

CITY COUNCIL MEETING AGENDA
Monday, May 4, 2026, 7:00 PM
Eldridge City Hall · 305 N 3rd Street · Eldridge, IA

****7:00pm Swearing In Ceremony: Officer Travis Rountree**

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 April 20, 2026
 - B. Consideration to Approve Bills Payable
 - C. Consideration to Approve Liquor License Renewal for Rudy's Tacos
 - D. Consideration to Approve Liquor License Ownership Amendment for Dollar General
6. Old Business
 - A. Consideration of Third & Final Reading of Ordinance #2026-07 Amending Planning & Zoning Commission
 - B. Consideration of Resolution #2026-19 Adopting a Road Closure Policy
 - C. Consideration of Resolution #2026-20 Adopting a Traffic Calming Policy
 - D. Consideration of Resolution #2026-21 Adopting a Surplus Property Disposal Policy
 - E. Consideration of Resolution #2026-22 Adopting a Surveillance Video Monitoring Policy
 - F. Consideration of Resolution #2026-23 Adopting a City Council & Board Member Digital Communication Policy
 - G. Consideration of Resolution #2026-24 Adopting an Elected & Appointed Officials Code of Conduct Policy
7. New Business
 - A. Consideration of First Reading of Ordinance #2026-08 Amending Permitted Uses in C-3 General Commercial District
 - B. Consideration of First Reading of Ordinance #2026-09 Amending City Sanitary Sewer Code Establishing Water Leak Adjustment
 - C. Consideration to Approve Proposal from Terracon for Geotechnical Engineering Services at Sheridan Meadows in the amount of \$8,500
 - D. Consideration to Approve a 5-Year Extension Proposal from Bohnsack & Frommelt LLP to provide professional auditing services
 - E. Public Hearing for the Consideration to Approve the plans, specifications, form of contract, and estimated total cost of the S 25th Ave & S 26th Ave Roadway Reconstruction Project
 - F. Consideration of Resolution #2026-17 Awarding a Contract for the S 25th Ave & S 26th Ave Roadway Reconstruction Project to Ihrig Works in the amount of \$1,049,564.00
 - G. Consideration of Resolution #2026-18 Setting the Date of a Public Hearing for a Proposed Sale of Property
 - H. Consideration to approve installation of a permanent speed hump on Damman Drive at an estimated cost of \$9,500
8. Board/Staff Activity Reports
 - A. Mayor's Report
 - B. City Administrator
 - C. City Clerk
 - D. Police Chief
9. Adjournment

Next Special Committee of the Whole & Regular City Council Meeting: Monday, May 18, 2026, at 6:00pm & 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 City Hall at 7:00 pm on April 20, 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, Andrew Lellig, Erin Gentz, Dale Grunwald, Marty O'Boyle, Barry Accountius, Karen & Dan Bernick, Trevor Gimm, Bella Surry, Madi Hillmann, Emma Rief, Madelynne Kindig, Gabriel Ulloa, Judi Sarafin, Addison Fuller, Gage Beeth, Bridget Kramer & Dan Belk

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

Public Comment:

Mayor Campbell opened public comment. No members of the public presented to speak.

Presentation:

Barry Accountius, Vice President of Development, Woda Cooper Companies, gave an overview of the status of the proposed project and the application on Housing Development to the State of Iowa for tax credits. Karen & Dan Bernick, Long Grove, expressed support for the project. A decision on tax credits will be made in June 2026.

Mayor's Agenda

Motioned by Dockery approving Special City Council Minutes from April 6, 2026. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motioned by Iossi approving Committee of the Whole Minutes from April 6, 2026. Seconded by La Plante. Motion carried unanimously by voice vote.

Motioned by Blackwell approving City Council Minutes from April 6, 2026. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motioned by Blackwell approving the bills payable in the amount of \$356,571.76. Seconded by La Plante. Motion carried unanimously by voice vote.

Motioned by Iossi approving retail tobacco license renewal for Dollar General. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Old Business

Motioned by Dockery approving the second 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 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 open a Public Hearing for Consideration to Adopt Fiscal Year Ending June 30, 2027, City Budget at 7:25 pm. Seconded by Blackwell. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None. No one from the public presented to speak. Motioned by Blackwell, seconded by Ashcraft, to close the public hearing at 7:26 pm. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Ashcraft approving Resolution 2026-16 Approving the Fiscal Year Ending June 30, 2027, City Budget, as presented. Seconded by Iossi. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Dockery approving Resolution 2026-15 approving the Final Plat of Grunwald Grove 3rd Addition. Seconded by Blackwell. Motion carried on the following roll call vote: Aye – Ashcraft, Blackwell, Dockery, Iossi and La Plante. Nay – None.

Motioned by Dockery to approve a Street Closure Request for Franklin Street from 2nd Street to the Alley on Saturday, April 25, 2026, from 11:00 am to 1:00 pm for a side-by-side event, as presented. Seconded by La Plante. Motion carried unanimously by voice vote.

Motioned by Dockery to approve a Community Survey Proposal from Community Perceptions in an amount not to exceed \$10,400.00 to survey residents to explore a bond referendum to build new public facilities, including public works and a joint city hall-police station. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motioned by Ashcraft to decline all three proposals submitted in response to the Eldridge Community Center & Skatepark requests for proposals as recommended by the evaluation committee and to discuss the next steps for the property. Seconded by La Plante. Motion carried unanimously by voice vote. The consensus of Council was to liquidate the property. Nevada Lemke, City Administrator, stated that staff would put the next steps together for Council approval.

Board/Staff Activities

Mayor's Report – Mayor Campbell gave an update on the Fire Department discussions. City Administrator Lemke provided a memo on April 10, 2026, outlining those discussions. The Fire Department declared it's intent to vote on whether to continue as an independent organization with terms outlined by the City or have the department become a municipal department. Mayor Campbell stated that power outage questions have recently been made by the public following inclement weather incidents. City Administrator Lemke stated that staff is working with the Utility Board to obtain software that will be used in incident notification policies and procedures. Lastly, Mayor Campbell expressed appreciation to Zach Howell, City Engineer, for the rapid response to issues with the 4th Avenue traffic signal timing and adjustment for smoother traffic flow.

City Administrator – Nevada Lemke, City Administrator, stated the Fellner's Addition bid opening is Thursday, April 23, 2026. Approval of Plans, Specs, and Bid Award will come to the May 4, 2026, Council Meeting. An offer is pending for the Deputy City Clerk/Billing Clerk. The GPS Vehicle Gateways with Maintenance Package have been ordered following the free trial period. The dash cameras will be ordered in the fall, closer to the winter plow season. Lemke distributed a document from the Iowa League of Cities outlining issues on pending property tax bills and priority items the League is addressing on to help protect the interests of municipalities. Lastly, staff is looking to schedule a joint Committee of the Whole meeting with the Utility Board for Monday, May 18, 2026, at 6:00 pm ahead of the Council Meeting, to continue discussions on the industrial development area and potential utility partnership.

Assistant City Administrator – Jeff Martens, Assistant City Administrator, verified the bid opening for the Fellner's Addition project is at 10:00 am on Thursday, April 23, 2026.

City Clerk – None

Police – Police Chief Andrew Lellig stated that the recruit is graduating academy and will be sworn in at a Council meeting. Additionally, the new tasers have been distributed and are in use.

Motion by Dockery to adjourn at 8:06 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
DFT 674	INS REIMB	820-5-001-6183	WELLMARK BLUE CROSS	COBRA-MAY	\$ 863.47
DFT 675	INS REIMB	820-5-001-6183	DELTA DENTAL	COBRA-MAY	\$ 71.36
DFT 677	ADMIN	001-5-611-6601	ADP, INC	TIME & ATTEND ADMIN FEES	\$ 132.96
DFT 679	INS REIMB	820-5-001-6183	EMPLOYEE BENEFIT SYSTMS	PSF CLAIM FUNDING	\$ 1,560.48
156942	STREETS	001-5-210-6373	ACCESS SYSTEMS LEASING	SHOP COPIER LEASE	\$ 239.36
156943	ROAD USE	110-5-210-6765	AFFORDABLE PARKING LOT SVCS	CRACK SEALING	\$ 35,610.00
156944	COMM CTR	750-5-460-6371	ALLIANT ENERGY CO.	UTILITIES	\$ 1,153.71
156945	SEWER	610-5-815-6330	ALTORFER INC	ANN SVC SOUTHSLOPE GEN	\$ 1,171.00
156945	SEWER	610-5-815-6330	ALTORFER INC	ANN SVC IND PARK GEN	\$ 651.00
156945	SEWER	610-5-815-6330	ALTORFER INC	ANN SVC SH MEAD GEN	\$ 888.00
156945	SEWER	610-5-815-6330	ALTORFER INC	ANN SVC BUTTERMILK GEN	\$ 893.00
156945	SEWER	610-5-815-6330	ALTORFER INC	ANN SVC GOLF COURSE GEN	\$ 888.00
156946	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	CLOTH ALLOW - SHARF	\$ 105.34
156946	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	MOLLE ATTACHMENTS	\$ 25.80
156946	STREETS	001-5-210-6373	AMAZON CAPITAL SERVICES	FILE FOLDERS	\$ 24.69
156947	FINANCE	001-5-620-6414	AMERICAN LEGAL PUBL	CITY CODE EDITING	\$ 111.95
156949	COMM CTR	750-5-460-6310	CUMMINS SALES & SVC	BATTERY REPLACEMENT	\$ 768.94
156952	SEWER	610-5-815-6321	ELECTRIC PUMP	BUTTERMILK LS BMLS PUMP REPAIR	\$ 11,061.36
156955	STREETS	001-5-210-6181	JK INDUSTRIES	YARD WASTE SFTY GRN SWTSHRT	\$ 24.00
156956	VEH MAINT	001-5-299-6504	MENARDS	TAILGATE HANDLE/SHOP LIGHT	\$ 12.99
156956	SEWER	610-5-815-6320	MENARDS	DEHUMIDIFIER	\$ 189.88
156956	SEWER	610-5-815-6320	MENARDS	BUTTERMILK DOOR REPAIR	\$ 26.71
156956	SEWER	610-5-815-6332	MENARDS	TAILGATE HANDLE/SHOP LIGHT	\$ 4.29
156957	STREETS	001-5-210-6310	MIDWEST SPRAY TEAM	TOTAL VEGETATION CONTROL	\$ 563.33
156957	SEWER	610-5-815-6310	MIDWEST SPRAY TEAM	TOTAL VEGETATION CONTROL	\$ 563.33
156958	POLICE	001-5-110-6250	MURGUIA ONLINE INVESTIG	CATCHING ONLINE PREDATORS COURSE	\$ 350.00
156959	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	HEADLIGHT REPAIR UNIT 101	\$ 28.39
156959	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	SERVICE UNIT 103	\$ 8.64
156959	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	SERVICE ENGINE UNIT 103	\$ 77.37
156959	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	OIL FILTER UNIT 105	\$ 8.64
156959	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	FUEL INJECTOR REPAIR UNIT 103	\$ 110.77
156959	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	OIL FILTER UNIT 101	\$ 9.24
156959	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	OIL FILTER UNIT 102	\$ 9.24
156959	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	SPARK PLUG UNIT 101	\$ 123.78
156959	VEH MAINT	001-5-299-6333	NAPA AUTO PARTS	FILTERS UNIT 701	\$ 25.36
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	SUSPENSION REPAIR UNIT 26	\$ 20.22
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	SERVICE UNIT 62	\$ 332.29
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	RECHARGE A/C UNIT 28	\$ 57.59
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	SERVICE UNIT 38	\$ 155.99
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	REAR DRUM BRAKE REPAIR UNIT 32	\$ 145.24
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	HYDRO FITTINGS	\$ 38.88
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	REAR END HUB SEALS UNIT 32	\$ 24.46
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	REAR BRAKE PARTS UNIT 32	\$ 22.21
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	REPAIR REAR BRAKES UNIT 38	\$ 163.21
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	SERVICE UNIT 7	\$ 275.51
156959	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	CABIN FILTER UNIT 7	\$ 20.84
156959	VEH MAINT	001-5-299-6335	NAPA AUTO PARTS	SALT SPREADER FITTING UNIT 36	\$ 19.67
156959	VEH MAINT	001-5-299-6504	NAPA AUTO PARTS	BRAKE CLEANER	\$ 74.16
156959	VEH MAINT	001-5-299-6504	NAPA AUTO PARTS	INSPECTION CAMERA	\$ 67.97
156959	VEH MAINT	001-5-299-6504	NAPA AUTO PARTS	BELTS FOR DRILL PRESS	\$ 17.48
156961	VEH MAINT	001-5-299-6334	P & K MIDWEST, INC	AIR CLEANER LID/AXLE CAP	\$ 58.94
156961	VEH MAINT	001-5-299-6334	P & K MIDWEST, INC	MAIN LIGHT SWITCH UNIT 91	\$ 64.52
156963	STREETS	001-5-210-6310	PREMIER PEST MGMT	PEST MNGMT SERVICE	\$ 25.00
156964	STREETS	001-5-210-6373	QUAD CITIES TAS	AFTER HRS ANSWERING SVC	\$ 32.41
156964	SEWER	610-5-815-6373	QUAD CITIES TAS	AFTER HRS ANSWERING SVC	\$ 32.41
156966	STREETS	001-5-210-6331	RIVER VALLEY COOP	DIESEL	\$ 1,916.33
156967	ROAD USE	110-5-210-6530	RIVERSTONE GROUP INC	POTHOLE COLD MIX	\$ 249.55
156968	VEH MAINT	001-5-299-6333	SAMSARA INC	FLEET GPS ANNUAL EQUIP/LIC	\$ 369.00
156968	ADMIN	001-5-611-6601	SAMSARA INC	FLEET GPS ANNUAL EQUIP/LIC	\$ 194.43
156968	GEN EQ REPL	002-5-210-6713	SAMSARA INC	FLEET GPS ANNUAL EQUIP/LIC	\$ 8,956.20
156968	SEWER	610-5-815-6490	SAMSARA INC	FLEET GPS ANNUAL EQUIP/LIC	\$ 1,476.00
156969	POLICE	001-5-110-6413	SCOTT CO SHERIFFS DEPT.	BOOKING FEES	\$ 125.00
156971	ADMIN	001-5-611-6407	SHIVE-HATTERY ENGINEERS	2025 PROJECTS	\$ 18,413.96
156971	ROAD USE	110-5-210-6771	SHIVE-HATTERY ENGINEERS	S 1ST ST OVERLAY	\$ 3,981.76
156971	SALES TAX	121-5-750-6752	SHIVE-HATTERY ENGINEERS	FELLNRS ADD ROAD RECON	\$ 2,083.40
156972	FINANCE	001-5-620-6319	TYLER TECHNOLOGIES	TRANSACTION BILLING FEES	\$ 715.10
156972	SEWER	610-5-815-6506	TYLER TECHNOLOGIES	TRANSACTION BILLING FEES	\$ 715.09
156973	POLICE	001-5-110-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 743.14
156973	INSPECTIONS	001-5-170-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 38.46
156973	STREETS	001-5-210-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 192.30
156973	FINANCE	001-5-620-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 38.46
156973	SEWER	610-5-815-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 135.40
156973	COMM CTR	750-5-460-6373	VERIZON WIRELESS	CELLULAR SERVICES	\$ 38.46
156974	HOTEL TAX	122-5-499-6491	VISIT QUAD CITIES	QUARTERLY FUNDING	\$ 750.00
ACH	SPLIT	SPLIT	PAYROLL 4/23/2026	PAYROLL 4/23/2026	\$ 98,890.56

GRAND TOTAL: \$ 200,027.98

CLASS "C" RETAIL ALCOHOL LICENSE RENEWAL

Business Information

Name of Legal Entity: SEYMOUR, KEVIN A

FEIN: XX-XXX3482

Business Type: SOLE

This business is not registered with the Secretary of State.

Premises Information

Premises DBA: RUDY'S TACOS

Premises Address: 150 S 14TH AVE ELDRIDGE IA 52748-9718

Premises Type: Restaurant

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

Has the number of floors of the premises changed?

No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.

No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.

No

*Approved
m. h. j.*

License Information

Effective Date: 20-May-2026

Length of License Requested: 12MONTH

Privilege(s) Requested

Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

on the north side of business

Endorsements

Local Authority: City of Eldridge

Dramshop Company: WEST BEND INSURANCE COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	SEYMOUR, KEVIN						100.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Criminal Violations

Contact Information

Contact Name: KEVIN SEYMOUR

Phone Number: (309) 737-9710

Email Address: sheila_kuhn@yahoo.com

Address: 2903 N MAIN ST DAVENPORT IA 52803-1129

Attestation Information

Attestation Name: KEVIN SEYMOUR

Attestation Date: 20-Apr-2026



< CITY OF ELDRIDGE

Local Authority Review

CITY OF ELDRIDGE
1309374801



Owners

Business Information

Customer Type

BUS

Business Sub-Type

Limited Liability Company



Legal Business Name

DOLGENCORP LLC

Old Ownership Information

	Owner Type	Owner	Single Line Address	Ownership Percentage
	Officer	TAYLOR, EMILY	100 MISSION RDG DEP'	0.00
	Owner	BRINING, ZACHARY	100 MISSION RIDGE DF	0.00

Updated Ownership Information

	Owner Type	Owner	Single Line Address	Ownership Percentage
	Owner	BRINING, ZACHARY	100 MISSION RIDGE DF	0.00
	Officer	HARTSHORN, BRIAN	100 MISSION RIDGE DF	0.00

Impacted Active Licenses

Jurisdiction Code	Permit Type	License Number	Address
City of Eldridge	Class "B" Retail Alcc	LG0000225	105 S 3RD AVE ELDRIDGE

Criminal History

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Local Authority Information

Local Authority Reviewing

Local Authority Signature Date

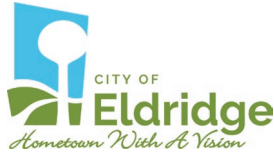
Approved/Denied *

Local Authority Email *

Local Authority Attestation Name *

Local Authority Contact Phone Number *

Comments



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

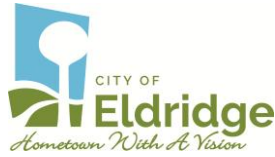
Tracy Northcutt, City Clerk

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 2026-19

A Resolution Adopting the City of Eldridge Road Closure Policy

WHEREAS, the City Council of the City of Eldridge, Iowa, finds it necessary to establish a consistent and transparent process for the temporary closure of public streets, alleys, and rights-of-way; and

WHEREAS, road closures may be requested for construction, public events, maintenance, emergencies, and other activities impacting public safety and traffic flow; and

WHEREAS, the City desires to balance public access with safety, economic activity, and community events;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eldridge, Iowa that the City of Eldridge Road Closure Policy, attached hereto, is hereby approved and adopted.

PASSED AND APPROVED THIS 4TH DAY OF MAY, 2026.

Attest:

Mayor, Scott Campbell

City Clerk, Tracy A. Northcutt

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

Road Closure Request and Approval Policy

The purpose of this policy is to establish a consistent process for requesting, reviewing, and approving temporary road closures within the City of Eldridge to ensure public safety, minimize disruption, and maintain access for emergency services.

This policy applies to all temporary closures of public streets, alleys, and rights-of-way within the City of Eldridge for purposes including, but not limited to:

- Community events (festivals, parades, block parties)
- Construction or utility work
- Special events or private activities impacting public streets

Application Requirements

A Road Closure is the temporary restriction or full closure of a public roadway to vehicular traffic. All road closure requests must be submitted to City Hall no less than:

- 14 calendar days prior to the requested closure for standard events
- 3 business days for minor or short-duration closures (staff discretion)
- As soon as practicable for emergency closures
- **Applications shall include:**
- Name and contact information of the applicant
- Description and purpose of the closure
- Exact location (map or diagram required)
- Dates and times of closure (including setup and teardown)
- Traffic control plan (barricades, signage, detours)
- Emergency access plan
- Proof of insurance (if applicable)
- Any required permits

Review Process

Administrative Approval:

- Closures lasting less than 24 hours
- Closures with minimal traffic impact
- Routine construction or utility work
- Recurring neighborhood events with prior approval history

City Council Approval:

- Closures exceeding 24 hours
- Closures affecting arterial or collector streets
- Events expecting large attendance or significant disruption
- Requests involving alcohol sales or amplified sound requiring additional permits

Review Criteria

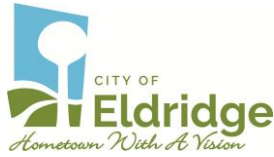
- Impact on traffic flow and surrounding neighborhoods
- Public safety considerations
- Ability to maintain emergency vehicle access
- Adequacy of traffic control measures
- Coordination with other scheduled events or construction
- Applicant's compliance history with prior closures

Conditions of Approval

- Applicant must provide and install all required barricades and signage in accordance with MUTCD
- Emergency vehicle access must be maintained at all times
- The City may require law enforcement or public works presence
- Applicant is responsible for cleanup and restoration of the area
- Applicant assumes liability for damages or injuries associated with the closure
- Proof of insurance may be required naming the City as an additional insured

The City reserves the right to deny or revoke a road closure request if it poses a risk to public safety, required information is incomplete, conditions are not met, or unforeseen circumstances arise. City staff, including City Administration, Police Chief, and Public Works Director, are authorized to close roads without prior notice in emergency situations.

Failure to comply may result in termination of the closure, denial of future requests, and assessment of costs or penalties.



RESOLUTION 2026-20

A Resolution Adopting the City of Eldridge Traffic Calming Policy

WHEREAS, the City Council of the City of Eldridge, Iowa, seeks to promote safe and efficient movement of vehicles, pedestrians, and bicyclists on public streets; and

WHEREAS, excessive speeds, cut-through traffic, and roadway design can negatively impact neighborhood safety and livability; and

WHEREAS, the City desires a consistent, data-driven, and equitable process for evaluating and implementing traffic calming measures;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eldridge, Iowa that the City of Eldridge Traffic Calming Policy, attached hereto, is hereby approved and adopted.

PASSED AND APPROVED THIS 4TH DAY OF MAY, 2026.

Attest:

Mayor, Scott Campbell

City Clerk, Tracy A. Northcutt

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

Traffic Calming Policy

The purpose of this policy is to help improve safety and quality of life on city streets. The goal is to address concerns like speeding and cut-through traffic in a fair, consistent, and transparent way. This policy explains:

- How residents can request a traffic calming review
- How the City evaluates those requests
- How streets are prioritized for possible improvements

Applicability

This policy applies to **City-owned and maintained local and collector streets**. It does **not** apply to:

- State highways
- Private roads
- Alleys

Exceptions may be made with City Council approval and, where required, coordination with the Iowa Department of Transportation (Iowa DOT).

Key Terms Used in This Policy

- **Traffic Calming:** Changes to a street that help slow down traffic or reduce through-traffic, such as signs, pavement markings, or street design changes.
- **85th Percentile Speed:** A commonly used traffic engineering measure that shows how fast most drivers are actually traveling.
- **Local Street:** A neighborhood street mainly used to access homes or businesses.
- **Collector Street:** A street that connects local streets to larger roads.

How Traffic Calming Requests Are Evaluated

Traffic calming requests are reviewed using a **point-based scoring system**. This helps the City compare different locations fairly and focus limited resources where they are most needed.

Not every request will result in changes. Final decisions are based on:

- Safety data
- Street design and function
- Emergency access needs
- Neighborhood conditions
- Available funding

Public Application Process

Residents, property owners, businesses, neighborhood groups, or City officials may request a traffic calming review for streets they are directly affected by. The City may also start a review on its own based on staff observations or direction from City Council. **Not more than one review will be done within any 12-month period for any area or street.**

A traffic calming request must include:

- The street name and location
- A description of the problem (speeding, cut-through traffic, etc.)
- Name and contact information of the applicant
- Confirmation that the applicant lives, owns property, or operates a business on or next to the street

Initial Review

City staff will first confirm that:

- The street is eligible under this policy
- The request is complete

If eligible, the location may be scheduled for data collection as time, staffing, and weather allow.

Scoring and Prioritization

Eligible locations are scored using the City's Traffic Calming Scoring Worksheet. Scores help determine priority level but do not guarantee installation of traffic calming measures.

Applicants will be informed of the results.

Important Limitations

The City may:

- Limit the number of active requests
- Delay evaluations due to staff or budget constraints
- Modify or remove installed measures if issues occur

Submitting a request does not create a guaranteed timeline or obligation for improvements.

How Streets Are Scored (100-Point System)

Traffic Calming Measures by Priority Level

Traffic calming options are selected based on a street's **priority score**, general street conditions, and available funding. Higher-scoring locations may be considered for more intensive or permanent measures, while lower-scoring locations are typically limited to low-cost or informational options.

Not all measures are appropriate for every location, and inclusion in a priority category does not guarantee installation.

1. 85th Percentile Speed (Up to 35 Points)

How much typical driver speeds exceed the posted limit.

Speed Difference	Points
5 mph or less	0
6–10 mph	15
11–15 mph	30
More than 15 mph	35

2. Excessive Speeding (Up to 20 Points)

How average driver speed compares to the posted limit.

Max Speed Difference	Points
0-10 mph over posted speed limit	0
10-20 mph over posted speed limit	10
20+ mph over posted speed limit	20

3. Distance from Parks, Schools, and Trails (Up to 20 Points)

Only the highest applicable score is used.

Location	Points
Within 500 feet of a school, park, or trail	20
Within 1,000 feet of a school, park, or trail	10
Within 1,000 feet of pedestrian school route	10
More than 1,000 feet away	0

4. Surrounding Land Use (Up to 15 Points)

Area Type	Points
Mostly residential	15
Mixed residential/commercial	10
Commercial	5
Industrial	0

5. Type of Street (Up to 10 Points)

Street Type	Points
Local street with cut-through traffic	10
Local street	5
Collector street	0

What the Score Means

Total Score	Priority
75–100	High priority for further review
50–74	Medium priority
Below 50	Low priority

Low Priority Locations

Score: Below 50 Points

Low-priority locations may continue to be monitored but typically do not move forward with physical street changes. Measures that may be considered include:

- Speed feedback (speed indicator) signs
- Additional speed limit or advisory signage
- Pavement message markings (such as “SLOW”)
- Targeted education or enforcement coordination

Medium Priority Locations

Score: 50–74 Points

Medium-priority locations may be considered for a combination of awareness tools and minor street changes. Measures that may be considered include:

- Speed feedback signs
- High-visibility crosswalks
- Enhanced pavement markings or visual narrow lanes
- Painted curb extensions
- Parking or striping adjustments

High Priority Locations

Score: 75–100 Points

High-priority locations may be considered for more substantial or permanent traffic calming measures, subject to a more detailed engineering review, coordination with emergency services, neighborhood communication, and funding availability. Measures that may be considered include:

- Speed humps or speed tables
- Raised crosswalks or raised intersections

- Curb extensions or bulb-outs
- Median islands or pedestrian refuges
- Street reconfiguration or lane width reductions
- Other roadway geometry changes designed to reduce speeds

Public Correspondence

City will provide written correspondence to each address within the area of the proposed traffic calming measure prior to implementation. The correspondence shall include:

- An exhibit of the proposed improvements.
- The proposed timeline for installation of improvements.

Any dissent comments received will be taken into consideration by the City for project continuance.

Implementation

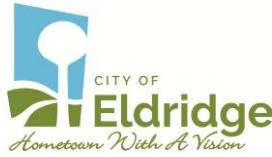
The City shall provide the design and production of bidding documents, as necessary, for any calming measures deemed necessary by City Staff and City Engineer. Pending approval by City Council and available City funds, the planned traffic calming project shall be implemented in accordance with City policies, and applicable construction standards.

Important Notes

- *The City is not required to install specific measures based solely on score.*
- *Measures may be installed temporarily before permanent installation is considered.*
- *All measures are subject to engineering judgment, emergency response needs, drainage considerations, and maintenance requirements.*
- *The City may modify or remove traffic calming measures if they create unintended safety or operational issues.*

Policy Review

This policy may be updated by City Council as community needs and best practices change.



RESOLUTION 2026-21

A Resolution Adopting the City of Eldridge Surplus Property Disposal Policy

WHEREAS, the City Council of the City of Eldridge, Iowa, periodically acquires and owns personal property, equipment, materials, and other assets used in municipal operations; and

WHEREAS, certain property may become obsolete, worn, damaged, or no longer needed for public use; and

WHEREAS, the City Council finds it in the best interest of the City to establish a consistent, transparent, and efficient process for declaring and disposing of surplus property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eldridge, Iowa that the City of Eldridge Surplus Property Disposal Policy, attached hereto, is hereby approved and adopted.

PASSED AND APPROVED THIS 4TH DAY OF MAY, 2026.

Attest:

Mayor, Scott Campbell

City Clerk, Tracy A. Northcutt

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

SURPLUS PROPERTY DISPOSAL POLICY

Surplus Property is defined as City of Eldridge owned property that is no longer needed or has no practical use for any City Department. Surplus Property should be disposed of in accordance with the following guidelines. It is critical that all property disposed of by the city is documented.

1. Surplus Property may contain but is not limited to the following:

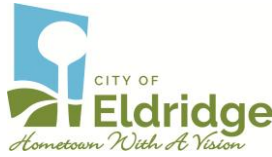
- Automobiles/Vehicles
- Bicycles
- Cabinets, Lockers, Bins
- Electronics
- Furniture
- Generators
- Lost and found Items
- Machinery & Tools
- Miscellaneous Equipment
- Motorcycles
- Mowing Equipment
- Office Machines
- Playground Equipment
- Park Equipment

2. Process of Disposal:

- a. Any surplus property should be identified by the Head of its corresponding City Department. The head of the department shall notify the City Administrator or Assistant City Administrator of said equipment.
- b. The City Administrator or Assistant City Administrator may approve or disapprove the item to be disposed of.
- c. The City Administrator or Assistant City Administrator may coordinate the means of disposal (i.e. Auction, Recycle, Trade-in, or Repurpose for another department)
- d. Computer/Electronic Equipment should be disposed of according to state laws after consultation with the city's IT department. To have private data wiped and cleaned off the devices, devices should be turned over to the IT department. Devices included but not limited to Computers, Laptops, Tablets, Servers, Backup Tapes, Routers, Phones, Printers, Copiers, Scanners, Monitors, and External Hard Drives.

3. Methods of Disposal

- a. Transfer to other departments
 - i. Property of one department may be transferred to the use of another department.
 - ii. Transfer is only necessary if the receiving department has a useful purpose for the property.
 - iii. The City Administrator or Assistant City Administrator ~~should be notified~~ **must approve the** transfer.
- b. Trade-in of surplus equipment
 - i. Surplus equipment may be traded in during the purchase of new equipment if the transfer is determined to provide the maximum return for the city.
- c. Sale of surplus property
 - i. The Department Head shall provide the City Administrator or Assistant City Administrator with an estimation of the value of the Surplus Property.
 - ii. The City Administrator or Assistant City Administrator may then list the property for sale or put it up for auction **in accordance with all applicable local, state, and federal laws.**
- d. Reuse/Recycle
 - i. The surplus equipment may be disassembled for parts if it is determined to be the most cost effective or provide the maximum return for the city.
- e. Property having no value
 - i. Property having no value may be disposed of at the discretion of the City Administrator or Assistant City Administrator.
 - ii. Disposal of items ~~should~~ **must** follow state laws and regulations.
 - iii. If possible, items should be recycled over being disposed of normally.
 - iv. If the surplus items cannot be recycled or disposed of in a normal fashion, it shall be up to the head of the department or City Administrator to make arrangements for the item to be disposed of at an appropriate location.



RESOLUTION 2026-22

A Resolution Adopting the City of Eldridge Surveillance Video Monitoring Policy

WHEREAS, the City of Eldridge, Iowa, uses or may use video monitoring systems in public spaces and City facilities to promote public safety, protect public assets, and support law enforcement; and

WHEREAS, the City Council recognizes the need to balance these interests with individual privacy rights and transparency; and

WHEREAS, the City desires to establish a clear and consistent policy governing the use, access, retention, and disclosure of surveillance video;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eldridge, Iowa that the City of Eldridge Surveillance Video Monitoring Policy, attached hereto, is hereby approved and adopted.

PASSED AND APPROVED THIS 4TH DAY OF MAY, 2026.

Attest:

Mayor, Scott Campbell

City Clerk, Tracy A. Northcutt

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

Surveillance Video Monitoring Policy

The City of Eldridge in accordance with state and federal laws and regulations uses security measures to ensure safety and security within the city community. Surveillance cameras used in and around city structures and land are intended to deter crime and assist in protecting the community. The following lays out guidelines and rules for the use and viewing of surveillance video monitoring.

1. Locations with onsite surveillance video may include but are not limited to the following:

Surveillance cameras and their video monitoring/recording systems may be placed in locations and situations where the security and safety of either property or persons would be enhanced. Video monitoring cannot be placed in location where the operation would inhibit or violate the reasonable expectation of privacy as defined by state and federal law.

- City Owned Buildings
- Public Works
- City Hall
- Water Treatment Plants
- Waste Water Plant
- Public Parks
- Hike/Bike Trails
- Parking Lots
- Any streets or parking lots that may intersect with said properties
- Any temporary cameras for special events

2. Access and Monitoring of Surveillance Cameras is to adhere to the following:

All recording or monitoring of activities of individuals or groups by security cameras will be consistent with city policy, state and federal laws and regulations, and will not be based on the characteristics or demographics of the surveyed. Camera control operators or other city personnel shall monitor based on suspicious activity and not individual characteristics. Limited city personnel will have open access to city security cameras. Surveillance cameras are not generally actively monitored continuously. Personnel are prohibited from using or disseminating tapes or information acquired from City security cameras except for official purposes designated by the city. All observations are considered confidential and can only be used by official city designated employees and law enforcement.

3. Camera use for the purpose of city personnel review

Recorded camera footage involving city personnel may be reviewed for purposes including but not limited to the following.

- Investigation of workplace accidents, injuries, or safety incidents involving city employees.
- Review of alleged misconduct, policy violations, or unsafe work practices
- Verification of events relevant to workers compensation claims, liability claims, or litigation.
- Training, safety improvements, or risk management purposes.

Camera footage shall not be used for routine performance monitoring or for arbitrary or discriminatory purposes. Video monitoring systems should not be used for continuous surveillance of employees or for personal interest/retaliation and harassment of city employees. Access to surveillance systems or tapes involving city personnel is restricted to authorized individuals with a legitimate need including the City Administrator or the Assistant City Administrator.

4. Installation of surveillance video monitoring systems

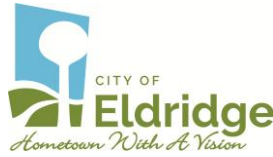
The City Administrator or Assistant City Administrator may have surveillance cameras installed at their discretion in accordance with the previously outlined requirements, **and with the approval of City Council**. The City Administrator is responsible for reviewing and approving or denying any proposals made by the Chief of the Eldridge Police Department or by city departments for security camera installation. Purchases of surveillance equipment or camera equipment for the use of public cameras may not be made by city employees without first obtaining approval by the City Administrator or Assistant City Administrator.

5. Excluded camera uses.

The previous policy requirements do not apply to the following:

- Webcams for general use by the city
- Video equipment for the recording of public performances or events
- Cameras mounted in **police** vehicles, ~~including police and fire vehicles~~
- Body worn cameras used by City personnel engaged in enforcement activities

- Cameras primarily used for traffic engineering and traffic control (these cameras may have an incidental or ancillary use as security cameras for criminal investigations)



RESOLUTION 2026-23

A Resolution Adopting the City of Eldridge City Council & Board Member Digital Communication Policy

WHEREAS, the City of Eldridge, Iowa, recognizes that elected officials and appointed board members regularly use digital communication tools, including but not limited to email, text messaging, and social media platforms, to communicate with constituents, staff, and one another; and

WHEREAS, the Iowa Open Meetings Law (Iowa Code Chapter 21) and the Iowa Public Records Law (Iowa Code Chapter 22) impose requirements on communications and records of governmental bodies; and

WHEREAS, the City Council finds it is in the public interest to establish clear expectations and guidance regarding the appropriate use of digital communications by City Council members and appointed board and commission members to ensure compliance with applicable laws, promote transparency, and reduce the risk of inadvertent violations; and

WHEREAS, the City Council desires to adopt a formal policy governing digital communications to provide clarity regarding permissible use, records retention obligations, and the distinction between personal communications and official City business communications;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eldridge, Iowa that the City of Eldridge City Council & Board Member Digital Communication Policy, attached hereto, is hereby approved and adopted.

PASSED AND APPROVED THIS 4TH DAY OF MAY, 2026.

Attest:

Mayor, Scott Campbell

City Clerk, Tracy A. Northcutt

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

Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Scott LaPlante

Councilman Jeff Ashcraft
Councilman Brian Dockery

City Council and Board Member Digital Communication Policy

The purpose of this policy is to ensure transparency, accountability, and proper record retention in communications involving City Council members, board and commission members, and City staff. Communications related to City business may constitute public records under the Iowa Open Records Law and may implicate requirements of the Iowa Open Meetings Law. This policy establishes standards for the use of digital communication methods, including email, text messaging, and social media, to ensure compliance with applicable laws and promote consistent and appropriate communication practices.

The following policy applies to:

- City Council Members
- Mayor
- All City Boards, Commissions, and Committees, including but not limited to:
 - Park Board
 - Utility Board
 - Planning and Zoning Commission
 - Board of Adjustment
- City Staff, as applicable to communications with and between the above individuals

General Communication Principles

All individuals subject to this policy shall:

- Conduct City business in a manner that promotes transparency and accountability
- Avoid communication methods that hinder record retention or public access
- Be mindful that communications regarding City business may be subject to public disclosure
- Avoid engaging in discussions that could constitute a meeting outside of a properly noticed public meeting

City Council Digital Communication Guidelines

City Council members shall conduct City-related communications using their City-issued email accounts. Members shall also avoid the use of personal text message chains for discussing City business and refrain from engaging in serial or group communications that could constitute deliberation among a quorum outside of a public meeting.

Telephone communication between Council members is permitted; however, members shall remain mindful of open meetings requirements and avoid engaging in discussions that could be interpreted as deliberation.

City Board and Commission Member Communication Guidelines

Board and commission members shall not use personal text message chains to communicate regarding City business. Because board and commission members may not have City-issued email accounts, the following requirements apply:

- Any email communication regarding City business shall include (“cc”) the appropriate City staff member using an official City email account
- Personal email communications regarding City business without inclusion of a City staff member are prohibited
- The City staff member included in the communication is responsible for ensuring proper retention of records

Telephone communication is permitted, but members shall remain mindful of open meetings requirements and avoid deliberation outside of properly noticed meetings.

Social Media Communication Guidelines

The use of social media presents additional considerations regarding public records, transparency, and compliance with Iowa law. For purposes of this policy, “social media” includes platforms such as Facebook, X (Twitter), Instagram, Nextdoor, and similar applications that allow public or private communication.

General Expectations

Communications related to City business made through social media may constitute public records. Council members, board members, and applicable staff shall not use social media in a manner that:

- Circumvents public record retention requirements
- Creates the appearance of deliberation outside of a public meeting
- Commits or appears to commit the City to a position or action without proper authorization

Interactions Between Members

City Council and Board members shall not discuss City business with one another through:

- Social media comment threads
- Replies to posts
- Direct or private messages

Such interactions may constitute deliberation and could violate open meetings requirements. Members shall avoid reacting to (e.g., “liking” or endorsing) posts or comments made by other members on matters that may come before the Council or Board.

Responding to the Public

Council and Board members may respond to general inquiries from residents on social media; however, responses should be limited to:

- Providing factual, publicly available information
- Directing individuals to appropriate City staff or official communication channels

Members shall not:

- Engage in extended discussions or debates regarding City business
- Make commitments or representations on behalf of the City
- Provide official positions outside of authorized channels

Whenever possible, individuals should be directed to contact City Hall or appropriate staff.

Direct Messages and Private Communications

Direct messages and private communications on social media related to City business shall be treated as public records where applicable. Council and Board members shall:

- Avoid conducting City business through private messaging
- Preserve or forward such communications to appropriate City staff for retention
- Include City staff when responding to substantive inquiries

Personal vs. Official Accounts

Use of a personal social media account does not exempt communications from public records requirements. Individuals using personal accounts should:

- Avoid presenting personal opinions as official City positions
- Clearly indicate that the account is not an official City communication channel

Recommended disclaimer: "This is a personal page and is not an official communication channel for the City. For official inquiries, please contact City Hall."

Official City Social Media Accounts

Official City social media accounts shall be administered by designated City staff.

Council and Board members shall not:

- Post on official accounts unless authorized
- Represent themselves as speaking on behalf of the City through unofficial channels

Records Retention

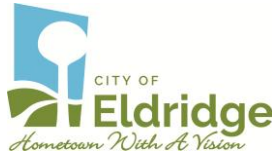
To the extent social media communications constitute public records, they must be retained in accordance with applicable laws and City policies. Individuals are strongly

encouraged to avoid using social media for substantive City business to minimize record retention risks.

Violations

Failure to comply with this policy may result in:

- Violation of City policy
- Potential violation of applicable Iowa laws
- Referral for further review or action as appropriate



RESOLUTION 2026-24

A Resolution Adopting the Elected & Appointed Officials Code of Conduct Policy

WHEREAS, the City of Eldridge, Iowa, is committed to promoting ethical, transparent, and accountable local government; and

WHEREAS, elected and appointed officials are entrusted with representing the public interest and conducting the business of the City in accordance with applicable federal, state, and local laws, including Iowa Code Chapters 21, 22, and 68B; and

WHEREAS, the City Council finds it beneficial to establish clear expectations regarding professional conduct, communication, conflicts of interest, and the responsible use of public office; and

WHEREAS, the adoption of a formal Code of Conduct will promote consistency, public trust, and effective governance among elected officials and appointed board and commission members;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eldridge, Iowa that the Elected and Appointed Officials Code of Conduct Policy, attached hereto, is hereby approved and adopted.

PASSED AND APPROVED THIS 4TH DAY OF MAY, 2026.

Attest:

Mayor, Scott Campbell

City Clerk, Tracy A. Northcutt

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

Elected Officials Code of Conduct

The following code of conduct establishes clear expectations for ethical, lawful, and respectful conduct by the elected and appointed officials of the City of Eldridge, Iowa. This Code is intended to promote public trust and confidence in local government; support compliance with Iowa Code Chapters 21 (Open Meetings Law), 22 (Public Records Law), and 68B (Ethics and Conflicts of Interest); encourage transparency, efficacy, and accountability in governance; and establish consistent behavioral standards for public service. This code is not intended to create a punitive system, but rather to provide guidance, promote voluntary compliance, and support the orderly functioning of City government.

This Code applies to the Mayor & City Council members; members of all City boards, commissions, and committees appointed by the City Council or Mayor; and any other individuals acting in an official capacity on behalf of the City.

Core Ethical Principles

All officials shall be guided by the following principles:

- **Integrity:** Acting honestly and in the public interest at all times.
- **Accountability:** Accepting responsibility for decisions and actions.
- **Transparency:** Conducting public business openly and in compliance with law.
- **Respect:** Treating fellow officials, staff, and the public with dignity and professionalism.
- **Stewardship:** Using public resources responsibly and solely for public purposes.

Compliance with Law

All officials shall comply with the applicable federal, state, and local laws, including but not limited to:

- **Iowa Open Meetings Law (Iowa Code Chapter 21)**
- **Iowa Public Records Law (Iowa Code Chapter 22)**
- **Iowa Governmental Ethics and Conflict of Interest Law (Iowa Code Chapter 68B)**
- **Any other applicable statutes, regulations, or court rulings.**

Officials are expected to seek guidance from the City Attorney when legal obligations are unclear.

Conflicts of Interest

Officials shall avoid conflicts of interest and comply with Iowa Code Chapter 68B. Officials shall:

- Disclose any financial or personal interest in matters before the City

- Recuse themselves from discussion and voting where a conflict exists or may reasonably appear to exist
- Verbally state the nature of the conflict for the public record prior to recusal

Not all conflicts of interest are of legal variety; members may need to refrain from participation to refrain from the appearance of impropriety to the public.

Conduct & Respectful Behavior

Officials shall conduct themselves in a professional manner that reflects positively on the City. Prohibited conduct includes:

- Personal attacks or abusive language toward other officials, staff, or members of the public.
- Disruptive behavior during meetings
 - Members should not make or receive phone calls during a meeting
 - Cell phones & other communication devices should be placed in “off” or “silent” mode
 - Members shall refrain from having side-bar conversations with other members or staff during a meeting
- Harassment, discrimination, or intimidation of any kind
- Willful interference with City operations or staff duties

Officials shall maintain decorum during public meetings and encourage civil discourse.

Public meetings are meant to attend to and resolve city business. Members should limit comments to the subject matter at hand and refrain from being overly repetitious. Members should be mindful to avoid lengthy or unproductive debates.

Use of City Resources

City resources, including equipment, email accounts, vehicles, and staff time, shall be used solely for official City business. Prohibited use includes:

- Personal political campaigning using City resources
- Personal financial gain or private business use of City property or services
- Non-authorized use of City staff time
- Use of City letterheads, stationery, or other city resources to promote personal interests
- Use of their official title to further or appear to further their expertise when it is not necessary or appropriate.
- Personal use of official city emails for the purpose of furthering personal gains

Confidentiality

Officials shall maintain confidentiality where required by law, including but not limited to:

- Closed session discussions under Iowa Code 21.5
- Attorney-client privileged communications
- Personnel matters and other protected records

Confidential information shall not be disclosed outside authorized channels. Private information shall also not be used to advance the financial situation or personal interest of yourself or family.

Gifts & Influence

Officials shall not accept gifts, favors, or benefits intended to improperly influence official actions. Officials shall comply with applicable provisions of the Iowa ethics law and avoid any appearance of undue influence or quid pro quo arrangements.

Council Communications

All members shall complete the Mandatory Elected & Appointed Officials training required under Iowa Code Section 372.13(5) which covers the core legal and operations responsibilities of city governance and communication between members.

Members shall follow the rules and regulations established in the City of Eldridge City Council & Board Member Digital Communication Policy. Members shall not converse on topics related to city business without proper records or public notice.

Complaint & Review Process

This Code of Conduct is intended to guide behavior and promote accountability through transparency and corrective action, not to serve as a punitive disciplinary system.

No individual official has unilateral authority to enforce this Code.

- 1. Submission of Complaints:** Alleged violations shall be submitted in writing to the City Administrator and must include sufficient detail describing the conduct, date(s), and relevant facts.
- 2. Initial Review:** The Mayor and/or City Administrator and City Attorney shall conduct an initial review to determine whether the complaint falls within the scope of this Code and contains sufficient factual information that warrants further consideration. *If a complaint is unsupported or is found to be frivolous it may be dismissed at this stage.*
- 3. Notice & Response:** The affected official shall receive written notice and be given an opportunity to respond in writing within ten (10) business days.

4. **Investigation:** The City may conduct a fact-finding review which may include document review, interviews, and/or consultation with legal counsel or an independent investigator when appropriate
5. **Council Review:** Findings of Fact from the investigation may be presented to City Council in an open session when appropriate. The Council shall, by majority vote, make a determination of whether a violation occurred based on the information presented. If it is determined that a violation occurred, the Council may direct appropriate corrective action.

Corrective Measures

When it is found that a violation has occurred, the Council may adopt and direct the appropriate corrective measures (in accordance with Iowa State Code), including but not limited to:

- Training or Education requirements
- A formal statement of concern or censure
- Other remedial actions intended to improve future compliance
- Referral to appropriate external authorities
 - *Removal of an elected municipal officer is governed exclusively by Iowa law and is outside the scope of this policy. Nothing in this Code of Conduct shall be construed to authorize the City Council to remove an elected official from office. Should removal ever be pursued, the City would rely on state law (Court Process, Recall Election, Statutory Process).*

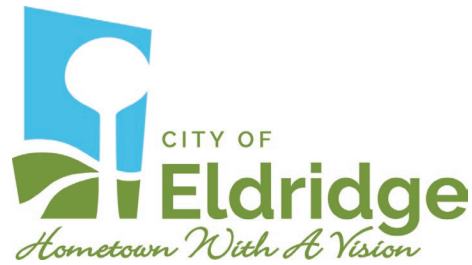
Enforcement Philosophy

This Code shall be applied consistently and without regard to political affiliation, personal relationships, or prior disagreements. Similar conduct should be generally treated in a similar manner unless distinguishing circumstances exist that justify a different outcome.

Retaliation is strictly prohibited. No official shall retaliate against any individual who, in good faith, files a complaint under this code; participates in an investigation; or provides information relevant to a review.

Officials shall participate in periodic training on ethics, open meetings, public records, and governance responsibilities, including but not limited to orientation for newly appointed or elected officials.

This Code of Conduct may be amended only by Resolution of the City Council. It shall be reviewed periodically to ensure continued legal compliance and operational effectiveness.



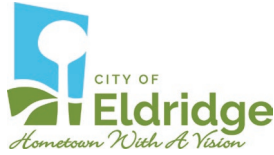
To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Amending Permitted Uses in C-3 General Commercial District
Date: 5/04/26

Mayor and City Council,

The City of Eldridge is limited in its inventory of C-3 Commercial properties. The City currently has a large inventory of R-3 Residential properties. In recent years we have seen several prime commercial properties developed into residential developments. Because of this city staff is recommending that the following permitted use be removed from C-3 Commercial Districts:

(X) Multiple family housing intended for senior citizens. The lot area per dwelling unit will follow the provisions of the “R-3” Multiple Family District. Deed restrictions will be required during the site plan review process documenting the terms of eligibility for persons inhabiting the housing development. Such deed restrictions are considered a provision of the zoning ordinance of the city, and may only be amended by following the procedure found in § [18.00](#) of this chapter;

This ordinance amendment was reviewed by the Planning and Zoning Commission at their meeting on April 16. They unanimously approved the recommendation of this amendment.



ORDINANCE 2026-08

AN ORDINANCE AMENDING PERMITTED USES IN GENERAL COMMERCIAL IN CITY CODE 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, § 26.01 Principal Permitted Uses in C-3 General Commercial Districts is amended by removing the following language:

(X) Multiple family housing intended for senior citizens. The lot area per dwelling unit will follow the provisions of the “R-3” Multiple Family District. Deed restrictions will be required during the site plan review process documenting the terms of eligibility for persons inhabiting the housing development. Such deed restrictions are considered a provision of the zoning ordinance of the city, and may only be amended by following the procedure found in § 18.00 of this chapter;

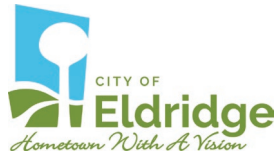
PASSED AND APPROVED THIS 1st DAY OF JUNE, 2026.

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"/> _____



ORDINANCE 2026-09

AN ORDINANCE AMENDING TITLE C, CHAPTER TWO OF THE ELDRIDGE CITY CODE, AND ADDING NEW SECTION 3.04 ESTABLISHING WATER LEAK ADJUSTMENT, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One. Section 3.04, Chapter Two, Title C, is hereby added with the following language and is effective upon passage.

§ 3.04 WATER LEAK ADJUSTMENT

Residential sewer rates are established annually based on the average water consumption during the designated winter months, which are billed in January, February, and March, per this section of city code. In cases where a water leak occurs during this averaging period and results in abnormally high consumption, the utility will require a minimum of three consecutive months of billing at the elevated sewer rate to ensure recovery of costs associated with the excessive usage. After the customer has met this minimum billing requirement, the account becomes eligible for review. At that time, the utility will confirm that consumption has returned to a normal or reduced level, indicating the leak has been resolved; however, a full three months of normal consumption is not required once the minimum billing requirement has been satisfied. The utility will then reset the sewer rate using either the customer's historical usage from a prior year, when available, or the most recent consumption data reflecting normal usage if sufficient. Adjustments are not automatic and are subject to review and approval by the utility. This policy applies only to unintentional leaks and does not apply to discretionary high-water usage. The utility reserves the right to deny adjustments if sufficient consumption data is not available to support a reasonable determination of typical usage.

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 and become effective on April 1st, 2026.

PASSED AND APPROVED THIS 1ST DAY OF JUNE, 2026.

Attest:

Mayor, Scott Campbell

Tracy A. Northcutt, City Clerk

Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Scott LaPlante

Councilman Jeff Ashcraft
Councilman Brian Dockery



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"/> _____

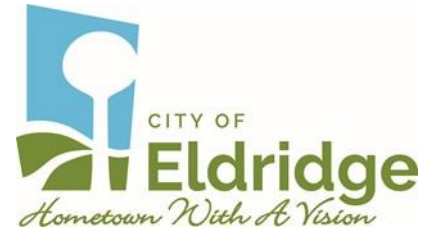
Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Scott LaPlante

Councilman Jeff Ashcraft
Councilman Brian Dockery

City of Eldridge

MEMORANDUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: Soil Borings – Sheridan Meadows Pond
Date: May 1, 2026

Mayor and City Council:

The Sheridan Meadows Pond Project steering committee has been taking steps to determine feasibility of project options that can be considered to improve and beautify the basin area at Sheridan Meadows Park.

Most recently the committee members have been reaching out to various resources for potential grant funding to determine if either of the project options meet the eligibility requirements to submit a competitive application.

One of the most appealing grant funding options is the Urban Water Quality Initiative (WQI) program through the Iowa Department of Agriculture and Land Stewardship. This funding would be eligible for an application for either a wetlands project or a pond project, and Eldridge has never applied for an Urban WQI before so we would have the advantage of being a first-time applicant which is given serious consideration during the application review process.

One of the recommendations from the IDALS Representative as a next step was to have soil borings completed for the project area to verify whether the existing soil conditions would support a full depth pond and the holding of water. This is the same step that was taken in 2024 by the City when exploring the Hickory Creek Park pond project feasibility. Based on the recommendation from IDALS, and to prepare for a potential funding application to WQI in late 2026, we requested a proposal from Terracon for Geotechnical Engineering (to perform soil borings).

The proposal we received **in the amount of \$8,500** is attached to this memo for reference. This is slightly less than the Hickory Creek Park proposal we accepted for the same services in 2024 which was \$9,800.

The steering committee recommends the Council approve the proposal for Geotechnical Engineering to be performed by Terracon which will be an important component of any future project funding applications for the Sheridan Meadows project area. Additionally, it will provide information that will assist the steering committee in determining the feasibility of the identified project options so an informed recommendation can be presented to the City Council and Park Board on how to proceed with improving and beautifying the Sheridan Meadows basin.

Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Jeff Ashcraft

Councilman Scott LaPlante
Councilman Brian Dockery



870 40th Avenue
Bettendorf, Iowa 52722
P (563) 355-0702
Terracon.com

April 14, 2026

City of Eldridge IA
305 N 3rd Street, PO Box 375
Eldridge, Iowa 52748

Attn: Nevada Lemke
P: (563) 385-4841
E: nlemke@cityofeldridgeia.org

RE: Proposal for Geotechnical Engineering Services
Sheridan Meadows Pond
851 N 1st Street
Eldridge, Iowa
Terracon Proposal No. P07265049

Dear Ms. Lemke:

We appreciate the opportunity to submit this proposal to the City of Eldridge IA (City) to provide geotechnical engineering services for the above referenced project. The following are exhibits to the attached Agreement for Services

Exhibit A	Project Understanding
Exhibit B	Scope of Services
Exhibit C	Compensation and Project Schedule
Exhibit D	Site Location
Exhibit E	Anticipated Exploration Plan

Our lump sum fee to perform the Scope of Services described in this proposal is \$8,500. **Exhibit C** includes details regarding our fee and a general breakdown of our anticipated schedule.

Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing and returning a copy of the attached Agreement for Services to our office.

Sincerely,
Terracon

Stella G. Brown, E.I.T.
Staff Engineer

Sara J. Somsy, P.E.
Principal


AGREEMENT FOR SERVICES

This **AGREEMENT** is between City of Eldridge IA ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Sheridan Meadows Pond project ("Project"), as described in Consultant's Proposal dated 04/14/2026 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

- 1. Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
- 2. Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to Consultant at the time of the Services.
- 3. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 4. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 5. Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
- 6. LIMITATION OF LIABILITY.** CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.
- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant: **Terracon Consultants, Inc.**

By:  Date: **4/14/2026**

Name/Title: **Sara J Somsky / Geotechnical Department Manager**

Address: **870 40th Ave
Bettendorf, IA 52722-1607**

Phone: **(563) 355-0702** Fax: _____

Email: **Sara.Somsky@terracon.com**

Client: **City of Eldridge IA**

By: _____ Date: _____

Name/Title: _____

Address: **305 N 3rd St PO Box 375
Eldridge, IA 52748-1234**

Phone: _____ Fax: _____

Email: _____



Exhibit A – Project Understanding

Our Scope of Services is based on our understanding of the project as described by the City and the expected subsurface conditions as described below. We have not visited the project site to confirm the information provided. We request the City and/or Shive-Hattery Inc (Shive-Hattery) verify all information provided in the following tables prior to our initiation of field exploration activities.

Planned Construction

Item	Description
Information Provided	An email request for proposal was provided by Shive-Hattery on April 6, 2026. The request included a plan site, requested boring locations and depths, topographic information, key project elevations, and a brief project description.
Project Description	The project includes the dewatering of the existing pond at Sheridan Meadows Park, deepening, and creation of a permanent pool pond.
Grading	Based on the provided site plan, the bottom of the pond will be deepened from an elevation of about 769 feet to 760 feet.

Site Location and Anticipated Conditions

Item	Description
Parcel Information	The project is located at 851 N 1st Street in Eldridge, Iowa. Approximate latitude/longitude: 41.6650° N, 90.5819° W See Exhibit D
Current Ground Cover	Grass
Existing Topography	Based on the topographic map provided by Shive-Hattery, the ground surface at the boring locations are at an approximate elevation of 773 feet, and the existing pond bottom extends to about 769 feet.
Site Access	We expect the site and all boring locations will be accessible with our ATV-mounted drilling equipment and support truck. If performed during a wetter period (e.g., spring), the ground surface is expected to be soft and significant rutting should be anticipated.



Item	Description
Expected Subsurface Conditions	Our experience near the vicinity of the proposed development and review of geologic maps indicates subsurface conditions consist of clays and silts.

Exhibit B - Scope of Services

Our proposed Scope of Services consists of a field exploration, laboratory testing, and engineering/project delivery. These services are described in the following sections.

Field Exploration

Shive-Hattery requested the following boring locations and depths:

Number of Borings	Planned Boring Depth (feet) ¹	Planned Location ²
6	20	Pond perimeter

1. Although not anticipated based on the geology in the vicinity of the project site, borings would be terminated at shallower depths if refusal is encountered.
2. The planned boring locations are shown on the attached **Anticipated Exploration Plan**.

Boring Layout and Elevations: We will use handheld GPS equipment to locate borings with an estimated horizontal accuracy of ± 20 feet. If available, approximate elevations will be obtained by interpolation from a site specific, surveyed topographic map. We can alternatively coordinate with Shive-Hattery to include locations and surface elevations in project information, if requested.

Subsurface Exploration Procedures: We will advance the borings with an ATV-mounted drill rig using continuous flight augers (solid stem and/or hollow stem, as necessary). Samples will be obtained at an interval of approximately 2½ feet in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling will be performed using a split-barrel sampling procedure, in which split-barrel samplers will be driven in accordance with the standard penetration test (SPT). The samples will be placed in appropriate containers, taken to our laboratory for testing, and classified by an engineer or geologist. In addition, we will observe and record groundwater levels during drilling and sampling.

Our exploration team will prepare field logs to record sampling depths, penetration distances, other relevant sampling information, visual classifications of materials observed during drilling, and our interpretation of subsurface conditions between samples.

Soil samples obtained during our field exploration will be retained for approximately 60 days after submission of our geotechnical engineering report in the event that additional testing is requested.

Property Disturbance: Terracon will make reasonable efforts to reduce damage to the property. However, it should be understood that in the normal course of our work some disturbance could occur including rutting of the ground surface. If performed during a wetter period (e.g., spring), the ground surface is expected to be soft and significant rutting should be anticipated.

We will backfill borings with auger cuttings and/or bentonite chips upon completion and a downhole plug will be installed near the ground surface of the borings. Our services do not include repair of the site beyond backfilling our boreholes. Excess auger cuttings will be dispersed in the general vicinity of each borehole. Because backfill material often settles below the surface after a period of time, we recommend boreholes be periodically checked and backfilled, if necessary. We can provide this service or grout the boreholes for additional fees at your request.

Site Access: Terracon must be granted access to the site by the property owner. Without information to the contrary, we will consider acceptance of this proposal as authorization to access the property for conducting field exploration in accordance with the Scope of Services. Our proposed fees do not include time to negotiate and coordinate access with landowners or tenants. Terracon will conduct field services during normal business hours (Monday through Friday between 7:00am and 5:00pm). If our exploration must take place over a weekend or at night, please contact us so we can adjust our schedule and fee.

Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but identification of unusual or unnatural materials observed while drilling will be noted on our logs.

Terracon will contact Iowa "One Call" to locate utilities in public easements. This service requires 3 days to clear utilities from the time the request is made. We will consult with the landowner/client regarding potential utilities or other unmarked underground hazards. Based upon the results of this consultation, we will consider the need for alternative subsurface exploration methods as the safety of our field crew is a priority.

Terracon's Scope of Services does not include private utility locating services. Private utilities should be marked by the owner/client prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities not disclosed to us.

The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private utility locate service would not relieve the landowner/client of their responsibilities in identifying private underground utilities.

Laboratory Testing

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil strata. Exact types and number of tests cannot be defined until completion of fieldwork, but we anticipate the following laboratory testing may be performed:

- Water content
- Atterberg limits (2 samples, based on soils encountered)
- Grain size analysis (2 samples, based on soils encountered)

Our laboratory testing program will include examination of soil samples by an engineer or geologist. Based on the results of our field and laboratory programs, we will describe and classify soil samples in general accordance with the Unified Soil Classification System (USCS).

Engineering and Project Delivery

The results of our field and laboratory programs will be evaluated, and a geotechnical engineering report will be prepared under the supervision of a licensed professional engineer. The geotechnical engineering report will provide the following:

- Boring logs with field and laboratory data
- Stratification based on visual soil classification
- Groundwater levels observed during and after the completion of drilling
- Site Location and Exploration Plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Earthwork recommendations including site/subgrade preparation and consideration for a clay liner
- Excavation considerations

Your project will be delivered using **Compass** (Terracon's online client portal). Upon initiation, we provide you and your design team with the necessary link to access the website. Each project includes a calendar to track the schedule, an interactive site map,

Proposal for Geotechnical Engineering Services

Sheridan Meadows Pond | Eldridge, Iowa

April 14, 2026 | Terracon Proposal No. P07265049



a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. We welcome the opportunity to have project kickoff conversations with the team to discuss key elements of the project and demonstrate features of **Compass**. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule, and anticipated exploration plan
- Site Characterization – Findings of the site exploration and laboratory results
- Geotechnical Engineering Report

When our services are completed, we will upload a printable version of our completed geotechnical engineering report. Previous submittals, collaboration, and the report will be maintained in our system to allow future reference and integration into subsequent aspects of our services as the project goes through final design and construction.



Exhibit C - Compensation and Project Schedule

Compensation

Based upon our understanding of the site, the project as summarized in **Exhibit A**, and our planned Scope of Services outlined in **Exhibit B**, our lump sum fee is shown in the following table:

Task	Lump Sum Fee ¹
Subsurface Exploration ² , Laboratory Testing, Geotechnical Report	\$8,500

- Proposed fees noted above are effective for 90 days from the date of the proposal.
- The lump sum fee considers one drill rig mobilization and no unexpected onsite delays. If additional drill rig mobilizations are required, an additional fee of \$950 would be invoiced. A drill crew standby rate of \$450 per hour would be invoiced for unexpected delays.

Our Scope of Services does not include services associated with site clearing or wet ground conditions. If such services are desired by the owner/client, we should be notified so we can adjust our Scope of Services.

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval, prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

Project Schedule

We developed a schedule to complete the Scope of Services based upon our existing availability and understanding of your project schedule. However, our schedule does not account for delays in field exploration beyond our control, such as weather conditions, delays resulting from utility clearance, or lack of permission to access the boring locations. In the event the schedule provided is inconsistent with your needs, please contact us so we may consider alternatives.

Delivery on Compass	Schedule ^{1, 2}
Kickoff Call with Client	At least 2 days prior to commencing field program

Proposal for Geotechnical Engineering Services

Sheridan Meadows Pond | Eldridge, Iowa

April 14, 2026 | Terracon Proposal No. P07265049



Delivery on Compass	Schedule ^{1, 2}
Field Program	Drill date will be coordinated with the City 1 day of fieldwork anticipated
Site Characterization	10 days after completion of field program
Geotechnical Report	15 days after completion of field program

1. Upon receipt of your notice to proceed we will activate the schedule component on **Compass** with specific, anticipated dates for the delivery points noted above as well as other pertinent events.
2. Standard workdays. We will maintain an activities calendar within **Compass**. The schedule will be updated to maintain a current awareness of our plans for delivery.

Exhibit D – Site Location

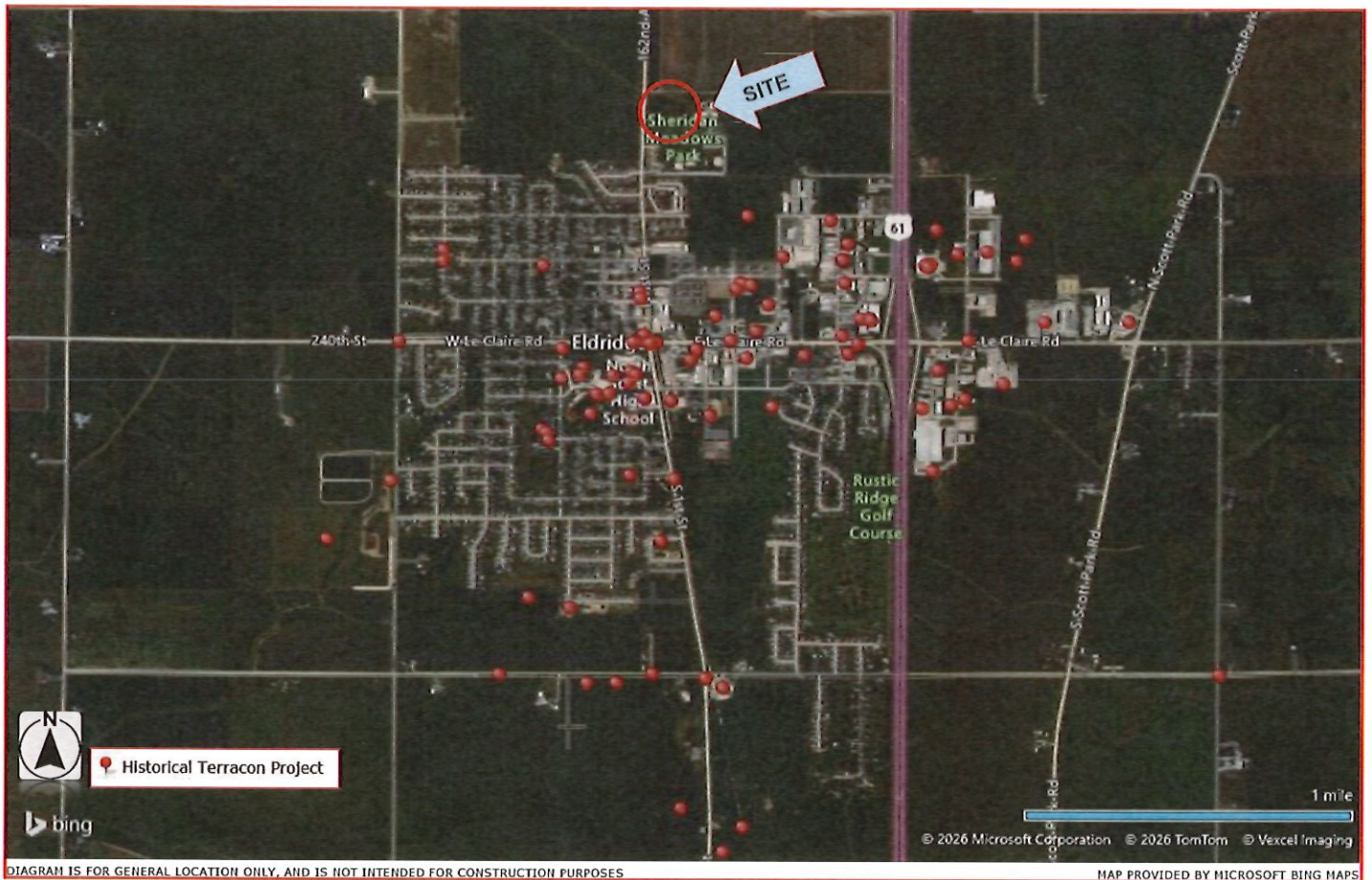


Exhibit E – Anticipated Exploration Plan

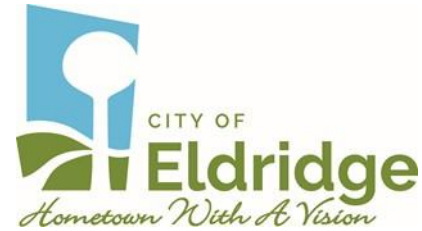


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

City of Eldridge

MEMORANDUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: Financial Audit Service Proposal
Date: May 1, 2026

Mayor and City Council:

The City has been working with Bohnsack & Frommelt LLP to perform professional auditing services since FY21. They most recently completed our FY25 annual financial audit. With the changes in staff and administration in the recent years and the adoption and implementation of new policies and internal procedures it has been very beneficial to continue working with Bohnsack & Frommelt. The consistency of the review and guidance of our internal controls and financial processes has played a key role in the development of our improved monitoring, recording, and reporting procedures.

Bohnsack & Frommelt has prepared a multi-year proposal for consideration which is attached to this memo for your review. The proposal is for professional auditing services for FY's 2026-2030. A schedule of professional fees and expenses is included for each fiscal year in the proposal:

FY26	\$38,500
FY27	\$39,500
FY28	\$40,500
FY29	\$41,500
FY30	\$42,500

**The annual fee for each year does not include a federal single audit. If the City requires a single federal audit for any given year in the proposal, the single audit fee is \$4,500 per program.*

For reference, the fees for professional auditing services for the past 5 years with Bohnsack & Frommelt are as follows:

FY21	\$35,500	<i>*single audit fee of \$3,500 per program</i>
FY22	\$36,500	<i>*single audit fee of \$3,500 per program</i>
FY23	\$37,500	<i>*single audit fee of \$3,500 per program</i>
FY24	\$38,500	<i>*single audit fee of \$4,000 per program</i>
FY25	\$38,500	<i>*single audit fee of \$4,000 per program</i>

**FY25 had a single audit fee of \$4,000 for a total of \$42,500 due to the ARPA funding audit requirement which is considered a major program*

The practical standard for auditor relationships is 5-7 years, and to continue with the same firm if performance is strong and pricing is competitive. At 10 years it is best practice to post a formal RFP under the guidance of the Government Finance Officers Association. It is the recommendation of Administration that the Council approve the proposed 5 year contract extension for professional auditing services from Bohnsack & Frommelt to continue strengthening our internal controls and financial operations while maintaining consistency.

Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Jeff Ashcraft

Councilman Scott LaPlante
Councilman Brian Dockery

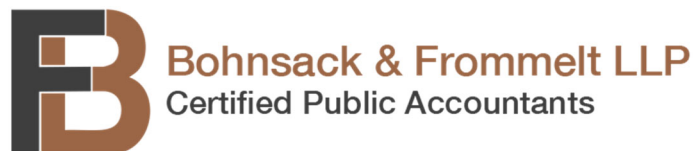
**Price Quote For
Professional Auditing Services
Years Ending June 30, 2026-2030**



Presented to:

City of Eldridge, Iowa

April 24, 2026



575 12th Avenue
East Moline, Illinois 61244

Sarah Bohnsack, Partner
563.343.9595
Sarah@bohnsackfrommelt.com

Mia Frommelt, Partner
563.549.9932
Mia@bohnsackfrommelt.com



Bohnsack & Frommelt LLP
Certified Public Accountants
575 12th Avenue
East Moline, Illinois 61244

April 24, 2026

City of Eldridge
Attention: Nevada Lemke, City Administrator
305 N. Third Street
Eldridge, Iowa 52748

We appreciate the opportunity to present City of Eldridge with this extension proposal to provide professional auditing services. Bohnsack & Frommelt LLP is a Certified Public Accounting Firm that specializes in providing public accounting services to governmental organizations.

Services

The following summarizes our understanding of the services to be provided:

Annual audits of City of Eldridge for the years ending June 30, 2026 through 2030. The audits will be performed in accordance with the following:

- Auditing standards generally accepted in the United States of America as set forth by the American Institute of Certified Public Accountants.
- The standards for financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States.
- The audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).
- Chapter 11 and other applicable provisions of the Code of Iowa.

In addition, a management letter will be provided which includes recommendations related to the financial statements, internal control, accounting systems, and compliance issues, if applicable.

Fees and Compensation

At Bohnsack & Frommelt LLP our goal is to offer our clients expertise and the ability to effectively and efficiently apply the auditing standards in order to provide high-value service at a reasonable cost. Our goal is to exceed your expectations. We recognize that engaging an independent CPA Firm is an important investment. We work side by side with our clients to resolve issues as they arise and encourage our clients to contact us frequently throughout the year with any questions that they may have. We consider this time an investment in the relationship and do not bill for routine calls and questions throughout the year.

Bohnsack & Frommelt LLP will deliver superior, timely service and cutting-edge expertise to City of Eldridge through a dedicated certified public accounting practice that focuses solely on the governmental industry. We look forward to working with you to meet your accounting needs. If you have questions regarding this proposal, please contact us. This proposal is a firm and irrevocable for 90 days. Sarah Bohnsack and Mia Frommelt are authorized to make representations for Bohnsack & Frommelt LLP. The audit will be performed out of the Quad City Office, 575 12th Avenue, East Moline, Illinois 61244. The contact person will be Sarah Bohnsack, Partner 563.343.9595.

Sincerely,
Bohnsack & Frommelt LLP

The image shows two handwritten signatures in black ink. The signature on the left is 'Sarah Bohnsack' and the signature on the right is 'Mia Frommelt'. Both signatures are written in a cursive, professional style.

Sarah Bohnsack, Partner

Mia Frommelt, Partner

**City of Eldridge
Request for Proposal (RFP)**

**Schedule of Professional Fees and Expenses
For the Audit of the Fiscal Year 2026 Financial Statements**

	Hours	Standard Hourly Rates	Total
Partners	200	\$ 125	\$ 25,000
Manager	75	92	6,900
Associates	100	66	6,600
Subtotal	375		\$ 38,500
Out-of-pocket expenses:			
Meals and lodging			-
Transportation			-
Single audit, per major program			-
Total all-inclusive maximum price for FY 2026 audit			\$ 38,500

The above fee does not include a federal single audit. In the event the City requires a federal single audit, the single audit fee is \$4,500 per program.

**City of Eldridge
Request for Proposal (RFP)**

**Schedule of Professional Fees and Expenses
For the Audit of the Fiscal Year 2027 Financial Statements**

	<u>Hours</u>	<u>Standard Hourly Rates</u>	<u>Total</u>
Partners	200	\$ 128	\$ 25,600
Manager	75	96	7,200
Associates	100	67	6,700
Subtotal	<u>375</u>		<u>\$ 39,500</u>
Out-of-pocket expenses:			
Meals and lodging			-
Transportation			-
Other			-
Total all-inclusive maximum price for FY 2027 audit			<u>\$ 39,500</u>

The above fee does not include a federal single audit. In the event the City requires a federal single audit, the single audit fee is \$4,500 per program.

**City of Eldridge
Request for Proposal (RFP)**

**Schedule of Professional Fees and Expenses
For the Audit of the Fiscal Year 2028 Financial Statements**

	Hours	Standard Hourly Rates	Total
Partners	200	\$ 130	\$ 26,000
Manager	75	96	7,200
Associates	100	73	7,300
Subtotal	375		\$ 40,500
Out-of-pocket expenses:			
Meals and lodging			-
Transportation			-
Other			-
Total all-inclusive maximum price for FY 2028 audit			\$ 40,500

The above fee does not include a federal single audit. In the event the City requires a federal single audit, the single audit fee is \$4,500 per program.

**City of Eldridge
Request for Proposal (RFP)**

**Schedule of Professional Fees and Expenses
For the Audit of the Fiscal Year 2029 Financial Statements**

	Hours		Standard Hourly Rates	Total
Partners	200	\$	133	\$ 26,600
Manager	75		100	7,500
Associates	100		74	7,400
Subtotal	<u>375</u>			<u>\$ 41,500</u>
Out-of-pocket expenses:				
Meals and lodging				-
Transportation				-
Other				-
Total all-inclusive maximum price for FY 2029 audit				<u>\$ 41,500</u>

The above fee does not include a federal single audit. In the event the City requires a federal single audit, the single audit fee is \$4,500 per program.

**City of Eldridge
Request for Proposal (RFP)**

**Schedule of Professional Fees and Expenses
For the Audit of the Fiscal Year 2030 Financial Statements**

	Hours		Standard Hourly Rates	Total
Partners	200	\$	136	\$ 27,200
Manager	75		100	7,500
Associates	100		78	7,800
Subtotal	<u>375</u>			<u>\$ 42,500</u>
Out-of-pocket expenses:				
Meals and lodging				-
Transportation				-
Other				-
Total all-inclusive maximum price for FY 2030 audit				<u>\$ 42,500</u>

The above fee does not include a federal single audit. In the event the City requires a federal single audit, the single audit fee is \$4,500 per program.

April 27, 2026

Nevada Lemke
City Administrator
City of Eldridge
305 N. Third Street
Eldridge, IA 52748

RE: Recommendation of Award
S 25th Avenue & S 26th Avenue Roadway Reconstruction Project
City of Eldridge, IA

Dear Nevada:

Eight bids were received on April 23, 2026, for the above-referenced project.

Bids were received for the Base Bid of the S 25th Avenue & S 26th Avenue Roadway Reconstruction Project.

We have reviewed the bids that were provided to us. Ihrig Works LLC was the low bid submitted for the Base Bid. Our review did discover N.J. Miller, Inc., was missing the Authorization to Transact Business Form.

We recommend that the City of Eldridge proceed with your award process on the basis of the low bid for the Base Bid amount of \$1,049,564.00 to Ihrig Works LLC.

This bid consists of roadway reconstruction of S 25th Avenue and S 26th Avenue from Blackhawk Trail Road to E Lomar Street. Work includes pavement removal and replacement, storm sewer installation, driveway replacements, and all other associated work.

This award may be subject to submittal of acceptable bonds, insurance, and other requirements of City of Eldridge. We are enclosing a copy of the bid tabulation for your use.

Please contact our office of the award decision and we will proceed with obtaining the agreement, bonds, and insurance.

We look forward to working with you and City of Eldridge on this project. Please call our office if you have any questions or comments regarding the above project.

Sincerely,

SHIVE-HATTERY, INC.



Zach Howell, P.E.
Civil Engineer

ZJH/vjw

Enc: Bid Tab Results



SHIVE-HATTERY, INC.

2144 56th Avenue West
Bettendorf, IA 52722
(563) 635-7300

TABULATION OF BIDS

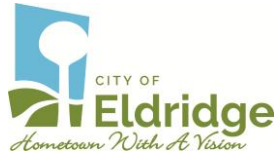
Client: City of Eldridge

Bid Date & Time: April 23, 2026
Location: City of Eldridge

10:00:00 AM

Project Name: S 25th Avenue & S 26th Avenue Roadway Reconstruction
S-H Project #: 2250012430

NAME AND ADDRESS OF BIDDER				Shive-Hattery Cost Opinion		Ihrig Works LLC 16550 267th Street Long Grove, IA 52756		Hawkeye Paving Corporation 4241 W 83rd Street Davenport, IA 52806		Eastern Iowa Excavating 121 Nixon St SE Cascade, IA 52033		Midwest Concrete Inc. 9835 Midwest Lane Peosta, IA 52068		Boomerang Corp 13225 Circle Drive, Suite A Anamosa, IA 52205		N.J. Miller, Inc. 450 Devils Glen Rd Bettendorf, IA 52722		Langman Construction, Inc. 220 34th Ave Rock Island, IL 61201		Centennial Contractors of the Quad Cities, Inc. 1505 46th Ave Moline, IL 61265		
Bid Bond Bidder Status Form Authorization to Transact Business Non-Collusion Affidavit						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
#	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	
1	TOPSOIL, ON-SITE	CY	524.2	\$ 35.00	\$ 18,347.00	\$22.00	\$ 11,532.40	\$10.00	\$ 5,242.00	\$20.50	\$ 10,746.10	\$ 20.00	\$ 10,484.00	\$ 15.00	\$ 7,863.00	\$27.00	\$ 14,153.40	\$4.00	\$ 2,096.80	\$25.00	\$ 13,105.00	
2	TOPSOIL, OFF-SITE	CY	558.2	\$ 15.00	\$ 8,373.00	\$46.50	\$ 25,956.30	\$20.00	\$ 11,164.00	\$37.00	\$ 20,653.40	\$ 65.00	\$ 36,283.00	\$ 30.00	\$ 16,746.00	\$30.00	\$ 16,746.00	\$17.00	\$ 9,489.40	\$40.00	\$ 22,328.00	
3	EXCAVATION, CLASS 10	CY	2795	\$ 12.00	\$ 33,540.00	\$15.00	\$ 41,925.00	\$10.00	\$ 27,950.00	\$22.65	\$ 63,306.75	\$ 15.00	\$ 41,925.00	\$ 20.00	\$ 55,900.00	\$23.00	\$ 64,285.00	\$10.00	\$ 27,950.00	\$35.00	\$ 97,825.00	
4	OVEREXCAVATION AND BACKFILL FOR UNSUITABLE MATERI	TON	1391.6	\$ 30.00	\$ 41,748.00	\$21.00	\$ 29,223.60	\$10.00	\$ 13,916.00	\$32.50	\$ 45,227.00	\$ 38.00	\$ 52,880.80	\$ 40.00	\$ 55,664.00	\$25.00	\$ 34,790.00	\$15.00	\$ 20,874.00	\$50.00	\$ 69,580.00	
5	SUBGRADE TREATMENT, GEOGRID, TYPE II (CONTINGENCY)	SY	2378.8	\$ 2.50	\$ 5,947.00	\$2.50	\$ 5,947.00	\$1.00	\$ 2,378.80	\$3.75	\$ 8,920.50	\$ 3.25	\$ 7,731.10	\$ 2.00	\$ 4,757.60	\$3.00	\$ 7,136.40	\$1.00	\$ 2,378.80	\$4.00	\$ 9,515.20	
6	SUBGRADE PREPARATION	SY	9009	\$ 3.00	\$ 27,027.00	\$1.50	\$ 13,513.50	\$1.00	\$ 9,009.00	\$0.80	\$ 7,207.20	\$ 1.50	\$ 13,513.50	\$ 1.50	\$ 13,513.50	\$1.25	\$ 11,261.25	\$1.00	\$ 9,009.00	\$1.00	\$ 9,009.00	
7	MODIFIED SUBBASE, 6 IN	SY	9009	\$ 12.00	\$ 108,108.00	\$8.50	\$ 76,576.50	\$11.00	\$ 99,099.00	\$8.50	\$ 76,576.50	\$ 9.00	\$ 81,081.00	\$ 8.00	\$ 72,072.00	\$10.00	\$ 90,090.00	\$10.00	\$ 90,090.00	\$10.00	\$ 90,090.00	
8	STORM SEWER, TRENCHED, HDPE, 12 IN	LF	934.4	\$ 65.00	\$ 60,736.00	\$41.00	\$ 38,310.40	\$47.00	\$ 43,916.80	\$51.25	\$ 47,888.00	\$ 55.00	\$ 51,392.00	\$ 67.00	\$ 62,604.80	\$65.00	\$ 60,736.00	\$92.40	\$ 86,338.56	\$87.00	\$ 81,292.80	
9	STORM SEWER, TRANCHED, HDPE, 15 IN	LF	1340.2	\$ 70.00	\$ 93,814.00	\$51.00	\$ 68,350.20	\$53.00	\$ 71,030.60	\$53.50	\$ 71,700.70	\$ 60.00	\$ 80,412.00	\$ 68.00	\$ 91,133.60	\$75.00	\$ 100,515.00	\$95.00	\$ 127,319.00	\$92.00	\$ 123,298.40	
10	REMOVAL OF STORM SEWER, LESS THAN 36 IN DIA	LF	251.9	\$ 12.00	\$ 3,022.80	\$12.00	\$ 3,022.80	\$12.00	\$ 3,022.80	\$7.50	\$ 1,889.25	\$ 15.00	\$ 3,778.50	\$ 14.00	\$ 3,526.60	\$5.00	\$ 1,259.50	\$2.00	\$ 503.80	\$7.00	\$ 1,763.30	
11	STORM INTAKE REMOVAL	EA	2	\$ 500.00	\$ 1,000.00	\$302.00	\$ 604.00	\$500.00	\$ 1,000.00	\$512.25	\$ 1,024.50	\$ 525.00	\$ 1,050.00	\$ 1,000.00	\$ 2,000.00	\$500.00	\$ 1,000.00	\$500.00	\$ 1,000.00	\$500.00	\$ 1,000.00	
12	PIPE CULVERT, TRNCHED, RCP, 18 IN	LF	81.3	\$ 85.00	\$ 6,910.50	\$62.00	\$ 5,040.60	\$97.00	\$ 7,886.10	\$87.50	\$ 7,113.75	\$ 92.00	\$ 7,479.60	\$ 90.00	\$ 7,317.00	\$80.00	\$ 6,504.00	\$110.00	\$ 8,943.00	\$132.00	\$ 10,731.60	
13	PIPE APRON, CMP, 15 IN	EA	1	\$ 1,200.00	\$ 1,200.00	\$414.00	\$ 414.00	\$600.00	\$ 600.00	\$560.00	\$ 560.00	\$ 1,070.00	\$ 1,070.00	\$ 500.00	\$ 500.00	\$2,000.00	\$ 2,000.00	\$500.00	\$ 500.00	\$500.00	\$ 500.00	
14	PIPE APRON, RCP, 18 IN	EA	2	\$ 1,800.00	\$ 3,600.00	\$2,999.00	\$ 5,998.00	\$1,500.00	\$ 3,000.00	\$3,225.00	\$ 6,450.00	\$ 3,455.00	\$ 6,910.00	\$ 3,000.00	\$ 6,000.00	\$2,500.00	\$ 5,000.00	\$1,500.00	\$ 3,000.00	\$4,125.00	\$ 8,250.00	
15	SUBDRAIN, PERFORATED, 6 IN	LF	4387.8	\$ 12.00	\$ 52,653.60	\$9.50	\$ 41,684.10	\$12.00	\$ 52,653.60	\$9.00	\$ 39,490.20	\$ 14.00	\$ 61,429.20	\$ 16.00	\$ 70,204.80	\$11.00	\$ 48,265.80	\$12.00	\$ 52,653.60	\$14.00	\$ 61,429.20	
16	SUBDRAIN, OUTLETS	EA	28	\$ 350.00	\$ 9,800.00	\$194.00	\$ 5,432.00	\$100.00	\$ 2,800.00	\$166.50	\$ 4,662.00	\$ 365.00	\$ 10,220.00	\$ 400.00	\$ 11,200.00	\$200.00	\$ 5,600.00	\$100.00	\$ 2,800.00	\$500.00	\$ 14,000.00	
17	STORM SEWER SUMP PUMP SERVICE PIPE, 4 IN	LF	423.3	\$ 25.00	\$ 10,582.50	\$30.00	\$ 12,699.00	\$25.00	\$ 10,582.50	\$29.00	\$ 12,275.70	\$ 37.00	\$ 15,662.10	\$ 33.00	\$ 13,968.90	\$25.00	\$ 10,582.50	\$30.00	\$ 12,699.00	\$40.00	\$ 16,932.00	
18	STORM SEWER, SUPM PUMP CLEANOUT, 4 IN	EA	24	\$ 500.00	\$ 12,000.00	\$237.00	\$ 5,688.00	\$200.00	\$ 4,800.00	\$240.00	\$ 5,760.00	\$ 385.00	\$ 9,240.00	\$ 500.00	\$ 12,000.00	\$1,250.00	\$ 30,000.00	\$100.00	\$ 2,400.00	\$300.00	\$ 7,200.00	
19	VALVE BOX EXTENSION	EA	1	\$ 500.00	\$ 500.00	\$362.00	\$ 362.00	\$600.00	\$ 600.00	\$400.00	\$ 400.00	\$ 419.00	\$ 419.00	\$ 350.00	\$ 350.00	\$500.00	\$ 500.00	\$200.00	\$ 200.00	\$400.00	\$ 400.00	
20	FIRE HYDRANT ASSEMBLY	EA	1	\$ 8,500.00	\$ 8,500.00	\$12,250.00	\$ 12,250.00	\$12,000.00	\$ 12,000.00	\$9,450.00	\$ 9,450.00	\$ 9,500.00	\$ 9,500.00	\$ 11,000.00	\$ 11,000.00	\$8,750.00	\$ 8,750.00	\$9,500.00	\$ 9,500.00	\$11,000.00	\$ 11,000.00	
21	FIRE HYDRANT ASSEMBLY REMOVAL	EA	1	\$ 1,000.00	\$ 1,000.00	\$1,150.00	\$ 1,150.00	\$500.00	\$ 500.00	\$985.00	\$ 985.00	\$ 865.00	\$ 865.00	\$ 1,000.00	\$ 1,000.00	\$500.00	\$ 500.00	\$1,500.00	\$ 1,500.00	\$1,000.00	\$ 1,000.00	
22	STORM SEWER MANHOLE, 48 IN DIA	EA	1	\$ 5,500.00	\$ 5,500.00	\$5,050.00	\$ 5,050.00	\$5,400.00	\$ 5,400.00	\$4,975.00	\$ 4,975.00	\$ 4,450.00	\$ 4,450.00	\$ 5,000.00	\$ 5,000.00	\$6,025.00	\$ 6,025.00	\$4,000.00	\$ 4,000.00	\$4,500.00	\$ 4,500.00	
23	STORM SEWER MANHOLE, 60 IN DIA	EA	1	\$ 7,500.00	\$ 7,500.00	\$6,640.00	\$ 6,640.00	\$7,200.00	\$ 7,200.00	\$6,785.00	\$ 6,785.00	\$ 6,850.00	\$ 6,850.00	\$ 7,000.00	\$ 7,000.00	\$7,250.00	\$ 7,250.00	\$5,500.00	\$ 5,500.00	\$6,325.00	\$ 6,325.00	
24	STORM DRAIN BASIN, 18 IN	EA	6	\$ 1,100.00	\$ 6,600.00	\$2,570.00	\$ 15,420.00	\$2,000.00	\$ 12,000.00	\$2,600.00	\$ 15,600.00	\$ 2,650.00	\$ 15,900.00	\$ 3,000.00	\$ 18,000.00	\$2,250.00	\$ 13,500.00	\$1,300.00	\$ 7,800.00	\$3,100.00	\$ 18,600.00	
25	SINGLE GRATE INTAKE	EA	14	\$ 3,800.00	\$ 53,200.00	\$3,700.00	\$ 51,800.00	\$4,400.00	\$ 61,600.00	\$4,000.00	\$ 56,000.00	\$ 4,250.00	\$ 59,500.00	\$ 5,000.00	\$ 70,000.00	\$5,100.00	\$ 71,400.00	\$4,000.00	\$ 56,000.00	\$3,500.00	\$ 49,000.00	
26	PCC PAVEMENT, 7 IN	SY	7929.4	\$ 68.00	\$ 539,199.20	\$51.00	\$ 404,399.40	\$58.00	\$ 459,905.20	\$48.00	\$ 380,611.20	\$ 51.00	\$ 404,399.40	\$ 46.00	\$ 364,752.40	\$66.00	\$ 523,340.40	\$55.00	\$ 436,117.00	\$73.00	\$ 578,846.20	
27	HMA PAVEMENT WEDGE, 2 IN	TON	8.4	\$ 160.00	\$ 1,344.00	\$538.00	\$ 4,519.20	\$200.00	\$ 1,680.00	\$355.00	\$ 2,982.00	\$ 335.00	\$ 2,814.00	\$ 380.00	\$ 3,192.00	\$250.00	\$ 2,100.00	\$250.00	\$ 2,100.00	\$550.00	\$ 4,620.00	
28	REMOVAL OF DRIVEWAY	SY	426	\$ 18.00	\$ 7,668.00	\$10.00	\$ 4,260.00	\$15.00	\$ 6,390.00	\$21.50	\$ 9,159.00	\$ 16.00	\$ 6,816.00	\$ 11.00	\$ 4,686.00	\$10.00	\$ 4,260.00	\$10.00	\$ 4,260.00	\$18.00	\$ 7,668.00	
29	DRIVEWAY, PCC, 6 IN	SY	450	\$ 75.00	\$ 33,750.00	\$102.00	\$ 45,900.00	\$80.00	\$ 36,000.00	\$63.00	\$ 28,350.00	\$ 74.00	\$ 33,300.00	\$ 87.00	\$ 39,150.00	\$75.00	\$ 33,750.00	\$80.00	\$ 36,000.00	\$81.00	\$ 36,450.00	
30	PAVEMENT REMOVAL	SY	7918	\$ 9.00	\$ 71,262.00	\$4.75	\$ 37,610.50	\$10.00	\$ 79,180.00	\$7.25	\$ 57,405.50	\$ 6.00	\$ 47,508.00	\$ 6.00	\$ 47,508.00	\$6.50	\$ 51,467.00	\$13.00	\$ 102,934.00	\$12.00	\$ 95,016.00	
31	REMOVE AND REINSTALL TRAFFIC SIGN ASSEMBLY	EA	4	\$ 500.00	\$ 2,000.00	\$80.00	\$ 320.00	\$100.00	\$ 400.00	\$385.00	\$ 1,540.00	\$ 360.00	\$ 1,440.00	\$ 350.00	\$ 1,400.00	\$500.00	\$ 2,000.00	\$300.00	\$ 1,200.00	\$275.00	\$ 1,100.00	
32	CULVERT RIP RAP	TON	5.5	\$ 75.00	\$ 412.50	\$81.00	\$ 445.50	\$100.00	\$ 550.00	\$72.50	\$ 398.75	\$ 95.00	\$ 522.50	\$ 100.00	\$ 550.00	\$50.00	\$ 275.00	\$80.00	\$ 440.00	\$110.00	\$ 605.00	
33	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	AC	0.9	\$ 6,500.00	\$ 5,850.00	\$7,000.00	\$ 6,300.00	\$4,000.00	\$ 3,600.00	\$17,000.00	\$ 15,300.00	\$ 5,665.00	\$ 5,098.50	\$ 5,000.00	\$ 4,500.00	\$12,000.00	\$ 10,800.00	\$4,000.00	\$ 3,600.00	\$8,500.00	\$ 7,650.00	
34	EROSION CONTROL	LS	1	\$ 8,500.00	\$ 8,500.00	\$19,385.00	\$ 19,385.00	\$5,000.00	\$ 5,000.00	\$7,950.00	\$ 7,950.00	\$ 7,200.00	\$ 7,200.00	\$ 3,000.00	\$ 3,000.00	\$10,000.00	\$ 10,000.00	\$3,500.00	\$ 3,500.00	\$2,500.00	\$ 2,500.00	
35	MOBILIZATION	LS	1	\$ 40,000.00	\$ 40,000.00	\$28,250.00	\$ 28,250.00	\$20,000.00	\$ 20,000.00	\$55,000.00	\$ 55,000.00	\$ 9,925.00	\$ 9,925.00	\$ 93,100.00	\$ 93,100.00	\$20,000.00	\$ 20,000.00	\$135,000.00	\$ 135,000.00	\$35,500.00	\$ 35,500.00	
36	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 7,500.00	\$ 7,500.00	\$8,020.00	\$ 8,020.00	\$2,500.00	\$ 2,500.00	\$11,000.00	\$ 11,000.00	\$ 4,500.00	\$ 4,500.00	\$ 4,350.00	\$ 4,350.00	\$6,000.00	\$ 6,000.00	\$100,000.00	\$ 100,000.00	\$6,000.00	\$ 6,000.00	
37	MAILBOX REMOVAL, STORAGE, AND REINSTALLATION	EA	24	\$ 500.00	\$ 12,000.00	\$125.00	\$ 3,000.00	\$50.00	\$ 1,200.00	\$135.00	\$ 3,240.00	\$ 185.00	\$ 4,440.00	\$ 300.00	\$ 7,200.00	\$50.00	\$ 1,200.00	\$0.01	\$ 0.24	\$250.00	\$ 6,000.00	
38	MAINTENANCE OF POSTAL SERVICE	LS	1	\$ 4,500.00	\$ 4,500.00	\$1,000.00	\$ 1,000.00	\$200.00	\$ 200.00	\$780.00	\$ 780.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$1,500.00	\$ 1,500.00	\$0.01	\$ 0.01	\$1,500.00	\$ 1,500.00	
39	MAINTENANCE OF SOLID WASTE COLLECTION	LA	1	\$ 1,500.00	\$ 1,500.00	\$1,565.00	\$ 1,565.00	\$200.00	\$ 200.00	\$625.00	\$ 625.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$1,500.00	\$ 1,500.00	\$0.01	\$ 0.01	\$1,500.00	\$ 1,500.00	
					\$ 1,316,695.10		\$ 1,049,564.00		\$ 1,086,156.40		\$ 1,099,988.00		\$ 1,119,989.20		\$ 1,193,710.20		\$ 1,286,042.25		\$ 1,369,696.22		\$ 1,513,629.70	
	BASE BID				\$ 1,316,695.10		\$ 1,049,564.00		\$ 1,086,156.40		\$ 1,099,988.00		\$ 1,119,989.20		\$ 1,193,710.20		\$ 1,286,042.25		\$ 1,369,696.22		\$ 1,513,629.70	



RESOLUTION 2026-17

A RESOLUTION AWARDING A CONTRACT FOR THE S 25TH AVE & S 26TH AVE ROADWAY RECONSTRUCTION PROJECT

WHEREAS, bids for the S 25th Ave & S 26th Ave Roadway Reconstruction Project were opened by the City Engineer on April 23rd, 2026; and

WHEREAS, Ihrig Works has submitted the lowest bid for the project.

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

- 1) That the contract for the S 25th Ave & S 26th Ave Roadway Reconstruction Project is hereby awarded to Ihrig Works in the amount of \$1,049,564.00.
- 2) Construction shall not commence until after July 1, 2026 and final completion shall be achieved no later than October 16, 2026.
- 3) The Mayor, City Administrator, and City Clerk are authorized to sign any documents necessary to execute this contract.

PASSED AND APPROVED THIS 4TH DAY OF MAY, 2026.

Attest:

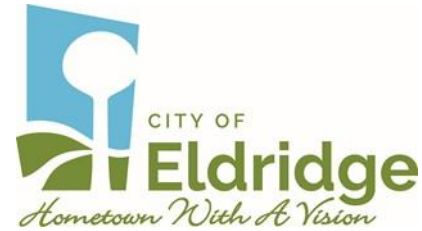
Mayor, Scott Campbell

City Clerk, Tracy A. Northcutt

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

City of Eldridge

MEMORANDUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: ECC & Skatepark Proposal to Sell Process
Date: May 1, 2026

Mayor and City Council:

In order to sell real property in Iowa a municipality must follow the statutory process outlined in Iowa Code Chapter 364.7. The steps of the process are as follows:

1. Verify ownership & restrictions
2. Choose sale method and terms
3. Publish Notice of Public Hearing & Intent to Sell
4. Hold Public Hearing
5. Approve/Authorize Sale by Resolution
6. Execute Agreement
7. Close & Record

For the Eldridge Community Center & Skatepark we are entering step #3 of the process. Prior to step #3 the City Council directed the RFP for the Lease, Management, & Operation of the ECC & Skatepark which resulted in the receipt and rejection of 3 proposals. The City also directed and approved to have an appraisal completed on the property and has since received the final report from Roy R. Fisher.

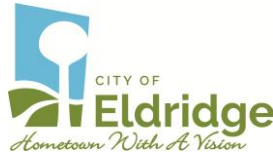
Tonight Council will consider Resolution #2026-18 setting the date of a public hearing for the proposed sale of the ECC & Skatepark property. The Resolution will set the public hearing date for May 18th, 2026 to allow citizens the opportunity to provide input regarding the proposed sale of the property. Notice of the Public Hearing will be published in the North Scott Press on Wednesday, May 6th, 2026, pending approval of Resolution #2026-18 by the Council.

Should the Council decide to proceed with the proposed sale following the public hearing on May 18th, a second Resolution will need to be passed by the Council to authorize the sale of the property.

Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Jeff Ashcraft

Councilman Scott LaPlante
Councilman Brian Dockery



RESOLUTION 2026-18

A Resolution Setting the Date of a Public Hearing for the Sale of City Property

WHEREAS, the State of Iowa under Iowa Code Section 364.7 requires cities to hold a public hearing prior to an agreement for sale of property; and

WHEREAS, the City of Eldridge, Iowa, is the owner of certain real property located within the City at 400 South 16th Ave, and more particularly described as Lancer Park East 3rd Addition Lots 12 and 13; and

WHEREAS, the City Council has determined that it is in the best interest of the City to consider the disposition/sale of said property; and

WHEREAS, the City’s proposed method of disposition is direct negotiated sale with a buyer yet to be determined at a price yet to be determined but not lower than the market value.

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

- 1) That a public hearing shall be held on the proposed sale of the property on May 18th, 2026 at 7:00 p.m. at the Eldridge City Hall – Council Chambers located at 305 North 3rd Street in Eldridge, Iowa.
- 2) That city staff is authorized and directed to publish notice of this public hearing in the North Scott Press not less than four nor more than twenty days before the date of the public hearing.

PASSED AND APPROVED THIS 4TH DAY OF MAY, 2026.

Attest:

Mayor, Scott Campbell

City Clerk, Tracy A. Northcutt

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

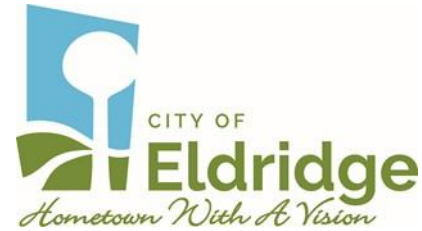
Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Scott LaPlante

Councilman Jeff Ashcraft
Councilman Brian Dockery

City of Eldridge

MEMORANDUM



To: Mayor and Council
From: City Administrator, Nevada Lemke
Re: Dammann Drive Permanent Speed Hump
Date: May 1, 2026

Mayor and City Council:

Last September (2025) the City Council considered a request for a speed hump at Dammann Drive. The City engineer and Police Department provided information regarding their evaluations of the traffic patterns on Dammann Drive and supported the recommendation to place at least one speed hump on Dammann Drive as a traffic calming measure.

Following discussion at the September 8, 2025 Council meeting the City Council did not take formal action to approve the installation of the permanent speed hump at the estimated cost of \$9,500. The Council at that time directed the Public Works Director to place the City's temporary speed hump at the location recommended by City engineer Zach Howell for the Fall to see how it performs and then consider the installation of a permanent speed hump in the Spring after reviewing the results of the impact on the traffic on Dammann Drive. It was too late in the year to install a permanent speed hump before the winter.

Earlier this week a resident that lives on Dammann Drive stopped by EPD to inquire on the location of the permanent speed hump. Zach Howell has provided the attached plan showing the proposed location of the permanent speed hump and is ready to send it out to contractors to get competitive quotes. Chief Lellig has confirmed that there were no issues with the temporary speed hump that was installed and he believed that it was effective in slowing the vehicles down. Public Works Director Tony Rupe confirmed that there are no issues or concerns with proceeding to install a permanent speed hump at the recommended location on Dammann Drive.

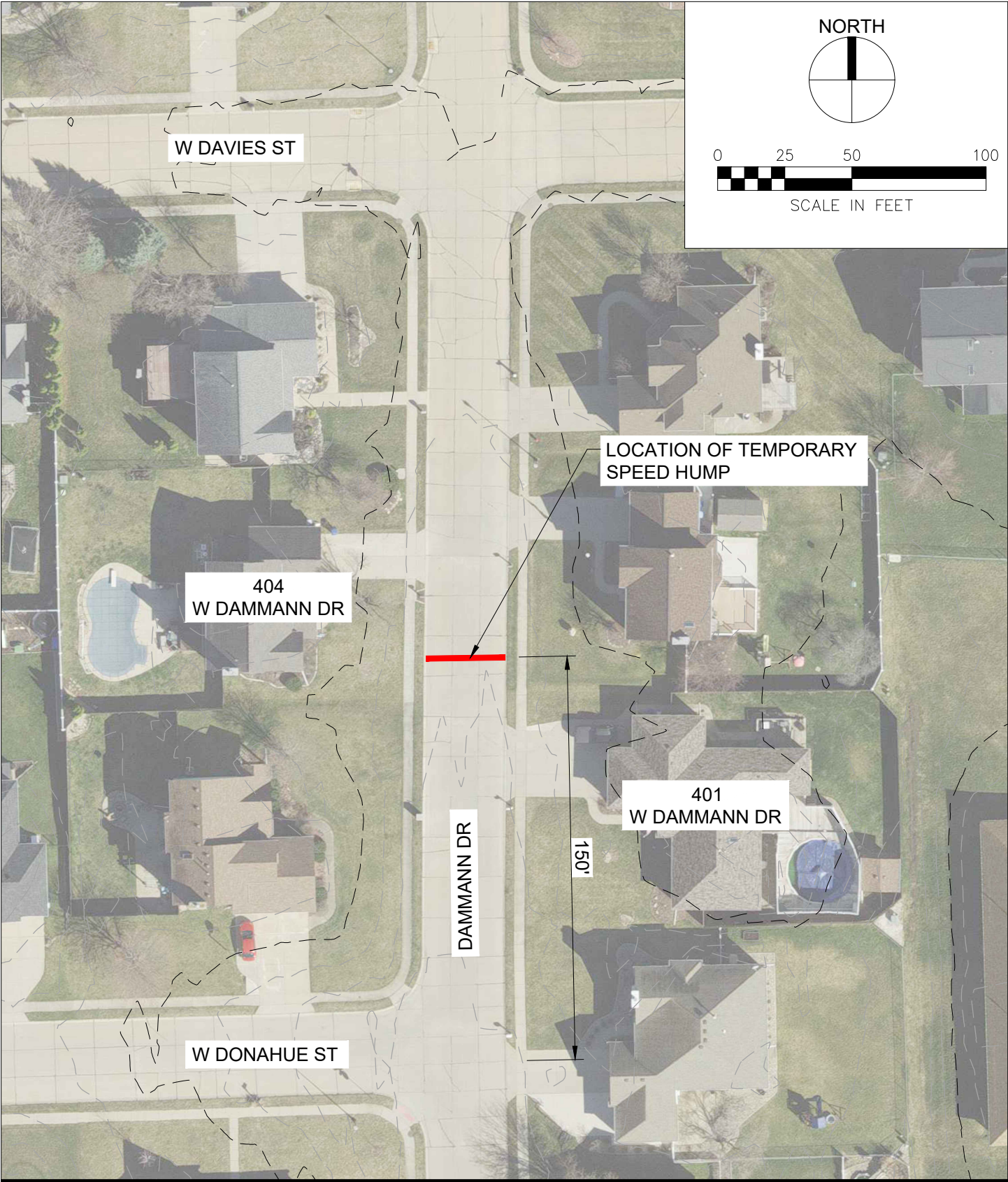
The estimated price of installation remains \$9,500. It is the recommendation of City staff that the Council consider approving and authorizing the installation of a permanent speed hump on Dammann Drive in accordance with the plans provided by the City engineer.

Mayor Scott Campbell
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Jeff Ashcraft

Councilman Scott LaPlante
Councilman Brian Dockery

File Path: P:\Projects\2025\2250004\390\Deliverables\Drawings\1_Civil\Task 009 - Dammann Drive Traffic Counts\XR-Civil.dwg



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DAMMANN DRIVE SPEED HUMPS

CITY OF ELDRIDGE
W DAMMANN DRIVE

DATE	8/22/2025	SCALE	1" = 50'
DRAWN BY	ZJH	FIELD BOOK	
APPROVED BY	ZJH	REVISION	

PROJECT NO.
2250004390

REVIEW

01

Received: Tuesday, Apr 28, 2026 8:13:23 PM
Subject: License Renewed Under Auto-Renewal Program

Hello,

You are receiving this notification because you are the local authority for license. This license has been successfully renewed under the Automatic Renewal Program.

Licensee Information

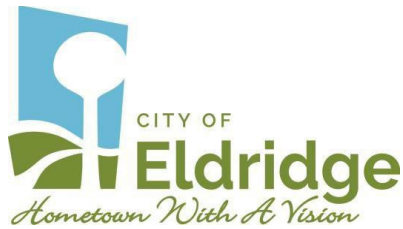
DBA: CASEY'S GENERAL STORE #2531
Premises Address: 840 E LE CLAIRE RD ELDRIDGE IA 52748-1734
Application Type: Class "E" Retail Alcohol License (LE)
Application Number: N/a
License Number: LE0002363

What's Next?

The license will be available to print on GovConnectIowa. The license must be displayed in plain view to the public on the licensed premises.

Thank you,
Iowa Department of Revenue
revenue.iowa.gov

**** This is an auto-generated response.****



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 04/21/2026, at Eldridge City Hall.

The board members present were Michael Bristley, Abby Petersen, Jeff Hedrington, and Mark Goodding. Jeff Hamilton was Absent. Also present were Gage Lane, Sadie Wagner, Collin Wilson, Cegan Long, and Carrie Swartz.

Public Comment - None

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

Hedrington Made Motion to Approve Utility Board Minutes from April 7th, 2026. Second By Goodding. All Ayes. Motion Carried.

A presentation on the Water Rate Annual Review was given by Carrie Swartz of PFM. The Council discussed the matter, and no motion was made.

Financial & Administrative

Petersen Made Motion to Approve Bills Payable in the amount of \$339,886.43. Second by Hedrington. All Ayes. Motion Carried.

Hedrington Made Motion to approve the Amended Utility Billing Policy & Procedure. Second by Goodding. All Ayes. Motion Carried.

Department Update- Wagner has been working on compiling policies and procedures and has added a provision to the sewer ordinance, which will be presented to City Council. Staff spoke with Stanley to develop a proposal for an electric system study. The Council is also working to schedule a joint meeting with the Utility Board, potentially in May.

Outages- An outage occurred on the 14th lasting approximately 70 minutes. A second outage occurred on Friday the 17th at 6:23 p.m., lasting approximately 10 minutes.

Hedrington Made Motion to approve PFM to conduct an Electric Rate Study. Second by Goodding. All Ayes. Motion Carried.

Utility Board Made Motion to approve Resolution 2026-04 E&W, Adopting the Utility Notification Procedure Policy. All Ayes. ROLL CALL- Goodding (AYE) Petersen (AYE) Hedrington (AYE) Bristley (AYE)

Department Update – Wilson has completed the overhead and underground inspections required for IUC regulations. Maintenance was also completed at the regulator station.

Water Main Breaks- None

Water Test Results- The April water test results have been submitted and are currently under review

Hedrington Made Motion to approve Hometown Plumbing replacing the hydrant on N 9th Avenue. Second by Goodding. All Ayes. Motion Carried.

Department Update – Long has been engaged in obtaining the necessary permits to downsize bulk chemical tanks and incorporate a 20-gallon day tank. A new water truck has been ordered and is scheduled for pickup on July 1. Well 4 is currently experiencing minor issues following reinstallation.

Hydro flushing activities are underway, with six days completed and an anticipated completion in mid-May

Petersen Made Motion for Adjournment at 6:00pm. Second By Hedrington. All Ayes.

Respectfully submitted,

Gage Lane

Utility Billing Clerk

glane@cityofeldridgeia.org



**Eldridge Planning and Zoning Commission
April 16, 2026, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Planning and Zoning Commission met in open session in Eldridge City Hall at 6:00 p.m. on April 16, 2026. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauer. Present were Karl Donaubauer, Dean Ferguson, Brad Merrick and Mike Martin. Commissioner Tom Bauer called in on the phone. Also, present was Ray Nees and Dale Grunwald.

The minutes from the January 15, 2026, meeting were presented for approval. Motion by Martin to approve the minutes as presented. Ferguson seconded. Motion carried 5-0 by voice vote.

Donaubauer asked Nees to present a summary of the Grunwald Grove Final Plat application. Nees reported that this plat was essentially the same as the plat previously approved with the addition of two lots, numbers 35 and 36. City staff had reviewed the plat and found it to meet city code and recommended approval. After a short discussion Ferguson made a motion to approve the Final Plat. Merrick seconded the motion. Motion carried 5-0 by voice vote.

Donaubauer asked Nees to present a summary of request to add dog boarding as a permitted use in I-1 Light Industrial Districts. Nees let the commission know that the City had received a couple of calls asking about district a dog kennel is allowed in. After a short discussion a consensus could not be reached on this issue. No action was taken and it was tabled for future discussion at the next meeting.

Donaubauer asked Needs to present a summary of the request to remove multiple family housing intended for senior citizens as a permitted use in C-3 Commercial Districts. The staff report indicates that the City has a limited inventory of C-3 Commercial property and a large inventory of R-3 Multiple Family Residential property. In an interest in preserving C-3 property for commercial use this change was being recommended by staff for approval. Martin made a motion to approve an ordinance amendment recommending the removal of multiple family housing intended for senior citizens as a permitted use in C-3 Commercial districts. Merrick seconded the motion. Motion carried 5-0 by voice vote.

Merrick made a motion to adjourn the meeting at 6:32 PM. Seconded by Ferguson. Motion carried 5-0 by voice vote.