



**CITY COUNCIL MEETING AGENDA**  
**Monday, February 19, 2024, 7:00 PM**  
**Eldridge Community Center · 400 S 16<sup>th</sup> Ave · Eldridge, IA**

**\*\* 7:00pm Ceremonial Swearing in of Police Chief Andrew Lellig**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
  
5. Mayor's Agenda
  - A. Consideration to Approve City Council Minutes from February 5, 2024
  - B. Consideration to Approve Committee of the Whole Minutes from February 12, 2024
  - C. Consideration to Approve Bills Payable
  - D. Consideration of new Board Appointments: Jennifer Vittorio to the Planning & Zoning Board and Dean Halvetson to the Park Board
  - E. Consideration to Approve the Appointment of Zach Howell with Shive Hattery Engineering as the City Engineer
  
6. Old Business
  - A. Consideration of Third and Final Reading of Ordinance 2024-04 Re-Zoning the Grunwald Grove 2<sup>nd</sup> Addition to remove the Planned Residential Overlay District and return to the original zoning of R-3 Multiple Family Residential District
  - B. Consideration of Resolution 2024-05 Adopting review guidelines for the 2024 Eldridge Employee Handbook and Organizational Policies
  - C. Consideration of Second Reading of Ordinance 2024-05 Establishing new sanitary sewer rates
  
7. New Business
  - A. Consideration of approval of an application for tax abatement under the Eldridge Multi-Residential Urban Revitalization Plan from CCIS, LLC.
  - B. Consideration of approval to hire a Patrol Officer in the Eldridge Police Department to fill a vacancy
  - C. Consideration of First Reading of Ordinance 2024-06 Amending Section 8.00 Appointment Process of the Eldridge City Code
  - D. Consideration to approve the purchase of a new 2024 truck for the Sewer Department out of the FY24 Sewer Equipment Replacement budget
  
8. Board/Staff Activity Reports
  - A. City Administrator
  - B. Assistant City Administrator
  - C. City Clerk
  - D. Police Chief
  
9. Adjournment

*Next Committee of the Whole & City Council Meeting: Monday, March 4<sup>th</sup>, 6:00pm at Eldridge Community Center*

# City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge Community Center at 7:01 pm on February 5, 2024.

Council Members Present: Dan Collins, Adrian Blackwell (in at 7:30), Brian Dockery, Scott Campbell, and Ryan Iossi.

Presiding: Mayor Frank King

Also present: Nevada Lemke, Jeff Martens, Martha Nieto, Andrew Lellig, Ray Nees, Scott LaPlante, Trevor Gimm, Mark Ridolfi and Marty O'Boyle

Motion by Dockery to approve the agenda with the amendment to move item 6G as the first item in the Old Business Section. Second by Collins. Motion was approved unanimously by voice vote.

## Public Comment

Ray Nees wanted to thank the Council and co-workers for their support in his upcoming trip to Cambodia.

## Mayor's Agenda

Motion by Campbell to approve City Council Minutes from January 16, 2024. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Collins to approve Special City Council Minutes from January 17, 2024. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Iossi to approve the Committee of the Whole Minutes from January 22, 2024. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Campbell to approve the Committee of the Whole Minutes from January 29, 2024. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Campbell to approve the bills payable in the amount of \$293,149.95. Second by Iossi. Motion was approved unanimously by voice vote.

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

Motion by Iossi to approve a Liquor License Renewal for Eldridge Mart. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Iossi to approve a Liquor License Renewal for Hy-Vee. Second by Campbell. Motion was approved unanimously by voice vote.

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

Motion by Campbell to approve a Liquor License Renewal for Rolling Meadows Event Center. Second by lossi. Motion was approved unanimously by voice vote.

Motion by lossi to approve a Liquor License Renewal for Rustic Ridge Golf Course. Second by Collins. Motion was approved unanimously by voice vote.

Motion by lossi to appoint Scott LaPlante to the Park Board & Mark Goodding to the Community Center Board. Second by Campbell. Motion was approved unanimously by voice vote.

#### Old Business

Motion by Campbell to approve the Appointment of Andrew Lellig as Eldridge Police Chief with a wage of \$99,665 effective February 1, 2024. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Dockery to approve the Third and final Reading of Ordinance 2024-01 Amending the Floodplain Zoning Map . Second by Collins. Roll call vote indicated Campbell (Aye) , Collins (Aye), Dockery (Aye), and lossi (Aye)

Motion by lossi to approve the Third and final Reading of Ordinance 2024-02 Amending the City Code for Stop Intersections. Second by Campbell. Roll call vote indicated Campbell (Aye) , Collins (Aye), Dockery (Aye), and lossi (Aye)

Motion by Campbell to approve the Third and final Reading of Ordinance 2024-03 Amending the City Code for Parking Restrictions for East Iowa Street. Second by lossi. Roll call vote indicated Campbell (Aye) , Collins (Aye), Dockery (Aye), and lossi (Aye)

Motion by Dockery to approve the Second Reading of Ordinance 2024-04 Re-Zoning the Grunwald Grove 2<sup>nd</sup> Addition to remove the Planned Residential Overlay District and return to the original zoning of R-3 Multiple Family Residential District. Second by lossi. Roll call vote indicated, Campbell (Aye) , Collins (Aye), Dockery (Aye), and lossi (Aye)

Motion by Dockery to table the proposal for cleaning services for City Hall, Council Chambers, Police Department, and City Maintenance Shop. Second by lossi. Action was tabled unanimously by voice vote.

Motion by lossi to approve and adopt the new Eldridge Employee Handbook. Second by Collins. Motion was approved unanimously by voice vote with three ayes and one nay. Campbell (aye), Collins (aye), Lossi (aye), Blackwell (aye), Dockery (nay). Will be finalized with a resolution will at next Council Meeting,

New Business

Motion by Dockery to approve Resolution 2024-04 Approving Final Acceptance of Public Improvements for Buttermilk Irrigation. Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye), Collins (Aye), Dockery (Aye), and Iossi (Aye).

Motion by Campbell to approve Setting a Public Hearing for the proposed Maximum Property Tax Levy on Monday, April 1, 2024, at 5:45 p.m. at the Eldridge Community Center. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Dockery to approve Street Closures for Eldridge-North Scott Chamber on July 12<sup>th</sup>, 2024, from 4 pm - 10 pm for the Summer Festival Kickoff Concert; July 13<sup>th</sup>, 2024, at 5 pm for the Moonlight Chase until the last race participant; July 13<sup>th</sup>, 2024 from 10 am -10 pm for the Summer Festival; and July 13<sup>th</sup>, 2024 from 10 am – 1 pm for the Summer Festival Parade. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve the First Reading of Ordinance 2024-05 Establishing new sanitary sewer rates. Second by Iossi. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye)

Board/Staff Activity Reports

Jeff Martens informed the Council that our MS4 Annual Stormwater report is due in April. 2024 is also our 5-year renewal therefore an inspection will be done. He also indicated that he is currently working on a Tobacco Shop and Habitual Offender Ordinance.

Motion by Dockery to adjourn the meeting at 7:39 pm. Second by Collins. Motion was approved unanimously by voice vote.

Frank King  
Mayor

Martha Nieto  
City Clerk

Bills for February 5, 2024

911 CUSTOM	911 CUSTOM	\$7,700.00
ACCESS SYSTEMS LEASING	COPIER LEASE	\$717.81
AHLERS & COONEY P.C.	GENERAL REPRESENTATION	\$4,776.00
ALWAYS CLEAN LLC	CLEANING SERVICES	\$708.75
AMAZON CAPITAL SERVICES	FUSES/COMPUTER RAM	\$95.49
AMERICAN LEGAL	ANNUAL WEB HOSTING	\$495.00
ASPEN EQUIPMENT COMPANY	CUTTING EDGE KIT- SNOW PLOW	\$764.80
AUXIANT	CLAIM FUNDING	\$6,878.94
BARCO MUNICIPAL PROD INC	CONES	\$3,897.00
BERT GURNEY & ASSOC INC.	LEVEL TRANSDUCER	\$1,102.66
BROOKS LAW FIRM P.C.	GENERAL REPRESENTATION	\$798.00
CENTRAL SCOTT TELEPHONE	CITY WIFI TELEPHONE	\$1,127.86
CINTAS CORPORATION	MATS	\$158.10
COBRA HELP	ACTIVE INSURED EMPLOYEES	\$24.05
EASTERN IOWA TIRE	SNOW RECAP SET	\$1,960.00
ELDRIDGE ELECT. UTILITY	STREETLIGHTS	\$4,036.83

IA ASSN. MUNICIPAL UTIL.	JAN-MARCH 24 SAFETY TRAINING	\$2,561.42
ILLOWA	MEMBERSHIP 2024	\$450.00
MANATTS INC	HMA MIX	\$1,656.00
MARTEN TRUCKING	YARD WASTE DISPOSAL	\$4,550.00
MARTIN EQUIPMENT	FLOODLAMP	\$85.81
MENARDS	SPRAYPAINT	\$12.74
MERSCHMAN HARDWARE	SUPPLIES	\$257.98
MIDAMERICAN ENERGY	UTILITIES	\$9,536.15
MIDWEST WHEEL	CAP/LAMP REPLACEMENT	\$44.50
MILLS CHEVROLET	MOLDING	\$68.59
MOLO PETROLEUM LLC	TANDEM	\$286.08
NTL ASSOC TOWN WATCH	MEMBERSHIP	\$35.00
NORTH CENTRAL LABS	LAB SUPPLIES	\$632.40
P & K MIDWEST INC	WHEEL LOADER	\$148.26
PATRIOT LINCOLN	MOULDING UNIT 701	\$94.25
QUAD CITIES TAS	ANSWERING SERVICE	\$66.71
QUALITY REPAIR INC	CUTTING EDGES	\$3,855.80
RAGAN MECHANICAL	FIX HUMIDIFIER `	\$344.00
REXCO EQUIPMENT INC.	HARNESS SWITCH	\$160.88
RIVER CITIES MANAGEMENT	WAREHOUSE RENT	\$1,849.75
RIVER VALLEY COOPERATIVE	DIESEL	\$5,467.40
RNJS DISTRIBUTION INC.	WATER	\$54.05
SAFETY KLEEN	SOLVENT PARTS WASHER	\$231.60
SCOTT CO SHERIFFS DEPT.	BOOKING FEES	\$175.00
SHARED IT INC	IT SERVICES	\$258.75
SHIVE-HATTERY ENGINEERS	2023 PROJECTS	\$10,320.29
THOMPSON TRUCK & TRAILER	SUPPLIES	\$5,721.69
TITAN MACHINERY	BELT	\$80.00
TYLER TECHNOLOGIES	PROJECT MANAGEMENT	\$250.00
U.S. POST OFFICE	PERMIT FEE	\$160.00
USPS (CMRS-FP)	POSTAGE	\$1,000.00
VALLEY CONSTRUCTION CO.	1ST AND LECLAIRE PAY AP 13	\$78,912.65
VEOLIA WATER TECH	UV DISINFECTION BULBS	\$1,936.40
VERIZON WIRELESS	CELLULAR	\$1,135.94
WEX BANK	GAS SERVICE	\$4,079.35
WINTER EQUIPMENT CO.	PLOW BLADES AND GUARD	\$4,498.89
DELTA DENTAL	PREMIUMS	\$2,735.16
PAYROLL 2/3/2024	PAYROLL 2/3/2024	\$94,241.97
WELLMARK BLUE CROSS	PREMIUMS	\$19,953.20

**\$293,149.95**

## **-City of Eldridge City Committee of the Whole Meeting Minutes**

The City of Eldridge, Iowa, City Council met in an open Committee of the Whole session at Eldridge Community Center at 6:00pm on February 12, 2024.

Council Members Present: Adrian Blackwell (in at 6:20 pm), Scott Campbell, Dan Collins, Brian Dockery (left meeting at 6:50 pm) and Ryan Iossi.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Martha Nieto, Brian Wells, Tony Rupe, Andrew Lellig, Ray Nees, Mark Ridolfi, & Marty O'Boyle

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

Public Comment – None

### **Old Business**

#### **A. FY 25 Budget & Tax Levy**

The following department heads presented their budget to the Council.

Ray Nees – Council mentioned the possibility of the future hiring of a part time employee in this department. Council was good with Ray's budget.

Andrew Lellig – Chief Lellig pointed out some of the changes in his budget are due to price increases. Council had questions regarding professional development, clothing Allowance. Council's decision was to add \$600 to expense line # 001-5-110-6420. This addition would pay for the new officer's 1<sup>st</sup> shirt, pants.

and needed patches.

Brian Wells - Street Dept. – Brian informed the Council that he would be losing a part time employee as of March and that he will not be replacing this person.

Tony Rupe The need for a possible new storage building was also discussed. Council had no further questions for Brian on this budget

Street Lighting – No questions from Council on this budget

Traffic Dept. – no questions from Council on this budget

Snow Removal – no questions from Council on this budget

Sanitation – no questions from Council on this budget

Vehicle Maintenance – Council was informed that Keith's pay was split.

by City and Utilities and that line # 001-5-299-6332 should read \$10,000 not \$1,000. Question was raised by Council regarding whether the part time.

wages were also split between the city and the Utility Dept.

General Equip. Replacement – purchases budgeted on this line are: new Pickup truck -\$55k, Plow -\$8k and a mower for \$17k. If Council is not ok These purchases Public Works is ok holding off on the purchase of the Mower.

Road Use – Brian addressed the Council's questions regarding the purchases of the new equipment. \$374,000 will be pulled from reserves to cover these purchases

Sewer - Tony pointed out the changes made by the administrator and clerk on line. 610-5-815-6360 & line # 610-5-815-6912. Council had no question on this Budget

Budgets for Park Board, Community Center and Utility will need to be presented and approved by their respective Boards

#### Tax Levy

Administrator Lemke presented and answered questions from the Council on her presentation of several models, samples of valuation and Comparisons on Tax Levies effects based on the different tax levy percentages. Based on the information presented by Administrator Lemke there was a consensus by the Council to go with the 7.98% tax levy.

#### B. ARPA Funds Project Discussion

Council discussed the ARPA fund project option list provided to by Administrator Lemke. These projects were: Sheridan Meadows/Hickory Creek Pond projects, Fox Ridge Rd/ Lincoln Rd. Bike/Pedestrian Trail. Also discussed were Traffic Light upgrades at 4<sup>th</sup> St & LeClaire Rd, 11st St & Iowa and LeClaire Rd & 9<sup>th</sup>, Hwy 61 prior to going into Closed Session.

Motion by Blackwell to adjourn and go into Closed Session 7:52pm. Pursuant to Iowa Code 21.5 (1) j "To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property." Second by Collins. Voice vote indicated Collins(aye), Campbell (aye), Blackwell (aye), lossi (aye)

Resume the open session at 8:35 pm

Motion by Collins to adjourn the meeting at 8:36 pm. Second by Campbell. Motion was approved unanimously by voice vote.

Martha Nieto, City Clerk

**BILLS PAYABLE**

STREETS	001 5-210-6310	A & A AIR COND & REFRIG INC	ICE MACHINE	\$ 62.50
STREET LIGHT	001 5-230-6371	ALLIANT ENERGY CO.	STREET LIGHTS	\$ 424.20
STREET LIGHT	001 5-230-6371	ALLIANT ENERGY CO.	STREET LIGHTS	\$ 27.44
SEWER	610 5-815-6371	ALLIANT ENERGY CO.	STREET LIGHTS	\$ 171.61
POLICE	001 5-110-6506	AMAZON CAPITAL SERVICES	FLOOR PROTECTOR RETURN	\$ (34.00)
POLICE	001 5-110-6506	AMAZON CAPITAL SERVICES	CHAIR MATS	\$ 105.98
POLICE	001 5-110-6506	AMAZON CAPITAL SERVICES	PD CHIEF WALL SIGN	\$ 17.99
STREETS	001 5-210-6310	AMAZON CAPITAL SERVICES	ALUMINUM PANS - SHOP	\$ 22.97
ADMINISTRATION	001 5-611-6310	AMAZON CAPITAL SERVICES	SPACE HEATER - MARTHA	\$ 43.99
POLICE	001 5-110-6331	AQUA-TECH CAR WASH	PD FLEET CARWASH	\$ 50.00
INS SELF FUND	820 5-001-6183	AUXIANT	CLAIM FUNDING	\$ 157.44
INS SELF FUND	820 5-001-6183	AUXIANT	CLAIM FUNDING	\$ 3,609.06
ADMINISTRATION	001 5-611-6213	BI-STATE REGIONAL COMM	MAC MEETING	\$ 25.37
FINANCE	001 5-620-6373	CENTRAL SCOTT TELEPHONE	TELEPHONE WIFI	\$ 870.86
SEWER	610 5-815-6373	CENTRAL SCOTT TELEPHONE	TELEPHONE WIFI	\$ 257.00
STREETS	001 5-210-6331	CINTAS CORPORATION	SHOP MATS	\$ 67.88
HOTEL TAX	122 5-499-6491	CLASSIC COOKING GRILLS INC	6' STEEL GRILL	\$ 5,150.00
SEWER	610 5-815-6320	DMB SALES	SBR VALVE ACTUATOR	\$ 3,854.78
ROAD USE	110 5-210-6771	EASTERN IOWA EXC & CON	PATCHING PROJ #2	\$ 12,308.78
FIRE	001 5-150-6915	ELDRIDGE VOL. FIRE DEPT.	GAS FRANCHISE FEE	\$ 11,478.88
POLICE	001 5-110-6160	EMC INSURANCE COMPANIES	POLICE WORKMANS COMP	\$ 668.69
INSPECTIONS	001 5-170-6160	EMC INSURANCE COMPANIES	INSPECTIONS WORKMANS COMP	\$ 55.72
STREETS	001 5-210-6160	EMC INSURANCE COMPANIES	STREETS WORKMANS COMP	\$ 278.62
VEHICLE MAINT	001 5-299-6160	EMC INSURANCE COMPANIES	VEHICLE MAINT WORKMANS COMP	\$ 27.86
COMM DEV	001 5-599-6160	EMC INSURANCE COMPANIES	COMMUNITY DEV WORKMANS COMP	\$ 55.72
ADMINISTRATION	001 5-611-6160	EMC INSURANCE COMPANIES	ADMINISTATION WORKMANS COMP	\$ 39.01
ADMINISTRATION	001 5-611-6160	EMC INSURANCE COMPANIES	FINANCE WORKMANS COMP	\$ 55.74
FINANCE	001 5-620-6408	EMC INSURANCE COMPANIES	FINANCE GENERAL INSURANCE	\$ 3,773.47
SEWER	610 5-815-6160	EMC INSURANCE COMPANIES	SEWER WORKMANS COMP	\$ 239.61
SEWER	610 5-815-6408	EMC INSURANCE COMPANIES	SEWER GENERAL INSURANCE	\$ 943.37
SEWER	610 5-815-6181	G T SPORTS UNLIMITED	KRUSE SHIRTS	\$ 42.00
POLICE	001 5-110-6240	JOHNSON ERIC	EVIDENCE TECH TRAINING	\$ 233.16
POLICE	001 5-110-6599	KELTEK INCORPORATED	SEAT COVER PD	\$ 195.30
SEWER	610 5-815-6310	KIRBY WATER CONDITIONING	SEWER WATER	\$ 16.00
VEHICLE MAINT	001 5-299-6504	LAWSON PRODUCTS INC.	CABLE TIES WASHERS SCREWS	\$ 85.44
VEHICLE MAINT	001 5-299-6504	LOGAN CONTR SUPPLY INC.	HOG RING FOR DRILL	\$ 24.20
SANITATION	001 5-290-6601	MARTEN TRUCKING	REISSUE YARDWASTE 2021	\$ 4,025.00
SEWER	610 5-815-6320	MENARDS	STRUT & CLAMPS	\$ 40.87
SEWER	610 5-815-6320	MENARDS	WATER LINE PARTS	\$ 107.97
POLICE	001 5-110-6421	MESSENGER MOTORWORKS	DECALS PD	\$ 550.00
VEHICLE MAINT	001 5-299-6332	MIDWEST WHEEL	SOLENOID SEALANT	\$ 74.63
VEHICLE MAINT	001 5-299-63323	MIDWEST WHEEL	LIGHT	\$ 43.34
VEHICLE MAINT	001 5-299-6504	MIDWEST WHEEL	COUPLER GLOVES	\$ 34.72



VEHICLE MAINT	001 5-299-63322	MOLO PETROLEUM LLC	TRACTOR FLUID	\$ 976.45
VEHICLE MAINT	001 5-299-63322	MUTUAL WHEEL CO.	UNIT 88	\$ 568.35
VEHICLE MAINT	001 5-299-6332	NAPA AUTO PARTS	FLUID FILTER	\$ 12.99
VEHICLE MAINT	001 5-299-6332	NAPA AUTO PARTS	UNIT 511 FILTER	\$ 48.98
VEHICLE MAINT	001 5-299-6332	NAPA AUTO PARTS	UNIT 102 SENSOR	\$ 46.98
VEHICLE MAINT	001 5-299-6332	NAPA AUTO PARTS	UNIT 101 OIL FILTER	\$ 12.99
VEHICLE MAINT	001 5-299-63323	NAPA AUTO PARTS	UNIT 35 FILTER	\$ 144.97
VEHICLE MAINT	001 5-299-63323	NAPA AUTO PARTS	UNIT 23 OANEL FILTER	\$ 48.98
VEHICLE MAINT	001 5-299-6504	NAPA AUTO PARTS	SHOP SUPPLIES	\$ 72.15
VEHICLE MAINT	001 5-299-6504	NAPA AUTO PARTS	FUEL BARREL & UNIT 71 - FILTER	\$ 170.95
FINANCE	001 5-620-6414	NORTH SCOTT PRESS	COUNCIL PUBLICATIONS	\$ 1,624.75
SEWER	610 5-815-6332	P & K MIDWEST INC	CYLINDER	\$ 324.31
VEHICLE MAINT	001 5-299-6332	PATRIOT LINCOLN OF DAVENPORT	PARTS	\$ 184.31
VEHICLE MAINT	001 5-299-63322	PATRIOT LINCOLN OF DAVENPORT	UNIT 88 PART	\$ 83.28
ADMINISTRATION	001 5-611-6601	PETTY CASH OR SADIE WAGNER	REPLENISHED PETTY CASH	\$ 4.82
POLICE	001 5-110-6210	QC COUNCIL OF CHIEFS OF POLICE	ANNUAL DUES - LELLIG CHIEF	\$ 50.00
SANITATION	001 5-290-6497	REPUBLIC SERVICES #400	GARBAGE SERVICES	\$ 33,123.50
ROAD USE	110 5-210-6530	RIVERSTONE GROUP INC	UPM MIX	\$ 162.40
ROAD USE	110 5-210-6534	RIVERSTONE GROUP INC	1 CLEAN COM/ 3/4 DOWN COM	\$ 1,415.63
POLICE	001 5-110-6506	RNJS DISTRIBUTION INC.	WATER	\$ 10.85
FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	WATER	\$ 10.85
STREETS	001 5-210-64071	SAM LLC	BIANNUAL INTEGRITY GIS	\$ 450.00
SEWER	610 5-815-6455	SAM LLC	BIANNUAL INTEGRITY GIS	\$ 450.00
POLICE	001 5-110-6319	SHARED IT INC	IT SERVICES	\$ 664.40
POLICE	001 5-110-6319	SHARED IT INC	IT SERVICES	\$ 650.40
STREETS	001 5-210-6373	SHARED IT INC	IT SERVICES	\$ 213.80
STREETS	001 5-210-6373	SHARED IT INC	IT SERVICES	\$ 212.20
FINANCE	001 5-620-6373	SHARED IT INC	IT SERVICES	\$ 283.10
FINANCE	001 5-620-6373	SHARED IT INC	IT SERVICES	\$ 281.10
SEWER	610 5-815-6373	SHARED IT INC	IT SERVICES	\$ 144.50
SEWER	610 5-815-6373	SHARED IT INC	IT SERVICES	\$ 143.30
POLICE	001 5-110-6506	SHRED-IT C/O STERICYCLE INC	PD SHREDDING SERVICES	\$ 115.54
POLICE	001 5-110-6506	STANDARD & ASSOCIATES INC	ENTRY LEVEL OFFICER TESTING	\$ 95.50
ADMINISTRATION	001 5-611-6310	STAPLES	TP RETURN	\$ (9.45)
ADMINISTRATION	001 5-611-6310	STAPLES	OFFICE SUPPLIES	\$ 55.95
ADMINISTRATION	001 5-611-6601	STAPLES	NOTARY STAMP	\$ 32.63
FINANCE	001 5-620-6506	STAPLES	OFFICE SUPPLIES	\$ 44.96
FINANCE	001 5-620-6506	STAPLES	BUDGET BOOK SUPPLIES	\$ 39.83
FINANCE	001 5-620-6506	THE ARC OF THE QUAD CITIES AREA	SECURE DOC DESTRUCT PICKUP	\$ 55.00
VEHICLE MAINT	001 5-299-63323	THOMPSON TRUCK & TRAILER	FUEL GAUGE GASKET	\$ 256.02
VEHICLE MAINT	001 5-299-63322	TITAN MACHINERY	BELT	\$ 29.96
VEHICLE MAINT	001 5-299-63322	TITAN MACHINERY	SWITCH TOOTH TOOL	\$ 282.40
VEHICLE MAINT	001 5-299-63322	TITAN MACHINERY	SPLIT PIN/SAFETY TOOTH	\$ 69.25
POLICE	001 5-110-6181	UNIFORM DEN INC.	COSTAS	\$ 204.18
POLICE	001 5-110-6181	UNIFORM DEN INC.	LELLIG	\$ 143.50

SPLIT	SPLIT	EBS	BENEFITS	\$ 349.45
SPLIT	SPLIT	WELLMARK BLUE CROSS	PREMIUMS	\$ 19,399.69
SPLIT	SPLIT	PAYROLL 2/17/2024	PAYROLL 2/17/2024	\$ 83,609.93

**CREDIT CARDS**

ANDREW LELLIG	008-5-110-6602	TRUPANION	MONTHLY PET INSURANCE PREMIUM FOR K-9	\$122.97
ANTHONY RUPE	610-5-815-6230	ISU EXTENSION STORE	3T PESTICIDE LICENSE RENEWAL	\$50.00
ANTHONY RUPE	001-5-210-6250	PAYPAL - ROCK ISLAND COUNTY	ANNUAL CONFERENCE FOR MS4 PERMIT	\$40.00
ASHLEY LACEY	001-5-611-6601	CASEY'S GENERAL STORE	PIZZA FOR SNOW PLOW CREW	\$67.40
BRENDA KIEL	001-5-110-6506	NOTARYSTAMP.COM	COSTAS NEW NOTARY STAMP (PREVIOUSLY DEWITT PD)	\$28.46
BRENDA KIEL	001-5-110-6508	COMMERCIAL PRINTERS	SHIP TEST BOOKS BACK (OFR WRITTEN TEST BOOKS)	\$13.94
BRENDA KIEL	001-5-110-6508	USPS	POSTAGE FOR DCI LAB CASE #2023-13461 & 2024-223	\$7.54
BRENDA KIEL	001-5-110-6250	WAVE - ON TARGET SOLUTIONS	TRAINING FOR ERIK JOHNSON - CRIME SCENE TECH	\$850.00
BRENDA KIEL	001-5-110-6599	DOLLAR GENERAL	DRANO FOR BATHROOM SINK	\$7.22
BRIAN WESSEL	001-5-210-6250	ISU EXTENSION STORE	3T PESTICIDE LICENSE RENEWAL	\$50.00
BRIAN WESSEL	001-5-210-6250	PAYPAL - ROCK ISLAND COUNTY	ANNUAL CONFERENCE FOR MS4 PERMIT	\$40.00
ERIK JOHNSON	001-5-110-6240	AIR BNB	LODGING DURING TRAINING - ERIK PAYING THIS PORTION	\$120.15
ERIK JOHNSON	001-5-110-6240	AIR BNB	LODGING DURING TRAINING - CRIME SCENE TECH	\$536.80
JACOB COSTAS	001-5-110-6506	IA SECRETARY OF STATE	NOTARY RENEWAL LICENSE	\$30.00
JEFFREY MARTENS	001-4-620-1-4900	AED SUPERSTORE	REFUND FOR SALES TAX	-\$113.05
JEFFREY MARTENS	001-5-611-6601	MAMAS PARLOR	2 MEALS FOR 20 SNOW PLOW DRIVERS	\$179.94
JEFFREY MARTENS	001-5-611-6240	PAYPAL - ROCK ISLAND COUNTY	REGISTRATION FOR QC STORMWATER CONFERENCE	\$40.00
JEFFREY WHITE	001-5-210-6331	BIG TEN MART	FUEL FOR BRIAN'S WORK TRUCK	\$78.15
JEFFREY WHITE	001-5-210-6331	BIG TEN MART	FUEL FOR FORD GRAIN TRUCK	\$85.00
JEFFREY WHITE	001-5-210-6331	BIG TEN MART	FUEL FOR FORD GRAIN TRUCK	\$60.00
JEFFREY WHITE	001-5-210-6310	LOWES	MAILBOXES HIT WHILE SNOW PLOWING	\$139.96
KEITH SCHNECKLOTH	001-5-299-63323	FARM & FLEET	DIESEL FUEL TREATMENT	\$71.94
KEITH SCHNECKLOTH	001-5-299-63323	FARM & FLEET	BATTERY CABLE & PINS	\$17.97
KEITH SCHNECKLOTH	001-5-299-63323	FARM & FLEET	PINS FOR PLOWS	\$25.46
KEITH SCHNECKLOTH	001-5-299-6504	FARM & FLEET	GREASE TUBES	\$103.18
MERSADIE WAGNER	001-5-620-6508	USPS	MAIL TO IRS	\$9.49
MERSADIE WAGNER	001-5-620-6508	USPS	MAIL TO IRS	\$8.56
MITCHELL MORRIS	001-5-299-63323	4 STATE TRUCKS WEB	UNIT 38 FUEL TANK AND HOLD DOWN STRAPS	\$891.69
NEVADA LEMKE	121-5-750-6601	AHLERS COONEY	MUNICIPAL LAW 101 TRAINING WEBINAR	\$35.00
NEVADA LEMKE	001-5-611-6601	MRA INSTITUTE	TRAINING FOR HARASSMENT PREVENTION - DEPT HEADS	\$10.00
NEVADA LEMKE	001-5-620-6506	KEURIG	COFFEE ORDER FOR CITY HALL	\$43.35
NEVADA LEMKE	001-5-611-6240	IOWA LEAGUE OF CITIES	REGISTRATION FOR IA LOCAL LEADERS DAY - DSM	\$50.00
			BILLS PAYABLE	\$ 197,648.80
			CREDIT CARDS	\$3,701.12
			<b>TOTAL</b>	<b>\$ 201,349.92</b>

# City of Eldridge MEMORANDIUM



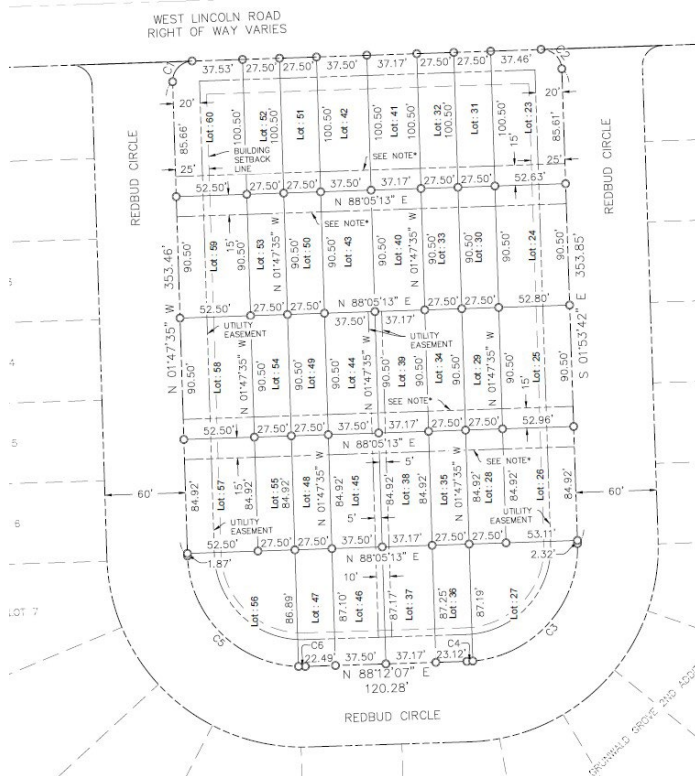
To: Mayor and City Council  
 From: Jeff Martens, Assistant City Administrator  
 Re: Grunwald Grove 2<sup>nd</sup> Addition Reversal of Planned Residential Overlay  
 Date: 1/16/24

Mayor and City Council:

The City has received the attached Rezoning Application from Grunwald Land Development to remove the Planned Residential Overlay District (PRO) that was approved by this commission on August 31, 2023, back to the original zoning of R-3 Multiple Family Residential District.

This will strip away the overlay of individual lots that was created for the purpose of building townhouse units and revert the property back to the original four lots that were platted. This will allow for the constructing of 8-Plex Condominiums of the same design as those in Emily Acres on E. Franklin Street.

This overlay will be removed:

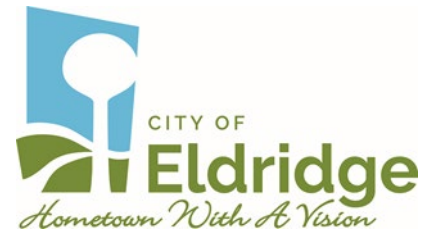


Mayor Frank King  
 Councilman Adrian Blackwell

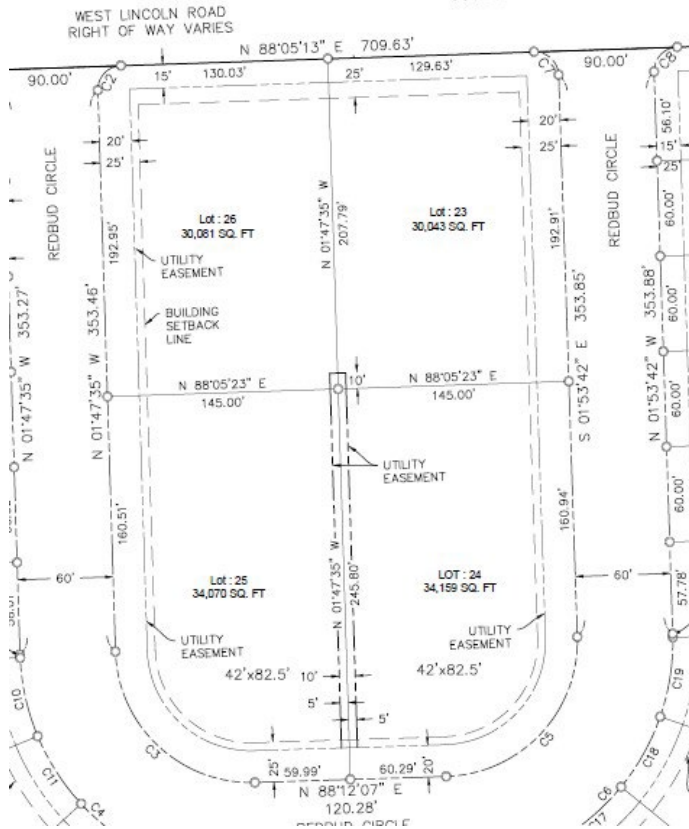
Councilman Bruce Cheek  
 Councilman Daniel Collins

Councilman Bernie Peeters  
 Councilman Brian Dockery

# City of Eldridge MEMORANDIUM



Leaving the original four lots originally platted:



This request was approved by the Planning and Zoning Commission at their meeting on December 21, 2024.

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



# REZONING APPLICATION

## Plan and Zone Commission

Property Address Part NW Qtr Section 23, Township 79 N, Range 3, East of the 5<sup>th</sup> PM  
 Rezoning Request From PRO To R-3 Multifamily  
 Legal Description of Property W. Lincoln Rd and Redbud Circle, center  
area of Redbud Circle - Grunwald Grove 2<sup>nd</sup> Addition

Applicant Name Grunwald Land Development  
 Address 409 S. Schultz Drive, Long Grove, IA 52756  
 Phone Number 563-343-1006 (Dale cell ph)  
 Email Address ranch51@netins.net  
 Main Contact Person Dale Grunwald

Title Holder's (If different than applicant) SAME  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone Number \_\_\_\_\_

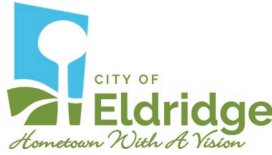
Signature of Applicants (s) Dale Grunwald

Intended property use Build multifamily building - condos  
 (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	\$	<u>100<sup>00</sup></u>	Date Filed <u>11/29/2023</u>
Payment Method		<u>check</u>	Meeting Date <u>1-16-2024</u>
Courtesy Letters Sent		<u>N/A</u>	





# ORDINANCE 2024-04

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

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

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

The property is currently **Planned Residential Overlay** and is being rezoned to **R-3 Multiple Family Residential District**.

**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.

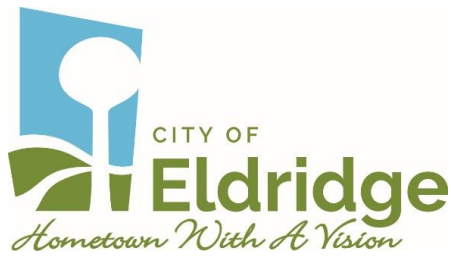
PASSED AND APPROVED THIS 19TH DAY OF FEBRUARY, 2024.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
Martha Nieto, City Clerk

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



## RESOLUTION 2024-05

### A RESOLUTION ADOPTING REVIEW GUIDELINES FOR THE 2024 ELDRIDGE EMPLOYEE HANDBOOK AND ORGANIZATIONAL POLICIES

WHEREAS, the City of Eldridge has amended the employee handbook that defines the organizational and personnel policies and reviewed it for compliance with Federal and State law and Eldridge City Code; and

WHEREAS, the City Council approved and adopted the new employee handbook on February 5, 2024; and

WHEREAS, the employee handbook should be reviewed annually for compliance with all applicable laws by the City Attorney and/or a Human Resources agency; and

WHEREAS, the City Council shall review the handbook and recommend any policy changes every 5 years.

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

The Eldridge Employee Handbook, approved and adopted February 5, 2024, shall be reviewed annually for compliance with Federal, State, and Local laws; and shall be reviewed every 5 years by the Eldridge City Council, and as needed, for recommendations on updates and changes to personnel and organizational policies for the City of Eldridge.

PASSED AND APPROVED THIS 19<sup>th</sup> DAY OF FEBRUARY, 2024.

Attest:

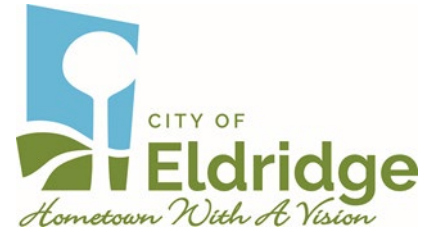
\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Clerk, Martha Nieto

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

# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Sewer Rate Adjustment Ordinance  
Date: 2/5/2023

Mayor and City Council:

Attached is the sewer cashflow model prepared by Jon Burmeister of PFM Financial that was submitted by Tony Rupe. The city has always used PFM to forecast and determine necessary sewer rate adjustments. When prepared these models update 3 years at a time and this is the last year for the current projections. The adjustments are listed at the top of the page.

Tony Rupe will contact PFM to update the projections for the next three years later this summer.

Following the current projections is the ordinance for this year.



**City of Eldridge, Iowa**  
Sewer Enterprise Fund

**EXHIBIT 1**

Model Assumptions	
Water Consumption	0.00%
Investment Interest Rate	0.50%

Sewer Revenue Adjustments					
1-Jul-13	14.00%	1-Jul-17	10.00%	1-Apr-21	3.25%
1-Jul-14	0.00%	1-Apr-18	7.50%	1-Apr-22	5.00%
1-Jul-15	15.00%	1-Apr-19	7.00%	1-Apr-23	5.00%
1-Jul-16	0.00%	1-Apr-20	6.00%	1-Apr-24	5.00%

Audited Financial Statements												YTD Estimate			Budget		Projected					
												FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25

Sewer Rates												
Sewer Flat Rate	1	\$21.99	\$25.30	\$25.30	\$27.83	\$29.92	\$32.01	\$33.93	\$35.03	\$36.78	\$38.62	\$40.55
0-900,000 gallons	2	\$0.49	\$0.56	\$0.56	\$0.62	\$0.67	\$0.72	\$0.76	\$0.78	\$0.82	\$0.87	\$0.91
> 900,000 gallons	3	\$0.43	\$0.49	\$0.49	\$0.54	\$0.58	\$0.62	\$0.66	\$0.68	\$0.72	\$0.75	\$0.79

Water Usage (per 100 gallons)	4	1,245,914	1,241,159	1,224,722	1,273,713	1,280,826	1,263,401	1,263,401	1,263,401	1,263,401	1,263,401	1,263,401
Water Usage Ave (Res) (Dec-Feb)	5	77,440	76,332	77,362	79,482	80,308	79,034	79,034	79,034	79,034	79,034	79,034
Average \$\$ per 100 gallons	6	\$0.708	\$0.818	\$0.835	\$0.935	\$1.001	\$1.088	\$1.153	\$1.190	\$1.250	\$1.313	\$1.379

<b>Operating Revenues</b>												
Sewer Charges	7	\$882,719	\$1,015,849	\$1,022,952	\$1,190,414	\$1,281,961	\$1,374,930	\$1,456,701	\$1,503,447	\$1,579,251	\$1,658,846	\$1,742,230
Connection Fees	8	13,163	17,300	26,900	15,750	11,600	10,200	12,000	13,000	13,000	13,000	13,000
Miscellaneous	9	0	11,832	0	450	34,732	2,849	0	0	0	0	0
<b>Total Operating Revenues</b>	10	\$895,882	\$1,044,981	\$1,049,852	\$1,206,614	\$1,328,293	\$1,387,979	\$1,468,701	\$1,516,447	\$1,592,251	\$1,671,846	\$1,755,230

<b>Operating Expenses</b>												
Cost of Sales and Services	11	\$614,491	\$666,547	\$596,533	\$652,341	\$863,344	\$892,991	\$838,700	\$1,007,510	\$979,286	\$1,023,950	\$1,070,597
Reserved	12	0	0	0	0	0	0	0	0	0	0	0
Depreciation	13	451,595	456,225	461,290	461,646	466,537	523,605	523,605	523,605	523,605	523,605	523,605
<b>Total Operating Expenses</b>	14	\$1,066,086	\$1,122,772	\$1,057,823	\$1,113,987	\$1,329,881	\$1,416,596	\$1,362,305	\$1,531,115	\$1,502,891	\$1,547,555	\$1,594,202

<b>Net Operating Revenues</b>	15	(\$170,204)	(\$77,791)	(\$7,971)	\$92,627	(\$1,588)	(\$28,617)	\$106,396	(\$14,668)	\$89,361	\$124,291	\$161,028
<b>Non Operating Revenues (Expenses)</b>												
Investment Interest	16	\$7,717	\$16,331	\$19,638	\$17,868	\$22,929	\$28,823	\$16,000	\$16,000	\$8,467	\$7,878	\$7,413
Depreciation	17	451,595	456,225	461,290	461,646	466,537	523,605	523,605	523,605	523,605	523,605	523,605
Reserved	18	0	0	0	0	0	0	0	0	0	0	0
Total Other Income	19	\$459,312	\$472,556	\$480,928	\$479,514	\$489,466	\$552,428	\$539,605	\$539,605	\$532,072	\$531,483	\$531,018

<b>Net Revenues Available for Debt</b>	20	\$289,108	\$394,765	\$472,957	\$572,141	\$487,878	\$523,811	\$646,001	\$524,937	\$621,433	\$655,774	\$692,046
--	----	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------

**City of Eldridge, Iowa**  
Sewer Enterprise Fund

**EXHIBIT 1**

Model Assumptions	
Water Consumption	0.00%
Investment Interest Rate	0.50%

Sewer Revenue Adjustments					
1-Jul-13	14.00%	1-Jul-17	10.00%	1-Apr-21	3.25%
1-Jul-14	0.00%	1-Apr-18	7.50%	1-Apr-22	5.00%
1-Jul-15	15.00%	1-Apr-19	7.00%	1-Apr-23	5.00%
1-Jul-16	0.00%	1-Apr-20	6.00%	1-Apr-24	5.00%

	Audited Financial Statements										YTD Estimate			Budget			Projected		
	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25								

<b>Net Revenues Available for Debt</b>	21	\$289,108	\$394,765	\$472,957	\$572,141	\$487,878	\$523,811	\$646,001	\$524,937	\$621,433	\$655,774	\$692,046
--	----	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------

<b>Sewer Revenue Bond Debt Service</b>												
--	--	--	--	--	--	--	--	--	--	--	--	--

Series 2003 Sewer Revenue Bonds	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
---------------------------------	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Series 2018 SRF Revenue Notes	23	0	0	0	0	39,636	332,785	309,262	302,360	302,100	301,760	301,340
-------------------------------	----	---	---	---	---	--------	---------	---------	---------	---------	---------	---------

Subtotal Revenue Debt Service	24	\$0	\$0	\$0	\$0	\$39,636	\$332,785	\$309,262	\$302,360	\$302,100	\$301,760	\$301,340
-------------------------------	----	-----	-----	-----	-----	----------	-----------	-----------	-----------	-----------	-----------	-----------

<b>General Obligation Bond Debt Service</b>												
---	--	--	--	--	--	--	--	--	--	--	--	--

Series 2007/2015 G.O. Sewer Bonds	25	\$50,400	\$50,400	\$50,000	\$100,000	\$125,850	\$100,000	\$150,000	\$217,035	\$227,035	\$237,035	\$247,035
-----------------------------------	----	----------	----------	----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------

Reserved	26	0	0	0	0	0	0	0	0	0	0	0
----------	----	---	---	---	---	---	---	---	---	---	---	---

<b>Total Sewer Debt</b>	27	\$50,400	\$50,400	\$50,000	\$100,000	\$165,486	\$432,785	\$459,262	\$519,395	\$529,135	\$538,795	\$548,375
-------------------------	----	----------	----------	----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------

<b>Debt Service Coverage</b>												
------------------------------	--	--	--	--	--	--	--	--	--	--	--	--

Debt Coverage - Revenue	28	0.00	0.00	0.00	0.00	12.31	1.57	2.09	1.74	2.06	2.17	2.30
-------------------------	----	------	------	------	------	-------	------	------	------	------	------	------

Debt Coverage - All Debt	29	5.74	7.83	9.46	5.72	2.95	1.21	1.41	1.01	1.17	1.22	1.26
--------------------------	----	------	------	------	------	------	------	------	------	------	------	------

<b>Net Cashflow After Debt</b>	30	\$238,708	\$344,365	\$422,957	\$472,141	\$322,392	\$91,026	\$186,739	\$5,542	\$92,298	\$116,979	\$143,671
--------------------------------	----	-----------	-----------	-----------	-----------	-----------	----------	-----------	---------	----------	-----------	-----------

<b>Capital Improvement Projects</b>	31	(\$68,425)	(\$46,343)	(\$29,835)	(\$83,854)	(\$8,491,963)	(\$3,457,388)	\$0	\$0	\$0	\$0	\$0
-------------------------------------	----	------------	------------	------------	------------	---------------	---------------	-----	-----	-----	-----	-----

<b>Capital Projects (COGS)</b>	32	0	(202,680)	(614,412)	0	0	(0)	(20,000)	(150,000)	(150,000)	(150,000)	(150,000)
--------------------------------	----	---	-----------	-----------	---	---	-----	----------	-----------	-----------	-----------	-----------

Annual Surplus/(Deficit)	33	\$170,283	\$95,342	(\$221,290)	(\$361,713)	(\$8,169,571)	(\$3,366,362)	\$166,739	(\$144,458)	(\$57,702)	(\$33,021)	(\$6,329)
--------------------------	----	-----------	----------	-------------	-------------	---------------	---------------	-----------	-------------	------------	------------	-----------

<b>Unrestricted Cash</b>												
--------------------------	--	--	--	--	--	--	--	--	--	--	--	--

Beginning Cash Balance	34	\$656,343	\$692,333	\$773,241	\$513,727	\$655,069	\$1,319,919	\$1,327,019	\$1,612,425	\$1,395,002	\$1,264,335	\$1,158,349
------------------------	----	-----------	-----------	-----------	-----------	-----------	-------------	-------------	-------------	-------------	-------------	-------------

Cash Adjustments	35	(\$57,493)	67,366	(49,735)	664,616	404,043	(413,855)	0	0	0	0	0
------------------	----	------------	--------	----------	---------	---------	-----------	---	---	---	---	---

Transfers Out Self Insurance	36	(6,800)	(6,800)	(20,000)	(25,000)	(25,000)	(40,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)
------------------------------	----	---------	---------	----------	----------	----------	----------	----------	----------	----------	----------	----------

+/- Equipment Replacement	37	(70,000)	(75,000)	31,511	(80,000)	(67,368)	42,400	(40,000)	(12,965)	(12,965)	(12,965)	(12,965)
---------------------------	----	----------	----------	--------	----------	----------	--------	----------	----------	----------	----------	----------

Debt Proceeds	38	0	0	0	0	8,522,746	3,784,917	218,667	0	0	0	0
---------------	----	---	---	---	---	-----------	-----------	---------	---	---	---	---

Other Transfers	39	(0)	0	0	(\$56,561)	0	0	0	0	0	0	0
-----------------	----	-----	---	---	------------	---	---	---	---	---	---	---

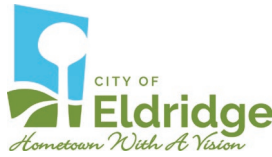
Ending Cash Balance	40	\$692,333	\$773,241	\$513,727	\$655,069	\$1,319,919	\$1,327,019	\$1,612,425	\$1,395,002	\$1,264,335	\$1,158,349	\$1,079,055
---------------------	----	-----------	-----------	-----------	-----------	-------------	-------------	-------------	-------------	-------------	-------------	-------------

Unrestricted Cash as % of O & M	41	65%	69%	49%	59%	99%	94%	118%	91%	84%	75%	68%
---------------------------------	----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----

<b>Equipment Replacement Fund</b>												
-----------------------------------	--	--	--	--	--	--	--	--	--	--	--	--

Equipment Replacement Fund	42	\$222,552	\$241,948	\$210,437	\$290,437	\$357,805	\$315,405	\$285,405	\$298,370	\$311,335	\$324,300	\$337,265
----------------------------	----	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------

Total Cash Balance	43	\$914,885	\$1,015,189	\$724,164	\$945,506	\$1,677,724	\$1,642,424	\$1,897,830	\$1,693,372	\$1,575,670	\$1,482,649	\$1,416,320
--------------------	----	-----------	-------------	-----------	-----------	-------------	-------------	-------------	-------------	-------------	-------------	-------------



## ORDINANCE 2024-05

**AN ORDINANCE REPEALING SECTIONS OF TITLE C, CHAPTER TWO OF THE ELDRIDGE CITY CODE, AND ADOPTING NEW SECTIONS 3.00 AND 3.01 ESTABLISHING NEW SEWER RATES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

**Section One.** The portions of Section 3.00, Chapter Two, Title C, are hereby repealed and the following new language for Section 3.00 is hereby adopted.

3.00 Residential rates. Sewer rates for all single residential properties including property owned by any religious organization and used as a church, synagogue, or other place of worship, shall be based upon average water consumption as billed in the months of January February and March according to the schedule below. A single residential property is defined as a single-family home, an individual townhouse or row house, an apartment within a larger building, a mobile home or any grouping of rental rooms using a common bathroom. All residential users shall be charged the same rate regardless of the location where wastewater is treated.

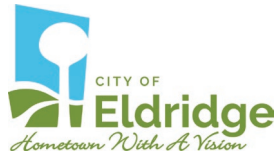
<u>Rate</u>	<u>Usage</u>
\$0.91/100 gallons	0 to 90,000 gallons
\$0.79/100 gallons	Over 90,000 gallons
\$40.55	Minimum billing

The bill, as determined by the average consumption described above, shall become effective with the April 1<sup>st</sup> billing of each year, and remain in effect until April 1<sup>st</sup> of the following year. Prior to April 1<sup>st</sup> of each year, average consumption shall be recalculated to determine if the residential customer's bill should be adjusted. Properties connected to sewer, but without metered water consumption, shall be subject to the minimum billing amount.

**Section Two.** The portions of Section 3.01, Chapter Two, Title C, of the Eldridge City Code are repealed and the following portion of Section 3.01 is hereby adopted.

3.01 Commercial and Industrial Rates. Sewer Rates for non-residential users, including schools, shall be based upon monthly water consumption. All nonresidential rates shall be charged the same rate regardless of the location wastewater is treated.

<u>Rate</u>	<u>Usage</u>
\$0.91/100 gallons	0 to 90,000 gallons
\$0.79/100 gallons	Over 90,000 gallons
\$40.55	Minimum billing



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

**Section four. Effective date.** This ordinance shall take effect upon its passage and publication as provided by law and become effective on April 1<sup>st</sup>, 2024.

PASSED AND APPROVED THIS 4TH DAY OF MARCH, 2024.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
Martha Nieto, City Administrator

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

EXHIBIT D

APPLICATION FOR TAX ABATEMENT UNDER THE  
ELDRIDGE MULTIRESIDENTIAL URBAN REVITALIZATION PLAN

Date of Application: 2/1/24

Applying for:

Approval of Completed Improvements  
 Prior Approval for Intended Improvements

Property Address: 201 and 251 N 4th Ave Eldridge, IA 52748

Legal Description: Lot 13 of the Final Plat of Eldridge Commercial  
Park, an addition to the City of Eldridge, Iowa.

Name of Current Property Owner (or Contract Buyer): CCIS, LLC.  
If different than current owner, name of the tenants/occupants of the property on [insert  
Plan effective date], 2020: \_\_\_\_\_

Nature of Improvements: Multi-Family Units with Attached  
and detached Garages

Estimated or Actual Cost of Improvements: \$ 6,480,000

Estimated or Actual Date of Completion of Improvements: 11 / 1 / 2023

Anticipated Property Use:  Residential  Multi-Residential  Commercial  Industrial

Applicant's Contact Information:

Mailing Address: 7629 Commerce Park, Dubuque, IA 52002

Phone Number (for daytime contact): 563.588-4273

Tax Exemption Sought:

Multiresidential (7-year, 75%)

Signed: Joel Callahan

Print Name: Joel Callahan

**FOR CITY USE:**

<p>CITY COUNCIL</p>	<p>Application: Approved/Disapproved (circle one) Reason (if disapproved): _____ _____ Date _____ Attested by the City Clerk _____</p>
<p>ASSESSOR</p>	<p>Assessed Value Before Improvements: \$ _____ Assessed Value With Improvements: \$ _____ Eligible or Non-eligible for Tax Abatement: _____ Assessor: _____ Date: _____</p>

01743267-1\10436-056

**EXHIBIT 1 TO RESOLUTION 2020-24**

**CITY OF ELDRIDGE IOWA**

**ELDRIDGE MULTIRESIDENTIAL URBAN  
REVITALIZATION PLAN**

**for the**

**ELDRIDGE MULTIRESIDENTIAL  
URBAN REVITALIZATION AREA**

# Eldridge Multiresidential Urban Revitalization Plan

## City of Eldridge, Iowa

### **A. INTRODUCTION AND HISTORY**

The Urban Revitalization Act, Chapter 404 of the *Code of Iowa*, is intended to encourage development, redevelopment, and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of this act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

Chapter 404 provides that the City Council may designate an area of the City as a revitalization area, if that area meets any of the criteria set forth in Section 404.1. Section 404.1(4) and Section 404.1(5) provide the following criteria, respectively:

4. “An area which is appropriate as an economic development area as defined in Section 403.17.” [Section 403.17(10) provides that “economic development area” means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises or housing and residential development for low and moderate income families, including single or multi-family housing.]
5. “An area or an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multi-family housing.”

With the adoption of this Eldridge Multiresidential Urban Revitalization Plan (the “Plan”), the City of Eldridge (“City”) is establishing the Eldridge Multiresidential Urban Revitalization Area (the “Area” or “Revitalization Area”), as described herein, as a revitalization area meeting the criteria of Section 404.1(4) and Section 404.1(5).

The City Council has found that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof, of the Area, is necessary in the interest of the public health, safety, and welfare of the residents of the City and that the Revitalization Area substantially meets the criteria established in Section 404.1 of the *Code of Iowa* for a revitalization area.

### **B. DESCRIPTION OF THE AREA**

The Eldridge Multiresidential Urban Revitalization Area shall include the real property identified in Exhibit A.

A map of the Revitalization Area, as of the Plan’s effective date, is attached hereto as Exhibit B.



The existing assessed valuation of the real estate in the Revitalization Area, with land and building values listed separately, and a list of the names and addresses of the owners of record are attached as Exhibit C.

### **C. OBJECTIVES**

This Plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for multiresidential development in the City. The objectives of this Plan include:

- Revitalizing the Area through the promotion of new construction on vacant land;
- Increasing and stabilizing the City's tax base;
- Improving economic conditions in the City, by providing an incentive for private property owners that currently live and/or do business in the City, as well as for prospective businesses and individuals that may choose to live and/or locate in the City, to invest in the community; and
- Improving and increasing the housing opportunities in the City.

### **D. EXISTING ZONING**

The property within the Area is currently zoned C-3 General Commercial, but it is anticipated that the classification may be changed on some of the parcels to R-3 Multiple Residential, depending on the type of multi-residential development proposed for the parcels.

The City's zoning ordinance(s) and a detailed zoning map are available for public inspection at City Hall.

### **E. EXISTING LAND USE**

The property in the Area is currently being used for agricultural purposes. To the extent any land assessed as agricultural property is included in the Revitalization Area, the City Council has presented justification at the public hearing on this Plan, held pursuant to Iowa Code Section 404.2, that any revitalization of the land assessed as agricultural property by means of new construction will utilize the minimum amount of agricultural property necessary to accomplish the revitalization of other classes of property within the Revitalization Area. In addition, to be eligible for abatement under this Plan, the property will need to be re-assessed as multi-residential.

### **F. PROPOSED LAND USE**

New and expanded multi-residential development is proposed for the Revitalization Area, in accordance with the City's zoning ordinance(s) and the Eldridge Comprehensive Land Use Plan, adopted in 2011, and revised in 2015 and 2016.

## **G. PROPOSALS FOR EXPANDING CITY SERVICES**

No extensions or upgrades to existing municipal services or infrastructure are currently planned as part of this Plan. There are currently no plans by the City to issue revenue bonds for revitalization projects within the Area.

As development and redevelopment within the Area warrants, municipal services within the Area will be expanded and improved, as needed and as financially feasible, to serve new and expanded development.

## **H. ELIGIBLE IMPROVEMENTS**

Qualified real estate, as used in this Plan, means all real property that is assessed as multiresidential, is located within the Revitalization Area, and to which eligible improvements have been added during the time the Area was designated as a revitalization area.

Eligible improvements, as used in this Plan, means improvements to property in the form of new construction that increase the actual value of the property by at least 15%.

Actual value added by improvements, as used in this Plan, means the actual value added to the property's assessed valuation due to the eligible improvements as of the first year for which the exemption was received.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable ordinances and regulations for the City and must be completed during the time the Area is designated as a revitalization area.

## **I. TIME FRAME**

The Area shall remain an urban revitalization area in which qualified real estate is eligible for tax abatement under the terms of the Plan until the Area is repealed or terminated by action of the City Council. If at any time, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, then the City Council may repeal the ordinance establishing the Revitalization Area, pursuant to Section 404.7 of the *Code of Iowa*. In the event the ordinance is repealed, all existing exemptions shall continue until their expiration. The City reserves the right to extend, amend, terminate, or repeal the Plan and/or the ordinance to the extent allowed by law.

## **J. EXEMPTIONS**

### **Multi-residential**

All qualified real estate assessed as multiresidential property, if the multiresidential property consists of three or more separate living quarters with at least 75% of the space used for residential

purposes, is eligible to receive an exemption from taxation on seventy-five percent (75%) of the actual value added by the eligible improvements. The exemption is for a period of seven (7) years.

### **K. APPLICATION PROCEDURES**

Property owners must file an application, on the form provided by the City, for each new exemption claimed. The application as of the date this Plan is adopted is attached Exhibit C, but the application may be amended from time to time.

The application shall be filed by the property owner with the City Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years.

The application shall contain, but is not limited to the following information:

- The nature of the improvement(s);
- The cost of the improvement(s);
- Estimated or actual completion date of the improvement(s); and
- The tenants that occupied the property on the date the city adopted the resolution adopting the Plan.

Property owners may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The City Council shall give its prior approval if the project is in conformance with this Plan for revitalization. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject. Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed and found to be qualified for the exemption under this Plan.

### **L. APPLICATION REVIEW**

The City Council shall approve all applications submitted for approval if:

1. The project, as determined by the City Council, is in conformance with this Plan and all other requirements of City Code; and,
2. The project is located within the Area; and
3. The eligible improvements were made during the time the Area was so designated.

The City Council will determine which exemption is applicable to the project (if any), subject to review by the County Assessor, based upon the terms of the Plan in effect when the application is reviewed and approved by the Council.

All approved applications shall be forwarded to the County Assessor by March 1 for review, pursuant to Section 404.5 of the *Code of Iowa*. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the *Code of Iowa*. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

#### **M. OTHER SOURCES OF REVITALIZATION FUNDS**

The City is not aware of a federal, state, local, or private grant or loan program that is permanently a source of funding for residential improvements in the Revitalization Area.

However, it is not the intention of the City to prohibit the use of any other appropriate federal or state revitalization or incentive programs within the Area. The City Council encourages all property owners to investigate other public and private funding sources for improvements to real property, and to apply to those sources which are applicable to the types of improvements being proposed.

#### **N. RELOCATION PROVISIONS**

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Multiresidential Urban Revitalization Area. However, if the relocation or displacement of a qualified tenant results from a property owner's action to qualify for a tax exemption under this Plan, upon the City's verification of such relocation or displacement, the City may require the property owner to compensate the qualified tenant for at least one month's rent and actual relocation expenses. A "qualified tenant" means the legal occupant of a residential dwelling unit which is located within the designated Revitalization Area and who has occupied the same dwelling unit continuously since one year prior to the adoption of this Plan.

#### **O. PROPERTY IN AN URBAN RENEWAL AREA**

The City also has one or more urban renewal areas, established under Chapter 403 of the *Code of Iowa*, which use tax increment financing to provide incentives for development. Accordingly, a property that, in the determination of the City Council, is within an existing urban renewal area and is receiving either direct or indirect benefits that were financed through a tax increment financing program, shall not be eligible for tax abatement under the Multiresidential Urban Revitalization Plan absent specific approval from the City Council. If an application under this Plan is denied by the City Council because the property for which an exemption is requested is within an existing urban renewal area, the owner may reapply for benefits under this Plan for the same property if the property has subsequently been removed from the urban renewal area, provided the property remains in the designated Revitalization Area and all other Plan requirements are met.

**P. EFFECTIVE DATE**

This Plan shall be effective as of the date the ordinance establishing the Revitalization Area is published and effective.

EXHIBIT A  
LEGAL DESCRIPTION OF REVITALIZATION AREA

Lots 3, 5, and 13 in the Final Plat of Eldridge Commercial Park, an Addition to the City of Eldridge, Iowa.

EXHIBIT B  
MAP OF REVITALIZATION AREA

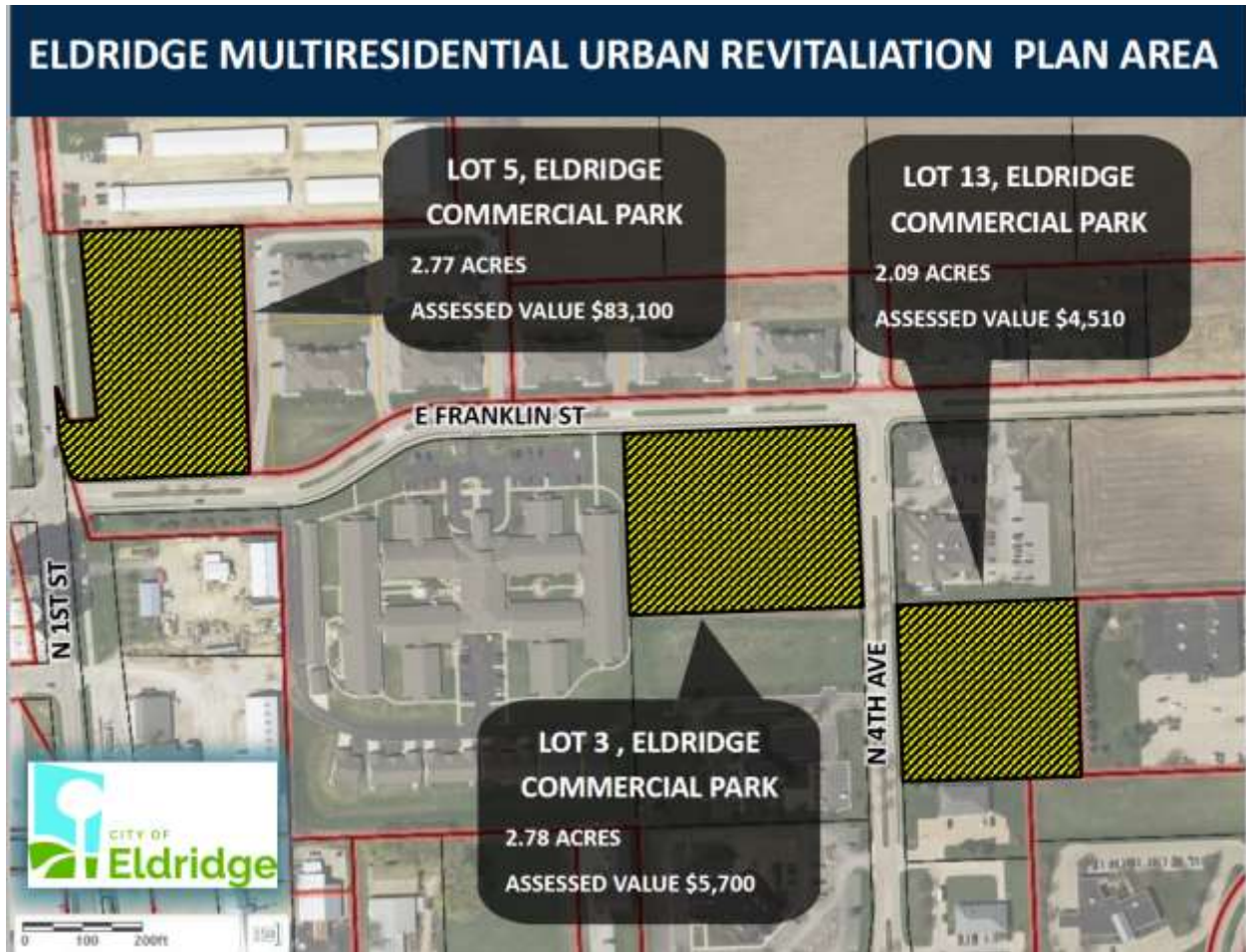


EXHIBIT C  
OWNERS AND VALUES

- 1) Lot 13, Eldridge Commercial Park  
Deed Holder  
ELDRIDGE COMMERCIAL DEVELOPERS  
3211 E 35TH ST CT  
DAVENPORT IA 52807  
Assessed land value: \$4,510
  
- 2) Lot 3, Eldridge Commercial Park  
Deed Holder  
CALLAHAN CONSTRUCTION INC  
7629 COMMERCE PARK  
DUBUQUE IA 52002  
Assessed Land Value: \$5,700
  
- 3) Lot 5, Eldridge Commercial Park  
Deed Holder  
ELDRIDGE COMMERCIAL DEVELOPERS  
3211 E 35TH ST CT  
DAVENPORT IA 52807  
Assessed Land Value: \$83,100



EXHIBIT D

APPLICATION FOR TAX ABATEMENT UNDER THE  
ELDRIDGE MULTIRESIDENTIAL URBAN REVITALIZATION PLAN

Date of Application: \_\_\_\_\_

**Applying for:**

\_\_\_\_\_ Approval of Completed Improvements

\_\_\_\_\_ Prior Approval for Intended Improvements

**Property Address:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**Name of Current Property Owner (or Contract Buyer):** \_\_\_\_\_

If different than current owner, name of the tenants/occupants of the property on **insert Plan effective date**, 2020: \_\_\_\_\_

**Nature of Improvements:** \_\_\_\_\_

**Estimated or Actual Cost of Improvements:** \$\_\_\_\_\_

**Estimated or Actual Date of Completion of Improvements:** \_\_\_\_\_/\_\_\_\_\_/20\_\_\_\_

**Anticipated Property Use:** \_\_\_ Residential \_\_\_ Multi-Residential \_\_\_ Commercial \_\_\_ Industrial

**Applicant's Contact Information:**

**Mailing Address:** \_\_\_\_\_

**Phone Number** (for daytime contact): \_\_\_\_\_

**Tax Exemption Sought:**

\_\_\_\_\_ Multiresidential (7-year, 75%)

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

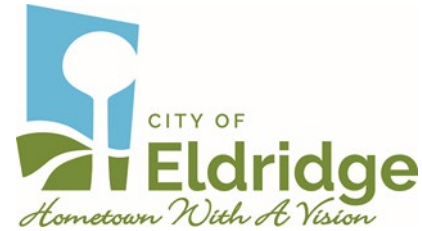
**FOR CITY USE:**

<p>CITY COUNCIL</p>	<p>Application: Approved/Disapproved (circle one) Reason (if disapproved): _____ _____ Date _____ Attested by the City Clerk _____</p>
<p>ASSESSOR</p>	<p>Assessed Value Before Improvements: \$ _____ Assessed Value With Improvements: \$ _____ Eligible or Non-eligible for Tax Abatement: _____ Assessor: _____ Date: _____</p>

01743267-1\10436-056

# City of Eldridge

## MEMORANDIUM



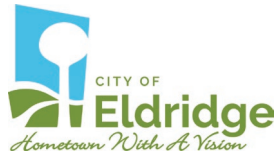
To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Residency Ordinance Amendment  
Date: 2/19/2024

Residency has always been a requirement for boards and commissions. This ordinance amendment clarifies the City's long-term policy that all board and commission members must be residents of Eldridge. The underlying public policy that the City be governed and managed by its own residents is served by this requirement. The changes are listed in red on the attached ordinance amendment. This amendment is recommended by legal counsel and City Administration and will ensure this practice continues in the future.

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Scott Campbell  
Councilman Daniel Collins

Councilman Brian Dockery  
Councilman Ryan Iossi



## ORDINANCE 2024-06

**AN ORDINANCE AMENDING TITLE A, CHAPTER THREE, SECTION 8.00 APPOINTMENT PROCESS OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

### **Section One.**

Title A, Chapter Three, Section 8.00 APPOINTMENT PROCESS is amended by adding the following language:

#### 8.00 Appointment Process

**In order to be eligible for a board or commission, an individual must reside in Eldridge and maintain residency within the City limits throughout their term. Failure to reside in Eldridge or maintain residency will result in ineligibility or vacancy.** Vacancies on the city's various boards and commissions shall be filled through the following process.

- A. The public shall be informed of the vacancy by published notice.
- B. Applicants will be given two weeks to submit their name to the city clerk for consideration.
- C. The applicants are required to reside in Eldridge at the time of application and maintain residency within the City limits throughout their term.**
- D. The mayor will interview candidates.
- E. The mayor will present a biography of the preferred candidate at meeting of the committee of whole.
- F. The council shall have the option of meeting the candidate.
- G. The mayor will nominate the desired applicant for council approval.
- H. The appointment process should be complete within a thirty day time period.

8.01 Effective upon passage of this ordinance the terms for the park board shall expire on the last day of February instead of the last day of December. The terms of all persons serving on the park board and utility board at the time of passage of this ordinance shall have their term extended two months to the last day of February of the year following that year in which their term was set to expire.

### **Section Two.**

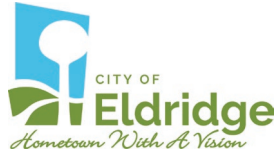
Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

### **Section Three.**

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



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

PASSED AND APPROVED THIS \_\_\_\_ TH DAY OF \_\_\_\_\_, 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"/> _____

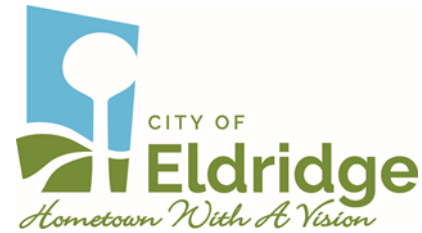
Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

# City of Eldridge

## MEMORANDIUM



To: Nevada Lemke, City Administrator  
From: Tony Rupe, Operations Manager  
Re: Sewer Pickup Truck  
Date: 2/16/24

Below are three quotes received for a new  $\frac{3}{4}$  ton pickup truck for the Sewer Department. The approved budget amount in this year budget is \$60,000.00. All quotes are for a standard 4x4 double cab  $\frac{3}{4}$  pickup truck and include bid assist discounts.

2024 Chevrolet Silverado  $\frac{3}{4}$  ton double cab 4x4  
\$51,715.00

2024 GMC Sierra  $\frac{3}{4}$  ton double cab 4x4  
\$52,433.00

2024 Ford F-25  $\frac{3}{4}$  ton super cab 4x4  
\$53,075.76

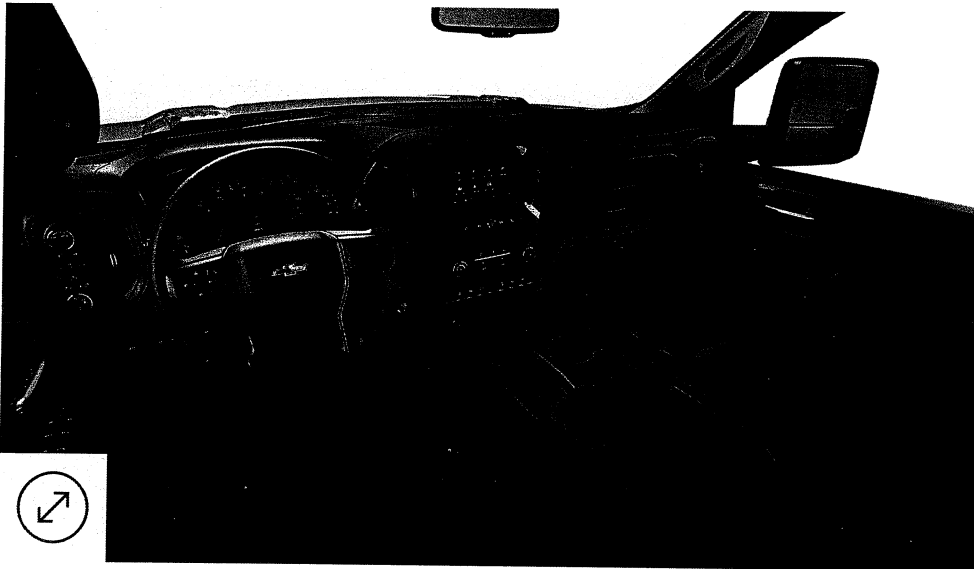
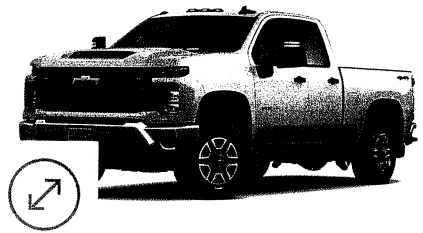
Build & Price: 2024 Silverado 2500 HD

DOUBLE CAB, STANDARD BED, WT, 4WD

Saved (1)



Due to supply chain shortages, certain features shown have limited or late availability, or are no longer available. See the window label or dealer regarding the features on an individual vehicle. Preproduction model may be shown throughout this experience. Actual production model may vary.



### Your 2024 Silverado 2500 HD WT 4WD

Net Price

\$56,215<sup>±</sup>

Discount  
Bid Ass.st

-1800  
2700

Summary

51715

Standard Vehicle Price

plus fees

\$48,900

Exterior change

Submitted 11/12/24 by  
Dlb Armstrong Edmore DUVH

Summit White (GAZ)

\$0

Wheels change

17" LT245/75R17E all-season, blackwall tires (QHJ)

\$0

17" machined aluminum wheels (PYQ)

\$350

**Interior change**

40/20/40 split-bench front seat with under-seat storage (AZ3)

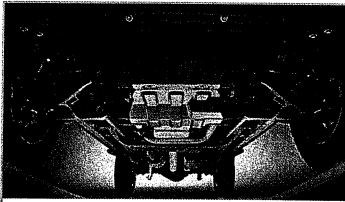
**Standard**

Jet Black, Vinyl seat trim (H2G)

**\$0**

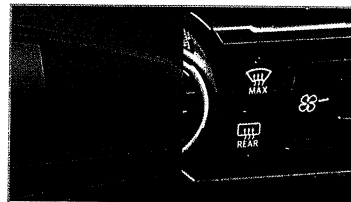
**Packages change**

**\$1,945**



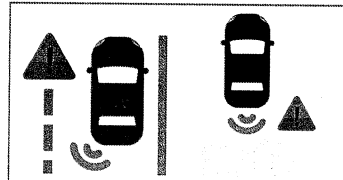
Snow Plow Prep / Camper Package (VYU)

**\$300**



Work Truck Convenience Package (PCV)

**\$800**




WT/CX Safety Package (PQA)

**\$845**


**Options change**

**\$3,025**



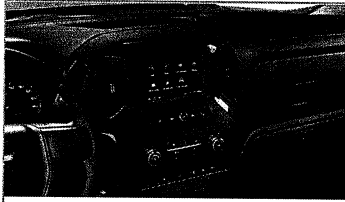
6.6L V8 Gas engine (L8T)

**Standard**



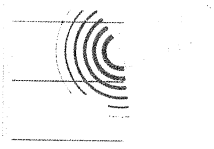
Allison® 10-speed automatic transmission (MKM)

**Standard**



Chevrolet Infotainment 3 System with 7" diagonal color touchscreen (IOR)

**Standard**



Rear Park Assist (UD7)


**Included in Package**

Charging-only USB ports, 2nd row (UBI)

**\$0**

Tailgate with EZ Lift assist, power lock & release (QT5)

**Included in Package**

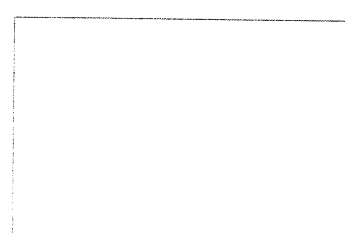
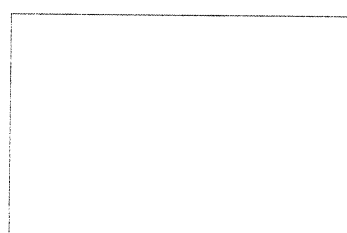
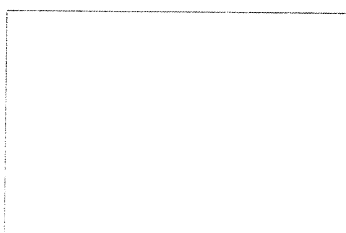


10,350 lbs. GVWR (JGC)







**\$0**

Rearview mirror with partial video display (DRC)

**\$0**





Skid plates (NZZ)  <b>Included in Package</b>	Deep-tinted glass (AKO)  <b>Included in Package</b>	Cruise control (K34)  <b>Included in Package</b>	Lane Change Alert with Side Blind Zone Alert (UKC)  <b>Included in Package</b>
Chrome front bumper (V46)  <b>Included in Package</b>	 Front license plate bracket (VK3)  <b>\$0</b>	 3.73 rear axle ratio (GT4)  <b>\$0</b>	 220-amp alternator (KW5)  <b>Included in Package</b>
120-volt box-mounted power outlet (KC9)  <b>\$0</b>	Rear window defogger (C49)  <b>Included in Package</b>	Rear Cross Traffic Alert (UFG)  <b>Included in Package</b>	Chrome rear bumper (VJH)  <b>Included in Package</b>
Smoked Amber LED roof marker lamps (U01)  <b>\$55</b>	 Cargo bed LED lighting (UF2)  <b>\$125</b>	 Auxiliary 730 cold-cranking amps battery (K4Z)  <b>\$135</b>	 Upfitter switches (9L7)  <b>\$150</b>
120-volt power outlet (KI4)  <b>\$225</b>	Bed View Camera (UVO)  <b>\$250</b>	Integrated trailer brake controller (JL1)  <b>\$275</b>	Front and rear Black molded splash guards (VQK)  <b>\$295</b>

Black outside power-adjustable vertical trailering mirrors with power folding/manual extending auto-dimming driver upper glass (DWI)	6" Black rectangular assist steps (RVQ)
<b>\$720</b>	<b>\$795</b>

Destination Freight Charge **\$1,995**

**MSRP Total Vehicle Price** **\$56,215**

**Net Price** **\$56,215<sup>±</sup>**

**Key Attributes**

ENGINE	TRANSMISSION	DRIVE TYPE
6.6L V8 Gas	Allison® 10-speed automatic	4WD

**Double Cab, Standard Bed WT 4WD Standard Equipment**

**Highlights**

- **Trailering Package**
  - Trailer hitch<sup>1</sup>
  - Trailering hitch platform
  - Includes a 2.5" receiver hitch (with 2" insert), 4-pin and 7-pin connectors
  - 7-wire electrical harness and 7-pin sealed connector for connecting your trailer's lights and brakes to your vehicle
  - Hitch Guidance<sup>2</sup>

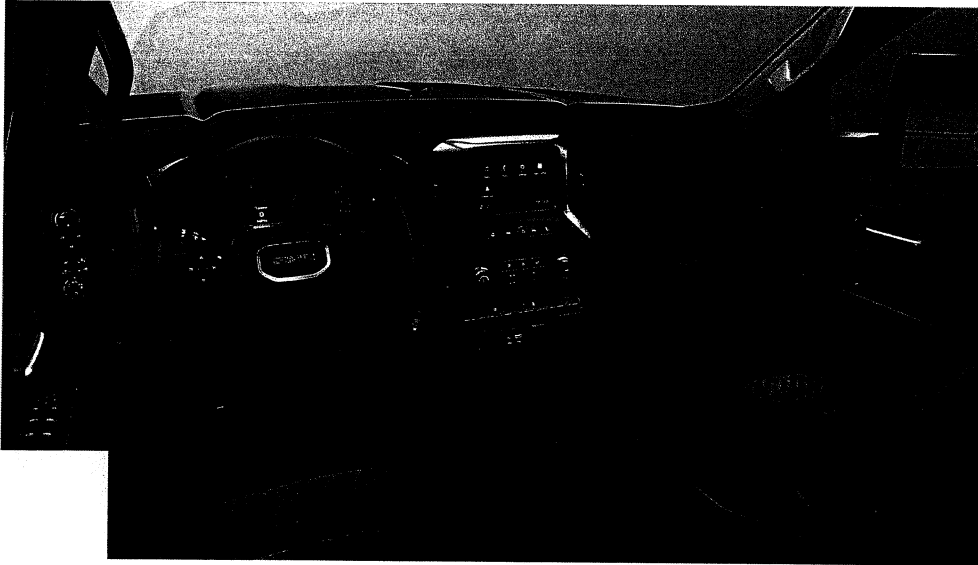
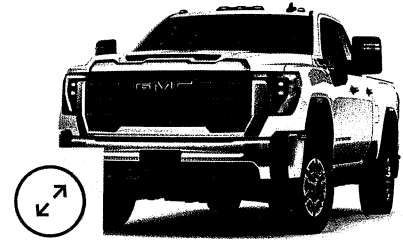
<sup>1</sup> Before you buy a vehicle or use it for trailering, carefully review the trailering section of the owner's manual. The weight of passengers, cargo and options or accessories may reduce the amount you can tow.

<sup>2</sup> Safety or driver assistance features are no substitute for the driver's responsibility to operate the vehicle in a safe manner. Read the vehicle Owner's Manual for important feature limitations and information.

- **6.6L V8 Gas engine**
  - 401 hp [299 kW] @ 5200 rpm



Due to supply chain shortages, certain features shown have limited or late availability, or are no longer available. See the window label or dealer regarding the features on an individual vehicle. Preproduction model may be shown throughout this experience. Actual production model may vary.



## YOUR 2024 SIERRA 2500 HD PRO 4WD

Net Price

**\$56,933±**

discount 1800  
 Bid Assist 2200  
 \$ 52,433

Summary

Standard Vehicle Price

plus fees \$50,100  
 Submitted 2/10/24

DLS Assembly Ed more

Exterior change

Summit White (GAZ)

\$0

Wheels change

17" LT245/75R17E all-season, blackwall tires (QHJ)

\$0

17" machined aluminum wheels (PYQ)

\$350

Interior change

40/20/40 split-bench front seat with under-seat storage (AZ3)

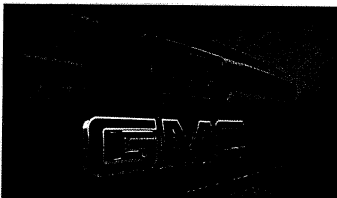
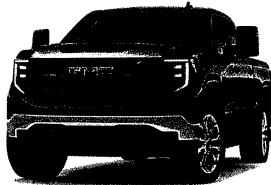
Standard

Jet Black, Cloth seat trim (H1T)

\$0

Packages [change](#)

\$2,530

<p><b>GMC</b></p> <p>Snow Plow Prep / Camper Package (VYU)</p> <p>\$300</p>	 <p>PRO Convenience Package (PCI)</p> <p>\$925</p>	 <p>Pro Safety Plus Package (PQA)</p> <p>\$1,305</p>
---	---	--

Options [change](#)

\$1,958

<p><b>GMC</b></p> <p>GMC Infotainment System with color touchscreen (IOR)</p> <p>Standard</p>	<p><b>GMC</b></p> <p>6.6L V8 Gas engine (L8T)</p> <p>Standard</p>	<p><b>GMC</b></p> <p>Allison® 10-speed automatic transmission (MKM)</p> <p>Standard</p>	<p>Cargo bed LED lighting (UF2)</p> <p>Included in Package</p>
<p><b>GMC</b></p> <p>10,350 lbs. GVWR (JGC)</p> <p>\$0</p>	<p><b>GMC</b></p> <p>220-amp alternator (KW5)</p> <p>Included in Package</p>	<p>120-volt power outlet (KI4)</p> <p>Included in Package</p>	<p><b>GMC</b></p> <p>Skid plates (NZZ)</p> <p>Included in Package</p>
<p>120-volt box-mounted power outlet (KC9)</p>	<p><b>GMC</b></p> <p>Cruise control (K34)</p>	<p><b>GMC</b></p> <p>Rearview mirror with partial video display (DRC)</p>	<p><b>GMC</b></p> <p>Black outside power-adjustable vertical trailering mirrors with power</p>

Included in Package	Included in Package	\$0	folding/manual extending auto- dimming driver upper glass (DWI) Included in Package
Deep-tinted glass (AKO) Included in Package	Tailgate with EZ Lift assist, power lock & release (QT5) Included in Package	\$0	3.73 rear axle ratio (GT4) \$0
Rear window defogger (C49) Included in Package	USB ports (UBI) \$0	Rear Cross Traffic Alert (UFG) Included in Package	Lane Change Alert with Side Blind Zone Alert (UKC) Included in Package
Rear Park Assist (UD7) Included in Package	Smoked Amber LED roof marker lamps (U01) \$55	Auxiliary 700 cold- cranking amps battery (K4Z) \$135	Upfitter switches (9L7) \$150
Bed View Camera (UVO) \$250	Integrated trailer brake controller (JL1) \$275	Front and rear Black molded splash guards (VQK) \$298	6" Black rectangular assist steps (RVQ) \$795

---

Destination Freight Charge \$1,995

---

MSRP Total Vehicle Price \$56,933

---

Net Price **\$56,933<sup>±</sup>**

---

### Key Attributes

<b>PASSENGER CAPACITY</b>	<b>ENGINE TYPE</b>	<b>ENGINE</b>
6	GAS V8	6.6L V8 GAS
<b>TRANSMISSION</b>	<b>HORSEPOWER @ RPM</b>	<b>TORQUE @ RPM</b>
ALLISON® 10-SPEED AUTOMATIC	401 @ 5200	464 @ 4000

---

Double Cab, Standard Bed Pro 4WD Standard Equipment

---

### HIGHLIGHTS

- **Animated LED projectors headlamps with LED turn signals and Daytime Running Lamps**  
Animated LED projectors headlamps with LED turn signals and Daytime Running Lamps
- **LED tail lamps**  
LED tail lamps
- **Trailer Package**
  - Trailer hitch<sup>1</sup>
  - Trailer hitch platform
  - Includes a 2.5" receiver hitch (with 2" insert), 4-pin and 7-pin connectors
  - 7-wire electrical harness and 7-pin sealed connector for connecting your trailer's lights and brakes to your vehicle
  - Hitch Guidance<sup>2</sup>
  - May require additional optional equipment

<sup>1</sup> Before you buy a vehicle or use it for trailering, carefully review the trailering section of the owner's manual. The weight of passengers, cargo and options or accessories may reduce the amount you can tow.

<sup>2</sup> Safety or driver assistance features are no substitute for the driver's responsibility to operate the vehicle in a safe manner. Read the vehicle Owner's Manual for important feature limitations and information.

- **Automatic locking rear differential**
  - When the differential senses a significant difference in wheel speed, it locks to turn both rear wheels in unison for added traction



Preview Order 0131 - X2B 4x4 Super Cab SRW: Order Summary Time of Preview: 01/31/2024 14:48:14 Receipt: 1/31/2024

Dealership Name: Lindquist Ford, Inc.

Sales Code : F41200

Dealer Rep.	ZACH JOHNSON	Type	Fleet	Vehicle Line	Superduty	Order Code	0131
Customer Name	Eldridge	Priority Code	C2	Model Year	2024	Price Level	425

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F250 4X4 SUPERCAB PICKUP/164	\$53955	SPARE TIRE AND WHEEL	\$0
164 INCH WHEELBASE	\$0	AM/FM STEREO MP3/CLK	\$0
TOTAL BASE VEHICLE	\$53955	ROOF CLEARANCE LIGHTS	\$95
OXFORD WHITE	\$0	BLIS (BLIND SPOT INFO SYSTEM)	\$0
CLOTH 40/CONSOLE/40 SEAT	\$300	JACK	\$0
MEDIUM DARK SLATE	\$0	SPLASH GUARDS - FRONT	\$130
PREFERRED EQUIPMENT PKG.603A	\$0	SPLASH GUARDS - REAR	\$0
.XLT TRIM	\$0	LED BOX LIGHTING	\$60
.7.3L DEVCT NA PFI V8 ENGINE	\$0	UPFITTER SWITCHES	\$165
10-SPEED AUTO TORQSHIFT	\$0	250 AMP ALTERNATOR	\$85
LT275/65R18E BSW ALL SEASON	\$0	EXTERIOR BACKUP ALARM	\$175
3.73 RATIO REGULAR AXLE	\$0	REVERSE SENSING SYSTEM	\$0
JOB #2 ORDER	\$0	360-DEGREE CAMERA PACKAGE	\$1150
FORD FLEET SPECIAL ADJUSTMENT	\$0	360 DUAL WARNING STROBE AMBER	\$650
CARPET DELETE	-\$50	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
FORD PRO UPFIT INTEGRATION SYS	\$400	SPECIAL FLEET ACCOUNT CREDIT	\$0
PLATFORM RUNNING BOARDS	\$445	FUEL CHARGE	\$0
10000# GVWR PACKAGE	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
50 STATE EMISSIONS	\$0	PRICED DORA	\$0
BACKGLASS DEFROST	\$60	ADVERTISING ASSESSMENT	\$0
SNOW PLOW PREP PACKAGE	\$250	DESTINATION & DELIVERY	\$1995

**GOV'T PRICE = \$53,075.76**

TOTAL BASE AND OPTIONS	MSRP	\$59865
DISCOUNTS	NA	
TOTAL		\$59865

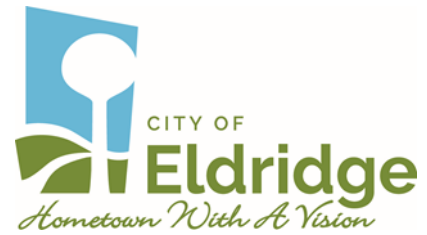
ORDERING FIN: QD669 END USER FIN: QD669

Customer Name:

Customer Email:

# City of Eldridge

## ACTIVITY REPORT



To: Mayor & City Council  
From: Brian Wessel and Tony Rupe  
Re: Public Works Activity Report  
Date: 2/10/2024

Mayor and Council

The following is an activity report over the last month from Public Works and Wastewater.

The Wastewater Treatment plant was inspected by the Iowa DNR. No deficiencies were found.

The DNR responded with the Base Flood elevation for the new generator at the sewer plant. Shive-Hattery is exploring options. The likely outcome is that a new pad will need to be poured with an increase elevation of the existing ground level.

The controls for the stoplights at the 1<sup>st</sup> and LeClaire Rd intersection were replaced. All products were under warranty. The lane sensors that were originally installed were failing. There is now one sensor in the NE corner of the intersection that controls all directions of traffic.

Crews assisted the Community Center in making repairs to the concession stand area.

The new dugouts at the Sheridan Meadows 4-plex have been replaced.

Department heads continue to work with Shive-Hattery and Valley Construction on the close out items for the intersection project

The sewer department will be accepting quotes in February for a new pickup as previously approved in the FY24 budget. The quotes will be brought to the City Council for approval prior to purchase.

Most of January was spent on snow removal. Crews cleared snow for 7 days and spent another 14 days cleaning up snow and hauling snow away to storage areas.



The regular meeting of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on February 6, 2024, at Eldridge City Hall.

Board members present were Brock Kroeger, Mike Anderson, Paula Steward, Barb O'Brien and Jim Skadal. Also, present Jacob Rowe and Jody Coffman. Visitors Ryan Iossi, Frank King and Nevada Lemke.

Public Comment- None

Motion by Anderson, second by O'Brien to approve the agenda. All ayes.

Motion by Skadal, second by Steward to approve the minutes from January 16, 2024. All ayes.

FINANCIAL – Motion by Kroeger to approve bills payable in the amount of \$186,972.35, second by Anderson. All ayes.

ELECTRIC – Rowe gave an update on the PCA.

Department update: The IUB was in for their inspection, Long Grove agreed to the price of the Switch Gear, the crew is working on a pole change out on S. 5<sup>th</sup> St., Mi-Tech will be coming in to inspect the poles.

WATER- There were two water main breaks. The first one was on 1/19/24 at 405 W. LeClaire Rd. The break was reported at 1:45pm. The valves were shut down around 4 pm. The water was restored around 4 pm. Estimated water loss is 31,500 gallons. It affected 2 customers. The second was on 1/22/24 at 406 S. 8<sup>th</sup> St. The break was reported at 8 am, the valves were shut off around 9:30 am. The water was restored around 12:30 pm. Estimated water loss is 25, 200 gallons. It affected 6 customers.

The Verizon lease was discussed. The Board tabled this until a later date.

Peerless contacted Jake with an invoice that was not paid in full due to an accounting error on their end. Steward made a motion to pay the invoice for \$15,100 in full, second by Skadal. All ayes.

The Board reviewed the engineering proposals from ISG and Shive-Hattery for the water tower restoration. Steward made a motion to approve the proposal from ISG, second by O'Brien. All ayes

Department update: The UTV that the Board approved had to be ordered and will be here in March. Rowe had QC Construction prepare a bid for the Water Plant Lab and will have this on the next agenda. The DNR did their inspection. Regan Mechanical is giving a quote to replace old valves at the plant.

ADMINISTRATION- There was a discussion on the Employee Handbook with the Mayor and City Administrator.

The Budget discussion was moved to the next meeting.

Department update: Rowe and Wilson will be attending the Supervisor/Foreman Conference Feb. 7-9.  
Rowe and Olsen will be attending the Energy Conference Feb. 21-23.

Motion by Steward to adjourn the meeting at 6:37 P.M., second by O'Brien. All ayes.

The regular meeting of the Eldridge Parks & Recreation Board was called to order at 6:30 P.M. on February 13, 2024, at City Hall.

Board members who were present were Jeff Ashcraft, Tricia Campbell, Jill DeWulf, and Scott LaPlante. Also, present were Scott Campbell, Tony Rupe, Jeff Martens, and Ashley Lacey.

Motion by DeWulf, second by LaPlante to approve the agenda with adding Hickory Creek Park Pond project to old business. Motion approved unanimously by voice vote.

Motion by T. Campbell, second by DeWulf to approve the minutes from January 16, 2023. Motion approved unanimously by voice vote.

Motion by LaPlante, second by T. Campbell to approve bills payable in the amount of \$8,871.80. Motion approved unanimously by voice vote.

#### Old Business-

The board asked Councilman Campbell to write the verbiage for the history of Sanctuary Gardens that will be placed in the park, the timeline given we end of April.

Multiple projects were talked about for Sheridan Meadows, the first being the new dugouts are completed at the 4-plex. Next, there was talk about netting/extending the fence on field 3, Lacey will get clarification to make sure the quotes received are what we are looking for. Lacey also present the board with a quote to laser grade level the baseball field.

Motion by T. Campbell, second by Westendorf to purchase the sign from Allen Sign for Hickory Creek Park for \$2,600. Motion approved unanimously by voice vote.

Motion by Westendorf, second by T. Campbell to nominate Ashcraft as Chairman and DeWulf as Chairman Pro Tempore. Motion approved unanimously by voice vote.

Band Shell- City staff are going to meet to discuss some things they would like to see with the band shell. They will then meet with Park Board and Rotary to get input to get this process really going.

#### New Business-

The board was open to scheduling joint meetings with the council.

Motion by Westendorf, second by T. Campbell to adjourn the meeting at 7:25 pm. Motion approved unanimously by voice vote.

Respectfully submitted,  
Ashley Lacey, Billing Clerk

The next regular meeting is on February 13, 2024, at 6:30 p.m.



**Eldridge Planning and Zoning Commission  
February 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 February 15, 2023. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Duane Miller, Brad Merrick and Mike Martin. Tisha Bousselot and Terry Haurbor were absent. Nancy Gruber has moved out of the area and resigned from the Commission. The Mayor is in process of appointing a new Commission member. Also present were Brian Dockery, Jeff Martens and Randy Rosenow.

The minutes from the December 21, 2023, meeting were presented for approval. Donaubauber had a small change and amended minutes will be posted. Motion by Miller to approve the minutes. Seconded by Martin. Motion carried 4-0 by voice vote.

Item 5 was moved to the top of the agenda. Martens presented the final plat and application for the Rosenow subdivision. He said staff is recommending approval. Ten foot utility easements had been added around the perimeter of both lots. Martens said this is more of a replat relocating the two lots currently on the parcels to make them more useful and marketable. The Commission asked a few questions of Rosenow. Rosenow said that now that he owns the property it is his intention to clean it up. Motion by Miller to approve the final plat. Seconded by Merrick. Motion carried 4-0 by voice vote.

Consideration of the approval of a Tobacco Shop Ordinance Amendment. Martens presented information on the vaping epidemic in the community that included articles from The North Scott Press and a memo from School Resource Officer Jack Schwertman. Martens let the Commission know that a Councilmember and several citizens had expressed concern over this issue. The amendment would define Tobacco Shops and assign them as permitted use in I-2 Light Industrial Districts, which are not frequented by area youth. After a short discussion Martin motioned to approve the amendment as written. Merrick seconded. Motion carried 4-0 by voice vote.

Consideration of the approval of a Right-of-Way Management Ordinance. Martens presented information on the need for a Right-of-Way Management Ordinance and explained the difference between this and a Franchise Agreement. Dockery asked if excavating could be better defined. The Commission ultimately decided to add a definition for Excavating as any disturbance with a Right-Of-Way/Utility Easement on or below the surface. Miller motioned to approve the amendment as modified. Martin seconded. Motion carried 4-0 by voice vote.

Karl Donaubauber      Mike Martin      Brad Merrick  
Tisha Bousselot      Terry Harbour      Duane Miller

Merrick made a motion to adjourn the meeting at 6:46 p.m. Seconded by Miller.  
Motion carried 4-0 by voice vote.

Karl Donaubauer      Mike Martin      Brad Merrick  
Tisha Boussetot      Terry Harbour      Duane Miller