



City of LeClaire, Iowa
City Council -Committee of the Whole Meeting Agenda
Monday, May 3, 2021 – 6:00 p.m.
(immediately following the City Council Meeting)
Council Chambers
325 Wisconsin St
LeClaire, IA
[Electronic Attendance Link](#)

I. Call to Order with Roll Call

II. Discussion Items:

- A. Council Liaison Update if Needed
- B. Board of Adjustment Member Consideration
Chris Ball, City Administrator, will lead discussion.
- C. Bealer Development Review
Chris Ball, City Administrator, will lead discussion.
- D. City Administrator Report
Chris Ball, City Administrator, will present the bi-monthly Administrator's report.

III. Adjournment

Title VI Notice to the Public

It is the policy of the City of LeClaire to assure full compliance with Title VI of the Civil Rights Act of 1964. Related statutes and regulations provide that no person shall on the basis of race, color, national origin, gender, age or disability be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity conducted by the City. Any person who believes that they are being denied participation in a project, being denied benefits of a program, or otherwise being discriminated against because of race, color, national origin, gender, age, or disability, may contact the City Administrator for the City of LeClaire at (563)-289-4242.



CITY OF LECLAIRE, IOWA

325 WISCONSIN STREET

TEL: (563)-289-4242

FAX: (563)-289-6010

LECLAIRE, IOWA 52753

WWW.LECLAIREIOWA.GOV

April 23, 2021

TO: Mayor and City Council
FROM: Jenna L. Schelhaas
RE: April 15, 2021 Board of Adjustment Public Meeting

The LeClaire Board of Adjustment held a Public Meeting on Thursday, April 15, 2021. The meeting was held to interview, review, consider, and recommend to the City Council one or more candidates to fill the current Board vacancies.

1. **BOARD OF ADJUSTMENT RECOMMENDATIONS TO THE LECLAIRE CITY COUNCIL:**

Five applications were received. The applicants were as follows alphabetically: Donald Cordts, Michael Damico, Zane Nielsen, Brittany Taylor, and Debbie Smith. Each of the remaining applicants are eligible for appointment as they are of the legal age to serve and are residents of the City of LeClaire. Applicant Nielsen did not attend the Public Meeting.

One application was received from Debbie Smith. The applicant is eligible for appointment as she is of the legal age to serve, and is a resident of the City of LeClaire, and is eligible for re-appointment.

The Board of Adjustment members discussed at this point Debbie Smith has been here before and her experience is valuable due to the fact the Board is losing two senior members soon. The Board is also in the process of changing some bi-laws and her help would be vital.

BOARD OF ADJUSTMENT RECOMMENDATION TO THE LECLAIRE CITY COUNCIL #21-01: Moved by Gillespie, seconded by Fye, to recommend to the LeClaire City Council to re-appoint Debbie Smith to the Board of Adjustment for another five (5) year term. Roll Call: Gillespie, Fye, and Kamp, yes. Board Member Smith, recused. Carried.

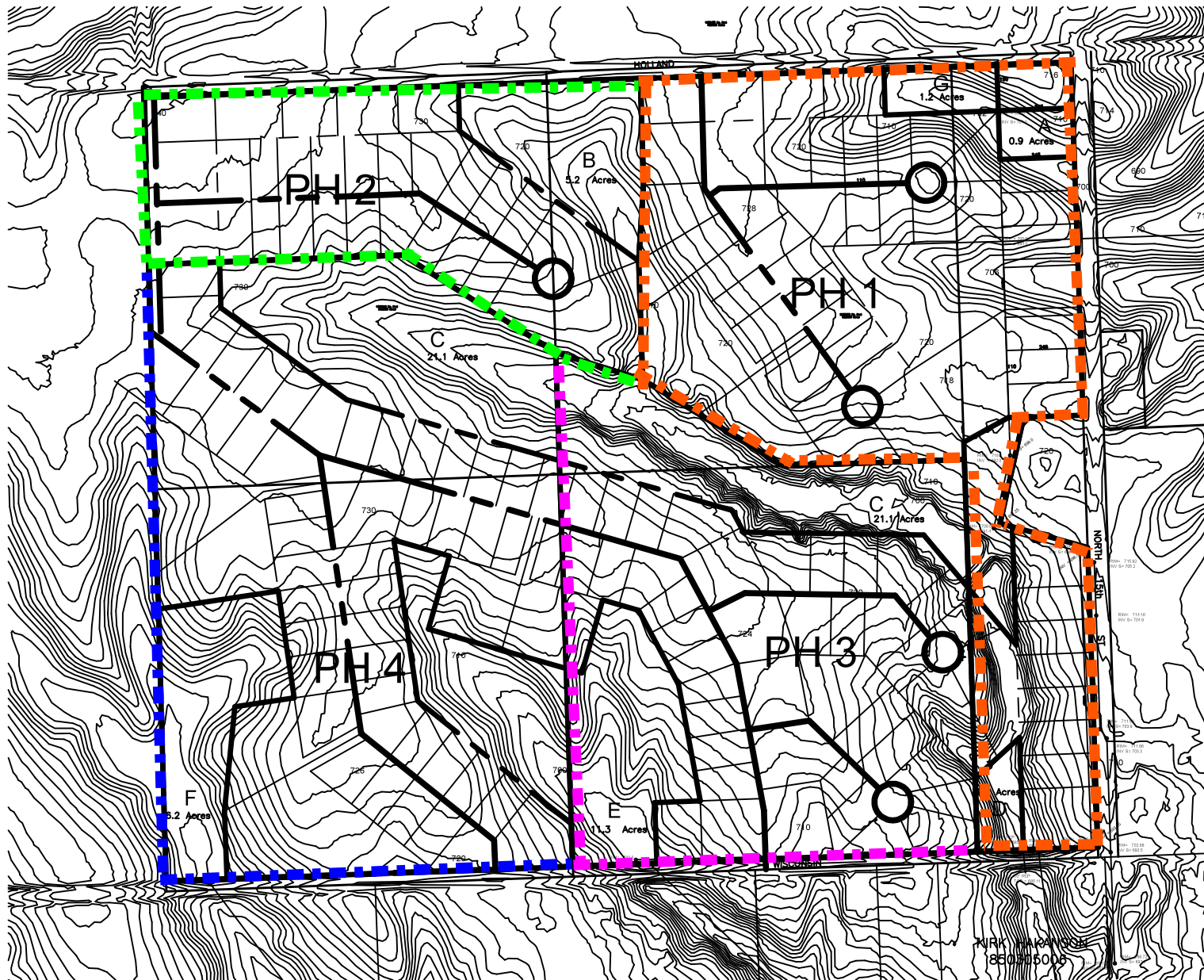
2. **BOARD OF ADJUSTMENT RECOMMENDATIONS TO THE LECLAIRE CITY COUNCIL:**

One application was received from Don Cordts. The applicant is eligible for appointment as he is of the legal age to serve and is a resident of the City of LeClaire.

The Board of Adjustment members discussed, a member of a vacated seat who served two years or less, may serve an additional two terms, not to exceed a total of 12 years. One male applicant would be better on the Planning and Zoning Commission and the other male applicant who did not attend, should interview for the future vacancy.

BOARD OF ADJUSTMENT RECOMMENDATION TO THE LECLAIRE CITY COUNCIL #21-02: Moved by Kamp, seconded by Gillespie, to recommend to the LeClaire City Council to appoint Don Cordts to the Board of Adjustment to complete the vacancy term, ending March 2, 2024. Roll Call: Gillespie, Fye, and Kamp, yes. Carried.

DEVELOPMENT EXHIBIT



SITE INFORMATION

TOTAL AREA: PER COUNTY GIS / CALC: 178.5 ACRES

DEVELOPMENT PHASES:

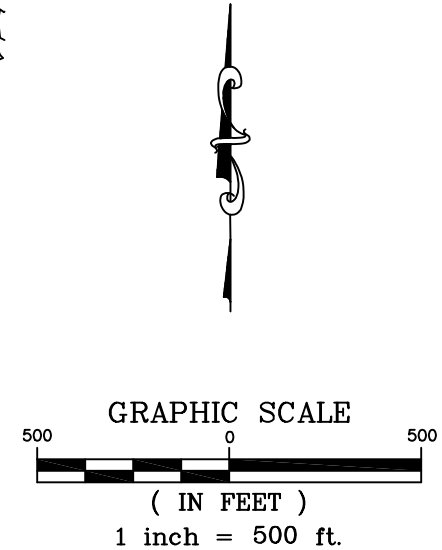
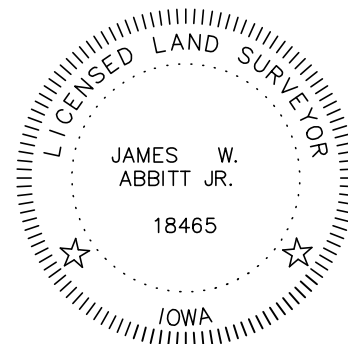
-----	1, 2021	50.3 ACRES	53 LOTS	15TH ST INTERCEPTOR
-----	2, 2022	25.0 ACRES	29 LOTS	15TH ST INTERCEPTOR
-----	3, 2023	43.2 ACRES	43 LOTS	LIFT STA./CITY EXTENSION
-----	4, 2024	60.0 ACRES	54 LOTS 179 LOTS	LIFT STA./CITY EXTENSION

MARGINAL / DRAINAGE RESERVATION AREAS

A:	0.9 ACRES;	PHASE 1
B:	5.2 ACRES;	PHASE 2
C:	21.1 ACRES;	PHASES 3 & 4
D:	1.1 ACRES;	PHASE 1
E:	11.3 ACRES;	PHASE 3
F:	6.2 ACRES;	PHASE 4
G:	1.2 ACRES;	PHASE 1

I HEREBY VERIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. _____ DATE _____
 REG. NO. 18465
 MY LICENSE EXPIRES DECEMBER 30, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY



JASON J. SNYDER, P.E. REGIONAL MANAGER MOLINE, IL		JACOB & HEFNER ASSOCIATES	
JAMES WEIR & DAVID SOUNTRIES BROKER ASSOCIATES		HAWKEYE COMMERCIAL REAL ESTATE	
	ABBITT SURVEY & DEVELOPMENT, PLLC. 5030 38TH AVE. SUITE 19 MOLINE, ILLINOIS 61265 PH. 309-524-3124		
DATE: 2-12-2021	SCALE: 1" = 500'	DRAWN BY: JWA	CHECKED BY: JWA
PREPARED FOR: BRYAN BEALER FIVE CITIES CONSTRUCTION MOLINE, IL		FIELD BOOK: PAGE: Project No. 21-002-IALC-BT-BEALER	
DRAWING TITLE: DEVELOPMENT EXHIBIT			