

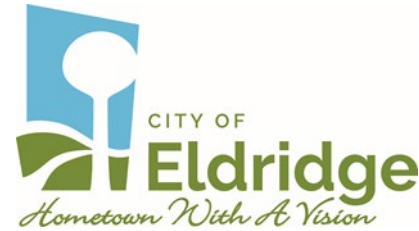
COMMITTEE OF THE WHOLE MEETING AGENDA
Monday, April 7th, 2025, 6:00 pm
Eldridge Community Center – 400 S 16th Ave

1. Call to Order and Roll Call
2. Approval of Agenda
3. New Business
 - A. Drilling of Private Wells
 - B. 5th Street Improvement Project Discussion
 - C. Eldridge Volunteer Fire Department Discussion
- D. Old Business
 - A. FY26 Proposed Budget Discussion, if needed
- E. Adjournment

Next Regular Committee of the Whole Meeting: Monday, May 5th, 2025, at 6:00pm at Eldridge Community Center

City of Eldridge

MEMORANDIUM



To: Mayor and City Council, Utility Board
From: Jeff Martens, Assistant City Administrator
Re: Private wells
Date: 4/7/25

Mayor and City Council,

City Code does not directly address the drilling of private wells within the City. The only reference to water supply connections is in the code below:

TITLE D, CHAPTER 1: SUBDIVISION, § 28.01 CONNECTION TO A PUBLIC WATER SUPPLY SYSTEM.

Connection to a public water supply system is required for every lot in a proposed subdivision located within the corporate limits. Whenever a subdivider can provide conclusive evidence to the Board that a public water supply system is not reasonably available, the subdivider may design the subdivision to be served by individual water supply systems; provided that all lots not served by a public water supply system shall have a minimum width of 100 feet, measured at the building line, and a minimum area of 20,000 square feet.

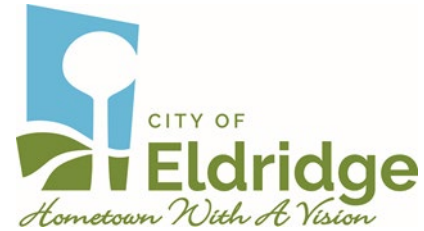
The City often receives RFIs for prospective projects from developers with water usage that exceeds the City's current capacity or would trigger an expansion.

Staff would like the City Council and Utility Board's thoughts on this issue. Are private wells allowed? If not, should they be? If so, where and under what circumstances? This should be clarified in City Code.

A summary of past RFIs and their water usage requirements are on the next page.

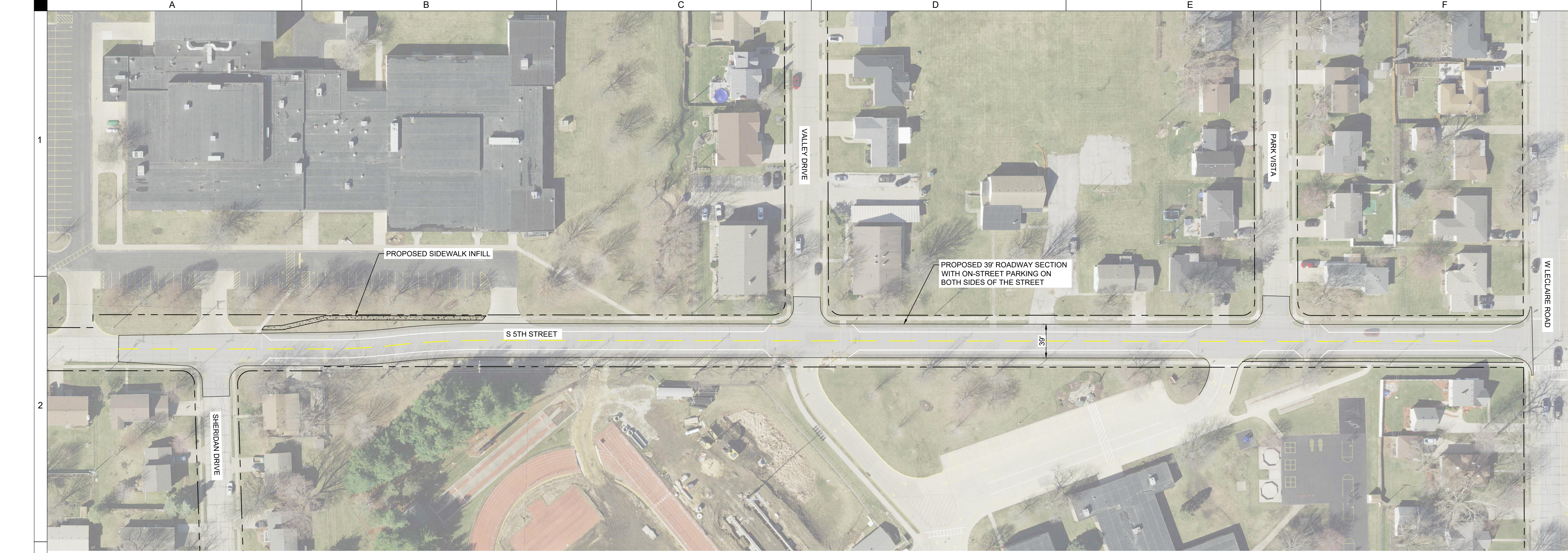
City of Eldridge

MEMORANDIUM



PAST DEVELOPMENT RFIs:

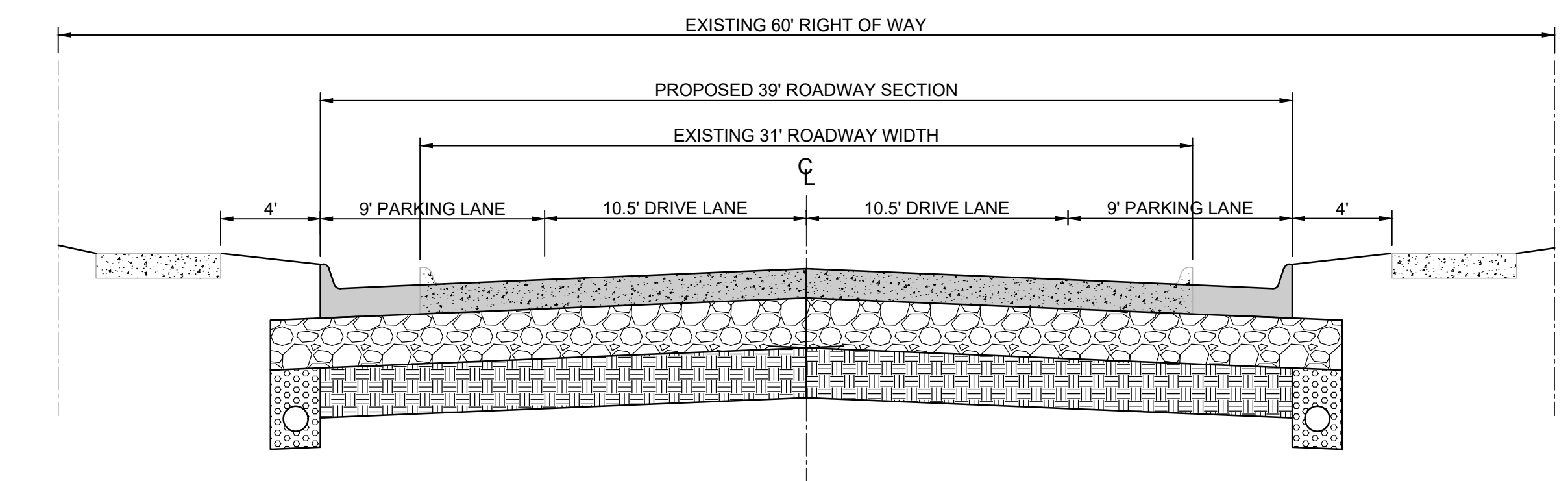
DATE	GPD	INVESTMENT/JOBS
OCT 2023	792,000 GPD expansion to 1.56 MM GPD	\$300MM /70-100
OCT 2023	27,000 GPD expansion to 480,000 GPD	Not provided
FEB 2024	200,000 GPD	Not provided
MAR 2024	800 GPD	\$40MM /74
SEPT 2024	TBD (more concerned w/Electric)	\$14MM /60
SEPT 2024	1.6 MM GDD	\$126MM /62
OCT 2024	300,000 GPD	\$50MM 1 st /\$150 2 nd /80-250
DEC 2024	250,000 GPD	Not provided/250 - 500 4 th yr.
DEC 2024	1.6 MM GPD expansion to 2.5 MM GPD	\$750 MM/2500 – 3000 4 th yr.
MAR 2025	Not provided yet	\$48MM/298
MAR 2025	11,000 GPD	Not provided



S 5TH STREET - FULL ROADWAY RECONSTRUCTION OPTION

- REMOVAL AND REPLACEMENT OF EXISTING ROADWAY PAVEMENT WITH PCC PAVEMENT ON GRANULAR SUBBASE WITH CURB AND GUTTER.
- WIDENING OF ROADWAY FROM 31' TO 39'
- ON-STREET PARKING ON EAST AND WEST SIDE OF THE STREET TO BE PROVIDED WHILE MAINTAIN NORTH AND SOUTH DRIVE LANES.
- PUBLIC UTILITY REPLACEMENT INCLUDING STORM SEWER, SANITARY SEWER, AND WATERMAIN.
- SIDEWALK TO BE REPLACED. 5 FOOT WIDE SIDEWALK PROVIDED ON EAST AND WEST SIDES OF S 5TH STREET.

ESTIMATED OPINION OF PROJECT COST FOR DESIGN AND CONSTRUCTION = \$2.4 MILLION.



S 5TH STREET RECONSTRUCTION - TYPICAL SECTION
1" = 5'

S 5TH STREET ROADWAY CONCEPTS

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

DRAWN BY	ZAK
APPROVED BY	ZJH
ISSUED FOR	CONCEPT
ISSUE DATE	4/9/2025
PROJECT NUMBER	2240001180
FIELD BOOK	

**S 5TH ST -
ROADWAY
CONCEPTS**

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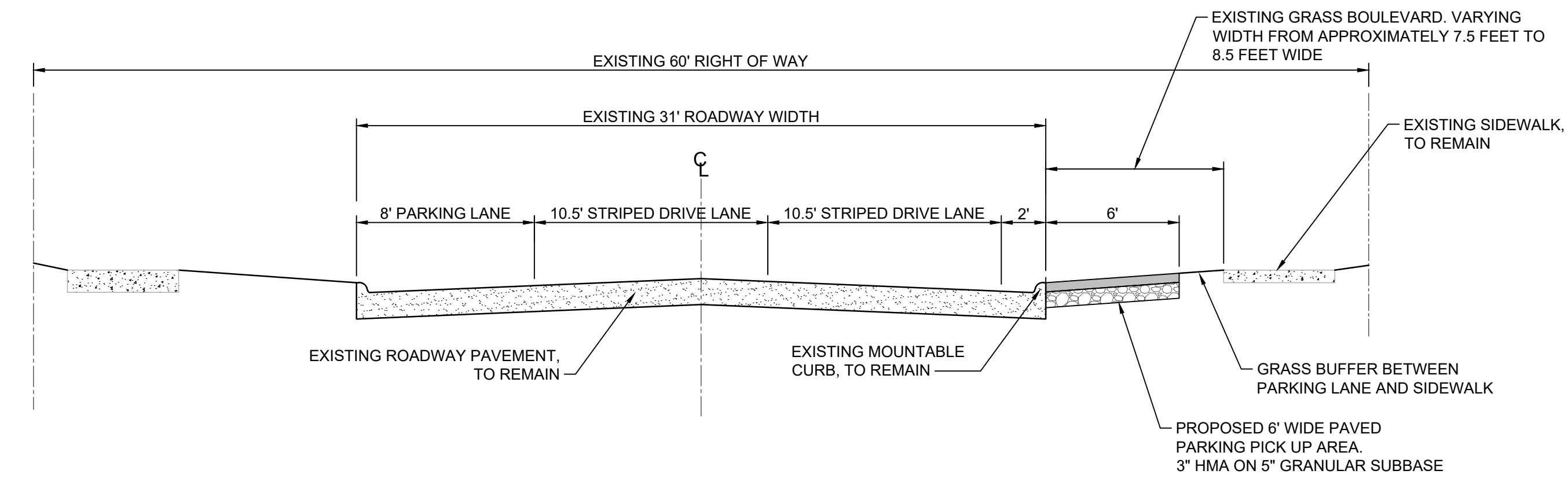
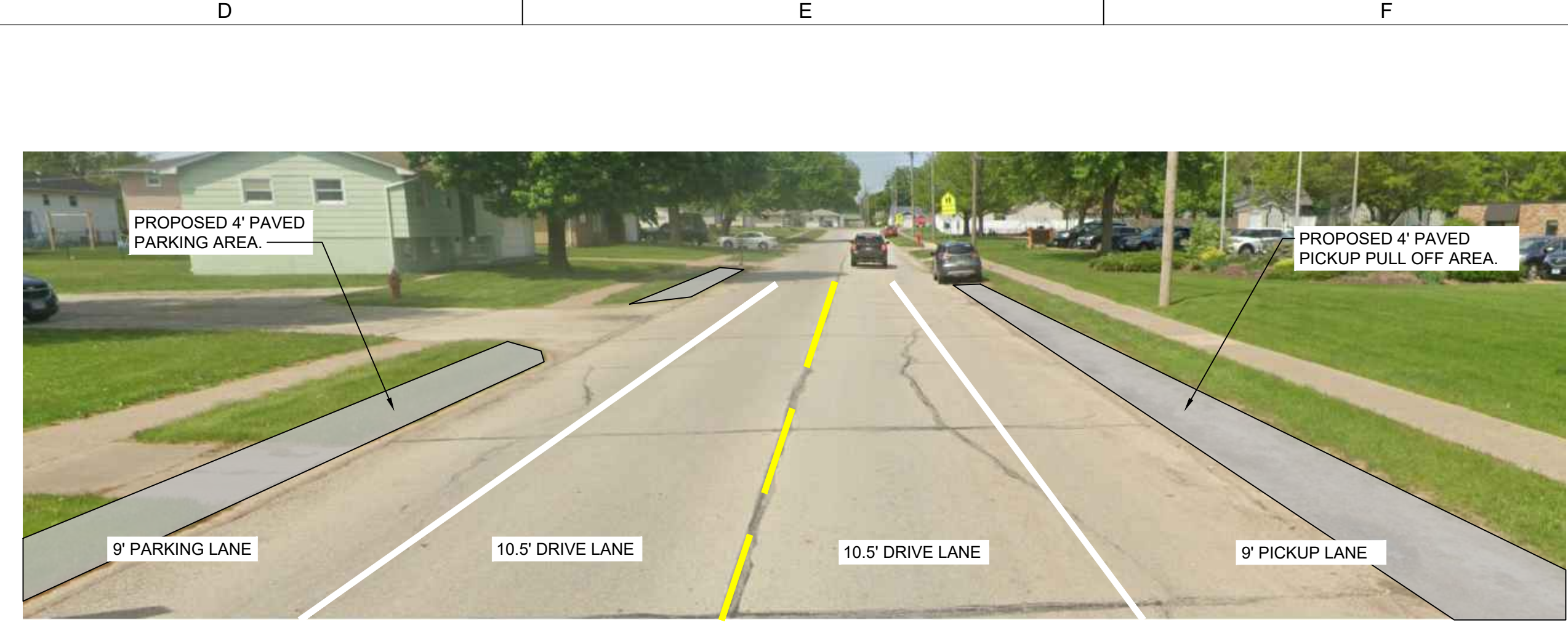
S 5TH STREET ROADWAY CONCEPTS

CITY OF ELDRIDGE
ELDRIDGE, IOWA

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

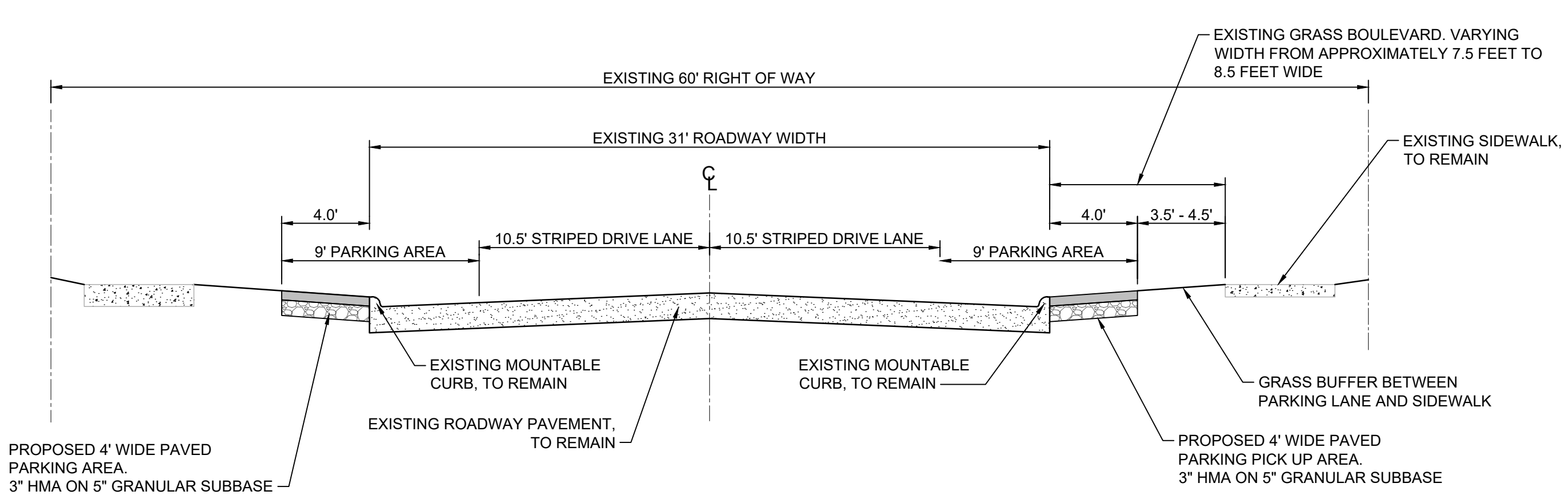
DRAWN BY	ZAK
APPROVED BY	ZJH
ISSUED FOR	CONCEPT
ISSUE DATE	04/03/2025
PROJECT NUMBER	2240001180
FIELD BOOK	

**S 5TH STREET -
ROADWAY
CONCEPTS**



S 5TH STREET - TYPICAL SECTION - ON STREET PARKING EAST EXTENSION OPTION
1" = 5'

ESTIMATED OPINION OF CONSTRUCTION COST FOR 6 FOOT PAVED PICKUP LANE ON EAST SIDE OF S 5TH ST = \$60,000



S 5TH STREET - TYPICAL SECTION - ON STREET PARKING EXTENSION OPTION - BOTH SIDES OF STREET
1" = 5'

ESTIMATED OPINION OF CONSTRUCTION COST FOR 4 FOOT PAVED PARKING LANES ON BOTH SIDES OF S 5TH ST = \$100,000

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