



ELDRIDGE ELECTRIC AND WATER UTILITY BOARD

May 7, 2024 – 5:00pm
City Hall, 305 N. 3rd Street

1. Call to Order
2. Public Comment
3. Approval of Agenda
4. **Approval of Utility Board Meeting Minutes from April 23, 2024**

5. Financial
 - A. **Consideration to Approve Bills Payable**

6. Electric Department
 - A. **Outages**
 - B. Department update – Collin Wilson

7. Water Department
 - A. **Water test results**
 - B. **Verizon Lease discussion update**
 - C. Department Update

8. Administrative
 - A. Discussion to promote and motivate utility customers to sign up for eStatements through utilitybilling@cityofeldridgeia.org and to utilize the online payment system by registering at [Login - Municipal Online Services \(municipalonlinepayments.com\)](http://municipalonlinepayments.com)
 - B. Department Update

9. Adjournment

NEXT REGULAR MEETING: Tuesday, May 21st, 2024 at 5:00pm

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on April 23, 2024, at Eldridge City Hall.

Board members present were Craig Gehrls, Jeff Hamilton, and Rachael Padavich. Also, present: Jacob Rowe, Jody Coffman, Brock Kroeger, Frank King, Nevada Lemke, Ryan Iossi, Mark Ridolfi, Marty O'Boyle, Olivia Donahue, Sarah Watson, and Sadie Wagner.

Public Comment – Brock Kroeger asked the board to table sections E & F of the Water Department until a further date.

Motion by Padavich to approve Agenda. Second by Hamilton. All ayes.

Motion by Hamilton to approve Utility Board Meeting Minutes from April 2, 2024. Second by Padavich. All ayes.

Motion by Hamilton to approve Special Utility Board Meeting Minutes from April 1, 2024. Second by Padavich. All ayes.

Financial –

Motion by Hamilton to approve bills payable for \$241,918.42. Second by Padavich. All ayes.

Motion by Hamilton to approve Resolution 2024-07 E&W Authorizing Budgeted FY24 Interfund Transfers. Second by Padavich. All ayes.

Motion by Hamilton to approve financial assistance for tax withholding liability for J. Powell as a result of an employer clerical error. Second by Padavich. All ayes.

Electric Department Update_ Collin Wilson was unable to attend the meeting so he forwarded the department update to Lemke to share with the board. There were no recent outages. The electric crew has been installing the new electric services for the new homes in the Townsend Farms addition and Grunwald's 2nd additions.

Water Department-

Water Test Results – Lemke shared there were 8 samples pulled from sites all over the city and the QC Analytical report shows all water tests passed.

Motion by Hamilton to approve QC Construction Services REVISED bid to include an additional \$3,257.20 to install a plastic laminate desktop station. Second by Padavich. All ayes.

Motion by Hamilton to approve a proposal from Cahoy Pump Service in the amount of \$39,462 for Phase II of the inspection and Repairs of Well #3. Second by Padavich. All ayes.

Motion by Hamilton to approve a proposal from Cahoy Pump Service in the amount of \$12,037 for the pull inspection and repairs/reinstallation of HS #4 Pump Gear. Second by Padavich. All ayes.

Motion by Hamilton to table action to rescind authorization for legal counsel at Dickinson, Bradshaw, Fowler, & Hagen, P.C. to obtain quotes or engage any third party investigation of City allegations, including rescinding of any authorization for JL Consulting to conduct any investigation until next meeting so they can conduct further discussion. Second by Padavich. All ayes.

Motion by Padavich to rescind authorization for legal counsel at Dickinson, Bradshaw, Fowler, & Hagen, P.C. to review and revise the Employee Handbook. Second by Hamilton. All ayes.

Verizon Discussion Lease Update – Lemke shared a proposal given by a Verizon representative to herself and Jeff Martens for a new Verizon lease which included breaking the current lease with a remainder of three years to start a new lease at \$1,100 a month with a 10% escalator every five years, opposed to the current \$1,700 a month with a 15% escalator bringing it to around \$2,000 in 2026 with the current lease. The new lease would begin November 1, 2024. Lemke requested they bring forward other proposals that they can bring to the board to have a discussion and possible action on. Verizon will have a proposal by next week and it will be brought to the next Utility Board Meeting.

Department Update – Stymiest was unable to attend the meeting and forwarded his update to Lemke to share. The water department crew has been working on their spring hydrant flushing and have adjusted the water tower settings to the new season settings. They also have been working on this year's hydrant painting plan. The water crew has been unsuccessful in finding funding for the 16th Ave water tower reconditioning project contracted with ISG due to it largely being considered a maintenance project. ISG's suggestion is to evaluate our local funding and determine how we can proceed with the project.

Administrative Department Update- Lemke shared that there is a vacancy in the electric department which is to be filled by a current water department employee. This can take place once a current electric department employee completes his journeymen testing, and then there will be an opening in the water department to fill.

Discussion & Review of Utility Board Fiscal Responsibilities – all board members reviewed and had no questions.

Motion by Hamilton to adjourn meeting at 5:18 pm. Second by Padavich. All ayes.

Sadie Wagner
Billing Clerk

BILLS PAYABLE

CHECK #	DEPARTMENT	FUND LINE	VENDOR	DESCRIPTION	AMOUNT
225919	ELECTRIC	630 5-820-6310	A & A AIR COND & REFRIGERATION INC	ICE MACHINE RENT (MONTHLY)	\$ 62.50
225920	ELECTRIC	630 5-820-6340	ACCESS SYSTEMS LEASING	CH COPIER LEASE (MONTHLY)	\$ 213.63
225920	ELECTRIC	630 5-820-6340	ACCESS SYSTEMS LEASING	CH COPIER LEASE (MONTHLY)	\$ 218.18
225921	WATER	600 5-810-6501	ACCO UNLIMITED CORP.	HYDROX	\$ 3,077.50
225922	WATER	600 5-810-6310	ADVANTAGE TREE SERVICES LLC	TREATED TREES	\$ 194.90
225923	WATER	600 5-810-6411	AHLERS & COONEY P.C.	GENERAL	\$ 178.00
225924	WATER	600 5-810-6371	ALLIANT ENERGY CO.	WATER TOWER (MONTHLY)	\$ 205.98
225925	ELECTRIC	630 5-820-6310	ALWAYS CLEAN LLC	CLEANING SERVICES (MONTHLY)	\$ 300.00
225915	WATER	600 5-810-6373	BOHNSACK & FROMMELT LLP	END OF YEAR 2023 AUDIT (ANNUALLY)	\$ 3,250.00
225915	ELECTRIC	630 5-820-6401	BOHNSACK & FROMMELT LLP	END OF YEAR 2023 AUDIT (ANNUALLY)	\$ 16,000.00
225916	DEP REFUNDS	630 2033	BREMER JON	DEPOSIT REFUND	\$ 81.15
225926	WATER	600 5-810-6373	CENTRAL SCOTT TELEPHONE	TELEPHONE WIFI (MONTHLY)	\$ 278.60
225926	ELECTRIC	630 5-820-6373	CENTRAL SCOTT TELEPHONE	TELEPHONE WIFI (MONTHLY)	\$ 493.00
225927	WATER	600 5-810-6408	CONTINENTAL WESTERN GROUP	GENERAL INSURANCE (MONTHLY)	\$ 17,381.18
225927	ELECTRIC	630 5-820-6408	CONTINENTAL WESTERN GROUP	GENERAL INSURANCE (MONTHLY)	\$ 52,143.53
225935	ELECTRIC	630 5-820-6450	CROSSROADS MOBILE MAINTENANCE	TRUCK INSPECTIONS (ANNUALLY)	\$ 1,239.20
225935	ELECTRIC	630 5-820-6450	CROSSROADS MOBILE MAINTENANCE	TRUCK INSPECTIONS (ANNUALLY)	\$ 1,239.20
225935	ELECTRIC	630 5-820-6450	CROSSROADS MOBILE MAINTENANCE	TRUCK INSPECTIONS (ANNUALLY)	\$ 1,204.10
225935	ELECTRIC	630 5-820-6450	CROSSROADS MOBILE MAINTENANCE	TRUCK INSPECTIONS (ANNUALLY)	\$ 1,204.10
225935	ELECTRIC	630 5-820-6450	CROSSROADS MOBILE MAINTENANCE	TRUCK INSPECTIONS (ANNUALLY)	\$ 1,373.52
225917	DEP REFUNDS	630 2033	ENGELBRECHT CHRIS	DEPOSIT REFUND	\$ 65.36
225936	ELECTRIC	630 5-820-6230	IA ASSN. MUNICIPAL UTIL.	ELECT APPRENTICE - ANNUAL TECH (ANNUALLY)	\$ 100.00
225928	ELECTRIC	630 5-820-6332	KIMBERLY DAVENPORT	SCREW	\$ 5.00
225929	WATER	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	WIRE CONNECTORS SPLICE KIT	\$ 47.28
225918	DEP REFUNDS	630 2033	MILES ARTHUR	DEPOSIT REFUND	\$ 141.41
225930	ELECTRIC	630 5-820-6414	NORTH SCOTT PRESS	UTILITY PUBLISHING (MONTHLY)	\$ 426.10
225931	WATER	600 5-810-6408	PORTER INSURANCE	CYBER INSURANCE (ANNUALLY)	\$ 884.18
225931	WATER	600 5-810-6408	PORTER INSURANCE	GENERAL INSURANCE (ANNUALLY)	\$ 4,593.14
225931	ELECTRIC	630 5-820-6408	PORTER INSURANCE	CYBER INSURANCE (ANNUALLY)	\$ 884.18
225931	ELECTRIC	630 5-820-6408	PORTER INSURANCE	GENERAL INSURANCE (ANNUALLY)	\$ 13,779.44
225932	WATER	600 5-810-6451	QC ANALYTICAL SERVICES LLC	COLIFORM (MONTHLY)	\$ 227.00
225937	WATER	600 5-810-63711	QUAD CITIES WINWATER CO	HOSE BIB	\$ 49.36
225937	WATER	600 5-810-6560	QUAD CITIES WINWATER CO	METER COUPLING	\$ 65.46
225938	ELECTRIC	630 5-820-67811	RESCO	TRANSFORMERS	\$ 63,935.00
225933	WATER	600 5-810-6373	SHARED IT INC	IT SERVICES (MONTHLY)	\$ 143.30
225933	ELECTRIC	630 5-820-6373	SHARED IT INC	IT SERVICES (MONTHLY)	\$ 143.30
225934	ELECTRIC	630 5-820-6319	TYLER TECHNOLOGIES	INCODE FEES (ANNUALLY)	\$ 22,593.50
225934	ELECTRIC	630 5-820-6319	TYLER TECHNOLOGIES	TRANSACTION FEES (QUARTERLY)	\$ 445.63
225914	ELECTRIC	630 5-820-6508	U.S. POST OFFICE	POSTAGE (MONTHLY)	\$ 1,010.13
225939	WATER	600 5-810-6311	WATER SOLUTIONS UNLIMITED	REGULATOR FOR CHLORINE CYLINDER	\$ 1,611.00
ACH	SPLIT	SPLIT	EBS	INS SELF FUNDING BENEFITS (WEEKLY)	\$ 219.07
ACH	SPLIT	SPLIT	PAYROLL 04/13/2024	PAYROLL 04/13/2024 (BI-WEEKLY)	\$ 29,952.94

CREDIT CARDS

DEPT	EMPLOYEE	FUND LINE	VENDOR	DESCRIPTION	AMOUNT
WATER	GARY MOHR	600-5-810--6506	FARM & FLEET	2 GALVANIZED PAILS - DRIP PAN FOR MOBILE GRILL	\$14.96
WATER	JACOB POWELL	600-5-810-6230	IA DNR FEES & PAYMENT	DNR WATER CERTIFICATION - FEES FOR CARDS	\$63.04
ELECTRIC	JEFF MARTENS	630-5-820-6506	SAMS CLUB	UTILITY MEMBERSHIP - SAMS CLUB (ANNUALLY)	\$50.00
WATER	MITCH MORRIS	600-5-810-6332	STANDARD BEARING	BEARINGS FOR UNIT 95 MOWER DECK SPINDLES	\$130.37
CREDIT CARDS:					\$258.37
BILLS PAYABLE:					\$ 241,660.05
GRAND TOTAL:					\$241,918.42

BILLS PAYABLE 05/07/2024

CHECK #	FUND	VENDOR	DESCRIPTION	AMOUNT
820	630 5-820-6503	CENTRAL MUNICIPAL POWER MONTHLY	ENERGY SUPPLY	\$ 71,269.35
821	821 5-630-6184	EBS WEEKLY	CLAIM FUNDING	\$ 519.29
822	600 5-810-6150	EBS MONTHLY	PSF/FLEX/COBRA - ADMIN FEES	\$ 29.70
822	630 5-820-6150	EBS MONTHLY	PSF/FLEX/COBRA - ADMIN FEES	\$ 78.67
838	821 5-630-6184	EBS WEEKLY	CLAIM FUNDING	\$ 1,340.35
839	600 5-810-6418	IA DEPT OF REVENUE & FINANCE MONTHLY	SALES TAX 3/24	\$ 1.79
840	630 5-820-6502	MIDAMERICAN ENERGY CO MONTHLY	WS-4 LOUISA	\$ 20,000.00
840	630 5-820-6501	MIDAMERICAN ENERGY CO MONTHLY	LOUISA	\$ 55,000.00
225940	630 2033	CARTER JOSHUA	DEPOSIT REFUND	\$ 19.07
225941	630 2033	DENNIS JAROD	DEPOSIT REFUND	\$ 6.56
225942	630 2033	REYES WILLIAM	DEPOSIT REFUND	\$ 143.08
225943	600 5-810-6160	CONTINENTAL WESTERN GROUP ANNUALLY	WORKERS COMP INS PREM	\$ 2,461.68
225943	630 5-820-6160	CONTINENTAL WESTERN GROUP ANNUALLY	WORKERS COMP INS PREM	\$ 7,385.02
225944	600 5-810-6150	DELTA DENTAL MONTHLY	LIFE INSURANCE PREMIUMS	\$ 12.20
225944	630 5-820-6150	DELTA DENTAL MONTHLY	LIFE INSURANCE PREMIUMS	\$ 25.80
225944	600 5-810-6150	DELTA DENTAL MONTHLY	LONG TERM DIS INS PREMIUMS	\$ 65.25
225944	630 5-820-6150	DELTA DENTAL MONTHLY	LONG TERM DIS INS PREMIUMS	\$ 127.76
225945	600 5-810-6408	THE CINCINNATI INS CO ANNUALLY	EQUIPMENT INSURANCE	\$ 460.62
225945	630 5-820-6408	THE CINCINNATI INS CO ANNUALLY	EQUIPMENT INSURANCE	\$ 1,381.86
225946	600 5-810-6150	WELLMARK BLUE CROSS MONTHLY	EMPLOYEE HEALTH INS PREMIUMS	\$ 2,314.80
225946	630 5-820-6150	WELLMARK BLUE CROSS MONTHLY	EMPLOYEE HEALTH INS PREMIUMS	\$ 4,563.05
225947	600 5-810-6331	WEX BANK MONTHLY	FUEL	\$ 437.12
225947	630 5-820-6331	WEX BANK MONTHLY	FUEL	\$ 233.04
225948	630 2033	AMHOF TRUCKING INC.	METER READ ISSUE - ACCT REFUND	\$ 6,374.09
225949	VOIDED	DELTA DENTAL		
225950	630 2033	WOODRUFF KAYLIE	DEPOSIT REISSUED CHECK	\$ 41.12
225951	600 5-810-6010	POWELL JACOB	TAX LIABILITY DUE CLERICAL ERR	\$ 1,711.50
225952	630 5-820-6508	U.S. POST OFFICE MONTHLY	POSTAGE-POSTCARDS	\$ 1,015.41
225953	630 2033	MACKIE CHERYL	ONLINE PYMT ISSUE - ACCT REFUND	\$ 103.65
225954	600 5-810-6150	DELTA DENTAL MONTHLY	DENTAL INSURANCE PREMIUMS	\$ 222.30
225954	630 5-820-6150	DELTA DENTAL MONTHLY	DENTAL INSURANCE PREMIUMS	\$ 272.88
225955	630 5-820-6310	A & A AIR COND & REFRIG INC MONTHLY	ICE MACHINE RENTAL	\$ 62.50
225956	630 5-820-6340	ACCESS SYSTEMS LEASING MONTHLY	CH COPIER LEASE	\$ 175.88
225956	630 5-820-6340	ACCESS SYSTEMS LEASING MONTHLY	CITY SHOP COPIER LEASE	\$ 202.18
225957	600 5-810-6332	AE OUTDOOR POWER	WATER DEPT MOWER	\$ 376.06
225958	630 5-820-6506	AMAZON CAPITAL SERVICES	LATE NOTICE PAPER	\$ 88.38
225959	600 5-810-6373	BOHNSACK & FROMMELT LLP	ACCOUNTING SERVICES	\$ 390.65
225959	630 5-820-6401	BOHNSACK & FROMMELT LLP	ACCOUNTING SERVICES	\$ 1,562.47
225960	630 5-820-6310	CINTAS CORPORATION MONTHLY	CITY SHOP MATS	\$ 67.88
225960	630 5-820-6310	CINTAS CORPORATION MONTHLY	CITY HALL MATS	\$ 45.11
225961	630 5-820-6450	CROSSROADS MOBILE MAINT ANNUALLY	TRUCK INSPECTION	\$ 1,038.58
225962	600 5-810-6332	EASTERN IOWA TIRE	MOWER FRONT TIRE TUBES	\$ 22.90
225963	600 5-810-63711	ELDRIDGE WELDING	FLUSHING BOX	\$ 134.00
225964	630 5-820-6560	FLETCHER-REINHARDT CO.	ELECTRIC SUPPLIES	\$ 2,266.15
225965	600 5-810-6181	G T SPORTS UNLIMITED ANNUALLY	SAFETY GREEN TSHIRTS	\$ 90.00
225966	600 5-810-6311	GRAINGER	SOLENOID VALVE - WATER PLANT	\$ 1,026.54
225967	600 5-810-6501	HACH CO.	MONOCHLORAMINE, CHLORINE	\$ 1,315.70
225968	600 5-810-6501	HAWKINS INC.	CHLORINE	\$ 60.00
225968	600 5-810-6501	HAWKINS INC.	CHLORINE	\$ 1,648.73
225969	600 5-810-6213	IA ASSN. MUNICIPAL UTIL. QUARTERLY	APRIL-JUNE 24 SAFETY TRAINING	\$ 1,280.71

225969	630 5-820-64401	IA ASSN. MUNICIPAL UTIL. QUARTERLY	APRIL-JUNE 24 SAFETY TRAINING	\$ 1,280.71
225970	630 5-820-6450	IOWA ONE CALL MONTHLY	LOCATES	\$ 137.80
225971	600 5-810-6752	JANDA MOTOR SERVICES	AC REPAIR - HS PUMP #4	\$ 1,500.00
225971	600 5-810-6752	JANDA MOTOR SERVICES	AC REPAIR - HS PUMP #1	\$ 1,500.00
225971	600 5-810-6752	JANDA MOTOR SERVICES	AC REPAIR - MOTOR - WELL #3	\$ 2,100.00
225972	600 5-810-63711	KLM ENGINEERING INC	WATER TOWER LADDER REPAIR	\$ 6,240.00
225973	600 5-810-6310	MENARDS	WATER PLANT SLEANING SUPPLIES	\$ 71.61
225973	630 5-820-6507	MENARDS	LOCATE PAINT	\$ 42.45
225974	630 5-820-6310	MERSCHMAN HARDWARE	BATTERIES	\$ 35.98
225974	600 5-810-6310	MERSCHMAN HARDWARE	240 SPRAYER WATER PLANT	\$ 19.99
225974	600 5-810-6310	MERSCHMAN HARDWARE	WASP ANMD HORNET KILLER	\$ 8.00
225975	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	WATER METERS SUPPLIES	\$ 51.39
225975	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	WATER METERS	\$ 148.78
225975	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	WATER METERS	\$ 1,048.46
225975	600 5-810-63711	METERING & TECHNOLOGY SOLUTIONS	METERS	\$ 1,266.74
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	401 S 16TH AVE GENERATOR	\$ 11.44
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	853 N 1ST GENERATOR	\$ 12.56
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	851N 1ST ST WELL 5	\$ 22.12
225976	630 5-820-6371	MIDAMERICAN ENERGY CO MONTHLY	120 E IOWA ST	\$ 197.63
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	503 W DONAHUE ST	\$ 281.34
225976	600 5-810-6371	MIDAMERICAN ENERGY CO MONTHLY	212 N 3RD ST	\$ 30.00
225977	600 5-810-6332	MUSCATINE LAWN & POWER	MOWER BLADES	\$ 89.28
225978	630 5-820-6414	NORTH SCOTT PRESS MONTHLY	UTILITY BOARD MINUTES	\$ 244.25
225979	600 5-810-6332	P & K MIDWEST INC	STRING TRIMMER AT W PLANT	\$ 15.99
225980	600 5-810-6332	PATRIOT LINCOLN OF DAVENPORT	UNIT 22 RELAY	\$ 97.32
225981	600 5-810-63711	PLEASANT VALLEY REDI-MIX INC	LECLAIRE 5TH & VALLEY WTRMAIN	\$ 493.00
225982	600 5-810-6520	QUAD CITIES TAS MONTHLY	ANSWERING SERVICE	\$ 33.27
225982	630 5-820-6450	QUAD CITIES TAS MONTHLY	ANSWERING SERVICE	\$ 33.28
225983	600 5-810-6560	QUAD CITIES WINWATER CO	METER COUPLING	\$ 445.60
225984	600 5-810-6310	RAGAN MECHANICAL	ACTUATED CONTROL VALVES	\$ 12,675.00
225985	630 5-820-6181	RILCO SAFETY SUPPLY	EAGLE - FR CLOTHING	\$ 449.40
225986	600 5-810-6010	ROBERT HALF WEEKLY	OVERSTREET- TEMP SERVICES	\$ 46.68
225986	630 5-820-6010	ROBERT HALF WEEKLY	OVERSTREET- TEMP SERVICES	\$ 186.76
225987	600 5-810-6506	STAPLES	DATA STICKS	\$ 38.24
225987	630 5-820-6491	STAPLES	POLY BAGS	\$ 44.97
225987	600 5-810-6506	STAPLES	POLY BAGS	\$ 44.97
225988	630 5-820-6560	STUART C IRBY CO	TUBING	\$ 409.28
225989	630 5-820-6319	TYLER TECHNOLOGIES ANNUALLY	ANNUAL FEES	\$ 1,407.54
225990	600 5-810-6560	VAN WERT INC	ERTs (METER COMM MODULES)	\$ 2,608.08
225991	630 5-820-6373	VERIZON WIRELESS MONTHLY	UTILITY CELLULAR	\$ 132.83
225991	600 5-810-6373	VERIZON WIRELESS MONTHLY	UTILITY CELLULAR	\$ 149.93
225992	600 5-810-6520	WHITE ROOFING CO. INC.	CRANE RENTAL	\$ 237.50
ACH	SPLIT	PAYROLL 4/27/2024 BI-WEEKLY	PAYROLL 4/27/2024	\$ 31,808.39
TOTAL:				\$ 257,169.99

OUTAGE REPORT

Date: 5/3/24

Address: 550 N. 9TH Ave.

Outage Time: 10:00 am – 10:20 am

Cause: Animal Contact

of Customers: 1

Laboratory Report

Eldridge, City of
 Jake Rowe
 305 North 3rd Street
 Eldridge, IA 52748

Date Received: 03/20/24 14:01
Date Reported: 05/02/24 13:24
Project: PWS ID # IA8230008 Eldridge
 Send Invoice to AP

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: 1660 Fox Ridge Rd. Grab		Date Sampled: 03/19/24 14:32		Date Received: 03/20/24 14:01		
Lab No.: 24C2049-01		Sampled by: Bryson Stymiest				

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	03/20/24 14:08	ad	SM 9223B	
Field Chlorine	1.95	mg/L	03/19/24 14:32	Bryson S	SM 4500 Cl G	

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: 919 W. Pinehurst Dr. Grab		Date Sampled: 03/19/24 14:02		Date Received: 03/20/24 14:01		
Lab No.: 24C2049-02		Sampled by: Bryson Stymiest				

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	03/20/24 14:08	ad	SM 9223B	
Field Chlorine	2.55	mg/L	03/19/24 14:02	Bryson S	SM 4500 Cl G	

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: 1212 W. Donahue St Grab		Date Sampled: 03/19/24 12:53		Date Received: 03/20/24 14:01		
Lab No.: 24C2049-03		Sampled by: Bryson Stymiest				

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	03/20/24 14:08	ad	SM 9223B	
Field Chlorine	2.35	mg/L	03/19/24 12:53	Bryson S	SM 4500 Cl G	

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: 251 E. Iowa St Grab		Date Sampled: 03/19/24 11:42		Date Received: 03/20/24 14:01		
Lab No.: 24C2049-04		Sampled by: Jacob Powell				

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	03/20/24 14:08	ad	SM 9223B	
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Analysis Certified by:



Amy Dobbela For Randall Wanke, Laboratory Director

Randal Wanke, Laboratory Director

Eldridge, City of 305 North 3rd Street Eldridge IA, 52748	Project: PWS ID # IA8230008 Eldridge Send Invoice to AP Client Contact: Jake Rowe	Reported: 05/02/24 13:24
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Field Chlorine	2.32	mg/L	03/19/24 11:42	Jacob Po	SM 4500 CI G
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Analyte	Result	Units	Analyzed	Analyst	Method	Notes
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Sample ID: 3208 Heinter Ln Grab	Date Sampled: 03/20/24 10:01	Date Received: 03/20/24 14:01
Lab No.: 24C2049-05	Sampled by: Bryson Stymiest	

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	03/20/24 14:08	ad	SM 9223B
Field Chlorine	1.54	mg/L	03/20/24 10:01	Bryson S	SM 4500 CI G

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
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Sample ID: 3214 S. 16th Ave Grab	Date Sampled: 03/20/24 10:31	Date Received: 03/20/24 14:01
Lab No.: 24C2049-06	Sampled by: Bryson Stymiest	

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	03/20/24 14:08	ad	SM 9223B
Field Chlorine	1.92	mg/L	03/20/24 10:31	Bryson S	SM 4500 CI G

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
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Sample ID: 417 Broadmoor Dr. Grab	Date Sampled: 03/20/24 10:44	Date Received: 03/20/24 14:01
Lab No.: 24C2049-07	Sampled by: Bryson Stymiest	

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	03/20/24 14:08	ad	SM 9223B
Field Chlorine	2.41	mg/L	03/20/24 10:44	Bryson S	SM 4500 CI G

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
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Sample ID: 101 S. 27th Ave Grab	Date Sampled: 03/20/24 12:38	Date Received: 03/20/24 14:01
Lab No.: 24C2049-08	Sampled by: Bryson Stymiest	

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	03/20/24 14:08	ad	SM 9223B
Field Chlorine	2.20	mg/L	03/20/24 12:38	Bryson S	SM 4500 CI G

N-1 Negative
_A Bacteria Absent

Laboratory Report

Eldridge, City of
 Jake Rowe
 305 North 3rd Street
 Eldridge, IA 52748

Date Received: 03/20/24 15:03
Date Reported: 05/02/24 13:24
Project: PWS ID # IA8230008 Eldridge
 Send Invoice to AP

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: Plant Tap Grab			Date Sampled: 03/20/24 7:30		Date Received: 03/20/24 15:03	
Lab No.: 24C2055-01			Sampled by: Jacob Powell			
Classical Chemistry Parameters						
Fluoride	0.762	mg/L	03/20/24 17:02	EV	EPA 300.0	
Field Fluoride	0.67	mg/L	03/20/24 7:30	Jacob Powell		

Analysis Certified by:



Amy Dobbelare For Randall Wanke, Laboratory Director

Randal Wanke, Laboratory Director

Laboratory Report

Eldridge, City of
 Jake Rowe
 305 North 3rd Street
 Eldridge, IA 52748

Date Received: 04/10/24 14:44
Date Reported: 05/02/24 13:23
Project: PWS ID # IA8230008 Eldridge
 Send Invoice to AP

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: 1250 W Maple Street - Routine Grab			Date Sampled: 04/10/24 13:10	Date Received: 04/10/24 14:44		
Lab No.: 24D1065-01			Sampled by: Bryson Stymiest			

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	04/10/24 14:54	ad	SM 9223B	
Field Chlorine	3.16	mg/L	04/10/24 13:10	Bryson S	SM 4500 Cl G	

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: 120 N 2nd St - Routine Grab			Date Sampled: 04/10/24 11:15	Date Received: 04/10/24 14:44		
Lab No.: 24D1065-02			Sampled by: Bryson Stymiest			

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	04/10/24 14:54	ad	SM 9223B	
Field Chlorine	3.89	mg/L	04/10/24 11:15	Bryson S	SM 4500 Cl G	

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: 120 S 3rd Ave - Routine Grab			Date Sampled: 04/10/24 11:13	Date Received: 04/10/24 14:44		
Lab No.: 24D1065-03			Sampled by: Bryson Stymiest			

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	04/10/24 14:54	ad	SM 9223B	
Field Chlorine	3.57	mg/L	04/10/24 11:13	Bryson S	SM 4500 Cl G	

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: 121 S 14th Ave - Routine Grab			Date Sampled: 04/10/24 10:41	Date Received: 04/10/24 14:44		
Lab No.: 24D1065-04			Sampled by: Bryson Stymiest			

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	04/10/24 14:54	ad	SM 9223B	
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Analysis Certified by:



Amy Dobbela For Randall Wanke, Laboratory Director

Randal Wanke, Laboratory Director

Eldridge, City of 305 North 3rd Street Eldridge IA, 52748	Project: PWS ID # IA8230008 Eldridge Send Invoice to AP Client Contact: Jake Rowe	Reported: 05/02/24 13:23
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Field Chlorine	1.38	mg/L	04/10/24 10:41	Bryson S	SM 4500 CI G
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Analyte	Result	Units	Analyzed	Analyst	Method	Notes
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Sample ID: 1075 Rustic View Ct - Routine Grab	Date Sampled: 04/09/24 11:13	Date Received: 04/10/24 14:44
Lab No.: 24D1065-05	Sampled by: Eldridge Personnel	

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	04/10/24 14:54	ad	SM 9223B
Field Chlorine	2.07	mg/L	04/09/24 11:13	Eldridge I	SM 4500 CI G

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
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Sample ID: 807 Sawgrass Ct - Routine Grab	Date Sampled: 04/09/24 10:36	Date Received: 04/10/24 14:44
Lab No.: 24D1065-06	Sampled by: Bryson Stymiest	

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	04/10/24 14:54	ad	SM 9223B
Field Chlorine	2.60	mg/L	04/09/24 10:36	Bryson S	SM 4500 CI G

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
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Sample ID: 102 W. Harvest St Grab	Date Sampled: 04/09/24 10:02	Date Received: 04/10/24 14:44
Lab No.: 24D1065-07	Sampled by: Bryson Stymiest	

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	04/10/24 14:54	ad	SM 9223B
Field Chlorine	3.64	mg/L	04/09/24 10:02	Bryson S	SM 4500 CI G

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
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Sample ID: 212 N 3rd St - Routine Grab	Date Sampled: 04/09/24 9:51	Date Received: 04/10/24 14:44
Lab No.: 24D1065-08	Sampled by: Bryson Stymiest	

Classical Chemistry Parameters

Total Coliforms	Negative	MPN/100 mL	04/10/24 14:54	ad	SM 9223B
Field Chlorine	3.30	mg/L	04/09/24 9:51	Bryson S	SM 4500 CI G

N-1 Negative
_A Bacteria Absent

Laboratory Report

Eldridge, City of
 Jake Rowe
 305 North 3rd Street
 Eldridge, IA 52748

Date Received: 04/10/24 14:40
Date Reported: 05/02/24 13:24
Project: PWS ID # IA8230008 Eldridge
 Send Invoice to AP

Analyte	Result	Units	Analyzed	Analyst	Method	Notes
Sample ID: 500 Donahue St Grab			Date Sampled: 04/10/24 7:48		Date Received: 04/10/24 14:40	
Lab No.: 24D1064-01			Sampled by: Bryson Stymiest			
Classical Chemistry Parameters						
Fluoride	0.592	mg/L	04/11/24 17:14	EV	EPA 300.0	
Field Chlorine	0.71	mg/L	04/10/24 7:48	Bryson S	SM 4500 Cl G	

Analysis Certified by:



Amy Dobbelare For Randall Wanke, Laboratory Director

Randal Wanke, Laboratory Director



April 23, 2024

ATTN: City of Eldridge

Site Name: [Eldridge](#)

Site ID: [37896](#)

Dear Landlord,

I am following up with you regarding our recent telephone conversation setting forth Verizon Wireless's Lease Optimization Program. As discussed during our conversation, Verizon Wireless is interested in making certain modifications to the cell site lease regarding the Verizon Wireless communications facility on your property. These lease modifications will allow the cell site on your property to better meet Verizon Wireless's current operational needs and enhance its long-term value to the overall network.

Criteria for Cell Site Retention

As we discussed, Verizon Wireless would like to include this site in its long-term portfolio under the following terms:

- **New Rent Amount:** [\\$950.00](#) per month, commencing on [\(11/1/2024\)](#)
- **New Rent Escalator:** [Ten Percent \(10%\)](#) every 5 years (next increase on [11/1/2029](#))
- **Additional Renewal Terms:** Four (4) additional five (5) year renewal terms

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- **Lump Sum Payment Option:** Provide a one-time lump sum payment of **\$210,000.00**. In return, you will grant a ninety-nine (99) year easement on your property.

The foregoing proposal does not constitute a binding offer to amend the lease. No legal obligation is created by this letter or any other written or oral communications until a written amendment to the lease has been signed by both Landlord and Verizon Wireless. Verizon Wireless will continue to abide by the terms of the current lease until an amendment has been executed or the existing lease has been terminated or expires. Verizon Wireless values its affiliation with you and hopes that you choose to secure your site(s) to continue a long and mutually profitable relationship in the years to come. After having reviewed this proposal, please contact me prior to **April 30th, 2024**.

Sincerely,



Nicholas Politz
Lease Consultant
Lease Optimization - CENREV

0 469.384.3078

180 Washington Valley Road, Bedminster, NJ 07921