AMENDED CITY COUNCIL MEETING AGENDA
Monday, November 16, 2026, 7:00 PM
Eldridge Community Center · 400 S 16th Avenue · Eldridge, IA

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Introduction of K-9 Esco
5. Swearing in Ceremony: Chief Jamie Hudson, Eldridge Fire Department
6. Public Comment

7. Mayor's Agenda
   A. Consideration to Approve City Council Minutes from November 2, 2026
   B. Consideration to Approve Committee of the Whole Meeting Minutes from November 2, 2026
   C. Consideration to Approve Bills Payable in the amount of $193,041.83
   D. Consideration to approve Hy-Vee Liquor License Ownership Amendment

8. New Business
   A. Open Public Hearing for the consideration to adopt Ordinance 2026-14 rezoning 400 S. 16th Avenue from P/M Public and Municipal District to C-3 General Commercial District
   B. Close Public Hearing for the consideration to adopt Ordinance 2026-14 rezoning 400 S. 16th Avenue from P/M Public and Municipal District to C-3 General Commercial District
   C. Consideration of the first reading of Ordinance 2026-14 rezoning 400 S. 16th Avenue from P/M Public and Municipal District to C-3 General Commercial District
   D. Consideration to approve Addendum #One to KGRD Green Bay LLC Agreement to Purchase Real Estate at 400 S. 16th Avenue
   E. Consideration of approval of Resolution 2026-45 Comprehensive Land Use Map amendment for 400 S 16th Avenue
   F. Consideration of approval of Resolution 2026-46 Approving the Grunwald Grove 2nd Addition Drainage Easement Vacation
   G. Consideration of approval of Eldridge-North Scott Chamber of Commerce Hometown Holiday road closure request
   H. Consideration to approve a Request for Waiver of Permit Fees for the NSCSD High School Orchestra Addition project
   I. Consideration to approve a proposal for the replacement/installation of 3 HVAC units at the Wastewater Treatment Plant which were included in the FYE27 budget for the Sewer fund
   J. Consideration to approve Resolution 2026-48 Approving the Fiscal Year 2026 Street Finance Report

9. Closed Session pursuant to Iowa Code 21.5(1)c "To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation."

10. Consideration to approve the quarterly payment of property taxes & franchise fees to the EVFC for fire protection services for the period of October thru December 2026

11. Consideration to Authorize the Iowa State Auditor to Conduct a Special Investigation of the Eldridge Volunteer Fire Company

12. Board/Staff Activity Reports
    a. Mayor's Report
    b. City Administrator
    c. Assistant City Administrator
    d. Police Chief

13. Adjournment

Amended to Add Agenda Item #11 on 11/14/2026

Next Regular City Council Meeting: Monday, December 7, 2026, at 7:00pm

Mayor Scott Campbell
Councilman Adrian Blackwell
Councilman Ryan Iossi
Councilman Jeff Ashcraft
Councilman Brian Dockery
Councilman Scott LaPlante

AGENDA

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in open session at Eldridge Community Center at 7:00 pm on November 2, 2026.

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

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tabbitha Kramer, Allison Wright, Marty O'Boyle, Erin Gentz, Dale Grunwald, Riley Toohey, Ryan Block, Kathy Kilen, Dan Kilen, Kris Elmshaeuser, Brian Yanke, Suzanne Gainer, Patrick Gainer, Crista Ashcraft, Josh Haycraft, and DeWayne Scott

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

Public Comment:

There was no public comment.

Mayor's Agenda

Motioned by Blackwell approving the City Council Meeting Minutes from October 19, 2026. Seconded by LaPlante. Motion carried unanimously by voice vote.

Motioned by Iossi approving the bills payable in the amount of $516,896.00. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Motioned by LaPlante approving Appointment of Tracy Booth to fill vacancy on the Eldridge Electric and Water Utility Board through February 28, 2030. Seconded by Ashcraft. Motion carried unanimously by voice vote.

Old Business

There was no old business.

New Business

Mayor Campbell thanked the hiring committee for their work and time in selecting a new fire chief. He also gave a summary of Jamie Hudson's extensive experience. Motion by Ashcraft to approve Resolution 2026-43 Appointing a Fire Chief at a starting salary of $95,000. Seconded by LaPlante. Motion carried on the following roll call vote: LaPlante, Dockery, Iossi, Blackwell, and Ashcraft.

Motion by Iossi to approve Resolution 2026-40 Setting a Public Hearing for the Rivaldd Annexation. Seconded by Dockery. Motion carried on the following roll call vote: LaPlante, Dockery, Iossi, Blackwell, and Ashcraft.

Motion by LaPlante to approve Resolution 2026-41 to Approve Acceptance of Outlots P&Q of The Farms at Elm Creek 3rd Addition. Seconded by Ashcraft. Motion carried on the following roll call vote: LaPlante, Dockery, Iossi, Blackwell, and Ashcraft.

Motion by Dockery to approve Resolution 2026-42 Approving Final Acceptance of Public Improvements for Grunwald Grove 3rd Addition. Seconded by Blackwell. Motion carried on the following roll call vote: LaPlante,

Dockery, Iossi, Blackwell, and Ashcraft.

Motion by Dockery to approve Resolution 2026-44 Approving the FYE26 Annual Urban Renewal Report. Seconded by Blackwell. Motion carried on the following roll call vote: LaPlante, Dockery, Iossi, Blackwell, and Ashcraft.

Motion by Dockery to approve FY27 budgeted equipment purchase of 2020 Freightliner M2106 Dump Truck from Truck Country in the amount of $62,900. Ashcraft seconded. Motion carried unanimously by voice vote.

Board/Staff Activities

Mayor's Report-none.

City Administrator Report-none.

Assistant City Administrator Report- none.

Police Report- none.

At 7:18pm, motion by Dockery to go to Closed Session pursuant to Iowa Code 21.5(1)c "To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation." Seconded by LaPlante. Motion carried on the following roll call vote: LaPlante, Dockery, Iossi, Blackwell, and Ashcraft.

Council reconvened in an open session at 8:05pm.

Motion by Dockery to adjourn at 8:05pm. Seconded by Ashcraft. Dockery noted that there was no binding action taken during the closed session. Motion was approved unanimously by voice vote.

Respectfully submitted,

Scott Campbell
Mayor

Tabbitha Kramer
Deputy City Clerk

AGENDA

City of Eldridge Committee of the Whole Meeting Minutes

The City of Eldridge, Iowa, City Council met in a Committee of the Whole City Council session at Eldridge Community Center at 6:00 pm on November 2, 2026.

Council Members Present: Brian Dockery, Ryan Iossi, Jeff Ashcraft, Adrian Blackwell and Scott La Plante.

Presiding: Mayor Scott Campbell

Also Present: Nevada Lemke, Jeff Martens, Tabbitha Kramer, Erin Gentz, Rick Schaefer, Wade Warnecke, Jeremy Sorensen, Ben Keith, Mary Egger, Zach Howell, Dave Sarafin, Tony Rupe, Peter Tokar, and Tami Petsche

Assistant City Administrator Jeff Martens introduced Grow Quad Cities CEO Peter Tokar and Vice President Tami Petsche, who presented on Regional Industrial and Technological Development Trends. Tokar and Petsche provided a general definition of data centers and how each center is different due to capacity, operator, energy and water usage, cooling system operations, and required space and infrastructure. Martens clarified that there have been inquiries about available properties for data centers, but no specific project is in progress. He stated the presentation was to gather information and to be proactive and prepared. Council asked questions regarding environment impact and date center closures. Council discussed requiring decibel readings and a closed loop cooling system. Tokar and Petsche recommended contacting other cities who have data centers, such as Council Bluffs, Des Moines, and Altoona. MidAmerican employee Wade Warnecke briefly spoke about MidAmerican Energy's experience with data centers—requiring a 10-year load ramp schedule and a surety for the extra energy usage. Council discussed gathering more information, starting a pre-draft ordinance and providing solid, fact-based communication in simple terms to the public.

City Administrator Lemke, Public Works Director Tony Rupe, and City Engineer Zach Howell from Shive Hattery presented a draft of the Capital Improvement Plan. Lemke reported that any projects on the one-to-five-year plan should be re-evaluated based on priority, funding, condition, and need, and then approved for the fiscal year only. Rupe and Howell discussed street conditions and safety. Councilman Iossi brought up safety concerns on Lincoln Road and feels that should be a high priority. There was also discussion regarding Buttermilk Road, East LeClaire Road, and Blackhawk Trail to Hunter Lane. Council agreed that gravel alleys are not a priority unless grant funding were to become available.

Motion by Ashcraft to adjourn at 6:49pm. Seconded by LaPlante. Motion was approved unanimously by voice vote.

Respectfully Submitted,
Tabbitha Kramer
Deputy City Clerk

AGENDA

BILLS PAYABLE - 11/16/2026

CHECK #	DEPT.	FUND	VENDOR	DESCRIPTION	AMOUNT
DFT1250	INS REIM	820-5-001-6183	EBS	PSF CLAIM FUNDING	$ 11,439.52
DFT1252	INS REIM	820-5-001-6183	DELTA DENTAL	NOV COBRA PREM-DENTAL SCHNECKLOTH	$ 71.36
DFT1253	ADMIN	001-5-611-6601	ADP, INC	ADP ADMIN FEES OCTOBER	$ 106.18
DFT1255	INS REIM	820-5-001-6183	WELLMARK BLUE CROSS	NOV COBRA PREMIUMS SCHNECKLOTH	$ 863.47
DFT1260	POLICE	001-5-110-6331	WEX BANK	FUEL	$ 5,342.49
DFT1260	INSPECTIONS	001-5-170-6331	WEX BANK	FUEL	$ 62.29
DFT1260	STREETS	001-5-210-6331	WEX BANK	FUEL	$ 1,237.88
DFT1260	SEWER	610-5-815-6331	WEX BANK	FUEL	$ 417.31
DFT1263	POLICE	001-5-110-6150	EBS	COBRA	$ 127.36
DFT1263	INSPECTIONS	001-5-170-6150	EBS	COBRA	$ 11.18
DFT1263	STREETS	001-5-210-6150	EBS	COBRA	$ 57.01
DFT1263	VEH MAINT	001-5-299-6150	EBS	COBRA	$ 5.59
DFT1263	COMM DEV	001-5-599-6150	EBS	COBRA	$ 15.56
DFT1263	ADMIN	001-5-611-6150	EBS	COBRA	$ 10.89
DFT1263	ADMIN	001-5-620-6150	EBS	COBRA	$ 13.38
DFT1263	SEWER	610-5-815-6150	EBS	COBRA	$ 43.24
DFT1263	INS SELF	820-5-820-6151	EBS	COBRA	$ 11.18
DFT1265	INS REIM	820-5-001-6183	EBS	PSF CLAIM FUNDING	$ 1,837.09
157502	ADMIN	001-5-620-6340	ACCESS SYSTEMS LEASING	COPIER LEASE	$ 200.99
157503	VEH MAINT	001-5-299-6504	AIRGAS USA, LLC	SHOP EQPT TORCH CUTTING GAS	$ 77.49
157504	ST LIGHTING	001-5-230-6371	ALLIANT ENERGY CO.	ELECTRIC-CITY	$ 27.12
157504	ST LIGHTING	001-5-230-6371	ALLIANT ENERGY CO.	ELECTRIC-CITY	$ 403.32
157504	SEWER	610-5-815-6371	ALLIANT ENERGY CO.	ELECTRIC-CITY	$ 314.96
157504	COMM CTR	750-5-460-6371	ALLIANT ENERGY CO.	ELECTRIC-COMM CENTER	$ 1,772.90
157505	SANITATION	001-5-290-6497	ALLIED SERVICES LLC	RECYCLING AND RESIDENTIAL SERVICE	$ 36,254.40
157505	SANITATION	001-5-290-6601	ALLIED SERVICES LLC	CREDIT FOR TAX ON WASTE STICKERS	$ (5.62)
157506	POLICE	001-5-110-6599	ALWAYS CLEAN LLC	OFFICE AND COMMONS CLEANING	$ 300.00
157506	STREETS	001-5-210-6310	ALWAYS CLEAN LLC	OFFICE AND COMMONS CLEANING	$ 300.00
157506	ADMIN	001-5-611-6310	ALWAYS CLEAN LLC	OFFICE AND COMMONS CLEANING	$ 300.00
157507	POLICE	001-5-110-6181	AMAZON CAPITAL SERVICES	SILICONE KEYFOB CVR, PEPPERBALL BLAST SFTY SOL	$ 60.00
157507	POLICE	001-5-110-6599	AMAZON CAPITAL SERVICES	SILICONE KEYFOB CVR, PEPPERBALL BLAST SFTY SOL	$ 7.99
157507	VEH MAINT	001-5-299-6504	AMAZON CAPITAL SERVICES	AIR COMPRESSOR, SLACK CABLE ROLLER	$ 102.42
157507	VEH MAINT	001-5-299-6504	AMAZON CAPITAL SERVICES	AIR COMPRESSOR, SLACK CABLE ROLLER	$ 65.98
157507	ADMIN	001-5-611-6601	AMAZON CAPITAL SERVICES	HP LAPTOP	$ 1,562.39
157507	SEWER	610-5-815-6332	AMAZON CAPITAL SERVICES	CARBURETOR W/SELONOID REPLACEMENT	$ 16.88
157508	ADMIN	001-5-620-6414	AMERICAN LEGAL	OCTOBER 2026 S-3 EDITING	$ 2,059.88
157510	ADMIN	001-5-620-6373	CENTRAL SCOTT TELEPHONE	PHONE AND INTERNET	$ 1,043.32
157510	SEWER	610-5-815-6373	CENTRAL SCOTT TELEPHONE	PHONE AND INTERNET	$ 150.00
157510	COMM CTR	750-5-460-6373	CENTRAL SCOTT TELEPHONE	PHONE AND INTERNET	$ 187.32
157511	STREETS	001-5-210-6310	CINTAS CORPORATION	GRAY MATS	$ 133.99
157511	ADMIN	001-5-611-6310	CINTAS CORPORATION	GRAY MATS	$ 86.33
157512	STREETS	001-5-210-6310	CINTAS FIRST AID & SAFETY D89	FIRST AID REFILL	$ 64.05
157513	ADMIN	001-5-620-6408	CONTINENTAL WESTERN GROUP	NEW PW DUMP TRUCK	$ 731.00
157514	ADMIN	001-5-620-6414	EASTERN IOWA PUBLICATION LLC	PUBLICATIONS	$ 1,366.61
157515	ADMIN	001-5-611-6213	IOWA STRMWTR EDUCATION PTNRSHP	26-27 ISWEP CITY MEMBERSHIP	$ 3,995.00
157516	SEWER	610-5-815-6181	JK INDUSTRIES	CITY LOGO	$ 24.00
157517	ROAD USE	110-5-210-6530	MANATTS, INC	ASPHALT CITY SHOP ENTRANCE	$ 1,047.84
157519	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 110 OIL CHANGE, FRONT PADS, ROTORS	$ 282.07
157519	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 102 SERVICE, OIL FLTR, ANTIFREEZE ADDITIVE	$ 14.44
157519	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	FLEET BRK CLNR	$ 9.57
157519	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 102 THERMOSTAT AND HOUSING	$ 35.73
157519	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 105 OIL FILTER FOR SERVICE	$ 5.14
157519	VEH MAINT	001-5-299-6332	NAPA AUTO PARTS	UNIT 101 OIL FILTER FOR SERVICE	$ 5.50
157519	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	FLEET BRK CLNR	$ 9.57
157519	VEH MAINT	001-5-299-6334	NAPA AUTO PARTS	GENERAC GENERATOR AIR FILTER/RUST PROOFING	$ 48.58
157519	VEH MAINT	001-5-299-6504	NAPA AUTO PARTS	SHOP TOOLS, SHOP CREEPER, CREEPER SEAT	$ 448.69
157519	SEWER	610-5-815-6332	NAPA AUTO PARTS	RETURN OF WRONG PARTS UNIT 227	$ (11.87)
157519	SEWER	610-5-815-6332	NAPA AUTO PARTS	FLEET BRK CLNR	$ 9.57
157520	STREETS	001-5-210-6310	NIEMANN FOODS INC.	PAINT FOR HANDICAP SPT AT CITY HALL PRKNG LOT	$ 53.76
157520	VEH MAINT	001-5-299-6334	NIEMANN FOODS INC.	TANK PVC FITTINGS	$ 45.95
157520	VEH MAINT	001-5-299-6334	NIEMANN FOODS INC.	UNIT 34 AIR BRAKE FITTINGS	$ 33.96
157520	SEWER	610-5-815-6320	NIEMANN FOODS INC.	DROP CORD END	$ 5.99
157521	VEH MAINT	001-5-299-6334	P & K MIDWEST, INC	TRACTOR CHAIN	$ 22.65
157522	SEWER	610-5-815-6490	QC ANALYTICAL SERVICES LLC	COPPER AND ECOLI TESTING	$ 171.00
157523	SEWER	610-5-815-6550	QUAD CITIES WINWATER CO	MANHOLE ADHESIVE	$ 403.44
157523	SEWER	610-5-815-6550	QUAD CITIES WINWATER CO	MANHOLE CASTINGS DONAHUE STREET	$ 1,113.30
157525	STREETS	001-5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	$ 2,705.76
157525	STREETS	001-5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	$ 2,118.83
157526	ROAD USE	110-5-210-6530	RIVERSTONE GROUP INC	LINCOLN RD BRIDGE ASPHALT APPROACHES	$ 1,800.18
157527	POLICE	001-5-110-6319	SHARED IT INC	IT SERVICES, OFFICE 365 G3, BACKUP, KNOWB4	$ 630.10
157527	POLICE	001-5-110-6319	SHARED IT INC	SIT OVERAGE	$ 1,061.45
157527	STREETS	001-5-210-6373	SHARED IT INC	IT SERVICES, OFFICE 365 G3, BACKUP, KNOWB4	$ 253.64
157527	ADMIN	001-5-620-6373	SHARED IT INC	IT SERVICES, OFFICE 365 G3, BACKUP, KNOWB4	$ 331.29
157527	ADMIN	001-5-620-6373	SHARED IT INC	SIT OVERAGE	$ 433.55
157527	SEWER	610-5-815-6373	SHARED IT INC	IT SERVICES, OFFICE 365 G3, BACKUP, KNOWB4	$ 175.99
157528	POLICE	001-5-110-6506	STAPLES	HOT/COLD CUPS	$ 62.87
157528	ADMIN	001-5-611-6506	STAPLES	PRINTER PAPER AND BANKER BOXES	$ 100.08

157528	ADMIN	001-5-611-6506	STAPLES	FILES	$ 49.14
157529	ADMIN	001-5-611-6310	THE ARC OF THE QUAD CITIES AREA	SHRED DOCS	$ 65.00
157530	SANITATION	001-5-290-6601	WASTE COMMISSION OF SCOTT CO.	STREET SWEEPINGS DISPOSAL	$ 407.96
ACH	SPLIT	SPLIT	PAYROLL 11/5	PAYROLL 11/5	$ 105,815.41
				TOTAL:	$ 193,041.83

GovConnectIowa License Administration

AGENDA

Alcohol Ownership Amendments Ready for Review

Local Authority Review - Alcohol Ownership

CITY OF ELDRIDGE

1309374801

Owners

Business Information

Customer Type

BUS

Business Sub-Type

Corporation

Business Designation

Legal Business Name

HY-VEE INC

Approved

Owner Type	Owner	Single Line Address	Ownership Percentage

Old Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
Owner	ALLEN, NATHAN	809 SUMMIT PLACE INI	0.00
Company	HY-VEE INC	5820 WESTOWN PKWY	100.00

Can I help?

AGENDA

Updated Ownership Information

	Owner Type	Owner	Single Line Address	Ownership Percentage
✎	Owner	WIESE, AARON	4840 159TH STREET UR	0.00
✎	Owner	SCHROEDER, ANDREW	5764 CHATHAM CIRCLE	0.00
✎	Owner	ALLEN, NATHAN	809 SUMMIT PLACE INI	0.00

Impacted Active Alcohol Licenses

Jurisdiction Code	Permit Type	License Number	Address
City of Eldridge	Class "E" Retail Alcc	LE0004036	425 E LE CLAIRE RD ELDRI

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

City of Eldridge

Local Authority Signature Date

Approved/Denied *

Required

Local Authority Email *

Required

Local Authority Attestation Name *

Local Authority Contact Phone Number *

Can I help?

AGENDA

Required

Required

Comments

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

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AGENDA

To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: 400 S 16th Ave rezoning application
Date: 11/16/2026

Mayor and City Council,

Kevin Koellner, KGRD Green Bay, LLC, has applied to rezone 400 S. 16th Avenue, for which they have signed and approved purchase agreement. They plan to house professional offices in this space and desire a C-3 Commercial zoning.

This parcel is also known as Parcel #931301312—1, with a brief legal description of LANCER PARK EAST 3RD ADD Lot: 013 LANCER PARK EAST 3RDADD LOTS 12, 13 & 14

They request to change from P/M Public and Municipal District to C-3 General Commercial District. There is adjacent C-3 Commercial property in this subdivision. City Staff has reviewed this request and is recommending approval. Staff would also recommend that the Commission request a condition be put on this recommendation stating that if the sale of the property does not go through within 3 months the property will revert to its current zoning.

The Future Land Use map shows this parcel as Institutional use, so staff also requests the Commission recommend the map be amended to Commercial use.

The Planning and Zoning Commission unanimously voted to recommend approval of this application, the Future Use Map amendment and the condition request at their meeting on October 29, 2026.

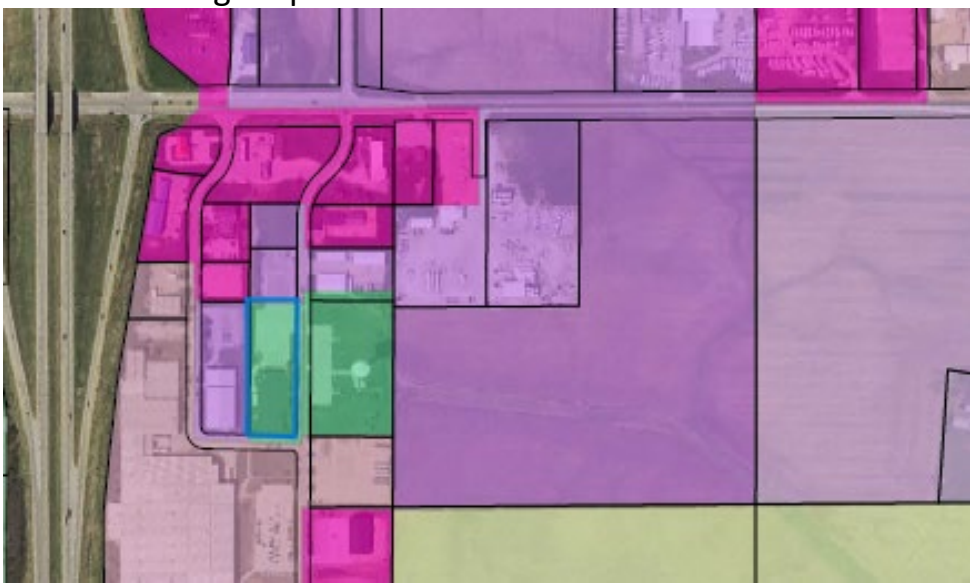
Please see attached supporting documentation for this request.

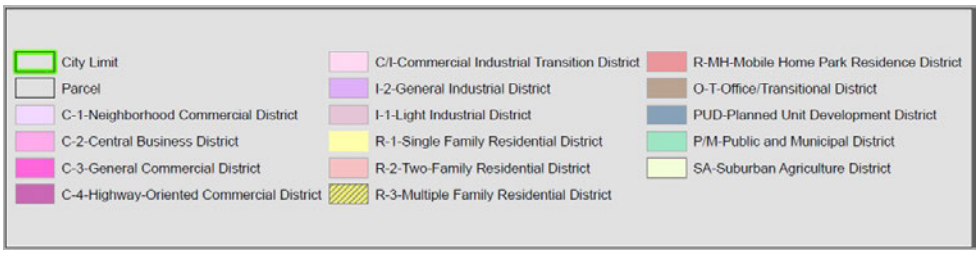
Mayor Scott Campbell Councilmember Jeff Ashcraft Councilmember Adrian Blackwell
Councilmember Brian Dockery Councilmember Scott LaPlante Councilmember Ryan Iossi

CITY OF Eldridge
Hometown With A Vision



Current Zoning Map:





AGENDA

REZONING APPLICATION
Plan and Zone Commission

CITY OF Eldridge

Property Address: 400 S. 16th Avenue

Rezoning Request From: P/M Public and Municipal To: C-3 General Commercial

Legal Description of Property: LANCER PARK EAST 3RD ADD Lot: 013 LANCER PARK EAST 3RDADD LOTS 12, 13 & 14

Applicant
- Name: KGRD Green Bay, LLC
- Address: 4374 State Street Suite 1, Bettendorf, IA 52722
- Phone Number: [redacted]
- Email Address: [redacted]
- Main Contact Person: Kevin Koellner

Title Holder's (If different than applicant)
- Name: City of Eldridge
- Address: 305 N. 3rd Street, Eldridge, IA 52748
- Phone Number: 563-285-4841

Signature of Applicants (s)

Intended property use (please be specific): Professional Offices

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid	$ 156	Date Filed	10/12/2024
Payment Method	Check	Meeting Date	10/29/2024
Courtesy Letters Sent	10/21/2024		

Updated 2/16/22

AGENDA

PUBLIC HEARING NOTICE

CITY OF ELDRIDGE

The Eldridge City Council will conduct a public hearing at 7:00 p.m., November 16, 2026, at the Eldridge Community Center, 400 S. 16th Avenue, on the following matter:

Kevin Koellner, KGRD Green Bay, LLC, has applied to rezone 400 S. 16th Avenue, Parcel #931301312—1, with a brief legal description of LANCER PARK EAST 3RD ADD Lot: 013 LANCER PARK EAST 3RDADD LOTS 12, 13 & 14

from P/M Public and Municipal District to C-3 General Commercial District.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter during the public hearing or in writing. Written comments will be accepted until 4:00 p.m. November 16, 2026.

Jeff Martens
Assistant City Administrator

Please publish on Wednesday November 4, 2026

AGENDA

ORDINANCE 2026-14

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

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

400 S. 16th Avenue from P/M Public and Municipal District to C-3 General Commercial District.

Brief legal descriptions for these parcels are:

Parcel #931301312—1, with a brief legal description of LANCER PARK EAST 3RD ADD Lot: 013 LANCER PARK EAST 3RDADD LOTS 12, 13 & 14

In addition, as a condition of this rezoning if the sale of the parcel is not complete within 3 months of the adoption of this ordinance the property will revert to it's previous zoning designation.

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

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

Section two. Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

Section three. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

AGENDA

PASSED AND APPROVED THIS 21ST DAY OF DECEMBER 2026.

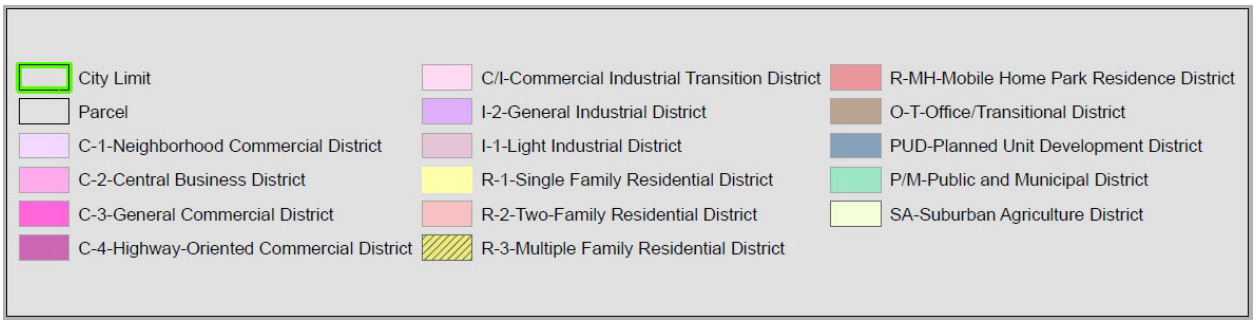
Attest:

Mayor, Scott Campbell

Deputy City Clerk, Tabbitha Krammer

Ashcraft	☐Yea	☐Nay	☐_____
Blackwell	☐Yea	☐Nay	☐_____
Dockery	☐Yea	☐Nay	☐_____
LaPlante	☐Yea	☐Nay	☐_____
Iossi	☐Yea	☐Nay	☐_____





Docusign Envelope ID: 7E8EDE63-C582-8612-81D1-E5A0D8654E32

NAI Ruhl Commercial Company

ADDENDUM # One

Agreement to Purchase Real Estate

PURCHASER: KGRD Green Bay, LLC

SELLER: City of Eldridge Iowa

SUBJECT PROPERTY: 400 South 16th Avenue, Eldridge, Iowa

DATE OF AGREEMENT TO PURCHASE REAL ESTATE: October 7, 2026

Purchaser and Seller agree to extend and memorialize the expiration date of the Due Diligence Period per paragraph 9 (C.) of the Purchase Agreement for Commercial Real Estate dated October 7, 2026 from December 6, 2026 to December 31, 2026.

This Addendum executed this ____ day of November 2026.

Seller: City of Eldridge Iowa

By:_____

Purchaser: KGRD Green Bay, LLC

By: Signed by: _____ 11/9/2026
BDBB66CBFC13421...

AGENDA

Resolution 2026-45

A RESOLUTION AMENDING THE PROPOSED LAND USE MAP OF THE ELDRIDGE COMPREHENSIVE PLAN

WHEREAS the Eldridge Planning and Zoning Commission has reviewed the land use plan proposed for 400 S. 14th Avenue, and

WHEREAS the Commission, after holding a public meeting on the proposed changes, has recommended this area be changed from Institutional to Commercial, and

WHEREAS the City Council concurs with the recommendations of the Commission, now therefore

BE IT RESOLVED that the Proposed Land Use Map of the Eldridge Comprehensive Plan dated December 2011 is hereby amended for the above-described area as shown on the attached drawing.

PASSED AND APPROVED THIS 16TH DAY OF NOVEMBER 2026.

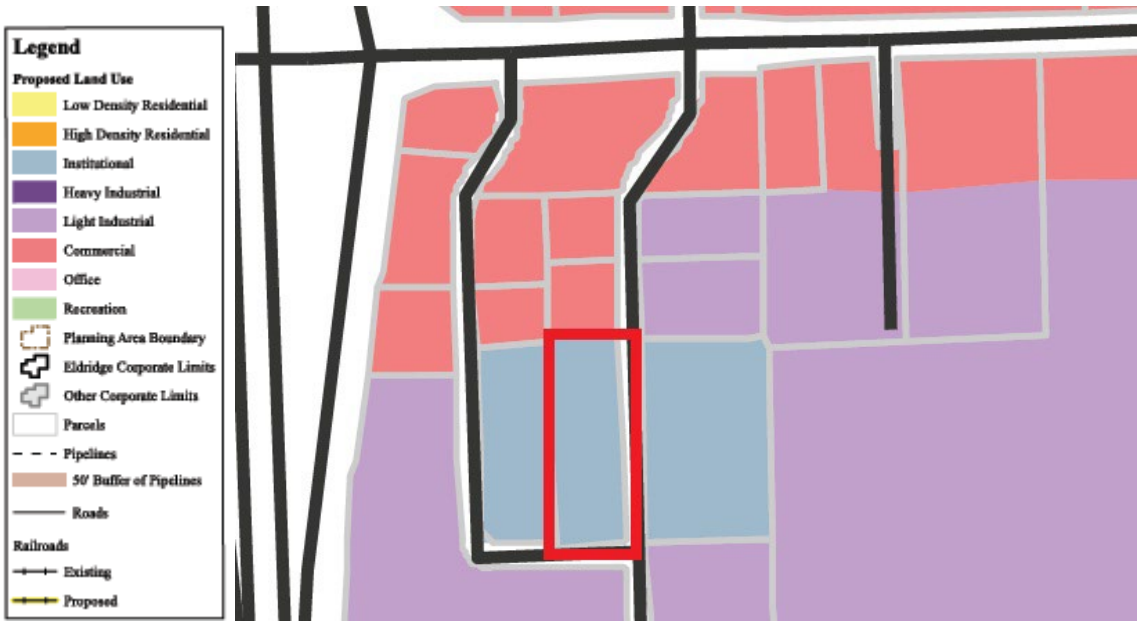
Attest:

_____ _____

Mayor, Scott Campbell Deputy City Clerk, Tabbitha Kramer

Blackwell	☐Yea /	☐Nay /	☐_____
Ashcraft	☐Yea /	☐Nay /	☐_____
LaPlante	☐Yea /	☐Nay /	☐_____
Dockery	☐Yea /	☐Nay /	☐_____
Iossi	☐Yea /	☐Nay /	☐_____

CITY OF Eldridge
Hometown With A Vision



Mayor Scott Campbell
Councilman Adrian Blackwell
Councilman Scott LaPlante
Councilman Jeff Ashcraft
Councilman Ryan Iossi
Councilman Brian Dockery

AGENDA

To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Grunwald Grove 2nd Drainage Easement
Date: Vacation 11/16/2026

Mayor and City Council,

With the construction of Grunwald Grove 3rd Addition the water that previously needed to be detained in lots 12-21 of Grunwald Grove 2nd Addition now flows through a 36" grate and pipe to their northwest detention pond. Therefore, the drainage easement that was previously needed for these lots is no longer necessary.

This Vacation Application has been reviewed by City Staff and City Engineer, and they recommend approval of the request. The Planning and Zoning Commission also reviewed the application at their October 29, 2026, meeting and voted unanimously to approve the request.

Mayor Scott Campbell Councilmember Jeff Ashcraft Councilmember Adrian Blackwell
Councilmember Brian Dockery Councilmember Scott LaPlante Councilmember Ryan Iossi

AGENDA

RESOLUTION 2026-46

A Resolution Approving the Vacation of a Portion of the Drainage Easement in Grunwald Grove 2nd Addition in the Rear Yards of Lots 12-21

WHEREAS, a Drainage Easement Vacation application has been submitted by Grunwald Land Development, developer of the Grunwald Grove 2nd Addition, and

WHEREAS, the vacation has been reviewed by City Staff and City Engineer and approved by the Eldridge Planning and Zoning Commission on October 29, 2026, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the vacation of the portion of the drainage easement on lots 12-21 in Grunwald Grove 2nd Addition as shown in this document.

Be it a condition of this resolution that any legal or filing fees incurred as a result of this vacation shall be paid for by the applicant and not the City of Eldridge. Also, it is a condition of this resolution that the vacation plat will be recorded within four months of the passage of this resolution.

PASSED AND APPROVED THIS 16TH DAY OF NOVEMBER 2026.

Attest:

_____ _____

Mayor, Scott Campbell Deputy City Clerk, Tabbitha Kramer

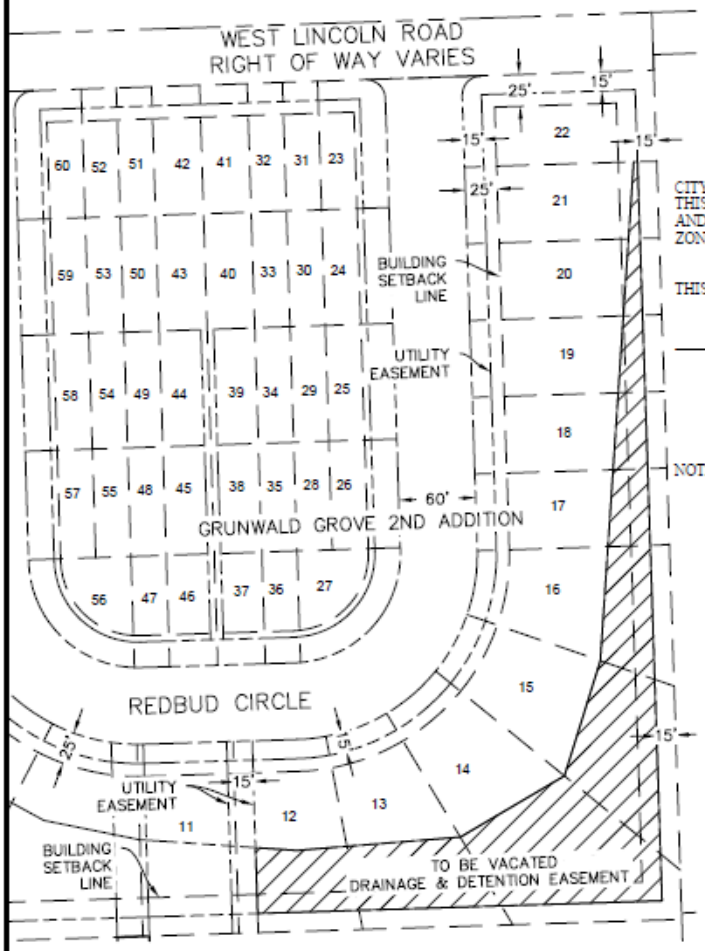
Ashcraft	☐Yea	☐Nay	☐Absent
Blackwell	☐Yea	☐Nay	☐Absent
Dockery	☐Yea	☐Nay	☐Absent
Iossi	☐Yea	☐Nay	☐Absent
LaPlante	☐Yea	☐Nay	☐Absent

CITY OF Eldridge
Hometown With A Vision

Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

VACATION PLAT

PART OF GRUNWALD GROVE 2ND ADDITION, CITY OF ELDRIDGE, SCOTT COUNTY, IOWA



CITY OF ELDRIDGE
THIS PLAT OF SURVEY HAS BEEN REVIEWED AND APPROVED BY THE ZONING DEPARTMENT ON

THIS_____DAY OF _____, 2026

_____

NOTE: DRAINAGE & DETENTION EASEMENT TO BE VACATED. GRUNWALD GROVE 2ND ADDITION PER DOC #2023-012674.

N

0 50' 100'

LEGEND

FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
EASEMENT TO BE VACATED
EXISTING RIGHT OF WAY LINE
EXISTING EASEMENT LINES
SETBACK LINES
EXISTING LOT LINES

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signature: PRELIMINARY DO NOT RECORD
Luke D. Miller P.L.S., License Number 22228
Date: 8-11-2026
My license renewal date is December 31, 2027
THIS SHEET ONLY
Pages or sheets covered by this seal:

VACATION PLAT
GRUNWALD LAND DEVELOPMENT, L.C.
409 SOUTH SCHULTZ DRIVE
LONG GROVE, IOWA 52756

SHEET 1 OF 1 | 8-11-2026 | 24-41-18 | VACATION PLAT

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
www.klingner.com

AGENDA

ELDRIDGE
NORTH SCOTT
Chamber of Commerce

November 9, 2026

Eldridge City Council
305 N. Third Street
Eldridge, IA 52748

Dear Council Members,

On behalf of the Eldridge-North Scott Chamber of Commerce, I would like to request the following date and time for street closures:

Hometown Holiday
Friday, December 4, 2026, 4:00 PM – 8:30 PM
(The event runs from 5:30 PM – 7:30 PM. The requested times include set up and clean up.)
2nd Street – post office parking lot to far north side of Franklin Street (past Folkinart Studio), Franklin Street from east side of 2nd Street (past Folkinart Studio) to west side of 3rd Street, Davenport Street from 1st Street to west of 3rd Street, 3rd Street from Davenport Street to north side of Franklin Street.

Thank you for your consideration,

Deanna Jensen-Valliere

Deanna Jensen-Valliere
Executive Director

NORTH
STREET
2ND
NORTH
3RD
STREET
NORTH
FRANKLIN
4TH
PARK
STREET
DONAHUE
NORTH
FRANKLIN
PARK
DAVENPORT
CENTRAL
DR.
NORTH

AGENDA

City of Eldridge
MEMORANDUM

To: Mayor and Council
From: Nevada Lemke, City Administrator
Re: Permit Fee Waiver Request
Date: November 13, 2026

Mayor and City Council:

On Thursday, November 12, 2026, we received a communication from Bruce Builders on behalf of the North Scott Community School District for a waiver of the permit fees for the High School Orchestra Addition project.

Previously, school projects were handled by the State of Iowa rather than the City of Eldridge, so waiving the permit fees was not an issue because the city was not handling the inspections or doing the reviews.

The city is now responsible for completing the reviews and inspections for school projects, so the request for waiving the permit fees will need Council review and consideration of approval.

The project consists of the construction of an addition for the Orchestra at the North School High School, as well as a storm shelter. It is estimated to cost around $4.3 Million to complete, which would include approximately $13,000 - $15,000 in permit fees.

The Building Permit Application for this project is attached to this memo for your review to assist you in making your decision on whether or not to approve the request to waive the permit fees for this project.

Mayor Scott Campbell
Councilman Adrian Blackwell
Councilman Ryan Iossi
Councilman Jeff Ashcraft
Councilman Scott LaPlante
Councilman Brian Dockery

AGENDA

Building Permit Application

CITY OF Eldridge
Hometown With A Vision

Eldridge City Hall, Dept of Building Safety
305 N 3rd Street
Eldridge Iowa, 52748

Job Address: 200 S. 1st Street, Eldridge, IA 52748 | Parcel ID# 9314020082

Legal Description- Lot: ☐ **Block/Tract/Subdivision:** SEC 14-79-03 PT NW NW & PT NW 1/4 (NORTH SCOTT JR.-SR. HIGH SCH) EXC 5' X 75' TR ADJ TO ELDRIDGE ACRES 1ST ADD LOT 12 & EXC TR 5-A

Owners Name: North Scott Community School District **Owners Phone:** 563-285-9631

Address: 251 East Iowa Street **E-Mail** scott.roenfeldt@north-scott.k12.ia.us

City: Eldridge **State:** IA **Zip:** 52748

Contractors Name: Bill Bruce Builders, Inc. **Contractors Phone:** 563-285-9341

Site Manager: Bill Bruce **Manager Phone:** 515-975-7731

Company Address: 900 E. Franklin Street **E-Mail** bbruce@brucebuilders.com

City: Eldridge **State:** IA **Zip:** 52748

Architect/Engineer: Bray Architects-Associates, Inc. **Phone:** 563-265-5060

Company Address: 220 Emerson Place, Suite 301 **E-Mail** kuhlenkamp@brayarch.com

City: Davenport **State:** IA **Zip:** 52801

Describe work, include square footages if applicable:

The project consists of construction of a new Orchestra suite addition to the High School including two classrooms and support spaces. A storm shelter is a part of the addition.

Change of use? Describe:

Value of work to be completed: $ 4,307,000.00

NOTICE

Separate Permits are required for Building, Mechanical, Electrical and Plumbing. Permits expire after 1 year. While the Dept of Building Safety makes every attempt to be informative, the Dept is an enforcement agency and cannot design or serve in an educational capacity. Persons doing the work are responsible for providing adequate information and meeting the minimum construction code requirements. The issuance of a permit shall not be construed to be a permit or approval of any code of the City of Eldridge. Permits or approvals presuming to give authority to violate or cancel the provisions of any construction code or other ordinance of the city of Eldridge shall not be valid.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws, codes and ordinances governing this work shall be complied with. I understand it is the responsibility of he permit holder to provide notification and access for any and all inspections.

11/11/2026

Signature of Owner, Contractor or Authorized Agent **Date**

Attach site plan showing setbacks and dimensions, a floor plan showing room sizes and use and construction details showing spans and sizes of structural components as applicable. Insufficient submittals may result in a request not being considered.

AGENDA

City of Eldridge
MEMORANDIUM

To: Nevada Lemke, City Administrator
From: Tony Rupe, Public Works Director
Re: Southslope HVAC Replacement
Date: 11/10/26

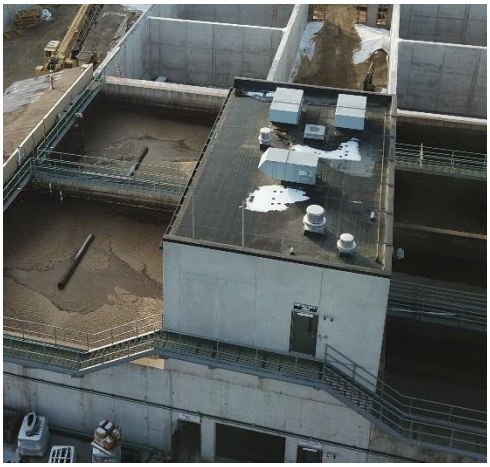
For the past several years, the sewer department has budgeted for the replacement of three make-up air rooftop units (MAU's) that were installed in 2007, knowing that the end of their useful life was near. These units serve a dual purpose, providing heat during cold weather as well as providing year-round, 24-hour fresh air recirculation in several classified, hazardous areas in the treatment plant.

During the 2018 Southslope Wastewater Treatment Plant expansion, future plans were implemented to relocate these units to an indoor space in the pipe gallery, rather than replacing them on the roof in their current location to help protect the equipment from the outdoor environment as well as allow safer access for repairs and routine maintenance.

The sewer department has developed a plan to replace the three existing units with one unit to reduce initial cost as well as ongoing utility and maintenance costs. Proposals on the project were requested from three local companies, with Trane Company being the only vendor who has submitted a proposal.

Trane uses Omnia Partners, similar to Sourcewell, both of which the City of Eldridge is a member of. Both programs provide government entities with access to competitively solicited and publicly awarded contracts. In addition, Trane sought multiple quotes for installation and programming services to provide additional competitive bidding.

The Trane proposal was reviewed by a mechanical engineer at Shive Hattery, and City Engineer Zach Howell reported that they agreed that the cost provided is in line with the work that is to be completed.



Option 1 – Trane MAU, Climate Engineers (Mechanical Contractor), and Tri-City Electric (Electrical Contractor)
Total: $195,600

Option 2 – Trane MAU, Crawford Company (Mechanical and Electrical Contractor)
Total: $209,200

Mayor Scott Campbell
Councilman Adrian Blackwell
Councilman Scott LaPlante
Councilman Jeff Ashcraft
Councilman Ryan Iossi
Councilman Brian Dockery

AGENDA

Trane Turnkey Proposal



Turnkey Proposal For:
City of Eldridge
Tony Rupe

Local Trane Office:
Trane U.S. Inc.
4801 Grand Ave.
Davenport, IA 52807

Local Trane Representative:
Mike Loehr
Account Manager
E-mail: miloehr@trane.com
Cell: (563) 340-8168
Office Phone: (563) 468-4900

Proposal ID: 8890224

Date: October 28, 2026

Sensitivity: Highly Confidential
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AGENDA



Trane Turnkey Proposal

Prepared For:
Tony Rupe

Job Name:
Eldridge Water Treatment HVAC Turnkey

Delivery Terms:
Freight Allowed and Prepaid – F.O.B. Factory

Date:
October 28, 2026

Proposal ID:
8890224

Payment Terms:
Net 30

Proposal Expiration Date:
30 Days

Scope of Work

“Scope of Work” and notations within are based on the following negotiated scope of work with Tony Rupe and based on the site surveys performed.

Tag Data - Titan MUA (Qty: 1)

Item	Tag(s)	Qty
A1	MUA-1	1

Product Data - Titan MUA
Item: A1 Qty: 1 Tag(s): MUA-1

Air handling Specifications
- Model: TAH-112 FC ID0650 OA HRH
- CFM: 5000
- ESP ("w.c.): 1
- Function: 100% OA | Single Speed
- Systems: Single Speed
- Location: Outdoor
- Configuration: HRH
- Elevation (ft): 0
- TSP ("w.c.): 1.55
- Fan Type: FC DWDI
- Fan Size: Lau A12-12A
- Fan RPM: 1102
- Fan BHP: 3.2

Heating Control Summary
- Controls: Discharge Control - Setpoint by Others (DDC)
- BMS Comm.: BACnet MSTP
- Enclosure: NEMA-1
- Remote Panel: Shipped Loose

Voltage and Supply Motor Specifications
- Power Supply: 480V, 3PH
- Motor HP: 5 HP
- Motor Type: 1750 rpm ODP Premium E

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AGENDA

NEC Motor FLA: 7.6
Unit FLA: 9.6
SCCR: 5 kA

Unit Construction

Exterior: G-90
Liner: None
Casing Type: Single Wall Insulated
Ins./Liner Loc.: Entire Airstream
Insulation: 1" 1.5#

Gas Heat Source

Heating Type: Indirect-Fired 409 S.S. Heat Exchanger
Gas Pressure: 7" - 14"
BTU/HR Input: 650000
Burner Turn Dn: 10:1
Agency: FM
BTU/HR Output: 526500
Gas Type: NG
Temp. Rise (°F): 96

Turnkey Installation of HVAC Equipment

Mechanical Installation

- Abandon and cap from below the two-roof mounted MAUs (Makeup Air Units) serving the second-floor pre-treatment room and trash room.
- Demo the existing duct in the second-floor room serving the second-floor pre-treatment room.
- Demo partial trash room duct in the second-floor pre-treatment room and prepare the ductwork for a new connection.
- Install the indoor MAU in the storage room on a customer-provided housekeeping concrete pad (no equipment stand required).
- Connect the gas pipe to the MAU. Note that the existing gas is 2 PSI, and the vent regulator must be run out the roof through existing flue openings.
- Connect the outside air intake to the existing 30x16 MOD damper, keeping the ductwork as high as possible before dropping down to the unit.
- Connect the supply to the existing 30x16 up through the roof deck to the second floor.
- Provide a 14x12 tap off the supply in the storage room with a grille and manual damper, allowing the customer to manually provide air to the space as needed when working.
- Provide a 28x14 tap with a balancing damper and grille to serve the pre-treatment room. Reconnect the new duct to the existing 16x12 trash room duct, and provide a dedicated balancing damper for the trash room.
- Ensure the proper operation of the two (2) exhaust fans serving the second-floor pre-treatment room and trash room.
- Vent the MAU using Type B double-wall Vent; the combustion air pipe is to be single-wall spiral pipe.
- Assist with the Trane factory start-up.
- Provide professional air balancing on the MAU and ductwork, coordinated directly with Christopher and Trane.
- General Ductwork Specifications:
    - All ductwork is to be galvanized.
    - Seal all new duct connections.
    - Grilles must feature a white finish.

Electrical Installation

- Install and terminate wiring for a new 460V, 3-phase, 3-wire, 20-amp circuit from existing panel DP-J using an existing spare 3-pole, 20A breaker.
- Install and terminate wiring in a new GRC (Galvanized Rigid Conduit) raceway from panel DP-J to the new pad-mounted MAU in the ground-level storage space.

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- This quote does *not* include a service disconnect at the MAU. *(Note: A factory-supplied fused disconnect comes with the unit per the submittal).*
- Assist Trane with the startup and check for phase rotation as required.

AGENDA

Controls Systems and Equipment

Network

- Furnish and install Tracer SC+ front end control panel and required control panels serving HVAC systems listed below. Provide 120V power drop and new ethernet connection.
- Extend BACnet communication to HVAC equipment listed below.
- Provide labor and materials to setup Web-Based Operator Interface.
- Provide Web-Based Graphics for building floor plan and mechanical equipment.
- Furnish and install (1) networked outdoor air temperature and outdoor humidity sensor. *Owner to provide network drop and dedicated IP address.*

Make-Up Air Unit

- Control and Monitor make-up air unit. Extend BACnet communications
- Furnish and install Trane field programmable controller.
- Map associated control points to the front-end control system.
- Install and terminate cabling for (1) outdoor air damper actuator mounting on the existing fresh air intake provided within the ground level storage space.
- Install and terminate cabling for a zone temperature sensor in the ground level trash room.
- Install and terminate cabling for a zone temperature sensor in the ground level treatment room.
- Install and terminate cabling for a zone temperature sensor in the second level treatment room.
- Install and terminate cabling for (1) interlock between the new MAU and the second level PLC cabinet for a MAU.

The PLC alarm programming is to be done by others and is not part of this quote.

Control System Services Included

- Project Management
- Engineered Controls Submittals and As-Built Drawings
- Installation of field DDC Panel(s), Device(s), and low voltage Control Wiring per NFPA, NEC, and/or local Building Code requirements
- System Programming, Graphics, and Start-up
- (8) Training Hours of Owner Representative(s)
- 1st Year Parts and Labor Warranty
- All new raceways will be installed in GRC to match existing building install and existing classified spaces.

Services Not Included

- LEED, or 3rd Party Commissioning, or Test and Balance assistance/support or HVAC equipment startup.
- Trenching/backfilling, roof penetrations/sealant, underground conduit provisions, cutting, patching, painting, access doors, or demolition of any kind.
- Repair or replacement of any equipment being controlled.
- Ethernet drop and IP address.
- Any temporary controls.

Control System Devices Provided by Trane, Installed by Others

- Any Control Valves, Dampers, Air or Water Wells/Taps provided by Trane are to be installed by others.

Control System Clarifications and/or Exclusions

- Equipment order release and services rendered are dependent upon receipt of PO/Subcontract and credit approval.

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AGENDA

- The owner shall maintain a safe working environment for Trane employees and/or subcontractors.
- Existing control power circuits/wiring and/or sensor wiring that meet code and control requirements may be reused.
- Allowances for Liquidated or Consequential Damages of any kind are not included (per Trane Terms and Conditions).
- Permits, Bonds, Fees, Demurrage or Storage Charges are not included.

Provided and/or Installed by Others

- Line Voltage power circuit(s)/junction(s) for DDC/Control Panel(s) and/or Device(s) are provided by others.
- Provision/Installation/Commissioning of any Fire Alarm Systems, Fireman's Override Panel(s), Smoke Control System (and/or Smoke Detectors), Fire/Smoke or Smoke Damper/Actuators, Fire Dampers, Lighting Control Panels, Refrigerant Detection Systems, Security and Access Systems, Heat Trace, Water/Gas/Utility Metering, or any control scope of work which is not listed above, is not included/provided.
- Provision/Installation/Commissioning of any standalone Automatic Temperature Control (ATC) thermostat type control, hardwired interlock control, repair/replacement of existing control/pneumatic system devices/panels, Thermostat Guards/Covers, or any control scope of work which is not listed above, is not included/provided.
- Provision/Installation/Commissioning of any motor starters and/or variable frequency drives are not included.
- Site ethernet connectivity shall be provided by the owner to ensure all necessary network conditions and requirements to ensure integrity of the customer's network and security. This connection process is provided to ensure proper integration with the customer's network infrastructure. Trane will require an IP address from the customer's IT department for each Trane Facility Infrastructure network device installed on the customer's network. Trane will provide the customer with a Mac address for each network device needed.
- To ensure proactive service and facility issue resolutions, Trane requests VPN access to the facility infrastructure systems specifically associated with the systems being monitored and/or controlled by Trane's automation/monitoring system to provide support from our local and/or national Trane Intelligent Services staff.

Exclusions

- Any work not specifically listed in the scope above.
- Any design information presented herein is for reference only. Final actual installed capacities (including but not limited to: tonnage, horsepower, and CFM) may change (either larger or smaller) to meet specified and agreed upon criteria.
- Field prime or finish painting of any kind. Painting of any sort shall be by the responsibility of the owner.
- Filter changes or associated extended warranties.
- Premium time.
- Roof repair or replacement.
- Seismic restraints
- Architectural sheet metal, architectural louvers, curb flashing, counter flashing, etc.
- Architectural access doors
- Any work associated with the existing fire alarm system or upgrades to the existing fire alarm system. Existing fire alarm devices are assumed to be in good working operation. All devices will be reused as needed.
- Any and all structural modifications or reinforcements are excluded unless explicitly stated. Existing structures are assumed to be sound, with no material faults that will adversely affect Trane's scope of work.
- Temporary air conditioning, utilities, or facilities to keep the facilities functional are the sole responsibility of the Owner and are not included.
- Pre-Existing Conditions – All pre-existing components that will not be changed or modified under this Agreement are assumed to be in good working order. This includes, but is not limited to the following:
- All architectural items, such as: doors and hardware, window systems, roofing, flashings, and waterproofing, building insulation, pavements, wall and floor finishes, ceilings, irrigation systems, and landscaping.
- All smoke and heat detectors.
- If any existing component is found to be non-functional or non-operational, the cost to repair or replace this component is the responsibility of the Owner.
- Correction of any pre-existing code issues that are not expressly included in the scope of work are the responsibility of the Owner.
- All hazardous material and any asbestos abatement required to complete the scope of this contract shall be the responsibility of the Owner.

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Pricing and Acceptance

AGENDA

City Of Eldridge
Tony Rupe

Price

Base Bid: (Climate Engineers – Mechanical Contractor, Tricity – Electrical Contractor)…….. $195,600.00

Competitive Bid: (Crawford Company – Mechanical & Electrical Contractor)……..…….. $209,200.00

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

- **All pricing reflects OMNIA pricing**

Financial items not included

- Guarantee of any energy, operational, or other savings

Respectfully submitted,

Mike Loehr
Account Manager
Trane U.S. Inc.
E-mail: miloehr@trane.com
Office Phone: (563) 468-4900

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AGENDA

ACCEPTANCE

This proposal is subject to Customer's acceptance of the attached Trane Terms and Conditions (Commercial Turnkey Installation).

We value the confidence you have placed in Trane and look forward to working with you.

Retention withheld 5% on installation, 0% on Equipment; rate reduced per the contract documents and released no later than the date of Trane substantial completion.

Submitted By: Mike Loehr	Cell: (563) 340-8168 Office: (563) 468-4900 Proposal Date: October 28, 2026
CUSTOMER ACCEPTANCE Tony Rupe	**TRANE ACCEPTANCE** Trane U.S. Inc.
Authorized Representative	Authorized Representative
Printed Name	Printed Name
Title	Title
Purchase Order Acceptance Date:	Signature Date License Number:

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AGENDA

TERMS AND CONDITIONS – COMMERCIAL TURNKEY INSTALLATION – Trane Equipment and Related Work
"Trane" or "Company" shall mean Trane U.S. Inc. for Work performed in the United States or Trane Canada ULC for Work performed in Canada.

1. Acceptance; Agreement. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the commercial goods and/or services described (the "Work"). COMPANY'S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions, and the final Proposal price ("Proposal Price"). If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Work in accordance with the Proposal and the Company terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer's acceptance of the Work by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Work rendered by Company to the date of cancellation.

2. Connected Services and Company Provided Telematics Connectivity. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at https://www.trane.com/TraneConnectedServicesTerms, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms. Certain Equipment may include, or be installed together with, Company provided Telematics Devices that provide remote connectivity and the Connected Services Terms set forth the terms and conditions applicable to the Telematics Devices and connectivity, including opt-out provisions. If Customer provides or transfers the Equipment to another party, Customer shall ensure that such party is informed in writing of the presence of any Telematics Devices and the applicability of the Connected Services Terms.

3. Title and Risk of Loss. All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

4. Pricing and Taxes.

a. Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer's tax-exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour do not include sales tax and taxes will be added. Within thirty (30) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company's factory. Prices for Work are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of goods. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control. If such release is not received within 6 months after date of order receipt, Company reserves the right to cancel any order. If shipment is delayed due to Customer's actions, Company may also charge Customer storage fees. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased.

b. **Allocation to Trane of Tax Deduction under Section 179D of the Internal Revenue Code**. For calendar tax year(s) in which (a) the provisions of Section 179D of the Internal Revenue Code are in effect and (b) the qualifying property installed as a part of the Services has been placed in service pursuant to Section 179D, Customer agrees to allocate the tax deduction available under Section 179D solely to Trane pursuant to Section 179D(d)(4) and, upon a written request from Trane, shall provide the written form of allocation to the Customer that is required by the Internal Revenue Service.

5. Exclusions from Work. Company's obligation is limited to the Work as written and defined under the scope of Work and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company in accordance with the Change of Work process defined hereunder.

6. Performance. Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work. Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer's expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations.

7. Payment. For Work requiring a longer construction schedule and progress payments, Customer shall pay Company or cause Company to be paid for the Services as follows: (a) **Initial Payment:** Upon execution hereof, the amount set for in the Proposal (for engineering, drafting and other mobilization costs incurred prior to on-site installation) shall be due.; and (b) **Progress and Final Payments:** Company will invoice in accordance with the Proposal for all materials and equipment delivered to the job site (or, as applicable, to an off-site storage facility) and for all installation, labor and services performed during the billing period; Customer shall pay all amounts due upon receipt of the invoice and any invoice not paid within ten (10) calendar days of its date shall be past due. All amounts outstanding ten (10) calendar days beyond the due date shall bear interest payable to Trane at the maximum allowable legal rate, retroactive to the due date. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due from Customer. For all other Work, Customer shall pay Company's invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. If payment is not received as required, Company may suspend performance and the time for completion shall be extended for a reasonable period of time not less than the period of suspension. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point, and shall not assign or transfer any interest in the equipment until all payments due Company have been made.

8. Time for Completion. Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

9. Equipment Location & Access. Customer shall provide, without charge, a mutually satisfactory location or locations for the installation and operation of the equipment and the performance of the installation work, including sufficient areas for staging, mobilization, and storage. Customer shall provide access to the Premises for Trane and its contractors or subcontractors during regular business hours, or such other hours as may be requested by Trane and acceptable to Customer, to install, adjust, inspect, and correct the installation work. Trane's access to correct any emergency condition shall not be restricted by Customer. Customer grants to Company the right to remotely connect (via phone modem, internet or other agreed upon means) to Customer's building automation system (BAS) and/or HVAC equipment to view, extract, or otherwise collect and retain data from the BAS, HVAC equipment, or other building systems, and to diagnose and remotely make repairs at Customer's request.

10. Completion. When Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company's representative, and Customer shall either (a) accept the Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been completed. Customer's failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed.

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AGENDA

a. Substantial Completion. When Trane considers that the Services, or a portion thereof, are substantially complete, Trane will submit to Customer a proposed "punch list" listing items of the Services to be completed prior to final completion. Customer and Trane shall inspect the Work (or portion thereof) to determine if the same is substantially complete. (Substantial Completion is defined as the stage in the progress of the Services (or designated portion thereof) when the Work is sufficiently complete so that Customer can occupy or utilize the Services for its intended use.) Customer and Trane shall add to the punch list any item of work that has not been completed. When the Services (or designated portion thereof) are substantially complete, Customer and Trane shall execute a Certificate of Substantial Completion, setting forth the date of Substantial Completion and shall state the date by which Trane shall complete the items included on the punch list.

b. Final Completion. Upon Customer's receipt of written notice from Trane that the installation work included in the Work is ready for final inspection and acceptance, Customer and Trane shall inspect the installation services and determine whether the same has been performed in accordance with the Proposal. If Customer considers the installation work to have been performed in accordance with the Proposal, Customer shall issue a Certificate of Final Completion and Acceptance, to be executed by an authorized representative of Customer. In the event Trane presents a Certificate of Final Completion and Acceptance to Customer for execution and, within fourteen (14) calendar days from the date noted in the Certificate as the date of such presentation, Customer fails to deliver an executed original of the Certificate to Trane and does not provide to Trane written objections to issuance of the Certificate, providing specific facts as to why the Services have not been finally completed, the Date of Final Completion shall be the date noted in the Certificate as the date the Certificate was submitted to Customer.

11. Changes in Work

a. Customer, by written change order, may request that Trane perform services in addition to the Work ("Change Order"). Trane shall be obligated to perform such additional services only pursuant to a Change Order agreed to and executed by Customer and Trane. The Change Order shall reflect the parties' agreement with respect to the scope of the additional services, the amount of any adjustment in the Proposal Price, and the extent of any adjustment in the contract time.

b. If a Change Order provides for an adjustment to the Proposal Price, such adjustment shall be based on one of the following methods:

(1) A lump sum agreed to by Customer and Trane;
(2) Unit prices set forth in this Agreement or subsequently agreed to; or
(3) Cost of the work ordered plus a fee agreed to by the parties.

c. The following types of costs, which listing is not all-inclusive, shall be included in the determination of the cost of the additional work:

(1) costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or industry practice or custom, and workers' compensation insurance;
(2) costs of materials, supplies and equipment, including transportation thereof, whether the same is incorporated or consumed in the additional work;
(3) the costs of renting machinery and equipment, except hand tools;
(4) premium costs for all bonds and insurance, permit or other governmental approval or inspection fees, and sales, use or comparable taxes relating to the additional work; and
(5) additional costs of supervision and field office personnel directly attributable to the additional work.

12. Permits and Governmental Fees. Company shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company's subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses, and inspections are not included in the Proposal, Company will invoice Customer for such costs.

13. Utilities During Construction. Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work.

14. Concealed or Unknown Conditions. In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company's cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Proposal Price, contract time, or both.

15. Pre-Existing Conditions. Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi. Company also is not liable for any claims, damages, losses, or expenses arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

16. Asbestos and Hazardous Materials. Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal, or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and, to the fullest extent permitted by law, shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials.

17. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

18. Customer's Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead)

19. Indemnity. To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses, or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

20. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, LIQUIDATED, INCIDENTAL, INDIRECT CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS, LOST DOLLAR SAVINGS, OR LOST ENERGY USE SAVINGS, INCLUDING CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY). In no event will Company's liability in

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connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

AGENDA

21. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services, and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.**

22. Patent Indemnity. Company shall protect and indemnify Customer from and against all claims, damages, judgments and loss arising from infringement or alleged infringement of any United States patent by any of the goods manufactured by Company and delivered hereunder, provided that in the event of suit or threat of suit for patent infringement, Company shall promptly be notified and given full opportunity to negotiate a settlement. Company does not warrant against infringement by reason of Customer's design of the articles or the use thereof in combination with other materials or in the operation of any process. In the event of litigation, Customer agrees to reasonably cooperate with Company. In connection with any proceeding under the provisions of this Section, all parties concerned shall be entitled to be represented by counsel at their own expense.

23. Limited Warranty. Company warrants for a period of 12 months from the date of substantial completion ("Warranty Period") commercial equipment manufactured and installed by Company against failure due to defects in material and manufacture and that the labor/labour furnished is warranted to have been properly performed (the "Limited Warranty"). Trane equipment sold on an uninstalled basis is warranted in accordance with Company's standard warranty for supplied equipment. **Product manufactured by Company that includes required startup and is sold in North America will not be warranted by Company unless Company performs the product start-up**. Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that the Work can be utilized for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty Period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor/labour associated with the replacement of parts or equipment not conforming to this Limited Warranty. Defects must be reported to Company within the Warranty Period. Exclusions from this Limited Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No warranty liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material, and/or parts that are not manufactured by Company ("Third-Party Product(s)" are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLDGES AND AGREES THERETO.**

24. Insurance.

a. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	$2,000,000 per occurrence
Automobile Liability	$2,000,000 CSL
Workers' Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive its right of subrogation.

b. Customer's Liability and Property Insurance. (a) Customer shall be responsible for purchasing and maintaining Commercial General Liability Insurance of the type and amount Customer deems necessary and appropriate. (b) Customer shall purchase and maintain until Final Payment property insurance for the installation work in progress at least in an amount equal to the Proposal Price, as the same may be adjusted from time to time, for the installation work (including the equipment) on a replacement cost basis with a deductible of no more than $5,000 from an insurer reasonably acceptable to Trane. Such property insurance shall include the interests of Customer, Trane, and its subcontractors (at whatever tier) as additional insureds as their interests may appear. The property insurance purchased by Customer shall be on an all-risk policy form. The property insurance shall cover portions of the installation work stored off site after written approval of Customer at the value established in the approval. Customer, for itself and its insurance carriers, hereby waives all rights of subrogation against Trane and any of its subcontractors, agents, employees, and officers with respect to property insurance and any other insurance coverages maintained by Customer. (c) A loss insured under Customer's property insurance shall be adjusted by Customer's Insurer as a fiduciary and made payable to Customer as a fiduciary for the insureds, as their respective interests may appear, subject to requirements of any applicable mortgagee clause. Trane shall pay its subcontractors their just shares of insurance proceeds received by Customer and remitted to Trane, and, by appropriate agreements, written where legally required for validity, shall require said subcontractors to make payments to their subcontractors in a similar manner. In its fiduciary role, Customer shall have the power to negotiate and settle a loss with insurers; provided, however, that at least ten (10) days prior to agreeing to the proposed settlement, Customer shall advise the parties in interest in writing of the terms of the same and the parties in interest shall have seven (7) days thereafter to object in writing to the proposed adjustment or settlement; if such objection is made, Customer shall not enter into or agree to the proposed adjustment. (d) Certificates of insurance acceptable to the Customer and to Trane shall be provided by each party to the other prior to commencement of performance of any Services. Such certificates shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least thirty (30) days prior written notice has been given to the other party. If any of the insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final application for payment.

25. Commencement of Statutory Limitation Period. Except as to warranty claims, as may be applicable, any applicable statutes of limitation for acts or failures to act shall commence to run, and any alleged cause of action stemming therefrom shall be deemed to have accrued, in any and all events not later than the last date that Company or its subcontractors physically performed work on the project site.

26. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed, without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. To the extent the Work site is owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments, or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified, or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title, or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

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27. Federal Requirements. The Parties shall comply with all United States federal labor law obligations under 29 CFR part 471, appendix A to subpart A. THE FOLLOWING PROVISIONS ARE INCORPORATED HEREIN BY REFERENCE: Executive Order 11701 and 41 CFR §§ 60-250.5(a), 60-300.5; Executive Order 11758 and 41 CFR § 60-741.5(a); U.S. immigration laws, including the L-1 Visa Reform Act of 2004 and the H-1B Visa Reform Act of 2004; and Executive Order 13496. The Parties shall abide by the requirements of 41 CFR 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to protected veteran status or disability. The Parties certify that they do not operate any programs promoting DEI that violate any applicable United States anti-discrimination laws and acknowledge and agree that their compliance with all applicable federal anti-discrimination laws is material to the federal government's payment decisions. The Parties acknowledge and agree that their employment, procurement, and contracting practices shall not consider race, color, sex, sexual preference, religion, or national origin in ways that violate United States federal civil rights laws.

28. Export Laws. The obligation of Company to supply Equipment and/or Services under this Agreement is subject to the ability of Company to supply such items consistent with applicable laws and regulations of the United States and other governments. Company reserves the right to refuse to enter into or perform any order, and to cancel any order, under this Agreement if Company in its sole discretion determines that performance of the transaction to which such order relates would violate any such applicable law or regulation. Customer will pay all handling and other similar costs from Company's factories including the costs of freight, insurance, export clearances, import duties and taxes. Customer will be "exporter of record" with respect to any export from the United States of America and will perform all compliance and logistics functions in connection therewith and will also comply with all applicable laws, rules, and regulations. Customer understands that Company and/or the Equipment and/or Services are subject to laws and regulations of the United States of America which may require licensing or authorization for and/or prohibit export, re-export or diversion of Company's Equipment and/or Services to certain countries, and agrees it will not knowingly assist or participate in any such diversion or other violation of applicable United States of America laws and regulations. Customer agrees to hold harmless and indemnify Company for any damages resulting to Customer or Company from a breach of this paragraph by Customer. Furthermore, the Customer acknowledges that the Company's Equipment are subject to export control and sanction laws and regulations, including but not limited to the U.S. Export Administration Regulations (EAR) (15 CFR 730-774) and the Foreign Asset Control Regulations (31 CFR 500) ("laws and regulations"). The Customer agrees to comply with all such laws and regulations. The Customer will not use or divert the Equipment for any prohibited end-uses, such as the proliferation of weapons of mass destruction. The Customer also agrees not to re-export or transfer the Equipment in violation of export control laws.

29. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business.

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions in effect as of the date of this subcontract: 52.203-19; 52.204-21; 52.204-23; 52.219-8; 52.222-21; 52.222-26; 52.222-35; 52.222-36; 52.222-50; 52.225-26; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct, and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility, or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

30. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

31. Building Automation Systems and Network Security. Customer and Trane acknowledge that Building Automation System (BAS) and connected networks security requires Customer and Trane to maintain certain cybersecurity obligations. Customer acknowledges that upon completion of installation and configuration of the BAS, the Customer maintains ownership of the BAS and the connected network equipment. Except for any applicable warranty obligations, Customer is solely responsible for the maintenance and security of the BAS and related networks and systems. In the event there is a service agreement between Trane and Customer, Trane will provide the services as set forth in the service agreement.

In order to maintain a minimum level of security for the BAS, associated networks, network equipment and systems, Customer's cybersecurity responsibilities include without limitation:

1. Ensure that the BAS, networks, and network equipment are physically secure and not accessible to unauthorized personnel.
2. Ensure the BAS remains behind a secure firewall and properly segmented from all other customer networks and systems, especially those with sensitive information.
3. Keep all Inbound ports closed to any IP Addresses in the BAS.
4. Remove all forwarded inbound ports and IP Addresses to the BAS.
5. Maintain user login credentials and unique passwords, including the use of strong passwords and the removal of access for users who no longer require access.
6. Where remote access is desired, utilize a secure method such as Trane Connect Secure Remote Access or your own VPN.
7. For any Trane services requiring remote data transfer and/or remote user access, configure the BAS and related firewall(s) per instructions provided by Trane. This typically includes configuring Port 443 and associated firewall(s) for Outbound only.
8. Perform regular system maintenance to ensure that your BAS is properly secured, including regular software updates to your BAS and related network equipment (i.e., firewalls).

Any and all claims, actions, losses, expenses, costs, damages, or liabilities of any nature due to Customer's failure to maintain BAS security responsibilities and/or industry standards for cybersecurity are the sole responsibility of the Customer.

1-26.251-10 (0326)
Supersedes 1-26.251-10(07072025)

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AGENDA

SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:
"Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.
"Equipment" shall have the meaning set forth in the Agreement.
"HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. "Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.
"Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.
"Services" shall have the meaning set forth in the Agreement.

2. HVAC Machine Data; Access to Customer Extranet and Third-Party Systems. If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
   a. Accounts. Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
   b. Systems. Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
   c. Restrictions. Unless otherwise approved by Customer in writing, Trane will not download, mirror, or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices, or servers.
   d. Account Termination. Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
   e. Third-Party Systems. Trane will provide Customer prior notice before it uses any third-party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third-party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.

3. Customer Data; Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.

4. Customer Data; Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "***Laws***").

5. Customer Data; Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("***Information Security Program***"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification, or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.

6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.

7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.

8. Information Security Contact. Trane's information security contact is Local Sales Office.

9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems, and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.

10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.

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AGENDA

11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.

12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.

13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.

14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e., fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following:
    (i) Data backups; and
    (ii) Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.

15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.

16. Background Checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.

17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

March 2026
Supersedes November 2023v2

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IOWADOT
Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2026
Eldridge
11/13/2026 7:54:20 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets	$447,048						$447,048
Benefits - Roads/Streets	$129,155						$129,155
Training & Dues	$6,585						$6,585
Building & Grounds Maint. & Repair	$12,087						$12,087
Vehicle & Office Equip Operation and Repair	$86,933						$86,933
Other Utilities	$15,640						$15,640
Engineering		$1,550	$821,580				$823,130
Insurance	$7,518						$7,518
Rents & Leases	$24,480						$24,480
Street Maintenance Expense		$29,297					$29,297
Technology Expense	$10,365						$10,365
Other Contract Services	$30						$30
Minor Equipment Purchases	$2,378						$2,378
Postage & Safety	$449						$449
Other Supplies	$8,960						$8,960
Vehicles	$347,661						$347,661
Other Capital Equipment	$10,842						$10,842

AGENDA

City Street Finance Report

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Street - Capacity Improvement		$95,662					$95,662
Other Capital Outlay		$1,284,066	$185,047				$1,469,113
Transfer Out	$100,000	$196,000	$275,000		$30,000	$50,000	$651,000
Street Lighting	$63,217						$63,217
Traffic Control/Safety	$25,145						$25,145
Snow Removal	$44,738						$44,738
Total	$1,343,231	$1,606,575	$1,281,627		$30,000	$50,000	$4,311,433

AGENDA

City Street Finance Report

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	$953,804		$0	$0			$953,804
State Revenues - Road Use Taxes		$946,879					$946,879
Other State Grants - IDOT			$155,737				$155,737
Charges/fees	$3,177					$50,000	$53,177
Sale of Property & Merchandise	$10,250						$10,250
Transfer In	$376,000		$275,000				$651,000
Total	$1,343,231	$946,879	$430,737	$0		$50,000	$2,770,847

AGENDA

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
Total						

AGENDA

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
BOMAG BW 120 SI-5	2023	Purchased	$42,751	No Change
Ford F350 Dump Truck	2012	Purchased	$34,119	No Change
Cat 140G Motor Grader	1992	Purchased	$17,000	No Change
T76 SKID LOADER	2023	Purchased	$75,082	No Change
GMC 3500	2000	Purchased	$29,678	No Change
International 4400 Dump Truck	2013	Purchased	$138,348	No Change
International 4400 Dump Truck	2012	Purchased	$136,794	No Change
International 4400 Dump Truck	2018	Purchased	$142,110	No Change
GMC C4500	2006	Purchased	$52,555	No Change
Case 580 SN Backhoe	2014	Purchased	$78,500	No Change
Vermeer Chipper	1995	Purchased	$23,400	No Change
Chevy 2500HD	2019	Purchased	$23,980	No Change
KUBOTA I6060 HSTC	2018	Purchased	$45,098	No Change
CASE IH FARMALL 120C	2023	Purchased	$73,900	No Change
CHEVROLET SILVERADO 2500HD	2008	Purchased	$22,488	Sold
INTERNATIONAL WORKSTAR 7400	2011	Purchased	$46,400	No Change
International Dump Truck	2014	Purchased	$59,900	No Change
2500 HD	2009	Purchased	$32,540	No Change
Chevy 2500HD	2015	Purchased	$28,871	No Change
F350	2014	Purchased	$24,219	No Change
Ford F350 Dump Truck	2011	Purchased	$32,472	No Change

AGENDA

City Street Finance Report

Description	Model Year	Usage Type	Cost	Purchased Status
Case IH Puma 185CVT	2015	Purchased	$87,687	No Change
ELGIN WHIRLWIND MV STREET SWEEPER	2022	Purchased	$322,162	No Change
Ford F-550 Dump Truck	2025	Purchased	$77,120	New
Freightliner 114SD+ Dump Truck	2026	Purchased	$111,805	New

AGENDA

City Street Finance Report

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
1st Street & LeClaire Rd Intersection	$4,471,058	$4,117,958	Valley Construction
Townsend Farms Shared Use Path	$271,076	$278,756	Triple B Construction Corp

AGENDA

IOWADOT

Bureau of Local Systems

Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Eldridge

11/13/2026 7:54:20 AM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	$0	$2,409,165	$0	$0	$0	$0	$2,409,165
SubTotal Expenses (-)	$1,243,231	$1,410,575	$1,006,627				$3,660,433
Transfers Out (-)	$100,000	$196,000	$275,000		$30,000	$50,000	$651,000
Subtotal Revenues (+)	$967,231	$946,879	$155,737	$0		$50,000	$2,119,847
Transfers In (+)	$376,000		$275,000				$651,000
Ending Balance	$0	$1,749,469	($850,890)	$0	($30,000)	$0	$868,579

Resolution Number:

Execution Date:

Signature:

AGENDA

AGENDA

RESOLUTION 2026-48

A Resolution Approving the Fiscal Year 2026 Street Finance Report

WHEREAS, the City of Eldridge is required by the State of Iowa to submit an annual Street Finance Report by December 1st of each year, and

WHEREAS, the City Administrator has prepared the report based on the actual expenses in Fiscal Year 2026.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Eldridge, Iowa, hereby approves the Fiscal Year 2026 Street Finance Report and authorizes city staff to submit the report to the Iowa Department of Transportation.

PASSED AND APPROVED THIS 16TH DAY OF NOVEMBER, 2026

Attest:

_____
Mayor, Scott Campbell

_____
Deputy City Clerk, Tabbitha Kramer

Blackwell	☐Yea	☐Nay
Ashcraft	☐Yea	☐Nay
LaPlante	☐Yea	☐Nay
Dockery	☐Yea	☐Nay
Iossi	☐Yea	☐Nay

AGENDA

City of Eldridge, IA

Budget Report
Group Summary
For Fiscal: 2026-2027 Period Ending: 10/31/2026

AccountTyp...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL						
Function: 1 - PUBLIC SAFETY						
4 - Revenue	144,925.00	144,925.00	12,115.20	31,065.37	-113,859.63	78.56 %
5 - Expense	2,101,301.00	2,101,301.00	116,368.91	635,466.01	1,465,834.99	69.76 %
Function: 1 - PUBLIC SAFETY Surplus (Deficit):	**-1,956,376.00**	**-1,956,376.00**	**-104,253.71**	**-604,400.64**	**1,351,975.36**	**69.11 %**
Function: 2 - PUBLIC WORKS						
4 - Revenue	456,150.00	456,150.00	39,569.38	158,924.51	-297,225.49	65.16 %
5 - Expense	1,378,110.00	1,378,110.00	82,893.87	401,037.54	977,072.46	70.90 %
Function: 2 - PUBLIC WORKS Surplus (Deficit):	**-921,960.00**	**-921,960.00**	**-43,324.49**	**-242,113.03**	**679,846.97**	**73.74 %**
Function: 4 - CULTURE & RECREATION						
5 - Expense	494,563.00	494,563.00	0.00	0.00	494,563.00	100.00 %
Function: 4 - CULTURE & RECREATION Total:	**494,563.00**	**494,563.00**	**0.00**	**0.00**	**494,563.00**	**100.00 %**
Function: 5 - COMMUNITY & ECONOMIC DEV						
4 - Revenue	6,500.00	6,500.00	6,205.80	13,916.56	7,416.56	114.10 %
5 - Expense	193,220.00	193,220.00	9,731.90	56,233.29	136,986.71	70.90 %
Function: 5 - COMMUNITY & ECONOMIC DEV Surplus (Deficit):	**-186,720.00**	**-186,720.00**	**-3,526.10**	**-42,316.73**	**144,403.27**	**77.34 %**
Function: 6 - GENERAL GOVERNMENT						
4 - Revenue	4,178,433.00	4,178,433.00	1,600,836.70	2,038,525.34	-2,139,907.66	51.21 %
5 - Expense	910,314.00	910,314.00	38,441.56	151,174.24	759,139.76	83.39 %
Function: 6 - GENERAL GOVERNMENT Surplus (Deficit):	**3,268,119.00**	**3,268,119.00**	**1,562,395.14**	**1,887,351.10**	**-1,380,767.90**	**42.25 %**
Function: 8 - BUSINESS TYPE/ENTERPRISES						
4 - Revenue	291,500.00	291,500.00	0.00	0.00	-291,500.00	100.00 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Total:	**291,500.00**	**291,500.00**	**0.00**	**0.00**	**-291,500.00**	**100.00 %**
Fund: 001 - GENERAL Surplus (Deficit):	**0.00**	**0.00**	**1,411,290.84**	**998,520.70**	**998,520.70**	**0.00 %**
Fund: 002 - GENERAL EQUIPMENT REPLACE						
Function: 1 - PUBLIC SAFETY						
5 - Expense	75,000.00	75,000.00	0.00	43,030.00	31,970.00	42.63 %
Function: 1 - PUBLIC SAFETY Total:	**75,000.00**	**75,000.00**	**0.00**	**43,030.00**	**31,970.00**	**42.63 %**
Function: 2 - PUBLIC WORKS						
5 - Expense	168,000.00	168,000.00	0.00	0.00	168,000.00	100.00 %
Function: 2 - PUBLIC WORKS Total:	**168,000.00**	**168,000.00**	**0.00**	**0.00**	**168,000.00**	**100.00 %**
Function: 6 - GENERAL GOVERNMENT						
4 - Revenue	0.00	0.00	0.00	6,900.00	6,900.00	0.00 %
Function: 6 - GENERAL GOVERNMENT Total:	**0.00**	**0.00**	**0.00**	**6,900.00**	**6,900.00**	**0.00 %**
Function: 9 - OTHER ACTIVITIES						
4 - Revenue	243,000.00	243,000.00	0.00	0.00	-243,000.00	100.00 %
Function: 9 - OTHER ACTIVITIES Total:	**243,000.00**	**243,000.00**	**0.00**	**0.00**	**-243,000.00**	**100.00 %**
Fund: 002 - GENERAL EQUIPMENT REPLACE Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-36,130.00**	**-36,130.00**	**0.00 %**
Fund: 004 - PARK BOARD						
Function: 4 - CULTURE & RECREATION						
4 - Revenue	248,975.00	248,975.00	1,046.00	21,340.37	-227,634.63	91.43 %
5 - Expense	440,675.00	440,675.00	9,467.42	47,562.74	393,112.26	89.21 %
Function: 4 - CULTURE & RECREATION Surplus (Deficit):	**-191,700.00**	**-191,700.00**	**-8,421.42**	**-26,222.37**	**165,477.63**	**86.32 %**
Fund: 004 - PARK BOARD Surplus (Deficit):	**-191,700.00**	**-191,700.00**	**-8,421.42**	**-26,222.37**	**165,477.63**	**86.32 %**
Fund: 008 - COMMUNITY POLICING						
Function: 1 - PUBLIC SAFETY						
4 - Revenue	8,000.00	8,000.00	0.00	10,753.63	2,753.63	34.42 %
5 - Expense	20,000.00	20,000.00	1,220.66	23,217.78	-3,217.78	-16.09 %

Budget Report **For Fiscal: 2026-2027 Period Ending: 10/31/2026**

AccountTyp...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Function: 1 - PUBLIC SAFETY Surplus (Deficit):	**-12,000.00**	**-12,000.00**	**-1,220.66**	**-12,464.15**	**-464.15**	**-3.87 %**
Function: 6 - GENERAL GOVERNMENT						
4 - Revenue	12,000.00	12,000.00	5,800.00	8,293.00	-3,707.00	30.89 %
Function: 6 - GENERAL GOVERNMENT Total:	**12,000.00**	**12,000.00**	**5,800.00**	**8,293.00**	**-3,707.00**	**30.89 %**
Fund: 008 - COMMUNITY POLICING Surplus (Deficit):	**0.00**	**0.00**	**4,579.34**	**-4,171.15**	**-4,171.15**	**0.00 %**
Fund: 110 - ROAD USE						
Function: 2 - PUBLIC WORKS						
4 - Revenue	945,000.00	945,000.00	76,346.55	334,161.54	-610,838.46	64.64 %
5 - Expense	1,846,000.00	1,846,000.00	256,820.86	834,307.54	1,011,692.46	54.80 %
Function: 2 - PUBLIC WORKS Surplus (Deficit):	**-901,000.00**	**-901,000.00**	**-180,474.31**	**-500,146.00**	**400,854.00**	**44.49 %**
Fund: 110 - ROAD USE Surplus (Deficit):	**-901,000.00**	**-901,000.00**	**-180,474.31**	**-500,146.00**	**400,854.00**	**44.49 %**
Fund: 121 - SALES TAX PROJECTS						
Function: 6 - GENERAL GOVERNMENT						
4 - Revenue	1,604,875.00	1,604,875.00	120,410.32	499,779.75	-1,105,095.25	68.86 %
Function: 6 - GENERAL GOVERNMENT Total:	**1,604,875.00**	**1,604,875.00**	**120,410.32**	**499,779.75**	**-1,105,095.25**	**68.86 %**
Function: 7 - CAPITAL PROJECTS						
5 - Expense	1,604,875.00	1,604,875.00	0.00	0.00	1,604,875.00	100.00 %
Function: 7 - CAPITAL PROJECTS Total:	**1,604,875.00**	**1,604,875.00**	**0.00**	**0.00**	**1,604,875.00**	**100.00 %**
Fund: 121 - SALES TAX PROJECTS Surplus (Deficit):	**0.00**	**0.00**	**120,410.32**	**499,779.75**	**499,779.75**	**0.00 %**
Fund: 122 - HOTEL TAX						
Function: 4 - CULTURE & RECREATION						
5 - Expense	16,750.00	16,750.00	0.00	780.99	15,969.01	95.34 %
Function: 4 - CULTURE & RECREATION Total:	**16,750.00**	**16,750.00**	**0.00**	**780.99**	**15,969.01**	**95.34 %**
Function: 6 - GENERAL GOVERNMENT						
4 - Revenue	37,000.00	37,000.00	2,780.89	16,036.35	-20,963.65	56.66 %
Function: 6 - GENERAL GOVERNMENT Total:	**37,000.00**	**37,000.00**	**2,780.89**	**16,036.35**	**-20,963.65**	**56.66 %**
Function: 7 - CAPITAL PROJECTS						
5 - Expense	20,250.00	20,250.00	0.00	0.00	20,250.00	100.00 %
Function: 7 - CAPITAL PROJECTS Total:	**20,250.00**	**20,250.00**	**0.00**	**0.00**	**20,250.00**	**100.00 %**
Fund: 122 - HOTEL TAX Surplus (Deficit):	**0.00**	**0.00**	**2,780.89**	**15,255.36**	**15,255.36**	**0.00 %**
Fund: 125 - LECLAIRE ROAD TIF AREA						
Function: 6 - GENERAL GOVERNMENT						
4 - Revenue	1,129,202.00	1,129,202.00	484,810.25	580,401.92	-548,800.08	48.60 %
5 - Expense	153,859.00	153,859.00	75,916.80	75,916.80	77,942.20	50.66 %
Function: 6 - GENERAL GOVERNMENT Surplus (Deficit):	**975,343.00**	**975,343.00**	**408,893.45**	**504,485.12**	**-470,857.88**	**48.28 %**
Function: 9 - OTHER ACTIVITIES						
5 - Expense	940,080.00	940,080.00	0.00	0.00	940,080.00	100.00 %
Function: 9 - OTHER ACTIVITIES Total:	**940,080.00**	**940,080.00**	**0.00**	**0.00**	**940,080.00**	**100.00 %**
Fund: 125 - LECLAIRE ROAD TIF AREA Surplus (Deficit):	**35,263.00**	**35,263.00**	**408,893.45**	**504,485.12**	**469,222.12**	**-1,330.64 %**
Fund: 127 - LINCOLN LECLAIRE TIF AREA						
Function: 6 - GENERAL GOVERNMENT						
4 - Revenue	213,556.00	213,556.00	2,814.65	105,744.39	-107,811.61	50.48 %
5 - Expense	213,556.00	213,556.00	0.00	0.00	213,556.00	100.00 %
Function: 6 - GENERAL GOVERNMENT Surplus (Deficit):	**0.00**	**0.00**	**2,814.65**	**105,744.39**	**105,744.39**	**0.00 %**
Fund: 127 - LINCOLN LECLAIRE TIF AREA Surplus (Deficit):	**0.00**	**0.00**	**2,814.65**	**105,744.39**	**105,744.39**	**0.00 %**
Fund: 200 - DEBT SERVICE						
Function: 7 - CAPITAL PROJECTS						
4 - Revenue	1,302,440.00	1,302,440.00	143,155.21	174,345.02	-1,128,094.98	86.61 %
Function: 7 - CAPITAL PROJECTS Total:	**1,302,440.00**	**1,302,440.00**	**143,155.21**	**174,345.02**	**-1,128,094.98**	**86.61 %**
Function: 8 - BUSINESS TYPE/ENTERPRISES						
5 - Expense	1,302,440.00	1,302,440.00	0.00	0.00	1,302,440.00	100.00 %

Budget Report **For Fiscal: 2026-2027 Period Ending: 10/31/2026**

AccountTyp...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Function: 8 - BUSINESS TYPE/ENTERPRISES Total:	**1,302,440.00**	**1,302,440.00**	**0.00**	**0.00**	**1,302,440.00**	**100.00 %**
Fund: 200 - DEBT SERVICE Surplus (Deficit):	**0.00**	**0.00**	**143,155.21**	**174,345.02**	**174,345.02**	**0.00 %**
Fund: 301 - CAPITAL IMPROVEMENT FUND						
Function: 4 - CULTURE & RECREATION						
4 - Revenue	125,000.00	125,000.00	0.00	0.00	-125,000.00	100.00 %
5 - Expense	225,000.00	225,000.00	9,935.00	12,325.36	212,674.64	94.52 %
Function: 4 - CULTURE & RECREATION Surplus (Deficit):	**-100,000.00**	**-100,000.00**	**-9,935.00**	**-12,325.36**	**87,674.64**	**87.67 %**
Fund: 301 - CAPITAL IMPROVEMENT FUND Surplus (Deficit):	**-100,000.00**	**-100,000.00**	**-9,935.00**	**-12,325.36**	**87,674.64**	**87.67 %**
Fund: 320 - SHERIDAN MEADOWS POND						
Function: 4 - CULTURE & RECREATION						
4 - Revenue	315,075.00	315,075.00	0.00	0.00	-315,075.00	100.00 %
5 - Expense	315,075.00	315,075.00	8,500.00	8,500.00	306,575.00	97.30 %
Function: 4 - CULTURE & RECREATION Surplus (Deficit):	**0.00**	**0.00**	**-8,500.00**	**-8,500.00**	**-8,500.00**	**0.00 %**
Fund: 320 - SHERIDAN MEADOWS POND Surplus (Deficit):	**0.00**	**0.00**	**-8,500.00**	**-8,500.00**	**-8,500.00**	**0.00 %**
Fund: 321 - FIRE DEPT CAPITAL						
Function: 1 - PUBLIC SAFETY						
4 - Revenue	120,000.00	120,000.00	0.00	0.00	-120,000.00	100.00 %
5 - Expense	120,000.00	120,000.00	0.00	0.00	120,000.00	100.00 %
Function: 1 - PUBLIC SAFETY Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00 %**
Fund: 321 - FIRE DEPT CAPITAL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00 %**
Fund: 600 - WATER						
Function: 8 - BUSINESS TYPE/ENTERPRISES						
4 - Revenue	1,290,690.00	1,290,690.00	117,058.35	488,841.20	-801,848.80	62.13 %
5 - Expense	1,290,690.00	1,290,690.00	48,980.35	288,449.96	1,002,240.04	77.65 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Surplus (Deficit):	**0.00**	**0.00**	**68,078.00**	**200,391.24**	**200,391.24**	**0.00 %**
Fund: 600 - WATER Surplus (Deficit):	**0.00**	**0.00**	**68,078.00**	**200,391.24**	**200,391.24**	**0.00 %**
Fund: 603 - WATER DEPRECIATION						
Function: 8 - BUSINESS TYPE/ENTERPRISES						
4 - Revenue	15,000.00	15,000.00	0.00	0.00	-15,000.00	100.00 %
5 - Expense	65,000.00	65,000.00	0.00	61,096.41	3,903.59	6.01 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Surplus (Deficit):	**-50,000.00**	**-50,000.00**	**0.00**	**-61,096.41**	**-11,096.41**	**-22.19 %**
Fund: 603 - WATER DEPRECIATION Surplus (Deficit):	**-50,000.00**	**-50,000.00**	**0.00**	**-61,096.41**	**-11,096.41**	**-22.19 %**
Fund: 604 - WATER PROJECTS						
Function: 8 - BUSINESS TYPE/ENTERPRISES						
4 - Revenue	40,000.00	40,000.00	0.00	10,237.00	-29,763.00	74.41 %
5 - Expense	275,000.00	275,000.00	0.00	9,000.00	266,000.00	96.73 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Surplus (Deficit):	**-235,000.00**	**-235,000.00**	**0.00**	**1,237.00**	**236,237.00**	**100.53 %**
Fund: 604 - WATER PROJECTS Surplus (Deficit):	**-235,000.00**	**-235,000.00**	**0.00**	**1,237.00**	**236,237.00**	**100.53 %**
Fund: 610 - SEWER						
Function: 8 - BUSINESS TYPE/ENTERPRISES						
4 - Revenue	1,938,000.00	1,938,000.00	173,239.83	709,174.72	-1,228,825.28	63.41 %
5 - Expense	1,938,000.00	1,938,000.00	52,098.16	273,252.18	1,664,747.82	85.90 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Surplus (Deficit):	**0.00**	**0.00**	**121,141.67**	**435,922.54**	**435,922.54**	**0.00 %**
Fund: 610 - SEWER Surplus (Deficit):	**0.00**	**0.00**	**121,141.67**	**435,922.54**	**435,922.54**	**0.00 %**
Fund: 614 - SEWER EQUIPMENT REPLACEME						
Function: 8 - BUSINESS TYPE/ENTERPRISES						
4 - Revenue	200,000.00	200,000.00	0.00	0.00	-200,000.00	100.00 %
5 - Expense	200,000.00	200,000.00	0.00	87,379.10	112,620.90	56.31 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-87,379.10**	**-87,379.10**	**0.00 %**
Fund: 614 - SEWER EQUIPMENT REPLACEME Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-87,379.10**	**-87,379.10**	**0.00 %**

Budget Report **For Fiscal: 2026-2027 Period Ending: 10/31/2026**

AccountTyp...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 630 - ELECTRIC						
Function: 8 - BUSINESS TYPE/ENTERPRISES						
4 - Revenue	5,951,461.00	5,951,461.00	798,376.95	2,960,358.74	-2,991,102.26	50.26 %
5 - Expense	5,951,461.00	5,951,461.00	537,448.55	2,739,242.46	3,212,218.54	53.97 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Surplus (Deficit):	**0.00**	**0.00**	**260,928.40**	**221,116.28**	**221,116.28**	**0.00 %**
Fund: 630 - ELECTRIC Surplus (Deficit):	**0.00**	**0.00**	**260,928.40**	**221,116.28**	**221,116.28**	**0.00 %**
Fund: 635 - ELECTRIC DEPRECIATION						
Function: 8 - BUSINESS TYPE/ENTERPRISES						
4 - Revenue	50,000.00	50,000.00	0.00	0.00	-50,000.00	100.00 %
5 - Expense	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00 %**
Fund: 635 - ELECTRIC DEPRECIATION Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00 %**
Fund: 636 - ELECTRIC PROJECTS						
Function: 8 - BUSINESS TYPE/ENTERPRISES						
4 - Revenue	250,000.00	250,000.00	0.00	0.00	-250,000.00	100.00 %
5 - Expense	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00 %**
Fund: 636 - ELECTRIC PROJECTS Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00 %**
Fund: 750 - COMMUNITY CENTER						
Function: 4 - CULTURE & RECREATION						
4 - Revenue	0.00	0.00	0.00	2,168.20	2,168.20	0.00 %
5 - Expense	56,012.00	56,012.00	9,834.17	14,216.35	41,795.65	74.62 %
Function: 4 - CULTURE & RECREATION Surplus (Deficit):	**-56,012.00**	**-56,012.00**	**-9,834.17**	**-12,048.15**	**43,963.85**	**78.49 %**
Fund: 750 - COMMUNITY CENTER Surplus (Deficit):	**-56,012.00**	**-56,012.00**	**-9,834.17**	**-12,048.15**	**43,963.85**	**78.49 %**
Fund: 820 - INSURANCE SELF FUNDING						
Function: 0 - GENERAL						
5 - Expense	110,000.00	110,000.00	21,547.04	53,731.07	56,268.93	51.15 %
Function: 0 - GENERAL Total:	**110,000.00**	**110,000.00**	**21,547.04**	**53,731.07**	**56,268.93**	**51.15 %**
Function: 6 - GENERAL GOVERNMENT						
4 - Revenue	0.00	0.00	934.83	3,739.32	3,739.32	0.00 %
Function: 6 - GENERAL GOVERNMENT Total:	**0.00**	**0.00**	**934.83**	**3,739.32**	**3,739.32**	**0.00 %**
Function: 8 - BUSINESS TYPE/ENTERPRISES						
5 - Expense	10,000.00	10,000.00	11.13	31.43	9,968.57	99.69 %
Function: 8 - BUSINESS TYPE/ENTERPRISES Total:	**10,000.00**	**10,000.00**	**11.13**	**31.43**	**9,968.57**	**99.69 %**
Function: 9 - OTHER ACTIVITIES						
4 - Revenue	120,000.00	120,000.00	0.00	1,326.02	-118,673.98	98.89 %
Function: 9 - OTHER ACTIVITIES Total:	**120,000.00**	**120,000.00**	**0.00**	**1,326.02**	**-118,673.98**	**98.89 %**
Fund: 820 - INSURANCE SELF FUNDING Surplus (Deficit):	**0.00**	**0.00**	**-20,623.34**	**-48,697.16**	**-48,697.16**	**0.00 %**
Fund: 821 - UTILITY INSURANCE SELF FU						
Function: 6 - GENERAL GOVERNMENT						
4 - Revenue	15,000.00	15,000.00	0.00	1.62	-14,998.38	99.99 %
5 - Expense	15,000.00	15,000.00	422.34	2,901.41	12,098.59	80.66 %
Function: 6 - GENERAL GOVERNMENT Surplus (Deficit):	**0.00**	**0.00**	**-422.34**	**-2,899.79**	**-2,899.79**	**0.00 %**
Fund: 821 - UTILITY INSURANCE SELF FU Surplus (Deficit):	**0.00**	**0.00**	**-422.34**	**-2,899.79**	**-2,899.79**	**0.00 %**
Report Surplus (Deficit):	**-1,498,449.00**	**-1,498,449.00**	**2,305,862.19**	**2,357,181.91**	**3,855,630.91**	**257.31 %**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
001 - GENERAL	0.00	0.00	1,411,290.84	998,520.70	998,520.70
002 - GENERAL EQUIPMENT REPLA	0.00	0.00	0.00	-36,130.00	-36,130.00
004 - PARK BOARD	-191,700.00	-191,700.00	-8,421.42	-26,222.37	165,477.63
008 - COMMUNITY POLICING	0.00	0.00	4,579.34	-4,171.15	-4,171.15
110 - ROAD USE	-901,000.00	-901,000.00	-180,474.31	-500,146.00	400,854.00
121 - SALES TAX PROJECTS	0.00	0.00	120,410.32	499,779.75	499,779.75
122 - HOTEL TAX	0.00	0.00	2,780.89	15,255.36	15,255.36
125 - LECLAIRE ROAD TIF AREA	35,263.00	35,263.00	408,893.45	504,485.12	469,222.12
127 - LINCOLN LECLAIRE TIF AREA	0.00	0.00	2,814.65	105,744.39	105,744.39
200 - DEBT SERVICE	0.00	0.00	143,155.21	174,345.02	174,345.02
301 - CAPITAL IMPROVEMENT FUI	-100,000.00	-100,000.00	-9,935.00	-12,325.36	87,674.64
320 - SHERIDAN MEADOWS POND	0.00	0.00	-8,500.00	-8,500.00	-8,500.00
321 - FIRE DEPT CAPITAL	0.00	0.00	0.00	0.00	0.00
600 - WATER	0.00	0.00	68,078.00	200,391.24	200,391.24
603 - WATER DEPRECIATION	-50,000.00	-50,000.00	0.00	-61,096.41	-11,096.41
604 - WATER PROJECTS	-235,000.00	-235,000.00	0.00	1,237.00	236,237.00
610 - SEWER	0.00	0.00	121,141.67	435,922.54	435,922.54
614 - SEWER EQUIPMENT REPLACI	0.00	0.00	0.00	-87,379.10	-87,379.10
630 - ELECTRIC	0.00	0.00	260,928.40	221,116.28	221,116.28
635 - ELECTRIC DEPRECIATION	0.00	0.00	0.00	0.00	0.00
636 - ELECTRIC PROJECTS	0.00	0.00	0.00	0.00	0.00
750 - COMMUNITY CENTER	-56,012.00	-56,012.00	-9,834.17	-12,048.15	43,963.85
820 - INSURANCE SELF FUNDING	0.00	0.00	-20,623.34	-48,697.16	-48,697.16
821 - UTILITY INSURANCE SELF FU	0.00	0.00	-422.34	-2,899.79	-2,899.79
Report Surplus (Deficit):	**-1,498,449.00**	**-1,498,449.00**	**2,305,862.19**	**2,357,181.91**	**3,855,630.91**

AGENDA

AGENDA

CITY OF Eldridge
Hometown With A Vision

ELDRIDGE ELECTRIC AND WATER UTILITY BOARD
November 3rd, 2026 – 5:00 pm
City Hall, 305 N. 3rd Street

1. Call to Order all present
2. Public Comment – none
3. Approval of Agenda Goodding Petersen
4. Approval of Utility Board Minutes from October 6th, 2026 Petersen Hedrington

5. Financial & Administrative
   A. Consideration to Approve Bills Payable Hedrington Goodding
   B. Discussion and consideration to approve Utility Billing Policy & Procedure. Petersen Goodding
   C. Department Update

6. Electric Department
   A. Outages 3
   B. Department Update – Collin Wilson

7. Water Department
   A. Water Main Breaks 1
   B. Water Test Results all passed
   C. Discussion and consideration to approve TriCity Electric to perform the SCADA repair for the Old Tower SCADA system. table Petersen Hedrington
   D. Department Update – Cegan Long

8. Adjournment @ 5:49 pm Hedrington Petersen

NEXT REGULAR MEETING: Tuesday, November 17th, 2026, at 5:00 pm

add revision date to policy manual

Abby Petersen Mark Goodding Jeff Hedrington Michael Bristley

AGENDA

City of Eldridge Park Board

The regular meeting of the Eldridge Park Board was called to order at 6:30 p.m. on November 10, 2026, at Eldridge City Hall.

Board Members present were Tricia Campbell, Jill DeWulf, Chris Spensley, Arsal Shareef, and Samantha Nichols. Also present: Tony Rupe, Jeff Ashcraft, and Tabbitha Kramer.

Motion by DeWulf, second by Spensley to approve the agenda. All ayes. Motion carries.

Motion by Shareef, second by DeWulf to approve the minutes from the October 13, 2026 meeting. All ayes. Motion carries.

Motion by Spensley, second by Nichols to approve the park bills in the amount of $12,634.66. All ayes. All ayes. Motion carries.

Public Comment - none

Old Business –
Rupe presented estimates from two local contractors to construct the prefabricated shelter at Elmegreen Park. He reported that city engineer from Shive Hattery advised that the prefabricated shelter was the most affordable option and that it would not be beneficial to have them design a shelter and get bids. Shareef made a motion to accept the installation bid from Diamond Builders and to purchase the prefabricated shelter for a total of $166,475. DeWulf seconded. All ayes. Motion carries.
Rupe reported that the concrete and flatwork could be done this winter and the timeline for the building could be a few months, so the project will be completed in the spring.

New Business –
Rupe reported that the North Scott Elementary PE teachers requested to reserve the pickleball courts, Lions Shelter, and one ball diamond for 2 days in May of 2027. Staff is requesting clarity on the fee as there are multiple amenities being requested. The Board advised charging the established daily shelter reservation fee.

Jeff Ashcraft provided an update on the progress of the Bandshell. He reported a tentative ribbon cutting for June 1, 2027.

Motion by Nichols to adjourn at 6:55 pm. Second by DeWulf. All ayes. Motion carries.

Respectfully submitted,
Tabbitha Kramer, Deputy City Clerk