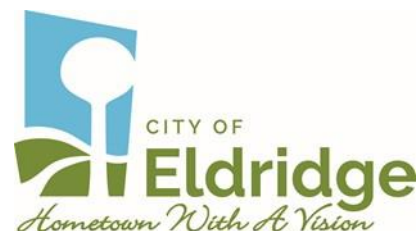


COMMITTEE OF THE WHOLE MEETING AGENDA
Monday, June 3rd, 2024, 6:00 pm
Eldridge Community Center – 400 S 16th Ave

1. Call to Order and Roll Call
2. Approval of Agenda
3. Old Business
 - A. Discussion on providing a zoning verification letter and Resolution of Support for the Eldridge Fields, LLC development to be submitted with an application to the State of Iowa for the Workforce Housing Tax Credit Program
4. New Business
 - A. Discussion on proposals for a basement/lower-level remodel of the Eldridge Police Department
 - B. Discussion on changing the speed limit on Lincoln Road from 35 MPH to 25 MPH between S. Buttermilk Road and the Hwy 61 bridge
 - C. Discussion on Employee Appreciation Event
5. Adjournment

City of Eldridge

MEMORANDIUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: Resolution of Support for Eldridge Fields, LLC
Date: June 3, 2024

Mayor and City Council:

The City Council has been discussing the Eldridge Urban Revitalization Tax Exemption Area and Plan and a possible consideration to amend the area and plan to include additional parcels to support future multi-residential development.

Eldridge Fields, LLC is the current owner of one of the parcels being considered in the potential expansion of the URTE Area. In a recent presentation by the representative for Eldridge Fields, LLC, the Council was informed that the project is eligible to apply for a tax credit program through the State of Iowa – the Iowa Workforce Housing Tax Credit (WHTC) Program. This program offers tax benefits to the developers that provide housing in Iowa communities on abandoned, empty, or dilapidated properties.

One of the requirements of the program is the local public agency (the City) must participate by financially assisting the project for at least \$1,000 per unit. This can be achieved by cash, TIF, tax abatement, in kind, etc.

The housing needs assessment for the City of Eldridge showed a need for this kind of affordable housing – targeted for middle-income workforce residents and families. With the recent relocation of RILCO, Inc headquarters to our community, and the focus on attracting additional industrial and commercial development, the needs for workforce housing in the City of Eldridge will be even greater.

The application deadline for the WHTC Program is June 9th and Eldridge Fields, LLC would like to submit an application to the Iowa Economic Development Authority. To do that, they must have a Letter of Support, a Zoning Verification Letter, and a Resolution of Support. By providing these documents and supporting the Eldridge Fields, LLC development, the City is stating that they are working towards an option or program to provide the required financial assistance to the project to be eligible for the WHTC program. For the Eldridge Fields, LLC 50-unit development, this would be \$50,000 that the City would contribute if the application was approved by the IEDA and the tax benefits were awarded by the State to the developer. If the application is approved, the City would then have to consider a formal approval of a contribution of \$50,000 to the project through any option of cash, TIF, tax abatement, in kind, etc...

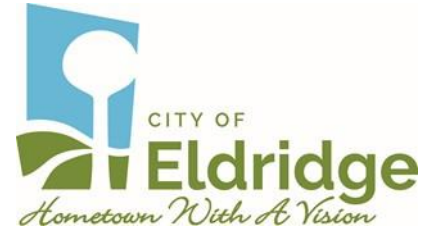
Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: Eldridge PD Lower-Level Remodel
Date: June 3, 2024

Mayor and City Council:

The Eldridge Police Department has obtained two proposals for a remodel of the basement/lower-level of the Police Department. The construction would include a minor interior demolition to remove an existing doorway, remove and dispose of a range hood and electrical connection, and a build out of the existing space to utilize the full lower level more efficiently. The remodel will include the creation/addition of a supply room, office space, hallway, new records room, and a women's locker room.

The remodel will not only provide an opportunity to utilize the full area more efficiently, but it will also improve the current conditions for storing records and supplies and will meet the needs and accommodation requirements for our officers.

The Police Department would also like your consideration to allow them to sell the fitness equipment that is currently located in the lower level, which was donated to them when the City's fitness center closed and use the proceeds from the sale of the equipment towards the remodel of the basement.

The proposals that were received include:

1. Quality Construction Services – in the amount of \$33,852
2. Daxon Construction Company – in the amount of \$29,877 with optional add-on alternates = \$3,155

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery



QUALITY CONSTRUCTION SERVICES, INC.

PO Box 156, Eldridge, Iowa 52748
Iowa: 563-285-4344 Illinois 309-757-9150

February 20, 2024

Proposal #9185

Eldridge Police Department
Attn: Andrew Lellig
305 N 3rd Street
Eldridge, IA 52748

RE: Basement Build-out

Quality Construction Services, Inc. proposes to furnish all labor, material, equipment, tools and supervision to:

1. Remove and properly dispose of range hood, including electrical connection, in Records Room.
2. Remove and save for future use one (1) steel entry door (door to current Records Room).
3. Provide and install approximately 100 LF of 2x4 wood framing to create:
 - a. Supply Room (approximately 11.5' x 16.5')
 - b. Office (approximately 11.5' x 11.5')
 - c. Hallway (approximately 11.5' long and 3' wide)
 - d. Women's Locker Room (approximately 11.5' x 7.5')
 - e. Records Room (approximately 11.5' x 14')
4. Provide and install R-13 Kraft-Faced insulation in all new walls for sound mitigation.
5. Provide, install, finish and paint 5/8" Firecode Sheetrock over all new walls. Paint color(s) to be determined by customer.
6. Provide and install four (4) 3068 Flush 20-minute Fire-Rated Steel Entry Doors with spring hinges, lever lock sets and deadbolts.
7. Provide and install 4" vinyl cove base to all new walls.
8. Electrical to include: Electrical demolition (Range Hood), Four (4) new switches, Six (6) new receptacles, One (1) refeed 2 x 4 fixtures (office), One (1) new 2 x 4 fixture (office), Two (2) Refeed 2 x 4 fixtures (storage room), One (1) switch relocated (locker room), Five (5) new 1 x 4 strip fixtures locker/records room, All associated wiring.
9. Clean work area and move off site.

Base Bid:

Thirty-Three Thousand Eight Hundred Fifty-Two Dollars and 00/100

\$33,852.00

All work will be completed in a timely and professional manner. Thank you for this opportunity, and should you have any questions please feel free to call me at 563-285-4344.

Sincerely,
Quality Construction Services Inc.

Pete Bergum
Project Manager/Estimator

*Exclusions include sales tax (if applicable) and anything not specifically mentioned above.

Proposal Valid for 30 days



3/14/23

Eldridge Police Department
305 N. 3rd Street
Eldridge, IA 52748

RE: Lower-Level Remodel

Dear Chief of Police Andrew Lellig,

Thank you for the opportunity to present our proposal for the lower-level remodel at Eldridge Police Department. This price & scope of work is based on drawings called "Eldridge Police Department Drawings" dated 2/22/24.

General Conditions:

- General cleanup.
- Dumpster rental & disposal.
- Supervision as needed.

Interior Demolition:

- Minor interior demolition to remove existing door that leads to proposed record room and women's locker room.

Doors & Frames:

- Furnish & install (4) 3'-0"x7'-0" hollow metal doors & frames.
- Furnish & install necessary door hardware.

Finishes:

- Furnish & install all new walls with metal studs per plans.
- Furnish & install all new & existing walls with 5/8" drywall.
 - Finish new drywall ready for painting.
- Prime & apply (2) coats of finish paint to drywall and exposed concrete foundation walls (wall color to be determined).
- Paint (4) new hollow metal doors & frames (color to be determined).
- Furnish & install 2x2 carpet tile (color and pattern to be determined).
- Furnish & install 4" vinyl cove base throughout new space.

Electrical:

- Relocate (1) single pole switch.
- Change (1) single pole switch to three-way switch.
- Add (2) single pole switches.
- Add (5) duplex receptacles.
- Add (1) 2x4 flat panel fixture in new "office".

TOTAL CONSTRUCTION COSTS.....\$29,877.00

Add Alternates:

- Add alternate #1: Women's locker room 2x2 carpet tile.....\$1,547.00
- Add alternate #2: Women's locker room acoustic ceiling.....\$690.00
- Add alternate #3: Women's locker room (2) 2x4 lights.....\$918.00

Exclusions:

- Permit.
- Architectural drawings if required for city permit.
- Any unforeseen conditions.
- Add alternates.
- Systems furniture.
- Overtime hours, unless specified (standard work hours 7:00am – 3:30 pm included).
- Wall insulation.
- Anything not listed above.

If you have any questions, please do not hesitate to call. Thanks for giving us an opportunity on this project.

Sincerely,



Bryan Daxon

City of Eldridge MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Speed Limit on Lincoln Road Memo
Date: 6/3/2024

Mayor and City Council:

Councilmember Scott Campbell spoke with me and Chief Lellig about the possibility of reducing the speed limit on Lincoln Road from 35 MPH to 25 MPH between S. Buttermilk Road and the Hwy 61 bridge. See illustration:



Building Official Ray Nees and I researched the IDOT website and preliminarily did not find any regulations that would prevent this change if Council wished to implement it with an ordinance amendment. We have also reached out to the City Engineer for a second opinion.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi