

**CITY COUNCIL MEETING AGENDA**  
**Monday, February 2, 2026, 7:00 PM**  
**Eldridge City Hall • 305 N 3<sup>rd</sup> Street • 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 January 26, 2026
  - B. Consideration to Approve Bills Payable in the amount of \$142,157.22
  - C. Consideration to Approve ECC Bills Payable in the amount of \$15,674.52
  - D. Consideration to Approve the following Appointments:
    - i. Aarsal Shareef to the Park Board for a term expiring February 28, 2031
    - ii. Christopher Spensley to the Park Board for a partial term expiring February 28, 2028
6. Old Business
  - A. Consideration of Resolution #2026-07 Approving a RFP for Lease, Management, and Operation of the Eldridge Community Center & Skatepark
  - B. Consideration of Resolution #2026-08 Approving the FY25 Annual Financial Audit Report
  - C. Consideration to Approve 2nd reading of Ordinance #2026-01 Rezoning Replat of Muhs Tracts LC parcel numbers 93140530211 and 9314213031 from split zoning R-1 Single Family Residential/R-3 Multiple Family Residential/C-3 General Commercial to R-1 Single Family Residential
  - D. Consideration to Approve 2nd reading of Ordinance #2026-02 Rezoning the replat of Baustian Farms parcels 932505003 & 932521001 from split zoning R-1 Single Family Residential/R-3 Multiple Family Residential/SA-Suburban Agricultural to R-1 Single Family Residential
7. New Business
  - A. Consideration of Resolution #2026-09 Setting a Public Hearing on the Proposed FY27 Maximum Property Tax Levy on April 6, 2026 at 5:45pm at Eldridge City Hall
  - B. Consideration to Approve proposals for secured entry upgrades at the City Shop and Wastewater Treatment facilities
  - C. Discussion and Consideration of Scott County Auditor's Office proposal for 2026 Elections polling place
  - D. Consideration to approve a proposal for an appraisal of the Eldridge Community Center & Skatepark in the amount of \$3,750
  - E. Discussion and Consideration to approve a proposal from Shive Hattery to perform a facility assessment for the Eldridge Community Center & Skatepark
8. Board/Staff Activity Reports
  - A. Mayor's Report
  - B. City Administrator
  - C. Assistant City Administrator
  - D. City Clerk
  - E. Police Chief
9. Adjournment

*Next Regular City Council Meeting: Monday, February 16, 2026, at 7:00pm*

Mayor Scott Campbell  
Councilman Adrian Blackwell

Councilman Ryan Iossi  
Councilman Jeff Ashcraft

Councilman Brian Dockery  
Councilman Scott LaPlante

# City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in open session at Eldridge Community Center at 7:00 pm on January 26, 2026.

Council Members Present: Jeff Ashcraft, Adrian Blackwell, Brian Dockery, and Ryan Iossi. Quorum was met. Pledge of Allegiance was recited.

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tracy Northcutt, Andrew Lellig, Erin Getz, Scott LaPlante, Josh Haycraft, Janet Haycraft, Ron Iossi, Marty O'Boyle, Bridget Kramer, Keith Kramer, Robert Dunn, Morgan Dunn, Joe Stutting, Ashley Vertein, Jillyn Kaufman & James Retter.

Motion by Dockery approving the agenda delaying the vote to February 2, 2026, for item 7A to approve the Fiscal Year Ending June 30, 2025, Annual Financial Audit Report. Seconded by Blackwell. Motion carried unanimously by voice vote.

## Public Comment:

Mayor Campbell opened public comment by asking for name, city of residence, respectful comments and gave a reminder of the three-minute limit for presenting.

Ron Iossi, Eldridge, requested the Council use "zero based budgeting" for the next year. He expressed appreciation to the Park Board for the accomplishments but questioned why more of the capital improvement funds have not been spent as an explanation was not reflected in the minutes of the last board meeting. The board did not elect a president or approve a budget at that meeting either.

James Retter, Wilton, expressed appreciation for the open request for proposals and transparency regarding the Eldridge Community Center.

## Mayor's Agenda

Motioned by Blackwell approving City Council Minutes from January 12, 2026. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motioned by Ashcraft approving Committee of the Whole Minutes from January 12, 2026. Seconded by Iossi. Motion carried unanimously by voice vote.

Mayor Campbell made the recommendation to appoint Scott LaPlante to fill the vacancy for the unexpired term to expire January 3, 2028, to the City Council. Discussion was held regarding the candidates who submitted applications. Motioned by Ashcraft approving the appointment of Scott LaPlante. Seconded by Iossi. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None.

Motioned by Blackwell approving the bills payable in the amount of \$404,509.16. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motioned by Iossi approving the Liquor License Renewal for The Fun Station. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motioned by Dockery approving the change of ownership for Casey's Marketing Company Liquor License. Seconded by Ashcraft. Dockery questioned the criminal background on one of the owners. Police Chief Lellig indicated he would review the State's requirements. Motion carried unanimously by voice vote.

## New Business

Sarah Bohnsack, Bohnsack & Frommelt, gave a brief overview of the audit report. The Council will vote to approve the report on February 2, 2026.

Discussion was held regarding the Request for Proposals for the Eldridge Community Center. The following direction was provided to staff: Advertise RFP for 45 days; a committee will be formed to review the RFPs and a Committee of the Whole meeting will be held before each Council meeting during the process with updates provided; RFP will be made to include the entire building; no capital improvement decisions would be made in advance of the RFP; formal approval for the RFP will appear on the February 2, 2026 Council Agenda.

Motioned by Ashcraft approving the posting the Deputy City Clerk position to fill the vacant Billing Clerk/Payroll & Permits position at an annual salary of \$62,335 (\$29.97/hr). Seconded by Blackwell. Motion carried unanimously by voice vote.

Motioned by Dockery to postpone the proposed 5-Year Agreement with the Iowa Department of Transportation for the Maintenance and Repair of Primary Roads. Seconded by Iossi. Motion carried unanimously by voice vote.

Motioned by Iossi approving Resolution 2026-03 Dissolving the Eldridge Community Center Board. Seconded by Dockery. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None.

Motioned by Dockery approving Resolution 2026-04 approving Muhs Tracts LC Replat. Seconded by Blackwell. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None.

Motioned by Blackwell, seconded by Dockery, to Open a Public Hearing at 7:59 pm for the purpose of rezoning of replat of Muhs Tracts LC parcel numbers 93140530211 and 9314213031 from split zoning R-1 Single Family Residential/R-3 Multiple Family Residential/C-3 General Commercial to R-1 Single Family Residential. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None. Jeff Martens, Assistant City Administrator, gave an overview of the rezoning. No written or verbal comments were submitted by the public. Motioned by Dockery, seconded by Iossi, to close the public hearing at 7:59 p.m. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None.

Motioned by Dockery approving the first reading in title only of Ordinance 2026-01 Rezoning Replat of Muhs Tracts LC parcel numbers 93140530211 and 9314213031 from split zoning R-1 Single Family Residential/R-3 Multiple Family Residential/C-3 General Commercial to R-1 Single Family Residential. Seconded by Blackwell. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None.

Motioned by Ashcraft approving Resolution 2026-05 vacating a portion of the Muhs Tracts LC Right of Way and Utility Easement. Seconded by Iossi. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None.

Motioned by Iossi approving Resolution 2026-06 approving Baustian Farms Replat. Seconded by Dockery. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None.

Motioned by Dockery, seconded by Ashcraft to Open a Public Hearing at 8:03 pm for the purpose of rezoning of the replat of Baustian Farms parcels 932505003 & 932521001 from split zoning R-1 Single Family Residential/R-3 Multiple Family Residential/SA-Suburban Agricultural to R-1 Single Family Residential. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None. Jeff Martens, Assistant City Administrator, gave an overview of the rezoning. No written or verbal comments were submitted by the public. Motioned by Dockery, seconded by Iossi, to close the public hearing at 8:04 p.m. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None.

Motioned by Dockery approving the first reading in title only of Ordinance 2026-02 Rezoning the replat of Baustian Farms parcels 932505003 & 932521001 from split zoning R-1 Single Family Residential/R-3 Multiple Family Residential/SA-Suburban Agricultural to R-1 Single Family Residential. Seconded by Blackwell. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi. Nay – None.

#### Board/Staff Activities

Mayor's Report – Mayor Campbell gave an overview of meetings about the Eldridge Fire Department and that included capital assets, staffing, timing of any changes and the possibility of remaining independent but using other support services from the City. Further discussion was had among the Council.

City Administrator – Nevada Lemke, City Administrator, stated that 4<sup>th</sup> & LeClaire traffic signal will be operational on February 5, 2026, and Tri-City Electric will install message boards in advance alerting drivers of the coming signal. Department budget meetings are being held and Lemke is analyzing amounts for the Max Levy. Ongoing presentations will be held at Committee of the Whole meetings that will be held before each of the Council Meetings. Sheridan Meadows Steering Committee meeting will be held January 29, 2026, for the basin. A Council Contact document has been created to be posted on the website and available to the public. FYE25 audit findings are being addressed with some that will require further investigation to determine the scope.

Assistant City Administrator – Jeff Martens, Assistant City Administrator, thanked Mr. LaPlante for his service on the Planning & Zoning Commission and looks forward to working with him on the Council.

City Clerk – Tracy Northcutt, City Clerk/Finance Manager, thanked Council for approving the job description for Deputy City Clerk and encouraged sharing the job posting. Additionally, Northcutt requested any questions about the audit to be submitted as soon as possible.

Police – Andrew Lellig, Police Chief, stated the newest recruit has finished the third week of academy, two officers at training for the new nonlethal weapons who will train the other officers, a department in-service will be held mid-February and Citizens Police Academy will be held later this year.

Council Member Dockery proposed moving Council Meetings back to City Hall. Council had no objections. All following Council and Committee of the Whole meetings will be held at City Hall, 305 N. 3rd Street.

Motion by Dockery to adjourn at 8:26 pm. Second by lossi. Motion was approved unanimously by voice vote.

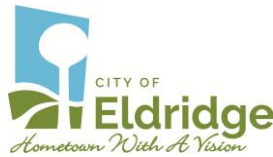
Respectfully submitted,

Scott Campbell  
Mayor

Tracy A. Northcutt  
City Clerk

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
156711	FINANCE	001-5-620-6340	ACCESS SYSTEMS LEASING	CH COPIER LEASE	\$ 188.01
156713	SEWER	610-5-815-6330	ALTORFER INC	GENERATOR FUEL/FILTERS/POLISH	\$ 1,021.73
156714	POLICE	001-5-110-6599	ALWAYS CLEAN LLC	PD JANITORIAL SVCS	\$ 300.00
156714	STREETS	001-5-210-6310	ALWAYS CLEAN LLC	SHOP JANITORIAL SVCS	\$ 300.00
156714	ADMIN	001-5-611-6310	ALWAYS CLEAN LLC	CH JANITORIAL SVCS	\$ 300.00
156715	STREETS	001-5-210-6310	CINTAS CORPORATION	FLOOR MAT CLEANING	\$ 103.90
156715	ADMIN	001-5-611-6310	CINTAS CORPORATION	FLOOR MAT CLEANING	\$ 67.33
156716	STREETS	001-5-210-6373	COMMERCIAL PRINTERS	BUSINESS CARDS-MORRIS	\$ 50.00
156717	ROAD USE	110-5-210-6532	COMPASS MINERALS AMERICA	ROAD SALT	\$ 4,464.35
156717	ROAD USE	110-5-210-6532	COMPASS MINERALS AMERICA	ROAD SALT	\$ 13,385.03
156718	VEH MAINT	001-5-299-6334	GILLESPIE AUTO ELECTRIC	STARTER - UNIT #94	\$ 80.00
156719	STREETS	001-5-210-6310	MENARDS	LIGHT BULBS-KIRBY BLDG	\$ 110.72
156719	STREETS	001-5-210-6310	MENARDS	LIGHT BULBS-KIRBY BLDG	\$ 39.07
156720	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	CONCRETE MIX	\$ 37.95
156720	STREETS	001-5-210-6310	MERSCHMAN HARDWARE	WOOD SCREWS	\$ 25.98
156721	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	OIL FILTER - UNIT #105	\$ 8.64
156721	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	RADIATOR UNIT - #511	\$ 217.70
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FILTERS UNIT - #68	\$ 219.67
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FILTERS - UNIT #91	\$ 199.78
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FILTERS - UNIT #93	\$ 106.01
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	HYDRAULIC & FILTERS - UNIT #9	\$ 114.94
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FILTERS & SPARK PLUG - UNIT #95	\$ 60.52
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FILTERS - UNIT #4	\$ 50.81
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FILTERS - UNIT #4	\$ 38.65
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FILTERS - UNIT #96	\$ 36.58
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	SPARK PLUG - UNIT #96	\$ 5.80
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FILTER & SPARK PLUG	\$ 49.05
156721	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FILTERS & SPARK PLUG - UNIT #94	\$ 75.27
156721	VEH MAINT	001-5-299-6335	NAPA AUTO PARTS	STOCK FUEL FILTERS	\$ 310.35
156721	VEH MAINT	001-5-299-6335	NAPA AUTO PARTS	FILTERS - UNIT #35	\$ 112.00
156721	SEWER	610-5-815-6320	NAPA AUTO PARTS	AIR COMPRESSOR & AIR FILTER	\$ 22.94
156721	SEWER	610-5-815-6332	NAPA AUTO PARTS	FILTERS & SPARK PLUG - UNIT #97	\$ 44.24
156721	SEWER	610-5-815-6332	NAPA AUTO PARTS	FILTERS - UNIT #97	\$ 39.48
156721	SEWER	610-5-815-6332	NAPA AUTO PARTS	FILTER - UNIT #202	\$ 40.68
156721	SEWER	610-5-815-6332	NAPA AUTO PARTS	FILTERS - UNIT #220	\$ 36.71
156723	VEH MAINT	001-5-299-6334	P & K MIDWEST, INC	TRANS FLUID - UNITS #92/96/97	\$ 83.91
156723	VEH MAINT	001-5-299-6334	P & K MIDWEST, INC	OIL SERVICE	\$ 27.97
156724	STREETS	001-5-210-6407	SAM, LLC	BI-ANN. WEB MAINT FEE	\$ 495.00
156724	SEWER	610-5-815-6455	SAM, LLC	BI-ANN. WEB MAINT FEE	\$ 495.00
156725	SALES TAX	121-5-750-6407	SHIVE-HATTERY ENGINEERS	2024 PROJECTS - LANCER RUN SUBD	\$ 1,488.00
156725	SALES TAX	121-5-750-6407	SHIVE-HATTERY ENGINEERS	PUBLIC FACILITIES PLANNING	\$ 2,728.20
156725	SALES TAX	121-5-750-6727	SHIVE-HATTERY ENGINEERS	4TH AVE TRAFFIC SIGNAL	\$ 2,232.00
156725	SALES TAX	121-5-750-6727	SHIVE-HATTERY ENGINEERS	1ST & LECL - FINAL	\$ 4,774.10
156725	SALES TAX	121-5-750-6752	SHIVE-HATTERY ENGINEERS	FELLNERS ADDT RD RECON	\$ 15,150.00
156726	STREETS	001-5-210-6181	THEISEN SUPPLY, INC	NAGLE - CLOTH ALLOW	\$ 71.99
156727	FINANCE	001-5-620-6340	TYLER TECHNOLOGIES	ERP PRO 10 TRAINING	\$ 250.00
156728	HOTEL TAX	122-5-499-6491	VISIT QUAD CITIES	QRTLY FUNDING	\$ 750.00
ACH	SPLIT	SPLIT	PAYROLL 01/29	PAYROLL 01/29	\$ 91,347.16
GRAND TOTAL:					\$ 142,157.22

BILLS PAYABLE				
CHECK #	FUND	VENDOR	DESCRIPTION	AMOUNT
156665	750-5-460-6600	SARA SANCHEZ	ECC DEPOSIT REFUND	\$ 800.00
156666	750-5-460-6600	TANNER CARTER	ECC DEPOSIT REFUND	\$ 800.00
156671	750-5-460-6371	ALLIANT ENERGY CO.	COMM CNTR SIGN	\$ 171.72
156678	750-5-460-6373	CENTRAL SCOTT TELEPHONE	PHONE/WIFI SVCS	\$ 186.79
156679	750-5-460-6450	CINTAS CORPORATION	FLOOR MATS	\$ 190.96
156681	750-5-460-6450	DALTON,MEGHAN	LINE DANCE INSTRUCTION (3)	\$ 400.00
156683	750-5-460-6450	DUBUQUE FIRE EQUIPMENT	FIRE EXT SERVICE & INSPECTION	\$ 228.00
156709	750-5-460-6373	VERIZON WIRELESS	CITY CELL SVCS	\$ 38.48
156710	750-5-460-6310	WASTE COMM OF SCOTT CO	ECC LIGHT BULB DISPOSAL	\$ 43.85
156712	750-5-460-6371	ALLIANT ENERGY CO.	UTILITIES	\$ 1,701.89
ACH	SPLIT	PAYROLL 1/15 & 1/29	PAYROLL 1/15 & 1/29	\$ 10,096.11
TOTAL:				\$ 14,657.80
CREDIT CARDS				
EMPLOYEE	FUND	VENDOR	DESCRIPTION	AMOUNT
J. STECKER	750-5-460-6504	SAMS CLUB	CONCESSION ITEMS	\$ 226.88
J. STECKER	750-5-460-6603	SAMS CLUB	PARTY SUPPLIES	\$ 9.96
J. STECKER	750-5-460-6508	SAMS CLUB	CLEANING SUPPLIES	\$ 9.98
J. STECKER	750-5-460-6603	WAL-MART	PARTY SUPPLIES	\$ 37.89
J. STECKER	750-5-460-6504	SAMS CLUB	CONCESSION ITEMS	\$ 119.34
J. STECKER	750-5-460-6505	SPOTIFY	MTHLY MUSIC SUBSCR FEE	\$ 12.83
J. STECKER	750-5-460-6504	HY-VEE	BDAY PARTY ICE CREAM	\$ 13.98
J. STECKER	750-5-460-6504	SAMS CLUB	CONCESSION ITEMS	\$ 270.01
J. STECKER	750-5-460-6504	PFS/ROMA	CONCESSION ITEMS	\$ 134.92
J. STECKER	750-5-460-6504	PFS/ROMA	CONCESSION ITEMS	\$ 180.93
TOTAL CREDIT CARDS:				\$ 1,016.72
TOTAL BILLS PAYABLE:				\$ 14,657.80
GRAND TOTAL:				\$ 15,674.52



## RESOLUTION 2026-07

### **A Resolution Approving the Release of a RFP for Lease, Management, and Operation of the Eldridge Community Center & Skatepark**

WHEREAS, the City of Eldridge, Iowa, is seeking the opportunity to secure Operations Management Services by way of a contracted lease agreement in order to allow for the continued operations of the Eldridge Community Center & Skatepark; and

WHEREAS, a Request for Proposals (RFP) has been prepared to solicit competitive proposals from qualified firms or individuals; and

WHEREAS, it is deemed in the best interest of the City to solicit proposals to ensure competitive pricing and high-quality services.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Eldridge, Iowa:

1. The Request for Proposals for Lease, Management, & Operation of the Eldridge Community Center & Skatepark, as presented to the Council, is hereby approved.
2. The City Administrator is authorized to advertise and distribute the RFP to potential vendors and publish notice in accordance with Iowa Code.
3. Proposals must be received by the City Clerk's office no later than 4:30pm on Friday, March 20, 2026.
4. The City Council reserves the right to reject any or all proposals, to waive technicalities or informalities, and to accept the proposal deemed most favorable to the interests of the City.

PASSED AND APPROVED THIS 2ND DAY OF FEBRUARY 2026.

Attest:

\_\_\_\_\_  
Mayor, Scott Campbell

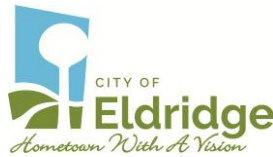
\_\_\_\_\_  
City Clerk, Tracy A. Northcutt

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Ashcraft	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
LaPlante	<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 Scott Campbell  
Councilman Adrian Blackwell

Councilman Scott LaPlante  
Councilman Jeff Ashcraft

Councilman Ryan Iossi  
Councilman Brian Dockery



## RESOLUTION 2026-08

### A Resolution Approving the FY25 Annual Financial Audit Report

WHEREAS, the City of Eldridge, Iowa, is required by the Code of Iowa to submit an annual financial report to the Office of Auditor of State; and

WHEREAS, the City Council of Eldridge, Iowa has contracted with Bohnsack & Frommelt, LLP to conduct an audit of the City's financial statements for the fiscal year ending June 30, 2025; and

WHEREAS, the Audit Report for FY25 has been prepared in accordance with Government Auditing Standards and reviewed by the City Council.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Eldridge, Iowa:

1. That the FY25 Annual Financial & Compliance Audit Report for the City of Eldridge, Iowa as presented by Bohnsack & Frommelt, LLP, is hereby approved and accepted.
2. That the City Clerk is authorized and directed to file the Audit Report with the Auditor of State and any other required regulatory agencies in accordance with the established deadlines.
3. That the City Council acknowledges the findings and recommendations contained in the report and directs staff to implement any necessary corrective actions.

PASSED AND APPROVED THIS 2ND DAY OF FEBRUARY 2026.

Attest:

\_\_\_\_\_  
Mayor, Scott Campbell

\_\_\_\_\_  
City Clerk, Tracy A. Northcutt

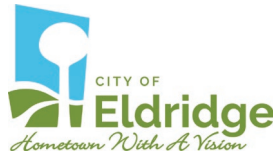
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Ashcraft	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
LaPlante	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____

Mayor Scott Campbell  
Councilman Adrian Blackwell

Councilman Scott LaPlante  
Councilman Jeff Ashcraft

Councilman Ryan Iossi  
Councilman Brian Dockery





## ORDINANCE 2026-01

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

**Section one.** That the zoning map referred to in Chapter Two, Title D of the Eldridge City Code, and being a part of the ordinance of the City of Eldridge, in so far as said map pertains to the land described as follows:

Replatted parcel number 9314213031, currently briefly described as MUHS' 2ND ADD Lot: 003 MUHS' 2ND ADD LOT 3EX MUHS' TRACTS 1<sup>ST</sup>, containing 41.17 acres more or less from split zoning of R-1 Single Family Residential, R-3 Multiple Family Residential and C-3 General Commercial to R-1 Single Family Residential.

In addition, the following parcel map is attached herewith and made a part hereto as the same pertains to said area is enacted as a substitute and in lieu of the same area described as shown on said district map.

Be it further enacted that the zoning map, together with the boundaries of the districts, designations, notations, references and other information shown thereon as the same pertains to the area described above are, and by way of amendment, made a part of the zoning ordinance of the City of Eldridge, Iowa, and shall have the same force and effect with respect to said area as if the zoning map and all notations, references and other information shown thereon were as fully set forth or described therein, the original of said amendment is properly attested and is on file with the City Clerk of the City of Eldridge, Iowa.

**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 16TH DAY OF FEBRUARY, 2026.

Attest:

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Mayor, Scott Campbell

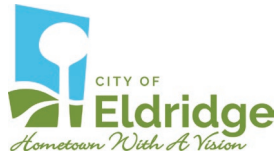
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Tracy Northcutt, City Clerk

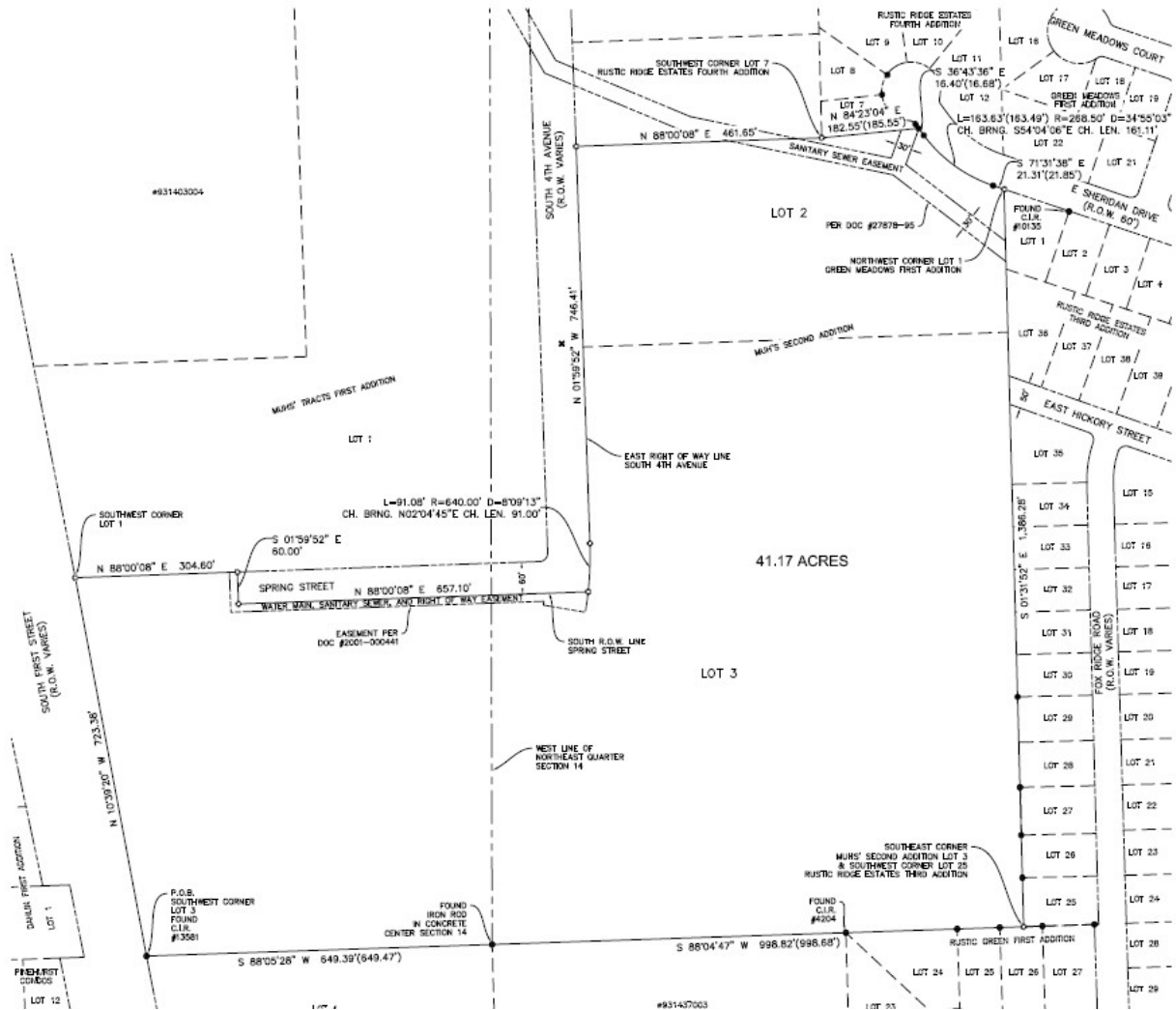
Mayor Scott Campbell  
Councilman Brian Dockery

Councilman Jeff Ashcraft

Councilman Adrian Blackwell  
Councilman Ryan Iossi



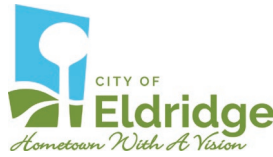
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Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/>
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/>
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/>



Mayor Scott Campbell  
Councilman Brian Dockery

Councilman Jeff Ashcraft

Councilman Adrian Blackwell  
Councilman Ryan Iossi



## ORDINANCE 2026-02

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

**Section one.** That the zoning map referred to in Chapter Two, Title D of the Eldridge City Code, and being a part of the ordinance of the City of Eldridge, in so far as said map pertains to the land described as follows:

Replat of parcel numbers 932505003 & 932521001, currently briefly described as Sec:25 Twp:79 Rng:03E 1/2 NW NE and Sec:25 Twp:79 Rng:03SW N., containing 40.31 acres more or less from a split zoning of R-1 Single Family Residential, R-3 Multiple Family Residential and SA-Suburban Agriculture to R-1 Single Family Residential.

In addition, the following parcel map is attached herewith and made a part hereto as the same pertains to said area is enacted as a substitute and in lieu of the same area described as shown on said district map.

Be it further enacted that the zoning map, together with the boundaries of the districts, designations, notations, references and other information shown thereon as the same pertains to the area described above are, and by way of amendment, made a part of the zoning ordinance of the City of Eldridge, Iowa, and shall have the same force and effect with respect to said area as if the zoning map and all notations, references and other information shown thereon were as fully set forth or described therein, the original of said amendment is properly attested and is on file with the City Clerk of the City of Eldridge, Iowa.

**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 16TH DAY OF FEBRUARY, 2026.

Attest:

---

Mayor, Scott Campbell

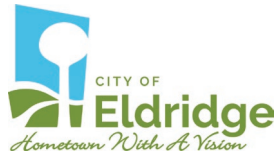
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Tracy Northcutt, City Clerk

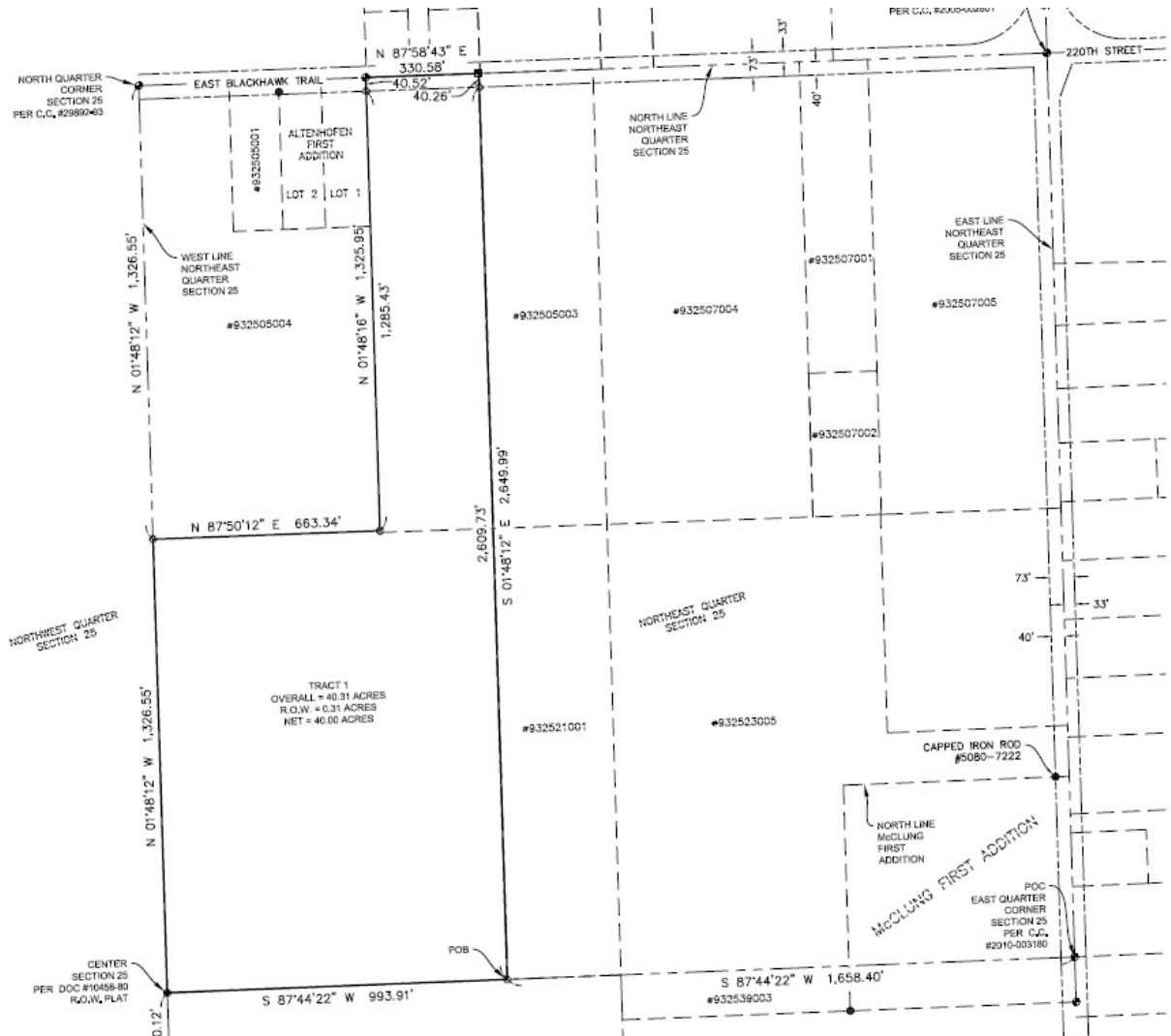
Mayor Scott Campbell  
Councilman Brian Dockery

Councilman Jeff Ashcraft

Councilman Adrian Blackwell  
Councilman Ryan Iossi



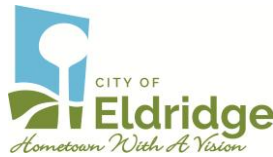
Ashcraft	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____



Mayor Scott Campbell  
Councilman Brian Dockery

Councilman Jeff Ashcraft

Councilman Adrian Blackwell  
Councilman Ryan Iossi



## RESOLUTION 2026-09

### **A Resolution Setting a Public Hearing on the Proposed FY27 Maximum Property Tax Levy**

WHEREAS, the City of Eldridge, Iowa, is preparing the annual budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027; and

WHEREAS, Iowa Code Section 384.15A(2) requires that for budget years beginning on or after July 1, 2020, a city must hold a public hearing on the proposed maximum property tax levy prior to adopting a budget; and

WHEREAS, the City Council is considering the proposed maximum property tax levy for the upcoming fiscal year and finds it in the best interest of the City to set a date for a public hearing to receive input on the proposed maximum property tax levy; and

WHEREAS, the proposed notice of Public Hearing will be published not less than 10 nor more than 20 days prior to the hearing date.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Eldridge, Iowa:

1. A public hearing regarding the maximum property tax levy for the Fiscal Year 2026-2027 budget is hereby set for April 6, 2026 at 5:45pm, to be held at Eldridge City Hall Council Chambers, 305 N 3<sup>rd</sup> St, Eldridge, Iowa.
2. That the City Clerk is hereby directed to publish notice of this hearing in the North Scott Press and post it on the City website as required by law.

PASSED AND APPROVED THIS 2ND DAY OF FEBRUARY 2026.

Attest:

\_\_\_\_\_  
Mayor, Scott Campbell

\_\_\_\_\_  
City Clerk, Tracy A. Northcutt

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Ashcraft	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
LaPlante	<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"/> _____

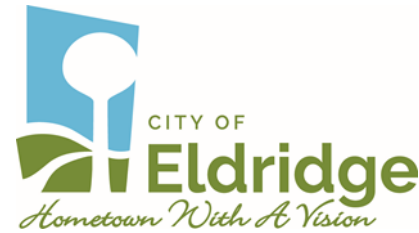
Mayor Scott Campbell  
Councilman Adrian Blackwell

Councilman Scott LaPlante  
Councilman Jeff Ashcraft

Councilman Ryan Iossi  
Councilman Brian Dockery

# City of Eldridge

## MEMORANDIUM



To: Nevada Lemke, City Administrator  
From: Tony Rupe, Public Works Director  
Re: City gate conversion to key fob  
Date: 1/2/26

Nevada

I have received the requested information regarding the estimated costs to convert the City's access gates to key fob control. The City has three primary access gates, summarized below:

1. City Shop – Main Gate: Manually operated swinging gates secured with a padlock
2. City Shop – Back Gate: Sliding roller gate with an automatic operator
3. Wastewater Entrance Gate: Sliding roller gate with an automatic operator

Both the City Shop back gate and the Wastewater entrance gate are capable of being converted to key fob access. The City Shop main gate, however, would need to be replaced with a sliding roller gate and equipped with an automatic operator before key fob access could be implemented.

### **City Shop Main Gate Replacement**

I received two quotes for replacing the existing swinging gates with a sliding roller gate and a LiftMaster INSL24UL commercial slide gate operator:

1. Sampson Fence: \$11,925.00
2. Lovewell Fence: \$17,000.00

### **Key Fob Access Conversion**

The following estimates were provided by Precision Concepts for converting automatic gates to key fob access:

- City Shop (new main gate): \$4,396.00
- City Shop (existing back gate): \$4,396.00
- Wastewater entrance (existing gate): \$4,596.00

### **Additional Door Conversions**

I also requested a per-door estimate from Precision Concepts to convert the remaining doors at the City Shop and the Sewer Plant to key fob access:

- **Estimated cost per door:** \$2,242.00

Please let me know if you would like any additional information or clarification.



769 INDUSTRIAL DR • BLUE GRASS, IOWA 52726

December 26<sup>th</sup>, 2025

**Proposal**

City of Eldridge

Tony Rupe

[trupe@cityofeldridgeia.org](mailto:trupe@cityofeldridgeia.org)

563-214-6861

**Job Location**

Eldridge Public Works Building

Eldridge, IA

**Job Specification:**

- 1- Remove existing double swing gate and fence.
- 2- Install new 6' high galvanized 20' roller gate with nylon LoadMaster rollers.
- 3- Install LiftMaster INSL24UL commercial slide gate operator with pedestal
- 4- Supply and install safety photo eyes, saw cut fee exit loop, and KPR2000 keypad.
- 5- Main power hooked to gate operator by others.

**Total= \$11,925.00**

Thank you for your consideration. Please call with any questions.

Matt Sampson

563-340-8310



# LOVEWELL COMMERCIAL FENCE & RAIL

**NOTICE: DUE TO THE VOLATILITY OF STEEL AND ALUMINUM PRICING, THIS QUOTE IS ONLY GOOD FOR 10 DAYS UNLESS WE RECEIVE AN INTENT TO AWARD CONTRACT**

21060 HOLDEN DRIVE  
DAVENPORT, IOWA 52806  
PHONE (563) 345-6709  
FAX (563) 391-4005

## PROPOSAL AND CONTRACT

Date 12/12/2025

To: City of Eldridge

305 N 3rd St PO Box 375

Eldridge, IA 52748

Attn: Tony Rupe

Re: City of Eldridge Cantilever Gate

105 E Le Claire Rd

Eldridge, IA 52748

SPECIFICATION	1	2	3
FABRIC	2 x 9 x 6'		
SALVAGE	KK		
FABRIC HEIGHT	6'		
GAUGE	9		
MESH	2"		
OVERALL HEIGHT	6'		
TOP RAILS	1 5/8"		
LINE POSTS	None		
TERMINAL POST	3"		
GATE POSTS	4" and 3"		
BARB WIRE	None		
CENTER RAIL	1 5/8"		
BRACING	1 5/8"		
BOTTOM	None		
GATE FRAME	1 5/8" x 2"		
HINGES	Nylon Rollers		
TIES	9ga		
LATCH	Cantilever		

### SCOPE OF WORK:

- Remove existing fence and gates
- Install 3 new gate posts and 1 new terminal post
- Install 14' of 6'H galvanized chain link fence
- Install a 20'W x 6'H steel slide gate with nylon rollers
- Install an INSL24UL Operator including:  
Photo Eye, Safety Edge, Free Exit Laser, and Wireless Keypad



Price:

**\$17,000.00**

This bid includes material and labor to install the above proposed footage of fence and gates

Sales tax is not included in bid.

Prevailing Wages are not included in bid.

On site safety training, if required, will be billed at \$100.00/man hour.

Bond and AGC Dues are NOT included in our bid.

### TERMS AND CONDITIONS

- Our insurance coverage is as follows; Anything beyond what is listed below will be added on to our bid.
- INSURANCE: Any special provisions in your contract which requires additional insurance costs will be added to our bid. Our insurance coverage is:
 

General Liability	\$1,000,000 Occurrence
Commercial Auto Liability	\$1,000,000 Combined Limit
Umbrella / Excess Liability	\$5,000,000 Occurrence
Worker's Compensation / Employers Liability	Statutory / \$100,000 / \$500,000 / \$100,000

**NOTICE:** Contracts that contain Waiver of Subrogation, Primary & Noncontributory - Additional insured & Amendment of personal injury language will either be struck from the contract or result in additional contract costs.
- Work as provided in this contract shall be done during regular working hours unless otherwise specified.
- The customer shall prevent other workmen from interfering with the contractor.
- The customer is responsible for the location of any fences constructed and said location shall be clearly marked by the customer. Customer **must** locate private underlying cables & pipes.
- The customer is solely responsible for any errors, in the location of any fence constructed by the contractor.
- This offer does not provide for any grading work or other work which is necessary because of the fence installation unless specified in this offer.
- Contractor reserves the right to charge the customer an additional fee for any fence post holes where more than 50% of the hole must be cut through solid rock or hard packed rock.
- No pro rata charge of any kind shall be charged against the contractor unless previously agreed to in writing.
- Light, heat, power and elevator service shall be furnished by the customer to the contractor without expense.
- In the event of damage to the premises, whether by theft, fire, water or other disaster, all materials actually erected or stored on the premises are there at the customer's risk.
- The contractor is not responsible for delays caused in the performance of the work herein which are caused by delays or failures caused by strikes, fires, accidents, car shortages, embargoes or other conditions beyond the control of the contractor.
- In the event that if it becomes necessary for the contractor to enlist the services of an attorney to collect from the customer the amount due under this contract, the customer shall pay reasonable attorney's fees incurred in collecting said amount.
- The offer herein becomes null and void if not accepted within 30 days of the proposal date. If the completion of the work required in this contract is unreasonably delayed by the customer, the customer will be responsible for any increases in the cost of material and labor incurred by the contractor because of said delay.
- Unless specified in the bid, there is no electrical work included, gate operators included, and no fencing inside buildings included.
- Payment terms as stated on invoice.
- If hazardous chemicals are encountered on site, this contract becomes null and void.

The above proposal is only an estimate of the cost of doing the job requested. If this proposal is signed by an agent of Lovewell Fencing, Inc., said proposal shall become an offer to perform the work provided herein for the estimated total cost shown in the proposal. The customer may accept this offer by Lovewell Fencing Inc. by signing their name on this proposal, making the signed proposal a legally binding contract between Lovewell Fencing, Inc. and the customer. This written document shall be deemed to contain the entire agreement between the parties and no verbal agreement will be considered valid.

**To accept the work as quoted, please sign and return this proposal, OR submit your subcontract / PO**

For subcontracts, POs, insurance, closeout or general questions, contact Chelsea - chelsea@lovewellfence.com | 563-345-6709

For billing, contact Jesse - jchandlee@lovewellfence.com | 563-345-6716

By: Nick Pinkston  
Nick Pinkston, Lovewell Fencing, Inc

Accepted By: \_\_\_\_\_



**Precision Concepts**

Precision Concepts  
 305 E. Kimberly Road  
 Davenport, IA 52806 US  
 5634241787  
 service@precision-concepts.com  
 www.precision-concepts.com

**Estimate****ADDRESS**

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

ESTIMATE #	DATE	
1952	01/01/2026	

ACTIVITY	QTY	RATE	AMOUNT
City Shop Property			
<b>PDK:RM</b> High-Security (13.56 MHz), OSDP, Wiegand, Mullion Reader	1	320.00	320.00T
<b>PDK:RGE</b> Outdoor Controller	1	1,422.00	1,422.00T
<b>Arizona:EXP1270</b> 12v 7APH. Battery	1	40.00	40.00T
<b>ELK:ELK-912B</b> Heavy duty relay module featuring 12 or 24 VDC selectable operation	2	48.00	96.00T
<b>G.R.I.:4532L</b> Armored Door Contact	1	48.00	48.00T
<b>House:Misc</b> Pedestal mount and housing for Reader	1	350.00	350.00T
<b>Trendnet:TEW-940APBO</b> 14DBi Wifi 6 AX1200 Outdoor POE Point to Point	2	460.00	920.00T
<b>House:Labor</b> Installation  This is using the existing Photo eyes for exit and obstruction sensors currently on the system. We need to connect to the network via point to point, to the truck parking garage just north of this gate. City must provide 120v power to this location for our system to be connected. ( I would assume it is already there, but want to make sure)	1	1,200.00	1,200.00T
			City Shop REAR Gate Subtotal : 4,396.00
<b>PDK:RM</b> High-Security (13.56 MHz), OSDP, Wiegand, Mullion Reader	1	320.00	320.00T

ACTIVITY	QTY	RATE	AMOUNT
<b>PDK:RGE</b> Outdoor Controller	1	1,422.00	1,422.00T
<b>Arizona:EXP1270</b> 12v 7APH. Battery	1	40.00	40.00T
<b>ELK:ELK-912B</b> Heavy duty relay module featuring 12 or 24 VDC selectable operation	2	48.00	96.00T
<b>G.R.I.:4532L</b> Armored Overhead Garage Door Contact	1	48.00	48.00T
<b>House:Misc</b> Pedestal mount and housing for Reader	1	350.00	350.00T
<b>Trendnet:TEW-940APBO</b> 14DBi Wifi 6 AX1200 Outdoor POE Point to Point	2	460.00	920.00T
<b>House:Labor</b> Installation  This is for the New Gate that is being installed. This Estimate is assuming it will have a similar control board and connections will be the same. Also once again, We will need to connect to the network via point to point, to the main building. City must provide 120v power to this location for our system to be connected. ( again, I would assume it is already there, but want to make sure)	1	1,200.00	1,200.00T
			City Shop Main Entrance: 4,396.00
Waste Water			
<b>PDK:RM</b> High-Security (13.56 MHz), OSDP, Wiegand, Mullion Reader	1	320.00	320.00T
<b>PDK:RGE</b> Outdoor Controller	1	1,422.00	1,422.00T
<b>Arizona:EXP1270</b> 12v 7APH. Battery	1	40.00	40.00T
<b>ELK:ELK-912B</b> Heavy duty relay module featuring 12 or 24 VDC selectable operation	2	48.00	96.00T
<b>G.R.I.:4532L</b> Armored Overhead Garage Door Contact	1	48.00	48.00T
<b>House:Misc</b> Pedestal mount and housing for Reader	1	350.00	350.00T
<b>Trendnet:TEW-940APBO</b> 14DBi Wifi 6 AX1200 Outdoor POE Point to Point	2	460.00	920.00T
<b>House:Labor</b> Installation  This is using the existing Photo eyes for exit and obstruction sensors currently on the system. We need to connect to the network via point to point, to the building just South of this gate. City must provide 120v power to this location for our system to be connected. ( I would assume it is already there, but want to make sure)	1	1,400.00	1,400.00T
			Subtotal: 4,596.00

ACTIVITY	QTY	RATE	AMOUNT
Additional Man Doors (each)			
<b>PDK:RM</b> High-Security (13.56 MHz), OSDP, Wiegand, Mullion Reader	1	320.00	320.00T
<b>PDK:R1</b> One Door Controller, Ethernet, OSDP, Wiegand, Battery Monitoring, Optional wireless and PoE++	1	822.00	822.00T
<b>Arizona:EXP1270</b> 12v 7APH. Battery	1	30.00	30.00T
<b>G.R.I.:180RS12B</b> Recessed 3/4" Magnetic switch Stubby Black	1	20.00	20.00T
<b>HES:5000C-12/24D-630</b> Electric Strike Heavy Duty	1	450.00	450.00T
<b>House:Labor</b> Installation  This is for a "Typical" Steel door frame with the the electronic strike listed above. This does not include difference in price, if selected door requires a different strike.	1	600.00	600.00T
			Subtotal: 2,242.00

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

SUBTOTAL	15,630.00
TAX	0.00
<b>TOTAL</b>	<b>\$15,630.00</b>

Accepted By

Accepted Date

**Elections Department, Scott County  
Kerri Tompkins, Auditor**

Scott County Admin Building, 5th Floor  
600 W 4th St.

Davenport, IA 52801

(563)326-8631

auditor@scottcountyiowa.gov



January 21, 2026

Jeff Martens

LS Eldridge Community Center

400 S 16th Ave

Eldridge, IA 52748

Dear Jeff Martens,

Scott County is requesting use of space in your building, LS Eldridge Community Center, as a voter polling place for the 2026 elections. Details are provided in the enclosed agreement form. Elections will be held as follows:

The 2026 March Special will be held on Tuesday, March 3.

The 2026 Primary will be held on Tuesday, June 2.

The 2026 September Special will be held on Tuesday, September 8.

The 2026 General will be held on Tuesday, November 3.

**Good day! 2026 is upon us and it's time to sign polling place contracts again! If you have any questions, you can call me at 563-326-8631.**

**Please review and complete the attached Polling Place Agreement within 30 days. If the attached agreement is not legible, please email me at [james.martin@scottcountyiowa.gov](mailto:james.martin@scottcountyiowa.gov) and I will send you a different file format to sign. (Sometimes PDFs don't play well with certain readers or can become corrupted in transit.)**

A reminder letter will be sent approximately 10 days prior to each election.

Thank you for making your facility available as a polling place for the residents of your community. Feel free to call or contact us with any questions.

Sincerely,

James Martin  
Elections Supervisor

Elections Department  
Scott County Admin Building, 5th Floor  
600 W 4th St.  
Davenport, IA 52801



## POLLING PLACE AGREEMENT 2026

January 21, 2026

Jeff Martens  
LS Eldridge Community Center  
400 S 16th Ave  
Eldridge, IA 52748

**Polling Place:**

LS Eldridge Community Center  
400 S 16th Ave  
Eldridge, IA 52748

LS Eldridge Community Center hereby agrees to provide said premises to Scott County for election purposes, for the following election(s):

2026 March Special, 3/3/2026

2026 Primary, 6/2/2026

2026 September Special, 9/8/2026

2026 General, 11/3/2026

Said party agrees to properly heat and light said premises from 6:00 am until the work of the precinct election officials is completed, and if said precinct election officials have not completed their work at 12:00 am on the above mentioned days, they shall be permitted to occupy said premises until their work is completed. Said party agrees to provide for storage of all voting equipment in a proper and secure manner when not in use by the precinct election officials.

**RETURN ONE COMPLETED COPY OF THIS AGREEMENT**  
**Building must be open at 6:00 AM on election day.**

PLEASE VERIFY and complete any information not provided below:

On-site Contact Person

Jeff Martens

In the event that the building is not open at 6:00am on election day, precinct election official may call:

(list any available contacts who have keys)

Jamie Stecker 641-420-6808

In case of a facility issue on election day, contact:

Jamie Stecker 641-420-6808

Signed:

Signed:

Representing LS Eldridge Community Center

Elections Supervisor

Print Name:

Print Name: **James Martin**

Date:

Date: **1 / 21 / 2026**



2028 East 38<sup>th</sup> Street, Suite 1 | Davenport, IA 52807  
Ph: (563) 355.6606

January 26, 2026

Nevada Lemke, City Administrator  
City of Eldridge  
305 North 3rd Street (P.O. Box 375)  
Eldridge, IA 52748  
Office: (563) 285-4841 x108 Mobile: (563) 726-4627  
[nlemke@cityofeldridgeia.org](mailto:nlemke@cityofeldridgeia.org)

RE: Appraisal of 400 South 16th Avenue,  
Eldridge, IA 52748 (Parcel #931301312)

Ms. Lemke:

We propose to do the research necessary to develop an appraisal report of the above property. It is our understanding the report will be used to assist with negotiating a lease or sale of the property. The report cannot be used for any other purpose. The intended users will include the client, owner, and their representatives. No other users are intended.

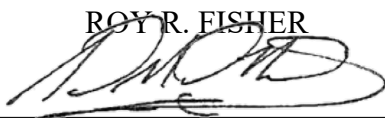
The report will be submitted in a summary format, which will include the reasoning, analysis, and data used in the report so the reader can understand the value opinion. A market value will be developed using the applicable approaches to value, dependent on the data available.

We will need to complete an onsite inspection of the property. Unless directed otherwise, the effective date of value will be the date of our inspection.

We can complete the report by March 20, 2026, if engaged by February 6, 2026. David Mark Nelson, MAI AI-GRS will be completing this assignment. The fee of \$3,750 reflects the research work needed to find applicable data. Payment is due upon receipt of an electronic copy of the report.

If you have any questions, please contact us at (563) 355-6606. References and/or credentials can be provided upon request. To accept the above proposal, please sign and return this letter.

Respectfully submitted,

ROY R. FISHER  
  
David Mark Nelson, MAI AI-GRS

Accepted by: \_\_\_\_\_  
Name Title Date

ESTABLISHED COMMERCIAL VALUATION EXPERTS  
David Mark Nelson, MAI AI-GRS | Jordan D. Maus  
Roy R. Fisher, Sr., Founder 1890-1978 | Edmond C. Fisher, MAI, SREA | Kevin M. Pollard, MAI