

ELDRIDGE ELECTRIC AND WATER UTILITY BOARD

October 8, 2024 – 5:00pm
City Hall, 305 N. 3rd Street

1. Call to Order
2. Public Comment
3. Approval of Agenda
4. **Approval of Utility Board Meeting Minutes from September 17, 2024**

5. Financial
 - A. **Consideration to Approve Bills Payable**
 - B. Consideration to approve the non-renewal of the Treasury Bill and transfer of funds from said account
 - C. **Discussion and Consideration of proposed terms for renewal of VZW Cell Site lease**

6. Electric Department
 - A. **Outages**
 - B. **Consideration to approve purchase of PPE for D. Gheer at a cost NTE \$550**
 - C. Department Update – Collin Wilson

7. Water Department
 - A. Water Test Results
 - B. **Consideration to approve a quote from Baker Group of \$5,342 for HVAC Controls Integration**
 - C. Department Update – Cegan Long

8. Administration
 - A. **Consideration to approve Precision Concepts quote for installation of a Security Camera and Secure Entry system at all facilities/sites**
 - B. **Consideration to approve an estimate from 120Water to assist with the Lead/Copper notification process**
 - C. Discussion and Consideration to appoint Chairperson for the Utility Board
 - D. Department Update

9. Consideration of Closed Session pursuant to Iowa Code 21.5(1)a “To review or discuss records which are required or authorized by state or federal law to be kept confidential or to be kept confidential as a condition for that governmental body’s possession or continued receipt of federal funds.”

10. Potential Action as a result of Closed Session

11. Adjournment

NEXT REGULAR MEETING: Tuesday, October 22nd, 2024 at 5:00pm

Abby Petersen

Rachael Padavich

Jeff Hamilton

Michael Bristley

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:01 P.M. on September 17, 2024, at Eldridge City Hall.

Board members present were Craig Gehrls, Rachel Padavich, Jeff Hamilton, and Michael Bristley. Abby Petersen was present via phone. Also, present Nevada Lemke, Ryan Iossi, Cegan Long, and Sadie Wagner.

Public Comment – none

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

Motion by Bristley to approve Utility Board Minutes from September 3, 2024. Second by Padavich. All Ayes. Motion Carries.

Financial-

- A. Motion by Padavich to Approve Bills Payable in the amount of \$151,722.97. Second by Bristley. All Ayes. Motion Carries.

Electric Department-

- A. Outages – none.
- B. Department Update – Given by Nevada Lemke. Lemke stated the electric department has been installing new electric services and they almost completed a service upgrade at 750 E LeClaire Rd. Also, Devon Gheer and Dalton Eagle attended the fall electric distribution workshop at IAMU. She also stated a new fiber-optic service from central broadband is set for next Monday at the regulator station at 2600 S 1st Street.

Water Department-

- A. Motion by Hamilton to approve a quote from Climate Engineers in the amount of \$1,010 to replace a failed controller component of the HVAC Unit. Second by Padavich. All Ayes. Motion Carries.
- B. Motion by Padavich to approve Henningson Construction quote for Water Treatment Plant at a total of \$3,300 for windows and \$3,400 for an additional workspace/desk. Second by Bristley. All Ayes. Motion Carries.
- C. Discussion on 16th Avenue Water Tower painting and logo design contest. Discussed amongst the board.
- D. Motion by Hamilton to approve a quote for instrument calibration from Lino in the amount of \$1,238. Second by Bristley. All Ayes. Motion Carries.

- E. Motion by Hamilton to approve a quote from Cahoy in the amount of \$2,630 to pull and inspect High Service Pump (HSP) #2. Second by Bristley. All Ayes. Motion Carries.
- F. Department Update – Given by Water Plant Operator, Cegan Long. Long stated the lead and copper samples they submitted this year were turned in and passed. Well #2 was installed on the 12th and ISG looked at places ideal for a new Well. Long stated their new power tools had come in, and the new mower was ordered. During the ISG visit, they determined that the backwashing cycles didn't need to be as long, going from 22 minutes down to 10 bringing the water loss substantially down. Long also stated he reached out to ACCO about getting rid of fluoride in the water system. ACCO stated a lot of systems that they currently supply are getting rid of fluoride. ISG also recommended adding ventilation from the treatment room to the outside so the water department would be looking into that.

Administration

- A. Motion made by Hamilton to approve changing the Utility Board meeting schedule/time from 5:00 PM to 4:30 PM pending a resolution. Second by Bristley. All Ayes. Motion Carries.
- B. Discussion on delinquent utility billing accounts. Discussed amongst the board.
- C. Department Update- Given by Nevada Lemke. Lemke gave a proposal from ISG for the 16th Water Tower Reconditioning schedule and a meeting report from the onsite visit ISG did to determine the goals the city has and that the engineering report will answer. They did identify some short-term and long-term goals that the city needs. She also stated that Lenny, with ISG, reached out to Verizon regarding the tower lease agreement. Verizon sent the city a letter of denial and let Lenny know they are going to be looking for new sites. Lenny determined they will look for other sites but that the city is at a point where they could counter with \$1,300 a month. She then stated Precision Concepts is to start installing security cameras at each facility next week. Lemke gave the board an update about the PCA and that she would bring a couple of quarters of the PCA rates to show the board to the next meeting. She also reported the city has come to an agreement with CMPAS after the city's counteroffer, CMPAS met in the middle.

Motion by Bristley to adjourn the meeting at 5:53 P.M. Second by Padavich. All Ayes. Motion Carries.

Sadie Wagner

Billing Clerk

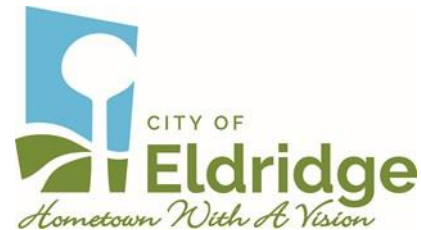
BILLS PAYABLE

CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	FREQUENCY	AMOUNT
1000	ELECTRIC	630 5-820-6503	CENTRAL MUNICIPAL POWER	ENERGY SUPPLY	MONTHLY	\$204,509.68
1001	INS REIMB	821 5-630-6184	EBS - EMPLOYEE BENEFIT SYS	CLAIM FUNDING	WEEKLY	\$60.00
1002	INS REIMB	821 5-630-6184	EBS - EMPLOYEE BENEFIT SYS	CLAIM FUNDING	WEEKLY	\$373.28
1003	ELECTRIC	630 5-820-6501	MIDAMERICAN ENERGY CO	LOUISA CASH REQUEST OCTOBER	MONTHLY	\$39,000.00
1003	ELECTRIC	630 5-820-6502	MIDAMERICAN ENERGY CO	WS CASH REQUEST OCTOBER	MONTHLY	\$8,000.00
226269	ELECTRIC	630 2033	GIBSON TRAVIS	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$11.92
226270	WATER	600 5-810-6150	DELTA DENTAL	DENTAL/VISION INS PREMIUMS	MONTHLY	\$233.48
226270	WATER	600 5-810-6150	DELTA DENTAL	BASIC LIFE INS PREMIUMS	MONTHLY	\$10.60
226270	WATER	600 5-810-6150	DELTA DENTAL	LTD INS PREMIUMS	MONTHLY	\$46.77
226270	ELECTRIC	630 5-820-6150	DELTA DENTAL	DENTAL/VISION INS PREMIUMS	MONTHLY	\$125.95
226270	ELECTRIC	630 5-820-6150	DELTA DENTAL	BASIC LIFE INS PREMIUMS	MONTHLY	\$19.40
226270	ELECTRIC	630 5-820-6150	DELTA DENTAL	LTD INS PREMIUMS	MONTHLY	\$91.33
226271	ELECTRIC	630 5-820-6508	U.S. POST OFFICE	LOST - REISSUED CK #226284	VOID	\$0.00
226272	WATER	600 5-810-6150	WELLMARK BLUE CROSS	HEALTH INS PREMIUMS	MONTHLY	\$2,960.79
226272	ELECTRIC	630 5-820-6150	WELLMARK BLUE CROSS	HEALTH INS PREMIUMS	MONTHLY	\$2,840.40
226273	ELECTRIC	630 2033	CARTEE JESSICA	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$137.49
226274	ELECTRIC	630 2033	DENNIS JAROD	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$45.63
226275	ELECTRIC	630 2033	DVORAK KYLE	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$87.88
226276	ELECTRIC	630 2033	KRDZALIC DAMIR	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$32.11
226277	ELECTRIC	630 2033	KROEGER ERICH	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$110.78
226278	ELECTRIC	630 2033	MORROW SHELBY	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$53.04
226279	ELECTRIC	630 2033	O'FLAHRITY DANIEL &	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$403.91
226280	ELECTRIC	630 2033	SCHAEER DAVID	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$32.36
226281	ELECTRIC	630 2033	SHEPARD VICKI	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$73.06
226282	ELECTRIC	630 2033	WILSON CAMRYN	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$133.66
226283	WATER	600 5-810-63711	MENARDS	POWER WASH HOSE & SHELVING	AS NEEDED	\$69.99
226283	WATER	600 5-810-63711	MENARDS	GARBAGE AND FRIDGE/FREEZER	AS NEEDED	\$319.00
226283	WATER	600 5-810-63711	MENARDS	TOOLS & REPLACEMENT FAUCET	AS NEEDED	\$172.28
226283	WATER	600 5-810-6506	MENARDS	POWER WASH HOSE & SHELVING	AS NEEDED	\$412.44
226283	WATER	600 5-810-6506	MENARDS	GARBAGE AND FRIDGE/FREEZER	AS NEEDED	\$81.46
226283	WATER	600 5-810-6506	MENARDS	CLOCK & MOP PADS	AS NEEDED	\$64.17
226283	WATER	600 5-810-6506	MENARDS	KLEENEX & PACKING TAPE	AS NEEDED	\$68.70
226283	WATER	600 5-810-6520	MENARDS	WOOD & BRACKETS FOR PIPE	AS NEEDED	\$34.88
226283	ELECTRIC	630 5-820-6507	MENARDS	OPERATING SUPPLIES	AS NEEDED	\$20.84
226284	ELECTRIC	630 5-820-6508	U.S. POST OFFICE	POSTAGE FOR BILLING MAILINGS	MONTHLY	\$1,068.36
226285	ELECTRIC	630 2033	MACKIE CHERYL	UTILITY ACCT - DEPOSIT REFUND	ONE TIME	\$157.29
226286	ELECTRIC	630 5-820-6508	U.S. POST OFFICE	POST OFFICE BOX 375 ANNUAL FEE	ANNUALLY	\$352.00
226287	ELECTRIC	630 5-820-6310	A & A AIR COND & REFRIG INC	CITY SHOP ICE MACHINE LEASE	MONTHLY	\$62.50
226288	ELECTRIC	630 5-820-6340	ACCESS SYSTEMS LEASING	CITY SHOP COPIER LEASE	MONTHLY	\$94.59
226288	ELECTRIC	630 5-820-6340	ACCESS SYSTEMS LEASING	CITY HALL COPIER LEASE	MONTHLY	\$180.39
226289	WATER	600 5-810-6501	ACCO UNLIMITED CORP.	TREATMENT MATERIALS-WATER	AS NEEDED	\$2,876.50
226290	ELECTRIC	630 5-820-6411	AHLERS & COONEY P.C.	GENERAL REPRESENTATION	MONTHLY	\$539.00
226291	WATER	600 5-810-6371	ALLIANT ENERGY CO.	UTILITIES	MONTHLY	\$179.91
226292	ELECTRIC	630 5-820-6310	ALWAYS CLEAN LLC	JANITORIAL SERVICES	MONTHLY	\$300.00
226293	WATER	600 5-810-6213	AMERICAN WATER WORKS ASSN.	ANNUAL MEMBERSHIP RENEWAL	ANNUALLY	\$430.00
226294	WATER	600 5-810-6311	BAKER GROUP	HVAC INSPECTION & DIAGNOSTIC	AS NEEDED	\$342.00
226295	WATER	600 5-810-6752	CAHOY PUMP SERVICE INC.	WELL #2 REPAIR & INSTALL	AS NEEDED	\$63,903.00
226296	WATER	600 5-810-6506	CINTAS FIRST AID & SAFETY D89	WTR PLNT FIRST AID	MONTHLY	\$7.16
226296	ELECTRIC	630 5-820-6310	CINTAS FIRST AID & SAFETY D89	SHOP FIRST AID	MONTHLY	\$49.40
226297	WATER	600 5-810-6311	CLIMATE ENGINEERS-QC	HVAC REPAIR & TREATMENT PLANT	AS NEEDED	\$1,083.73
226298	ELECTRIC	630 5-820-64131	COMMUNITY ACTION EAST IA	PROJECT SHARE PROGRAM	MONTHLY	\$54.00
226299	ELECTRIC	630 5-820-6240	EAGLE DALTON	TRAVEL EXPENSE REIMBURSEMENT	AS NEEDED	\$245.89
226300	ELECTRIC	630 5-820-6507	FLETCHER-REINHARDT CO.	WOOD X-ARM BRACE	AS NEEDED	\$1,107.31
226301	WATER	600 5-810-6501	HAWKINS INC.	CHLORINE CYLINDER	AS NEEDED	\$20.00
226301	WATER	600 5-810-6501	HAWKINS INC.	CHLORINE CYLINDERS	AS NEEDED	\$1,889.69
226302	ELECTRIC	630 5-820-6230	IA ASSN. MUNICIPAL UTIL.	ITC-ULC PROGRAM FEE	AS NEEDED	\$1,505.00
226303	WATER	600 5-810-6213	IA DEPT NATURAL RESOURCES	DNR PERMIT RENEWAL	ANNUALLY	\$115.00
226304	ELECTRIC	630 5-820-6450	IOWA ONE CALL	LOCATES	MONTHLY	\$235.90
226305	WATER	600 5-810-6560	J & R SUPPLY INC	SPARE CHLORINE INJECTORS	AS NEEDED	\$2,160.55
226306	WATER	600 5-810-6705	LINOH20	CALIBRATION INSTRUMENTS WTP	AS NEEDED	\$1,238.00

226307	WATER	600 5-810-63711	MENARDS	LUMBER SHELVING/ WATER/ SUNSCR	AS NEEDED	\$112.36
226307	WATER	600 5-810-63711	MENARDS	TOOLS FOR WTP	AS NEEDED	\$300.64
226307	WATER	600 5-810-63711	MENARDS	TOOLS FOR WTP	AS NEEDED	\$129.94
226307	ELECTRIC	630 5-820-6507	MENARDS	ELECTRIC OPERATING SUPPLIES	AS NEEDED	\$75.24
226308	WATER	600 5-810-6181	MERSCHMAN HARDWARE	GLOVES	AS NEEDED	\$24.99
226308	WATER	600 5-810-63711	MERSCHMAN HARDWARE	HYDRANT CLEANING/PAINTING	AS NEEDED	\$41.97
226308	WATER	600 5-810-63711	MERSCHMAN HARDWARE	HYDRANT CLEANING/PAINTING	AS NEEDED	\$39.92
226308	WATER	600 5-810-63711	MERSCHMAN HARDWARE	OUTSIDE SPIGOT	AS NEEDED	\$21.98
226308	ELECTRIC	630 5-820-6331	MERSCHMAN HARDWARE	FORK LIFT/ PROPANE REFILL	AS NEEDED	\$29.99
226308	ELECTRIC	630 5-820-6504	MERSCHMAN HARDWARE	TOOL SET	AS NEEDED	\$29.99
226308	ELECTRIC	630 5-820-6504	MERSCHMAN HARDWARE	PAINT BRUSH	AS NEEDED	\$13.18
226309	WATER	600 5-810-6560	METERING & TECH SOLUTIONS	WATER METER PURCHASE	AS NEEDED	\$2,794.16
226310	WATER	600 5-810-6371	MIDAMERICAN ENERGY CO	401 S 16TH AVE GENERATOR	MONTHLY	\$15.72
226310	WATER	600 5-810-6371	MIDAMERICAN ENERGY CO	853 N 1ST GENERATOR	MONTHLY	\$34.72
226310	WATER	600 5-810-6371	MIDAMERICAN ENERGY CO	851N 1ST ST WELL 5	MONTHLY	\$36.49
226310	WATER	600 5-810-6371	MIDAMERICAN ENERGY CO	503 W DONAHUE ST	MONTHLY	\$143.31
226310	WATER	600 5-810-6371	MIDAMERICAN ENERGY CO	212 N 3RD ST	MONTHLY	\$14.54
226310	ELECTRIC	630 5-820-6371	MIDAMERICAN ENERGY CO	120 E IOWA ST	MONTHLY	\$16.31
226311	ELECTRIC	630 5-820-6414	NORTH SCOTT PRESS	UTILITY PUBLISHING	MONTHLY	\$663.35
226312	WATER	600 5-810-6723	P & K MIDWEST INC	WATER DEPT LAWN MOWER	ONE TIME	\$6,655.00
226313	WATER	600 5-810-63711	PLUMB SUPPLY	POWERTOOLS FOR TRUCKS AND WTP	AS NEEDED	\$1,593.00
226313	WATER	600 5-810-63711	PLUMB SUPPLY	POWERTOOLS FOR TRUCKS AND WTP	AS NEEDED	\$597.00
226313	WATER	600 5-810-63711	PLUMB SUPPLY	POWERTOOLS FOR TRUCKS AND WTP	AS NEEDED	\$69.94
226314	WATER	600 5-810-6451	QC ANALYTICAL SERVICES LLC	LEAD AND COPPER TESTING	MONTHLY	\$846.00
226314	WATER	600 5-810-6451	QC ANALYTICAL SERVICES LLC	LEAD AND COPPER/FLOURID/BAC T	MONTHLY	\$321.00
226315	WATER	600 5-810-6520	QUAD CITIES TAS	ANSWERING SERVICES	MONTHLY	\$30.66
226315	ELECTRIC	630 5-820-6450	QUAD CITIES TAS	ANSWERING SERVICES	MONTHLY	\$30.66
226316	WATER	600 5-810-6506	STAPLES	SHOP- KITCHEN SUPPLIES	AS NEEDED	\$24.77
226316	WATER	600 5-810-6506	STAPLES	PRINTER INK	AS NEEDED	\$127.69
226316	ELECTRIC	630 5-820-6310	STAPLES	SHOP - KITCHEN SUPPLIES	AS NEEDED	\$24.78
226316	ELECTRIC	630 5-820-6319	STAPLES	PRINTER INK	AS NEEDED	\$127.70
226317	WATER	600 5-810-6310	STORM WATER SUPPLY LLC	GRASS FEED	AS NEEDED	\$118.50
226317	WATER	600 5-810-63711	STORM WATER SUPPLY LLC	GRASS FEED TO REPAIR HOLES	AS NEEDED	\$118.50
226318	ELECTRIC	630 5-820-6319	TYLER TECHNOLOGIES	BILLING TRANSACTION FEES	MONTHLY	\$558.75
226319	WATER	600 5-810-63711	USA BLUE BOOK	SUPPLIES & SOLUTIONS	AS NEEDED	\$364.65
226319	WATER	600 5-810-63711	USA BLUE BOOK	MONOCHLORAMINE TESTING PACKET	AS NEEDED	\$102.38
226320	WATER	600 5-810-6373	VERIZON WIRELESS	UTILITY CELLULAR	MONTHLY	\$129.60
226320	ELECTRIC	630 5-820-6373	VERIZON WIRELESS	UTILITY CELLULAR	MONTHLY	\$191.35
226321	WATER	600 5-810-6331	WEX BANK	FUEL	MONTHLY	\$495.05
226321	ELECTRIC	630 5-820-6331	WEX BANK	FUEL	MONTHLY	\$436.30
ACH	SPLIT	SPLIT	PAYROLL 9/28/2024	PAYROLL 9/28/2024	BI-WEEKLY	\$24,410.19
GRAND TOTAL:						\$382,746.72

Eldridge Electric & Water

MEMORANDUM



To: Eldridge Electric & Water Utility Board of Trustees
From: City Administrator, Nevada Lemke
Re: Verizon Lease Discussion
Date: October 7, 2024

Utility Board of Trustees:

Verizon currently has a cell site lease with the City of Eldridge for its Verizon Wireless Communications facility that is located on the property with the Water Tower at 401 South 16th Avenue. There is currently 3 years left on the current lease, and the current monthly lease rate they are paying for that site is \$1,749 with a 15% escalator. Under the current lease, the rate will increase to \$2,011 per month in 2026. In January 2024, Nicholas Politz presented a proposal stating Verizon Wireless would like to include this site in its long-term portfolio, and proposed a new rent amount of \$1,100 commencing on November 1, 2024, with a 10% escalator every 5 years.

On April 19, 2024, Nicholas spoke with Jeff Martens, Assistant City Administrator, and myself. We discussed the reasoning behind decreasing the lease amount moving forward as well as the terms of the current lease. Nicholas presented additional options including a lump sum proposal for the site with a potential of additional sites in the City of Eldridge in the future.

Following that discussion, there have been several exchanges between Nicholas and the City of Eldridge, as well as the Utility's ISG Engineering representative, Lenny Larson. With those exchanges, there have been various proposals presented. To date, no agreement has been reached and Verizon recently sent the City of Eldridge a decline letter and stated that Verizon will be taking the next step to review and evaluate alternative site locations. They will continue to abide by the terms of the current lease until that agreement is either terminated or it expires.

Lenny reached out to Nicholas after the City received the Decline letter from Verizon to make a final attempt at negotiating the lease terms. The final offer from Verizon for the VZW Cell Site #37896 was \$1,250/month commencing on 11/1/2027 with a 10% escalator every 5 years (next increase 11/1/2032).

OUTAGE REPORT

Date: 9/25/24

Address: 310 W Pine St

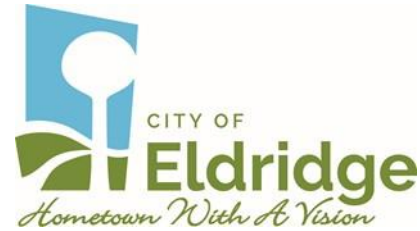
Outage Time: 12:20 pm – 1:10 pm

Cause: Animal Contact

of Customers: 14

Eldridge Electric & Water

MEMORANDUM



To: Eldridge Electric & Water Utility Board of Trustees
From: City Administrator, Nevada Lemke
Re: PPE Purchase
Date: October 7, 2024

Utility Board of Trustees:

As we have discussed previously, the City of Eldridge/Eldridge Electric & Water Utility will be entering into Collective Bargaining negotiations in the coming months with the Eldridge Iowa Employees Association. At that time, we will address the Clothing Allowance terms, which have not changed in over 10 years. One challenge we have identified is that there is not currently any policy in place for what items would be considered PPE (Personal Protective Equipment) and what items would be considered purchases to be made with an employee's clothing allowance. As part of that challenge, we have also identified that the clothing allowance amount does not adequately cover the expenses of the items that are required to be worn by employees in different departments to ensure their safety, as part of their required work uniforms.

We have started preparing the lists for each category (PPE v. Clothing Allowance) relative to each department, so we can address this item in the upcoming negotiations. However, in the meantime, since we do not have a PPE policy and approved budget in place, we will need to consider approval of purchases that exceed an employee's clothing allowance allotment as they are needed.

For the Electric Department, the Line Foreman has prepared a preliminary list of items that would be needed to start a new employee, including costs and estimated timeframes for replacements.

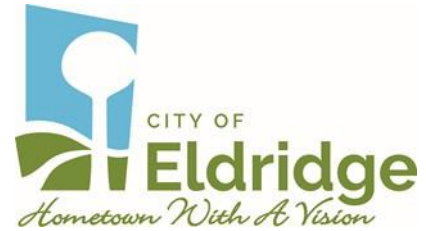
	General Price	Replacement	Qty to Start
T-Shirt	\$60-\$130	1-2 Years	3
Long Sleeve T-Shirt	\$70-\$140	2 Years	2
Pants/Jeans	\$90-\$120	1-2 Years	2
Sweatshirt	\$150-\$200	2 Years	1
Coat	\$240-\$330	2 Years	1
Winter Bib Overalls	\$280-\$330	As Needed	1
Stocking Cap	\$30-\$40	As Needed	1
Leather Gloves	\$40-\$60	As Needed	1

The annual clothing allowance provided under the terms of the current CBA is \$450/year. One of the new employees in the Electric Department used his clothing allowance to purchase 2 pairs of jeans (fire-resistant) for \$210 and 3 T-Shirts (fire-resistant) for \$224.67. That leaves \$15.33 remaining from his clothing allowance for the remainder of FY25, which ends June 30, 2025.

For the colder weather seasons a sweatshirt and coat will be needed, which are also required to be fire-resistant. With the quoted amounts of \$150-\$200 for a sweatshirt and \$240-\$330 for a coat, the Utility Board should consider approving the purchase of these items at a cost Not To Exceed \$550. This will be paid out of the expense line titled Clothing Allowance in the Electric budget, which has \$5,000 appropriated for FY25 and will only need approximately \$2,025 of that appropriated amount to cover the clothing allowance for the employees in that department for FY25.

Eldridge Electric & Water

MEMORANDUM



To: Eldridge Electric & Water Utility Board of Trustees
From: City Administrator, Nevada Lemke
Re: Baker Group HVAC Proposal
Date: October 7, 2024

Utility Board of Trustees:

The attached proposal is from Baker Group who does maintenance on the Water Treatment Plant's HVAC system and control components. The water plant is able to control set points, view alarms, set temperatures, and monitor functionality of the HVAC system through a web browser that Baker Group created specifically for us. The controller that was in the system was damaged and is no longer functional.

This is a separate control from what Climate Engineers will be installing, which was the quote approved by the Board at the September 17th meeting. Climate Engineers' control box will only allow them to control set points and view alarms on their laptop.

Baker Group's controller would give the Water Treatment Operators control and allow them visual access of the inside of the treatment lab. This would allow the employees to have some control of the system so they can start to dry out the treatment room and protect the piping and motors.



Expect the Best[®]

PROPOSAL FROM BAKER GROUP'S AUTOMATION BUSINESS UNIT:

Eldridge, IA. Water Treatment Plant

PROJECT INFORMATION:

DELIVERED ON:
September 16, 2024



Baker Group
Ryan Gusta
1600 SE Corporate Woods Drive
Ankeny, Iowa 50021-7501
Phone: 855.262.4000
Fax: 515.266.1025
www.thebakergroup.com

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Baker Group
 Ryan Gusta
 1600 SE Corporate Woods Drive
 Ankeny, Iowa 50021-7501
 Phone: 855.262.4000
 Fax: 515.266.1025
 www.thebakergroup.com

Contact Summary Sheet

Proposal #:	RIG091624
Date:	September 16, 2024

Baker Group Contact Information	
Sales Executive / Project Manager:	Ryan Gusta
Baker Group Location:	Cedar Rapids, IA
Telephone:	(515) 499-3592
Fax:	
Email Address:	gustar@thebakergroup.com

Customer Contact Information	
Customer:	Cegan Long
Customer Contact:	(563) 209-6573
Customer Location:	Eldridge, IA. Water Treatment Plant
Customer Email Address:	Clong@cityofeldridgeIA.org



Baker Group
Ryan Gusta
1600 SE Corporate Woods Drive
Ankeny, Iowa 50021-7501
Phone: 855.262.4000
Fax: 515.266.1025
www.thebakergroup.com

September 16, 2024
Revision:

To:
Attn:

Project: Eldridge, IA. Water Treatment Plant
RE: HVAC Controls Integration

Scope of Work

Integrate existing HVAC Carel controller into Allen Bradley CompactLogix via BACnet Router.
Data passed will be consistent with that covered by the previous Jace controller. Additional data not covered by the previous Jace controller will be in addition to this price.

HVAC Intigration

CompactLogix

BACnet Router

Installation & Commissioning



Baker Group
 Ryan Gusta
 1600 SE Corporate Woods Drive
 Ankeny, Iowa 50021-7501
 Phone: 855.262.4000
 Fax: 515.266.1025
 www.thebakergroup.com

Pricing Summary:

Due to the current market volatility on material pricing this quote is valid for 10 days.

Due to high demand and supply chain volatility all proposals are subject to availability at the time of order. The delivery date we offer may also have to change. We will do our best to communicate in advance as soon as new information is known.

Pricing Summary for the Scope outlined above: \$5,342

(Proposal is valid for 10 days from the delivery date of September 16, 2024)

Signature Page:

Proposed by:

Accepted by:

 Company

 Company

Ryan Gusta

 Name

 Name (Printed)

Project Manager - Automation

 Title

 Signature

September 16, 2024

 Date

 Title

 Purchase Order Number

 Date



Baker Group
Ryan Gusta
1600 SE Corporate Woods Drive
Ankeny, Iowa 50021-7501
Phone: 855.262.4000
Fax: 515.266.1025
www.thebakergroup.com

PROJECT TERMS AND CONDITIONS

GENERAL

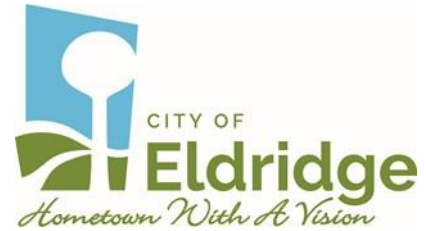
1. Baker Group agrees to perform all work in a careful and workman-like manner and to furnish only materials of good quality.
2. The customer will provide reasonable access to all areas and equipment, and will allow Baker Group to stop and start equipment as may be necessary to fulfill the terms of the project.
3. All work will be performed during normal working hours, 8:00 AM to 4:30 PM, Monday through Friday.
4. The customer will promptly pay invoices upon receipt. Should a payment become thirty (30) days or more delinquent, Baker Group may stop all work under this project without notice and/or cancel this project, and the entire project amount shall become due and payable immediately upon demand.
5. In addition to any price specified on the face hereof, the customer shall pay and be responsible for the gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale or delivery or any products, services or the work furnished hereunder or for their use by Baker Group on behalf of the customer whether such tax shall be local, state, or federal in nature.
6. In the event Baker Group must commence legal action in order to recover any amount payable under this Agreement, the customer shall pay Baker Group all court costs and attorney's fees incurred by Baker Group.
7. Any legal action relating to this agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
8. This Proposal valid for a period of 10 days after issuance.
9. Any balance unpaid for 30 days shall bear a FINANCE CHARGE computed by a "periodic rate" of 1.5% per month, which is an ANNUAL PERCENTAGE OF 18%.
10. To pay with MasterCard or Visa, please visit www.thebakergroup.com and click on the link "Invoice Payment: near the bottom of the webpage. There is a 3% convenience fee for payment on line using a credit card. Remittance using E-check on line with no fee is available.

LIMITATIONS OF LIABILITY AND INDEMNITIES

1. Baker Group will not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, commotion, war, act of God, or any other cause beyond Baker Group's reasonable control.
2. Adding, removing or making changes to your electrical power distribution system may affect your NFPA 70, 70B or 70E Electrical Arc Flash ratings. Unless specifically stated, our scope does not include creating or updating the code required power study for your facility.
3. In no event, whether as a result of breach of contract, or any tort including negligence or otherwise shall Baker Group or its suppliers, employees or agents be liable for any special, consequential, incidental, or penal damage including, but not limited to loss of profit or revenues, loss of use of any products, machinery, equipment, damage to associated equipment, cost of capital, cost of substitute products, facilities, services or replacement power, down time costs, lost profits, or claims of Buyer's customers for such damages.
4. No other warranty expressed or other liability is given and no other affirmation of Baker Group, by word or action, shall constitute a warranty. This warranty is expressly in lieu of any other express or implied warranty including any implied warranty of merchantability of fitness, and any other obligation on the part of Baker Group.
5. Baker Group warrants materials only to the extent and for the time period said materials are warranted to Baker Group by the manufacturer(s) of the same. Baker Group's liability, if any, upon any warranty, either expressed or implied, shall be limited to replacement of defective materials and correction of faulty workmanship which is in violation of local, state, or federal building codes at the time of performance of the work by Baker Group.

Eldridge Electric & Water

MEMORANDUM



To: Eldridge Electric & Water Utility Board of Trustees
From: City Administrator, Nevada Lemke
Re: Security Camera & Secure Entry Proposal
Date: October 7, 2024

Utility Board of Trustees:

The City Council recently approved a proposal from Precision Concepts to install security cameras and secure entry locks on all of the City facilities. This was the lowest proposal and best value out of proposals from Finn AV at \$82,270.73, Tri-City Electric at \$208,421 and Precision Concepts at \$61,054. The annual prescription costs will be \$4,464.

The portion of the cost for this project that would be allocated to the Utility would be \$8,658 for the Water Department and \$9,877 for the Electric Department. The annual prescription costs for the Utility would be approximately \$992/yr for the Water Department and approximately \$682 for the Electric Department.

The proposal and breakdown for the security cameras and locks is attached, along with information on the location of the cameras and locks at each facility.

Precision Concepts

Precision Concepts
 305 E. Kimberly Road
 Davenport, IA 52806 US
 +15634241787
 service@precision-concepts.com
 www.precision-concepts.com



Estimate

ADDRESS
City of Eldridge 305 N 3rd St Eldridge, IA 52748

ESTIMATE #	DATE	
1817	06/24/2024	

ACTIVITY	QTY	RATE	AMOUNT
City Hall/Police Station			
Turing:TR-MRP16-B Turing SMART TP-MRP16-B 16CH 16POE NVR Bundle w/ Turing Bridge	1	1,174.00	1,174.00
Western Digital:WD80PUZX 8TB Surveillance Hard Drive Purple	2	380.00	760.00
Turing:TP-MED5M28 5MP/ED/WDR/IP67/NightSt/MIC/People/Car/Face	13	359.00	4,667.00
APC:BE600M1 UPS Batery Backup 600VA	1	110.00	110.00
House:Labor Installation	18	80.00	1,440.00
			Surveillance Total for City Hall/Police Station: 8,151.00
RSVR Rack Mount CloudNode Server Edition	1	1,686.00	1,686.00
R8 Eight doors of access with power, includes two R4s and built in 10 Amp power supply	1	2,800.00	2,800.00
RM High-Security (13.56 MHz), OSDP, Wiegand, Mullion Reader	8	286.00	2,288.00
Lock Set Electrified Strike Universal	8	450.00	3,600.00
House:Labor Installation	12	80.00	960.00
			Access Control Total for City Hall/Police Station: 11,334.00
Water Department			
Turing:TR-MRP082T-B	1	794.00	794.00

ACTIVITY	QTY	RATE	AMOUNT
Smart NVR Bundle w/ Bridge/8CH/8POE/1SATA/2T			
Western Digital:WD80PUZX 8TB Surveillance Hard Drive Purple	1	380.00	380.00
Turing:TP-MED5M28 5MP/ED/WDR/IP67/NightSt/MIC/People/Car/Face	8	359.00	2,872.00
APC:BE600M1 UPS Batory Backup 600VA	1	110.00	110.00
House:Labor Installation	10	80.00	800.00
			Surveillance Total for Water Department: 4,956.00
R4 Four Door Controller, Ethernet, OSDP, Wiegand, Battery Monitoring, Optional wireless and PoE++	1	1,184.00	1,184.00
RM High-Security (13.56 MHz), OSDP, Wiegand, Mullion Reader	3	286.00	858.00
Lock Set Electrified Strike Universal	3	450.00	1,350.00
TP-LINK:CPE510 5Ghz 300 Mbps Outddoor CPE	2	89.00	178.00
Luxul:SW10004P 4 Port Unmanaged PoE+ Switch	1	132.00	132.00
			Access Control Total for Water Department: 3,702.00
Sewer Plant			
Turing:TR-MRP082T-B Smart NVR Bundle w/ Bridge/8CH/8POE/1SATA/2T	1	794.00	794.00
Western Digital:WD60PURZ WD Purple 6TB Surveillance Hard Drive - 5400 RPM Class, SATA 6 Gb/s, 64 MB Cache, 3.5"	1	280.00	280.00
Turing:TP-MED5M28 5MP/ED/WDR/IP67/NightSt/MIC/People/Car/Face	6	359.00	2,154.00
APC:BE600M1 UPS Batory Backup 600VA	1	110.00	110.00
House:Labor Installation	8	80.00	640.00
TP-LINK:CPE510 5Ghz 300 Mbps Outddoor CPE	2	89.00	178.00
Luxul:SW10004P 4 Port Unmanaged PoE+ Switch	1	132.00	132.00
			Surveillance Total for Sewer Plant: 4,288.00
R8 Eight doors of access with power, includes two R4s and built in 10 Amp power supply	1	2,800.00	2,800.00
RM High-Security (13.56 MHz), OSDP, Wiegand, Mullion Reader	7	286.00	2,002.00

ACTIVITY	QTY	RATE	AMOUNT
Lock Set Electrified Strike Universal	7	450.00	3,150.00
House:Labor Installation	10	80.00	800.00
			Access Control Total for Sewer Plant: 8,752.00
Parks			
Turing:TR-MRP082T-B Smart NVR Bundle w/ Bridge/8CH/8POE/1SATA/2T	1	794.00	794.00
Western Digital:WD40PURX 4TB Surveillance Hard Disk Drive - 5400 RPM Class SATA 6 Gb/s 64MB Cache 3.5 Inch -	1	220.00	220.00
Turing:TP-MED5M28 5MP/ED/WDR/IP67/NightSt/MIC/People/Car/Face	4	359.00	1,436.00
APC:BE600M1 UPS Batery Backup 600VA	1	110.00	110.00
TP-LINK:CPE510 5Ghz 300 Mbps Outddoor CPE	4	89.00	356.00
Luxul:SW10004P 4 Port Unmanaged PoE+ Switch	2	132.00	264.00
			Surveillance Total for Parks: 3,180.00
R8 Eight doors of access with power, includes two R4s and built in 10 Amp power supply	1	2,800.00	2,800.00
RM High-Security (13.56 MHz), OSDP, Wiegand, Mullion Reader	6	286.00	1,716.00
Lock Set Electrified Strike Universal	6	450.00	2,700.00
House:Labor Installation	8	80.00	640.00
			Access Control Total for Parks: 7,856.00
City Shop			
Turing:TR-MRP082T-B Smart NVR Bundle w/ Bridge/8CH/8POE/1SATA/2T	1	794.00	794.00
Western Digital:WD20PURZ WD Purple 2TB Surveillance Hard Drive - 5400 RPM Class, SATA 6 Gb/s, 64 MB Cache, 3.5"	1	140.00	140.00
Turing:TP-MED5M28 5MP/ED/WDR/IP67/NightSt/MIC/People/Car/Face	4	359.00	1,436.00
TP-LINK:CPE510 5Ghz 300 Mbps Outddoor CPE	2	89.00	178.00
Luxul:SW10004P 4 Port Unmanaged PoE+ Switch	1	132.00	132.00
House:Labor Installation	8	80.00	640.00
APC:BE600M1	1	110.00	110.00

ACTIVITY	QTY	RATE	AMOUNT
UPS Bateria Backup 600VA			Surveillance Total for City Shop: 3,430.00
Community Center I am able to use the existing HIK Cameras and make them part of our system.			
Turing:TR-MRP16-B Turing SMART TP-MRP16-B 16CH 16POE NVR Bundle w/ Turing Bridge	1	800.00	800.00
Western Digital:WD80PUZX 8TB Surveillance Hard Drive Purple	2	380.00	760.00
APC:BE600M1 UPS Bateria Backup 600VA	1	110.00	110.00
Turing:TP-MED5M28 5MP/ED/WDR/IP67/NightSt/MIC/People/Car/Face	1	359.00	359.00
House:Labor Installation	6	80.00	480.00
			Surveillance Total for Community Center: 2,509.00
PDK:R2 Two Door Controller, Ethernet, OSDP, Wiegand, Battery Monitoring, Optional wireless and PoE++	1	944.00	944.00
RM High-Security (13.56 MHz), OSDP, Wiegand, Mullion Reader	2	286.00	572.00
Lock Set Electrified Strike Universal	2	450.00	900.00
House:Labor Installation	6	80.00	480.00
			Access Control Total for Community Center: 2,896.00
Some things to Know about the Turing camera system. The Turing Vison App on Computers and Mobile devices is no charge. The Charge for the Core AI, that allows Vehicle, People and Attribute searches and Alerts, is as follows per camera that you want that type of search and alerts on. 1 year \$159.00 3 year \$419.00 5 year \$659.00 10 year \$1299.00 Keep in mind there is 24/7 recording on ALL the cameras so nothing will be lost. Searches are just date an time without Core AI. Some things to Know about the PDK access control system is there is Monthly Service charges billed annually as follows. Hosting Subscription \$12/month per Device (per door) Reporting Plan \$298/year, this includes 5 years of data with 10GB of storage. Please also keep in mind this estimate is dependent on			

ACTIVITY	QTY	RATE	AMOUNT
Internet with a min of 50Mbps preferably 100Mbps be available at all locations.			

Thank you for choosing Precision Concepts for your Car Accessory and Electronics Needs. Estimates are good for 30 Days from the original date. Please let us know if you have any questions. We look forward to serving you.
Sincerely,
Precision Concepts

SUBTOTAL	61,054.00
TAX	0.00
TOTAL	\$61,054.00

Accepted By

Accepted Date

Camera list

City Offices/City Hall:

1. Exterior doors of Offices and City Hall
2. Exterior door on side of building
3. Inside City Hall
4. Inside City Office with view of cash drawer
5. 3 Key Fob locks on exterior doors

Water Department:

1. Exterior of water plant.
2. Well #2 / from city hall-police building looking that direction.
3. Well # 4 exterior
4. Well #5 exterior
5. New tower on S 16th St
6. City shop / looking at pit with valves by old tower near fence along Iowa Ave.
7. There is also an issue with a blind corner at city shop. A convex mirror should alleviate issues with people entering and exiting city shop near garage bays of workshop.
8. Possibly 3 key fob locks

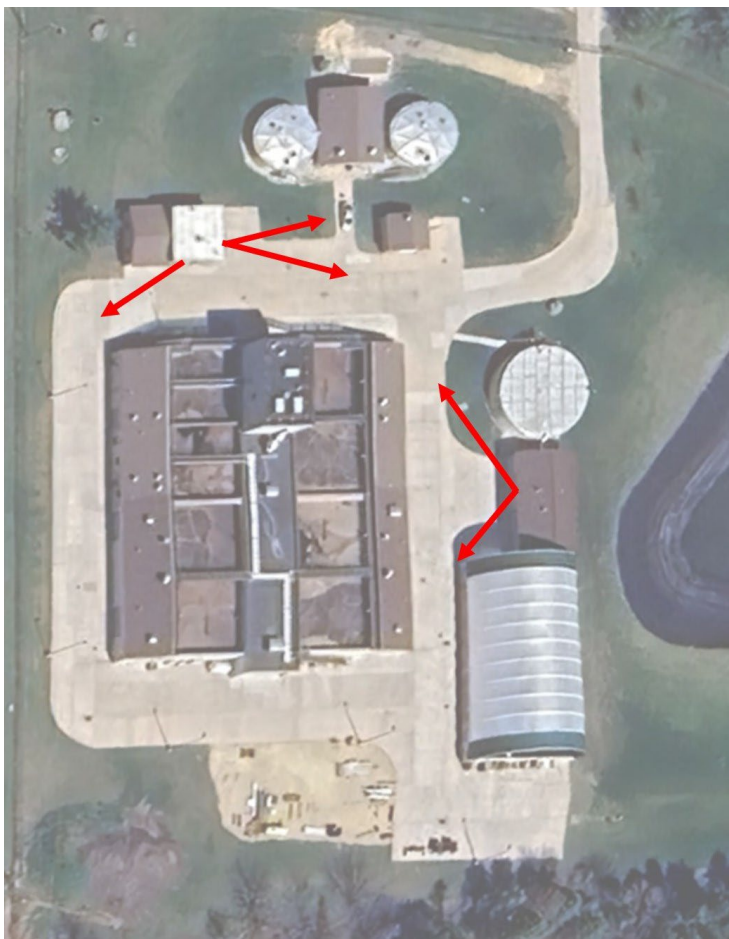
Sewer Plant Cameras

The sewer plant is a big facility, so we would have to decide the extent of what we want to do there. We also want to factor in the operational value as well as the security value. For example, we currently have 5 cameras outside and 1 inside on the sludge press. I check them every night...not for security, but for operational purposes to make sure a digester isn't overflowing, a water line isn't broken and running out a door, etc.

The red arrows in the picture below show the location of the 5 exterior cameras and the direction they point. I chose these camera locations simply based off ease of network access. The sewer plant has one driveway entrance and exit, so it's fairly easy to focus the cameras to catch any vehicles that come and go. There are 16 exterior doors, so it's not feasible to try to cover every door.

I would like to get a couple cameras up on the second level to see down into the 10 SBR tanks for operational purposes. We could also repurpose the cameras we have now for operational needs and just focus the new cameras on security needs. If that is the case, we might only need a couple of new cameras focused on the main drive areas.

Might be best if we go onsite and take a look together sometime.



Sewer Plant Key Fobs

Again, there are 16 doors. Seven of the most often used doors have the same keypad locks that city hall has. It would be great if those, and any others, were on fobs....but we'd have to weigh the cost vs the value for a facility that is typically only visited by 3 employees per day (me, Kevin and Greg) and almost no visitors / vendors. The automatic gate is also typically only open when one of us is on site.

Parks Cameras

Sheridan Meadows has a 4 camera system running on a Verizon network modem that is in the attic of the 4-plex restroom building as there is no active city network at the park at this time. The map below shows the location in red. It would be valuable to have another camera, shown in blue, on the main entrance to be able to get a better picture of the vehicles that are coming and going.

We originally purchased the camera system that is at Sheridan Meadows to be used the Hickory Creek Soccer Fields, but the Verizon modem did not have a signal when it was installed in the irrigation cabinet out there (which is the only location with power and was out of the weather). A couple cameras out there would be nice as we have experienced a fair amount of vandalism there.

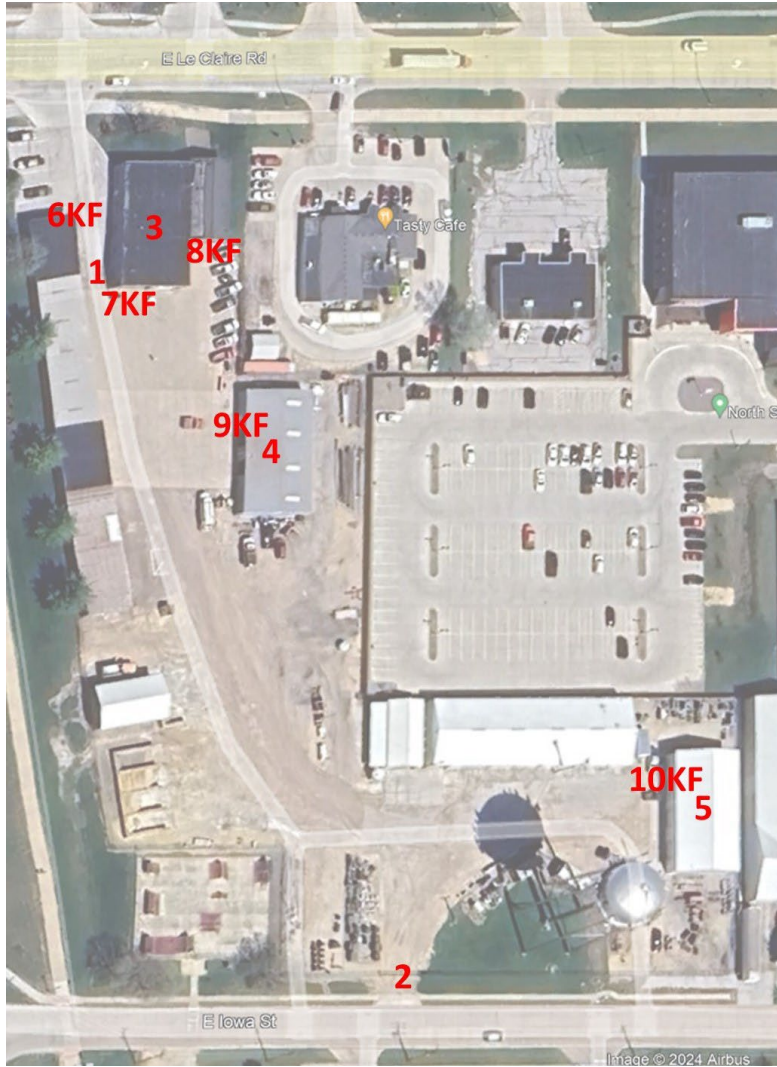


City Shop Cameras

City shop has 2 driveway entrances, so we would want to cover those to see who is coming and leaving. Front gate (#1) is open all day. Back gate (#2) is on a remote gate opener and is closed at all times unless we keep it open for a specific purpose, which is rare. The buildings that are most frequently used, and that house the most valuable equipment (main shop/offices, the Kirby building, and the back Utility Shop) should be covered by cameras (#3, #4, and #5).

City Shop Key Fobs

The doors in the buildings above that are the most frequently used would be good to be on key fobs (6KF, 7KF, 8KF, 9KF, and 10KF).





ELDRIDGE POLICE DEPARTMENT

Andrew Lellig

Chief of Police

CAMERA LIST FOR ELDRIDGE PD

1. Front Door – Outside
2. Front Parking Lot - Outside
3. Rear / Side Door – Outside
4. Main Office – Facing vestibule area – Inside
5. Main Office – Inside
6. Rear Door – Inside
7. Interview Room
8. Evidence Room
9. Basement Area
10. City Parking Lot – added security for our personal and patrol vehicles since there is no secured lot for these vehicles.

We have 5 doors that we would like to have the FOB type locks, these doors would be:

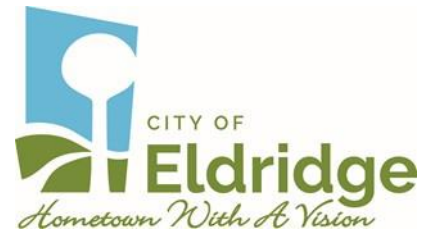
Front Door / Office Main Door / Rear-Side Door / Evidence room and records room doors.

305 North 3rd Street, Eldridge, Iowa 52748

Phone (563) 285-9822 or (563) 285-3916 • Fax (563) 285-9835 • police@cityofeldridgeia.org

Eldridge Electric & Water

MEMORANDUM



To: Eldridge Electric & Water Utility Board of Trustees
From: City Administrator, Nevada Lemke
Re: 120Water Notification Assistance
Date: October 7, 2024

Utility Board of Trustees:

On June 4, 2024 the Utility Board approved a proposal from 120Water for \$6,500 to provide assistance to our staff with the water service line material inventory project that is a requirement of the EPA (Environmental Protection Agency). The initial inventory submission for the City's full service line inventory is due to be submitted to the Iowa DNR on October 16, 2024.

While we continue to work on our service line identification and verification process, our current status is:

Total # of Service Lines = 3134
Lead = 0
Galvanized = 0
Non-Lead = 1690
Unknown = 1444

Another requirement of this project is to send notifications out to all of the residents with lead or galvanized service lines, including those still categorized as unknown, within 30 days beginning on the submission due date of October 16, 2024.

120Water offers services to assist with the required communications and notifications to residents. The attached proposal shows a price of \$4,726.72 for these services. However, the amount of notifications to be sent is 1,444 instead of the quoted 1,648 – so the cost would be \$4,290.16 at this point. That may also decrease more before the 16th of October, as we continue to enter the identified service lines into the database ahead of our submission to the Iowa DNR.

The consideration from the Utility Board for approval of this proposal to assist us in sending out the required communications would be at a cost not to exceed \$4,290.16.



120Water

PO Box 604
Zionsville, IN 46077
www.120water.com

Order Form

Customer Information

Customer Name: Eldridge, IA
Date: 10/3/24
Contract Start Date: Upon Signature
Term: 12 Months

Billing Information

Billing Contact:
Address:

Products & Services	Quantity	Rate	Total
Communications Module	1	\$1,200.00	\$1,200.00
Annual Notification Letters	1,648	\$2.14	\$3,526.72
TOTAL			\$4,726.72

Products & Services	Quantity	Rate	Total
Pro Software Enhancement: Customer Request and P/F Programs	1	\$2,000.00	\$2,000.00
Managed Services: Sampling	1	\$2,500.00	\$2,500.00
Managed Serviced: P/F Program	1	\$1,500.00	\$1,500.00
Sample Kit: 1 Bottle	TBD	\$34.74	\$
Kit Analysis: 1 Bottle	TBD	\$18.18	\$
Pitcher Kit: Brita	TBD	\$85.00	\$

Letters reflected on this quote/order form are subject to overage fees. If the number of sheets purchased is exceeded after content is created, a change order will be issued for the overages detailing the difference in price based on the rate card below.



Rate Card	
First Class Letters	
Letter Type	Unit Price
First Class Letter - 2 sheets	\$2.14
First Class Letter - 3-6 sheets	\$3.88
First Class Letter - 7-10 sheets	\$9.45
Certified Letters	
Letter Type	Unit Price
Certified Letter - 3 sheets	\$12.99
Certified Letter - 4-6 sheets	\$14.08
Certified Letter - 7-8 sheets	\$18.79

This Order Form is an expansion of a current program and adheres to the previously agreed upon Terms and Conditions (and MSA) that can be produced upon request.

Customer:		120Water	
Signature		Signature	
Name:		Name:	
Title:		Title:	
Date:		Date:	