. 5th Street & 208 S. 5th Street
Rezoning Request From R-1/R-2 Single/Two-Family To R-3 Multiple Family Residential
Legal Description of Property See attached legal description

Applicant Name North Scott Community School District
Address 251 E. Iowa Street, Eldridge, IA 52748
Phone Number 563-285-9081
Email Address _____
Main Contact Person Joe Stutting

Title Holder's (If different than applicant)

Name _____
Address _____
Phone Number _____

Signature of Applicants (s)

A handwritten signature in black ink, appearing to read "Joe Stutting", is written over a horizontal line.

Intended property use Single family homes and four-plex villas.
(please be specific) _____

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ 156
Payment Method Check 8865
Courtesy Letters Sent 11/7/2024

Date Filed 10/31/2024
Meeting Date 11/14/2024

LEGAL DESCRIPTION

THE NORTH 82 FEET OF THE EASTERLY 110 FEET OF LOT 17 MEADOW VIEW ESTATES FIRST ADDITION TO THE TOWN OF ELDRIDGE, IOWA; AND

LOTS 17 AND 18 IN MEADOW VIEW ESTATES FIRST ADDITION TO THE TOWN OF ELDRIDGE, SCOTT COUNTY, IOWA; EXCEPT THAT PART OF LOT 17 COVEYED TO FIRST BAPTIST CHURCH OF APLINGTON, APLINGTON, IOWA, BY WARRANTY DEED DATED OCTOBER 19, 1971 AND FILED OCTOBER 28, 1971 AS DOCUMENT NO. 13811-71 AND MORE PARTICULARLY DESCRIBED AS THE NORTH 82 FEET OF THE EASTERLY 110 FEET; AND

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 17 OF MEADOW VIEW ESTATES FIRST ADDITION TO THE TOWN OF ELDRIDGE, IOWA; THENCE SOUTH 00°18' WEST 272.0 FEET; THENCE WEST 277.49 FEET; THENCE NORTH 00°18' EAST 272.0 FEET; THENCE EAST 277.49 FEET TO THE POINT OF BEGINNING;

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Planned Residential Overlay Application for P&Z Commission

Property Address 206 S. 5th Street & 208 S. 5th Street
Underlying Zoning R-3 Multi-Family Residential
Legal Description of Property See Attached Legal Description

Applicant Name North Scott Community School District
Address 251 E. Iowa Street, Eldridge, IA 52748
Phone Number 563-285-9081
Email Address _____
Main Contact Person Joe Stutting

Title Holder's (If different than applicant)

Name _____
Address _____
Phone Number _____

Signature of Applicants (s)

A handwritten signature in black ink, appearing to be "Joe Stutting", written over a horizontal line.

Intended property use Single family homes and four-plex villas.
(please be specific) _____

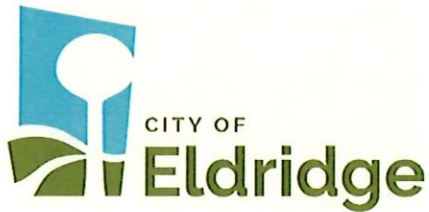
Please provide:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ N/A
Payment Method —
Courtesy Letters Sent 11/7/2024

Date Filed 10/31/2024
Meeting Date 11/14/2024



PRELIMINARY PLAT APPLICATION

Plan and Zone Commission

Subdivision Name Lancers Run

Subdivision Location 206 & 208 S. 5th Street

Current Zoning R-1/R-2 Residential Proposed Zoning R-3 Multi-Family Residential

Number of Lots 14

Developer Name North Scott Community School District
Address 251 E. Iowa Street, Eldridge, IA 52748
Phone Number 563-285-9081
Email Address _____
Main Contact Person Joe Stutting

Engineer Firm Townsend Engineering
Contact Chris Townsend
Address 2224 E. 12th Street, Davenport, IA 52803
Phone Number 563-386-4236
Email chris@townsendengineering.net

Name of person filing application  Date 10-31-24

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

For office use only

Filing Fee Paid \$ 221

Payment Method Check 8505

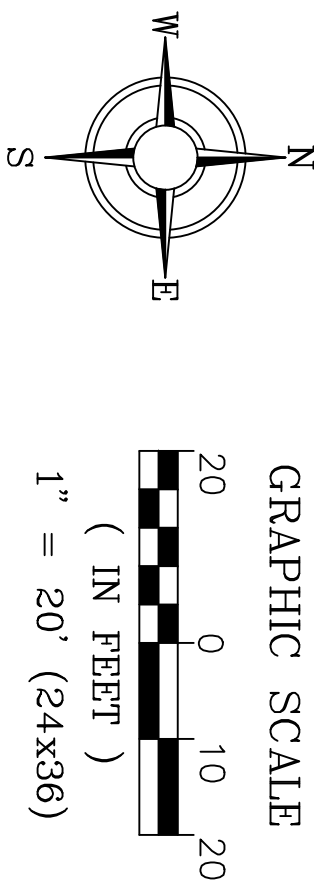
Date Filed 10/31/2024

Meeting Date 11/14/2024

PRELIMINARY PLAT

LANCERS RUN SUBDIVISION

BEING A REPLAT OF LOTS 17 & 18 AND VACATED BROOKVIEW DRIVE AND PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF ELDRIDGE, SCOTT COUNTY, IOWA.



1. AREA OF SUBDIVISION - TOTAL: 120.352 S.F., OR 2.763 ACRES +/-
2. OWNER: NORTH SCOTT COMMUNITY SCHOOL DISTRICT
208 S. 5TH STREET
ELDRIDGE, IOWA
3. SURVEYOR: JERRY D. ROGERS
2224 EAST 12TH STREET
DAVENPORT, IOWA 52803
PH: (563) 386-4236
4. ATTORNEY: TBD

NOTES

1. ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF ELDRIDGE.
2. SIDEWALKS WILL BE INSTALLED ON THE LOTS AT THE TIME OF HOME CONSTRUCTION. LOT ONE AND OUTLOT A SHALL HAVE SIDEWALKS INSTALLED AT THE TIME OF ACCEPTANCE.
3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE.
4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, AND TELEPHONE LINES TO BE INSTALLED ACROSS THE LOT WHERE THE STRUCK LINE IS LOCATED. BLANKET EASEMENT'S FOR STREET LIGHTING WITHIN THE SUBDIVISION.
6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
8. NO PART OF THIS SUBDIVISION LIES WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #196302055, EFFECTIVE DATE MARCH 23, 2021.
9. SUBJECT PROPERTY IS CURRENTLY ZONED R-1 AND R-2. REZONE TO R-3 WITH A PLANNED RESIDENTIAL OVERLAY, REDUCING FRONT SETBACK OF LOTS 5-12 REDUCED FROM 25 FEET TO 20 FEET IS REQUESTED WITH THIS DEVELOPMENT.
10. OUTLOT A IS TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
11. SUMP PUMP MAINS AND SUBPUMP TO BE INSTALLED. 6" MINIMUM.
12. OVERLAND FLOW FROM PROPOSED DETENTION SHALL NOT NEGATIVELY IMPACT ADJOINERS HOUSES.

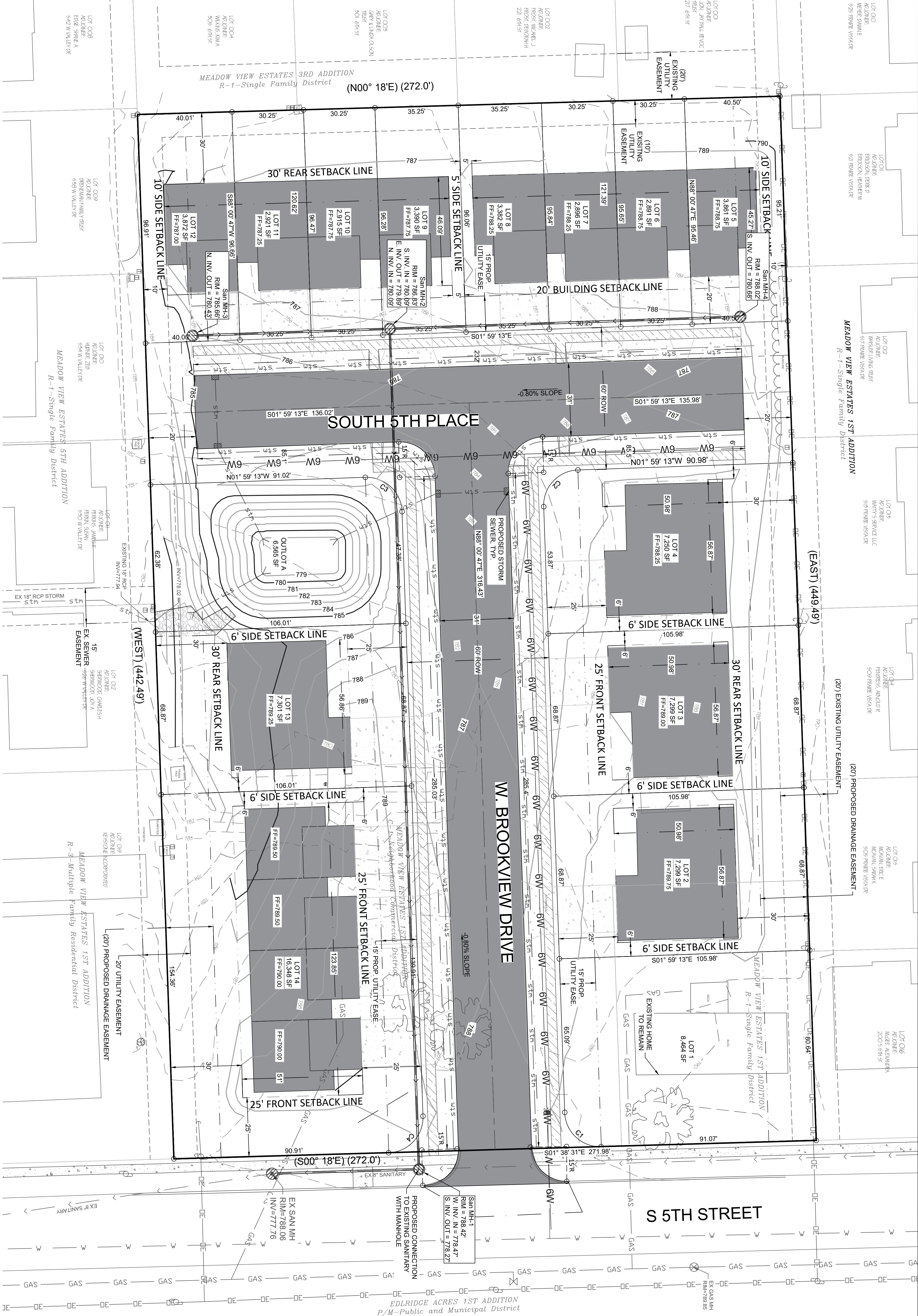
ACREAGE OF SUBDIVISION	
TOTAL ACREAGE OF	2.76 ACRES
14 LOTS	1.94 ACRES
OUTLOT A	0.15 ACRES

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA, SOUTH ZONE (1402) GRID 12A, NAD 83 (2011) EPOCH 2010.00.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = -0.00'
MONUMENTS FOUND:
AS NOTED
MONUMENTS NOTED:
#5 REBAR W/ PINK CAP #8660 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =

Curve Table			
Curve #	Length (ft)	Radius (ft)	Chord Direction
C1	23.472	15.00	S44° 11' 08"W
C2	23.562	15.00	N46° 59' 13"W
C3	23.562	15.00	N43° 00' 47"E
C4	23.652	15.00	S46° 48' 52"E

PRELIMINARY PLAT, NOT TO BE RECORDED



TOWNSENDENGINEERING

563 386.4236 office 386.4231 fax

2224 East 12th Street, Davenport, IA 52803

DATE: 10/31/24

DRAWN BY: PAR

CHECKED BY: CRT

REVISIONS:

NO.

DATE

PROJECT

PRELIMINARY PLAT
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748

DEVELOPER

NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO.

1 of 1

ENGINEERING

563 386.4236 office 386.4231 fax

2224 East 12th Street, Davenport, IA 52803

DRAWN BY: PAR

CHECKED BY: CRT

REVISIONS:

NO.

DATE

PROJECT

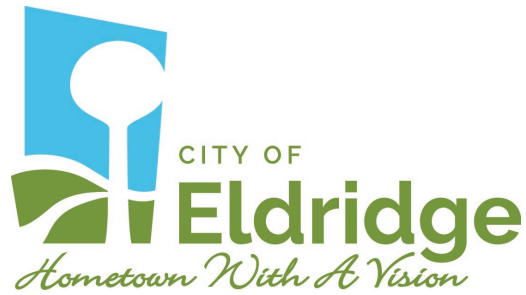
PRELIMINARY PLAT
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748

DEVELOPER

NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO.

1 of 1



305 N. Third Street, P. O. Box 375
Eldridge, Iowa 52748-0375
(563) 285-4841
(563) 285-7376 fax

November 7, 2024

XXXXXXX

XXXXXXX

Eldridge, Iowa 52748


















To whom it may concern:

This is a courtesy letter from the City of Eldridge informing you that a property adjacent to your property has submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, November 14th, 2024, at Eldridge City Hall at 6:00 p.m. The property includes parcel numbers 931507317, known as 206 S. 5th Street and 931507002, known as 208 S. 5th Street and are shown on the included map. The request is to rezone from R-1 Single Family Residential and R-2 Two-Family Residential to R-3 Multiple Family Residential. If you have any questions, feel free to contact me at the City Offices.

Sincerely,

Jeff Martens
Assistant City Administrator/Zoning Official
City of Eldridge, Iowa



	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		

§ 23.00 PLANNED RESIDENTIAL OVERLAY DISTRICTS.

This is a district that provides more flexibility in development by releasing a developer from compliance with the strict site and structure requirements of §§ 20.00, 21.00 and 22.00 of this chapter, Residential Districts, and providing a small increase in density. This zone retains the same land use requirements and primary controls as are stipulated in the underlying zone contained in each of §§ 20.00, 21.00 and 22.00 of this chapter, as well as retaining the same general intent for the district as the description at the beginning of each zone through compliance with the procedure outlined below.

§ 23.01 PROCEDURE.

Each zone in §§ 20.00, 21.00 and 22.00 of this chapter is hereby overlaid with an additional planned zone named PR- (appropriate number) (appropriate district descriptive name) Planned Residential Overlay District, which may be considered for any land within the city. Zones contained in §§ 20.00, 21.00 and 22.00 of this chapter are hereby made underlying zones to be used for partial regulation of the rezoned tract. Each tract shall be at least 5,000 square feet in size. This zone shall be established in the same manner as all other zoning districts, but shall revert to the prior zoning classification without rezoning when special procedures as outlined in § 23.13 of this chapter are appropriate. As part of the application, the developer shall state the reason the Planned Overlay District is desired and why a regular zoning classification would not be appropriate. Nothing in this section shall be interpreted as waiving any portion of the city's Building Code or standard specifications and standard drawings.

§ 23.02 PERMITTED USES.

Same as §§ 20.01, 21.01 and 22.01 of this chapter depending on the underlying zoning.

§ 23.03 PERMITTED USES ON REVIEW.

Same as §§ 20.02, 21.02 and 22.02 of this chapter depending on the underlying zoning.

§ 23.04 MINIMUM LOT AREA.

None required.

§ 23.05 MINIMUM LOT WIDTH.

None required.

§ 23.06 HEIGHT REQUIREMENTS.

Same as §§ 20.03, 21.03 and 22.03 of this chapter depending on the underlying zoning.

§ 23.07 FRONT YARD.

None required except where adjacent to non-planned residence zones, then the requirements of §§20.04(B), 21.04(B) and 22.04(B) of this chapter shall apply depending on the underlying zoning.

§ 23.08 SIDE YARD.

None required except where adjacent to non-planned residence zones, then the requirements of §§20.04(B), 21.04(B) and 22.04(B) of this chapter shall apply depending on the underlying zoning.

§ 23.09 REAR YARD.

None required except where adjacent to non-planned residence zones, then the requirements of §§20.04(B), 21.04(B) and 22.04(B) of this chapter shall apply depending on the underlying zoning.

§ 23.10 MAXIMUM DENSITY.

A total density shall be set by ordinance for the rezoning of any Planned Residential Overlay District when said zoning is approved by the City Council. Said density shall be defined as a total maximum number of dwelling units or bedrooms or combination. The total density may range between one dwelling unit and 15% over what the rezoned tract could have had under ideal conditions if developed under the underlying zoning classification.

§ 23.11 SPECIAL PROVISIONS.

All special provisions in the base zone are required in the overlay planned residence zone, unless specifically changed or noted by the Commission and City Council on the development plan.

§ 23.12 DEVELOPMENT PLAN.

In order to obtain a building permit in a planned residence district, the developer must prepare a development plan or plans as the Commission and City Council may approve. The Commission and the City Council may approve generalized concepts for the entire tract and require a more detailed development plan as phases of the project are submitted in accordance with the development schedule. The development plan may be submitted with preliminary or final plats which

may be needed, or may be submitted separately if the requirements of Title D, Chapter 1 have been met. The development plan shall be submitted and approved by the commission and the City Council in the same manner as final plats as specified in Title D, Chapter 1, §§ 11.00 through 15.00. The development shall contain those items listed in §30.00 of this chapter which the Commission or City Council may deem necessary. The development plan shall be filed with an appropriate application form and fee of \$50. The developer will also reimburse the city for any review made by the City Engineer. The Commission shall record in its minutes where the development plan makes appropriate use of the flexibility possible in this zone.

§ 23.13 TIME LIMIT.

The development plan shall be filed with the city within a submittal period of one year after the approval of the planned residential zoning. The one-year period of submittal may be extended up to one additional year by City Council resolution. If the development plan is not filed within the submittal period, the zoning of the tract shall automatically revert to the prior zoning district effective at the end of the submittal, or upon denial or withdrawal of the development plan, if after the end of the submittal period. Planned residence zoning can be re-established by a new zoning procedure as stated in §§ 18.01 through 18.07 of this chapter.

§ 23.14 SCHEDULE.

In addition to the information in §30.00 of this chapter, the development plan shall include a development schedule indicating the stages and dates of actual development. If the development becomes more than 270 days behind the approved schedule, the City Council may, by resolution, remove the planned residence zoning and replace it with the prior zoning district for all or part of the zoning district, or the City Council may amend the development schedule by resolution as it may deem appropriate.

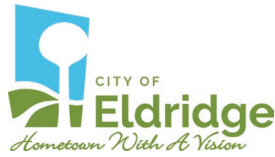
§ 23.15 ALTERNATIVES.

The developer may submit the development plan with the rezoning application and use the one-year period to obtain approval of the development schedule. The developer may also submit with the application a preliminary development plan, which, if approved, shall subsequently bind the Commission and City Council to approval of a development plan to the extent of the items contained in the preliminary plan. Where the developer has extra density, it should be expected that some aspect of the development shall work to the city's benefit so as to offset in some manner the extra cost incurred by the city in servicing the extra people in the area.

§ 23.16 COMPLETED PROJECT.

(A) Upon completion of development, the Zoning Enforcement Officer shall notify the City Council. The City Council shall, upon its consideration and agreement, pass a final resolution determining that the development is complete.

(B) Any questions as to permitted development occurring after passage of the final resolution shall be applied for to the Board of Adjustment in accordance with normal Board procedures. The Board shall decide if the proposal is in compliance with the intent and spirit and continued practical usefulness of the plans and requirements of the planned residential district and may approve amendments as it may deem necessary.



RESOLUTION 2024-28

A Resolution Approving the Preliminary Plat of Lancers Run Addition

WHEREAS, the preliminary plat for Lancers Run Addition has been submitted by the North Scott School District, owner of the property, and

WHEREAS, the preliminary plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on November 14, 2024, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the preliminary plat for Lancers Run Addition.

PASSED AND APPROVED THIS 18TH DAY OF NOVEMBER, 2024.

Attest:

Mayor, Frank King

City Clerk, Martha Nieto

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"/> _____

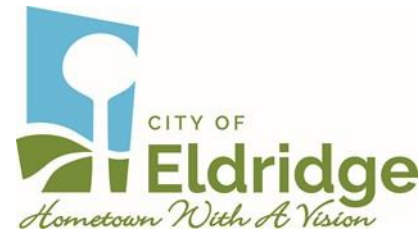
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge

MEMORANDUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: Vacation Payout & Carry Over Policy
Date: 11/15/2024

Mayor and City Council:

The Eldridge Employee Handbook outlines the vacation policy for all regular full-time employees. As it currently stands, an employee is allowed to carry over 80 hours of unused time into the next year. The City also allows for a grace period of 30 days to use excess hours before any excess hours get forfeited.

An employee does get paid out for accrued vacation hours upon separation of employment (if voluntary). However, the handbook currently states that the City desires for employees to use their vacation time, and therefore employees will not receive pay in lieu of unused vacation time.

With a smaller organization, Department Head/Management level employees perform a combination of operational and administrative duties, and often times fill multiple roles. This can make it a little more challenging to take extended periods of time off, multiple times per year. For longer tenured employees, it can lead to forfeiture of vacation days because they have reached the maximum of what can be carried over and haven't had the opportunity to use all of their vacation time or choose not to use it all and forfeit it because using it all creates more stress for them in their job role and duties.

While the leadership and management continue to recommend that employees use their vacation time, I believe there may be an opportunity to consider allowing for up to 40 hours of vacation time to be paid out upon the anniversary of a non-bargaining management level employee, if authorized by administration. Employees that are hourly and are classified as members of a bargaining unit would not be eligible, as they are governed by the terms of their Collective Bargaining Agreements. Additionally, they have more opportunity to comfortably use their vacation time because there are additional staff within their departments that can fulfill the same job duties in their absence.

If the Council considers approving this proposal, it would be the recommendation that any approval for accrued vacation payouts, not to exceed 40 hours in each anniversary year, would need to be authorized at the discretion of the City Administrator and would need to be approved on a case by case basis.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on November 5, 2024, at Eldridge City Hall.

Board members present were Michael Bristley, Abby Petersen, Rachel Padavich, Jeff Hamilton, and Mark Gooding. Also present, Collin Wilson, Cegan Long, Craig Gehrls, Marty O'Boyle, Chad Jennings, Ryan Iossi, Nevada Lemke, and Sadie Wagner.

Public Comment – Craig Gehrls suggested that the board continue progressing with the T-bills. He also suggested looking into the upgrade from ERP Pro 9 to ERP Pro 10 and whether that will allow city staff to add a line to the utility bills. Chad Jennings commented that he has been working to get a new septic system and wanted to see if there was a possibility to hook into a city sewer line. Lemke stated she would get it to the Public Works Director, and they would reach out to him.

Motion by Padavich to approve Agenda. Second by Petersen. All Ayes. Motion Carries.

Motion by Padavich to approve Utility Board Minutes from October 22, 2024. Second by Petersen. All Ayes. Motion Carries.

Financial-

- A. Motion by Hamilton to Approve Bills Payable in the amount of \$217,474.44. Second by Padavich. All Ayes. Motion Carries.
- B. Motion by Gooding to approve Bond Counsel Engagement Agreement for an amount NTE \$6,000 with Ahlers & Cooney, P.C. for the \$150,000 Series 2024 SRF P&D Loan with a term of 24 months or greater. Second by Padavich. All Ayes. Motion Carries.
- C. Motion by Padavich to approve upgrading Tyler Technologies billing software program from ERP Pro 9 to ERP Pro 10 at a one-time project cost of \$21,780. Second by Petersen. All Ayes. Motion Carries.

Electric Department-

- A. Outages – Two outages were reported. The first was on the 23rd at 3:55 P.M. at 214 W Franklin Street. The outage was caused by animal contact and six customers were affected. Power was restored at 4:15 P.M. The second outage was on the 28th at 207 N 7th Street due to contractors laying fiberoptics and cutting his underground lines. It tripped the transformer resulting in 9 customers being affected. The other 8 were back on within a half hour and they had the last resident restored by 12:30 P.M.

- B. Department Update – Given by Line Foreman Collin Wilson. Wilson stated last week that the crew completed a pole change out at 604 Prairie Vista Drive. The crew has been keeping up with new service installs and have been working on some tree trimming.

Water Department-

- A. Water Main Breaks – One water main break was reported on the 31st at 311 Dammann Drive at 9:30 A.M. The water main was fixed and water restored by 3:00 P.M. An estimate of water loss was 80,000-150,000 gallons and 8 customers were affected.
- B. Water Test Results – Long stated he is still waiting for October's results to come back.
- C. Motion by Petersen to approve the purchase of PPE for the Water Department to include boots and waders at an amount NTE \$400 from the Clothing Allowance fund line. Second by Padavich. All Ayes. Motion Carries.
- D. Motion by Hamilton to approve adding a full-time employee to the Water Department staff. Second Petersen. All Ayes. Motion Carries.
- E. Discussion on the continued use of artificial fluoride in the City's water treatment process. Discussed amongst the board.
- F. Department Update- Given by Water Operator, Cegan Long. Long stated windows and the new desk were installed at the water plant. They finished with flushing and switched back to chloramines from free chlorine. He reported they have switched to Wells 3 and 5 due to a SCADA issue with Well #2 and Cegan is working with Tri-City to fix it. Lastly, he reported they worked with ISG on getting their aerator looked at by Vesco. The company will give them some quotes on replacing that aerator.

Administrative-

- A. Motion by Padavich to approve Resolution 2024-11 E&W Fixing Date for a meeting on the Authorization of a Loan and Disbursement Agreement and the issuance of Not to Exceed \$150,000 Water Revenue Capital Loan Notes of the City of Eldridge, Iowa, and providing for publication of notice thereof. Second by Petersen. All Ayes. Motion Carries.
- B. Motion by Petersen to table discussion and consideration on Utility Administrative position and training plan. Second by Padavich. All Ayes. Motion Carries.
- C. Motion by Padavich to table discussion and consideration to adopt Utility Billing Policy & Procedures. Second by Petersen. All Ayes. Motion Carries.
- D. Department Update – Given by City Administrator, Nevada Lemke. Lemke stated they have been working on the lead notifications with 120 Water. She also stated she spoke with the State of

Iowa Treasures office as far as investments and what is allowed under the State Code. They told her they would research that and get back to her. Once she has that she can get an investment policy together and get a draft out to the board so they can take the next step in moving forward with any investments.

Motion by Padavich to adjourn the meeting at 6:49 P.M. Second by Petersen. All Ayes. Motion Carries.

Sadie Wagner

Billing Clerk



**Eldridge Planning and Zoning Commission
November 15, 2024, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Plan and Zone Commission met in open session in Eldridge City Hall at 6:00 p.m. on October 19, 2024. The meeting was called to order at 6:02 p.m. by Vice-Chairman Mike Martin. Present were Jennifer Vittorio, Dean Ferguson, Brad Merrick and Scott LaPlante. Karl Donaubauer was absent. Also present were Jeff Martens, Erin Gentz, Larry Schroeder, Jon Jay Ball, Sherrill Scott, Eric McAvan, Sarah McAvan, Linda Olson, Gary Olson, Joy Sherwood, Jim Perkins, Joe Stutting, Dawn Spring, Pam Niebul, Larry Niebul, Mandy Monroe, Dan Radke, Mike Frost, Chris Townsend, Colin Woods, Shane Edge, Wade Hamman and Jay Hintze.

The minutes from the October 17, 2024, meeting was presented for approval. Motion by LaPlante to approve the minutes as amended. Seconded by Vittorio. Motion carried unanimously by voice vote.

Martin asked Martens to present the rezoning and planned residential overlay applications and preliminary plat for the Lancers Run Addition. Martens presented the items on the agenda. He stated that the two parcels known as 206 and 208 S. 5th Street are requested to be rezoning from R-1 and R-2 residential to R-3 Multiple Family Residential. He said the first thing the staff looks at in reviewing these requests is the City's Comprehensive Plan and Future Land Use Map and these two parcels are designated as a future use of High Density Residential on that map. Martens let the visitors know what the process would be moving forward if the requests were approved at this meeting. He then presented the preliminary plat and defined what a Planned Residential Overlay District is. He let the commission know that the Planned Residential Overlay was used to allow a 20' front yard setback in the front yard of the fourplex condominiums to the west and allow a regular side yard setback on Lot 4 instead of considering it a double front yard frontage. He said that city staff and the City Engineer had reviewed the plat and found it to be substantially in accordance with city code and was recommending approval.

Martin asked the applicant if they had any comments to make and Stutting said that the school district had purchased this property so that the student build home program would have a place to construct affordable homes in the future. He said the school district was partnering with Diamond Builders on this project to have at least four years of building entry level homes available for their students. No apartments would be built here. They are hoping to provide homes for young families. Woods stated Diamond Builders would be doing the construction on the two-story

condominiums. They will all be single family attached homes. Stutting stated without multifamily homes the lots would be too expensive to develop. Stutting stated that single story ranches are all the students are allowed to build for safety reasons.

Martin opened the meeting up for comments from the public.

Dan Radke – said that this will bring too many cars and traffic into an area that is already congested. He said that a 6’ side lot was not enough and they should move things out and get some more space and come back with a renewed proposal.

Sherrill Scott – agreed with Radke. Asked is these were section 8. Woods replied no.

Jon Jay Ball - said that he would rather have a house than apartments in his backyard and he had eight trees that were dropping crap all over the place. He also said he wanted a fence back there as he doesn’t want kids running in his backyard. He said he lived next to the other two people who spoke, and they would all get the same damn crap and you don’t have to do that. He would rather have homes there so he could get together with the neighbors and enjoy themselves. He said if you have renters coming in there you have a different feel. Martens clarified to Ball these were not apartments and there would not be renters coming in. Ball said well put a house in there. He said you are showing three big buildings and you’re going to block us off. He said you’ll be plugging up the street. Martin and Woods confirmed all houses and condos will have garages. Ball then complained about rentals again.

Linda Olson – asked if the condos are one story or two story. Woods and Stutting confirmed the condos would be two stories just like most of the surrounding homes the visitors lived in, and the houses would be one story. She said they had the opportunity to provide patio homes for seniors to move into instead. She asked if they could think about single stories that Eldridge doesn’t have right now.

Mike Frost – would like single stories instead of two stories because that will be an infringement on his view after 30 years of looking out his back door. He asked about the price point. Woods replied they would like to be around \$300,000. Frost asked what square footage would be, and Woods replied approximately 2,000 square feet or 2,500 with finished basement. Frost said he would prefer that they were single level. Woods said the challenge with square footage here is getting the land cost to an affordable level home. Frost then asked about Air B&Bs and Martens let him know what state law is on that issue. Woods confirmed that he has no intention of renting these condos.

Kim Wilkins – said he had spoken with Martens and has met with other neighbors and has been in his house 34 years and most of them knew this would happen sooner or later. He is okay with it, but he assumed these would be one story. He knows traffic and parking will be an issue and City Council will probably have to address this. He doesn’t like it, but he is okay with it. He said that in speaking with Martens he knows that Iowa Law allows conditions, and he would like to see that happen so an apartment doesn’t get built here. Martens said the plan is tied to the PRO and the developer is tied to this plan. He then explained what a PRO is again in response to an inquiry from Wilkins. Wilkins thanked Martens for answering all their questions.

Pam Niebul – asked how many people could be living there. Woods and Stutting responded homes with children were trending down in statistics and they would average 2.5 people per unit. She expressed concern with the amount of traffic and wait times in the past of five minutes or more to back out of her driveway in the morning when she was working before she retired. She said that all these people trying to go to work will be a huge safety issue. She let people know about social media posts she had seen about this. She asked the number of students at the elementary and junior high schools which Stutting said was about 500 each and she said all those people were driving down 5th Street at the same time. Stutting said yes for 10 minutes in the morning and after school it was very congested. Niebul disagreed with this time estimate and Stutting said they had timed it. An argument ensued and Martens asked the visitors to speak one at a time.

Eric McAvan – said traffic is freaking horrible on Prairie Vista and during sporting events they can barely get one car down their street. His wife Sarah said she used to do day care and would take the kids inside after school because traffic was so bad on their street. Eric then stated he has watched people at night run the stop signs every night and even in the morning. Martens asked if they notified the police, and they said yes that the police sit out there but it continues after they are gone. Eric said 5th Street traffic absolutely sucks and now you want to add all these houses here and then try to get out there.

Larry Schoeder – is more concerned about the safety aspect. He said people start lining up at 2:30 p.m. at the schools. You are putting so many units in there even with 2.5 people per unit when you can't even get an emergency vehicle down 5th Street now. There is so much congestion it is not a good situation. He also did not like the dead ends either. He had concerns about the water runoff also. He expressed concerns about past high school construction. He said his sump pump runs for two days after it rains. He is concerned about safety more than anything.

Dawn Spring – the runoff is bad, and she thinks the water will run into her backyard. She questioned why this wasn't a cul de sac to help with run off and said the high-density population will add to congestion. She is concerned with safety of students and adding more cars will compound the situation.

Joy Sherwood – she is concerned about two stories and thinks it will look like they are stuffed in there and is also still concerned about the water. She doesn't see how this basin will stop it.

Chris Townsend, from Townsend Engineering, stated that they had shot this area and engineered it to contain every bit of the water on this site. They have run preliminary calculations on this and it will all have to be approved by the City Engineer. They work a lot in Eldridge and are familiar with the conditions of high ground water here. Stutting said they think they will make the water situation better in this area.

A man who did not state his name - complained about water from football area. He said the water would be twice what it was before. Townsend said if they didn't contain it would, but it would be but that is why they contain it. Commentor argued about this. Townend said they are making it better.

Jim Perkins – said this is a mosquito pit and ground water is so high that he thinks the detention pond will flood his back yard. He asked who maintains the pond. Townsend responded that the HOA will.

Shane Edge – said this will affect property values and perception is everything and this will definitely affect the traffic on 5th Street and said that he has had to yank his kids out of street at crosswalks to they don't get hit. He alleged that bus drivers are also offenders of this. He said the 5th Street and Prairie Vista intersection is already offset and dangerous and now this will add another intersection and crosswalk in an already dangerous area. He said people turning into here will be trapped and the crosswalks are dangerous. He said a few years back another development was proposed south of the Junior High School, and he thought that was turned down due to safety concerns. He said if that was a safety concern, then this is worse. He said this will bring mosquitoes and nuisance animals into the area with the detention pond on top of what is already there. He already has racoons, possums and skunks wandering into his yard. He worries about dogs, and this will also be an issue. He said car lights will shine directly into window of the backs of the houses next to the dead ends. He said when snow is plowed the snow will melt and go into the backyards of everyone on Valley Drive. Asked about runoff from the roofs of the four plex and how it will be contained. He said that there is only a setback of 10' from his backyard to the side of a four plex. He said he already has standing water 3"-4" deep in his yard for days after a heavy rain and his sump pump runs constantly. He said it has caused strife with neighbors and runs onto sidewalks and freezes during the winter. He said he was turned into the police for this. He said this development will exacerbate this. He doesn't understand the PRO and thinks it's a way to circumvent what otherwise would not be possible. He finds it frustrating that he only got four days' notice for this meeting. He incorrectly stated some information that Martens clarified.

Jim Perkins – questioned the notifications process and Martens clarified that information.

Wade Hamman – said he has water in an easement in his yard all year long. He said all this water is coming to him. Hamman asked about the number of people living there. Several people spoke at once and could not be understood.

Gary Olson – didn't have a problem when he thought they were one story. This is low priced housing that probably has people with kids, and they are 30' away from his backyard including the easement. They are going to be playing all over the place and that's not what he thought was happening. A few years after they are done playing in his backyard, they will be buying cars and mom and dad will have a car.

Linda Olson – the developer needs to make his money. Think about marketing to seniors, they don't need as much space.

Larry Schroeder – doesn't think this high-density residential area lines up with what the city wanted to put here. Martens asked if he was referring to the future use plan and Schroeder confirmed that he was. Martens pointed out to him on the future use map that the area was labeled as high density residential.

Martin closed the public comment portion of the meeting. He let people know the time and location of council meeting on Monday, November 18.

Martin asked for rezoning comments from the board.

Merrick asked Woods about four plex condos and asked if three single family homes would fit there and how much that would increase the home prices. Woods estimated \$60,000-\$70,000 increases in land costs per home. He said the infrastructure costs are divided up amongst the number homes there to reduce costs.

Martens reiterated that the recommendation of city staff is to approve the rezoning because it meets city code. He also said that since Iowa allows conditional rezoning that a recommendation not to allow apartment buildings on these parcels due to traffic concerns could be made.

Vittorio said she is in favor of affordable housing and the safety concerns could be addressed. She feels this will be an improvement and it will be a benefit to the homes around it. LaPlante said he is aware of the traffic concerns and is also in favor of affordable housing. He is concerned about it and thinks safety concerns need to be addressed. Merrick thinks safety is a concern and thinks additional crossing guards would help. He is in favor of affordable housing also. Ferguson is concerned about the water and traffic issues. He hopes the detention pond will do its job.

Merrick made a motion to recommend approval of the rezoning from R-1 and R-2 to R-3 and recommends a condition be added due to traffic concerns stating that an apartment building could not be built on this parcel. Ferguson seconded the motion. Approved unanimously by voice vote.

The commission discussed traffic and water concerns. Townsend said that the downspouts and sump pump mains will be connected directly to the detention pond as well as the storm sewers. He also spoke about the grading and said it will be sloped directly into the detention pond. He also addressed the fact that a cul de sac won't fit on the property.

LaPlante made a motion to recommend approval of the Preliminary Plat of Lancers Run Addition. Vittorio seconded the motion. Approved unanimously by voice vote.

Merrick made a motion to approve the Residential Overlay for Lancers Run Addition. Ferguson seconded the motion. Approved unanimously by voice vote.

Merrick made a motion to adjourn the meeting at 7:30 p.m. Seconded by Ferguson. Approved unanimously by voice vote.

CITY OF ELDRIDGE					
FY 24/25 BUDGET TO ACTUAL FOR OCTOBER 2024					
FUND	NAME	BUDGET 24/25	MTD REV. COLLECTED	BUDGETED EXPENSES	MTD EXP.
001	GENERAL	4,706,886	1,379,662		
002	GEN. EQUIP. REPL	80,000	0	-3,327,224	4,195,848
004	PARK BOARD	135,000	4,340	-80,000	80,000
008	COMM POLICING	23,900	10,893	-130,660	122,053
110	ROAD USE	1,241,000	75,340	-1,165,660	22,113
121	SALES TAX	1,888,618	142,253	-1,746,365	919,439
122	HOTEL TAX	37,250	5,383	-31,867	1,645,819
125	TIF	1,057,833	419,220	37,250	35,427
200	DEBT SVC	1,325,600	87,906	-638,613	979,955
301	CAP. IMPROV	100,000	0	-1,237,694	1,325,600
310	STREET PROJ	25,000	0	-100,000	76,484
315	ARPA	858,493	0	-25,000	25,000
610	SEWER	1,828,000	172,264	0	858,493
614	SEWER EQUIP REPL	90,000	0	-1,655,736	1,756,434
750	COMM CTR	429,350	38,325	-90,000	90,000
820	INS SELF FUND	170,000	751	-391,025	391,109
TOTAL		13,996,930	2,336,339	-169,249	169,859
				-10,802,098	12,693,633

CITY OF ELDRIDGE					
FY 24/25 - YTD BUDGET TO ACTUAL AS OF OCTOBER 2024					
FUND	NAME	BUDGET 24/25	YTD REV. COLLECTED	BUDGETED EXPENSES	YTD EXP.
001	GENERAL	4,706,886	2,005,233		
002	GEN. EQUIP. REPL	80,000	0	-2,701,653	3,343,350
004	PARK BOARD	135,000	40,973	-80,000	80,000
008	COMM POLICING	23,900	15,436	-94,027	97,624
110	ROAD USE	1,241,000	329,452	-8,464	21,638
121	SALES TAX	1,888,618	536,623	-911,548	879,824
122	HOTEL TAX	37,250	19,550	-1,351,995	1,482,957
125	TIF	1,057,833	536,900	-17,700	29,463
200	DEBT SVC	1,325,600	114,254	-520,933	979,955
301	CAP. IMPROV	100,000	11,906	-1,211,346	1,325,000
310	STREET PROJ	25,000	0	-88,094	48,009
315	ARPA	858,493	0	-25,000	51,991
610	SEWER	1,828,000	700,852	0	25,000
614	SEWER EQUIP REPL	90,000	0	-1,127,148	858,493
615	SEWER PROJ	0	0	-90,000	1,563,467
750	COMM CTR	429,350	124,866	0	56,821
820	INS SELF FUND	170,000	3,053	-304,484	303,084
TOTAL		13,996,930	4,439,099	-166,947	169,319
				-8,699,338	11,264,004

FUND	BEGINNING		AS OF: OCTOBER 31ST, 2024		CASH BASIS		NET CHANGE		NET CHANGE		ACCRUAL ENDING	
	CASH BALANCE	M-T-D REVENUES	M-T-D EXPENSES	CASH BALANCE	OTHER ASSETS	LIABILITIES	CASH BALANCE					
001-GENERAL	1,344,024.33	1,379,662.25	511,037.98	2,212,648.60	0.00	33,852.00	2,246,500.60					
002-GENERAL EQUIPMENT REPLACE	65,815.78	0.00	0.00	65,815.78	0.00	0.00	65,815.78					
004-PARK BOARD	119,294.95	4,340.18	12,946.64	110,688.49	0.00	0.00	110,688.49					
008-COMMUNITY POLICING	56,229.37	10,893.00	1,787.26	65,335.11	0.00	0.00	65,335.11					
110-ROAD USE	2,542,314.11	75,340.45	321,560.70	2,296,093.86	0.00	0.00	2,296,093.86					
121-SALES TAX PROJECTS	4,917,428.94	142,253.41	242,799.02	4,816,883.33	0.00	0.00	4,816,883.33					
122-HOTEL TAX	126,977.35	5,383.26	1,823.50	130,537.11	0.00	0.00	130,537.11					
125-LECLAIRE ROAD TIF AREA	123,718.47	419,220.38	77,877.60	465,061.25	0.00	0.00	465,061.25					
200-DEBT SERVICE	159,950.79	87,906.39	0.00	247,857.18	0.00	0.00	247,857.18					
301-CAPITAL IMPROVEMENT FUND	123,762.11	0.00	23,516.00	100,246.11	0.00	0.00	100,246.11					
310-STREET PROJECTS	205,172.68	0.00	0.00	205,172.68	0.00	0.00	205,172.68					
315-ARPA	858,493.19	0.00	0.00	858,493.19	0.00	0.00	858,493.19					
610-SEWER	2,626,793.49	172,264.44	71,566.12	2,727,491.81	0.00	0.00	2,727,491.81					
614-SEWER EQUIPMENT REPLACEMENT	338,418.08	0.00	0.00	338,418.08	0.00	0.00	338,418.08					
750-COMMUNITY CENTER	84,004.30	38,324.74	38,240.74	84,088.30	0.00	0.00	84,843.45					
820-INSURANCE SELF FUNDING	39,377.12	243.22	19,167.76	20,452.58	0.00	5,047.00	25,499.58					
830-FLEX SPENDING FUND	0.00	750.84	141.47	609.37	609.37	0.00	0.00					
GRAND TOTAL	13,731,775.06	2,336,582.56	1,322,464.79	14,745,892.83	609.37	39,654.15	14,784,937.61					
*** END OF REPORT ***												

001-GENERAL	1,659,369.44	2,005,232.58	1,363,536.27	2,301,065.75	0.00	(	54,565.15)	2,246,500.60
002-GENERAL EQUIPMENT REPLACE	65,815.78	0.00	0.00	65,815.78	0.00	(	0.00	65,815.78
004-PARK BOARD	115,255.91	40,973.12	37,376.27	118,852.76	0.00	(	8,164.27)	110,688.49
008-COMMUNITY POLICING	52,666.31	15,435.87	2,262.07	65,840.11	0.00	(	505.00)	65,335.11
110-ROAD USE	2,405,633.47	329,451.95	361,175.52	2,373,909.90	0.00	(	77,816.04)	2,296,093.86
121-SALES TAX PROJECTS	4,720,425.68	536,622.60	405,661.49	4,851,386.79	0.00	(	34,503.46)	4,816,883.33
122-HOTEL TAX	118,773.82	19,550.39	7,787.10	130,537.11	0.00	(	0.00	130,537.11
125-LECIAIRE ROAD TIF AREA	6,038.46	536,900.39	77,877.60	465,061.25	0.00	(	0.00	465,061.25
200-DEBT SERVICE	134,202.97	114,254.25	600.00	247,857.18	0.00	(	0.00	247,857.18
301-CAPITAL IMPROVEMENT FUND	140,815.17	11,906.00	51,990.77	100,730.40	0.00	(	484.29)	100,246.11
310-STREET PROJECTS	205,172.68	0.00	0.00	205,172.68	0.00	(	0.00	205,172.68
315-ARPA	858,493.19	0.00	0.00	858,493.19	0.00	(	0.00	858,493.19
610-SEWER	2,302,124.44	700,852.12	264,532.68	2,738,443.88	0.00	(	10,952.07)	2,727,491.81
614-SEWER EQUIPMENT REPLACEME	371,597.08	0.00	33,179.00	338,418.08	0.00	(	0.00	338,418.08
750-COMMUNITY CENTER	91,120.70	124,865.99	126,265.71	89,720.98	0.00	(	4,877.53)	84,843.45
820-INSURANCE SELF FUNDING	68,869.95	738.76	44,038.29	25,570.42	0.00	(	70.84)	25,499.58
830-FLEX SPENDING FUND	0.00	3,053.36	681.06	2,372.30	0.00	(	0.00	0.00
GRAND TOTAL	13,316,375.01	4,439,837.38	2,776,963.83	14,979,248.56	2,372.30	(	191,938.65)	14,784,937.61
*** END OF REPORT ***								