



**CITY COUNCIL MEETING AGENDA**  
**Monday, March 4, 2024, 7:00 PM**  
**Eldridge Community Center · 400 S 16<sup>th</sup> Ave · Eldridge, IA**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
  
5. Closed session pursuant to Iowa Code 21.5(1)c "To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation."
  
6. Mayor's Agenda
  - A. Consideration to Approve City Council Minutes from February 19, 2024
  - B. Consideration to Approve Committee of the Whole Minutes from February 5, 2024
  - C. Consideration to Approve Bills Payable
  - D. Consideration of the following new Board Appointments:
    - a. Craig Gehrls to the Utility Board for the remainder of a term expiring 2/28/28
    - b. Jeff Hamilton to the Utility Board for a term expiring 2/28/2030
  
7. Old Business
  - A. Consideration of Approval for Property/General Liability Insurance and Worker's Compensation Insurance policy at an annual premium rate NTE \$385,000
  - B. Consideration of Approval to purchase the 60-month Linebacker coverage extended reporting policy at an amount of \$36,014
  - C. Consideration of Third and Final Reading of Ordinance 2024-05 Establishing new sanitary sewer rates
  - D. Consideration of Land Lease Renewal for Public Works Equipment Storage at the former Caterpillar Plant for a term of 12 months, effective July 1, 2024 and expiring June 30, 2025, at a rate of \$1,992.67/month
  
8. New Business
  - A. Consideration of Resolution 2024-06 Approving and Authorizing Execution of a Consent to Collateral Assignment Agreement from GRT Eldridge Property, LLC to Quad City Bank & Trust Company
  - B. Consideration of First Reading of Ordinance 2024-07 establishing Chapter 20 Right of Way/Utility Easement Management in the Eldridge City Code
  - C. Consideration of First Reading of Ordinance 2024-08 Defining Tobacco Shops and establishing them as a permitted use in I-1 Light Industrial Districts
  - D. Consideration to extend free yard waste drop off for Spring 2024 to include the month of March by allowing residents to drop off yard waste bags at the City Shop yard waste drop off site on Wednesdays from 9am to 5pm and Saturdays 9am to 4pm beginning March 6<sup>th</sup>



9. Board/Staff Activity Reports
  - A. City Administrator
  - B. Assistant City Administrator
  - C. City Clerk
  - D. Police Chief
10. Closed Session per Iowa Code 21.5(1)l "To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session."
11. Adjournment

*Next Regular City Council Meeting: Monday, March 18<sup>th</sup>, 7:00pm 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 7:00 pm on February 19, 2024.

Council Members Present: Dan Collins, Adrian Blackwell, Brian Dockery, Scott Campbell, and Ryan Iossi (via phone).

Presiding: Mayor Frank King

Also, Present-Nevada Lemke, Jeff Martens, Martha Nieto, Andrew Lellig, Allison Wright, Mark Ridolfi, Marty O'Boyle, Karen Rathjen, Dale Grunwald, Brenda Kiel, Tony Cavanaugh, Jim Skadal, Jack, Schwertman, Brock Kroeger, Paula & Pat Steward, Jennifer Ruth, Damir Krdzalic and Trevor Gimm

Motion by Dockery to approve the agenda with amendment, moving 7 C to Mayors Agenda and making it item 5F. Second by Campbell. Motion was approved unanimously by voice vote.

## Public Comment - None

### Mayor's Agenda

Motion by Blackwell to approve City Council Minutes from February 5, 2024 Second by Collins. Motion was approved unanimously by voice vote.

Motion by Campbell to approve the Committee of the Whole Minutes from February 12, 2024 Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve the bills payable in the amount of \$201,349.92. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Dockery to approve appointing Jennifer Vittorio to the Planning and Zoning Board. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to approve appointing Zach Howell with Shive Hattery Engineering as the City Engineer. Second by Campbell. Motion was approved unanimously by voice vote.

Consideration of First reading of Ordinance 2024-06 Amending Section 8.00 Appointment Process of the Eldridge City Code

Motion by Campbell to suspend the rules requiring 3 readings on 3 separate days for consideration of ordinance 2024-06. Second by Collins. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye)

Motion carries by vote of the Council for suspension of the rules for consideration of Ordinance 2024-06.

Motion by Campbell to approve the final passage of 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. Second by Collins. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye)

#### Old Business

Motion by Blackwell to approve the 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. Second by Campbell. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye)

Motion by Campbell to approve Resolution 2024-05 Adopting review guidelines for the 2024 Eldridge Employee Handbook and Organizational Policies. Second by Dockery. Roll call vote indicated Blackwell (Aye), Campbell (Aye), Collins (Aye), Dockery (Aye), and Iossi (Aye).

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

#### New Business

Motion by Blackwell to approve an application for tax abatement under the Eldridge Multi-Residential Urban Revitalization Plan from CCIS, LLC. Second by Campbell. Motion was approved unanimously by voice vote. Collins, abstained.

Motion by Blackwell to approve hiring a Patrol Officer in the Eldridge Police Department to fill a vacancy. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to approve the purchase of a new 2024 truck for the Sewer Department out of the FY24 Sewer Equipment Replacement budget. Second by Campbell. Motion was approved unanimously by voice vote.

#### Board/Staff Activity Report

City Administrator Lemke informed the Council that a check in the amount of \$36,346.20 had been received for restitution in the Benson case. The city also received three Moonlight Chase grants: \$1,000 to the Public Works Dept for the grill that will be used for Community events, \$1,500 to Public Works for safety cones and \$1,500 to the Police Dept. medical kits.

Assistant City Administrator – Nothing to report.

City Clerk – nothing to report.

Police Chief

Chief Lellig informed the Council that the 26<sup>th</sup> is an internal application deadline for a supervisory position. This position will be for a Corporal position not a Deputy Chief position. The department structure will be revisited in a year in a half or two years. This position will require at least a 70% score on a Standard & Associates Supervisor written test along with at least a year with the department. A member or two members of the Council will be asked to be part of this testing along with some members of other agencies. He will be sending out the timeline for this test.

Motion by Dockery to adjourn the meeting at 7:21pm. Second by Campbell. Motion was approved unanimously by voice vote.

Frank King  
Mayor

Martha Nieto  
City Clerk

|                             |   |              |
|-----------------------------|---|--------------|
| A & A AIR COND & REFRIG INC | ICE MACHINE                                   | \$ 62.50     |
| 4 STATE TRUCKS WEB          | UNIT 38 FUEL TANK AND HOLD DOWN STRAPS        | \$891.69     |
| AED SUPERSTORE              | REFUND FOR SALES TAX                          | -\$113.05    |
| AHLERS COONEY               | MUNICIPAL LAW 101 TRAINING WEBINAR            | \$35.00      |
| AIR BNB                     | LODGING FOR CRIME SCENCE TECH                 | \$656.95     |
| ALLIANT ENERGY CO.          | STREETLIGHTS                                  | \$623.25     |
| AMAZON CAPITAL SERVICES     | SUPPLIES                                      | \$156.93     |
| AQUA-TECH CAR WASH          | PD FLEET CARWASH                              | \$50.00      |
| AUXIANT                     | CLAIM FUNDING                                 | \$3,766.50   |
| BIG TEN MART                | FUEL  | \$223.15     |
| BI-STATE REGIONAL COMM      | MAC MEETING                                   | \$25.37      |
| CASEY'S GENERAL STORE       | PIZZA FOR SNOWPLOW CREW                       | \$67.40      |
| CENTRAL SCOTT TELEPHONE     | TELEPHONE/WIFI                                | \$1,127.86   |
| CINTAS CORPORATION          | SHOP MATS                                     | \$ 67.88     |
| CLASSIC COOKING GRILLS INC  | 6' STEEL GRILL                                | \$ 5,150.00  |
| COMMERCIAL PRINTERS         | SHIP TEST BOOKS BACK (OFR WRITTEN TEST BOOKS) | \$13.94      |
| DMB SALES                   | SBR VALVE ACTUATOR                            | \$ 3,854.78  |
| DOLLAR GENERAL              | DRANO FOR BATHROOM SINK                       | \$7.22       |
| EASTERN IOWA EXC & CON      | PATCHING PROJ #2                              | \$ 12,308.78 |
| EBS                         | BENEFITS                                      | \$ 349.45    |
| ELDRIDGE VOL. FIRE DEPT.    | GAS FRANCHISE FEE                             | \$ 11,478.88 |
| EMC INSURANCE COMPANIES     | WORKMANS COMP                                 | \$ 6,137.81  |
| FARM & FLEET                | SUPPLIES                                      | \$ 218.55    |
| G T SPORTS UNLIMITED        | KRUSE SHIRTS                                  | \$ 42.00     |
| IA SECRETARY OF STATE       | NOTARY RENEWAL LICENSE                        | \$ 30.00     |
| IOWA LEAGUE OF CITIES       | REGISTRATION FOR IA LOCAL LEADERS DAY - DSM   | \$ 50.00     |
| ISU EXTENSION STORE         | 3T PESTICIDE LICENSE RENEWAL                  | \$ 100.00    |
| JOHNSON, ERIC               | EVIDENCE TECH TRAINING                        | \$ 233.16    |
| KELTEK INCORPORATED         | SEAT COVER PD                                 | \$ 195.30    |

|                                |  |              |
|--------------------------------|--|--------------|
| KEURIG                         | COFFEE ORDER FOR CITY HALL                   | \$ 43.35     |
| KIRBY WATER CONDITIONING       | SEWER WATER                                  | \$ 16.00     |
| LAWSON PRODUCTS INC.           | CABLE TIES WASHERS, SCREWS                   | \$ 85.44     |
| LOGAN CONTR SUPPLY INC.        | HOG RING FOR DRILL                           | \$ 24.20     |
| LOWES                          | MAILBOXES HIT WHILE SNOW PLOWING             | \$ 139.96    |
| MAMAS PARLOR                   | 2 MEALS FOR 20 SNOWPLOW DRIVERS              | \$ 179.94    |
| MARTEN TRUCKING                | REISSUE YARDWASTE 2021                       | \$ 4,025.00  |
| MENARDS                        | SUPPLIES                                     | \$ 148.84    |
| MESSENGER MOTORWORKS           | DECALS PD                                    | \$ 550.00    |
| MIDWEST WHEEL                  | SUPPLIES                                     | \$ 152.69    |
| MOLO PETROLEUM LLC             | TRACTOR FLUID                                | \$ 976.45    |
| MRA INSTITUTE                  | TRAINING FOR HARASS. PREVENTION - DEPT HEADS | \$ 10.00     |
| MUTUAL WHEEL CO.               | UNIT 88                                      | \$ 568.35    |
| NAPA AUTO PARTS                | FILTERS/SENSOR                               | \$ 558.99    |
| NORTH SCOTT PRESS              | COUNCIL PUBLICATIONS                         | \$ 1,624.75  |
| NOTARYSTAMP.COM                | COSTAS NEW NOTARY STAMP                      | \$ 28.46     |
| P & K MIDWEST INC              | CYLINDER                                     | \$ 324.31    |
| PATRIOT LINCOLN OF DAVENPORT   | PARTS  | \$ 267.59    |
| PAYPAL - ROCK ISLAND COUNTY    | ANNUAL CONFERENCE FOR MS4 PERMIT             | \$ 120.00    |
| PAYROLL 2/17/2024              | PAYROLL                                      | \$ 83,609.93 |
| PETTY CASH                     | REPLENISHED PETTY CASH                       | \$ 4.82      |
| QC COUNCIL OF CHIEFS OF POLICE | ANNUAL DUES - LELIG CHIEF                    | \$ 50.00     |
| REPUBLIC SERVICES #400         | GARBAGE SERVICES                             | \$ 33,123.50 |
| RIVERSTONE GROUP INC           | SUPPLIES                                     | \$ 1,578.03  |
| RNJS DISTRIBUTION INC.         | WATER  | \$ 21.70     |
| SAM LLC                        | BIANNUAL INTEGRITY GIS                       | \$ 900.00    |
| SHARED IT INC                  | IT SERVICES                                  | \$ 2,592.80  |
| SHRED-IT C/O STERICYCLE INC    | PD SHREDDING SERVICES                        | \$ 115.54    |
| STANDARD & ASSOCIATES INC      | ENTRY LEVEL OFFICER TESTING                  | \$ 95.50     |
| STAPLES                        | OFFICE SUPPLIES                              | \$ 163.92    |
| THE ARC OF THE QUAD CITIES     | SECURE DOC DESTRUCT PICKUP                   | \$ 55.00     |
| THOMPSON TRUCK & TRAILER       | FUEL GAUGE GASKET                            | \$ 256.02    |
| TITAN MACHINERY                | SUPPLIES                                     | \$ 381.61    |
| TRUPANION                      | MONTHLY PET INSURANCE PREMIUM FOR K-9        | \$ 122.97    |
| UNIFORM DEN INC.               | PD UNIFORMS                                  | \$ 347.68    |
| USPS                           | POSTAGE                                      | \$ 25.59     |
| WAVE - ON TARGET SOLUTIONS     | TRAINING FOR ERIK JOHNSON                    | \$ 850.00    |
| WELLMARK BLUE CROSS            | PREMIUMS                                     | \$ 19,399.69 |

**\$ 201,349.92**

# **-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 6:05pm on February 5, 2024.

Council Members Present: Adrian Blackwell, Scott Campbell, Dan Collins (in at 6:12pm), Brian Dockery and Ryan Iossi.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Martha Nieto, Mark Ridolfi, Dale Grunwald and Marty O'Boyle

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

Public Comment – None

## **Old Business**

### **A. Discussion on City Engineering Proposals**

Administrator Lemke briefed the Council on the Engineering Proposals that were submitted and asked Council if they would like to review.

The council was in agreement to remain with Shive Hattery with the option of using a different firm if needed with different projects.

The council asked Administrator Lemke to provide them with information on the proposals for their record.

### **B. Discussion on allocating ARPA Funds to projects/expenditures in CY2 2024**

Administrator Lemke reminded the Council that ARPA fund needed to be committed by the end of this calendar year and recommended scheduling a closed session for Council to discuss possible real estate purchases. At this meeting Lemke will present the Council with a list of options that have been discussed in prior meetings.

Council recommended setting a deadline to make a decision.

### **C. FY25 Budget & Max Tax Levy**

Administrator Lemke asked Council to agree on a date to meet to discuss the FY25 Budget & the Max Tax Levy. A decision was made to meet on Monday February 12<sup>th</sup> with Department Heads present.

## **New Business**

### A. Discussion on implementing a ROW Management Ordinance

Assistant Administrator Martens provided and responded to the Council's questions regarding the ROW Management Ordinance memo he presented.

### B. Discussion on renewal of contract for the City's auditing services.

Administrator Lemke informed the Council that this was the last year of the auditing contract with the current Audit Firm Bohnsack & Frommelt LLP. She presented the Council with the names of Audit Firms currently being used by nearby municipalities.

She asked the Council if they would like to pursue another contract with this Bohnsack & Frommelt or if they would like to look at other Auditing Firms.

If this is the direction the Council wants to go Administrator Lemke will start getting some proposals to present to them.

Motion by Dockery to adjourn at 6:47 pm. Second by lossi. Motion was approved unanimously by voice vote.

Martha Nieto, City Clerk



**BILLS PAYABLE**

|               |                 |                          |                            |    |           |
|---------------|-----------------|--------------------------|----------------------------|----|-----------|
| STREETS       | 001 5-210-6440  | 200 EAST 90TH STREET LLC | WAREHOUSE SPACE            | \$ | 1,849.75  |
| POLICE        | 001 5-110-6725  | ACCESS SYSTEMS LEASING   | PD COPIER LEASE            | \$ | 384.28    |
| STREETS       | 001 5-210-6310  | ACCESS SYSTEMS LEASING   | CITY SHOP COPIER LEASE     | \$ | 94.59     |
| FINANCE       | 001 5-620-6340  | ACCESS SYSTEMS LEASING   | CITY HALL COPIER LEASE     | \$ | 370.20    |
| ADMIN         | 001 5-611-6601  | ADP INC                  | PAYROLL FEES               | \$ | 213.67    |
| COMM DEV      | 001 5-599-6490  | AHLERS & COONEY P.C.     | GRT PROPERTY               | \$ | 622.00    |
| COMM DEV      | 001 5-599-6490  | AHLERS & COONEY P.C.     | 880 S 1ST ST LOT DEVELOP   | \$ | 30.00     |
| LEGAL         | 001 5-640-6410  | AHLERS & COONEY P.C.     | LABOR/EMPLOYMENT           | \$ | 60.00     |
| LEGAL         | 001 5-640-6411  | AHLERS & COONEY P.C.     | GENERAL                    | \$ | 819.00    |
| POLICE        | 001 5-110-6373  | AMAZON                   | PD PHONE CASES             | \$ | 239.28    |
| SEWER         | 610 5-815-6310  | AMAZON                   | AIR COMPRESSOR             | \$ | 157.28    |
| FINANCE       | 001 5-620-6401  | BOHNSACK & FROMMELT      | ACCOUNTING SERVICES        | \$ | 2,906.25  |
| LEGAL         | 001 5-640-6411  | BROOKS LAW FIRM P.C.     | GENERAL REPRESENTATION     | \$ | 1,254.00  |
| STREETS       | 001 5-210-6310  | CINTAS CORPORATION       | CITY SHOP MATS             | \$ | 67.88     |
| ADMIN         | 001 5-611-6310  | CINTAS CORPORATION       | CITYHALL MATS              | \$ | 45.11     |
| STREETS       | 001 5-210-6510  | CINTAS 1ST AID & SAFETY  | FIRST AID                  | \$ | 50.44     |
| INS SELF FUND | 820 5-820-6151  | COBRA HELP               | ACTIVE INSURED EMPLOYEES   | \$ | 24.05     |
| POLICE        | 001 5-110-6506  | COMMERCIAL PRINTERS      | PD COPIES INVENTORY SEIZED | \$ | 28.00     |
| FINANCE       | 001 5-620-6506  | COMMERCIAL PRINTERS      | ENVELOPES                  | \$ | 704.25    |
| SEWER         | 610 5-815-6506  | DELL MARKETING L.P.      | SEWER LAPTOP               | \$ | 788.58    |
| SEWER         | 610 5-815-6320  | DMB SALES                | SBR VALVES X3              | \$ | 11,623.97 |
| VEH MAINT     | 001 5-299-63323 | EASTERN IOWA TIRE        | SCRAP TIRES                | \$ | 40.00     |
| INS SELF FUND | 820 5-001-6183  | EBS                      | CLAIM FUNDING              | \$ | 7,575.03  |
| STREET LIGHT  | 001 5-230-6371  | ELD ELECT. UTILITY       | STREET LIGHTS              | \$ | 4,036.83  |
| STREETS       | 001 5-210-6181  | G T SPORTS UNLIMITED     | JEFF W/BRIAN CLOTHING      | \$ | 86.00     |
| POLICE        | 001 5-110-6470  | HUMANE SOCIETY           | TIP AND BOARDING FEES      | \$ | 100.00    |
| TRAFFIC       | 001 5-240-6380  | INTERSTATE BATTERY       | STORM SIRENS 16TH AVE      | \$ | 243.90    |
| POLICE        | 001 5-110-6480  | IA LAW ENF ACADEMY       | PD - 2 EVALS OF MMP1       | \$ | 300.00    |
| SEWER EQUIP   | 614 5-815-6727  | KUNES CHEVROLET          | NEW TRUCK                  | \$ | 51,192.00 |
| POLICE        | 001 5-110-6421  | MENARDS                  | PD SHELFs                  | \$ | 245.28    |
| STREETS       | 001 5-210-6310  | MENARDS                  | CONTRACTOR BAGS            | \$ | 78.33     |

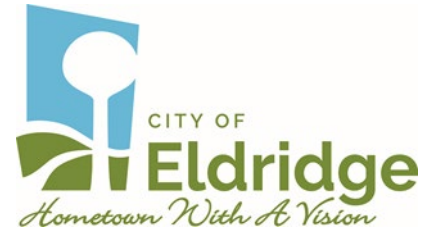
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|--------------|-----------------|----------------------------|--------------------------------|----|-----------|
| SEWER        | 610 5-815-6310  | MENARDS                    | PVC REPAIR                     | \$ | 24.96     |
| SEWER        | 610 5-815-6310  | MENARDS                    | VINYL TUBING                   | \$ | 4.64      |
| POLICE       | 001 5-110-6599  | MERSCHMAN HARDWARE         | FURNANCE FILTERS               | \$ | 59.31     |
| STREETS      | 001 5-210-6310  | MERSCHMAN HARDWARE         | KEY SAW BLADE                  | \$ | 27.78     |
| STREETS      | 001 5-210-6310  | MERSCHMAN HARDWARE         | TARP STRAP                     | \$ | 4.78      |
| STREETS      | 001 5-210-6331  | MERSCHMAN HARDWARE         | LP GAS FOR FORK LIFT           | \$ | 63.98     |
| STREETS      | 001 5-210-6331  | MERSCHMAN HARDWARE         | FORKLIFT LP GAS                | \$ | 59.98     |
| STREETS      | 001 5-210-6512  | MERSCHMAN HARDWARE         | DRILL BIT                      | \$ | 9.18      |
| VEH MAINT    | 001 5-299-63322 | MERSCHMAN HARDWARE         | MISC PARTS                     | \$ | 29.16     |
| VEH MAINT    | 001 5-299-63322 | MERSCHMAN HARDWARE         | MISC FASTENERS                 | \$ | 3.58      |
| VEH MAINT    | 001 5-299-63322 | MERSCHMAN HARDWARE         | BUTT SPLICE                    | \$ | 2.79      |
| VEH MAINT    | 001 5-299-63323 | MERSCHMAN HARDWARE         | UNIT 38 PARTS                  | \$ | 10.58     |
| VEH MAINT    | 001 5-299-6504  | MERSCHMAN HARDWARE         | HEAT SHRINK MISC FASTENERS     | \$ | 22.95     |
| FINANCE      | 001 5-620-6506  | MERSCHMAN HARDWARE         | BOX TO HOLD CITY COUNCIL SUPPL | \$ | 11.99     |
| SEWER        | 610 5-815-6310  | MERSCHMAN HARDWARE         | VINYL TUBING                   | \$ | 2.37      |
| SEWER        | 610 5-815-6320  | MERSCHMAN HARDWARE         | SOLDER BRUSH/CLOTH             | \$ | 18.78     |
| SEWER        | 610 5-815-6320  | MERSCHMAN HARDWARE         | COPPER ELBOW                   | \$ | 4.78      |
| SEWER        | 610 5-815-6320  | MERSCHMAN HARDWARE         | PIPE INSULATION                | \$ | 12.95     |
| SEWER        | 610 5-815-6320  | MERSCHMAN HARDWARE         | PAINTBRUSH                     | \$ | 3.98      |
| STREETS      | 001 5-210-6371  | MIDAMERICAN ENERGY COMPANY | 105 E LECLAIRE SIGN SHOP       | \$ | 595.74    |
| STREETS      | 001 5-210-6371  | MIDAMERICAN ENERGY COMPANY | 105 E LECLAIRE                 | \$ | 141.94    |
| STREETS      | 001 5-210-6371  | MIDAMERICAN ENERGY COMPANY | 105 E LECLAIRE OFFICE          | \$ | 852.52    |
| STREET LIGHT | 001 5-230-6371  | MIDAMERICAN ENERGY COMPANY | 305 N 3RD LIGHT                | \$ | 530.75    |
| STREET LIGHT | 001 5-230-6371  | MIDAMERICAN ENERGY COMPANY | 2951 S 9TH AVE SIREN           | \$ | 10.86     |
| FINANCE      | 001 5-620-6371  | MIDAMERICAN ENERGY COMPANY | 313 N 3RD                      | \$ | 63.51     |
| FINANCE      | 001 5-620-6371  | MIDAMERICAN ENERGY COMPANY | 301 N 3RS                      | \$ | 40.85     |
| FINANCE      | 001 5-620-6371  | MIDAMERICAN ENERGY COMPANY | 309 N 3RD                      | \$ | 22.46     |
| SEWER        | 610 5-815-6371  | MIDAMERICAN ENERGY COMPANY | 601 TRAILS RD                  | \$ | 7,569.24  |
| SEWER        | 610 5-815-6371  | MIDAMERICAN ENERGY COMPANY | 601 TRAILS RD                  | \$ | 1,872.22  |
| SALES TAX    | 121 5-750-6730  | MIDWEST CONCRETE           | E LECLAIRE PATH - FINAL PAYAPP | \$ | 13,297.68 |
| VEH MAINT    | 001 5-299-63322 | MIDWEST WHEEL              | TANDEM PARTS                   | \$ | 43.88     |
| VEH MAINT    | 001 5-299-63322 | MILLS CHEVROLET            | UNIT 56 SHIFTER TOWER          | \$ | 143.94    |
| ADMIN        | 001 5-611-6213  | QC CHAMBER OF COMMERCE     | FY24 RIADA FUNDING             | \$ | 5,000.00  |

|             |                |                             |                             |    |           |
|-------------|----------------|-----------------------------|-----------------------------|----|-----------|
| STREETS     | 001 5-210-6373 | QUAD CITIES TAS             | ANSWERING SERVICE           | \$ | 33.76     |
| SEWER       | 610 5-815-6373 | QUAD CITIES TAS             | ANSWERING SERVICE           | \$ | 33.76     |
| ADMIN       | 001 5-611-6310 | RAGAN MECHANICAL            | CITY HALL HUMIDIFIER REPAIR | \$ | 562.32    |
| STREETS     | 001 5-210-6331 | RIVER VALLEY COOPERATIVE    | DIESEL                      | \$ | 450.28    |
| STREETS     | 001 5-210-6331 | RIVER VALLEY COOPERATIVE    | DIESEL                      | \$ | 488.25    |
| ROAD USE    | 110 5-210-6534 | RIVERSTONE GROUP INC        | 1 CLEAN COMM/ ICE CONTROL   | \$ | 1,322.07  |
| ROAD USE    | 110 5-210-6534 | RIVERSTONE GROUP INC        | 1 CLEAN COMM/ ICE CONTROL   | \$ | 484.58    |
| POLICE      | 001 5-110-6506 | RNJS DISTRIBUTION INC.      | WATER                       | \$ | 11.15     |
| FINANCE     | 001 5-620-6506 | RNJS DISTRIBUTION INC.      | WATER                       | \$ | 11.15     |
| POLICE      | 001 5-110-6413 | SCOTT COUNTY SHERIFFS DEPT. | BOOKING FEES                | \$ | 200.00    |
| SEWER       | 610 5-815-6490 | STATE HYGENIC LABORATORY    | AMMONIA TEST                | \$ | 21.00     |
| POLICE      | 001 5-110-6373 | VERIZON WIRELESS            | PD CELLULAR                 | \$ | 701.51    |
| INSPECTIONS | 001 5-170-6373 | VERIZON WIRELESS            | CITY CELLULAR               | \$ | 41.43     |
| STREETS     | 001 5-210-6373 | VERIZON WIRELESS            | CITY CELLULAR               | \$ | 233.37    |
| FINANCE     | 001 5-620-6373 | VERIZON WIRELESS            | CITY CELLULAR               | \$ | 41.43     |
| SEWER       | 610 5-815-6373 | VERIZON WIRELESS            | CITY CELLULAR               | \$ | 149.31    |
| SANITATION  | 001 5-290-6601 | WASTE COMMISSION SCOTT CO   | DISPOSAL                    | \$ | 5.00      |
| SANITATION  | 001 5-290-6601 | WASTE COMMISSION SCOTT CO   | SHOP CLEANOUT DISPOSAL      | \$ | 910.90    |
| POLICE      | 001 5-110-6331 | WEX BANK                    | GAS SERVICE                 | \$ | 1,947.77  |
| INSPECTIONS | 001 5-170-6331 | WEX BANK                    | GAS SERVICE                 | \$ | 45.44     |
| STREETS     | 001 5-210-6331 | WEX BANK                    | GAS SERVICE                 | \$ | 1,194.78  |
| SEWER       | 610 5-815-6331 | WEX BANK                    | GAS SERVICE                 | \$ | 259.67    |
| SPLIT       | SPLIT          | DELTA DENTAL                | PREMIUMS                    | \$ | 2,087.83  |
| SPLIT       | SPLIT          | PAYROLL 3/2/24              | PAYROLL 3/2/24              | \$ | 84,764.43 |

**TOTAL \$ 212,795.25**

# 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

Projected

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 |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|

**Net Revenues Available for Debt**

|  |    |           |           |           |           |           |           |           |           |           |           |           |
|--|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|  | 21 | \$289,108 | \$394,765 | \$472,957 | \$572,141 | \$487,878 | \$523,811 | \$646,001 | \$524,937 | \$621,433 | \$655,774 | \$692,046 |
|--|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|

**Sewer Revenue Bond Debt Service**

|                                      |    |          |          |          |           |           |           |           |           |           |           |           |
|--------------------------------------|----|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 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 |
| General Obligation Bond Debt Service | 25 | \$50,400 | \$50,400 | \$50,000 | \$100,000 | \$125,850 | \$100,000 | \$150,000 | \$217,035 | \$227,035 | \$237,035 | \$247,035 |
| Series 2007/2015 G.O. Sewer Bonds    | 26 | 0        | 0        | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
| Reserved                             | 26 | 0        | 0        | 0        | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
| Total Sewer Debt                     | 27 | \$50,400 | \$50,400 | \$50,000 | \$100,000 | \$165,486 | \$432,785 | \$459,262 | \$519,395 | \$529,135 | \$538,795 | \$548,375 |

**Debt Service Coverage**

|                          |    |      |      |      |      |       |      |      |      |      |      |      |
|--------------------------|----|------|------|------|------|-------|------|------|------|------|------|------|
| 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 |

**Net Cashflow After Debt**

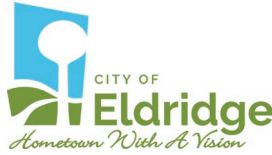
|                              |    |            |            |             |             |               |               |           |             |            |            |           |
|------------------------------|----|------------|------------|-------------|-------------|---------------|---------------|-----------|-------------|------------|------------|-----------|
|                              | 30 | \$238,708  | \$344,365  | \$422,957   | \$472,141   | \$322,392     | \$91,026      | \$186,739 | \$5,542     | \$92,298   | \$116,979  | \$143,671 |
| Capital Improvement Projects | 31 | (\$68,425) | (\$46,343) | (\$29,835)  | (\$833,854) | (\$8,491,963) | (\$3,457,388) | \$0       | \$0         | \$0        | \$0        | \$0       |
| Capital Projects (COGS)      | 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) |

**Unrestricted Cash**

|                                 |    |            |           |           |            |             |             |             |             |             |             |             |
|---------------------------------|----|------------|-----------|-----------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 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%         |

**Equipment Replacement Fund**

|                            |    |           |             |           |           |             |             |             |             |             |             |             |
|----------------------------|----|-----------|-------------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 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

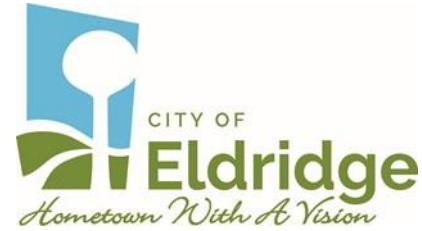
\_\_\_\_\_  
Martha Nieto, City Administrator

|           |  |
|-----------|--|
| 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"/> _____ |



# City of Eldridge

## MEMORANDIUM



To: Mayor and Council  
From: City Administrator, Nevada Lemke  
Re: Warehouse Storage for PW Equipment  
Date: March 1, 2024

Mayor and City Council:

The City currently has a lease agreement with 200 East 90<sup>th</sup> Street LLC (former Caterpillar Plant) for storage space for some of our Public Works equipment at a rate of \$1,849.75/month. The lease agreement expires on June 30, 2024.

City staff inquired about several other storage properties but was unable to secure any alternative options for storing the equipment.

The new property owners at the former CAT plant were willing to renew our lease for an additional term of 12 months, effective July 1, 2024 and expiring June 30, 2025. The new proposed rate is \$1,992.67/month.

Staff recommends that the City Council approve the lease renewal for the additional 12-month term.

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Ryan Iossi  
Councilman Daniel Collins

Councilman Scott Campbell  
Councilman Brian Dockery

## FOURTH AMENDMENT TO LEASE

THIS FOURTH AMENDMENT TO LEASE (this "**Fourth Amendment**") is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between 200 East 90<sup>th</sup> Street LLC, a Delaware limited liability company ("**Landlord**"), having an office at 200 East 90<sup>th</sup> Street, Davenport, Iowa 52807, and City of Eldridge, having an office at 305 N. Third Street, Eldridge, Iowa 52748 ("**Tenant**").

### WITNESSETH:

WHEREAS, the Landlord, , as successor-in-interest to Petersen Properties, L.C., and the Tenant are parties to a Lease dated as of June 23, 2021, First Amendment dated as of June 10, 2022, Second Amendment dated as of July 21, 2022, and Third Amendment dated as of February 27, 2023 (collectively "**Lease**"); and

WHEREAS, the Landlord and the Tenant now mutually desire to modify certain terms and conditions of the Lease.

NOW, THEREFORE, in consideration of the recitals, mutual covenants and agreements set forth in the Agreement and below, the parties agree as follows:

1. **Extension.** The current term of the Lease is scheduled to expire June 30, 2024. Landlord and Tenant agree that the Term of the Lease is extended one (1) year beginning on July 1, 2024, and expiring on June 30, 2025 ("Third Extended Term") on the terms of the Lease, as amended, and as further amended by this Fourth Amendment. Tenant shall have no rights to extend the Term beyond the Third Extended Term as set forth herein.
2. **Rent.** Landlord and Tenant agree that the Rent for the Third Extended Term shall be increased to \$1,992.67 payable in monthly installments comprised of \$3.11 per square foot per year for the base rent and \$1.77 per square foot per year for the Operating and Utility Expense Rate. Rent shall be payable July 1, 2024, and continue through the remainder of the Third Extended Term as set forth in the Lease.
3. **Estoppel Certificate.** Tenant shall at any time and from time to time upon not less than ten (10) days prior written request from Landlord, execute, acknowledge and deliver to Landlord, in form reasonably satisfactory to Landlord and/or Landlord's mortgagee, a written statement certifying (if true) that Tenant has accepted the Premises, that this Lease is unmodified and in full force and effect (or, if there have been modifications, that the same is in full force and effect as modified and stating the modifications), that Landlord is not in default hereunder; the date to which the Rent has been paid in advance, if any, and such other accurate certifications as may reasonably be required by Landlord or Landlord's mortgagee, agreeing to give copies to any mortgagee of Landlord of all notices by Tenant to Landlord and agreeing to afford Landlord's mortgagee a reasonable opportunity to cure any default of Landlord. It is intended that any such statement delivered pursuant to this Section may be relied upon

by any prospective purchaser or mortgagee of the Premises and their respective successors and assigns.

4. Except as amended herein, the Lease shall continue unmodified and in full force and effect.
5. Counterparts; Electronic Signatures. This Fourth Amendment may be executed with facsimile, electronic or email signatures and in two or more counterparts, each of which shall constitute an original. Facsimile and/or digitally transmitted signatures shall be sufficient to bind the parties and shall in all respects be treated in court proceedings or otherwise as the legal equivalent of an original signature.

IN WITNESS WHEREOF, the parties hereto have duly executed this Fourth Amendment to Lease as of the day and year first above written.

LANDLORD:  
200 EAST 90<sup>th</sup> STREET LLC

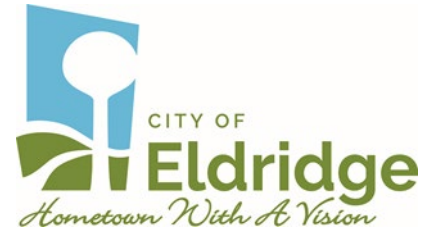
TENANT:  
CITY OF ELDRIDGE

BY: \_\_\_\_\_  
Name: James V. Russell  
Title: Manager

BY: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

# City of Eldridge

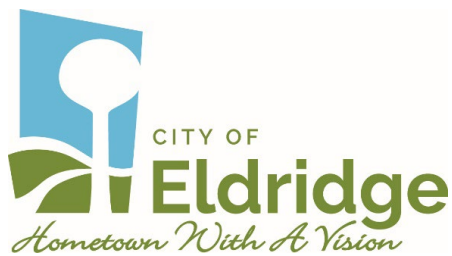
## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: RILCO Collateral Assignment  
Date: 3/4/2024

Mayor and City Council:

Per Nathan Overberg, Ahlers Cooney: The Bank/Assignee has loaned money to the Developer/Assignor to facilitate the Project. The Developer has secured that loan by, among other things, collaterally assigning the right to receive the Economic Development Grants to the Bank. If the Developer defaults under the terms of the Loan (i.e., doesn't make the requisite loan payments), then the Bank can provide written notice to the City and the City would need to make any future Economic Development Grants to the Bank. The Bank has no greater right to the Economic Development Grants than the Developer, and so the City would only need to make the Grant payments to the Bank if the Developer is in compliance with the Development Agreement. Also, to reiterate, the City only makes the payments to the Bank in lieu of the Developer IF the Developer defaults under the Loan and the Bank provides written notice of the default to the City. The Bank is NOT assuming Developer's obligations under the Development Agreement but does reserve the right to correct any default by the Developer in an effort to protect the stream of Grant payments. If the City and Developer want to amend the Development Agreement, Developer is obligated to provide notice to the Bank. The Bank is not supposed to assign its rights under the assignment to another party without the City's consent (this is intended to make sure the City knows who it is supposed to make the Grant payments to at all times).



## RESOLUTION 2024-06

### RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A CONSENT TO COLLATERAL ASSIGNMENT AGREEMENT FROM GRT ELDRIDGE PROPERTY, LLC TO QUAD CITY BANK AND TRUST COMPANY

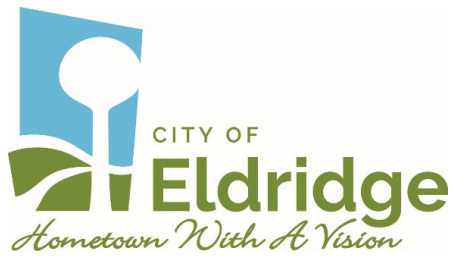
WHEREAS, on the 5<sup>th</sup> day of September, 2023, the City of Eldridge, Iowa (the "City"), GRT Eldridge Property, LLC (the "Developer"), and RILCO, Inc. (the "Employer") entered into an Agreement for Private Development ("Development Agreement") pursuant to which the Developer agreed to construct certain Minimum Improvements (as defined in the Development Agreement) on certain property located in the Lincoln-LeClaire Urban Renewal Area (the "Development Property") and the City agreed to provide certain incentives to the Developer ("Economic Development Grants") in exchange for Developer's and Employer's obligations under the Development Agreement; and

WHEREAS, the City has received a request from the Developer to approve a collateral assignment of Developer's rights to receive Economic Development Grants, under the terms and conditions of the Development Agreement, to Quad City Bank and Trust Company ("Lender") subject to the terms of a Collateral Assignment of Development Agreement between Developer and Lender ("Collateral Assignment"); and

WHEREAS, the Development Agreement requires the City's consent before the Developer may assign any of its rights under the Development Agreement, and the City is willing to provide such consent to the Collateral Assignment, under the terms and conditions set forth in a proposed Consent to Collateral Assignment Agreement (the "Consent Agreement").

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

Section 1. That the form and content of the Consent Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Consent Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Consent Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Consent Agreement as executed.



PASSED AND APPROVED this 4<sup>th</sup> day of March, 2024.

Attest:

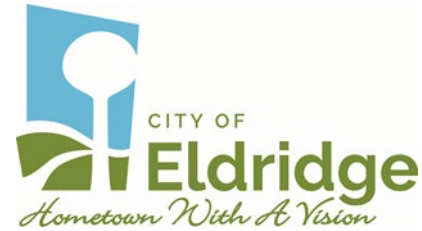
\_\_\_\_\_  
Mayor, Frank King

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

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| 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"/> _____ |

# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: ROW/Utility Easement Management Ordinance  
Date: 3/4/2024

Mayor and City Council,

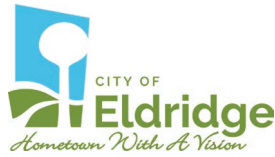
The City of Eldridge has a franchise agreement with Central Scott Telephone Company, Mediacom and MidAmerican Energy. These agreements govern their use of the city right-of-way (ROW).

Under Iowa law, a city is authorized to grant a franchise to the following types of entities: plants and systems for electric light and power, heating, telegraph, cable television, district telegraph and alarm, motor bus, trolley bus, street railway or other public transit, waterworks, sewer services, or gasworks. Iowa Code 364.2(4)(a).

There are certain companies that have infrastructure in the city ROW that do not meet this definition and therefore cannot be included in franchise agreements. Currently there are no permitting requirements for these companies and if we needed one of these companies to move their infrastructure for some reason, say to make room for a stop light, we have no guidelines in the city code to ensure compliance in these matters.

For this reason, city staff and legal counsel recommend a ROW Management Ordinance that would give the city control in these situations.

The Planning and Zoning Commission reviewed this ordinance at their meeting on February 15 and added a definition of excavation and recommend approval.



# ORDINANCE 2024-07

## ORDINANCE AMENDING TITLE C OF THE ELDRIDGE CITY CODE BY ADDING CHAPTER 20, “RIGHT OF WAY/UTILITY EASEMENT MANAGEMENT”

**Section One.** Title C, is amended by adding Chapter 20 with the following language:

### Chapter 20 RIGHT OF WAY/UTILITY EASEMENT MANAGEMENT

- 1.00 Purpose
- 2.00 Definitions
- 3.00 Permit Required
- 4.00 Contents of Permit Application
- 5.00 Permit Fee; Exemptions
- 6.00 Bond Requirements
- 7.00 Safety Devices
- 8.00 Specifications of Restoration
- 9.00 Relocation of Facilities or Equipment
- 10.00 Noncompliance

#### 1.00 PURPOSE

The purpose of this section is to regulate and manage the city Right of Way and Utility Easements.

#### 2.00 DEFINITIONS

Excavation - any disturbance with a Right-Of-Way/Utility Easement on or below the surface.

#### 3.00 PERMIT REQUIRED

No person, firm or corporation shall make any excavation within the right of way of any street or alley or utility easement for any purpose without first obtaining a permit from the Assistant City Administrator, or their designee, except:

- A. If an emergency exists, work may proceed immediately to protect public safety and the person, firm, or corporation responsible for such work shall secure from the building inspector on the next working day a permit for such work.
- B. Employees of the city on official business shall be exempt from this section.

#### 4.00 CONTENTS OF PERMIT APPLICATION

The application for a permit required by this chapter shall state the applicant, place and purpose of the excavation and all contact information for which the permit is sought.

#### 5.00 PERMIT FEE; EXEMPTIONS

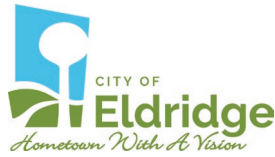
- A. Fee Amount; Franchise Holders Exempt:

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Ryan Iossi  
Councilman Daniel Collins

Councilman Scott Campbell  
Councilman Brian Dockery





1. The fee for each excavation permit, which permit shall be for a single project involving continuous work requiring excavation in the right of way of any street or alley, shall be pursuant to the fee schedule adopted by resolution of the city council.
2. Holders of valid utility franchises which specifically exempt that utility from a permit fee are exempt from this section.

B. Exception for Other Permit; Bond: No fee shall be charged for an excavation permit if the applicant secures, at the same time and for the same purpose of excavation another required permit; provided, however, the applicant has on file with the clerk, a properly executed bond for the work to be performed.

#### 6.00 BOND REQUIREMENTS

A. Bond Required: The applicant for a permit required by this chapter shall file with the city clerk a properly executed bond, with sureties to be approved by the city clerk in the penal sum of ten thousand dollars (\$10,000.00), conditioned for the faithful performance and observation of all provisions of this code and other ordinances of the city relative to excavation and further conditioned that the obligors on the bond will save harmless the city from all damages sustained or caused by reason of the negligence of the applicant or his agent or employee.

B. Business of Making Excavations: Any person whose business requires the making of excavations in the public streets for sewer, drain, water or other connections may file a properly executed bond to the city clerk which shall be sufficient to fulfill the requirements of this chapter.

#### 7.00 SAFETY DEVICES

It shall be unlawful to make any excavation in any street, alley, or other public place or within six feet (6') of any sidewalk, street, alley or other public place unless the excavation is secured by a substantially built enclosure with warning lights placed and operational at night.

#### 8.00 SPECIFICATIONS OF RESTORATION

A. Restoration: The excavation construction and restoration of any street, alley, sidewalk or other public property shall be made so as to restore the property to as good a condition as existed prior to the excavation, but shall not be less than the standard specifications and requirements of the public works department adopted pursuant to Title C-Chapter 10 Standard Construction Specifications, Title C-Chapter 18 Construction and Site Erosion and only policies of the City impacting disturbed areas.

B. Maintenance: All excavations shall be maintained in good and suitable repair to the satisfaction of the public works department for three (3) years after completion of the excavation work.

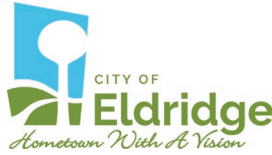
#### 9.00 RELOCATION OF FACILITIES OR EQUIPMENT

A. If the City of Eldridge shall elect to alter or change the grade or location of any Street, or shall engage in any construction or other public works in, on, next to, or under the Streets, permit holder, upon at least forty-five (45) days written notice by the City of

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Ryan Iossi  
Councilman Daniel Collins

Councilman Scott Campbell  
Councilman Brian Dockery



Eldridge, shall relocate its their facilities or equipment, whatever they may be, at its own expense, and in each instance shall comply with all applicable local, state, and federal laws, ordinances, codes, and regulations.

B. If a commercial or private developer requests the permit holder to relocate its existing facilities or equipment to directly facilitate the project of a commercial or private developer or other non-public entity, the City shall require the developer or non-public entity to reimburse the permit holder for the cost of such relocation as a precondition to relocation of its existing facilities or equipment. The permit holder shall not be required to relocate to facilitate such private projects at its expense.

10.00 NONCOMPLIANCE

Noncompliance with any part of this chapter is a Municipal Infraction and subject to the penalties detailed in Title A, Chapter 2, Section 3.02.

**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 1ST DAY OF APRIL, 2024.

Attest:

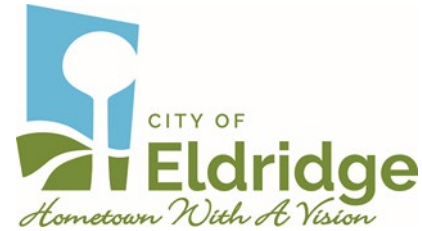
\_\_\_\_\_  
Mayor, Frank King

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

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| 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"/> _____ |

# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Tobacco Shop Ordinance Amendment  
Date: 03-04-2024

Mayor and City Council,

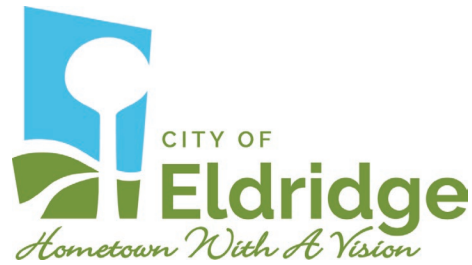
**Purpose statement:** As the Eldridge community is amid a vaping epidemic as evidenced in the attached articles from The North Scott Press, and attached memo by School Resource Officer Jack Schwertman, the governmental interest of the City of Eldridge is to allow Tobacco Shops, as defined by this ordinance, to operate in areas of the city not frequented by youth. This ordinance amendment was reviewed and approved by the Planning and Zoning Commission at their meeting on February 15, 2024.

**Proposed addition to Title D, Chapter 2 Zoning definitions:**

Tobacco shop: Any premises where sales of tobacco, cigarettes, or alternative nicotine products, as defined by Iowa Code chapter 453A as may be amended, and/or accessory products account for 50% or more of the gross sales within the premises. Accessory products include any miscellaneous products that could be used in the production or consumption of tobacco, cigarettes, or alternative nicotine products. Tobacco shops may be known as Vape Shops, Smoke Shops, Hookahs or other similar names.

**Proposed addition to permitted uses in I-2 Light Industrial (this would be a permitted use in I-2 General Industrial):**

Tobacco Shop



To: Mayor and City Council  
From: Jack A. Schwertman, School Resource Officer, #112  
Re: Vaping  
Date: 03-04-2024

Planning and Zoning Commission:

In my experience as the School Resource Officer, I have had multiple situations involving vaping in juveniles within the North Scott Community School District.

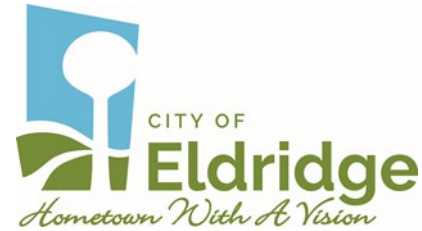
In my three years as the School Resource Officer, we have had multiple ambulances called to the high school in reference to vaping related symptoms. Vaping has become a huge issue with juveniles in the Quad Cities Area. The North Scott Community School District has implemented multiple classes and resources to help juveniles who are addicted to vaping.

Vaping has also turned into “weed carts” that have become an issue within the schools. North Scott has recently implemented Halo sensors inside of the restrooms at the high school as well as the junior high to deter vape usage inside of the school buildings. Vaping inside of the school building is something myself as a law enforcement officer as well as school administration deals daily.

The school issues school consequences for first time offenders as well as students are issued citations after multiple incidents. The accessibility these juveniles have to vapes is so common that we are confiscating them on a daily basis. We as the Eldridge Police Department every year through IPLEGE conduct tobacco compliance checks including vape devices. In my three years as the School Resource Officer we have had no issues with vapes or tobacco being sold to minors during the compliance checks.

# City of Eldridge

## MEMORANDIUM



### **Iowa law makes schools the battlefield for vaping**

### **Retailer enforcement stats look rosy. So why are educators shouldering the brunt of this epidemic?**

**Mark Ridolfi**

Posted Wednesday, February 16, 2022 1:31 pm

The principal's office gets awfully small when you're in trouble.

Twice last week, I sat with administrators in offices to hear 15-year-olds talk about vaping.

In separate interviews, both students confessed to breaking school rules, and Iowa law, by doing what many of the students they know also are doing. Their disappointment seemed mainly in themselves, and the consequences of being caught at school.

One young man sat uneasily in the same office where administrators called his dad the day he was busted. He took the blame personally, shamed about upsetting his family and bummed for his temporary suspension from athletics.

He knew he screwed up.

A young woman seemed more resigned. Two offenses within a couple of months brought her to a different conclusion. "I'm bad." Her casual assessment wasn't menacing or frightful. She was trying to offer context to a curious journalist, invited to the school to see first hand what is consuming educators day after day.

And it's not COVID. High school nurse Emily Dimmer told me that last week.

Vapes are everywhere, and kids are huffing them incessantly, sometimes aiming to get "nic-sick," as the young woman told me in the principal's office.

The American Lung Association details symptoms exactly as Dimmer has seen: "Quick, heavy breathing, dizziness or tremors, confusion and anxiety." That's followed by "extreme fatigue, weakness and slow reflexes."

And that's when Dimmer calls a MEDIC ambulance to the high school.

### **Teens are no match for vapes**

These two teens are hardly the first drawn to nicotine. Heck, they weren't even the only ones in the room that day. Tobacco consumption is a timeless human compulsion that still, to this day, kills 5,100 Iowans a year. That's an Iowa Department of Health calculation, not mine.

A decade ago, smoke and chew waned as government health leaders exposed the verifiable dangers. Workplaces banned it indoors. Insurers jacked rates for smokers. Elected leaders imposed taxes on tobacco.

Plus, it stunk and made your breath putrid. Kids, it seemed, got too smart to smoke.

Both of these students talked about their compulsion for a hit as a personal weakness, or fault. Neither fathomed that nicotine created and satisfied that weakness just as it has for millions of smokers, and exactly as vape-sellers intend.

A teen addict is a lifelong customer.

These two kids and thousands of others are no match for vape nicotine delivery systems. Fruity flavors taste and are even named for the candy flavors they recall from childhood. No cough. No stinky breath. No lighter. No wrappers.

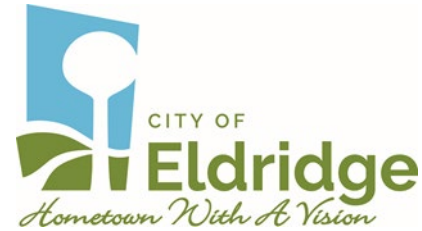
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Councilman Ryan Iossi

# City of Eldridge

## MEMORANDIUM



Vaping requires only a cool gadget smaller than a Bic lighter.

They vape at home, friends' houses, workplaces, before and after practices.

Vaping is everywhere. School, it seems, is the only place kids get caught.

Enforcement is running educators ragged. Every day, they're tracking down reports on vaping that seems to occur every break in every bathroom. Each report sends them tracking down hall camera video, identifying suspects and pulling them from class for a visit to that small office.

Often, it's their first visit.

### **State touts solid enforcement**

If these educators feel like they're facing it alone, it is because they mostly are.

Tobacco enforcement is a once-a-year exercise funded and led by the Iowa Alcohol Beverage Division. Its records show everything is A-OK.

The ABD is Iowa's government-run liquor distributor. State employees order, ship and bill for every drop of hard liquor consumed in the state. The legislature mandates at least a 50-percent mark-up.

The legislature also inexplicably put the ABD in charge of tobacco enforcement at the same stores it relies on to peddle its alcohol.

Iowa law allows retailers four violations punishable by fines and short-term license suspensions.

It takes five strikes before Iowa law closes a store.

But that almost never happens.

Instead, the ABD and the legislature created the I-Pledge training and education plan, that shifts most accountability to store clerks, not owners.

The ABD reports stunningly consistent 90-95 percent compliance rates among the 3,500 stores they check each year. They also report 96-97 percent of clerks pass the 90-minute, online I-Pledge course and quiz every year, allowing them to be certified for tobacco sales.

Last fiscal year, 65 clerks were decertified for failing the quiz. They lose their jobs, and the store hires others.

Compliance in Scott County has been similarly consistent, according to two officers who conducted it. They take high school teens with marked money to attempt buys at convenience stores.

Deputy Jamie Fah told me he wrote just two citations in the 75 store visits a year ago. He's getting ready for another check this spring.

Eldridge officer Jack Schwertman said all five of the shops in his town turned down the teenage customer.

These teens know nothing about the ABD's all-star enforcement record. But they told me exactly where they could get a vape today. Each, independently, named the same two Davenport stores where teenage friends reliably re-up.

Next month, vape detectors go in North Scott junior and senior high bathrooms. Perhaps they'll be more successful than the Iowa ABD. Maybe the sensors alone will discourage students from a two-second mango-berry hit.

If not, school administrators may expect many more students cringing in that small office, the call home, and a suspension from activities.

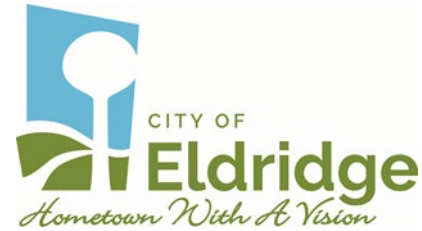
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Councilman Scott Campbell  
Councilman Daniel Collins

Councilman Brian Dockery  
Councilman Ryan Iossi

# City of Eldridge

## MEMORANDIUM



In Pleasant Valley High School, 15 students this year have gotten \$70 citations. Iowa law bumps that to \$135 for second offenses. Both require community service hours.

North Scott principal Shane Knoche and liaison officer Schwertman said that's the last thing they want to do.

They see themselves as the last line of defense. But in Iowa, it seems to me they are the first and only.

### **UPDATE: No fentanyl in vape cart from North Scott High School**

**Mark Ridolfi**

Posted Wednesday, February 23, 2022 1:46 pm

UPDATED 11 a.m., FEB. 24:

Eldridge police chief said state crime lab confirmed THC, but no fentanyl in the vape cartridge taken from a North Scott High School student Feb. 17.

"The Iowa Crime Lab has completed the testing on the contents of the vaping device. It has been confirmed the vaping device is positive for THC and NEGATIVE for Fentanyl," Eldridge police chief Joe Sisler said.

"The incident is still under investigation."

Hours after the cartridge was taken from a student, the school district disclosed the incident in an email to parents that said a field test found THC and fentanyl in the cartridge.

PREVIOUS STORY POSTED Feb. 23:

Eldridge police await further testing on a vape cartridge seized at North Scott High School that is being analyzed at the Iowa Crime Lab.

Chief Joe Sisler said that will determine the course of the investigation.

"We are unable to confirm the presence of THC and or Fentanyl in the vaping device until we receive these results from the crime lab," Sisler said in a release Wednesday, Feb. 23.

"The contents in the vaping device were field tested which indicated the presence of THC & Fentanyl, which cannot be confirmed until further testing."

Sisler said school staff alerted liaison officer Jack Schwertman 11 a.m., Feb. 17.

School officials notified parents that same day with this email:

"As we continue to see an increase of vape use in our schools, we find it necessary to share information about a potentially fatal ingredient that has been found within some vape devices. The drug fentanyl, which is typically laced with other narcotics, can be fatal depending on the amount ingested. The main symptom associated with fentanyl overdose is respiratory failure and non-responsiveness.

"Vape devices across the country are being laced with fentanyl and local authorities have reported an increase of laced devices in the Quad City area.

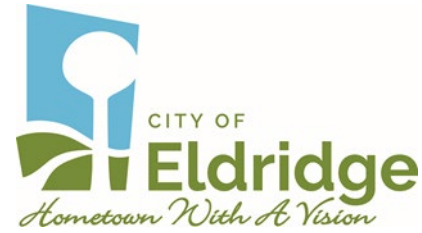
"Today at North Scott High School a device, commonly known as a "weed cart," was obtained by administration. A field test of the liquid in the device tested positive for THC (the active ingredient in cannabis) and fentanyl. This device will be sent to a lab to confirm these results."

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Councilman Scott Campbell  
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Councilman Brian Dockery  
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# City of Eldridge MEMORANDIUM



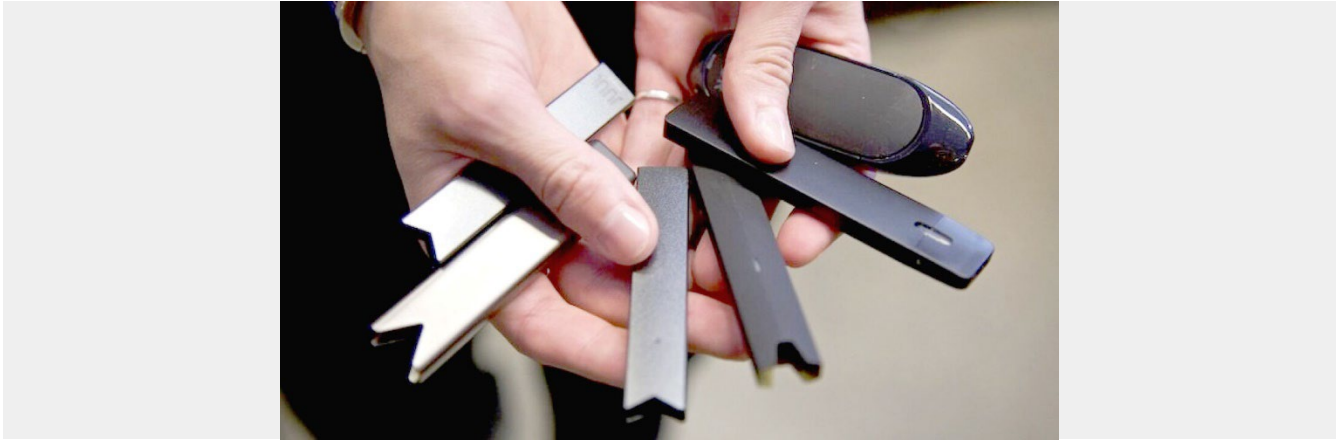
The notification follows concerns high school officials shared in an NSP story about the resurgence of vaping among students.

In the Feb. 17 email, district administrators reached out to parents.

"We encourage you to continue to talk with your students about the potential dangers of using vape pens and other illegal substances. Often, someone using a vape pen is not aware of what chemicals could have been added.

If you or your student(s) have any questions, please contact one of your school's principals.

## **Nic-sick: Students share the perils of vape addiction**



Posted Tuesday, February 15, 2022 1:44 pm

**Mark Ridolfi, NSP Assistant Editor**

Two North Scott 15-year-old sophomores shared their vaping experiences with *The NSP*. These interviews were conducted in the presence of school staff, with parental permission.

### **'I want to wake up and just hit it'**

Four days, tops.

That's how long a vape lasts for this 15-year-old North Scott sophomore when she hits it regularly.

She served suspension this school year after being caught twice at school. The first time, a teacher saw her using in a school bathroom.

A couple weeks later, she got busted again. She and a friend had escaped to the parking lot, and probably would have gotten away with it.

"But she got nic sick," the friend said.

Nic-sick is the effect of nicotine when huffed excessively through a vape. Some students are aiming for that high, she said.

"You get dizzy, a little jumpy," she said.

The Centers for Disease Control documented the effect. After the agitation, users get sluggish and unresponsive.

Mayor Frank King  
Councilman Adrian Blackwell

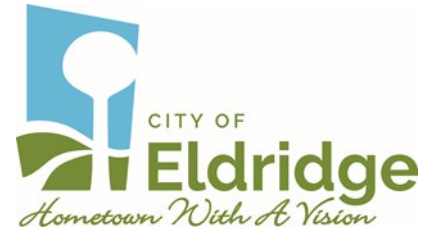
Councilman Scott Campbell  
Councilman Daniel Collins

Councilman Brian Dockery  
Councilman Ryan Iossi



# City of Eldridge

## MEMORANDIUM



North Scott High School officials have called MEDIC ambulances a dozen times this school year for nic-sick students, principal Shane Knoche said.

This girl's friend didn't need an ambulance. She went to the school nurse, confessed the cause, and implicated this girl, too.

School leaders are baffled. The vape fad they faced four years ago had subsided until after the pandemic. Now they're catching kids who've never been in any trouble before.

"At-home suspension doesn't work, because they'll just sit there and vape," said teacher Karen Pauly.

This girl agreed.

"Suspension didn't do anything. Just sitting in a room won't help me not vape," she said.

Two offenses made her ineligible for 70 percent of her sport's season, so she's off that team.

This girl was assigned a research paper that's opening her eyes to the hazards of vaping and nicotine addiction.

The compulsion to vape and the disciplinary consequences left her with a new impression of herself.

"I'm a bad kid," she said.

Her friends thought "I was stupid," not for vaping, but for getting caught, she said.

Now she's irritated with herself for unwittingly becoming one of millions of Americans with a nicotine addiction.

Her first vape experience was with cannabis. By comparison, the fruity nicotine version seemed innocent.

Like most, she accepted friends' offers. When a teenaged friend offered to buy one for her, she said, "yes." That friend brought a Puff Bar to her house. After that, she was hooked.

Puff Bars come in 17 flavors, including blue ice and mango. The company designs its products for first-timers. "A draw-activated firing mechanism makes it ideal for those who are new to vaping," according to Puff Bar ads.

This 15-year-old liked "all the flavors."

Ultimately, she felt compelled regardless of the flavor. She's trying to quit.

"But I want to wake up each morning and just hit it," she said.

### **Athlete says: When you get your own, that's when the trouble starts'**

As a 12-year-old, North Scott grade-school student, he knew for sure he would never touch a vape pen. "In elementary, I thought, 'I'll never do it. It's stupid.'"

At the junior high, he ran into a few students who vaped. "But it wasn't normal. I didn't really have respect for people who did it."

Things changed in high school.

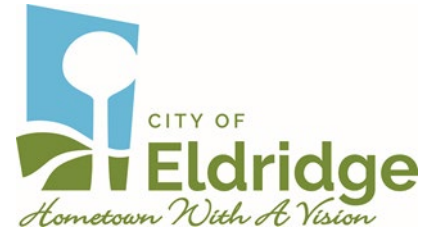
"Walk in a bathroom, and you'll always find someone vaping."

Soon, he was among them, sneaking bathroom hits between classes, but mostly at home with a device so small his parents never suspected.

"I never thought I'd get caught at all."

# City of Eldridge

## MEMORANDIUM



Now this 15-year-old sophomore is among dozens caught vaping at North Scott High School, and facing the consequences: In-school suspension; limits on athletic participation; his first school discipline incident; a heart-breaking conversation with his parents, and this interview with *The North Scott Press*.

Vaping is overwhelming school administrators who are disciplining students who have never been in trouble before. Like this one.

“Suspension for this type of activity doesn’t seem a logical or a restorative process. Add an addiction on top of a still-maturing brain, and it’s hard to break the cycle,” high school assistant principal Dan Marceau said.

That’s why he encouraged the student to share this story. Many, like this one, wise up when facing consequences. But most are clueless to the certainty of nicotine addiction.

This student said vaping is accessible to any student who chooses. Accepting his first hit seemed social and hardly dangerous.

But when nicotine addiction demanded more, he asked friends to buy him a vape device. A teenager can reliably find a willing convenience store clerk. He bought his own just once, at Brady Mart. “No one said anything,” he said of the experience.

With a vape in his pocket, his periodic use became a habit.

“When you get your own, that’s when the trouble starts.”

Fruit flavors make the vapor tasty, fragrant and seemingly harmless.

The nicotine provides an addiction this teenager wasn’t counting on.

Addiction drew him into the bathroom for between-class hits that eased a compulsion he didn’t really know he had.

The last time he vaped at school, a smoke detector went off in the high school bathroom.

“I didn’t think it was me,” he said.

The detector alerted school authorities. They reviewed hallway cameras to document who had been in the bathroom.

When Marceau confronted the teenager, he confessed and handed over his device.

Then came the worst part.

Marceau alerted the teen’s parents.

“It was not good. My dad was very disappointed. That hurts a lot for me,” he said.

His mom was incredulous. “Why put that in your body?” he recalled her asking.

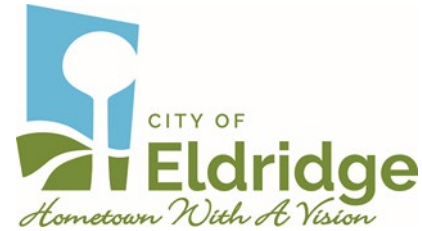
He had no good answer.

Marceau and school administrators have made dozens and dozens of these calls, always to unsuspecting parents unaware the addiction took place in their own homes. Now he’s grounded from seeing friends. He’ll miss part of his next sports season.

“Originally, I didn’t think I’d get caught at all,” he said. Now, when he encounters vaping students, “I just walk out. It’s not just about not getting caught. This takes over before you even know it.”

# City of Eldridge

## MEMORANDIUM



### High school reports more student seizures Staff suspect link to surge in vaping

Posted Tuesday, February 8, 2022 3:54 pm

**Mark Ridolfi, NSP Assistant Editor**

At first, they appear agitated, twitchy.

“They tell me it comes on with hot and cold flashes. They kind of know what’s coming. The twitching,” North Scott High School nurse Emily Dimmer said.

Then some slump into unresponsiveness.

That’s when she calls an ambulance.

High school officials are reporting more student seizures than ever, at the same time they’re encountering more vaping students than ever.

A trend that faded in the pandemic is back in fuller force. Every day, school liaison officer Jack Schwertman and assistant principal Aaron Schwartz investigate vaping reports, take statements, review hall cameras and confront students to give up their vapes.

They find vapes concealed above ceiling tiles, and in bathroom soap and tampon dispensers.

They and principal Shane Knoche carefully note there’s no evidence linking vapes to the seizures.

But they are desperate for answers. Knoche recalls when seizures were rare.

“Maybe once a semester, with a student who has a medical plan. Now it seems almost weekly.”

Knoche wonders if it is an allergic reaction to intense doses.

“There’s the shaking tremors. Then they’re non-responsive to questions. I’m told an average seizure is about four minutes. This is more like 25 or 30,” he said. “I wonder if it’s an allergic reaction to nicotine...”

“Or the other 89 chemicals in there,” Schwertman added.

Tests of some seized vapes turned up only nicotine, not THC, he said.

But nicotine vapes include flavoring and other chemicals that also could trigger reactions.

Knoche hoped students were done with vapes.

Four years ago, he shared his concerns in Scott Campbell’s *NSP* report on Juul vaping at the high school.

“It felt big back then. Then the next year, I thought we were through it. It wasn’t a thing during the pandemic. Now it’s huge again.”

Since then, the FDA has banned flavors in refillable vapes, like Juul. But the rules said nothing about disposable, single-use e-cigarettes. Those surged on the market, cheaper than JUUL and with more flavors.

Now, Schwartz said, “It feels like we’re constantly dealing with it.”

Students or staff see someone vaping in a bathroom. An aide smells it on a student. A device falls from a backpack. The reports come in daily, and Schwartz scrambles.

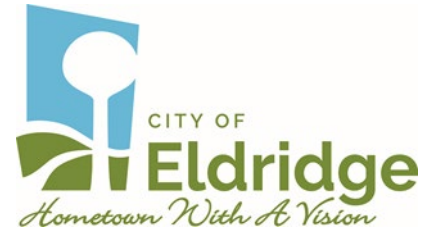
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# City of Eldridge

## MEMORANDIUM



"Typically, we pull up the cameras," Schwartz said. They'll track down those seen going in the bathroom, and try to identify an offender. Then they pull the student from class for an office visit.

"I say, 'Let's keep it on the school level. Please place it on my desk. If we pull in an officer, it's not on the school level,'" he said.

So far, North Scott's liaison officer has not written a ticket.

"We don't want to have a kid up on a nicotine charge in high school," Schwartz said.

### **PV issues \$70 tickets**

Pleasant Valley High School liaison officer Jamey Fah has written 15 citations so far this school year. Each carries a \$70 fine for students caught vaping.

"This fall, we really did see a resurgence in use," said Fah, a Scott County deputy assigned to the school.

He winces at the rate of consumption.

"They sell you 5,000 puffs for \$17 that tastes like mango strawberry. Imagine how busy you'd have to be, lighting and smoking cigarettes to get 5,000 hits."

He and North Scott officer Schwertman say the teens are oblivious to risks.

"The kids I work with know nicotine is part of vapor. They're just not concerned about it. When you're 15, you are much more risk-inclined," Fah said.

### **Eldridge retailers comply**

Both recently recruited high school students to attempt nicotine purchases. Officers give marked money to teens specifically buying vapes, cigarettes or chewing tobacco.

Schwertman said none of Eldridge's five shops took the bait.

"We switch products. Vapes, cigarettes, even Swisher Sweets, which usually are used for narcotics," he said. All Eldridge shops complied with the law.

Fah is preparing for this year's rural county enforcement.

"Last time in spring, I recall two citations for selling to teens. We do 75 retailers. So having only two citations is pretty low."

Neither officer sees much cigarette smoking anymore.

Knoche recalled one student caught this school year, "our first cigarette in a long time, probably four years."

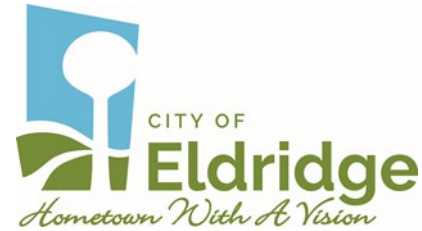
Chewing tobacco seems on the wane, though Schwertman acknowledges, "We are a farm community." But he's gotten no complaints and encountered no in-school use.

### **Vape sensors coming in March**

North Scott expects to increase enforcement in March. When students return from spring break, new HALO monitors will detect vape use in high school and junior high restrooms. The sensors also react to light and sound, sending a message to school staff.

# City of Eldridge

## MEMORANDIUM



Schwartz and Knoche expect the sensors to launch dozens of investigations as they track hallway cameras, interview students and capture vapers.

“Will we go to charges? I’m at the point I don’t know what to do,” Schwartz said.

Dimmer said the vape surge came as a surprise. “In our world, vaping is now bigger than COVID.”

She and Schwertman wish for more open, public discussions on the dangers of vapes.

“These are considered a healthy alternative to cigarettes, when there’s nothing healthy about it,” Schwertman said.

Schwertman also urged more retail enforcement in the cities. “Students know which marts are selling and which aren’t,” he said.

Knoche said most parents seem clueless about their student’s use, “until we alert them.”

He believes more state and federal regulation is needed. “Someone has to go after these companies. Anytime you make a device to be hidden, you’re trying to get kids addicted,” Knoche said.

### **North Scott schools to add vape detectors in bathrooms Halo sensors detect disturbances and summon help**



**Halo detection device**

Posted Tuesday, January 11, 2022 1:39 pm

**Mark Ridolfi, NSP Assistant Editor**

New Halo security cameras in high school and junior high bathrooms will detect vaping, loud noises, and cries for help, then alert school staff and in some cases, call 911.

School board members meeting Monday approved moving \$500,000 in unspent funds from other accounts for school safety, technology and building improvements by the end of this fiscal year.

That includes about \$36,000 for the security camera system in restrooms and hallways. High school principal Shane Knoche said testing over winter break left him and administrators convinced they should be installed soon, over spring break.

Retired high school liaison officer Bruce Schwarz researched the HALO system, superintendent Joe Stutting told board members.

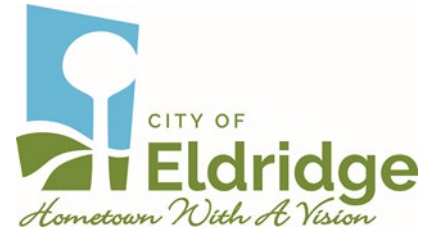
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# City of Eldridge

## MEMORANDIUM



"We'd be one of the first to implement it," Stutting said.

He said tests showed it can detect vape clouds or any smoke, aggressive noises, and even calls for help. It also detects and reports tampering.

"You can make it so a voice responds," Knoche said.

That voice could affirm that 911 has been called, or warn students who try to damage the detector.

"When we tried, 'Help,' it said... '911 has been notified. Help is being sent,'" Stutting said.

The system sends text and email alerts to selected staff, which can review digital video and identify students or staff who had been in bathrooms at the time of the alarm.

District finance director Jill Von Roekel said the \$500,000 is left over from four accounts, and required board approval to be spent on security.

Stutting said much of the surplus is due to the pandemic, which reduced preschool, professional development and other costs. Specifically:

Home school assistance: \$50,000

Teacher leadership supplement: \$100,000

Statewide voluntary preschool: \$225,000

Professional development reserves: \$125,000

Board members authorized the uses after a public hearing that drew no comments.

### **Concurrent enrollment**

More than 95 percent of North Scott students graduate with community college credits, leading the region and well ahead of the governor's 2025 goal of 70 percent.

North Scott and Scott Community College staff said concurrent college and career certification is booming in the district, with much more to come.

"In the past, we said college and career training. It should be career and college. There are so many more pathways," high school principal Shane Knoche told board members.

EICC already offers automotive, construction, welding, health care and education certification.

Coming next: Engineering tech, sign language, small business management, CNC machining, medical assistant and information technology.

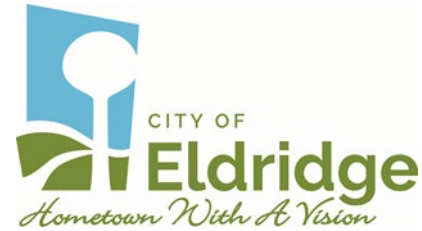
"The goal of pathways is to help students in a defined way start to explore a career," said EICC concurrent enrollment dean Gabe Knight.

North Scott concurrent enrollment coaching begins in eighth grade, high school counselor Tracy Denahy said. Students are surveyed to launch career vision plans. They are asked what things come easier for them, and make them feel successful; and areas for improvement.

"It's not just, 'What do you like to do?' but 'What kind of environment do you want to work in?'" Denahy said.

# City of Eldridge

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EICC concurrent academic advisor Alex Batten spends one to two days at the high school steering students to on-site training. His presence allows high school counselors to address “a lot more social and emotional needs,” for students, rather than figuring out college coursework.

That’s drawing more career interest.

“We used to send two kids to Scott Community College for CAN training. Now we have 40,” taking it at the high school, Knoche said.

That’s changing school district expectations.

“We’re not satisfied focusing only on graduation rate anymore. We’re looking at certification rates six years after graduation. We want to have 100 percent with of some sort of certification or degree,” Knoche said.

The 95 percent of students who graduate with college credit averaged 20 earned credit hours, Denahy said. Just using EICC tuition rates, concurrent enrollment saved families \$761,000.

“It’s like we’re handing out scholarships every day,” board member John Maxwell said.

District property taxpayers cover most of the concurrent enrollment costs.

EICC concurrent education coordinator Anthony Bielski commended NS staff for meeting college coursework standards, a perennial challenge for concurrent programs.

### **\$911K to close gaps**

Stutting proposed spending \$910,987 in federal pandemic school aid on reading and math interventionists for all elementaries and the junior high.

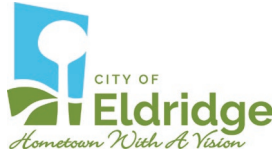
The funding from the Elementary and Secondary School Emergency Relief, or ESSER fund, will target students with achievement gaps attributable to the pandemic.

Stutting proposed using \$415,092 in the 2022-23 and 2023-24 school years to hire six full-time math interventionists. The district would spend \$80,803 to expand four elementary reading interventionists to full-time this semester.

The funding also will be used to build skills of other teachers to close gaps for all kids, Stutting said.

### **Board members also:**

- Approved a request for \$1,052,208 in supplemental aid. The money will be used to address at-risk students learning center and instructional support services.
- Will hold a public hearing on the 2022-23 school calendar at the 6:30 p.m., Jan. 24 meeting at Glenn Elementary in Donahue. A draft calendar based on staff feedback remains posted on the district website.



# ORDINANCE 2024-08

**AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 3 DEFINITIONS AND SECTION 28 I-1 LIGHT INDUSTRIAL DISTRICT OF THE ELDRIDGE CITY CODE DEFINING “TOBACCO SHOPS” AND MAKING THEM A PERMITTED USE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

**Section One.** Title D, Chapter 2, Section 3.00 Definitions is amended by adding the following language:

Tobacco shop: Any premises where sales of tobacco, cigarettes, or alternative nicotine products, as defined by Iowa Code chapter 453A as may be amended, and/or accessory products account for 50% or more of the gross sales within the premises. Accessory products include any miscellaneous products that could be used in the production or consumption of tobacco, cigarettes, or alternative nicotine products. Tobacco shops may be known as Vape Shops, Smoke Shops, Hookahs or other similar names.

**Section Two.** Title D, Chapter 2, Section 28.00 I-1 Light Industrial District is amended by adding the following language to 28.01 Principal Permitted Uses:

Tobacco Shops

**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.

PASSED AND APPROVED THIS 1ST DAY OF APRIL, 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 Ryan Iossi  
Councilman Daniel Collins

Councilman Scott Campbell  
Councilman Brian Dockery



The regular meeting of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on February 20, 2024, at Eldridge City Hall.

Board members present were Mike Anderson, Paula Steward, Barb O'Brien and Jim Skadal. Brock Kroeger was present, seated in the gallery and abstained from all business. Also, present Jacob Rowe and Jody Coffman. Visitors Frank King, Nevada Lemke, Allison Wright, Jeff Martens, Scott Campbell, Mark Rildofi, Tate Olson, Maria Olson, Emily Rowe, Collin Wilson, Keith Schneckloth and Marty O'Boyle.

Public Comment- Brock Kroeger read a statement regarding the recent email from the Assistant City Administrator concerning residency requirements to service on the Utility Board.

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

Motion by Steward, second by Anderson to approve the minutes from February 6, 2024. All ayes.

FINANCIAL – Motion by Skadal to approve bills payable in the amount of \$268,667.82, second by Steward. All ayes.

ELECTRIC – Rowe gave an update on the PCA.

The 2023 Year End Outage Report was presented.

Resolution 2024-02 E&W Establishing Changes to the MunEEBuck\$ Program was discussed. Anderson made a motion to pass the Resolution, second by O'Brien. All ayes.

Department update: Rowe and Wilson attended the Supervisor/Foreman Conference. Rowe and Olson are attending the Energy Conference. The crew finished replacing a pole on S. 5<sup>th</sup> St and made a punch list for the tree trimmers to go back to.

WATER- There was a water main break at 208 S.5<sup>th</sup> St. on 2/11/24. The break was reported at 10:15am. The valves were shut down around 11:30am. The water was restored around 2:45pm. Estimated water loss is 31,500 gallons. It affected 2 customers.

The Water Crew performed a PFAS test on Well #2. It came back negative for any PFAS.

There was a discussion to approve a quote from QC Construction Services to remodel the water treatment plant. O'Brien made a motion to approve the quote, second by Steward. All ayes.

The Board reviewed a quote from Regan Mechanical to replace three 10" valves at the water treatment plant. Steward made a motion to approve the quote, second by Anderson. All ayes.

There was a bid for approval from KLM to repair the top section of the water tower ladder. Anderson made a motion to accept the bid, second by Steward. All ayes.

Department update: RILCO has hooked up a new section of watermain, after sampling it will be put into service. The crew has finished the hydrant repairs. The DNR Sanitary Survey has been completed.

ADMINISTRATION- There was a discussion on the 2024-25 Budget.

Department update: None

Motion by Steward to adjourn the meeting at 5:44 P.M., second by O'Brien. All ayes.

Eldridge Community Center Minutes  
February 20, 2024

The Eldridge Community Center Board meeting was called to order at 11:30 a.m. by Chairman Paul Petersen at the Eldridge Community Center.

Board Members present: Deanna Jensen-Valliere, Gigi Seibel, and Tracy Harris by phone. Also, present Lexie Diedrich, Gage Lane, Jeff Martens, Nevada Lemke and Jody Coffman.

Seibel made a motion to approve the agenda, second by Jensen-Valliere. Motion carried.

Harris made a motion to approve the minutes from January 10, 2024. Seibel seconded. Motion carried.

Harris made a motion to approve the Bills Payable as presented on the report in the amount of \$35,928.75, second by Jensen-Valliere. Motion carried.

End of Month/Manager's report was presented by Diedrich and Lane. January skating picked up but, they did need to close twice due to the weather. The washer, freezer and cotton candy machine need repairs. The Taylor Swift skate was a huge success.

No customer evaluations were received.

Old Business: The managers spoke with Pepsi about their concerns. The Pepsi Representative came out and addressed everything. There were two new flavors added. They are very happy with the service they received.

New Business: The 2024-25 Budget was discussed. Lemke will finalize the numbers and bring it back for approval.

Diedrich explained a proposal from Google Photography. The Board liked what they had to offer.

Personnel: Diedrich and Lane had staff training to address some issues they were having. It was well received by the staff and changes have been made.

Seibel made a motion at 12:22 p.m. to adjourn the meeting, second by Jensen-Valliere. Motion carried.

Next meeting will be March13, 2024