

CITY COUNCIL MEETING AGENDA
Monday, April 20, 2026, 7:00 PM
Eldridge City Hall · 305 N 3rd Street · Eldridge, IA

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
5. Presentation: Woda Cooper on Housing Development application to State for tax credits
6. Mayor's Agenda
 - A. Consideration to Approve Special City Council Minutes from April 6, 2026
 - B. Consideration to Approve Committee of the Whole Minutes from April 6, 2026
 - C. Consideration to Approve City Council Minutes from April 6, 2026
 - D. Consideration to Approve Bills Payable
 - E. Consideration to Approve Retail Tobacco License Renewal for Dollar General Store #10772
7. Old Business
 - A. Consideration of Second Reading of Ordinance #2026-07 Amending Planning & Zoning Commission
8. New Business
 - A. Public Hearing for Consideration to Adopt the FY27 Proposed City Budget
 - B. Consideration of Resolution #2026-16 Approving the adoption of the FY27 Budget
 - C. Consideration of Resolution #2026-15 Approving Grunwald Grove 3rd Addition Final Plat
 - D. Consideration to Approve Street Closure Request for Franklin Street from 2nd Street to the Alley on April 25, 2026 from 11am – 1pm for a side-by-side ride event
 - E. Consideration to approve a Community Survey Proposal from Community Perceptions for an amount NTE \$10,400
 - F. Consideration to decline all 3 proposals submitted in response to the ECC & Skatepark RFP as recommended by the evaluation committee and to discuss next steps for the property
9. Board/Staff Activity Reports
 - A. Mayor's Report
 - B. City Administrator
 - C. Assistant City Administrator
 - D. City Clerk
 - E. Police Chief
10. Adjournment

Next Regular Committee of the Whole & City Council Meeting: Monday, May 4, 2026, at 6:00pm & 7:00pm

City of Eldridge Special City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in a special open session at Eldridge City Hall at 5:45 pm on April 6, 2026.

Council Members Present: Jeff Ashcraft, Brian Dockery, Ryan Iossi (5:48) & Scott La Plante. Absent: Adrian Blackwell. Quorum was met.

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tracy Northcutt, Erin Gentz, and Dale Grunwald.

Motion by Dockery approving the agenda. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motion by Dockery to open the Public Hearing on Proposed Fiscal Year Ending June 30, 2027, Maximum Property Tax Levy of 8.1352 at 5:45 pm. Seconded by La Plante. Motion carried on the following roll call vote: Aye – Ashcraft, Dockery, Iossi and La Plante. Nay – None.

No members of the public presented to speak.

Motion by Dockery to close the Public Hearing on Proposed Fiscal Year Ending June 30, 2027, Maximum Property Tax Levy of 8.1352 at 5:48 pm. Second by Ashcraft. Motion carried on the following roll call vote: Aye – Ashcraft, Dockery, Iossi and La Plante. Nay – None.

Motion by Dockery to adjourn at 5:49 pm. Second by Ashcraft. Motion was approved unanimously by voice vote.

Respectfully submitted,

Scott Campbell
Mayor

Tracy A. Northcutt
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 6:00 pm on April 6, 2026.

Council Members Present: Jeff Ashcraft, Adrian Blackwell (6:13 pm), Brian Dockery, Ryan Iossi and Scott La Plante.

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tracy Northcutt, Erin Gentz, and Dale Grunwald

Fiscal Year Ending June 30, 2027 - Budget

Nevada Lemke, City Administrator, gave an overview of budget highlights. Sidewalk infill projects, supplemental budget items for a squad for Police and a dump truck for Public Works, allocating capital project funds for public facilities and Fire Department improvements and Sheridan Meadows Pond.

Council Member Dockery questioned allocating funds for Sheridan Meadows Pond when it hasn't been voted on by Council. Lemke indicated that a steering committee has been meeting and gathering information that will be used to determine the more specific project for Council to vote on that would include funding sources such as grants.

Dockery also asked about the Fire Department capital funds. Mayor Campbell indicated that the Fire Department meetings have indicated that they are leaning toward remaining independent. Once more information becomes available, a formal presentation will be brought before Council but Staff is anticipating the need for funding regardless of the decision that is made.

Dockery asked about the allocation of gas franchise revenue. Lemke stated that it is split between police and fire.

Dockery asked about setting aside Local Option Sales Tax for future projects. Lemke indicated that setting up a Capital Improvement Plan to allocate funds would be the recommendation as it gives a favorable view for bond ratings.

Dockery requested that instead of having miscellaneous expenses, Community Center expenses could be allocated specifically for expenses such as utilities and insurance.

Dockery questioned replacing the entire K9 unit rather than replace the motor for the Police Department. Lemke will discuss with the Chief the cost difference. The budget will remain the same and if there are changes, a budget amendment could be made if necessary.

Council Members Ashcraft and La Plante expressed appreciation to staff for the budget process.

Motion by Ashcraft to adjourn at 6:36 pm. Second by Iossi. Motion was approved unanimously by voice vote.

Respectfully Submitted,
Tracy A. Northcutt
City Clerk

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in open session at Eldridge City Hall at 7:00 pm on April 6, 2026.

Council Members Present: Jeff Ashcraft, Adrian Blackwell, Brian Dockery, Ryan Iossi & Scott La Plante. Absent: None. Quorum was met. Pledge of Allegiance was recited.

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tracy Northcutt, Erin Gentz, Dale Grunwald, Phil & Mollie Hart, Carter Womack, Luke Welsh, and Akira Vanlandschoot.

Motion by Blackwell approving the agenda. Seconded by Ashcraft. 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. Mollie & Phil Hart, 418 W Davenport, indicated there are issues with water drainage and the gravel alley adjacent to their property and requested direction from the City. Mayor Campbell stated that Staff will be consulted and report back.

Mayor's Agenda

Motioned by Iossi approving City Council Minutes from March 16, 2026. Seconded by La Plante. Council Member Dockery indicated a correction that needs to be made in the 5th paragraph that listed him as making the motion, because he was not in attendance. Motion with correction carried unanimously by voice vote.

Motioned by Ashcraft approving the bills payable in the amount of \$466,516.19. Seconded by Dockery. Motion carried unanimously by voice vote.

Motioned by La Plante approving the renewal of a retail tobacco license for Eldridge Mart. Seconded by Iossi. Motion carried unanimously by voice vote.

Motioned by Dockery approving renewal of a Class "E" Liquor License for Hy-Vee. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Old Business

Motioned by Blackwell approving the third and final reading in title only of Ordinance 2026-05 amending Title C, Chapter One of the Eldridge City Code establishing fees for contract hauler wastewater disposal, repealing all ordinances and resolutions in conflict with this ordinance and providing for an effective date. Seconded by Ashcraft. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Ashcraft approving the third and final reading in title only of Ordinance 2026-06 amending animal fees in City Code making changes to fees outlined, repealing all ordinances and resolutions in conflict with this ordinance and providing for an effective date. Seconded by La Plante. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

New Business

Motioned by Dockery to approve setting a public hearing for proposed Budget for Fiscal Year Ending June 30, 2027, at 7:00 pm, Monday, April 20, 2026, in Eldridge City Council Chambers. Seconded by Blackwell. Motion carried unanimously by voice vote.

Motioned by Dockery approving Resolution 2026-11 Approving and Authorizing Fiscal Year Ending June 30, 2026 Interfund Transfers, as presented. Seconded by Ashcraft. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Ashcraft approving Resolution 2026-12 supporting application to the Iowa Economic Development Authority for Workforce Housing Tax Credits for the Eldridge Fields, LLC housing development with local match funding in the amount of \$100,000.00. Seconded by Blackwell. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Ashcraft to approve an agreement with Municipal Collections of America for collections of delinquent utility debt to include delinquent sewer and garbage debt, as presented. Seconded by Iossi. Council Member Dockery requested clarification on indemnification. Allison Wright, City Attorney, provided an explanation. Motion carried unanimously by voice vote.

Motioned by Dockery approving the first reading in title only of Ordinance 2026-07, amending Planning & Zoning Commission creation and membership, by reducing the membership from seven to five, repealing all ordinances and resolutions in conflict with this ordinance and providing for an effective date, as presented. Seconded by Blackwell. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by La Plante approving Resolution 2026-13 approving Final Acceptance of Public Improvements for the LeClaire Road & 4th Avenue Traffic Signal Project. Dockery noted the project was completed several months later. Seconded by Iossi. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Ashcraft approving Resolution 2026-14 approving Final Acceptance of Infrastructure Improvements for the Fairway Circle Storm Sewer Extension Project. Seconded by Blackwell. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Blackwell to approve a Disclosure Counsel & Bond Counsel Engagement Agreement with Ahlers & Cooney, P.C. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Board/Staff Activities

Mayor's Report – Mayor Campbell indicated that in addition to the Fire Department's wish to remain independent with a yet determined budget, the Fire Department requested a three-year contract with substantial escalators built in. The committee made it clear that only a year-to-year contract would be considered.

City Administrator – Nevada Lemke, City Administrator, gave a reminder that the public hearing for the adoption of the Budget for Fiscal Year Ending June 30, 2027, will be 7:00 pm on April 20, 2026. Policies previously discussed will be reviewed with recommendations for approval at the April 20, 2026, Council Meeting. The Eldridge Community Center Requests for Proposals Evaluation Committee is meeting this week on Wednesday to review individual evaluations and schedule next steps. Fellner's Addition Plans for S 25th & S 26th Avenue went out to bid on Wednesday, March 25, 2026. Bid Opening is scheduled for Thursday, April 23, 2026. Approval of Plans & Specs and Award Bid at the May 4, 2026, Council meeting. Construction will begin after July 1st and to be completed by end of October. The new Public Works Laborer employee begins April 20, 2026. Staff is preparing for the second round of Deputy City Clerk interviews. Community Center Manager has been reclassified as a part-time employee to finish out three events at a maximum of 20 hours per week along with the part-time employee who does custodial work.

Assistant City Administrator – Jeff Martens, Assistant City Administrator, stated that code enforcement letters are on the rise due to spring weather. Free yard waste pick up started this week.

City Clerk – None

Police – None

Council Iossi expressed appreciation for the work done on the beautification and cleanup of the community.

Motion by Dockery to go into Closed Session at 7:34 pm, per Iowa Code 21.5(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Council reconvened in open session at 8:06 pm. Motion by Dockery to adjourn at 8:07 pm, noting that no action was taken during closed session. Second by Iossi. 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
DFT 600	POLICE	001-5-110-6331	WEX BANK	FUEL	\$ 1,459.63
DFT 600	STREETS	001-5-210-6331	WEX BANK	FUEL	\$ 61.21
DFT 600	FINANCE	001-5-620-6402	WEX BANK	FUEL	\$ 775.74
DFT 606	POLICE	001-5-110-6150	EMPLOYEE BENEFIT SYSTMS	ADMIN FEES	\$ 128.57
DFT 606	INSPECTIONS	001-5-170-6150	EMPLOYEE BENEFIT SYSTMS	ADMIN FEES	\$ 11.29
DFT 606	STREETS	001-5-210-6150	EMPLOYEE BENEFIT SYSTMS	ADMIN FEES	\$ 60.83
DFT 606	COMM DEV	001-5-599-6150	EMPLOYEE BENEFIT SYSTMS	ADMIN FEES	\$ 15.67
DFT 606	ADMIN	001-5-611-6150	EMPLOYEE BENEFIT SYSTMS	ADMIN FEES	\$ 10.97
DFT 606	FINANCE	001-5-620-6150	EMPLOYEE BENEFIT SYSTMS	ADMIN FEES	\$ 7.82
DFT 606	SEWER	610-5-815-6150	EMPLOYEE BENEFIT SYSTMS	ADMIN FEES	\$ 46.40
DFT 606	COMM CTR	750-5-460-6150	EMPLOYEE BENEFIT SYSTMS	ADMIN FEES	\$ 15.67
DFT 606	INS REIMB	820-5-820-6151	EMPLOYEE BENEFIT SYSTMS	PSF CLAIM FUNDING	\$ 11.28
DFT 610	INS REIMB	820-5-001-6183	EMPLOYEE BENEFIT SYSTMS	PSF CLAIM FUNDING	\$ 1,361.46
156893	STREETS	001-5-210-6440	200 EAST 90TH ST	WAREHOUSE STORAGE LEASE	\$ 2,029.42
156894	STREETS	001-5-210-6310	A&A AC & REFRIG	ICE MACHINE RENT	\$ 62.50
156895	POLICE	001-5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE	\$ 351.95
156895	POLICE	001-5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE	\$ 323.07
156895	STREETS	001-5-210-6373	ACCESS SYSTEMS LEASING	SHOP COPIER LEASE	\$ 119.62
156895	FINANCE	001-5-620-6340	ACCESS SYSTEMS LEASING	CH COPIER LEASE	\$ 219.79
156897	VEH MAINT	001-5-299-6504	AIRGAS USA, LLC	WELDING GAS	\$ 145.08
156897	VEH MAINT	001-5-299-6504	AIRGAS USA, LLC	NITROGEN/CO BOTTLE FEE	\$ 71.20
156898	ST LIGHT	001-5-230-6371	ALLIANT ENERGY CO.	UTLITIES	\$ 306.27
156898	ST LIGHT	001-5-230-6371	ALLIANT ENERGY CO.	UTLITIES	\$ 22.68
156898	SEWER	610-5-815-6371	ALLIANT ENERGY CO.	UTLITIES	\$ 210.99
156899	SANITATION	001-5-290-6497	ALLIED SRVCS/REPUBLIC	GARB/RECYCLE SVCS	\$ 36,254.40
156900	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	OFFICER UNIFORM SUPPLIES	\$ 13.99
156900	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	OFFICER UNIFORM SUPPLIES	\$ 91.35
156900	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	OFFICER UNIFORM SUPPLIES	\$ 24.74
156902	ADMIN	001-5-611-6213	BI-STATE REGIONAL COMM	ANNUAL MEMBER DUES	\$ 987.25
156903	POLICE	001-5-110-6331	BURT ACQ/AQUATECH	POLICE FLEET WASH	\$ 132.00
156904	FINANCE	001-5-620-6373	CENTRAL SCOTT TELEPHONE	TELEPHONE/WIFI SVCS	\$ 1,040.27
156904	SEWER	610-5-815-6373	CENTRAL SCOTT TELEPHONE	TELEPHONE/WIFI SVCS	\$ 150.00
156904	COMM CTR	750-5-460-6373	CENTRAL SCOTT TELEPHONE	TELEPHONE/WIFI SVCS	\$ 186.71
156905	STREETS	001-5-210-6310	CINTAS CORPORATION	FLOOR MAT CLEANING SVCS	\$ 103.90
156905	ADMIN	001-5-611-6310	CINTAS CORPORATION	FLOOR MAT CLEANING SVCS	\$ 67.33
156905	COMM CTR	750-5-460-6450	CINTAS CORPORATION	FLOOR MAT CLEANING SVCS	\$ 190.96
156906	STREETS	001-5-210-6310	CINTAS FIRST AID & SAFETY D89	FIRST AID KIT REFILL	\$ 45.01
156907	VEH MAINT	001-5-299-6334	CNH CAPITAL	MUFFLER REPLACE- KUBOTA	\$ 6,690.14
156908	POLICE	001-5-110-6506	COMMERCIAL PRINTERS	TRESPASS NOTICE	\$ 33.60
156909	POLICE	001-5-110-6160	CONTINENTAL WSTRN GRP	W/C INS	\$ 16,453.54
156909	INSPECTIONS	001-5-170-6160	CONTINENTAL WSTRN GRP	W/C INS	\$ 1,430.74
156909	STREETS	001-5-210-6160	CONTINENTAL WSTRN GRP	W/C INS	\$ 7,153.71
156909	VEH MAINT	001-5-299-6160	CONTINENTAL WSTRN GRP	W/C INS	\$ 715.37
156909	COMM DEV	001-5-599-6160	CONTINENTAL WSTRN GRP	W/C INS	\$ 1,430.74
156909	ADMIN	001-5-611-6160	CONTINENTAL WSTRN GRP	W/C INS	\$ 1,073.06
156909	FINANCE	001-5-620-6160	CONTINENTAL WSTRN GRP	W/C INS	\$ 1,430.74
156909	FINANCE	001-5-620-6408	CONTINENTAL WSTRN GRP	GENERAL INSURANCE	\$ 100,501.72
156909	SEWER	610-5-815-6160	CONTINENTAL WSTRN GRP	W/C INS	\$ 6,080.66
156909	SEWER	610-5-815-6408	CONTINENTAL WSTRN GRP	GENERAL INSURANCE	\$ 25,125.43
156910	COMM CTR	750-5-460-6310	CUMMINS SALES AND SERVICE	GEN LOAD BANK & INSP	\$ 1,166.58
156911	FINANCE	001-5-620-6373	DE NOVO MARKETING	MTHLY WEB MAINT FEE	\$ 162.50
156913	ADMIN	001-5-611-6601	DSI MEDICAL SVCS	RANDOM SELECTION TESTING	\$ 101.00
156913	SEWER	610-5-815-6490	DSI MEDICAL SVCS	RANDOM SELECTION TESTING	\$ 101.00
156914	VEH MAINT	001-5-299-6334	EASTERN IOWA TIRE	TRAILER TIRES UNIT #49	\$ 420.08
156916	SEWER	610-5-815-6321	ELECTRIC PUMP	GOLF COURSE LS PUMP REPAIR	\$ 5,013.50
156919	VEH MAINT	001-5-299-6334	GRAINGER	SUPPLIES	\$ 51.12
156919	VEH MAINT	001-5-299-6334	GRAINGER	BAND SAW	\$ 515.85
156919	SEWER	610-5-815-6332	GRAINGER	SUPPLIES	\$ 51.12
156919	SEWER	610-5-815-6332	GRAINGER	BAND SAW	\$ 515.85
156920	STREETS	001-5-210-6250	IA ASSN. MUNICIPAL UTIL.	APRIL-JUNE SAFETY TRAINING	\$ 1,470.16
156920	SEWER	610-5-815-6230	IA ASSN. MUNICIPAL UTIL.	APRIL-JUNE SAFETY TRAINING	\$ 1,470.16
156921	TRAFFIC	001-5-240-6509	IOWA PRISON INDUSTRIES	STREET SIGNS	\$ 1,393.50
156922	SEWER	610-5-815-6310	KIRBY WATER CONDITIONING	DRINKING WATER	\$ 16.00
156923	STREETS	001-5-210-6310	MENARDS	CABLE TIES FOR BANNERS	\$ 39.90
156923	SEWER	610-5-815-6310	MENARDS	PAINT & SUPPLIES	\$ 61.35
156923	SEWER	610-5-815-6310	MENARDS	CLEANER/SHIMS/DOOR STRIKES	\$ 18.53
156924	VEH MAINT	001-5-299-6332	MOLO PETROLEUM, LLC	FLEET OIL	\$ 469.05
156924	VEH MAINT	001-5-299-6334	MOLO PETROLEUM, LLC	FLEET OIL	\$ 469.05
156924	SEWER	610-5-815-6332	MOLO PETROLEUM, LLC	FLEET OIL	\$ 469.05
156925	SALES TAX	121-5-750-6752	NS COMM SCHOOL DISTRICT	COST-SHARE - DIGITAL SIGN REPAIR	\$ 1,470.73
156926	VEH MAINT	001-5-299-6334	P & K MIDWEST, INC	SERVICE KITS	\$ 215.86

156927	ROAD USE	110-5-210-6417	PLEASANT VALLEY REDI-MIX INC	BENCH PAD/MANHOLE BOXOUT/HCP SIGN	\$ 200.00
156927	SEWER	610-5-815-6550	PLEASANT VALLEY REDI-MIX INC	BENCH PAD/MANHOLE BOXOUT/HCP SIGN	\$ 132.00
156928	FINANCE	001-5-620-6408	PORTER INSURANCE	CYBER INS	\$ 3,746.22
156928	SEWER	610-5-815-6408	PORTER INSURANCE	CYBER INS	\$ 1,498.49
156930	SALES TAX	121-5-750-6752	PRECISION CONCEPTS	SHOP SECURE ENTRY - FENCE	\$ 11,811.09
156931	COMM CTR	750-5-460-6604	RC SPORTS	SKATING SUPPLIES	\$ 338.28
156932	TRAFFIC	001-5-240-6509	REPUBLIC ELECTRIC	SIGN POSTS & RIVETS	\$ 913.43
156933	ROAD USE	110-5-210-6417	RIVER CITY TURF & ORNAMENTAL	GRASS SEED	\$ 855.00
156933	ROAD USE	110-5-210-6417	RIVER CITY TURF & ORNAMENTAL	GRASS SEED MATTING	\$ 147.00
156934	STREETS	001-5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$ 435.45
156934	STREETS	001-5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$ 479.81
156934	STREETS	001-5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$ 2,361.43
156935	POLICE	001-5-110-6506	RNJS DISTRIBUTION, INC.	PD/CH WATER	\$ 29.50
156935	POLICE	001-5-110-6506	RNJS DISTRIBUTION, INC.	PD/CH WATER	\$ 46.50
156935	POLICE	001-5-110-6506	RNJS DISTRIBUTION, INC.	LATE FEE	\$ 0.93
156935	FINANCE	001-5-620-6506	RNJS DISTRIBUTION, INC.	PD/CH WATER	\$ 29.50
156935	FINANCE	001-5-620-6506	RNJS DISTRIBUTION, INC.	PD/CH WATER	\$ 46.50
156935	FINANCE	001-5-620-6506	RNJS DISTRIBUTION, INC.	LATE FEE	\$ 0.93
156936	POLICE	001-5-110-6319	SHARED IT INC	IT SERVICES	\$ 463.90
156936	STREETS	001-5-210-6373	SHARED IT INC	IT SERVICES	\$ 155.35
156936	ADMIN	001-5-611-6601	SHARED IT INC	MIGRATION PROJECT	\$ 812.50
156936	FINANCE	001-5-620-6373	SHARED IT INC	IT SERVICES	\$ 205.60
156936	SEWER	610-5-815-6373	SHARED IT INC	MIGRATION PROJECT	\$ 812.50
156936	SEWER	610-5-815-6373	SHARED IT INC	IT SERVICES	\$ 105.10
156936	COMM CTR	750-5-460-6373	SHARED IT INC	IT SERVICES	\$ 54.85
156937	POLICE	001-5-110-6506	STAPLES	SUPPLIES	\$ 192.90
156937	FINANCE	001-5-620-6319	STAPLES	ADJUSTABLE STAND	\$ 287.98
156937	FINANCE	001-5-620-6506	STAPLES	DRY ERASE BOARD/DESK PLATE	\$ 106.35
156937	FINANCE	001-5-620-6506	STAPLES	DRY ERASE MARKERS	\$ 11.85
156937	FINANCE	001-5-620-6506	STAPLES	DRY ERASER & PENS	\$ 10.60
156937	FINANCE	001-5-620-6506	STAPLES	OFFICE SUPPLIES	\$ 53.34
156938	ROAD USE	110-5-210-6417	STORM WATER SUPPLY LLC	GRASS SEED BLANKET STAPLES	\$ 200.06
156939	POLICE	001-5-110-6319	STRYKER SALES LLC	AED BATTERIES	\$ 750.00
156940	FINANCE	001-5-620-6408	CINCINNATI INS CO	EQUIP BREAKDOWN INS ENDORS	\$ 107.00
156941	SANITATION	001-5-290-6601	WASTE COMM OF SCOTT CO	TIRE DISPOSAL	\$ 138.05
ACH	SPLIT	FUND	PAYROLL 4/9	PAYROLL 4/9	\$ 94,497.18
TOTAL:					\$ 352,935.58

CREDIT CARDS

DEPT	EMPLOYEE	FUND	VENDOR	DESCRIPTION	AMOUNT
COMM CTR	A. LINDLE	750-5-460-6601	USPS	CERT MAIL TO ECC STAFF	\$ 73.36
COMM CTR	J. STECKER	750-5-460-6505	SPOTIFY	MTHLY MUSIC SUBSC FEE	\$ 13.90
POLICE	A. LELLIG	001-5-110-6602	TRUPANION	MONTHLY K-9 INS PREM	\$ 140.80
POLICE	A. LELLIG	001-5-110-6210	NATIONAL COMMAND	ANNUAL MEMBERSHIP FEE	\$ 50.00
POLICE	B. KIEL	001-5-110-6331	RUST PROOF SOLUTIONS	SQUAD #106 GRAPHICS	\$ 600.00
POLICE	B. KIEL	001-5-110-6508	USPS	RTRN WALLET TO OWNER 2026-2400	\$ 9.54
POLICE	B. KIEL	001-5-110-6599	SIRCHIE ACQUISITION CO	URINE TEST KITS	\$ 82.89
POLICE	B. KIEL	001-5-110-6599	SAMS CLUB	ANNUAL MEMBERSHIP RENEWAL	\$ 50.00
VEH MAINT	B. BENSON	001-5-299-6334	IOWA 80 TRUCKSTOP	UNIT #68 HUB CAP & POLISH	\$ 132.95
VEH MAINT	B. BENSON	001-5-299-6504	FARM & FLEET	GLOVES, WIRE WHEEL, ELEC TAPE, WD40	\$ 73.35
POLICE	C. HUETTMAN	001-5-110-6240	RES LAKEOKOBOJ	TRAINING LODGING EXPENSE 4/19-4/21	\$ 231.94
STREETS	G. LANE	001-5-210-6512	HOME DEPOT	POST HOLE AUGER EXT	\$ 40.92
POLICE	G. JAHNS	001-5-110-6250	IASRO	SRO CONFERENCE - JAHNS	\$ 250.00
POLICE	G. JAHNS	001-5-110-6240	TAP 22	TRAINING MEAL EXPENSE	\$ 21.28
POLICE	G. JAHNS	001-5-110-6240	STEAK N SHAKE	TRAINING MEAL EXPENSE	\$ 15.09
POLICE	G. JAHNS	001-5-110-6240	PANCHEROS	TRAINING MEAL EXPENSE	\$ 11.37
POLICE	G. JAHNS	001-5-110-6181	JOHNSON EYE CARE	RX SUNGLASSES JAHNS - CLOTH ALLOW	\$ 388.50
SEWER	G. O'BRIEN	610-5-815-6310	FARM & FLEET	PAINT	\$ 17.49
ADMIN	J. MARTENS	001-5-611-6310	CARDIO PARTNERS	BATTERY PACKS/PADS FOR AED/CH	\$ 449.00
STREETS	J. MARTENS	001-5-210-6510	CARDIO PARTNERS	BATTERY PACKS/PADS FOR AED/SHOP	\$ 449.00
SEWER	K. KRUSE	610-5-815-6230	IOWA STATE UNI EXT	KRUSE - 3T PEST LIC RNWL	\$ 65.00
VEH MAINT	M. MORRIS	001-5-299-6334	FARM & FLEET	5 GAL PWR DEGREASER - UNIT #28	\$ 31.99
FINANCE	N. LEMKE	001-5-620-6373	APPLE.COM	MTHLY CELL STORAGE FEE	\$ 1.06
FINANCE	N. LEMKE	001-5-620-6506	KEURIG	COFFEE FOR CITY HALL	\$ 46.27
POLICE	N. LEMKE	001-5-110-6490	YMCA IA MISS VALLEY	Y AT WORK FEB - 6 PD	\$ 120.00
ADMIN	N. LEMKE	001-5-611-6601	YMCA IA MISS VALLEY	Y AT WORK FEB - 2 ADMIN	\$ 40.00
STREETS	N. LEMKE	001-5-210-6150	YMCA IA MISS VALLEY	Y AT WORK FEB - 1 PW	\$ 20.00
POLICE	N. LEMKE	001-5-110-6490	YMCA IA MISS VALLEY	Y AT WORK MAR - 7 PD	\$ 140.00
ADMIN	N. LEMKE	001-5-611-6601	YMCA IA MISS VALLEY	Y AT WORK MAR - 2 ADMIN	\$ 40.00
STREETS	N. LEMKE	001-5-210-6490	YMCA IA MISS VALLEY	Y AT WORK MAR - 1 PW	\$ 20.00
FINANCE	T. NORTHUTT	001-5-620-6508	USPS	IRS 941 FILING POSTAGE	\$ 10.48

CREDIT CARD TOTAL: \$ 3,636.18

BILLS PAYABLE TOTAL: \$ 352,935.58

GRAND TOTAL: \$ 356,571.76



< CITY OF ELDRIDGE

Retail Tobacco License Review

CITY OF ELDRIDGE
1309374801



[Application Information](#)

*Approved
Emilie [Signature] 110*

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : DOLGENCORP LLC

Type of ownership : Limited Liability Company

Primary office address : 100 MISSION RDG GOODLETTSVILLE TN
37072-2171

Legal Ownership Phone : 615-855-4000

Legal Ownership Email : tax-
beerandwinelicense@dollargeneral.com

Application Information

Sales and Use Permit Number : 182040128

Location Name : DOLLAR GENERAL STORE #10772

Location Phone Number : 615-855-4000

Location Address : 105 S 3RD AVE ELDRIDGE IA 52748-1923

Location Mailing Address : 100 MISSION RDG GOODLETTSVILLE TN 37072-
2171

Renewal : Yes

Start Date : 01-Jul-2026
End Date : 30-Jun-2027
License Fee : 75.00
Types of Sales : Over the Counter
Type of Establishment : Convenience store/gas station
Types of Products Sold : Cigarettes, Tobacco
Do you intend to make retail sales to ultimate consumers? : Yes
Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

Ownership Details

Owner	Position	Single Line Address
TAYLOR, EMILY	Officer	100 MISSION RDG DEPT TAXLI
BRINING, ZACHARY	Owner	100 MISSION RIDGE DR GOOF

Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.

ITG Brands
RJ Reynolds
Liggett Vector Brands
Altria- Phillip Morris
Xcaliber Internation / Edgefield
Futura

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision *

Approve	Deny
---------	------



[Cancel](#)

[< Previous](#)

[Next >](#)

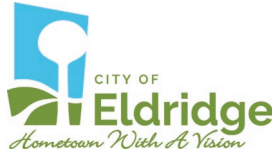
Your online session will timeout after 30 minutes of inactivity. All unsaved information will be lost.

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ORDINANCE 2026-07

AN ORDINANCE AMENDING PLANNING AND ZONING COMMISSION CREATION AND MEMBERSHIP MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter 2 Zoning, § 12.01 Creation and Membership is amended by removing the following language:

A Planning and Zoning Commission is hereby established, which shall consist of seven members. The terms of office of the members of the Commission and the manner of their appointment shall be as provided by statute.

Section Two.

Title D, Chapter 2 Zoning, § 12.01 Creation and Membership is amended by adding the following language:

A Planning and Zoning Commission is hereby established, which shall consist of five members. The terms of office of the members of the Commission and the manner of their appointment shall be as provided by statute.

PASSED AND APPROVED THIS 4th DAY OF May, 2026.

Attest:

Mayor, Scott Campbell

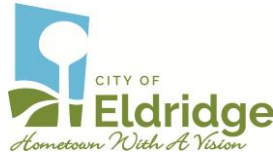
Tracy Northcutt, City Clerk

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"/> _____
LaPlante	<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 Scott LaPlante

Councilman Adrian Blackwell
Councilman Ryan Iossi



RESOLUTION 2026-16

A Resolution Approving the FY27 City Budget

WHEREAS, the City of Eldridge, Iowa is required to assemble a budget of revenues and expenditures for each fiscal year, and

WHEREAS, the city council conducted a public hearing regarding the budget of revenues and expenditures for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

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

1. That the budget for fiscal year July 1, 2026 to June 30, 2027 as outlined on the attached forms is hereby adopted.
2. That city staff is hereby authorized and instructed to file the budget for the fiscal year July 1, 2026 to June 30, 2027 with the Scott County Auditor and the State of Iowa.

PASSED AND APPROVED THIS 20TH DAY OF APRIL, 2026.

Attest:

Mayor, Scott Campbell

Tracy A. Northcutt, City Clerk

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

Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Jeff Ashcraft

Councilman Scott LaPlante
Councilman Brian Dockery

NOTICE OF PUBLIC HEARING – PROPOSED BUDGET
Fiscal Year July 1, 2026 - June 30, 2027

City of: **ELDRIDGE**

The City Council will conduct a public hearing on the proposed Budget at: **Eldridge City Hall Council Chambers, 305 N 3rd St, Eldridge, IA Meeting Date: 4/20/2026 Meeting Time: 07:00 PM**

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

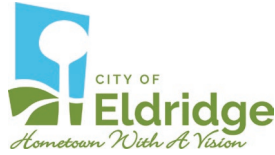
The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.	
The estimated Total tax levy rate per \$1000 valuation on regular property	8.13052
The estimated tax levy rate per \$1000 valuation on Agricultural property is	3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
 (563) 285-4841 ext: 111

City Clerk/Finance Officer's NAME
 Tracy A. Northcutt

		Budget FY 2027	Re-estimated FY 2026	Actual FY 2025
Revenues & Other Financing Sources				
Taxes Levied on Property	1	4,131,301	3,976,770	3,812,227
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	4,131,301	3,976,770	3,812,227
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	1,342,758	1,048,202	1,029,221
Other City Taxes	6	1,504,744	1,652,605	1,533,884
Licenses & Permits	7	151,800	179,492	146,805
Use of Money and Property	8	150,000	241,534	839,082
Intergovernmental	9	971,103	1,245,610	2,123,352
Charges for Fees & Service	10	9,697,571	10,905,060	9,233,232
Special Assessments	11	0	0	0
Miscellaneous	12	83,000	133,991	139,100
Other Financing Sources	13	0	0	17,092
Transfers In	14	3,219,505	3,142,890	2,909,042
Total Revenues and Other Sources	15	21,251,782	22,526,154	21,783,037
Expenditures & Other Financing Uses				
Public Safety	16	2,121,301	1,856,061	1,650,627
Public Works	17	3,392,110	3,183,728	4,196,616
Health and Social Services	18	0	0	0
Culture and Recreation	19	547,083	401,002	394,556
Community and Economic Development	20	597,635	326,560	294,665
General Government	21	910,314	851,009	832,129
Debt Service	22	1,302,440	1,336,610	1,325,985
Capital Projects	23	1,500,575	1,239,261	0
Total Government Activities Expenditures	24	10,371,458	9,194,231	8,694,578
Business Type / Enterprises	25	9,159,268	9,354,852	8,130,893
Total ALL Expenditures	26	19,530,726	18,549,083	16,825,471
Transfers Out	27	3,219,505	3,142,890	2,909,042
Total ALL Expenditures/Transfers Out	28	22,750,231	21,691,973	19,734,513
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,498,449	834,181	2,048,524
Beginning Fund Balance July 1	30	65,616,336	64,782,155	62,733,631
Ending Fund Balance June 30	31	64,117,887	65,616,336	64,782,155



RESOLUTION 2026-15

A Resolution Approving the Final Plat of Grunwald Grove 3rd Addition

WHEREAS, the final plat for Grunwald Grove 3rd Addition has been submitted by Axiom Consultants LLC on behalf of Grunwald Land Development, LC, developer of the property, and

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on April 20, 2026, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Grunwald Grove 3rd Addition.

PASSED AND APPROVED THIS 20th DAY OF APRIL, 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"/> _____

Nevada Lemke

From: Bob Livingston <blivingston@MALONEYSPUB.NET>
Sent: Wednesday, April 8, 2026 5:07 PM
To: Nevada Lemke
Subject: Attention Please

You don't often get email from blivingston@maloneypub.net. [Learn why this is important](#)

My name is Whitney Eckermann. I am the new general manager for Bob Livingston at Maloney's Pub in Eldridge IA. Bob wanted me to ask, if it was possible, to get a street blocked off for our up coming side by side ride. The ride will be on Saturday April 25th, 2026. If we could please close Franklin from 2nd to the alley for the riders from 11:00 a.m. to 1:00 p.m. Please let me know what all you need from me so I can get this approved. I would greatly appreciate it!! Thanks so much!

Cheers,
Whitney Eckermann

Bob Livingston
Maloney's Pub
239 N. 2nd St.
Eldridge, IA. 52748
Cell: 563-940-7675

City of Eldridge
Community Survey Proposal
April 9, 2026

Prepared by:



COMMUNITY PERCEPTIONS

PO Box 607
Slinger, Wisconsin 53086

Project Overview

The City of Eldridge is interested in surveying its residents as they explore a bond referendum to build new public facilities, including public works and a joint city hall-police station.

To accomplish this goal, we do not advocate random sampling, a process that, by definition, excludes most members of the Eldridge community. Instead, we specialize in a process that includes every member of the community. With this approach, taxpayers are educated about Eldridge's needs and challenges. We have found that a community survey is a critical first step.

Our process begins with the mailing of a paper survey to all households. A cover letter explains the nature of the survey and encourages the respondent to participate either online or on paper. Additionally, our methodology supports survey administration in multiple languages.

Our proprietary software generates a one-time-use access code, which ensures no one can take the survey more than once. The paper survey can be completed and mailed back for data entry. Once the survey process is completed, our software will break down the results based on key community subgroups.

After completing more 1,400 community projects over the past 25 years, our methodology has proven to be highly predictive.

Meet Your Account Team

Scott Girard is a Project Manager. He will work with you to develop and deploy your community survey.

Scott graduated from the University of Wisconsin-Madison with degrees in journalism and political science before becoming a professional reporter in the Madison area.



Dr. Rob DeMeuse is the Vice President of Research. Rob will work with you to develop and deploy your community survey.

A proud product of rural Wisconsin, Rob earned his Ph.D. from the University of Wisconsin, where he researched a combination of school finance, school referendums, and statistics. Prior to graduate school, Rob was a high school social studies teacher in Evansville, WI, and a healthcare software trainer at Epic.



Bill Foster is the President of Community Perceptions.

Bill graduated from the University of Wisconsin-Platteville with dual degrees in Engineering and Business Administration. Early in his career, he served the Kelch Corporation as Vice President and General Manager.



Beverly Zukowski is a Project Implementation Manager and works with you to coordinate survey administration. Beverly pursued a degree in Early Childhood Education and earned an Administrative Credential.

Beverly's most recent work experience was at the Slinger School District as an administrative assistant and open enrollment coordinator. Prior to that she was a director of a local child development center and worked as a Program Coordinator for Kohls' Corporate Child Development Center.



Why Community Perceptions?

Over the past 25 years, we have developed a reputation for excellence and reliability. The following is a summary of factors that uniquely position Community Perceptions to meet the needs of the City of Eldridge.

- 1) **An objective and unbiased process:** Self-designed and self-administered surveys are seen as biased by survey-takers. Consequently, results are questioned, trust is broken, and the entire process is undermined. By using Community Perceptions, an objective, independent firm, your approach, results, and plans moving forward are viewed credibly.
- 2) **An emphasis on you:** Every municipality has unique challenges. Therefore, we never treat a project with a cookie-cutter approach. We listen to you, we work with you, and we customize your project to meet your needs.
- 3) **Cost-effective:** A community survey will help shape plans that will impact your city for generations – plans that often amount to millions of dollars. Community Perceptions understands the resource challenges you face. We are confident that our services will be a good investment as you develop your long-term, continuous improvement projects.
- 4) **Research-based and applicable:** The quality of our work will never waver. We combine extensive research reviews with our decades of experience to help you get accurate, trustworthy, and dependable data.
- 5) **Proprietary survey software:** Our survey system is custom designed to meet your unique needs and has proven to be extremely user-friendly and reliable. We continually review security protocols to ensure that your data is always protected and backed up. Additionally, our system includes a survey access control system to ensure that an individual can only take the survey once. A paper version of the survey is also available for those without internet access.
- 6) **Stakeholder engagement:** Our work together has a twofold purpose. Surveys help you collect the perceptions data you need for continuous improvement and serve as a tool to help your taxpayers understand your needs. Our experience has shown that asking the *right* questions in the *right* way is central to the success of a project.
- 7) **Ongoing support:** Gathering good data is only half of the challenge. Our team of experts will help you make sense of your data and develop a realistic plan of action.
- 8) **Dedication to service:** Technology and information specialists are available Monday-Friday, 8 am-5 pm CT. We also provide 24-hour, 365-days-per-year real-time monitoring of company servers. Our staff is dedicated and ready to help your team through each step of the process.

Process & Investment

Phase 1 – Strategy Development: \$2,300

- ✓ Identify overall project goals
- ✓ Define options for testing support (if applicable)
- ✓ Develop the project timeline with key milestones and assignments
- ✓ Assist with pre-survey communications planning

Phase 2 – Survey Design: \$2,600

- ✓ Gather key stakeholder input in the planning process
- ✓ Draft the survey with content specific to your project/community
- ✓ Facilitate survey approval process with your leadership team
- ✓ Send the draft to a professional proofreader and generate a print-ready version of the survey
- ✓ Program customized content into our proprietary software system

Phase 3: Survey Administration: \$2,900

- ✓ Secure mailing lists
- ✓ Assist in sourcing the cost-effective survey printer option
- ✓ Coordinate printing and mailing logistics *
- ✓ Assist with communications plan to promote awareness and participation per city plans
- ✓ Coordinate production and distribution of each survey instrument to target groups
- ✓ Generate unique survey access codes or kiosk codes
- ✓ Launch electronic survey
- ✓ Monitor live survey data, systems and perform daily data and software back-up

Phase 4: Results Reporting: \$2,600

- ✓ Provide access to all data through our secure password-protected portal
- ✓ Produce and present a formal analysis report (assumes virtual presentation)
- ✓ Assist in understanding the data and providing realistic next steps based on the items tested

** Administration costs do not include printing or postage.*

Policies:

Our privacy policy ensures that all email addresses provided will only be used for your contracted services. The entire policy can be found at www.schoolperceptions.com/files/SchoolPerceptionsPrivacystatement.pdf.

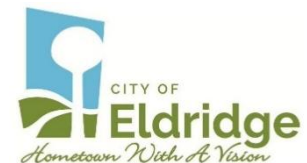
Data access is granted to the City's Custodian of Records with the ability to disaggregate all compiled data and authorize access to other staff. Unless otherwise noted, Community Perceptions will designate the Custodian of Records to be the signer of this proposal.

Other Services

1. **Evening Meetings & Site Visits:** Our projects can be completed via online conferencing and phone. If requested, we can schedule evening meetings with your team and/or board for planning or presentation services. Sites visits will be charged at \$1,200 per visit plus expenses. Evening virtual meetings will be charged at \$200. (Virtual results presentation is included in phase four of the proposal.)
2. **Prepaid Postage Envelopes:** We can provide prepaid envelopes at the cost of \$0.06 each. This option allows respondents who choose to fill out a paper version of the survey to return it directly to Community Perceptions for processing.
3. **Paper Survey Data Entry & Processing:** We will enter all responses and comments for surveys mailed at a rate of \$1.80 per survey. If you choose to use the prepaid envelopes, return postage will be charged at the actual rate. The current business reply postal rate is \$0.79 for 3 ounce or less.
4. **Comment Analysis:** We will read all the comments and identify the prevailing themes gathered via the community survey. A theme is identified as a result of having multiple participants referencing similar issues or concerns. (\$95 per hour; we will provide a cost estimate based on total comments collected before we begin.)
5. **Additional Data Analysis:** We will disaggregate and create reports at \$95 per hour for any crosstabs produced by the survey and/or in-depth comment analyses.
6. **Non-English Translation Service:** Community Perceptions can provide translation services to improve survey accessibility for community members. Conversion to Spanish via software translation is available at no additional cost (images and graphics are not included). Professional translation of a customized survey or translation to other and/or additional languages is \$95 per hour.

If this proposal is acceptable, please sign this page, scan, and email to sgirard@communityperceptions.com.

Community Survey Proposal Accepted: **City of Eldridge**

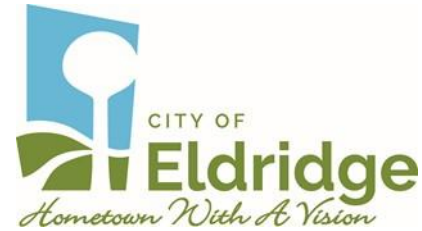


Signature: _____

Date: _____

City of Eldridge

MEMORANDUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: ECC & Skatepark RFP Evaluation Summary
Date: April 10, 2026

Mayor and City Council:

The City received 3 proposals from the RFP for the ECC & Skatepark Lease, Management, & Operations. The RFP Evaluation Committee members were Nevada Lemke, Jeff Martens, Councilman Ryan Iossi, & Councilman Brian Dockery. The RFP timeline defines an evaluation period from March 23rd through April 10th.

The proposals received were each individually evaluated by all members of the evaluation committee using a standard scoring rubric. On April 8th the evaluation committee met to review the individual evaluations, determine the average score of each proposal, and schedule interviews with any proposers that submitted a proposal with a score at or above the threshold of 70 out of 100. The scoring guidance that was used is as follows:

90-100: Exceptional
70-89: Strong
50-69: Adequate
Below 50: Weak

Here is a summary of each of the proposals that were received in accordance with the submission requirements outlined in the posted RFP:

Hometown Arena: An LLC organization owned by Bridget Kramer and jointly operated by Bridget & Keith Kramer. The proposal was well organized and included all the required components outlined in the RFP. The proposed lease terms were based on the net profit at a rate of 5% of the monthly net profit paid each month on the 30th. No minimum lease payment was established in the proposal to account for the risk of a 0% profit in any given month. The operations & management plan indicated little to no change from the operations under the City's management and listed the management team as joint operators.
Average Overall Evaluation Score – 66.5

Keystone Early Learning Academy: An LLC organization based out of Virginia that operates an early learning and daycare center focused on children under the age of 3. Submitted by CEO/Founder Suzanne Potts and Regional Director Misty Tucker. The proposal offered a unique approach with an alternative revenue source operating as a daycare during the day and skatepark & event center in the evening and on weekends. The proposed lease terms \$1,500 per month for Year 1 and \$2,000 - \$2,500 per month for Year 2. The proposal included a financial breakdown of projected revenues and expenses. Nothing was included indicating the minimum insurance requirements would be met as outlined in the RFP.

Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Jeff Ashcraft

Councilman Scott LaPlante
Councilman Brian Dockery

Average Overall Evaluation Score – 55

Friends of the ECC & Skatepark: A nonprofit organization submitted by the Director at Large & Interim Coordinator James Retterer. This proposal was incomplete in its submission and lacked a defined/demonstrated financial plan, proof of ability to obtain required insurance, identified individuals to manage & operate the facility, and included no proposed lease terms. This proposal was heavily reliant on the City for guidance and assistance in all aspects of the management & operations of the facility and proposed a structure that substantially compared to the prior ECC & Skatepark Board under the City's management.

Average Overall Evaluation Score – 9

The only proposal that indicated it would continue operating in some capacity as a civic organization was the one submitted by the Friends of the ECC & Skatepark. The evaluation committee considered the different aspects of what would be included in a lease payment if the ECC & Skatepark did not operate in some capacity as a civic organization and collected revenue as a private organization performing business like activities. This includes the following:

Property Taxes – Estimated at \$22,000 - \$25,000/year (no longer exempt if not performing government activities)

Property Insurance – Currently at \$8,137/year

Market Lease Rate – For 18,800 SF of commercial property the current market rate lease ranges from \$9,400/month to \$18,800/month. (\$112,800 - \$225,600 per year)

If the proposer is operating as a private business and not in the capacity of a Community Center that provides distinct benefits for Eldridge residents, the City would have to charge at least the minimum market rate lease payment and could not provide a discounted rate that is not available for other businesses operating in commercial spaces in Eldridge. (\$9,400 per month).

If the proposal was to operate as a true Community Center, the lease payment would need to be enough to cover the property taxes and property insurance to not put the burden on the Eldridge taxpayers. This would be at least \$2,511/month.

The two proposals that were considered as complete were both operating as LLC's and did not offer activities that would be considered civic/governmental in nature. Based on the proposed lease terms in each of the proposals the evaluation committee determined that neither proposal would be a viable option for a successful and sustainable lease agreement without the City offering a substantially discounted rate which would create an unfair benefit to a private business that is competing with other businesses in the community.

As a result it is the recommendation of the evaluation committee that the City Council reject all 3 proposals and consider alternative options and next steps for the facility/property.

Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Jeff Ashcraft

Councilman Scott LaPlante
Councilman Brian Dockery

ELDRIDGE ELECTRIC AND WATER UTILITY BOARD

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00pm on 4/7/2026, at Eldridge City Hall.

The board members present were Michael Bristley, Jeff Hamilton, Jeff Hedrington, Mark Goodding, and Abby Petersen Also present were Gage Lane, Sadie Wagner, Collin Wilson, Cegan Long, Neveda Lemke, Ryan Iossi, and Lenny Larson.

Public Comment – None

Goodding Made Motion to Approve the Agenda. Second by Petersen. All Ayes. Motion Carried.

Hedrington Made Motion to Approve the Utility Board Minutes from March 3rd, 2026. Second By Hamilton. All Ayes. Motion Carried.

Presentation on the Eldridge Water Report was provided by Lenny Larson of ISG. No action was taken.

Financial & Administrative

Petersen Made Motion to Approve Bills Payable in the amount of \$326,653.20. Second by Hamilton. All Ayes. Motion carried.

Motion Passed by Roll Call Vote for Resolution 2026-03 E&W Internal Fund Transfers. Petersen (Aye), Goodding (Aye), Hedrington (Aye), Hamilton (Aye), Bristley (Aye) Motion Carried.

Department Update- PCA was re-evaluated and reflected on the April 1st billing. It remains a credit of \$0.00295. Wagner has also been assisting the City Finance Clerk with interviews for the Deputy City Clerk position. Additionally, work is ongoing to compile detailed information regarding AMI water metering, including projected costs, potential savings, and overall benefits, to present to the Board. Lastly, the 2025 Water Quality Report has been received and published on the city website, Facebook page, posted outside City Hall, and on the IowaCCR.org website

Electric Department

Outages- Wilson informed the Board of recent outages. During a windstorm, a pole fell, and power was restored by 4:00 PM. At 6:16 AM, a tree fell on a power line, and the crew restored power by 7:00 AM.

12:50 PM, a tree company cut a limb that fell onto a line; the crew restored power within 10 minutes

Department Update – The crew has been working on installing services and completing pole installations.

Wilson also had an IUC inspector come out to ensure all is in compliance.

Water Department

Water Main Breaks- None.

Water Test Results- All Passed.

Hedrington Made Motion to approve sales agreement with Johnson Controls to install IP/Cell communicator. Second by Goodding. All Ayes. Motion Carried.

Hedrington Made Motion to approve the ordering of a 2026 GMC 2500 for \$60,175.41 to be paid on July 1st. Second by Goodding. All Ayes. Motion Carried.

Department Update- All water main breaks that occurred over the winter have been patched and filled.

The generator has been set, and if assistance is needed, the plant can reach out. Well #4 has been completed and is now up and running. Hydrant flushing will begin next week.

Motion by Petersen to adjourn the meeting at 6:15pm. Second by Hamilton. All Ayes.

Sincerely,
Gage Lane
Utility Billing Clerk
Glane@cityofeldridgeia.org

City of Eldridge Park Board



The regular meeting of the Eldridge Park Board was called to order at 6:30 p.m. on April 14, 2026, at City Hall.

Board Members present were Jill DeWulf, Tricia Campbell, Arsal Shareef, Sam Nichols, and Chris Spensley. Also, present were Tony Rupe, Jeff White, Ann Mohr, and Jeff Ashcraft.

Motion by DeWulf, second by Nichols to approve the agenda. All ayes. Motion carried.

Motion by Spensley, second by Dewulf to approve the minutes from the March 10, 2026 meeting. All ayes. Motion carried.

Motion by Spensley, second by DeWulf to approve the park bills in the amount of \$12,936.64. All ayes. Motion carried.

Public Comment - none

Old Business - none

New Business

Ann Mohr, representing the Eldridge Lions Club, presented a proposal to install a pollinator pad at Sanctuary Gardens. She noted that environmental initiatives are one of the Lions Club's global causes. The proposed pollinator pad would be approximately 120 square feet, with an estimated cost of \$200. Discussion followed regarding potential locations and the availability of sunlight within Sanctuary Gardens. City staff will evaluate potential locations, including available space and daily sunlight, and report back to the Park Board to facilitate further discussion with the Lions Club.

The City was awarded a \$3,000 grant from MidAmerican Energy through the Trees Please! program. The Park Board discussed adding additional funds for trees along the Hickory Creek Park walking paths. Motion by Dewulf to authorize up to \$5,000 from park operating expenses for tree purchases. Second by Spensley. All ayes. Motion carried.

An updated ball diamond fee schedule was presented for approval. The revisions were limited to clarifying language and did not include any changes to the fee amounts. Motion by Dewulf to approve the updated schedule, with an amendment specifying that practice fees are non-refundable and that game fees are non-refundable without at least 48 hours' notice of cancellation. Second by Shareff. All ayes. Motion carried.

Motion by Spensley to adjourn at 7:30pm. Second by Dewulf. All ayes. Motion carried.

Respectfully submitted,
Tony Rupe, Public Works Director

Tricia Campbell
Jill DeWulf

Chris Spensley

Sam Nichols
Arsal Shareef