



City of Eldridge

Community Survey Report

July 6, 2026





Our mission is to help community leaders gather, organize, and use data to make strategic decisions.

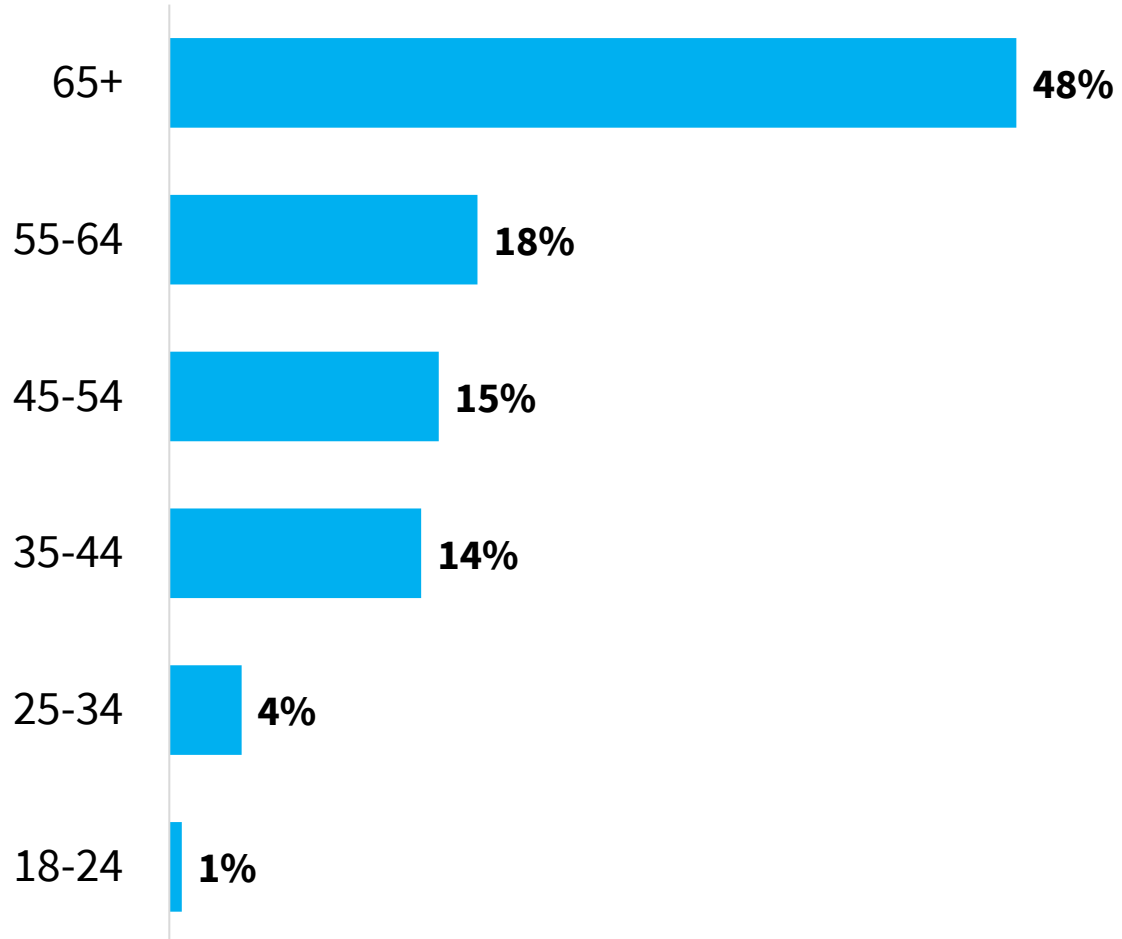
- Founded in **2002** to provide independent research
- Helped more than **1,400** communities navigate the strategic planning and referendum planning process

Survey Information

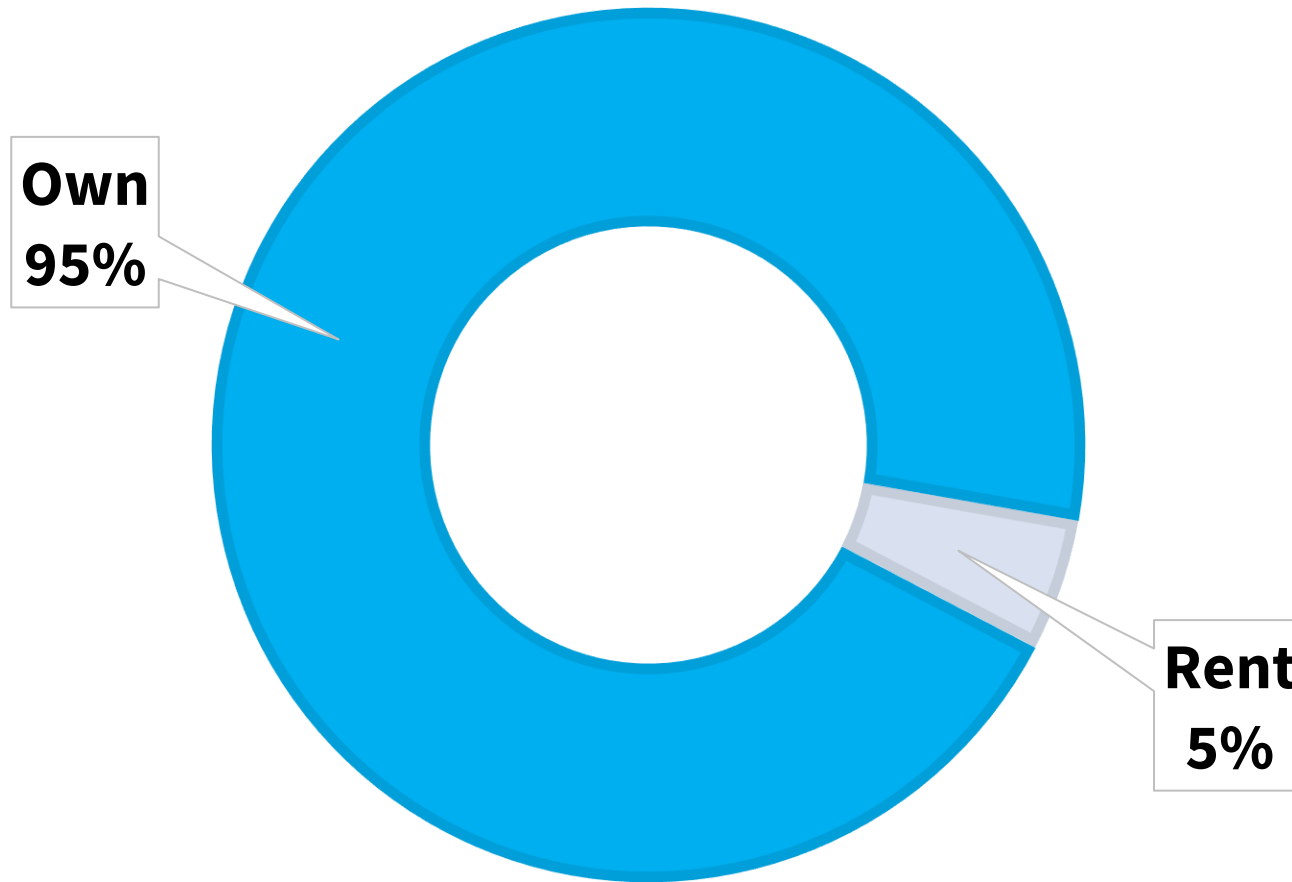
- **June 15, 2026** survey deadline
- **878** respondents
- **30%** response rate
- **+/- 3.37%** statistical margin of error



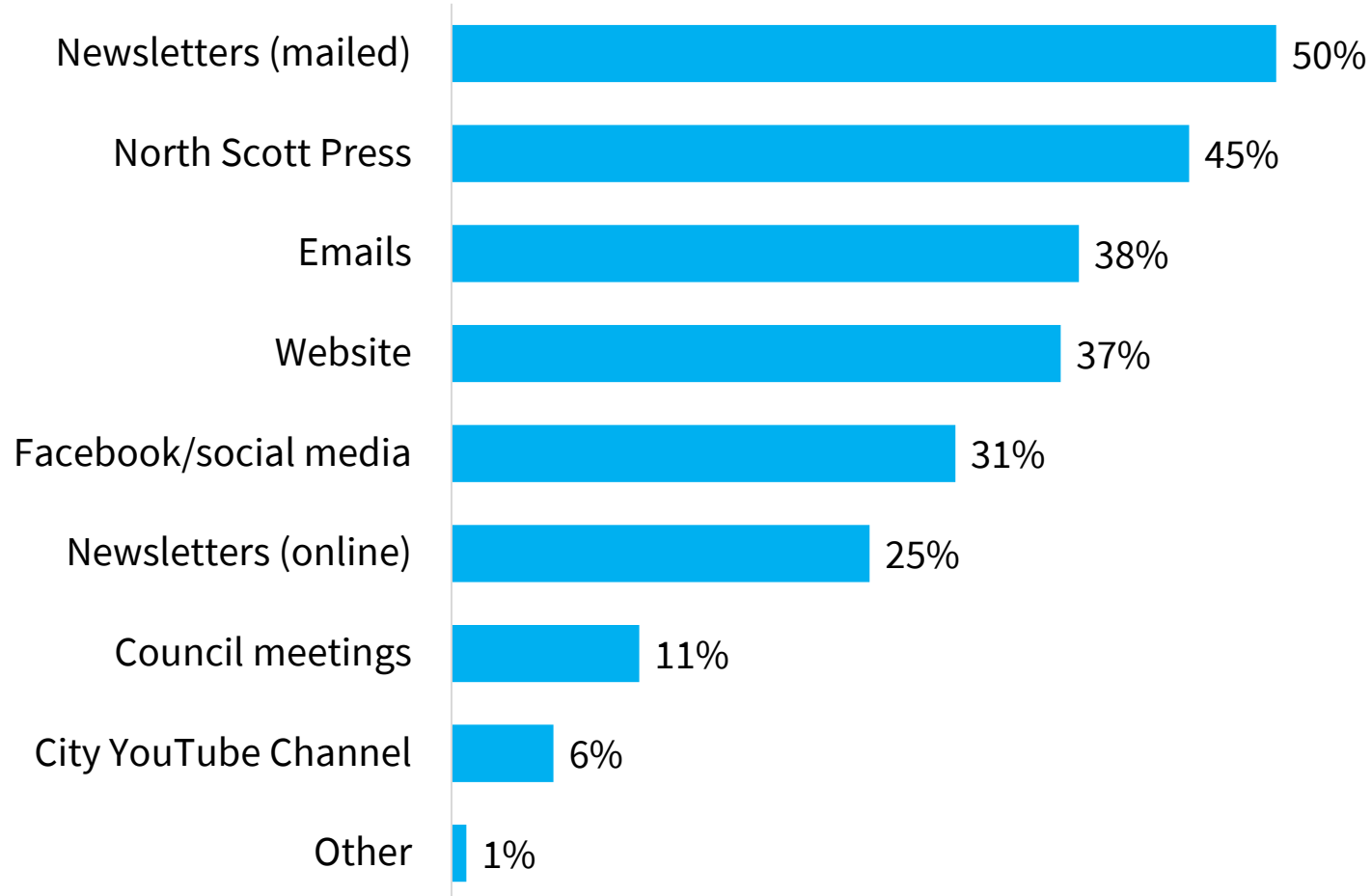
What is your age?



Do you rent or own?



How would you like to receive information from us?



Facility Challenges



Police Station/City Hall

This facility was purchased in 1987 as a temporary building to be used for 10 years. Since then, the number of City and police staff has increased as our population has grown. The

City	Year Built	Square Feet	Population	Growth since 2010
Hiawatha	2007	29,000	7,500	+5.8%
Decorah	1960	16,886	7,400	-9.1%
Clear Lake	1968	12,770	7,700	-2.6%
Eldridge	1978	5,600	7,085	+18.0%

The facility is significantly smaller than neighboring municipalities with similar populations, as seen in the table.

The building is not big enough for police and City staff:

- The police areas of the building do not have adequate security features.
- The building lacks proper areas for police interviews and suspect holding.
- There is not enough secure storage for evidence.
- Staff occasionally have to work in hallways because of a lack of office space.
- Members of the public have had to sit on the floor to attend Council meetings.
- The building does not support current technology needs.
- The only meeting room for City staff is within a staff member's office.

In addition, the building's sewer system backs up multiple times each year. Interior spaces are worn and outdated.

Facility Challenges



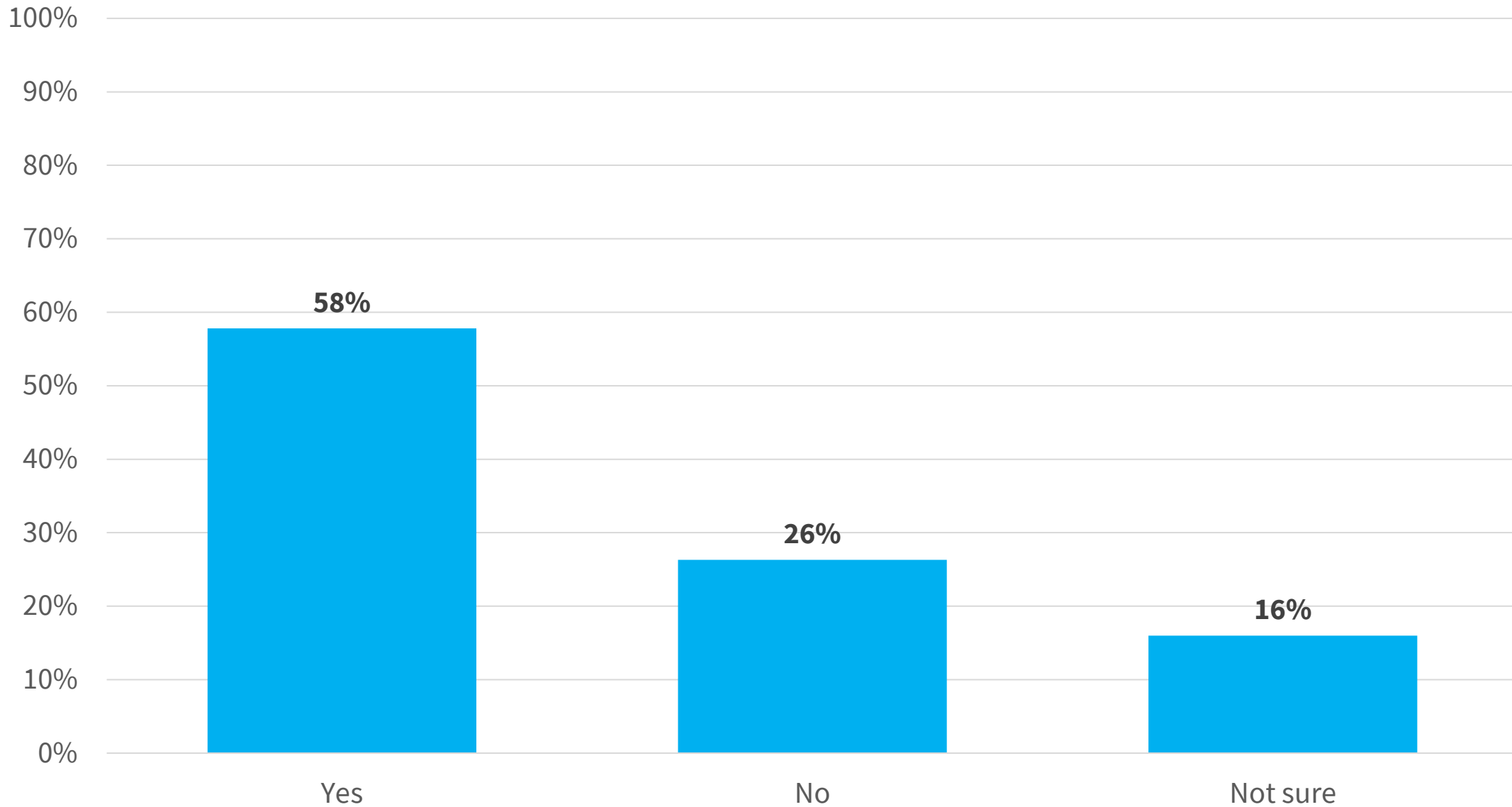
Public Works

This facility was built in 1980 (the City purchased it in 1996). It is deteriorating and too small:

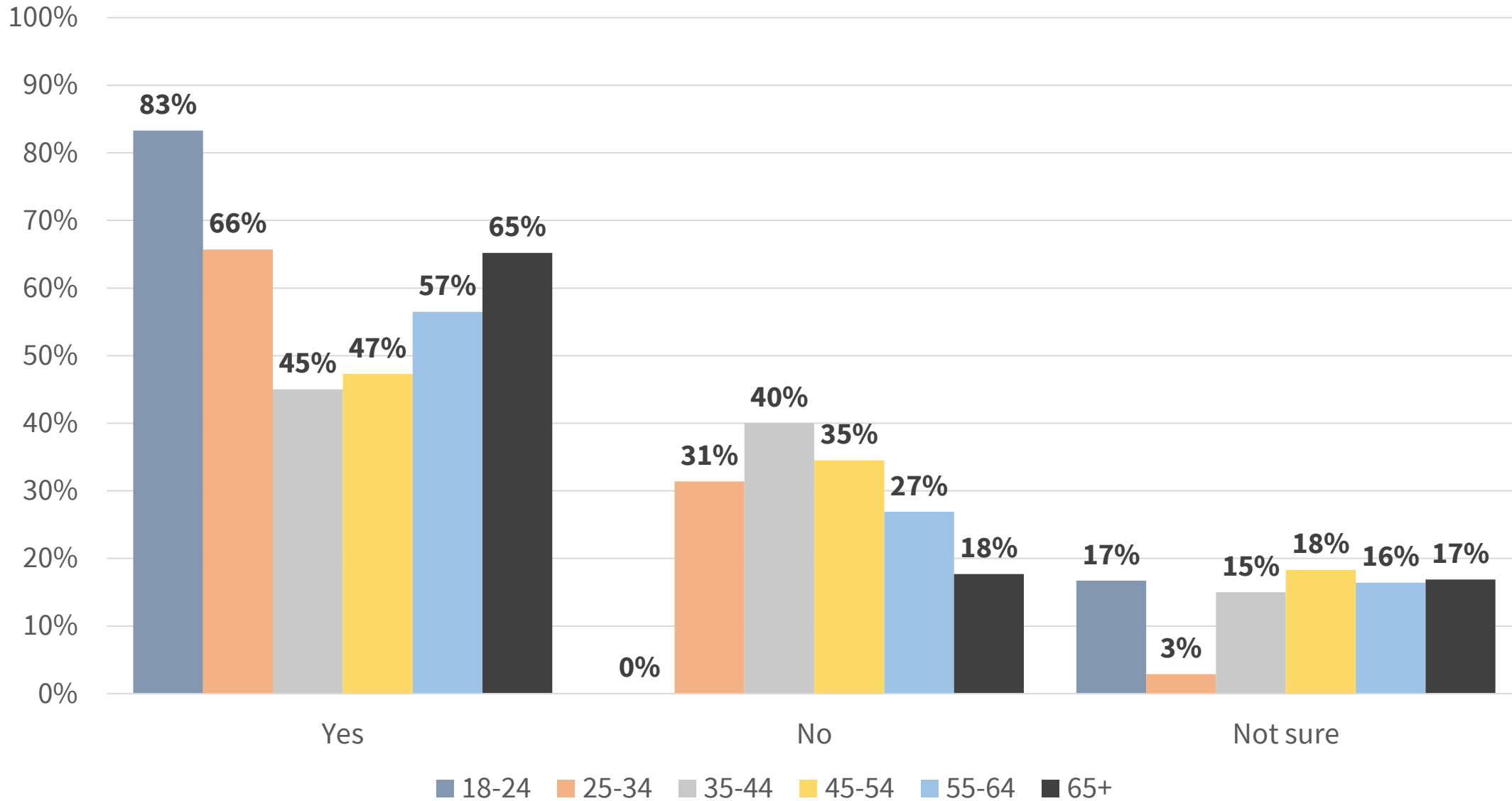
- Because of a lack of storage space, the City must spend \$25,000 each year to store equipment in an off-site warehouse.
- The City still must store some expensive equipment (such as vehicles) outdoors, making it wear down more quickly.
- Outbuildings for storage are rotting/decaying, putting equipment at risk.
- There is one office that all department heads must share.

The City will need to build new facilities to address these problems. To pay for these, 60% of Eldridge voters would need to approve a bond referendum (allowing the City to take out a loan/issue debt).

Should the City explore building new facilities at this time?



Should the City explore building new facilities at this time? (by age)

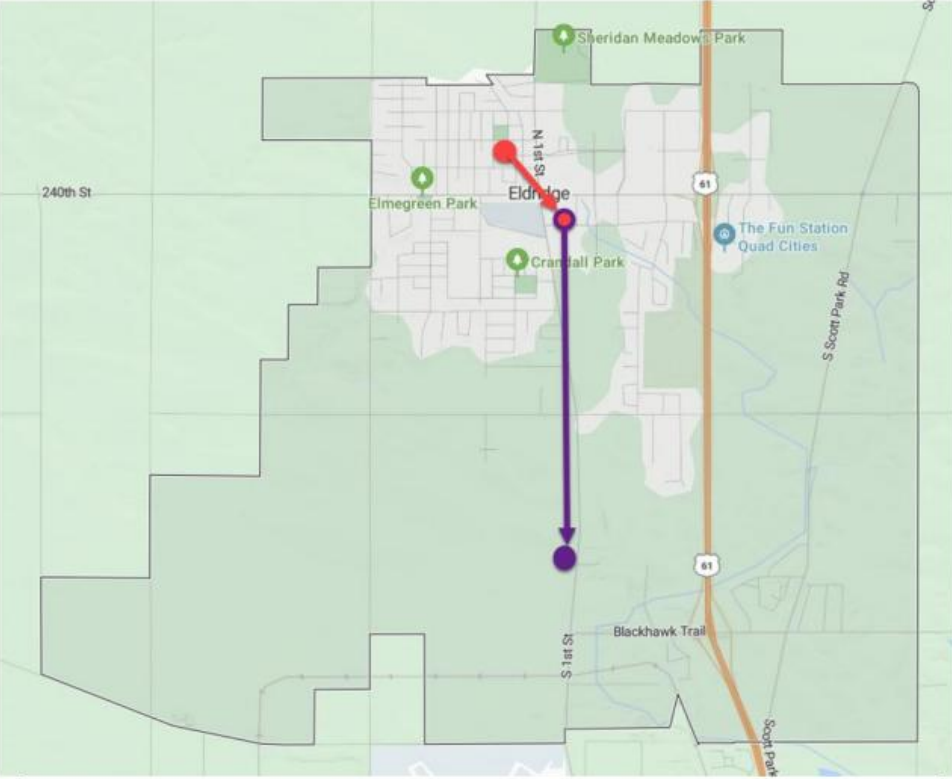


Recommended Plan



Two years ago, the City purchased land to build a Public Works facility. The land is located on South 1st Street between Lincoln Road and Blackhawk Trail Road.

The City explored multiple sites for a new Police Station/City Hall. We determined that using part of the current Public Works site along Iowa Street was the most responsible use of taxpayer dollars because no additional property would need to be purchased. It is also centrally located, offering the best response times for police and the most accessibility for our community.



- = Current Police Station/City Hall
- = Current Public Works/Proposed New Police Station/City Hall
- = Proposed New Public Works

The section of the current Public Works site along LeClaire Road not used for the new Police Station/City Hall facility would be sold (this location could become commercial development property). The City would also sell the current Police Station/City Hall. This would help offset the cost of the new facilities by making these properties taxable land.

Recommended Plan



The new Public Works facility would be located away from a high-traffic and commercial district and include:

- ✓ Space for indoor vehicle storage and maintenance.
- ✓ Storage space for non-vehicle equipment.
- ✓ Increased salt storage space.
- ✓ Separate office space and shared meeting space for Public Works and Eldridge Electric.
- ✓ A meeting room and space for employee training.
- ✓ Adequate space for future expansion.

Estimated cost: \$20.7 million

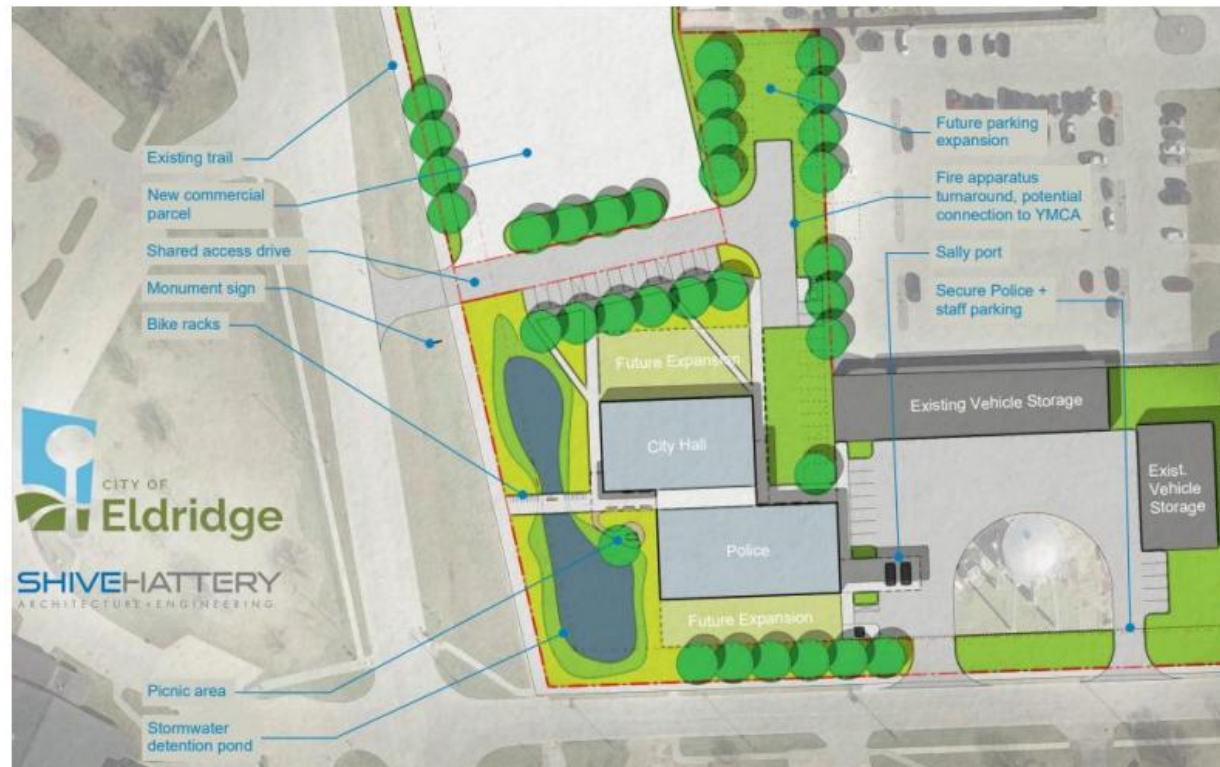
Recommended Plan



The new 16,600-square-foot Police Station/City Hall facility would include:

- ✓ Secure spaces for police work, including interviews, holding cells, and evidence storage.
- ✓ Separate spaces for City Hall and the Police Department, with space for future expansion of both buildings.
- ✓ Secure parking for police vehicles and City staff.
- ✓ Space for community meetings and events.
- ✓ Larger rooms for public meetings.
- ✓ Enough office space for City staff.

Estimated cost: \$12.2 million



Funding Support



The total cost of the plan is \$32.9 million. The tax impacts are shown in the table below. Financing assumes a multi-phase borrowing repaid over 22 years at an interest rate of approximately 5%.

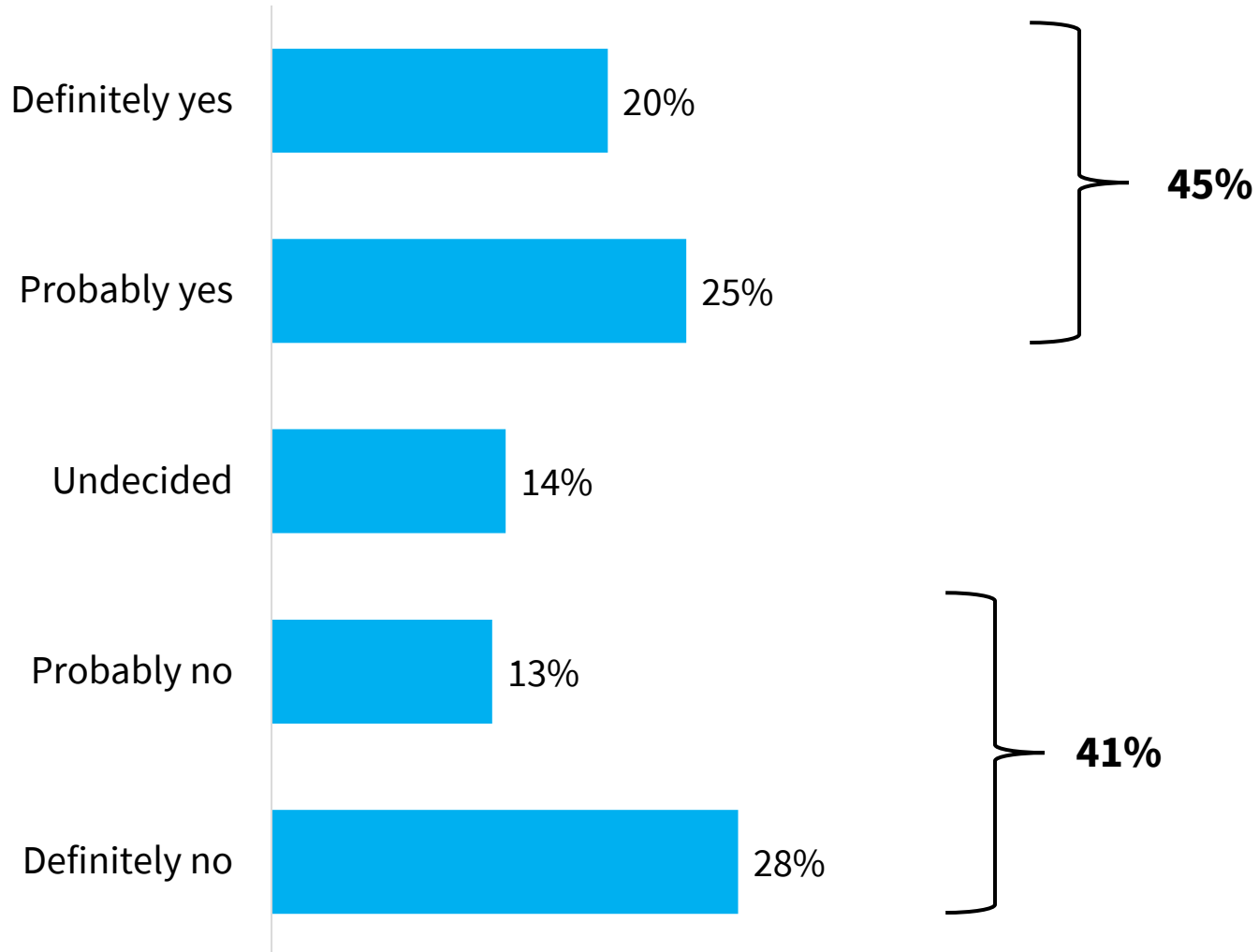
Please note: The estimated tax impacts below do not account for proceeds from the sale of current facilities. Sales would lower the debt service levy amount and help offset the cost to taxpayers.

<i>How much would the referendum cost me?</i>	
Amount of Assessed Property Value	Estimated Annual Tax Increase**
\$150,000	\$125
\$250,000	\$210
\$350,500*	\$295

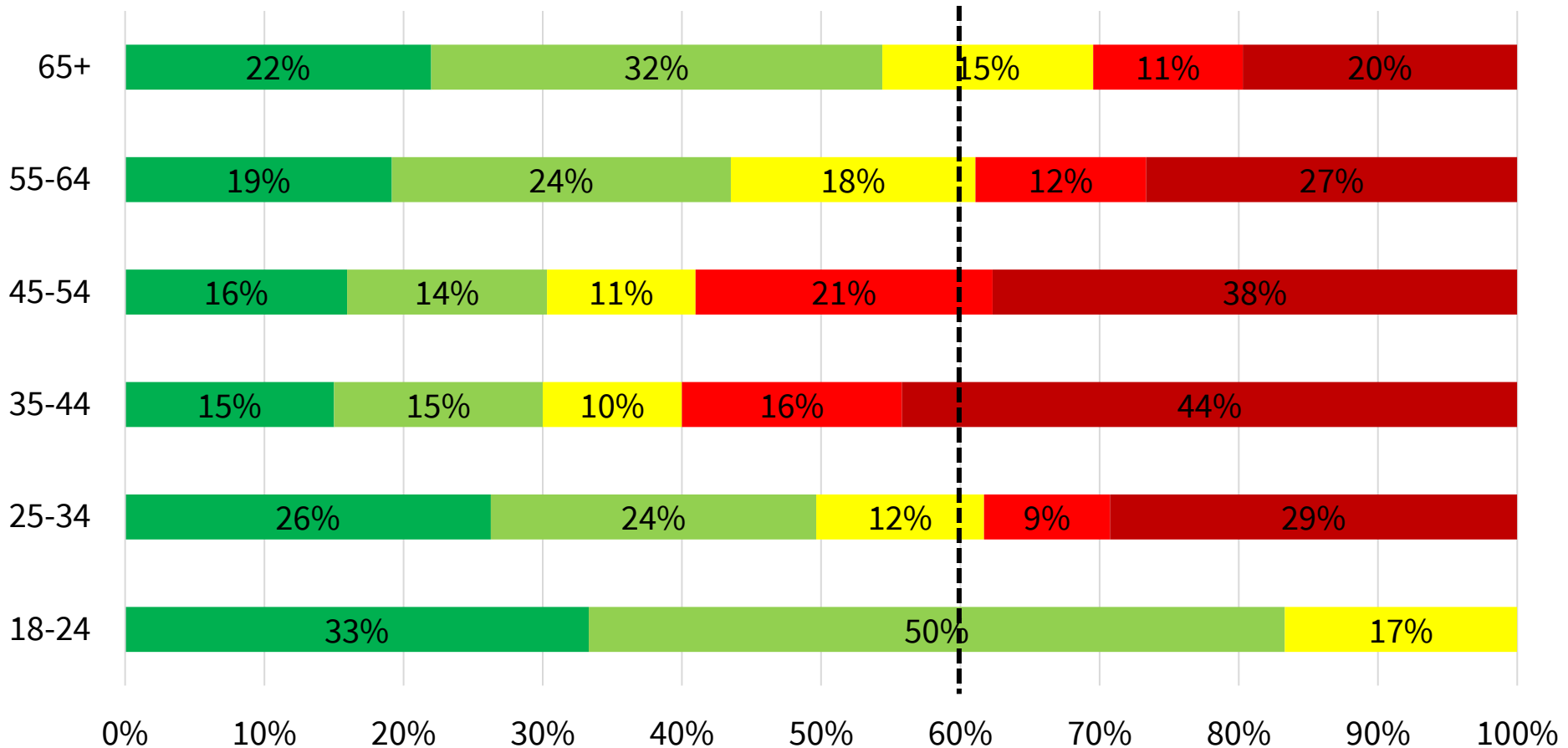
**Approximate average home value in the City of Eldridge.*

***Interest rates, property tax valuation growth, final project costs, and timing will determine final tax levy impact.*

Would you support a \$32.9 million bond referendum to fund the recommended plan?



Would you support a \$32.9 million bond referendum to fund the recommended plan? *(by age)*



■ Definitely yes ■ Probably yes ■ Undecided ■ Probably no ■ Definitely no

Service Priorities

We need the community's help to understand what services are most important as we plan future budgets.

What priority would you place on each service below?

Please use this scale when responding to the following items.

High: *Invest additional funding in this service*

Medium: *Maintain funding in this service*

Low: *Cut funding to this if needed*



Service Priorities

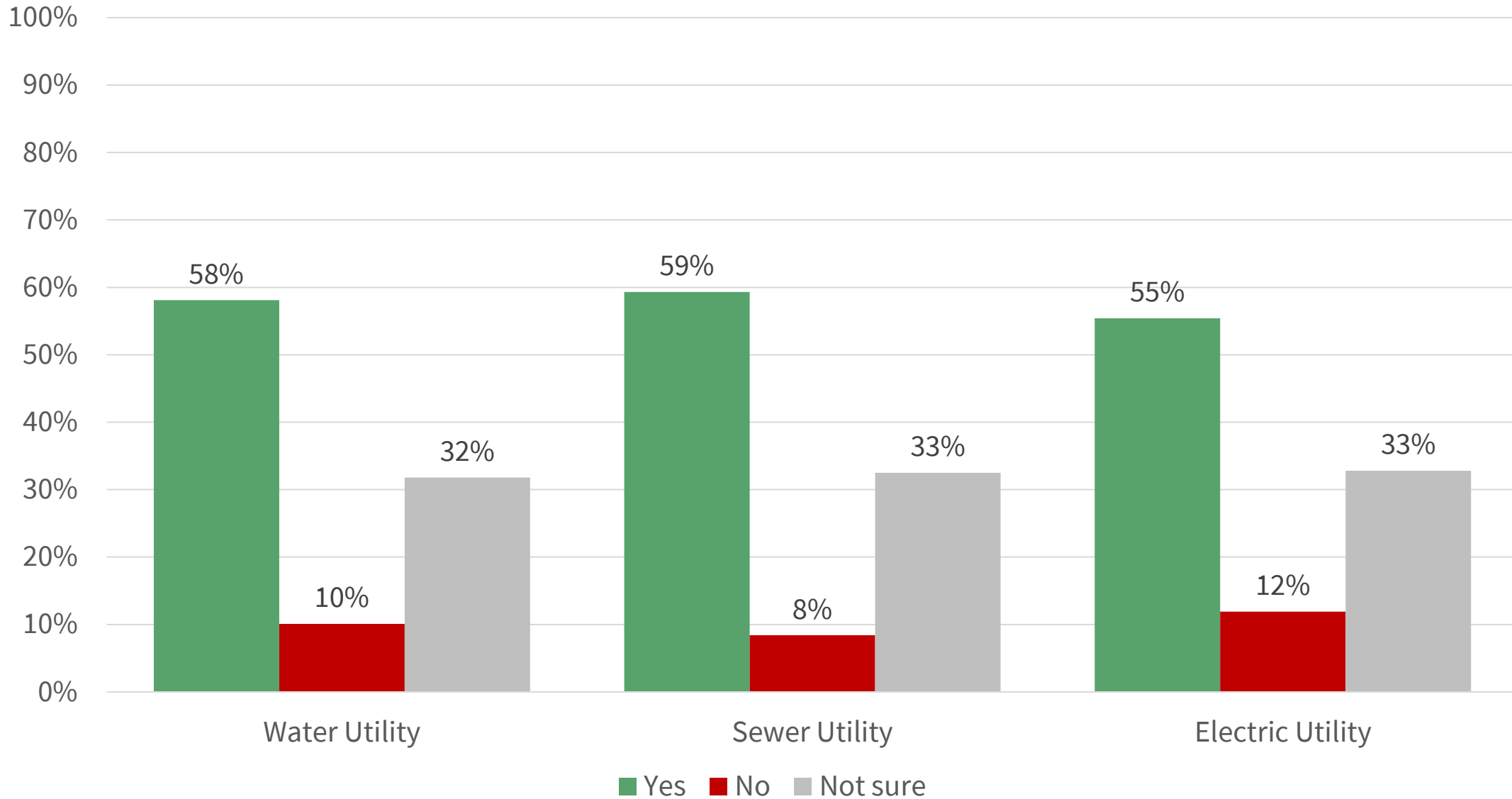
■ High ■ Medium ■ Low

Priority score is calculated based on High = 3, Medium = 2, Low = 1

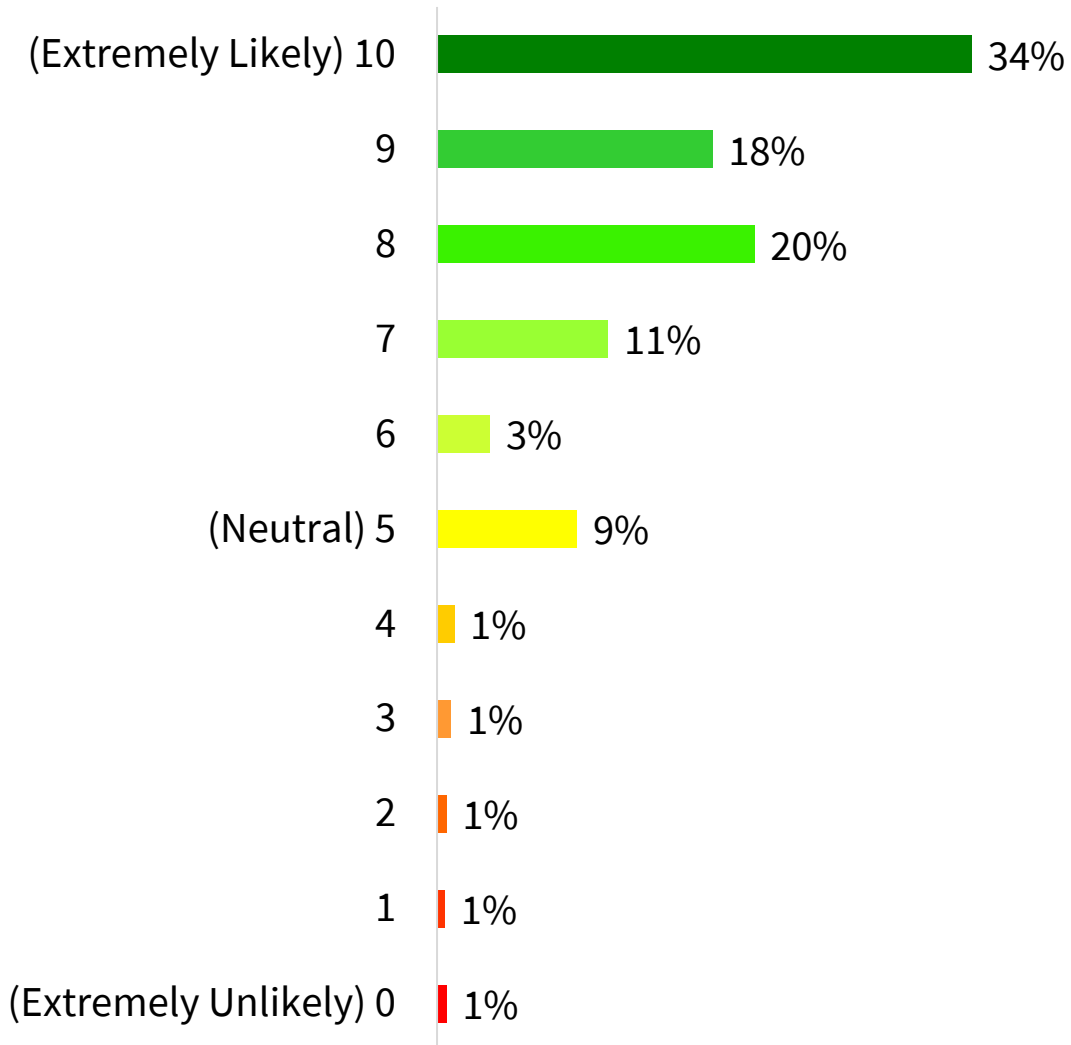


Fire		Priority Score = 2.58
Police		Priority Score = 2.45
Street Maintenance and Stormwater Management		Priority Score = 2.32
Snow Removal		Priority Score = 2.28
Garbage and Recycling Pick-up		Priority Score = 2.10
Park Maintenance		Priority Score = 1.98

Should the City continue to operate each utility below?



On a scale of 0 – 10, how likely would you be to recommend the City of Eldridge to a friend or family member?



Eldridge Score: 8.19
Comparison Score: 7.49



Thank you!



COMMUNITY PERCEPTIONS