CITY COUNCIL MEETING AGENDA
Monday, October 20th, 2025, 7:00 PM
Eldridge Community Center · 400 S 16th Ave · Eldridge, IA

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment

5. Mayor's Agenda
   A. Consideration to Approve City Council Minutes from October 6th, 2025
   B. Consideration to Approve Committee of the Whole Minutes from October 6th, 2025
   C. Consideration to Approve Bills Payable
   D. Consideration to Approve a Liquor License Renewal for Tasty Cafe

6. Old Business
   A. Consideration of Second Reading of Ordinance #2025-25 Amending Fire Hydrants
   B. Consideration to approve 5-year Contract Extension Proposal from Allied Services d/b/a Republic Services of Bettendorf for the City's solid waste collection & disposal and recycling collection services

7. New Business
   A. Consideration of Resolution #2025-31 Fixing a Date for and Providing for Publication of a Public Hearing to Consider the Proposal of a 4th Amendment to the Development Agreement with LMT
   B. City Council discussion on information and documentation received to date from the Eldridge Volunteer Fire Company

8. Board/Staff Activity Reports
   A. City Administrator/City Clerk
   B. Assistant City Administrator
   C. Police Chief

9. Adjournment

Next Regular Committee of the Whole & City Council Meeting: Monday, November 3rd, 2025, at 6:00pm

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 October 6th, 2025.

Council Members Present: Ryan Iossi, Adrian Blackwell, Brian Dockery, Dan Collins, and Scott Campbell. Quorum was met.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Chief Andrew Lellig, Tony Cavanaugh, Hailey Sanders, Jack Schwertman III, Erin Gentz, Marty O'Boyle, Dale Grunwald, Jeff Ashcraft, EVFC Chief Keith Schneckloth, EVFC Asst. Chief Dave Engler, Caroline Eakins, Crystal Eakins, Kelly Engler, Rita Vis, Tim Martinek, Andrew Doyle, Sgt Ryan Gale and Scott Dickman.

Motion by Blackwell to approve the agenda. Second by Iossi. Motion was approved unanimously by voice vote.

Public Comment

Dale Grunwald addressed the Council and thanked them for the S 1st Street project. He stated the asphalt and black dirt looked really nice and thanked them for not putting gravel along the asphalt but opting for black dirt.

Mayor's Agenda

Eldridge Police Department Chief Andrew Lellig and EVFC Chief Schneckloth, along with Mayor Frank King, presented Life Saving Awards and recognized the following officers and firefighters for their response, actions, and commendable teamwork that resulted in saving the life of a man during an incident response on September 22, 2025: Officer Jack Schwertman III, Sergeant Ryan Gale, and Fire Fighters/First Responders Andrew Doyle, Dave Engler, and Crystal Eakins. Both Chief Lellig and Chief Schneckloth were also responders on the call that contributed to these lifesaving efforts.

Motion by Iossi to approve City Council Minutes from September 22nd, 2025. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve the bills payable in the amount of $985,266.89. Second by Campbell. Motion was approved unanimously by voice vote.

New Business

Motion by Campbell to approve Resolution #2025-27 Approving the Extension of Townsend Farms Phase III Preliminary Plat. Second by Iossi. Roll Call vote indicated Campbell (Aye), Blackwell (Aye), Iossi (Aye), Collins (Aye) and Dockery (Aye). Motion carried.

Motion by Dockery to approve Resolution #2025-28 Approving Ivy Acres Part 3 Final Plat. Second by Campbell. Roll Call vote indicated Campbell (Aye), Blackwell (Aye), Iossi (Aye), Collins (Aye) and Dockery (Aye). Motion carried.

Motion by Dockery to approve Resolution #2025-29 Approving Baustian Farms Replat. Second by Iossi. Roll Call vote indicated Campbell (Aye), Blackwell (Aye), Iossi (Aye), Collins (Aye) and Dockery (Aye). Motion carried.

Motion by Campbell to approve Resolution #2025-30 Approving the Hiring of a City Clerk/Finance Manager. Second by Dockery. Roll Call vote indicated Campbell (Aye), Blackwell (Aye), Iossi (Aye), Collins (Aye) and Dockery (Aye). Motion carried.

Motion by Blackwell to approve the First Reading of Ordinance #2025-25 Amending Fire Hydrants. Second by Iossi. Roll Call vote indicated Campbell (Aye), Blackwell (Aye), Iossi (Aye), Collins (Aye) and Dockery (Aye). Motion carried.

Motion by Dockery to approve setting the date and time for Eldridge Trick or Treating on Friday, October 31st, 2025 from 5:30pm to 7:30pm. Second by Blackwell. Motion was approved unanimously by voice vote.

Board/Staff Activities

City Administrator/Acting City Clerk – The security film will be installed by Precision Concepts at City Hall and the PD starting October 8th and all film and perforated vinyl should be installed by October 10th. The film will take a week to cure so they will be back around October 17th to apply anchoring material and perform any touchups. HomeServe will be doing a mailing campaign for their water service line and sewer/septic line protection plans in early December using a new format where the City logo will not be on the mailing and there will be no direct mention of the City, but there will be a URL that will list SLWA partners to include the City of Eldridge. The multi-jurisdictional transit study with Bettendorf, Davenport, and LeClaire will be on the City of Davenport's Council agenda for approval on October 8th to secure a contract with AECOM. Once that contract is signed a timeline for the study and project will be developed and distributed. Jeff Martens and Tony Rupe worked together today to confirm the free yard waste pickup dates which will begin on Monday, October 20th and end on Saturday, November 29th.

Councilman Dockery asked if the Administration could plan another Joint Meeting with the Fire Department to take place at the next Committee of the Whole, Council, or another separate meeting to discuss publicly what the status of the discussions of the fire department's transition proposal is. He stated that everyone needs to share what information they have and make a decision. Councilman Campbell, Iossi, and Collins stated that they believe the Council all has the same information that the Public Safety Committee has and that there is information that has not been received from the Fire Department and another meeting should not occur until there is information available to discuss that. Councilman Blackwell agreed that the City Attorney, County Attorney, and Administration should continue to gather the information and once that is available the Council can be updated to schedule the next meeting. Mayor King emphasized the need for complete financial information for transparency and to ensure that the decision is made responsibly.

Assistant City Administrator – No updates.

Police Department – Chief Lellig had no updates. The Life Saving Award was presented by Chief and Mayor to Sgt Gale who was not in attendance during the earlier part of the meeting when the other awards were presented.

Motion by Dockery to adjourn at 7:38 pm. Second by Blackwell. Motion was approved unanimously by voice vote.

Respectfully submitted

Frank King	Nevada Lemke
Mayor	City Administrator/Acting City Clerk

City of Eldridge Committee of the Whole Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open Committee of the Whole session at the Eldridge Community Center at 6:00pm on October 6, 2025.

Council Members Present: Brian Dockery, Scott Campbell, Dan Collins, and Ryan Iossi.
Council Members Absent: Adrian Blackwell
Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Erin Gentz, Ron Iossi, Marty O'Boyle, Jeff Ashcraft, and Dale Grunwald.

Motion by Campbell to approve the agenda. Second by Dockery. Motion approved unanimously by voice vote.

New Business

A. New Policies to be discussed for adoption at future Council meeting
   i. Return to Work – Administrator Lemke reported that the City's new insurance carrier, Continental Western Group, had performed a site visit and risk assessment in November 2024 and one of the recommendations was to implement a Return-to-Work policy. The template provided by CWG was used to prepare a draft for Council review. Lemke also stated that MRA, a HR Resource available to the City, had reviewed the draft and had no edits or changes, but had a recommendation to also provide a Return to Work form for the employee to have completed by their Physician, after providing the Physician with the employee's job description, to document restrictions as well as when employee is released to return to their original job duties. MRA also recommended including in all forms and agreements a clarification of work-related v. non-work-related injury. The Council agreed to move this policy on to a Council agenda for consideration but asked Lemke to get examples from other city's policies, and to get further clarification from CWG on non-work-related injury Return to Work policies.
   ii. Seasonal Employment Classification – Administrator Lemke reported to the Council that the city has several employees that are primarily dedicated to Park duties in the Public Works Department that have not worked over the winter months for the last 2-3 years. The Handbook currently lists Part-Time and Temporary employee classifications, but not Seasonal. Lemke recommended that a Seasonal Employee classification be added to the handbook that identifies the dates/terms of seasonal employment to capture the employment for these positions. The Council agreed to move the policy forward to a Council agenda for consideration and asked that the draft specify the seasonal employment classification for the Parks Department since there are no seasonal positions available in any other city departments.
   iii. PPE/Clothing Allowance – Administrator Lemke reported that during recent negotiations with the two bargaining units that the clothing allowance lists were updated. She further reported that the City's safety coordinator from IAMU had worked with City staff to prepare the City's Personal Protective Equipment program. Lemke stated that there has been confusion for Department Heads about what is PPE that the City would provide for employees to control risk, liability, and injury; and what would be

considered clothing allowance items that the employee is responsible for. The policy draft was reviewed and approved by the impacted Department Heads and is recommended for Council consideration for the purpose of clarifying PPE v. Clothing Allowance and identifying what items the City will continue to provide, after the initial outfitting, as PPE to ensure safety compliance. The Council agreed that this policy should be moved to a Council agenda for consideration, and asked Lemke to provide the new Clothing Allowance lists along with identification of what updates were made to the lists during the negotiations process.

iv. Donated Leave Policy – Administrator Lemke reported that during the recent bargaining unit negotiations, both bargaining units asked that the City Administration draft a leave donation policy to propose to Council for consideration. The Council agreed to move this policy to a Council agenda for consideration.

v. Dress Code Policy – Administrator Lemke reported that most employees have uniform requirements defined in the Collective Bargaining Agreements due to the nature of their department and job duties. The City Hall and administrative staff do not have anything in place. The billing clerks were provided with a clothing allowance during recent negotiations to allow them to purchase shirts with City logos. The dress code policy that was drafted defines a business casual dress code to apply to City Hall staff and administrative staff not currently subject to uniform requirements under either of the CBAs. The Council agreed to move this policy forward to a Council agenda for consideration.

vi. Handbook Updates – Administrator Lemke reported that certain handbook provisions would need to be updated to align with the new CBA terms, such as Holidays, vacation accrual, sick time payout accruals with eligible retirement, and max accrual limit for compensatory time. She further reported that changes in job titles and newly created positions would require an update to the Organizational Chart as well. The Council asked for the redlined versions to be presented on a Council agenda for consideration.

vii. Job Descriptions/Ordinances – Administrator Lemke stated that the Assistant City Administrator was not currently an officer defined in City Code and that the City Clerk needs to be updated to reflect Finance Manager/City Clerk. She further reported that the Building Official is now a Department Head position and should be included in the City Code Officers chapter. She asked the Council for guidance regarding the Utility Administrative Manager, Water Superintendent, and Electric Superintendent. The Council agreed that all department head level positions and City Officers should be drafted in Ordinance form and moved to the Council agenda process for consideration.

viii. Hold Harmless & Equipment Responsibility Agreement – Administrator Lemke stated that some City (and Parks) equipment and property have been loaned out for many years for community events and there are frequent asks. This form can be used to document all instances of property & equipment being used by non-City individuals/agencies as well as protecting the City from liability & risk. It also includes a provision to protect the City's equipment and property by requiring that any damage or destruction of City equipment or property will be the responsibility of that agency/individual to repair or replace. The Council agreed that this agreement should be moved to a Council agenda for consideration.

ix. Traffic Calming Policy – Administrator Lemke reported that the City Engineer had recently provided the City of Davenport Traffic Calming Policy to the Council for review and recommended a similar policy for the City of Eldridge to provide consistency and identify parameters for addressing speed/safety/traffic concerns that are brought forward by residents or staff and provides a process to determine what measures can be taken to address these concerns based on results of traffic studies/observations and where the results land within the definitions identified in the policy. This removes the case-by-case consideration and the issue of determining whether a neighborhood gets a speed hump or other traffic calming measure. The Council agreed to have the City staff work with the engineer to draft a policy for Eldridge and bring it to a Council agenda for consideration. Councilman Dockery requested that the policy allow for Council to have ultimate discretion without having to go through the step-by-step process for every single request/concern that is raised.

Motion by Dockery to adjourn at 6:48pm. Second by Campbell. Motion was approved unanimously by voice vote.

Submitted by Nevada Lemke, City Administrator/Acting City Clerk

AGENDA

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
DFT 287	INS REIMB	820-5-001-6183	EBS - EMPL BENEFIT SYSTMS	PSF CLAIM FUNDING	$ 8,191.59
156349	POLICE	001-5-110-6331	MESSENGER MOTORWORKS	SQUAD 110 GRAPHIC	$ 350.00
156350	EQUIP REPL	002-5-210-6713	DAHL FORD	PW F550 TRUCK PURCHASE	$ 76,941.00
156351	STREETS	001-5-210-6310	A&A AC & REFRIG	CITY SHOP ICE MACHINE LEASE	$ 62.50
156352	STREETS	001-5-210-6373	ACCESS SYSTMS LEASING	SHOP COPIER LEASE	$ 100.86
156352	FINANCE	001-5-620-6340	ACCESS SYSTMS LEASING	CH COPIER LEASE	$ 188.01
156353	ST LIGHTS	001-5-230-6371	ALLIANT ENERGY CO.	STREET LIGHTS	$ 407.19
156353	ST LIGHTS	001-5-230-6371	ALLIANT ENERGY CO.	S 16TH AVE SIREN	$ 29.29
156353	SEWER	610-5-815-6371	ALLIANT ENERGY CO.	IND PARK LIFT STATION	$ 184.49
156354	SANITATION	001-5-290-6497	ALLIED SVCS/REPUBLIC	GARBAGE/RECYCLING SVCS	$ 34,856.64
156355	POLICE	001-5-110-6506	AMAZON CAPITAL SVCS	SIGN	$ 35.98
156355	FINANCE	001-5-620-6319	AMAZON CAPITAL SVCS	DOCKING STATION	$ 78.84
156355	FINANCE	001-5-620-6373	AMAZON CAPITAL SVCS	PHONE CASES & SCREEN PROTECT	$ 43.50
156355	SEWER	610-5-815-6181	AMAZON CAPITAL SVCS	RUPE - CLOTH ALLOW	$ 59.98
156356	ADMIN	001-5-611-6213	BI-STATE REG COMM	Q2 MEMBERSHIP DUES	$ 987.25
156357	POLICE	001-5-110-6331	BURT ACQ/AQUATECH	PD CAR WASHES	$ 114.00
156358	POLICE	001-5-110-6181	CAVANAUGH, TONY	CAVANAUGH - CLOTH ALLOW	$ 47.19
156359	VEH MAINT	001-5-299-6504	CCP INDUSTRIES INC.	SHOP WIPES	$ 255.81
156360	FINANCE	001-5-620-6373	CENTRAL SCOTT TELEPHONE	PHONE/WIFI SVCS	$ 1,040.94
156360	SEWER	610-5-815-6373	CENTRAL SCOTT TELEPHONE	PHONE/WIFI SVCS	$ 150.00
156363	ADMIN	001-5-611-6601	DSI MEDICAL SVCS, INC.	DOT RANDOM TESTING	$ 49.50
156364	VOL FIRE	001-5-150-6913	ELDRIDGE VOL. FIRE DEPT.	FY 25/26 PROPERTY TAX	$ 42,250.00
156365	VEH MAINT	001-5-299-6332	GILLESPIE AUTO ELECTRIC	ALTERNATOR	$ 325.00
156367	STREETS	001-5-210-6250	IA ASSN. MUNICIPAL UTIL.	SAFETY GROUP QTRLY PMT	$ 1,470.16
156367	SEWER	610-5-815-6230	IA ASSN. MUNICIPAL UTIL.	SAFETY GROUP QTRLY PMT	$ 1,470.16
156368	INSPECTIONS	001-5-170-6230	ILLOWA	NEES/MART LEGAL ASPECTS TRAINING	$ 50.00
156369	STREETS	001-5-210-6181	INDUSTRIAL SAFETY.COM	SAFETY VESTS	$ 330.69
156370	ADMIN	001-5-611-6601	JK INDUSTRIES	LACEY - CLOTH ALLOW	$ 204.82
156371	TIF	125-5-620-6930	LMT DEFENSE	TIF REBATE	$ 76,929.60
156372	STREETS	001-5-210-6512	LOGAN CONTR SUPPLY INC.	CORD	$ 14.37
156374	STREETS	001-5-210-6512	MENARDS	LEVEL & ZIP TIES	$ 72.89
156376	ROAD USE	110-5-210-6752	QC WINWATER CO	IOWA ST CULVERT EXT	$ 946.92
156376	SEWER	610-5-815-6550	QC WINWATER CO	MANHOLE RISER ADHESIVE	$ 120.48
156377	POLICE	001-5-110-6506	RNJS DISTRIBUTION, INC.	CH/PD WATER	$ 33.00
156377	FINANCE	001-5-620-6506	RNJS DISTRIBUTION, INC.	CH/PD WATER	$ 33.00
156378	VEH MAINT	001-5-299-6504	SAFETY KLEEN	ANTIFREEZE	$ 150.00
156379	INS REIMB	820-5-001-6183	SANDERS, HAILEY	UNCASHED EBS CHECK	$ 8.00
156380	POLICE	001-5-110-6181	SCHWERTMAN, JACK	GALE - CLOTH ALLOW	$ 17.50
156382	POLICE	001-5-110-6319	SHARED IT INC	MANAGED IT SVCS	$ 531.50
156382	STREETS	001-5-210-6373	SHARED IT INC	MANAGED IT SVCS	$ 183.55
156382	FINANCE	001-5-620-6373	SHARED IT INC	MANAGED IT SVCS	$ 243.25
156382	SEWER	610-5-815-6373	SHARED IT INC	MANAGED IT SVCS	$ 123.85
156383	ADMIN	001-5-611-6310	STAPLES	OFFICE SUPPLIES	$ 147.74
156384	COMM POL	008-5-110-6599	TRULEO, INC	AI PLATFORM AGREEMENT	$ 4,800.00
156385	FINANCE	001-5-620-6319	TYLER TECHNOLOGIES	INSITE TRANSACTION FEES	$ 647.50
156386	POLICE	001-5-110-6181	UNIFORM DEN INC.	SCHWERTMAN - CLOTH ALLOW	$ 151.90
156386	POLICE	001-5-110-6181	UNIFORM DEN INC.	CAVANAUGH - CLOTH ALLOW	$ 118.75
156387	FINANCE	001-5-620-6508	USPS (CMRS-FP)	CH POSTAGE MACHINE	$ 1,000.00
156388	ROAD USE	110-5-210-6417	UTILITY EQUIPMENT CO.	CULVERT FITTING S 1ST ST	$ 153.00
156389	POLICE	001-5-110-6331	WEX BANK	FUEL	$ 2,585.57
156389	INSPECTIONS	001-5-170-6331	WEX BANK	FUEL	$ 53.32
156389	STREETS	001-5-210-6331	WEX BANK	FUEL	$ 1,172.08
156389	SEWER	610-5-815-6331	WEX BANK	FUEL	$ 393.50
156390	ROAD USE	110-5-210-6752	WHITE CAP, LP	CONCRETE DOWELS	$ 231.20
ACH	SPLIT	SPLIT	PAYROLL 10/9	PAYROLL 10/9	$98,150.64
				TOTAL:	**$ 359,288.50**

AGENDA

CREDIT CARDS					
DEPT	**EMPLOYEE**	**FUND**	**VENDOR**	**DESCRIPTION**	**AMOUNT**
POLICE	A. LELLIG	001-5-110-6240	KALAHARI RESORT	LODGING EXPENSE - TRAINING	$ 404.80
POLICE	A. LELLIG	001-5-110-6241	KALAHARI RESORT	MEAL EXPENSE - TRAINING	$ 23.13
POLICE	A. LELLIG	001-5-110-6242	KALAHARI RESORT	MEAL EXPENSE - TRAINING	$ 40.82
POLICE	A. LELLIG	001-5-110-6243	KALAHARI RESORT	MEAL EXPENSE - TRAINING	$ 39.30
POLICE	A. LELLIG	001-5-110-6244	PAUL BUNYANS	MEAL EXPENSE - TRAINING	$ 29.45
POLICE	A. LELLIG	001-5-110-6602	TRUPANION	MONTHLY K-9 INS PREMIUM	$ 140.80
POLICE	A. LELLIG	001-5-110-6599	ZAZZLE INC	AWARD - OFR SCHWERTMAN	$ 62.61
POLICE	A. LELLIG	001-5-110-6727	DETECTACHEM INC	DRUG TEST KITS	$ 192.74
FINANCE	A. LACEY	001-5-620-6508	USPS	CERT MAIL TO IRS FOR CLERK	$ 11.60
COMM POL	B.KIEL	008-5-110-6599	USPS	POSTAGE -NNO BINDER FOR NATW	$ 8.01
POLICE	B.KIEL	001-5-110-6727	INTOXIMETERS	GTSB REIMB - PTB CALIBRATION ITEMS	$ 425.00
POLICE	B.KIEL	001-5-110-6250	BOOKSRUN.COM	1ST LINE SPVR TEST STUDY MATERIAL	$ 55.34
POLICE	B.KIEL	001-5-110-6250	VALORE.COM	1ST LINE SPVR TEST STUDY MATERIAL	$ 169.31
POLICE	B.KIEL	001-5-110-6727	MTR SUPERSTORE	SPIT MASKS	$ 48.73
POLICE	B.KIEL	001-5-110-6508	USPS	POSTAGE TO LAB CASE #S 2025-7547 & 7612	$ 7.45
COMM POL	B.KIEL	008-5-110-6599	SAMS CLUB	CHIPS & CHEESE (BATTLE BADGES EVENT)	$ 110.70
POLICE	B.KIEL	001-5-110-6506	SAMS CLUB	SILVERWARE FOR BREAKROOM - PD	$ 14.68
COMM POL	B.KIEL	008-5-110-6599	FAREWAY STORES	CONDIMENTS (BATTLE BADGES EVENT)	$ 6.66
POLICE	B.KIEL	001-5-110-6599	ZAZZLE INC	PLAQUE FOR AWARD - SGT GALE	$ 53.85
COMM POL	B.KIEL	008-5-110-6599	DOMINO'S	PIZZA FOR GTSB EVENT	$ 39.63
POLICE	B.KIEL	001-5-110-6240	IA POL CHIEFS ASSOC	KIEL- CONFERENCE REG FEE	$ 75.00
COMM POL	B.KIEL	008-5-110-6599	SAMS CLUB	HALLOWEEN CANDY	$ 143.51
POLICE	C. HUETTMAN	001-5-110-6181	GUNMAG WAREHOUSE	HUETTMAN - CLOTH ALLOW	$ 91.63
TRAFFIC	G. LANE	001-5-240-6509	ALERT LIGHTING CO	FLASHING STOP SIGNS 2ND/FRANKLIN	$ 1,950.00
POLICE	J. COSTAS	001-5-110-6602	PACKTRACK	SOFTWARE FOR K-9 RECORDS	$ 140.00
FINANCE	J. MARTENS	001-5-620-6319	DMI DELL	DELL DESKTOP COMP (REPL OBSOLETE - RAY)	$ 718.58
STREETS	J. MARTENS	001-5-210-6310	DMI DELL	DELL DESKTOP COMP (REPL OBSOLETE - KEITH)	$ 718.58
VEH MAINT	SCHNECKLOTH	001-5-299-6504	FARM & FLEET	PAINT, GREASE, & BATTERIES	$ 79.86
SEWER	K. KRUSE	610-5-815-6230	IA RURAL WATER ASSOC	DUBUQUE FALL WTR/SWR CONF	$ 225.00
ADMIN	N. LEMKE	001-5-610-6240	AHLERS & COONEY	5 REG - MAND ELECT OFFCL TRAINING	$ 125.00
FINANCE	N. LEMKE	001-5-620-6373	APPLE.COM	MTHLY STORAGE - LEMKE CELL PHONE	$ 1.06
POLICE	N. LEMKE	001-5-110-6490	YMCA IA MISS VALLEY	Y AT WORK PROGRAM AUG - 5 PD	$ 100.00
ADMIN	N. LEMKE	001-5-611-6601	YMCA IA MISS VALLEY	Y AT WORK PROGRAM AUG - 3 ADMIN	$ 60.00
POLICE	N. LEMKE	001-5-110-6490	YMCA IA MISS VALLEY	Y AT WORK PROGRAM SEPT - 5 PD	$ 100.00
ADMIN	N. LEMKE	001-5-611-6601	YMCA IA MISS VALLEY	Y AT WORK PROGRAM SEPT - 3 ADMIN	$ 60.00
FINANCE	N. LEMKE	001-5-620-6506	KEURIG	COFFEE FOR CITY HALL	$ 43.10
				CREDIT CARDS TOTAL:	**$ 6,515.93**
				BILLS PAYABLE TOTAL:	**$ 359,288.50**
				GRAND TOTAL:	**$ 365,804.43**

AGENDA

State of Iowa
Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
DJAFERI 01 LLC	Tasty Cafe	(563) 223-9537

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
209 ½ East Le Claire Road		Eldridge	Scott	52748

MAILING ADDRESS	CITY	STATE	ZIP
209 East Le Claire Road	Eldridge	Iowa	52748

Contact Person

NAME	PHONE	EMAIL
Arber Djaferi	(217) 358-3551	arberdjaferi@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0050510	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Oct 19, 2025	Oct 18, 2026	

Ok to approve #110

SUB-PERMITS

Class C Retail Alcohol License

PRIVILEGES

AGENDA

ALCOHOLIC BEVERAGES DIVISION State of Iowa

State of Iowa
Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Valmir Useini	Eldridge	Iowa	52748	Partner	50.00	Yes
Arber Djaferi	Eldridge	Iowa	52748	Partner	50.00	Yes

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Society Insurance	Oct 19, 2025	Oct 19, 2026
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

ORDINANCE 2025-25

AN ORDINANCE AMENDING TITLE C, CHAPTER 10 OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section one. Title C, Chapter Ten, Section 3.04 Fire Hydrants is amended by removing the following language:

Fire hydrants shall be manufactured in accordance with AWWA Standard C502, be listed by Underwriter's Laboratories, Inc. and have Factory Mutual Research approval. Fire hydrants shall be designed for 250 psi working pressure and tested to 400 psi hydrostatic pressure. Fire hydrants shall be backed by manufacturer's ten-year limited warranty. Fire hydrants shall be dry-top center stem construction having an O-ring sealed lubrication reservoir. Fire hydrants shall be manufactured with operating nut and thrust made of bronze, with bearings located both above and below the thrust collar and with operating nuts protected by a cast iron weather shield. Fire hydrants shall be manufactured with nozzles mechanically locked into the barrel and having O-ring pressure seals. Fire hydrants shall be a "Traffic Model", complete with safety flanges and steel stem coupling. Nozzle section must rotate 360 degrees. Fire hydrant shoe bolts and nuts shall be made of 304 stainless steel. Fire hydrants shall be manufactured with a main valve seat ring of bronze threaded into a bronze drain ring. A 360 degree drain channel shall have a minimum of two drain outlets. Fire hydrants shall have an upper valve plate and two urethane rubber facings that activate the drain ports. Fire hydrants shall be manufactured with a lower valve plate that bottoms out in the shoe for maximum opening. Fire hydrants shall have a one and one-half inch pentagon operating nut and open left. Fire hydrants shall have three-way with two and one-half inch and four and one-half inch NSHT nozzles. Fire hydrants shall be painted red. Fire hydrants shall have six inch mechanical joint inlet. Fire hydrants shall be manufactured with a minimum main valve opening of five and one-fourths inch. Fire hydrants shall be five and one-half foot bury. Fire hydrants shall be East Jordan Iron Works 5CD250 or Mueller Super Centurion 250 A-423.

Section two. Title C, Chapter Ten, Section 3.04 Fire Hydrants is amended by removing the following language:

Fire hydrants shall be manufactured in accordance with AWWA Standard C502, be listed by Underwriter's Laboratories, Inc. and have Factory Mutual Research approval. Fire hydrants shall be designed for 250 psi working pressure and tested to 400 psi hydrostatic pressure. Fire hydrants shall be backed by manufacturer's ten-year limited warranty. Fire hydrants shall be dry-top center stem construction having an O-ring sealed lubrication reservoir. Fire hydrants shall be manufactured with operating nut and thrust made of bronze, with bearings located both above and below the thrust collar and with operating nuts protected by a cast iron weather shield. Fire hydrants shall be manufactured with nozzles mechanically locked into the barrel and having O-ring pressure seals. Fire hydrants shall be a "Traffic Model", complete with safety flanges and steel stem coupling. Nozzle section must rotate 360 degrees. Fire hydrant shoe bolts and nuts shall be made of 304 stainless steel. Fire hydrants shall be manufactured with a main valve seat ring of bronze threaded into a bronze drain ring. A 360 degree drain channel shall have a minimum of two drain outlets. Fire hydrants shall have an upper valve plate and two urethane rubber facings that activate the drain ports. Fire hydrants shall be manufactured with a lower valve plate that bottoms out in the shoe for maximum opening. Fire hydrants shall have a one and one-half inch pentagon operating nut and open left. Fire hydrants shall have three-way with two and one-half inch and four and one-half inch NSHT nozzles. Fire hydrants shall be painted red. Fire hydrants shall have six inch mechanical joint inlet. Fire hydrants shall be manufactured with a minimum main valve opening of five and one-fourths inch. Fire hydrants shall be five and one-half foot bury. Fire hydrants shall be of a design and manufacture that meets the standards set forth in this section of Eldridge code and ordinance.

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 3RD DAY OF NOVEMBER, 2025.

Attest:

_________________________ _____________________________

Mayor, Frank King Acting City Clerk, Nevada Lemke

Blackwell	☐Yea /	☐Nay /	☐______
Campbell	☐Yea /	☐Nay /	☐______
Collins	☐Yea /	☐Nay /	☐______
Dockery	☐Yea /	☐Nay /	☐______
Iossi	☐Yea /	☐Nay /	☐______

AGENDA

City of Eldridge MEMORANDIUM

To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Fire Hydrant Ordinance Amendment
Date: 10/06/25

Mayor and City Council:

The Eldridge Code on fire hydrants is outdated and in need of an update as other brands of fire hydrants are now on the market which meet city code. The ordinance amendment below has been presented for your consideration by Water Superintendent Cegan Long.

§ 3.04 FIRE HYDRANTS.

Fire hydrants shall be manufactured in accordance with AWWA Standard C502, be listed by Underwriter's Laboratories, Inc. and have Factory Mutual Research approval. Fire hydrants shall be designed for 250 psi working pressure and tested to 400 psi hydrostatic pressure. Fire hydrants shall be backed by manufacturer's ten-year limited warranty. Fire hydrants shall be dry-top center stem construction having an O-ring sealed lubrication reservoir. Fire hydrants shall be manufactured with operating nut and thrust made of bronze, with bearings located both above and below the thrust collar and with operating nuts protected by a cast iron weather shield. Fire hydrants shall be manufactured with nozzles mechanically locked into the barrel and having O-ring pressure seals. Fire hydrants shall be a "Traffic Model", complete with safety flanges and steel stem coupling. Nozzle section must rotate 360 degrees. Fire hydrant shoe bolts and nuts shall be made of 304 stainless steel. Fire hydrants shall be manufactured with a main valve seat ring of bronze threaded into a bronze drain ring. A 360 degree drain channel shall have a minimum of two drain outlets. Fire hydrants shall have an upper valve plate and two urethane rubber facings that activate the drain ports. Fire hydrants shall be manufactured with a lower valve plate that bottoms out in the shoe for maximum opening. Fire hydrants shall have a one and one-half inch pentagon operating nut and open left. Fire hydrants shall have three-way with two and one-half inch and four and one-half inch NSHT nozzles. Fire hydrants shall be painted red. Fire hydrants shall have six inch mechanical joint inlet. Fire hydrants shall be manufactured with a minimum main valve opening of five and one-fourths inch. Fire hydrants shall be five and one-half foot bury. Fire hydrants shall be ~~East Jordan Iron Works 5CD250 or Mueller Super Centurion 250 A-423~~ of a design and manufacture that meets the standards set forth in this section of Eldridge code and ordinance.

City of Eldridge MEMORANDUM

To: Mayor and Council
From: Nevada Lemke, City Administrator
Re: Allied Services d/b/a Republic Services Contract Extension Proposal
Date: October 17, 2025

Mayor and City Council:

On September 22nd, the Council agenda had an extension proposal from Republic Services for the City's solid waste collection & disposal and recycling collection services. It was a 5-year extension with an increase of 4% over each year of the contract (2026-2030). The Council asked administration to get answers to a couple of questions about the proposal, as well as to calculate some numbers for what it would cost to manage these services in house. Additionally, they asked that administration reach out to LSR, a vendor that had expressed interest in providing a proposal, and finally to check into any consortium/joint contracting opportunities with other agencies.

For the Republic proposal, there was a question about the auto renewal paragraph allowing for a successive 3-year automatic extension if both parties agreed. The response to that question was that the paragraph could be removed if the City didn't want it included, but if both parties are happy then it allows a simple shorter-term extension without additional action being required. Should that auto renewal go into effect, it would be at the same rate increase of 4% per year. The other question was whether there was opportunity to negotiate the 4% increase down to 3% as it was in the prior contract extension. The labor and equipment costs have risen significantly since the last contract renewal (past 5 years) and most of the municipal contracts have not kept pace with inflation. A 4% increase allows the City to avoid a larger increase in year 1 and should keep pace over the contract term at the flat 4%. Additionally, this is a smaller increase than most agreements.

I also reached out to LRS (Lakeshore Recycling) who had expressed interest several times in providing a quote/proposal. A virtual meeting was scheduled for October 2nd. The representative did not join the virtual meeting and has not reached out again since then (the last contact I had was on 9/30). I also received some feedback & comments from other municipal references that indicated some challenges with services.

I did not find any joint-contracting opportunities for garbage & recycling services.

Finally, I spent some time gathering some information on costs of service if we were to consider providing these services in-house. Here is some of the cost information I found:

1. New Roll-Off Truck (holds 8-14 tons)	$175,000
2. New Auto Side Loader Packer (20-25 tons)	$350,000
3. 95 Gallon Totes (Garbage/Recyling)	$65 - $115 each
4. Tipping Fee – Scott County Landfill	$34.75/ton
5. Personnel Compensation Package	$86,500 - $98,500/year

Using those costs as a general reference, we would want to calculate what it would cost to start running operations in-house. We would need at least one truck for garbage collection and one truck for recycling collection. We would also need a backup truck for garbage collection, which could potentially be through an agreement with another agency for “rent/lease” if needed, but for this projection we will account for purchasing a backup truck for garbage collection. Our current contract accounts for 2,184 households for the collection route. This would require 4,368 totes. In talking with the Public Works Director about staffing, this operation would likely be 3-4 days a week with 2 additional staff. The full compensation package for a Public Works laborer at the starting wage is between $86,500/year and $98,500/year depending on their insurance plan. The garbage trucks hold approximately 11 tons (Roll-Off) and 22 tons (side loader). Using an average trash generation formula for 2,184 households in one week, the total trash generation is around 194,769 lbs/week which would be approximately 6.5 truckloads. This would be approximately $3,400/wk in tipping fees for the garbage alone. Recycling costs are not as easy to project, and may cost more than the landfill, so we will use the garbage rate for this example, assuming recycling collection every other week. This calculates to approximately:

3 Garbage/Recycling Collection Trucks	$525,000 - $1,050,000
4,386 Totes (95) Gallon	$283,920 - $502,320
2 Full-Time Public Works Employees	$173,000 - $197,000 (per year)
Scott County Landfill Tipping Fee	$176,800 (weekly for 52 weeks)
Recycling Fees (bi-weekly)	$88,400
Total	$1,247,120 - $2,014,520

This does not account for costs to fuel the trucks, the costs to maintain the trucks, the costs of the Workmen’s Compensation Insurance, the added property insurance costs, or administrative expenses associated with the billing and accounts payable for these services.

In breaking this cost down to a monthly per household charge for services and using an average for the ranges of each itemized cost, the amount we would have to charge monthly for services per household would be $25.94. This would be to cover the costs and include 3%, as we do on our current contracted prices, to build a reserve to cover future capital costs associated with maintaining these operations. This monthly household charge still does not account for the miscellaneous costs noted above, and it assumes a 3-year recovery of the initial investment costs to purchase the totes, and a 10-year replacement cycle on the garbage trucks.

EXTENSION FOR THE CITY OF ELDRIDGE SOLID WASTE COLLECTION
DATED FEBRUARY 2, 2016

This extension shall take effect on January 1, 2026 by and between the City of Eldridge, an Iowa municipality (City) and ALLIED SERVICES, LLC d/b/a REPUBLIC SERVICES OF BETTENDORF (Contractor).

The City and the Contractor desire to extend the terms of the original contract with modification. Therefore, the City and Contractor agree to extend the contract with the modifications set forth below.

1. Term. Effective January 1, 2026 through December 31, 2030. The remaining terms in the original contract shall remain in full force and effect.

2. Payments. The City's per unit monthly costs shall be;

   Solid Waste Collection and Disposal and Recycling Collection

   January 1, 2026 through December 31, 2026………………..$16.60
   January 1, 2027 through December 31, 2027…………....…..$17.27
   January 1, 2028 through December 31, 2028……….……......$17.95
   January 1, 2029 through December 31, 2029……….……......$18.67
   January 1, 2030 through December 31, 2030……….……......$19.42

3. Bulk Item collection as described in Paragraph F shall be limited to 25 stops per week. Stops in excess of 25 will be carried over to the following week.

4. This agreement shall automatically renew for successive three-year periods (the "**Term**") unless either party provides written notice of non-renewal at least ninety (90) days prior to the expiration of the then current term

This agreement shall be deemed part of the original contract agreement. Any reference to the original agreement shall include this Contact Extension.
This agreement was made and entered into the ______day of ____________________ 2025.

Eldridge, IA	ALLIED SERVICES, LLC D/B/A REPUBLIC SERVICES OF BETTENDORF
By: ______________________________	By: ______________________________
Name: ____________________________	Name: ____________________________
Title: Mayor________________________	Title: ____________________________

RESOLUTION 2025-31

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A FOURTH AMENDMENT TO THE AGREEMENT FOR PRIVATE DEVELOPMENT WITH TBTG LLC AND LEWIS MACHINE & TOOL CO., AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 2012-17, adopted May 21, 2012, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted an Amendment No. 1 to the Eldridge Unified Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Eldridge Unified Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is expected to be amended on November 10, 2025, which Plan has subsequently been amended four times, most recently in 2023; and is on file in the office of the Recorder of Scott County; and

WHEREAS, the City, TBTG LLC ("Developer"), and Lewis Machine & Tool Co. ("Tenant") have previously entered into that certain Agreement for Private Development dated August 24, 2017 (the "Agreement"), as amended by a First Amendment dated as of October 24, 2018, a Second Amendment dated as of February 25, 2019, and a Third Amendment dated as of July 10, 2023, pursuant to which, among other things, the Developer was to cause certain Minimum Improvements to be constructed on certain real property located within the Urban Renewal Area and the Tenant was to operate its business in the Minimum Improvements and hire and retain employees therein, pursuant to the terms of the Agreement and the City agreed to provide certain Economic Development Grant incentives to the Tenant, subject to the Developer's and Tenant's compliance with the Agreement; and

WHEREAS, the City, Developer, and Tenant desire to make additional changes to the terms of the Agreement, pursuant to a proposed Fourth Amendment to the Agreement (the "Amendment"), to revise the Minimum Improvements to include "Additional Minimum Improvements" (as that term is defined in the Amendment), and to increase the aggregate, maximum amount of the Economic Development Grants available under the Agreement in consideration of Developer and Tenant complying with the Second EDA Contract as it relates to completing the Additional Minimum Improvements and employing employees therein; and

WHEREAS, the Developer has applied for and been awarded additional incentives under the State of Iowa's High Quality Jobs Program related to the Additional Minimum Improvements, award number 26-HQJP-003; the terms of such award to be documented in a second Economic Development Assistance Contract by and among the Developer, Tenant, City, and Iowa Economic Development Authority (the "Second EDA Contract" or "Second State Agreement"); and

WHEREAS, neither the Agreement, as amended, nor any other Code provision sets forth any procedural action required to be taken before said economic development activities can occur under the Agreement, as amended, and pursuant to Section 364.6, Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the City Clerk publish notice of the proposal and of the time and place of the meeting at which the Council proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said City to such action.

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

Section 1. That this Council meet in the Eldridge Community Center, 400 S. 16th Avenue, Eldridge, Iowa, at 7:00 P.M. on November 3, 2025, for the purpose of taking action on the matter of the proposal to enter into a Fourth Amendment to the Agreement for Private Development with TBTG LLC and Lewis Machine & Tool Co.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ELDRIDGE IN THE STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO ENTER INTO A FOURTH AMENDMENT TO THE AGREEMENT FOR PRIVATE DEVELOPMENT WITH TBTG LLC AND LEWIS MACHINE & TOOL CO., AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Eldridge in the State of Iowa, will hold a public hearing on November 3, 2025, at 7:00 P.M. in the Eldridge Community Center, 400 S. 16th Avenue, Eldridge, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Fourth Amendment (the "Amendment") to the Agreement for Private Development with TBTG LLC (the "Developer") and Lewis Machine & Tool Co. (the "Tenant") dated as of September 9, 2024 (the "Agreement").

Pursuant to the Agreement, the Developer agreed to construct certain Minimum Improvements on certain real property located within the Eldridge Unified Urban Renewal Area and the Tenant was to operate its business in the Minimum Improvements and hire and retain employees therein, pursuant to the terms of the Agreement, and the City agreed to provide certain Economic Development Grant incentives to the Tenant, subject to the Developer's and Tenant's compliance with the Agreement.

The City, Developer, and Tenant desire to make changes to the terms of the Agreement, pursuant to a proposed Fourth Amendment to the Agreement (the "Amendment"), to revise the Minimum Improvements to include "Additional Minimum Improvements" (as that term is defined in the Amendment), and to increase the aggregate, maximum amount of the Economic

Development Grants available under the Agreement by $60,000 in consideration of Developer and Tenant complying with the Second EDA Contract as it relates to completing the Additional Minimum Improvements and employing employees therein.

The Developer has applied for and been awarded additional incentives under the State of Iowa's High Quality Jobs Program related to the Additional Minimum Improvements, the terms of such award to be documented in a second Economic Development Assistance Contract by and among the Developer, Tenant, City, and Iowa Economic Development Authority (the "Second EDA Contract" or "Second State Agreement").

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Amendment with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Amendment.

This notice is given by order of the City Council of the City of Eldridge in the State of Iowa, as provided by Section 364.6 of the City Code of Iowa.

Dated this 29 day of October, 2025.

Nevada Lemke ____________________________
Acting City Clerk, City of Eldridge in the State of Iowa

(End of Notice)

PASSED AND APPROVED THIS 20th DAY OF OCTOBER 2025.

Attest:

________________________ ____________________________

Mayor, Frank King — Acting City Clerk, Nevada Lemke

Blackwell	☐Yea	☐Nay	☐____________
Campbell	☐Yea	☐Nay	☐____________
Collins	☐Yea	☐Nay	☐____________
Dockery	☐Yea	☐Nay	☐____________
Iossi	☐Yea	☐Nay	☐____________

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00 p.m. on September 23rd, 2025, at Eldridge City Hall.

The board members present were Michael Bristley, Mark Goodding, Jeff Hamilton, Rachael Padavich, and Abby Petersen was absent. Also present were Gage Lane, Nevada Lemke, Sadie Wagner, Cegan Long, Gabe Stricker, Ryan Iossi, and Marty O' Boyle.

Public Comment: None.

Padavich Made a Motion to Approve the Agenda. Second by Hamilton. All Ayes. Motion Carried.

Padavich Made Motion to Approve of Utility Board Minutes from September 23rd, 2025, Second by Goodding. All Ayes. Motion Carried.

Financial & Administrative

A. Padavich Made Motion to Approve Bills Payable in the Amount of $ 446,423.90. Second by Goodding. All Ayes. Motion carried.
B. Update on Service Line Warranties of America- The City has partnered with SLWA since 2017 to offer residents optional insurance coverage for water and sewer lines located on their property, and they are getting ready to mail out letters.
C. Hamilton Made Motion to Approve Resolution 2025-19 E&W Naming Depositories. Second by Padavich. Roll Call- Goodding (Aye) Padavich (Aye) Hamilton (Aye) Bristley (Aye) Motion Carried.
D. Padavich Made Moiton to approve Resolution 2025-20 E&W Approving the Investment of Excess Funds. Second By Goodding. Roll Call- Goodding (Aye) Padavich (Aye) Hamilton (Aye) Bristley (Aye) Motion Carried.
E. Department Update- An issue was identified in the MISO PRA and in Andy's email he covered that since PY 18/19 the PRA has been calculated incorrectly. Hours were incorrectly reported as "all hours of the day" instead of the required "daily peak hours." Per the current tariff, corrections are only required for PY 25/26. The new tariff will standardize reporting to include all hours going forward. A follow-up email was sent with a credit for June capacity, which will appear on the October invoice (for September). Staff also spoke with Steve Nadel regarding the tariff. The Board decided not to take any further action at this time.

Electric Department

A. Outages- One on 9/24 at 4:00pm broken Service line when crew arrived on seen. Line fixed and power was back on at 5:30pm.
B. Department Update – New service at Faith Lutheran Church. Crew has been installing new services.

Water Department

A. Water Main Breaks- One at 306 W. Oak Street Started at 12:00pm fixed by 5:30pm services running by 7:00pm.
B. Water Test Results- October results turned in, will have update at next meeting.
C. Padavich Made A Motion to approve quote from River Cities for a replacement ATS and portable generator for the Water Treatment Plant. Second By Hamilton. All Aye. Motion Carried.
D. Department Update – Tabletop testers all passed. ARM will be coming 10/24 for early

inspection for clear well. ISG will be coming on 10/23 with Resco. Leak at 538 N. 3rd Ave, K E Flatwork took care of that one. Started doing potholes for service line for galvanized water lines.

Participation in IPPA MISO tranche 2.1 transmission projects, Joint Development Agreement, and payment of initial payment

A. Padavich Made Motion to go into Closed Session at 5:29pm for pursuant to Iowa Code Sections 21.5(1)(a), 388.9(1), and 21.5(1)(k), to review or discuss records which are required or authorized by state or federal law to be kept confidential; to discuss proprietary information and information required by a noncustomer contracting party to be kept confidential pursuant to a nondisclosure agreement which relates to electric transmission planning and construction and critical energy infrastructure; and to discuss information contained in records in the custody of a governmental body that are confidential records pursuant to section 22.7, subsection 50. Second By Goodding. Roll Call- Goodding (Aye) Padavich (Aye) Hamilton (Aye) Bristley (Aye) Motion Carried.

Open Session resumed at 5:51pm

B. Padavich Made Motion to approve Resolution 2025-17 E&W Approving Second Amended and Restated Agreement to Establish the Iowa Public Power Agency. Second By Hamilton. All Ayes. Roll call- Goodding (Aye) Padavich (Aye) Hamilton (Aye) Bristley (Aye) Motion Carried.

C. Hamilton Made Motion to approve Resolution 2025-18 E&W Approving Joint Development Agreement and Payment of Initial Payment Required Therein. Second By Padavich. All Ayes. Roll call- Goodding (Aye) Padavich (Aye) Hamilton (Aye) Bristley (Aye) Motion Carried.

Padavich Made Motion to Adjourn at 5:52pm. Second by Goodding. All Ayes.

Sincerely,
Gage Lane
Utility Billing Clerk

AGENDA

MINUTES

Community Center Board Meeting

October 8,2025 | Meeting called to order by Paul Petersen @11:32 am

Board Members present Paul Petersen, Tom Bauer, Gigi Seibel, Mark Goodding, and Arsal Shareef. Visitors present Jamie Stecker and Nevada Lemke.

Bauer made a motion to approve the ***Agenda***. Second by Goodding. All Ayes. Motion Carries.

Bauer made a motion to approve the ***Minutes*** from September 10, 2025. Second by Goodding. All Ayes. Motion Carried.

Seibel made a motion to approve the ***Bills Payable*** as presented in the report in the amount of $25,099.30. Second by Bauer. All Ayes. Motion carried.

End of Month/Manager's: Presented by Jamie Stecker: Has noticed that customers seem to be happier with services and the extra details that Jamie is focusing on with events and setups. She reported on the improved efficiency and planning now that the birthday packages have been simplified to one package with optional add-ons. She also reported that a recent event in the parking lot that resulted in damage to a City squad car could have been avoided with proper training and policies in place, such as No Re-Entry policies, and wants to address those in a future meeting, as well as amendments to the contracts to address these policies and other challenges with events and planning. She also reported on small process changes that have resulted in significant improvements, such as pre-making cotton candy and placing it within view on the counter which has caused cotton candy sales to increase significantly.

Customer Evaluations: There were a handful of evaluations, all providing positive feedback. The question about removing the residency question came up and the board discussed the need for it. It was confirmed that the residency of the person who scheduled the event is captured in the contract documents and can be obtained from those and can therefore be removed from the evaluation form.

Personnel: One employee that was hired for crew has completed the skate patrol evaluation and is now working in that classification. Another former employee that had quit was re-hired. The staff is enjoying the option for choosing their own shifts and it has resulted in employees scheduling themselves for more shifts and Jamie is filling in fewer shifts on the schedule. Jamie has also assigned a 16 year old employee to primarily concessions for each shift so there is always someone there that can run all of the equipment and the fryer. Jamie is also working towards getting all bar tenders TIPS Certified to help exercise a degree of control to intervene and prevent alcohol misuse and other relevant training.

Old Business:

A. Project Updates: American Electric came and fixed the Exit Sign lights and worked on trouble shooting the canopy lights which are somehow connected to the DJ Booth. Their work from the approved quote is considered finished and Gigi will be obtaining quotes from electricians in the area to complete the rest of the LED lighting project to include indoor and under the canopy at the entrance. American Electric also looked at the outlets in the kitchen that were causing fuses to blow and replaced two GFI's and noted that the cost would be minimal. The baby changing stations were repaired by Public Works and will be reinstalled today. Jamie will look at the trash can in the restroom where the locking mechanism is missing and work to get it repaired/replaced. The Point of Sale system is in progress and working towards installation after a few more questions get answered regarding re-sale taxation. Jamie attempted to obtain a quote for janitorial services for post-event cleanups, but the vendor declined to provide one. Jamie believes that securing quotes for this service may be challenging. The Board discussed some past policies that were brought forward and contract amendments and asked that those be included on the next agenda to be considered for approval so they could be implemented. Arsal suggested including a photography consent waiver to be included with event contracts and available for public events and the rest of the Board agreed. Administrator Lemke reported that she was working on a proposal for a copier lease from Access just like the ones with PD, City Shop, and City Hall. She needs some usage information from Jamie and will bring that to the next board meeting.

New Business: None.

Seibel made a motion at 12:32 pm to adjourn the meeting, second by Goodding. All Ayes. Motion Carried.

Next Meeting: **November 12, 2025** @ Community Center and Skate Park @ 11:30 a.m.

Respectfully submitted,
Nevada Lemke
City Administrator

AGENDA

City of Eldridge
Park Board

The City of Eldridge, Iowa, Park Board met in open session at 6:00 P.M. on October 14, 2025, at Eldridge City Hall.

Board members present: Jeff Ashcraft, Tricia Campbell, Scott LaPlante, and Jill DeWulf. Also present were Tony Rupe and Scott Campbell (arriving at 6:45). Board members absent: Samantha Nichols (work obligation).

Motion by Campbell to approve the agenda. Second by DeWulf. Motion approved unanimously by voice vote.

Public Comment – None

Motion by Dewulf to approve the minutes from September 9, 2025. Second by Campbell. Motion approved unanimously by voice vote with LaPlante abstaining due to being absent at that meeting.

Motion by Campbell to approve bills payable in the amount of $32,273.03. Second by LaPlante. Motion approved unanimously by voice vote.

<u>Old Business</u>
Motion by DeWulf to donate any remaining softball equipment to Wapsi Girls Softball or Long Grove Youth Sports. Second by Campbell. Motion approved unanimously by voice vote.

The Park Board reviewed a drawing from Eldridge Lumber for the new Elmegreen Park shelter & restroom. Board members directed Public Works Director Tony Rupe to finalize plans based on the drawing and move forward with receiving quotes for a spring 2026 installation.

Public Works Director Tony Rupe gave an update on the Crandall Park projects. The roof replacement on the shelter is complete. The restroom water and sewer lines have been installed by City Staff. The doors and remaining interior work are scheduled to be completed in the next two weeks. Bortec was recognized for donating their labor to directionally drill the new water service from South 3rd Street to the new restroom, minimizing surface disturbance in the park.

A grant request was submitted to the Moonlight Chase for a new entrance sign at the Hickory Creek Park walking paths.

<u>New Business</u>
Park Board members reviewed a memo and job description to formally add clerical and administrative park tasks, including park scheduling, into the existing Payroll / Permit Clerk position at City Hall. City Administration recommends that the Park Board contribute 10% of the wages for this position. Motion by DeWulf to approve an annual contribution of 10% of the Payroll / Permit Clerk wages. Second by Campbell. Motion approved unanimously by voice vote.

A request was reviewed to rent Sheridan Meadows Park for the Iowa-Illinois USSSA State Softball Tournament June 26-28, 2026. With limited staffing and high demand for Sheridan Meadows Park, the Park Board currently has more requests for 2026 tournaments than they are able to fulfil. Motion by Campbell to decline the request for the June 26-28 park rental. Second by LaPlante. Motion approved unanimously by voice vote.

Motion by Campbell to adjourn at 6:54pm. Second by DeWulf. Motion approved unanimously by voice vote.

Respectfully submitted,
Tony Rupe, Public Works Director