Bettendorf IOWA

a premier city

Vision

THE CITY OF BETTENDORF IS THE MOST LIVABLE COMMUNITY WITH RICH EDUCATIONAL, CULTURAL AND RECREATIONAL OPPORTUNITIES WHERE WE ENJOY A VIBRANT RIVERFRONT AND A GROWING, COMPETITIVE BUSINESS ENVIRONMENT.
WE TAKE PRIDE IN OUR GREAT COMMUNITY

The Vision Statement for the City of Bettendorf outlines what Bettendorf wants in the future. Our preferred future is defined in value-based principles that can guide policies, decisions and operations. The City of Bettendorf is a Premier City in which to live.

BETTENDORF CITY COUNCIL
COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS – CITY HALL

TUESDAY, MAY 5, 2020
6:15 P.M.

AGENDA

I. CONSENT AGENDA ITEMS

- Resolution approving a site development plan for 4465 53rd Avenue (Lot 1, Shops of the Woodlands), submitted by Windmiller Design Build (Case 20-008) – Interim Community Development Director Brent Morlok and City Planner Greg Beck ***(See Consent Agenda Q)***

- Resolution approving a site development plan for Lot 3, Glenbrook Ridge Third Addition, submitted by Clinton Albrecht (Case 20-013) – Interim Community Development Director Brent Morlok and City Planner Greg Beck ***(See Consent Agenda R)***

- Resolution approving a site development plan for 3014 and 3038 Charissa's Place and 3010, 3013, 3036 and 3037 Mary Leigh Drive, submitted by Youssi Investments of Iowa, LLC (Case 20-020) – Interim Community Development Director Brent Morlok and City Planner Greg Beck ***(See Consent Agenda S)***

II. OPERATIONAL ITEMS

III. REMAINING CONSENT AGENDA ITEMS

IV. ITEMS ADDED BY MAYOR AND COUNCIL

V. PRESENTATION

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA, WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILIARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE. THE REQUIREMENT THAT AN ORDINANCE BE READ THREE TIMES BEFORE PASSAGE MAY BE WAIVED BY COUNCIL UPON AN AFFIRMATIVE VOTE OF SIX OF THE SEVEN COUNCIL MEMBERS. THE PUBLIC IS ADVISED TO TAKE NOTE OF THIS PROCESS AND BE PREPARED TO SPEAK EITHER FOR OR AGAINST ANY ORDINANCE AT THE TIME OF FIRST READING.

CITY OF BETTENDORF CITY COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL

TUESDAY, MAY 5, 2020
7:00 P.M.

The Bettendorf City Council meeting will be open to the public. Additional and necessary measures will be taken to adhere to social distancing recommendations. Any members of the public who wish to be heard at the Public Requests of Council, or for any Public Hearing scheduled to appear, should attend the Council Meeting in person, or contact 563-344-4013 for specific questions or alternative participation. In an effort to practice social distancing and in support of CDC guidelines, the City of Bettendorf will broadcast this public meeting online at http://www.bettendorf.org/live-meeting

Constituents who do not have a matter to address with City Council in person are strongly encouraged to stay at home and view the meeting online.

AGENDA

1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION**

4. **PUBLIC REQUESTS OF COUNCIL**

5. **PUBLIC HEARING**

   Regarding the 2020 Alley Rehabilitation Program

6. **RESOLUTION**

   Council Member Sechser to present a resolution approving the plans, specifications and form of contract for the 2020 Alley Rehabilitation Program

7. **CONSENT AGENDA**

8. **ADJOURN**

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILLARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE. THE REQUIREMENT THAT AN ORDINANCE BE READ THREE TIMES BEFORE PASSAGE MAY BE WAIVED BY COUNCIL UPON AN AFFIRMATIVE VOTE OF SIX (6) OF THE SEVEN (7) COUNCIL MEMBERS. THE PUBLIC IS ADVISED TO TAKE NOTE OF THIS PROCESS AND BE PREPARED TO SPEAK EITHER FOR OR AGAINST ANY ORDINANCE AT THE TIME OF FIRST READING.

CONSENT AGENDA
MAY 5, 2020

ALL ITEMS APPEARING BELOW ARE CONSIDERED ROUTINE BY THE CITY COUNCIL AND SHALL BE ENACTED BY ONE MOTION. IF DISCUSSION IS DESIRED, THAT ITEM SHALL BE REMOVED AND DISCUSSED SEPARATELY.

A. Minutes from April 21, 2020. (Approve and Adopt)

B. Resolution setting a public hearing date to adopt the City's FY19/20 Budget Amendments. (Approve and Adopt)

C. Resolution setting the date for a public hearing and directing the advertising of bids for the 2020 Intake Repair Program. (Approve and Adopt)

D. Resolution setting the date for a public hearing and directing the advertising of bids for the Forest Grove Drive Turn Lane Project. (Approve and Adopt)

E. Resolution awarding the contract and approving the contract and bond for the Glendale Mobile Home Park Retaining Wall Project. (Approve and Adopt)

F. Resolution awarding the contract for the Parkway Drive Storm Sewer Repair Project. (Approve and Adopt)

G. Resolution accepting improvements for the 2019 Full Depth Patching Program. (Approve and Adopt)

H. Resolution approving Amendment No. 1 for design services for the Palmer Hills Golf Course Putting Course Improvements. (Approve and Adopt)

I. Resolution approving the Agency Safety Plan for Bettendorf Transit. (Approve and Adopt)

J. Resolution ordering the installation of street lights in Forest Grove Crossing 3rd Addition. (Approve and Adopt)

K. Resolution reapproving the final plat of Glenbrook Ridge Third Addition, submitted by Nelson Construction & Development (Case 20-005). (Approve and Adopt)

L. Resolution approving the final plat of Old Hunters Woods Seventh Addition (replat), submitted by Tim Dolan Development Co. (Case 20-006). (Approve and Adopt)

M. Resolution approving the final plat of Pleasant Harbor 2nd Addition, submitted by Allen Jenkins (Case 20-011). (Approve and Adopt)

N. Resolution approving the final plat of Creek Ridge Estates 3rd Addition (replat), submitted by Ray McDevitt (Case 20-014). (Approve and Adopt)

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILLARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE. THE REQUIREMENT THAT AN ORDINANCE BE READ THREE TIMES BEFORE PASSAGE MAY BE WAIVED BY COUNCIL UPON AN AFFIRMATIVE VOTE OF SIX (6) OF THE SEVEN (7) COUNCIL MEMBERS. THE PUBLIC IS ADVISED TO TAKE NOTE OF THIS PROCESS AND BE PREPARED TO SPEAK EITHER FOR OR AGAINST ANY ORDINANCE AT THE TIME OF FIRST READING.

O. Resolution approving the final plat of Spencer Hollow 4th Addition, submitted by Kristin Crawford/IMEG (Case 20-018). (Approve and Adopt)

P. Resolution approving the final plat of Spencer Hollow 5th Addition, submitted by Kristin Crawford/IMEG (Case 20-019). (Approve and Adopt)

Q. Resolution approving a site development plan for 4465 53rd Avenue (Lot 1, Shops of the Woodlands), submitted by Windmiller Design Build (Case 20-008). (Approve and Adopt)

R. Resolution approving a site development plan for Lot 3, Glenbrook Ridge Third Addition, submitted by Clint Albrecht (Case 20-013). (Approve and Adopt)

S. Resolution approving a site development plan for 3014 and 3038 Charissa's Place and 3010, 3013, 3036 and 3037 Mary Leigh Drive, submitted by Youssi Investments of Iowa, LLC (Case 20-020). (Approve and Adopt)

T. Resolution approving liquor license renewals for Los Amigos; QC Mart (Middle Rd location); Home2 Suites; Cambria Hotel; The Tangled Wood; and CVS #8633. (Approve and Adopt)

U. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILLARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE. THE REQUIREMENT THAT AN ORDINANCE BE READ THREE TIMES BEFORE PASSAGE MAY BE WAIVED BY COUNCIL UPON AN AFFIRMATIVE VOTE OF SIX (6) OF THE SEVEN (7) COUNCIL MEMBERS. THE PUBLIC IS ADVISED TO TAKE NOTE OF THIS PROCESS AND BE PREPARED TO SPEAK EITHER FOR OR AGAINST ANY ORDINANCE AT THE TIME OF FIRST READING.

MEETING DATE: May 5, 2020
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: 1, 3

Item Title:

Public hearing for the 2020 Alley Rehabilitation Program.

Resolution approving the plans, specifications and form of contract for the 2020 Alley Rehabilitation Program.

Explanation:

The proposed improvements consist of rehabilitating four (4) alleys at the following locations: 8th Street to 10th Street between Hall Street and Jones Street, 8th Street west to the end of the alley (Old Jefferson School site) between Jones Street and Holmes Street, 21st Street to 23rd Street between Oak Street and Bellevue Avenue, and 28th Street to 29th Street between Bellevue Avenue and Central Avenue. The total length of the improvements is approximately 2,210 lineal feet. The proposed improvements consist of milling and disposing of the existing surface and subbase, placement of granular subbase and resurfacing with 5" Hot Mix Asphalt (HMA). The 8th Street alley west to the old Jefferson School site will require the replacement of the existing sanitary sewer. Limited storm sewer work will accompany the alley design on 28th Street to 29th Street between Bellevue Avenue and Central Avenue. The program also includes partial construction of driveways, sodding, and other work related to reconstructing the alleys.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:

The Community Improvement Program has sufficient monies budgeted for the project.

List Attachments:
Resolution
Plans and Specifications (on file in the office of the City Engineer)
Map

RESOLUTION NO._____-20

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE 2020 ALLEY REHABILITATION PROGRAM

WHEREAS, plans, specifications, notice to bidders and form of contract are on file in the office of the City Engineer for construction of certain improvements to the street system of said city; namely the

2020 Alley Rehabilitation Program

WHEREAS, notice of hearing on the specifications, and form of contract was published as required by law, and

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 5th day of May, 2020,

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the plans, specifications, and form of contract be approved and adopted as the plans, specifications, and form of contract for said improvements.

Passed, Approved and Adopted this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Asphalt / Sealcoat Alley Reconstructions Since 2016

N

Existing

Proposed

Completed

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

APRIL 21, 2020

The City Council of Bettendorf, Iowa met in regular session on April 21, 2020 at approximately 7:15 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa. The Council meeting started a little later than usual due to the Committee of the Whole meeting, which was held at 6:30 p.m., running longer than expected.

Due to the current COVID-19 situation, additional and necessary measures were taken at the City Council meeting to adhere to social distancing recommendations. Members of the public who wished to be heard at the Public Requests of Council, or for any Public Hearing scheduled to appear, were asked to attend the Council Meeting in person, or contact 563-344-4013 for specific questions or alternative participation. In an effort to practice social distancing and in support of CDC guidelines, the City of Bettendorf broadcasted this public meeting online at http://www.bettendorf.org/live-meeting. Constituents who did not have a matter to address with City Council in person were strongly encouraged to stay at home and view the meeting online.

In order to follow CDC Guidelines, two of our Council Members and the majority of our Department Heads attended tonight's meeting telephonically.

Council Members Present: Adamson (telephonically), Brown (telephonically), Connors, Naumann, Sechser, Baden
Council Members Absent: Webster
Presiding: Mayor Robert S. Gallagher

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed with an Invocation given by Michelle Spencer.

PUBLIC REQUESTS OF COUNCIL

No one addressed the Council and the session was closed.

PUBLIC HEARING REGARDING THE FY2021 APPLICATION FOR STATE TRANSIT ASSISTANCE FUNDS FOR TRANSIT SYSTEM OPERATIONS

Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Sechser presented a resolution approving the FY2021 application for State Transit Funds for Transit System Operations, and made a motion to approve the resolution as presented. Council Member Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Adamson (aye); Brown (aye); Connors (aye) and Naumann (aye). The motion passed 6-0.

ORDINANCE – THIRD AND FINAL READING AMENDING SECTION 11-11-3.A.1 OF TITLE 11 – SUPPLEMENTAL USE REGULATIONS – RESIDENTIAL USES

Council Member Connors presented the third and final reading of an ordinance amending Section 11-11-3.A.1 of Title 11 – Supplemental Use Regulations – Residential Uses, and made a motion to approve the ordinance at its final reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Adamson (aye); Brown (aye); Connors (aye) and Naumann (aye). The motion passed 6-0.

ORDINANCE – THIRD AND FINAL READING AMENDING SECTIONS 11-2-7.R. KENNELS AND 11-2-1.II VETERINARY SERVICES (GENERAL) OF THE CITY OF BETTENDORF ZONING ORDINANCE

Council Member Connors presented the third and final reading of an ordinance amending Section 11-2-7.R. Kennels and 11-2-1.II Veterinary Services (General) of the City of Bettendorf Zoning Ordinance, and made a motion to approve the ordinance at its final reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Adamson (aye); Brown (aye); Connors (aye) and Naumann (aye). The motion passed 6-0.

ORDINANCE – THIRD AND FINAL READING AMENDING BETTENDORF CITY CODE SECTION 6-1-134, "NO PARKING ZONES AT STATED TIMES ENUMERATED" BY ADDING A NO PARKING ZONE ON 18TH STREET

Council Member Baden presented the third and final reading of an ordinance amending Bettendorf City Code Section 6-1-134, "No Parking Zones at Stated Times Enumerated" by adding a No Parking Zone on 18th Street, and made a motion to approve the ordinance at its final reading as presented. Council Member Sechser seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Adamson (aye); Brown (aye); Connors (aye) and Naumann (aye). The motion passed 6-0.

ORDINANCE – THIRD AND FINAL READING AMENDING BETTENDORF CITY CODE SECTION 6-1-285, "SPEED RESTRICTIONS" BY ADDING A SCHOOL ZONE ON 18TH STREET

Council Member Naumann presented the third and final reading of an ordinance amending Bettendorf City Code Section 6-1-285, "Speed Restrictions" by adding a School Zone on 18th Street, and made a motion to approve the ordinance at its final reading as presented. Council Member Sechser seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Adamson (aye); Brown (aye); Connors (aye) and Naumann (aye). The motion passed 6-0.

CONSENT AGENDA

Mayor Gallagher asked for questions on the Consent Agenda. Council Member Connors had a general question for staff and not on any particular item. City Administrator Decker Ploehn responded. Mayor Gallagher asked for any other questions on the Consent Agenda. Council Members Baden and Connors questioned staff on Item C. City Administrator Decker Ploehn and Public Works Director Brian Schmidt responded. Council Member Baden made a motion to approve the Consent Agenda as presented, and Council Member Sechser seconded the motion. Roll call vote indicated Sechser (aye); Baden (aye); Adamson (aye); Brown (aye); Connors (aye) and Naumann (aye). The motion passed 6-0.

SUPPLEMENTAL

Mayor Gallagher stated that as we continue to do our part during these difficult times, it reminds him of a quote from Martin Luther King, Jr., "The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy."

ADJOURNMENT

There being no further business, Council Member Naumann made a motion to adjourn and Council Member Baden seconded the motion. The meeting was adjourned at approximately 7:27 p.m.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

CONSENT AGENDA
APRIL 21, 2020

ALL ITEMS APPEARING BELOW ARE CONSIDERED ROUTINE BY THE CITY COUNCIL AND SHALL BE ENACTED BY ONE MOTION. IF DISCUSSION IS DESIRED, THAT ITEM SHALL BE REMOVED AND DISCUSSED SEPARATELY

A. Minutes from April 7, 2020. (Approve and Adopt)

B. Resolution setting the date for a public hearing and directing the advertising of bids for the 2020 Alley Rehabilitation Program. (Approve and Adopt)

C. Resolution awarding the contract and approving the contract and bond for the 2020 Pavement Markings Program. (Approve and Adopt)

D. Resolution awarding the contract and approving the contract and bond for the Duck Creek Recreational Trail Resurfacing Project from Kimberly Road to 18th Street. (Approve and Adopt)

E. Resolution awarding the contract and approving the contract and bond for the Middle Road P.C.C. Rehabilitation Project from Belmont Road to Woodfield Drive. (Approve and Adopt)

F. Resolution authorizing the Director of Public Works to execute an agreement with MidAmerican Energy for the 15th Street Utility Relocation Project. (Approve and Adopt)

G. Resolution approving a site development plan for 3923 State Street, submitted by Manatt's Inc. (Case 19-029). (Approve and Adopt)

H. Resolution approving liquor license renewals for Purgatory's Pub and Schnuck's. (Approve and Adopt)

I. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)

MEETING DATE: May 5, 2020

COUNCIL LETTER

REQUESTED BY: Schadt

VISION:

THE CITY OF BETTENDORF IS A PREMIER PLACE IN WHICH TO LIVE. THE CITY OF BETTENDORF IS THE MOST LIVABLE COMMUNITY FOR FAMILIES WITH RICH EDUCATIONAL, CULTURAL, AND RECREATIONAL OPPORTUNITIES WHERE WE ENJOY A VIBRANT RIVERFRONT AND A GROWING COMPETITIVE BUSINESS ENVIRONMENT. WE TAKE PRIDE IN OUR GREAT COMMUNITY.

ITEM TITLE: (Please use same title as it will appear on your resolution.)

- **Resolution setting a public hearing date to adopt the City's FY 2019-20 Budget Amendments**

Explanation (Background & How it Responds to Vision, Mission or Goals)

Attached, please find a resolution setting a public hearing date on May 19, 2020 at 7:00 p.m. to adopt the City's FY 2019-20 Budget Amendments. Budget Amendments must be formally adopted by resolution by May 31 each year to reflect Council action taken throughout the year, or the City will be in violation of the State code.

The FY 2019-20 budget amendments reflect Council action already taken for the fiscal year through April 30 and anticipated Council action to be taken by June 30, 2020.

ATTACHMENTS:

- Resolution

RESOLUTION NO. _____- 20

RESOLUTION SETTING PUBLIC HEARING DATE TO ADOPT THE CITY'S FY 2019-20 BUDGET AMENDMENTS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a public hearing will be held on May 19, 2020 at 7:00 p.m. in the Council Chambers of the City of Bettendorf, 1609 Sate Street, Bettendorf, Iowa to receive public input on the adoption of the FY 2019-20 Budget Amendments.

PASSED, APPROVED, AND ADOPTED this 5th day of May, 2020.

_____
Mayor, Robert S. Gallagher

Attest:

_____
Decker P. Ploehn, City Clerk

MEETING DATE: May 5, 2020
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: All

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the 2020 Intake Repair Program.

Explanation:

This repair project includes removal and replacement or repair and adjustment of storm water catch basins (curb drop inlets) at various locations in Bettendorf. Work will require repair or replacement of twenty-eight (28) structure tops, or removal of the intake walls down to or including the concrete base, and reconstruction of the walls, pavement box-out, and adjacent pavement patching. Steel castings will be reused unless broken or in need of updating.

The City of Bettendorf's Engineering Division of the Public Works Department has completed the plans and specifications for this project and has acquired any needed easements.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:

The Community Improvement Program has sufficient monies budgeted for the project.

List Attachments:
Resolution
Notice to Bidders

RESOLUTION NO._____-20

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE 2020 INTAKE REPAIR PROGRAM

WHEREAS, this Council deems it necessary and advisable under the provisions of the Code of Iowa to construct certain improvements to the street system of Bettendorf, Iowa, namely, the

2020 Intake Repair Program

as hereinafter described and has ordered plans, specifications, form of contract and engineer's estimate to be prepared and said documents are now on file in the office of the City Engineer for public inspection.

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 19th day of May, 2020, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 26th day of May, 2020, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

BE IT FURTHER RESOLVED that a cashier's or certified check, Credit Union Certified Share Draft, or bid bond to accompany each bid, as security, be submitted with the bid. The bidder will enter into a contract for the work bid upon and will furnish a corporate surety bond acceptable to the Council for faithful performance of the contract, in the amount of ten percent (10%) of the bid amount.

Passed, Approved and Adopted this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **26th day of May, 2020**, for the **2020 Intake Repair Program** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

This repair project includes removal and replacement or repair and adjustment of storm water catch basins (curb drop inlets) at various locations in Bettendorf. Work will require repair or replacement of structure tops, or removal of the intake walls down to or including the concrete base, and reconstruction of the walls, pavement box-out, and adjacent pavement patching. Steel castings will be reused unless broken or in need of updating.

The bidder to whom the Contract is awarded shall commence work on or after June 15, 2020 and no later than the date to begin work set forth in a Notice to Proceed from the City or its authorized representative, to the Contractor. All work shall be done in strict compliance with the plans and specifications prepared by the Engineer of the Engineering Division of the Public Works Department of Bettendorf, Iowa.

All work on this contract shall be completed by August 30, 2020. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 ($500.00) per calendar day shall be charged for every day past the completion date.

The plans, specifications and all bid documents, hereinafter called proposed Contract Documents, are placed on file and are available for inspection on the City of Bettendorf's electronic bid submission website: https://bettendorf.ionwave.net. If you haven't already done so, you will need to register as a supplier at the website to submit a bid. All bids must be submitted electronically. No paper, emailed, or faxed bids will be accepted, and no physical bid opening shall be held. All bids will be evaluated by the City's electronic bid submission system.

Copies of the proposed Contract Documents for said improvements may be obtained with a forty-eight (48) hour notice at the Engineering Division of Public Works, 4403 Devils Glen Rd., Bettendorf, Iowa by calling (563) 344-4055. Paper sets require a refundable deposit of Two Hundred Fifty Dollars ($250.00) for each set that shall be refunded within fourteen (14) days after the award of the project. If the Contract Documents are not returned in a timely manner and in a reusable condition, the deposit, or portions thereof, may be forfeited.

Each proposal must be accompanied by a certified or cashier's check drawn on an Iowa bank or a bank chartered under the laws of the United States or by a Bid Bond with corporate surety satisfactory to the City of Bettendorf in the amount of ten (10) percent of the bid, made payable to the City Treasurer of the City of Bettendorf, Iowa, and may be cashed or claim made against the bond by the Treasurer of the City of Bettendorf, Iowa, as liquidated damages in the event the successful bidder fails to enter into a contract within ten (10) days and post bond satisfactory to the City for the faithful performance of the work. Checks or Bid Bonds of the three lowest bidders may be retained for a period of not to exceed thirty (30) days or until a contract is awarded or rejection is made, whichever is sooner. Other checks and Bid Bonds will be returned after the tabulation of the bids is completed.

The successful bidder will be required to furnish a performance and maintenance bond equal to One Hundred Percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved by the City Council and shall guarantee the faithful performance of the contract and shall also guarantee the maintenance of the improvement for a period of four (4) years from and after its completion and acceptance by the City.

Contractors and subcontractors on this project will undergo a standardized evaluation upon completion of the work. The results of this evaluation may influence the determination of the contractor's eligibility to bid on future projects as governed by the current policies adopted by the City of Bettendorf City Council.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa and to Iowa domestic labor. A preference will be given to resident Bidders in Accordance with Chapter 73 of the Code of Iowa.

Plans and specifications governing the construction of the proposed improvements and also prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract shall be executed in compliance therewith.

The City reserves the right to reject any or all proposals and to waive technicalities and irregularities if deemed necessary and approved by City Council.

Published upon order of the City Council of Bettendorf, Iowa.

Brent Morlok, P.E.
City Engineer

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok, P.E.
City Engineer
WARD: 5

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the Forest Grove Drive Turn Lane Project.

Explanation:

The proposed improvements consist of constructing a 12 foot wide turn lane along the north side of Forest Grove Drive to serve the new Forest Grove Elementary School being constructed. Specifically the work will include approximately 725 tons of Hot Mix Asphalt (HMA) pavement, 2,300 square yards of granular subbase, 540 square yards of granular shoulder, traffic control, pavement markings and related construction.

As part of the intergovernmental agreement (28E) approved last year between the City and the Pleasant Valley School District (PVSD), the City agreed to utilize our public bidding and construction experience to construct this turn lane for the school. The City will pay for the improvements up front and be reimbursed by PVSD at the completion of the overall project which includes the cost-shared facilities at the school and Forest Grove Park.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:

The Community Improvement Program has sufficient monies budgeted for the project.

List Attachments:
Resolution
Notice to Bidders

RESOLUTION NO._____-20

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE FOREST GROVE DRIVE TURN LANE PROJECT

WHEREAS, this Council deems it necessary and advisable under the provisions of the Code of Iowa to construct certain improvements to the street system of Bettendorf, Iowa, namely, the

Forest Grove Drive Turn Lane Project

as hereinafter described and has ordered plans, specifications, form of contract and engineer's estimate to be prepared and said documents are now on file in the office of the City Engineer for public inspection.

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 19th day of May, 2020, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 26th day of May, 2020, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

BE IT FURTHER RESOLVED that a cashier's or certified check, Credit Union Certified Share Draft, or bid bond to accompany each bid, as security, be submitted with the bid. The bidder will enter into a contract for the work bid upon and will furnish a corporate surety bond acceptable to the Council for faithful performance of the contract, in the amount of ten percent (10%) of the bid amount.

Passed, Approved and Adopted this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **26th day of May, 2020**, for the **Forest Grove Elementary Turn Lane Project** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed improvements consist of constructing a 12 foot wide turn lane along the north side of Forest Grove Drive to serve the new Forest Grove Elementary School being constructed in Bettendorf, Iowa. Specifically the work will include approximately 725 tons of Hot Mix Asphalt (HMA) pavement, 2,300 square yards of granular subbase, 540 square yards of granular shoulder, traffic control, pavement markings and related construction.

The bidder to whom the Contract is awarded shall commence work no later than the date to begin work set forth in a Notice to Proceed from the City or its authorized representative, to the Contractor. All work shall be done in strict compliance with the plans and specifications prepared by the Engineer of the Engineering Division of the Public Works Department of Bettendorf, Iowa.

All work on this contract shall be completed by September 30, 2020. The beginning and completion dates will be included in and made part of the Contract. Said completion date will be used as the Contract Completion Date, where after liquidated damages in the amount of Five Hundred Dollars and No Cents ($500.00) per calendar day may be recovered by the City.

The plans, specifications and all bid documents, hereinafter called proposed Contract Documents, are placed on file and are available for inspection on the City of Bettendorf's electronic bid submission website: https://bettendorf.ionwave.net. If you haven't already done so, you will need to register as a supplier at the website to submit a bid. All bids must be submitted electronically. No paper, emailed, or faxed bids will be accepted, and no physical bid opening shall be held. All bids will be evaluated by the City's electronic bid submission system.

Copies of the proposed Contract Documents for said improvements may be obtained with a forty eight (48) hour notice at the Engineering Division of Public Works, 4403 Devils Glen Rd., Bettendorf, Iowa by calling (563) 344-4055. Paper sets require a refundable deposit of Two Hundred Fifty Dollars ($250.00) for each set that shall be refunded within fourteen (14) days after the award of the project. If the Contract Documents are not returned in a timely manner and in a reusable condition, the deposit, or portions thereof, may be forfeited.

Each proposal must be accompanied by a certified or cashier's check drawn on an Iowa bank or a bank chartered under the laws of the United States or by a Bid Bond with corporate surety satisfactory to the City of Bettendorf in the amount of ten (10) percent of the bid, made payable to the City Treasurer of the City of Bettendorf, Iowa, and may be cashed or claim made against the bond by the Treasurer of the City of Bettendorf, Iowa, as liquidated damages in the event the successful bidder fails to enter into a contract within ten (10) days and post bond satisfactory to the City for the faithful performance of the work. Checks or Bid Bonds of the three lowest bidders may be retained for a period of not to exceed thirty (30) days or until a contract is awarded or rejection is made, whichever is sooner. Other checks and Bid Bonds will be returned after the tabulation of the bids is completed.

The successful bidder will be required to furnish a performance and maintenance bond equal to One Hundred Percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved

by the City Council and shall guarantee the faithful performance of the contract and shall also guarantee the maintenance of the improvement for a period of four (4) years from and after its completion and acceptance by the City.

Contractors and subcontractors on this project will undergo a standardized evaluation upon completion of the work. The results of this evaluation may influence the determination of the contractor's eligibility to bid on future projects as governed by the current policies adopted by the City of Bettendorf City Council.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa and to Iowa domestic labor. A preference will be given to resident Bidders in Accordance with Chapter 73 of the Code of Iowa.

Plans and specifications governing the construction of the proposed improvements and also prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract shall be executed in compliance therewith.

The City reserves the right to reject any or all proposals and to waive technicalities and irregularities if deemed necessary and approved by City Council.

Published upon order of the City Council of Bettendorf, Iowa.

Brent Morlok, P.E.
City Engineer

MEETING DATE: May 5, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 3

Item Title:

Resolution awarding the contract and approving the contract and bond for the Glendale Mobile Home Park Retaining Wall Repair Project.

Explanation:

As part of the State Street Sidewalk Extension Project in 2012, a large retaining wall was built along the frontage of the Glendale Mobile Home Park. Due in part to the heavy rains in late 2018, the wall suffered a major failure. Since that time, staff has explored several options relating to the repairs. Bids were solicited in late 2018 for the complete reconstruction of the wall but the bid prices were too high. At that time, discussions with the owners of the park began about possible removing the wall by acquiring a "No Build" easement behind the current wall location. The easement required the acquisition and removal of two mobile homes, in addition to some related expenses by the owner which has been completed. This work will allow the slope to be cut back to a more gradual and mowable grade and the majority of the wall to be permanently removed. The only portion of the wall that will have to remain and be reconstructed will be at the east end for the parking lot.

Quotes were received on April 23, 2020. Lawns Unlimited of Bettendorf, Iowa was the low bidder of four (4) bids received. Bids ranged from the high of $115,856.00 to the low of $76,985.50, which is 9.2% above the engineer's estimate of $70,500.00. It should be noted that the lowest bid to completely reconstruct the wall was approximately $180,000.00 when received in late 2018.

Staff is requesting a contingency be authorized in addition to the low bid total to cover unforeseen changes that may arise during construction.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:

The Community Improvement Program has sufficient monies budgeted for the project.

List Attachments:
Resolution
Bid Tabulation
Contract

RESOLUTION NO._____-20

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE GLENDALE MOBILE HOME PARK RETAINING WALL REPAIR PROJECT

WHEREAS, plans, specifications, and form of contract were approved by this City Council for the construction of improvements to the street system of said City; namely, the

Glendale Mobile Home Park Retaining Wall Repair Project

WHEREAS, bids were accepted for the construction of the above project on the 23rd day of April 2020, with Lawns Unlimited of Bettendorf, Iowa submitting the lowest responsible bid in the amount of $76,985.50 and

WHEREAS, appropriately executed contract and bond have been submitted by the Contractor in conformance with the plans and specifications as described above.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that

1. The bid of Lawns Unlimited of Bettendorf, Iowa is hereby accepted for the Glendale Mobile Home Park Retaining Wall Repair Project in the amount of $76,985.50.

2. The Mayor and City Administrator are hereby authorized to sign the contract for the construction of said project.

3. The award of contract under this resolution is expressly subject to the bidder providing all necessary bonds and insurance documents; on the bidder's signing of the contract as provided in the notice to bidders, and no further facts or issues coming to light between the passage of this resolution and the actual signing of the contract by a representative of the City such as would cause the City to reconsider, defer, to stop the decision to enter into the contract.

4. A total purchase order amount of $80,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Glendale Mobile Home Park Retaining Wall Replacement Project

AT: City of Bettendorf Public Works Facility
Engineering Office
TIME: 10:00 a.m.
DATE April 23, 2020

Engineer's Estimate: $70,500.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	**CONTRACTOR:** Lawns Unlimited of Iowa, Inc. UNIT PRICE	VALUE	**CONTRACTOR:** French Landscaping, Inc. UNIT PRICE	VALUE	**CONTRACTOR:** JC Landscape & Maintenance UNIT PRICE	VALUE	**CONTRACTOR:** C&J Landscaping UNIT PRICE	VALUE
1.	Project Complete	1	LS	$76,985.50	$76,985.50	$90,000.00	$90,000.00	$113,150.00	$113,150.00	$115,856.00	$115,856.00
					$76,985.50		$90,000.00		$113,150.00		$115,856.00
				% OVER(UNDER) Engineer's Est.	9.20%	% OVER(UNDER) Engineer's Est.	27.66%	% OVER(UNDER) Engineer's Est.	60.50%	% OVER(UNDER) Engineer's Est.	64.33%

Lawns Unlimited of Iowa, Inc.

Award to

FORM OF CONTRACT

THIS CONTRACT, made the 5th day of May A.D., 2020, by and between Lawns Unlimited of Iowa, Inc., hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

WITNESSETH, That the Contractor and the City for the consideration stated herein agree as follows:

ARTICLE I. SCOPE OF WORK - The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required to perform and complete in a workmanlike manner all the work required in connection with the construction of the **Glendale Mobile Home Park Retaining Wall Replacement Project**, all in strict accordance with the plans and specifications, including any and all addenda prepared by Engineering Division of the Public Works Department of the City of Bettendorf, Iowa, which plans and specifications are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

ARTICLE II. THE CONTRACT PRICE - The City shall pay to the Contractor for the performance of this contract, subject to any additions or deductions provided therein, in current funds, the contract price of:

$76,985.50

computed as follows:

Base Bid

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Project Complete	1	LS	$76,985.50	$76,985.50
				Total Base Bid:	**$76,985.50**

ARTICLE III. UNIT PRICES FOR CHANGES- Not applicable to this contract.

ARTICLE IV. PAYMENTS- Payments are to be made to the Contractor in accordance with and subject to the provisions embodied in the documents made a part of this Contract.

ARTICLE V. CONTRACT TIME- The bidder to whom the Contract is awarded shall commence work no later than the date to begin work set forth in a Notice to Proceed from the City, or its authorized representative, to the Contractor. All work shall be done in strict compliance with the plans and specifications prepared by the Engineer of the Engineering Division of the Public Works Department of Bettendorf, Iowa.

All work on this contract shall be completed by June 30, 2020. The beginning and completion dates will be included in and made part of the Contract. Said completion date will be used as the Contract Completion Date, where after liquidated damages in the amount of Five Hundred Dollars and No Cents ($500.00) per calendar day may be recovered by the City.

ARTICLE VI. COMPONENT PARTS OF THIS CONTRACT - This contract consists of the following component parts, all of which are as fully a part of this contract as if herein set out verbatim, or, if not attached, as if hereto attached. In the event that any provision in any of the component parts of this contract conflicts with any provision in any other of the component parts, the provision in the first item listed shall control over the second item listed, which shall control over the third item listed, etc.

1) Addenda to proposed Contract Documents
2) Special Conditions
3) Plan Drawings
4) Supplemental General Conditions
5) General Conditions
6) City of Bettendorf Standard Drawings
7) City of Bettendorf Standard Specifications
8) Iowa D.O.T., AASHTO, ANSI and ASTM Specifications
9) Contract With The City
10) Bond
11) Contractor's Proposal
12) Notice To Bidders
13) Instruction To Bidders
14) Non-Collusion Affidavit

IN WITNESS WHEREOF, the parties hereto have caused this Instrument to be executed in three original counterparts the date and year first above written.

Lawns Unlimited of Iowa, Inc.
(Contractor)

By _____

ATTEST: _____

_____
Title

_____

_____
Title

ATTEST:

CITY OF BETTENDORF, IA

_____
Robert Gallagher
Mayor

_____
Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number

_____ passed _____, 2020.

MEETING DATE: May 5, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 2

Item Title:

Resolution awarding the contract for the Parkway Drive Storm Sewer Repair Project.

Explanation:

The Public Works Operations group recently identified two (2) locations adjacent to Parkway Drive and the Duck Creek Bike Path where sinkholes had formed. After additional investigations including televising, both locations have failing corrugated metal storm sewer culverts which extend from Parkway Drive, under the path and outlet into Duck Creek. With the trail resurfacing under contract and set to begin soon, staff solicited emergency repair quotes from multiple contractors.

Two (2) quotes were received on April 9, 2020. Hawkeye Sewer and Water Construction of Bettendorf, Iowa was the low bidder of two (2) bids received. Bids ranged from the high of $35,800.00 to the low of $35,650.00, which is 8.60% below the engineer's estimate of $39,000.00.

Staff is requesting a contingency be authorized in addition to the low bid total to cover unforeseen changes that may arise during construction.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:

The Community Improvement Program has sufficient monies budgeted for the project.

List Attachments:
Resolution
Proposal

RESOLUTION NO._____-20

RESOLUTION AWARDING THE CONTRACT FOR THE PARKWAY DRIVE STORM SEWER REPAIR PROJECT

WHEREAS, plans, specifications, and form of contract were prepared for the construction of improvements to the street system of said City; namely, the

Parkway Drive Storm Sewer Repair Project

WHEREAS, bids were accepted for the construction of the above project on the 9th day of April, 2020, with Hawkeye Sewer and Water Construction of Bettendorf, Iowa submitting the lowest responsible bid in the amount of $35,650.00 and

WHEREAS, appropriately executed contract and bond have been submitted by the Contractor in conformance with the plans and specifications as described above.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that

1. The bid of Hawkeye Sewer and Water Construction of Bettendorf, Iowa is hereby accepted for the Highland Park Drive Storm Sewer Repair Project in the amount of $35,650.00.

2. The Public Works Director is hereby authorized to sign the contract for the construction of said project.

3. The award of contract under this resolution is expressly subject to the bidder providing all necessary bonds and insurance documents; on the bidder's signing of the contract as provided in the notice to bidders, and no further facts or issues coming to light between the passage of this resolution and the actual signing of the contract by a representative of the City such as would cause the City to reconsider, defer, to stop the decision to enter into the contract.

4. A total purchase order amount of $40,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

HAWKEYE
SEWER & WATER CONSTRUCTION, INC.
450 DEVILS GLEN ROAD • BETTENDORF, IOWA 52722 • TELEPHONE (563) 391 1021

City of Bettendorf
ATTN: Mr. Dave Merrit
4403 Devils Glen Rd
Bettendorf, IA 52722

April 7, 2020

CONTRACTOR'S PROPOSAL

PARKWAY AND SKYLINE 30" RCP REPLACEMENT
BETTENDORF, IOWA

1. Reset Lego Blocks			LUMP SUM	$6,200.00
2. 30" FES, Curtain Wall, and Large Wing Wall	1 each	@	$9,000.00	$9,000.00
3. 30" RCP Remove and Replace	48 l.f.	@	$200.00	$9,600.00
4. 5" HMA Trail Remove and Replace	22 s.y.	@	$150.00	$3,300.00
5. Rip Rap	15 tons	@	$50.00	$750.00

PROPOSAL TOTAL **$28,850.00**

Accepted By: _____

_____

Date: _____

Hawkeye Sewer & Water Construction, Inc.

Michael T. DeJulius
President

HAWKEYE
SEWER & WATER CONSTRUCTION, INC.
450 DEVILS GLEN ROAD • BETTENDORF, IOWA 52722 • TELEPHONE (563) 391 1021

City of Bettendorf
ATTN: Mr. Dave Merrit
4403 Devils Glen Rd
Bettendorf, IA 52722

April 7, 2020

CONTRACTOR'S PROPOSAL

PARKWAY AND GREENWAY 30" RCP SPOT REPAIR
BETTENDORF, IOWA

1. 5" HMA Remove and Replace	22 s.y.	@	$150.00	$3,300.00
2. 30" Pick Hole Repair and Pipe Joint Collar			LUMP SUM	$3,500.00

PROPOSAL TOTAL **$6,800.00**

Accepted By: _____

Date: _____

Hawkeye Sewer & Water Construction, Inc.

Michael T. DeJulius
President

MEETING DATE: May 5, 2020
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: All

Item Title:

Resolution accepting improvements for the 2019 Full Depth Patching Program.

Explanation:

Hawkeye Paving Corp. of Bettendorf, Iowa has satisfactorily completed all work on the project. The original purchase order was approved for $950,000.00. The final construction cost for the project was $943,296.60.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

The Community Improvement Program has sufficient funds for this project.

List Attachments:
Resolution
CIP Worksheet
Contractor Evaluation Report

RESOLUTION NO._____-20

RESOLUTION ACCEPTING IMPROVEMENTS FOR THE
2019 FULL DEPTH PATCHING PROGRAM

WHEREAS, on the 16th day of April, 2019, the City of Bettendorf entered into contract with Hawkeye Paving Corp. of Bettendorf, Iowa, for the construction of certain improvements to the street system of said City; namely, the

2019 Full Depth Patching Program

WHEREAS, the contractor has completed the construction of the improvements in the City in substantial compliance with the terms and conditions of the contract and plans and specifications.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the project is adopted as having been completed in substantial compliance with the specifications and contract. The total project cost thereof is hereby determined to be $946,550.26.

Passed, Approved and Adopted this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description: 2019 Full Depth Patching Program

Project Manager: Jerry Bishop

CIP Budget: 950,000.00

Funding Source: G.O. Bonds

Purchase Order Amount: 950,000.00

Final Total Project Cost: 946,550.26

Project #: RU0009 / RU0018 / PW0469

FY Budgeted: 19/20

Resol. for award: 118-19

Change Orders Detail (Insert Rows/Categories as Necessary)

CO Number	Description		Actual
			-
			-
			-
	Total Change Orders Amount		-

Project Cost Summary (Insert Rows/Categories as Necessary)

Expenditure Category	Vendor / Description		Actual
Construction Contract	Hawkeye Paving		943,296.60
Testing	Terracon		3,214.35
Wire to fix dog fence	Republic Co.		39.31
	Final Total Project Cost		946,550.26

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

2019 Full Depth Patching

Contractor: Hawkeye Paving (Vendor #224)

[x] Primary [ ] Subcontrac

	Point Range	Score		Points Earned
WORK PERFORMANCE: 55%				
A. Completion on schedule	0 to 3	3.0	x 0.275 =	0.83
B. Quality of the finished product	0 to 3	2.5	x 0.275 =	0.69
CONTINUITY OF WORK SCHEDULE: 20%				
C. Minimum gaps between work days	0 to 3	3.0	x 0.20 =	0.60
ORGANIZATION / MANAGEMENT: 15%				
D. Coordination with suppliers, other contractors and utilities, and engineer	0 to 3	3.0	x 0.05 =	0.15
E. Adequate and competent labor force	0 to 3	2.0	x 0.05 =	0.10
F. Inappropriate behavior, language, dealing with citizens, attitude	0 to 3	2.0	x 0.05 =	0.10
EQUIPMENT: 10%				
G. Equipment on project	0 to 3	1.0	x 0.05 =	0.05
H. General project safety, signage and traffic control	0 to 3	3.0	x 0.05 =	0.15
			Initial Rating:	2.66
Liens Filed - If lien(s) have been filed	0 or -1			0.00
			Final Rating:	2.66

Ratings:

Less than 1 -	Contractor not allowed to work on City of Bettendorf contracts for five years.
Between 1 and 2 -	Contractor to appear before City Council with proof of changes/adjustments in organization.
Greater than 2 -	Satisfactory work.

REMARKS: *(Required for item(s) rated less than 2.)*

Field Inspector — Date

Chief Inspector — Date

Engineer — 4-22-20 — Date

Contractor — 4-22-20 — Date

MEETING DATE: May 5, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 3

Item Title:

Resolution approving Amendment No. 1 for Paul Miller Design, Inc. for the Palmer Hills Golf Course Putting Course Improvements.

Explanation:

This project is part of Phase II of the ongoing improvements at Palmer Hills Golf Course. The work consists of constructing a new putting course in the area between the existing driving range and the parking lot north of the clubhouse. The putting course will be approximately 56,500 square feet in size and consist of 18 interconnected greens. Construction will involve rough grading, drainage and irrigation installation, greens construction with United States Golf Association (USGA) approved greensmix, finish grading, seeding, sodding and related items.

Paul Miller Design, Inc. is the golf course architect who designed the project. This contract amendment will include site visits during construction and contract administration services such as pay estimate reviews, responding to Requests for Information and preparing the as-built documents.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:

The Community Improvement Program has sufficient monies budgeted for the project.

List Attachments:
Resolution
Amendment #1

RESOLUTION NO._____-20

RESOLUTION APPROVING AMENDMENT NO. 1 FOR PAUL MILLER DESIGN, INC. FOR THE PALMER HILLS GOLF COURSE PUTTING COURSE IMPROVEMENTS.

WHEREAS, the Bettendorf City Council deems it necessary and advisable to contract services for the Palmer Hills Golf Course Putting Course Improvements; and

WHEREAS, the firm of Paul Miller Design, Inc. has submitted a contract amendment that appears to be in the best interest of the City.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the proposal from Paul Miller Design, Inc. be accepted and the Director of Public Works is hereby authorized and directed to sign the contract amendment in an amount not to exceed $19,550.00.

Passed, Approved and Adopted this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

AGREEMENT FOR PROFESSIONAL SERVICES

AMENDMENT #1

This Agreement is made and entered into this_____, by and between the City of Bettendorf, Iowa, a municipal corporation, hereinafter referred to as "City," and Paul Miller Design, Inc., (Fed. I.D. #201391297, a service provider corporation, hereinafter referred to as "Service Provider," as follows:

THE CITY HEREBY AGREES TO RETAIN THE SERVICE PROVIDER, AND SERVICE PROVIDER HEREBY AGREES TO PERFORM THE FOLLOWING PROFESSIONAL SERVICES, AND/OR FURNISH THE NECESSARY EQUIPMENT, SUPPLIES, OR MATERIALS TO PERFORM SUCH SERVICES GENERALLY DESCRIBED AS:

2020 18 HOLE PUTTING COURSE IMPROVEMENTS at Palmer Hills Golf Course

Prepare design development through final construction plans and specifications for golf course improvements including new putting course and associated site work. Provide construction review through completion of the construction of the improvements.

As part of this agreement Erik Christensen Design Group, LTD., PO Box 65036, West Des Moines, Iowa, 50265-0036 will provide irrigation design services as a sub-consultant to Paul Miller Design, Inc.

1. SCOPE OF SERVICES. Service provided under this agreement shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE. The schedule for the work shall be established by the authorized City representative.

3. COMPENSATION

   A. In consideration of the service, work, equipment, supplies, or materials provided herein, the City agrees to pay the Service Provider the following sum NOT-TO-EXCEED, including any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 2.

      Basic Services of the Service Provider $19,550.00

   B. The Service Provider shall invoice the City monthly for services, any reimbursable expenses, and any approved amendments to this agreement, based upon services actually completed at the time of the invoice. Final payments shall be due and payable within 30 days of the City's acceptance of the Service Provider's submission of final deliverables in accordance with the Scope of Services.

   C. In Consideration of said payments, the Service Provider agrees to perform all service, work, and/or provide all materials, supplies, and equipment, and to carry out the provisions of this agreement in accordance with the standard of care in Section 7 and satisfaction of the City. If the performance of this agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Service Provider agrees to pay for the same in full; and at the time of payment by the City, to certify in writing to the City that said payments have been so made.

4. INSURANCE

   A. Service Provider understands and agrees that Service Provider shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Service Provider shall provide insurance coverage for and on behalf of Service Provider that will sufficiently protect Service Provider agents, employees, servants, or other personnel, in connection with the services or work which are to be provided by Service Provider pursuant to this agreement, including protection from claims for bodily injury, death, property damage, and lost income. Service Provider shall provide worker's compensation insurance coverage for

Service Provider and all Service Provider personnel. Service Provider shall file applicable insurance certificates with the City, and shall also provide evidence of the following coverage.

B. The Service Provider shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company licensed to do business in the State of Iowa in the limits of at least $1,000,000 each personal injury accident and/or death; $1,000,000 each aggregate personal injury and/or death; and $1,000,000 for each property damage accident. The evidence shall state the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

C. The Service Provider shall also provide evidence of automobile liability coverage in the limits of at least $1,000,000 bodily injury and property damage combined. The evidence shall state the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

D. The Service Provider shall provide evidence of errors and omissions insurance, by an insurance company licensed to do business in the State of Iowa, in the limit of $1,000,000 per claim/annual aggregate for claims arising out of the professional errors and omissions of the Service Provider. The evidence shall state that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

E. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Service Provider with reasonable promptness in accordance with the Service Provider's information and belief.

5. NOTICE. Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:	FOR THE SERVICE PROVIDER:
City of Bettendorf Attn: City Engineer 4403 Devils Glen Road Bettendorf, IA 52722	Paul Miller Design, Inc. Attn: Paul Miller 2118 Erie Drive Northfield, MN 55057

6. GENERAL COMPLIANCE. In the conduct of the services/work or the supplies, equipment, or materials contemplated hereunder, the Service Provider shall comply with applicable state, federal, and local law, rules, and regulations, technical standards, or specifications issued by the City. Service Provider must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE. Services provided by the Service Provider under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR. Service Provider understands and agrees that the Service Provider and Service Provider's employees, agents, servants, or other personnel are not City employees. Service Provider shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Service Provider or any of Service Provider's employees, agents, servants, or other personnel performing the services or work or supplying equipment or materials specified herein, whether it be of a direct or indirect nature. Further in that regard, it is expressly understood and agreed that for such purposes neither Service Provider nor Service Provider's employees, agents, servants, or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION. Service Provider will not discriminate against any employee or applicant for employment, because of race, color, sex, national origin, religion, age, handicap, or veteran status. Service Provider will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Service Provider will cooperate with the City in using Service Provider's most reasonable efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this agreement.

10. HOLD HARMLESS. Service Provider agrees to indemnify and hold harmless the City, its officers, agents, and employees from any and all claims, settlements and judgments, to include all reasonable investigative fees, attorney's fees, and court costs for any damage or loss, to the extent due to or arises from a breach of this Agreement, or from negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its sub-consultants or anyone for whom Service Provider is legally liable.

11. ASSIGNMENT. Neither party shall not assign or otherwise transfer this agreement or any right or obligations therein without first receiving prior written consent of the other party.

12. APPROPRIATION OF FUNDS. The funds appropriated for this agreement are equal to or exceed the awarded contract amount. Performance of the City's obligations under this Agreement are expressly subject to appropriations of funds by the City Council. Further, in the event that funds are not appropriated in whole or in part sufficient for performance of the City's obligations under this agreement, or appropriated funds may not be expended due to City spending limitations, then the City may terminate this Agreement without further compensation to the Service Provider.

13. AUTHORIZED AMENDMENT TO AGREEMENT

    A. The Service Provider and the City agree and acknowledge as part of this agreement, that no amendments to this agreement, or other form or order or directive, may be issued by the City which requires additional compensable work to be performed, which work causes the aggregate amount payable under the agreement to exceed the amount appropriated for this agreement, unless the Service Provider has been given a written assurance by the City that lawful appropriations to cover the costs of the additional work have been made.

    B. The Service Provider and the City further agree and acknowledge as part of this agreement that no agreement amendments, or other form or order or directive which requires additional compensable work to be performed under this agreement, shall be issued by the City unless funds are available to pay such additional costs, and the Service Provider shall not be entitled to any additional compensation for any additional compensable work performed under this agreement, and expressly waives any rights to additional compensation, whether by law or equity, unless prior to commencing the additional work, the Service Provider was given a written amendment describing the additional compensable work to be performed, and setting forth the amount of compensation to be paid, which amendment was signed by the authorized City representative. It is the Service Provider's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment to this agreement. If there are any questions by the Service Provider, they should be directed to the City Attorney.

14. OWNERSHIP OF SERVICE PROVIDER DOCUMENTS. All sketches, tracings, plans, specifications, reports, design calculations, and other data prepared under this Agreement shall become the property of the City; and a reproducible set, two printed sets and electronic file of all materials, shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Service Provider. Documents prepared under this agreement are not intended for use other than on the project described in the agreement. The Service Provider shall not be responsible for injuries or damages sustained as a result of reuse.

15. INTERPRETATION. No amendment or modification of this agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the agreement.

The laws of the State of Iowa shall govern this agreement. This is a completely integrated agreement and contains the entire agreement of the parties, and any prior written or oral agreements which are different from the norms, conditions, and provisions of the agreement shall be of no effect and shall not be binding upon either party. Any judicial action under the terms of this agreement shall be exclusively in the District Court for Scott County, Iowa.

16. COMPLIANCE WITH IMMIGRATION AND CONTROL ACT. Service Provider represents that the Service Provider has complied with the United States Immigration and Control Act of 1986. All persons employed by the Service Provider for performance of this Agreement have completed and signed Form I-9 verifying their identities and authorization for employment.

17. SOLICITATION AND PERFORMANCE

    A. Service Provider warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Service Provider, to solicit or secure this Agreement, and that the Service Provider has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.

    B. The Service Provider shall not engage the service of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

    A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be effected by the City giving written notice to the Service Provider, and shall be effective as of the date established in the suspension notice. Payment for Service Provider's services shall be made by the City for services performed to the date established in the suspension notice. Should the city reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Service Provider.

    B. Upon ten (10) days written notice to the Service Provider, the city may terminate the Agreement at any time if it is found that reasons beyond the control of either the City or Service Provider make it impossible or against the City's interest to complete the Agreement. In such case, the Service Provider shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.

    C. The City may also terminate this Agreement at any time if it is found that the Service Provider has violated any term or condition of this Agreement or that Service Provider has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Service Provider, the City will give ten (10) days written notice to the Service Provider of the City's intent to terminate the Agreement. Service Provider shall have ten (10) days from notification to remedy the conditions constituting the default.

    D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Service Provider had the Agreement not been terminated and work completed in accordance with contract documents.

19. TAXES. The Service Provider shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. The Service Provider shall execute and deliver and shall cause his subcontractors to execute and deliver to the City, certificates as required, to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and, therefore, not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY. If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of the Agreement shall continue in full force and effect.

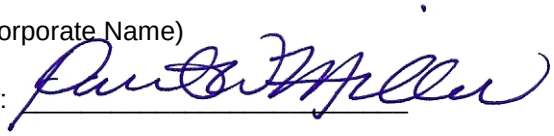
21. MISCELLANEOUS HEADINGS. Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

22. FURTHER ASSURANCES. Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonable request from time to time in order to effect the provisions and purposes of this Agreement.

23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall constitute an original, no other counterpart needing to be produced, an all of which when taken together shall constitute the same instrument.

24. The City and the Service Provider agree they shall first submit any and all unsettled claims, counterclaims, disputes or other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of the Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

SERVICE PROVIDER	CITY OF BETTENDORF
Paul Miller Design, Inc.	
(Corporate Name)	
By: 	By: _____
Name: Paul W. Miller	Mayor
Title: President	
WITNESS:	ATTEST:
Name: _____	Name: _____
Title: _____	Title: _____

ATTACHMENT 1

SCOPE OF SERVICES

Paul Miller Design, Inc. with sub-consultant Erik Christensen Design Group, LTD agree to provide the Owner with the following Basic Services for golf course design and irrigation design services that will consist of the parts described below:

18 HOLE PUTTING GREEN

Review Golf Course Construction

1. Review golf course construction and related site improvements
   10 site visits for Paul Miller, 2 site visits for Erik Christensen
2. Participate in golf course construction meetings every other week
3. Prepare site visit reports for the City of Bettendorf
4. Review contractor's application and approve for payment
5. Prepare Substantial Completion and Final Completion Documents

ATTACHMENT 2

SCHEDULE OF FEES

A. Owner agrees to pay Golf Course Architect and Irrigation Consultant as follows:

1. Basic Services:

Work	Erik Christensen Design	Paul Miler Design	Expenses
Review Construction			
2 visits ECD, 10 visits PMDI	$2,300.00	$11,500.00	$5,750.00
Total for all parts	**$2,300.00**	**$11,500.00**	**$19,550.00**

Total for all parts through completion of golf course construction plans and golf course construction excluding expenses **will not exceed:**

13,800.00

For direct project expenses, which include travel, meals & reproduction of plans, **not to exceed,** without written authorization:

$5,750.00

---

2. Additional Services:

Site visits:	$1,150.00 /visit plus expenses
Principal design / site time:	$115.00 / hr.
Travel time	$45.00 / hr.
Clerical time:	$45.00 / hr.

3. Reimbursable Expenses include: reproduction of plans, postage, lodging and mileage.
Mileage at current IRS rate

4. Golf Course Architect shall bill Owner MONTHLY for Basic and Additional Services and Reimbursable Expenses. All payments are due upon receipt of invoice.

MEETING DATE: May 5, 2020
REQUESTED BY: Mark Garrow
Transit/Garage Manager
WARD: All

Item Title:

Resolution approving the Agency Safety Plan for Bettendorf Transit.

Explanation:

Public Transportation Agency Safety Plan (PTASP) regulation (49 CFR Part 673) requires all small transit systems to have an Agency Safety Plan (ASP). A small transit system is defined as those systems with less than 100 buses. The PTASP regulation implements a proactive, risk-based approach to managing transit safety and requires recipients and sub-recipients of financial assistance under the Urbanized Area Formula Program (49 U.S.C. Section 5307) to have an Agency Safety Plan in place no later than July 20, 2020. Bettendorf Transit is a recipient of Federal 5307 funds and meets the requirement for an ASP.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

List Attachments:
Resolution
Bettendorf Transit Agency Safety Plan

RESOLUTION NO: _____-20

RESOLUTION APPROVING THE AGENCY SAFETY PLAN FOR BETTENDORF TRANSIT

WHEREAS, Public Transportation Agency Safety Plan (PTASP) regulation (49 CFR Part 673) requires all small transit systems to have an Agency Safety Plan (ASP); and

WHEREAS, The PTASP regulation requires recipients and sub-recipients of financial assistance under the Urbanized Area Formula Program (49 U.S.C. Section 5307) to have an Agency Safety Plan in place no later than July 20, 2020; and

WHEREAS, Bettendorf Transit is a recipient of Federal 5307 funds and meets the requirement for an ASP.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Agency Safety Plan for Bettendorf Transit be approved.

Passed, Approved, and Adopted this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

SAFETY – SAFETY – SAFETY – SAFETY – SAFETY

AGENCY SAFETY PLAN (ASP)

CREATED: March 10, 2020

LAST UPDATED: March 10, 2020

SAFETY – SAFETY – SAFETY – SAFETY – SAFETY

AGENCY SAFETY PLAN (ASP):

Bettendorf Transit
1609 State St.
Bettendorf, Iowa
52722

This Public Transit Agency Safety Plan is hereby certified, adopted and signed by:

Brian Schmidt, Public Works Director
Accountable Executive Name and Title

Accountable Executive Signature ***Date***

Annual Recertification

1ST Recertification	
2ND Recertification	
3RD Recertification	
4TH Recertification	
5TH Recertification	
Date	**Accountable Executive Signature**

The Chief Safety Officer (CSO) is the person designated by the Transit Agency to manage and implement the Public Transit Agency Safety Plan, as well as answer any questions regarding the Agency's Transit Safety Plan.

Transit Agency Chief Safety Officer Contact Information

Title:	Transit/Garage Manager
Name:	Mark Garrow
Address:	4403 Devils Glen Rd.
Phone:	563/344-4104
Email:	mgarrow@bettendorf.org

Transit Agency Information

Transit Agency Name	City of Bettendorf (Bettendorf Transit)		
Transit Agency Address	1609 State Street		
Name and Title of Accountable Executive	Brian Schmidt, Public Works Director		
Name of Chief Safety Officer or SMS Executive	Mark Garrow		
Mode(s) of Service Covered by This Plan	Bus (MB)	**List All FTA Funding Types (e.g., 5307, 5310, 5311)**	5307,5310,5339
Mode(s) of Service Provided by the Transit Agency (Directly operated or contracted service)	Bus (MB), Directly Operated (DO) ADA Paratransit (DR), Paid Transportation (PT)		

Does the agency provide transit services on behalf of another transit agency or entity?	Yes ☐	No ☒	**Description of Arrangement(s)**	N/A
Name and Address of Transit Agency(ies) or Entity(ies) for Which Service Is Provided	N/A			

Name of Entity That Drafted This Plan	City of Bettendorf/Bettendorf Transit	
Approval by the Board of Directors or an Equivalent Authority	**Name of Individual/Entity That Approved This Plan**	**Date of Approval**
	Bettendorf City Council	
	Relevant Documentation (title and location)	
	Resolution No. xx -20 is available from the CSO.	
Certification of Compliance	**Name of Individual/Entity That Certified This Plan**	**Date of Certification**
	Brian Schmidt, Accountable Executive	
	Relevant Documentation (title and location)	
	Accountable Executive's signature is on page 2 of this document.	

ACTIVITY LOG

Version Number and Updates

Record the complete history of successive versions of this plan.			
Version Number	**Section/Pages Affected**	**Reason for Change**	**Date Issued**
Original (0)	Entire Document	Plan Creation	3/10/2020
1st			
2nd			
3rd			
4th			
5th			

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SECTION 1- SAFETY POLICIES AND PROCEDURES

1.1 SAFETY MANAGEMENT POLICY STATEMENT

Bettendorf Transit is committed to Safety Management as a systematic and comprehensive approach to identifying safety hazards and risks associated with transit system operations and related maintenance activities. Bettendorf Transit has adopted a Safety Management Systems (SMS) framework as an explicit element of the agency's responsibility by establishing safety policy; identifying hazards and controlling risks; goal setting, planning and measuring performance. Furthermore, Bettendorf Transit has adopted SMS as A means by which to foster agency-wide support for transit safety by establishing a culture where management is held accountable for safety and everyone in the organization takes an active role in securing transit safety.

To ensure transit safety, and in order to comply with Federal Transit Administration (FTA) requirements, Bettendorf Transit has developed and adopted this Agency Safety Plan (ASP) to comply with FTA regulations 49 C.F.R. Part 673 and confirms that this ASP addresses applicable requirements and standards in FTA's Public Transportation Safety Plan and the National Public Transportation Safety Plan.

The Accountable Executive and Bettendorf City Council, in cooperation with the Iowa Department of Transportation (Iowa DOT) and Bi-State Regional Commission, have reviewed the ASP and assures that its content has met the requirements of 49 C.F.R. Part 673.

1. Safety is a core business value;
2. Safety excellence is a key component of our mission;
3. Safety is a source of our competitive advantage; our business will be strengthened by making safety excellence an integral part of all our public transportation activities; and
4. Accidents and serious incidents are preventable and do not occur out of the blue; they are preceded by precursors (events, behaviors, and conditions) that can be identified, assessed and mitigated through physical, administrative and behavioral defense strategies.

Basic elements of our safety approach include:

- Ensure resources are provided for managing safety during service delivery;
- Commitment to an employee safety reporting program to convey that receiving safety information from employees is critical to the operation and success of the SMS;
- Ensure no action will be taken against any employee who discloses a safety concern through the employee safety reporting program, unless disclosure dictates, beyond a reasonable doubt, an illegal act, gross negligence, or a deliberate or willful disregard of regulations or procedures; and
- Is communicated, with visible and explicit support from executive management, throughout the transit agency.

Accountable Executive Signature ***Date***

1.2 ANNUAL PTASP REVIEW AND UPDATE

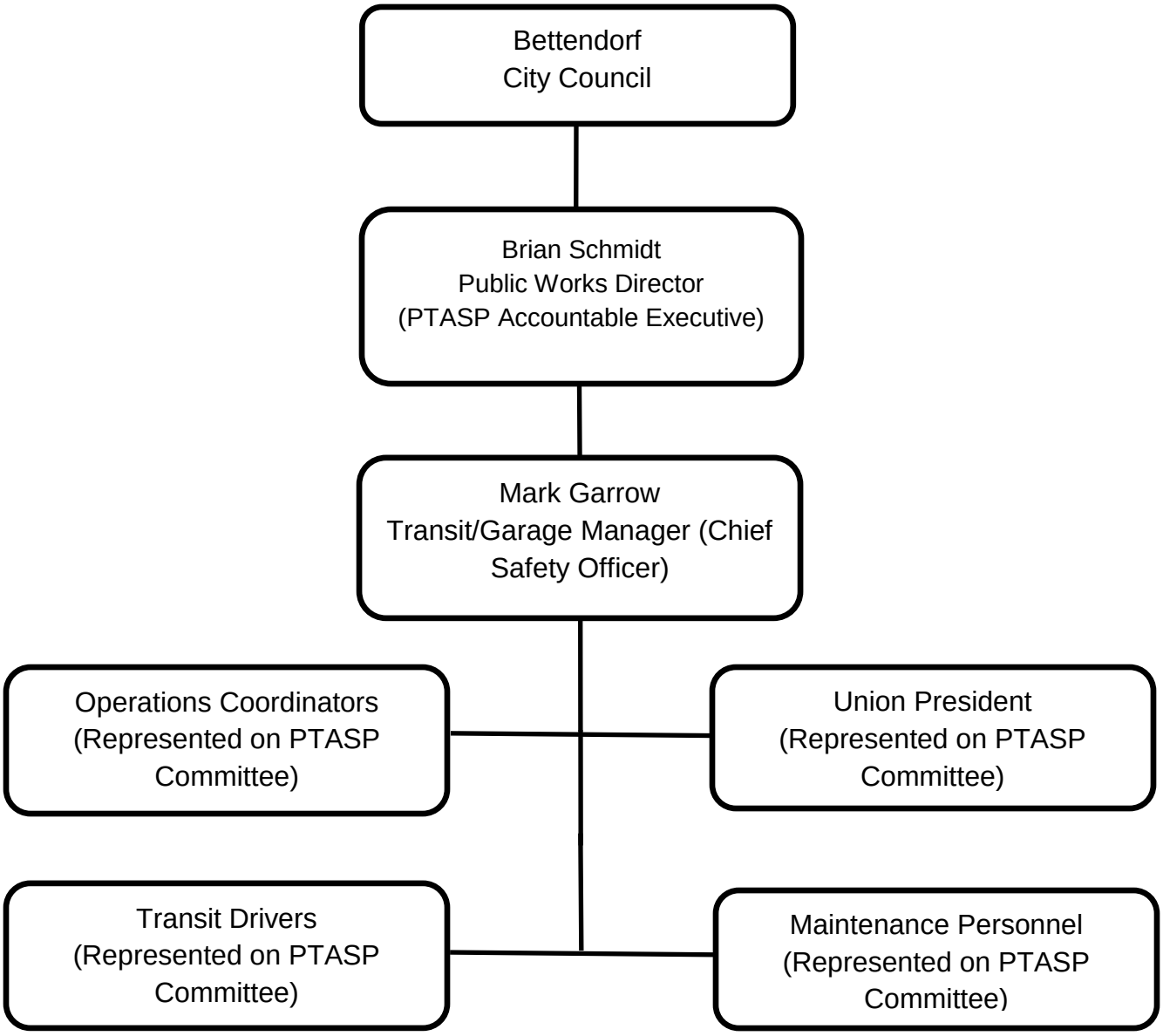
The annual review of the PTASP will be conducted by the PTASP Committee in July of each year. Necessary updates outside the annual update window will be handled as PTASP addendums. Any subsequent updates and addendums will be documented in the PTASP Activity Log included on page 4 of this document. The Annual self-certification will include the Accountable Executive signing and dating page 1 of this document and submitting to the Iowa Department of Transportation and Bi-State

Regional Commission (MPO) for review. FTA will use its existing Certifications and Assurances process to ensure Bettendorf Transit complies with the self-certification process.

1.3 ORGANIZATION STRUCTURE

Management has the overall responsibility of safe and secure operations of Bettendorf Transit and contract service operators. Each employee is required to carry out specific system safety responsibilities, depending on his/her position, in compliance with the PTASP. The following chart shows the reporting structure.

Bettendorf Transit
PTASP Organizational Chart



1.3.1 Authorities, Accountabilities, and Responsibilities

Describe the authorities, accountabilities, and responsibilities of the following individuals for the development and management of the transit agency's Safety Management System (SMS).	
Accountable Executive (Executive Management)	The Accountable Executive is the single, identifiable person with ultimate responsibility for carrying out the Public Transportation Agency Safety Plan for Bettendorf Transit; responsibility for carrying out the Bettendorf's Transit Asset Management Plan; and control or direction over the human and capital resources needed to develop and maintain both Bettendorf's Public Transportation Agency Safety Plan and Transit Asset Management Plan.
Chief Safety Officer or SMS Executive (Agency Leadership)	The Chief Safety Officer is responsible for safety and reports directly to Bettendorf's Accountable Executive. The Chief Safety Officer for Bettendorf Transit serves in other operational or maintenance capacities because Bettendorf Transit is a small public transportation provider as defined in § *673.5*, and does not operate a rail fixed guideway public transportation system. The Chief Safety Officer for Bettendorf Transit has the authority and responsibility for day-to-day implementation and operation of Bettendorf Transit's SMS.
Key Staff	The Bettendorf Transit PTASP Committee will be responsible for assisting in the development and implementation of the ASP, reviewing the progress of the Plan, and ensuring that the communication process is effective. The Committee is comprised of the following: • Chief Safety Officer (Transit/Garage Manager) • Operations Coordinators • Union President • Transit Drivers • Mechanics

1.4 SAFETY PROMOTION, CULTURE AND TRAINING

Bettendorf Transit believes safety promotion is critical to the success of SMS by ensuring that the entire organization fully understands and trusts the SMS policies, procedures, and structure. It involves establishing a culture that recognizes safety as a core value, training employees in safety principles, and allowing open communications of safety issues. Once approved, the Safety Management Policy will be provided to and discussed with appropriate transit related personnel. This will include vehicle maintenance employees who repair transit buses. The Safety Management Policy will also be reviewed with all new transit employees as part of the training process. Additional communication tools reinforcing the Safety Management Policy are safety bulletin boards and handouts.

A general review of the policy will then commence at future Safety Meetings.

1.4.1 Safety Culture

Positive safety culture must be generated from the top-down. The actions, attitudes, and decisions at the policy-making level must demonstrate a genuine commitment to safety. Safety

must be recognized as the responsibility of each employee with the ultimate responsibility for safety resting with the Accountable Executive and City Council of Bettendorf. Employees must trust that they will have management support for decisions made in the interest of safety while recognizing that intentional breaches of safety will not be tolerated.

The primary goal of safety promotion at Bettendorf Transit is to develop a positive safety culture that allows SMS to succeed. A positive safety culture at Bettendorf Transit is defined as one which is:

A. An Informed Culture

- Employees understand the hazards and risks involved in their areas of operation;
- Employees are provided with the necessary knowledge, training and resources; and
- Employees work continuously to identify and overcome threats to safety.

B. A Just Culture

- Employees know and agree on what is acceptable and unacceptable behavior; and
- Human errors must be understood but negligence and willful violations cannot be tolerated.

C. A Reporting Culture

- Employees are encouraged to voice safety concerns and to share critical safety information without the threat of punitive action; and
- When safety concerns are reported through the employee safety reporting program (ESRP), safety actions in response to the concerns are communicated back to staff.

D. A Learning Culture

- Learning is valued as a lifetime process beyond basic-skills training;
- Employees are encouraged to develop and apply their own skills and knowledge to enhance safety; and
- Employees are updated on safety issues by management and safety reports are fed back to staff so that everyone learns the pertinent lessons.

1.4.2 Training

SMS, specific training will be required for all Bettendorf Transit employees and contractors designated as directly responsible for safety in Bettendorf Transit's system to explain the agency's safety culture and describe how SMS works. The CSO is the resource person for providing a corporate perspective on Bettendorf Transit's approach to safety management. Once the SMS is implemented, safety training needs will depend on the safety responsibilities of the individual staff members and the nature of tasks performed. This process also includes refresher training, as necessary. All training shall be monitored by the CSO.

Mandatory Safety Management Training Topics Include:

A. Initial Safety Training for All Staff (*Provided through staff meetings and new hire orientations as noted)*

1. Basic principles of safety management including the integrated nature of SMS, risk management, safety culture, etc. *(provided by staff meetings and new hire orientation);*
2. Corporate safety philosophy, safety goals and objectives, safety policy, and safety standards *(provided by staff meetings and new hire orientation)*;
3. Importance of complying with the safety policy and SMS procedures, and the approach to disciplinary actions for different safety issues *(provided by staff meetings and new hire orientation);*
4. Organizational structure, roles and responsibilities of staff in relation to safety *(provided by staff meetings and new hire orientation);*

5. Transit agency's safety record, including areas of systemic weakness *(provided by staff meetings and new hire orientation);*
6. Requirement for ongoing internal assessment of organization safety performance (e.g. employee surveys, safety audits, and assessments) *(provided by staff meetings and new hire orientation);*
7. Reporting accidents, incidents, and perceived hazards *(provided by staff meetings and new hire orientation);*
8. Lines of communication for Safety Officer *(provided by staff meetings and new hire orientation);*
9. Feedback and communication methods for the dissemination of safety information (*during regular recurring meetings);* and
10. Safety promotion and information dissemination (*provided on the transit and garage communication boards, as handouts during meetings and randomly as required)*

B. Safety Training for Operations Personnel *(Provided through quarterly training, staff meetings and in responses noted)*

1. Unique hazards facing operational personnel *(refer to Transit Driver Training Manual, sections 3.18, 3.19, 4.1, 4.3, 4.6, 4.14 and 5.2);*
2. Seasonal safety hazards and procedures (e.g. winter operations) *(refer to Transit Driver Training Manual, section 4);*
3. Procedures for hazard reporting *(provided by staff meetings and new hire orientation);*
4. Procedures for reporting accidents and incidents *(refer to Transit Driver Training Manual, section 1.9 and 5..1);*
5. Emergency procedures *(refer to Transit Driver Training Manual, sections 3.14, 3.16, 3.18 and 5.1 for specific details)*

C. **Training for Management/Safety Officer** *(Following courses completed and scheduled SMS Awareness Completed 1/08/20)*

1. Introduction to Safety Management Systems (SMS)
2. The four components of FTA's SMS Framework
3. The importance of Employee Safety Reporting Systems to the success of SMS

Roadmap to Drafting an Agency Safety Plan for Bus Agencies (*Completed 12/27/19)*

1. Overview of the Public Transportation Agency Safety Plan Regulation
2. Applicable transit agencies and personnel
3. Leveraging Resources for drafting an Agency Safety Plan
4. Safety Management Policy requirements
5. Safety Risk Management requirements
6. Safety Assurance requirements
7. Safety Promotion requirements
8. Certifying the Agency Safety Plan and next steps

SMS Safety Assurance (*Scheduled 4/29/20)*

1. FTA SMS Framework
2. Safety Assurance activities and tools
3. The relationship between Safety Risk Management (SRM) and Safety Assurance (SA)
4. Current SRM/SA activities and tools, as well as the gaps that exist
5. Safety Performance Monitoring and Measurement
6. Practical Drift
7. Management of Change
8. Continuous Improvement
9. Online pretest and online final exam

SECTION 2- SAFETY RISK MANAGEMENT (SRM)

2.1 HAZARD IDENTIFICATION

Establishing effective hazard identification programs is fundamental to safety management at Bettendorf Transit. Hazard identification can be reactive or proactive in nature. Occurrence reporting, incident investigation and trend monitoring are essentially reactive. Other hazard identification methods actively seek feedback by observing and analyzing day-to-day operations. Common hazard identification activities include:

- Safety assessments;
- Trend monitoring;
- Hazard and incident reporting;
- Safety surveys;
- Safety audits; and
- Evaluating customer suggestions and complaints.

The number of near-miss incidents, known as precursors, is significantly greater than the number of accidents for comparable types of events. The practice of reporting and learning from accident precursors is a valuable complement to other hazard identification practices. To be successful, hazard identification must take place within a non-punitive and just safety culture. Bettendorf Transit employs systematic safety improvements by discovering and learning of potential weaknesses in the system's safety.

2.1.1 Employee Safety Reporting Program and Non-Punitive Reporting Policy

Bettendorf Transit is committed to the safest transit operating standards possible. To achieve this, it is imperative that Bettendorf Transit have uninhibited reporting of all incidents and occurrences which may compromise the safe conduct of our operations. To this end, every employee is responsible for the communication of any information that may affect the integrity of transit safety. Such communication must be completely free of any form of reprisal.

Occupational health and safety is the mutual concern of the Employer, the Union and employees. Employees, or the Union, shall report safety and health hazards of which they are aware to the CSO. Hazards or potential hazards are to be reported by filling out a Hazard Report Form. Bettendorf Transit shall comply with applicable federal, state and local safety laws, rules, and regulations.

Bettendorf Transit will not take disciplinary action against any employee who discloses an incident or occurrence involving transit safety. This policy shall not apply to information received by Bettendorf Transit from a source other than the employee, or which involves an illegal act, or a deliberate or willful disregard of promulgated regulations or procedures.

The primary responsibility for transit safety rests with the Transit Operators and the CSO, however transit safety is everyone's concern.

Bettendorf Transit's method of collection, recording and disseminating information obtained from hazard report forms has been developed to protect, to the extent permissible by law, the identity of any employee who provides transit safety information.

Bettendorf Transit urges all staff to practice the SMS transit safety procedures outlined in the PTASP to help Bettendorf Transit become a leader in providing transit riders and employees with the highest level of transit safety.

2.2 RISK ASSESSMENT

Once hazards have been identified, Bettendorf Transit will conduct an assessment to determine their potential consequences. Factors to be considered are the likelihood of occurrence, the severity of the consequences should there be an occurrence, and the level of exposure to the hazard. Bettendorf Transit will assess risks subjectively by experienced personnel using a Risk Assessment Matrix (RAM). Results of the risk assessment process will help determine whether the risk is being appropriately managed or controlled. If the risks are acceptable, the hazard will simply need monitoring. If the risks are unacceptable, steps will be taken by Bettendorf Transit to lower the risk to an acceptable or tolerable level, or to remove or avoid the hazard.

2.3 RISK MITIGATION

The assessment process may indicate that certain hazards have an acceptable level of risk, while others require mitigation to an acceptable or tolerable level. Bettendorf Transit will further manage risk by completing a Hazard Identification and Risk Assessment Log that can help prioritize safety risks. The level of risk can be lowered by reducing the severity of the potential consequences, by reducing the likelihood of occurrence and/or by reducing the exposure to that risk.

In general, Bettendorf Transit will take the following safety actions to mitigate risk. These actions can be categorized into three broad categories, including:

1. **Physical Defenses:**
   These include objects and technologies that are engineered to discourage, or warn against, or prevent inappropriate action or mitigate the consequences of events (e.g. traffic control devices, fences, safety restraining systems, transit monitoring systems, etc.)
2. **Administrative Defenses:**
   These include procedures and practices that mitigate the likelihood of accident/incident (e.g. safety regulations, standard operating procedures, personnel proficiency, supervision inspection, training, etc.) and
3. **Behavioral Defenses:**
   These include behavioral interventions through education and public awareness campaigns aimed at reducing risky and reckless behavior of motorists, passengers and pedestrians; factors outside the control of the agency. The Zero Fatalities Iowa campaign is an example.

2.4 PRIORITIZED SAFETY RISKS

Once hazards have been identified and risk levels assessed, Bettendorf Transit will prioritize safety risks. A Prioritized Safety Risk Log is used to organize system safety risks. The Prioritized Safety Risk Log identifies the priority level for safety risks, a description of the risk, planned mitigation strategies to address the risk, the outcome of the planned mitigation strategies, responsible staff, a timeline of the planned mitigation strategies, and the status of the prioritized safety risk. Prioritized Safety Risk Log is updated frequently to ensure continual progress towards risk reduction. Bettendorf Transit will review and revise existing mitigations as needed. Bettendorf Transit will prioritize safety risks and assign resources as necessary. Whenever a questions arises that is out of the realm of sublet matter experts on hand, help outside of the agency will be sought.

SECTION 3- SAFETY ASSURANCE

Safety assurance provides the necessary feedback to ensure that the SMS is functioning effectively and that Bettendorf Transit is meeting or exceeding its safety objectives. Safety assurance requires a clear understanding of how safety performance will be evaluated, or in other words, what metrics will be used to assess system safety and determine if the safety management system is working properly. Having decided on the metrics by which success will be measured; safety management requires embedding these metrics in the organizational culture and encouraging their use for ongoing performance improvement. Safety assurance activities serve as a check on Bettendorf Transit's safety risk management process to minimize the exposure of the public, personnel, and property to unsafe conditions.

3.1 DEFINING SAFETY GOALS AND OBJECTIVES/OUTCOMES

Setting safety goals and objectives is part of strategic planning and establishing safety policy for Bettendorf Transit. Clearly defining safety goals is the first part in creating a safety performance measurement system.

Safety goals are general descriptions of desirable long-term impacts. For example, a general safety goal might be, *"Foster agency-wide support for transit safety by establishing a culture where management is held accountable for safety and everyone in the organization takes an active role in securing transit safety."*

Safety objectives or outcomes are more specific statements that define measurable results. For example, a specific safety objective for the goal stated above might be, *"Establish regular transit safety meetings comprised of staff at varying levels, including managers, operators and maintenance personnel."*

The safety objective/outcome will then be measured by defining specific performance metrics, including a baseline and target, that **Bettendorf Transit** will determine is reasonable.

3.2 DEFINING SAFETY PERFORMANCE MEASURES

Performance measurement is the regular systematic collection, analysis and reporting of data that track resources used, work produced and whether specific outcomes were achieved. In other words, it is a tool to quantify and improve performance, and engage and communicate with Bettendorf Transit staff and external stakeholders. The two (2) core functions of performance measurement include monitoring and evaluating progress. Performance can be measured in terms of inputs, outputs, outcomes, and efficiency among many other criteria. Bettendorf Transit monitors operations to better understand safety performance. This is done by talking to employees, reviewing data and monitoring field activities. This process informs management of breakdowns in training, communications, or other issues.

Bettendorf Transit will utilize these basic principles of performance measurement, including:

- Stakeholder involvement and acceptance
- Focus on agency goals and activities
- Clarity and precision
- Credibility and robustness
- Forward-looking measures
- Integration into agency decision-making
- Timely reporting
- Understand agency specifics, including context and scale of operations
- Realism of goals and targets

3.2.1 Safety Performance Monitoring and Measurement

Describe activities to monitor the system for compliance with procedures for operations and maintenance.
The Chief Safety Officer (CSO), is responsible for ensuring that the PTASP will be implemented as intended. The CSO will review system documents and operating procedures as needed to test for compliance. The CSO will also review the system documents and operating procedures of Bettendorf Transit and those of its contractors, as needed to test for compliance. Any shortcomings will be formally noted and addressed. A timetable for correcting the shortcomings will be included with follow-up. The PTASP Committee will meet in January of each year to review the first six-months of each fiscal year. A review of any reports involving the PTASP will be provided. The Committee will have the ability to modify the PTASP if necessary. The PTASP Committee will also meet in July of each year to review the previous year and implement, as appropriate, any updates to the PTASP. A year-end report will be developed and provided to the Accountable Executive.
Describe activities to monitor operations to identify any safety risk mitigations that may be ineffective, inappropriate, or were not implemented as intended.
Any hazard that is identified and recorded with a corresponding mitigation will be reviewed by the CSO on or before the conclusion of the first month after the month in which the hazard was reported. The CSO will determine if the mitigation succeeded to reduce or eliminate any hazards reported. If the mitigation did not occur, or was not effective, the CSO will revisit the hazard with the appropriate City department to ascertain the issue. A new schedule will then be developed to mitigate the hazard with a corresponding review.
Describe activities to conduct investigations of safety events to identify causal factors.
The CSO will review the Hazard Identification and Risk Assessment Log monthly to determine if any patterns exist. If a pattern exists, the CSO and potentially the PTASP Committee, will determine what action needs to be taken. Communication of the pattern and the response to the pattern will be completed by the CSO for review during the semi-annual meeting of the PTASP Committee. The CSO will determine if a response was effective and, if not, coordinate with the appropriate City departments to revisit the correction.
Describe activities to monitor information reported through internal safety reporting programs.
The CSO will review, on a monthly basis, any information provided through the internal safety reporting program.

3.3 MONITORING PERFORMANCE AND EVALUATING RESULTS

Once safety goals, objectives/outcomes and measures have been defined, they can be organized into a Safety Performance Matrix. Organizing information, particularly in a matrix, will allow Bettendorf Transit to continuously monitor safety performance and evaluate results. Bettendorf Transit will evaluate safety performance and update documentation at least annually. Safety performance monitoring and measurement includes: monitoring compliance with procedures, determining sufficiency of procedures, conducting investigations, and monitoring safety information and the employee safety program.

3.3.1 Safety Performance Targets

Specify performance targets based on the safety performance measures established under the National Public Transportation Safety Plan. Totals are based on the last five (5) Fiscal Years averaged totals. Rates are averaged totals multiplied by 100,000 VRM divided by estimated annual expected VRM of 157,043.

Mode of Transit Service	Fatalities (Total)	Fatalities (Per 100K VRM)	Injuries (Total)	Injuries (Per 100K VRM)	Safety Events (Total)	Safety Events (Per 100K VRM)	System Reliability (Failures / VRM)
Bus (MB)	0	0	0.4	0.25	6.6	4.2	34,140
Contractor	0	0	2	0.3	23	2.3	43,668

3.3.2 Safety Performance Target Coordination

Describe the coordination with the State and Metropolitan Planning Organization(s) (MPO) in the selection of State and MPO safety performance targets.

Bettendorf Transit will communicate and coordinate with Iowa DOT and Bi-State Regional Commission, to the maximum extent practicable, in the selection of State and MPO safety performance targets and to aid the MPO in the planning process.

Targets Transmitted to the State	**State Entity Name**	**Date Targets Transmitted**
	Iowa DOT	x-xx-xx
Targets Transmitted to the Metropolitan Planning Organization(s)	**Metropolitan Planning Organization Name**	**Date Targets Transmitted**
	Bi-State Regional Commission	x-xx-xx

3.4 INTEGRATING RESULTS INTO AGENCY DECISION-MAKING PROCESSES

Bettendorf Transit is committed to using the data collected and information learned to inform decision making and instill positive change. The main objective is the continuous improvement of transit system safety. When performance goals are not met, Bettendorf Transit will work to identify why such goals were not met and what actions can be taken to minimize the gap in achieving defined goals. However, when goals are easily achieved, action will be taken to exceed expectations and re-establish a reasonable baseline.

Uses of Performance Results include:

- Focus attention on performance gaps and trigger in-depth investigations of what performance problems exists;
- Help make informed resource allocation decisions;
- Identify needs for staff training or technical assistance;
- Help motivate employees to continue making program improvements;
- Support strategic planning efforts by providing baseline information for tracking progress;
- Identify best practices through benchmarking
- Respond to elected officials and the public's demand for accountability.

3.5 SUSTAINING A SAFETY MANAGEMENT SYSTEM

In order to sustain a safety management system, Bettendorf Transit will ensure that particular processes are employed to instill an organizational foundation. Examples of actions taken to sustain SMS include:

- **Create measurement-friendly culture:**
  All staff, including upper level management, should be actively engaged in creating measurement-friendly culture by promoting performance measurement as a means of continuous improvement. Upper level management will also lead by example and utilize performance metrics in decision making processes.

- **Build organization capacity:**
  Investment in developing skilled human resources capacity is essential to sustaining an SMS. Both technical and managerial skills will be needed for data collection and analysis, and setting goals. Managing staff and the governing board will commit the financial resources required for organizational capacity and maintaining an SMS on a continuous basis.

- **Reliability and transparency of performance results:**
  The SMS will be able to produce and report its results, both good and bad. Performance information should be transparent and made available to all stakeholders. Messengers should be protected to preserve the integrity of the measurement system. The focus should be on opportunities for improvement rather than allocating blame.

- **Demonstrate continuous commitment to measurement:**
  Visible commitment to using metrics is a long-term initiative. Bettendorf Transit will demonstrate a commitment to performance measurement by establishing a process of reporting performance results, such as recurring transit safety and performance measurement reports to the accountable executive.

3.6 SUPPORTING DOCUMENTATION

Include or reference documentation used to implement and carry out the Safety Plan that are not included elsewhere in this Plan.
The below documents have not been included in the ASP other than by reference and are available by request from the CSO. These documents must be maintained for three years after they are created and must be made available upon request by the FTA or other Federal entity, or a State Safety Oversight Agency having jurisdiction.

Transit Driver Training Manual

Staff Safety Roles and Responsibilities

Safety Assessment and System Review

Facility Safety and Security Assessment

Risk Assessment Matrix

Hazard Identification and Risk Assessment Log

Prioritized Safety Risk Log

Safety Performance Matrix

Bettendorf Hazard Report Form

Suspicious Package Policy

Bettendorf Transit ADA Procedures

3.7 DEFINITIONS OF SPECIAL TERMS USED IN THE SAFETY PLAN

Term	Definition (Bettendorf Transit incorporates FTA's definitions that are in 49 CFR § 673.5 of the Public Transportation Agency Safety Plan regulation.)
Accident	An event that involves any of the following: A loss of life; a report of a serious injury to a person; a collision of public transportation vehicles; a runaway train; an evacuation for life safety reasons; or any derailment of a rail transit vehicle, at any location, at any time, whatever the cause.
Accountable Executive	The single, identifiable person who has ultimate responsibility for carrying out the Public Transportation Agency Safety Plan of a public transportation agency; responsibility for carrying out the agency's Transit Asset Management Plan; and control or direction over the human and capital resources needed to develop and maintain both the agency's Public Transportation Agency Safety Plan, in accordance with 49 U.S.C. 5329(d), and the agency's Transit Asset Management Plan, in accordance with 49 U.S.C. 5326.
Bettendorf Transit	Bettendorf Transit is the public transit operator in the City of Bettendorf. Bettendorf Transit is a division of the City's Department of Public Works.

Contractor	River Bend Transit is the contractor who provides ADA paratransit and Saturday Fixed Route service for the City of Bettendorf. The contract is managed through Bettendorf Transit.
Event	Any Accident, Incident, or Occurrence
Hazard	Any real or potential condition that can cause injury, illness, or death; damage to or loss of the facilities, equipment, rolling stock, or infrastructure of a public transportation system; or damage to the environment.
Incident	An event that involves any of the following: a personal injury that is not a serious injury; one or more injuries requiring medical transport; or damage to facilities, equipment, rolling stock, or infrastructure that disrupts the operations of a transit agency.
Investigation	The process of determining the causal and contributing factors of an accident, incident, or hazard, for the purpose of preventing recurrence and mitigating risk.
National Public Transportation Safety Plan	The plan to improve the safety of all public transportation systems that receive Federal financial assistance under 49 U.S.C. Chapter 53.
Occurrence	An Event without any personal injury in which any damage to facilities, equipment, rolling stock, or infrastructure does not disrupt the operations of a transit agency.
Operator	A provider of public transportation as defined under 49 U.S.C. 5302.
Performance Measure	An expression based on a quantifiable indicator of performance or condition that is used to establish targets and to assess progress toward meeting the established targets.
Performance Target	A quantifiable level of performance or condition, expressed as a value for the measure, to be achieved within a time period required by the FTA.
Public Transportation Agency Safety Plan (or Agency Safety Plan	The documented comprehensive Agency Safety Plan for a transit agency that is required by 49 U.S.C. 5329 and Part 673.
Risk	The composite of predicted severity and likelihood of the potential effect of a hazard.
Risk Mitigation	A method or methods to eliminate or reduce the effects of hazards.
Safety Assurance	The processes within a transit agency's Safety Management System that function to ensure the implementation and effectiveness of safety risk mitigation, and to ensure that the transit agency meets or exceeds its safety objectives through the collection, analysis, and assessment of information.

Safety Management Policy	A transit agencies documented commitment to safety, which defines the transit agency's safety objectives and the accountabilities and responsibilities of its employees in regard to safety.
Safety Management System	The formal, top-down, organization-wide approach to managing safety risk and assuring the effectiveness of a transit agency's safety risk mitigation. SMS includes systematic procedures, practices, and policies for managing risks and hazards.
Safety Performance Target	A performance target related to safety management activities.
Safety Promotion	A combination of training and communication of safety information to support SMS as applied to the transit agency's public transportation system.
Safety Risk Assessment	The formal activity whereby a transit agency determines Safety Risk Management priorities by establishing the significance or value of its safety risks.
Safety Risk Management	A process within a transit agency's Agency Safety Plan for identifying hazards and analyzing, assessing, and mitigating safety risk.
Serious Injury	Any injury which: (1) Requires hospitalization for more than 48 hours, commencing within 7 days from the date when the injury was received; (2) Results in a fracture of any bone (except simple fractures of fingers, toes, or noses); (3) Causes severe hemorrhages,
Transit Agency	An operator of a public transportation system.
Transit Asset Management Plan	The strategic and systematic practice of procuring, operating, inspecting, maintaining, rehabilitating, and replacing transit capital assets to manage their performance, risks, and costs over their life cycles, for the purpose of providing safe, cost-effective, and reliable public transportation, as required by 49 U.S.C. 5326 and 49 CFR Part 625.

3.8 LIST OF ACRONYMS USED IN THE SAFETY PLAN

Acronym	Word or Phrase
ADA	American's with Disabilities Act of 1990
ASP	Agency Safety Plan (Also referred to a PTASP is in Part 673)
Bus (MB)	Mode Bus
CSO	Chief Safety Officer
DO	Directly Operated
DR	Deviated Route
ESRP	Employee Safety Reporting Program
FTA	Federal Transit Administration
MPO	Metropolitan Planning Organization
Part 673	49 CFR Part 673 (Public Transportation Agency Safety Plan)
PT	Paid Transportation
PTASP	Public Transportation Agency Safety Plan
SMS	Safety Management Systems
SPT	Safety Performance Targets
SRM	Safety Risk Management
VRM	Vehicle Revenue Miles

MEETING DATE: May 5, 2020
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: 5

Item Title:

Resolution ordering the installation of street lights in the Forest Grove Crossing 3rd Addition.

Explanation:

A petition has been received requesting the installation of street lights in the Forest Grove Crossing 3rd Addition.

The street lights meet the requirements of the City's policy on street light petitions. The locations are in accordance with the City's street lighting policies and plan.

The locations of the street lights have been discussed with MidAmerican Energy Company personnel. The street lights will be installed on ornamental poles with underground wiring. The cost of the ornamental poles will be borne by the developer.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:

After installation, the City will be responsible for the total monthly charge for the street lights, which is estimated to be $10.53, which includes all charges by MidAmerican Energy.

List Attachments:
Resolution
Petition

RESOLUTION NO._____-20

RESOLUTION ORDERING THE INSTALLATION OF STREET LIGHTS
IN THE FOREST GROVE CROSSING 3RD ADDITION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA:

That MidAmerican Energy Company is hereby ordered and directed to install three (3) street lights in accordance with the terms of its franchise in the City of Bettendorf, to-wit:

- South side of Mary Leigh Drive near the northwest corner of Lot 16.
- In the cul-de-sac of Grove Crossing Court in line with the property line of Lot 7 and Lot 8.
- East side of Grove crossing Court in line with the property line of Lot 2 and Lot 3.

BE IT FURTHER RESOLVED that the City Clerk of the City of Bettendorf, Iowa, is hereby directed to inform the MidAmerican Energy Company of this action of this Council and is also directed to send to MidAmerican Energy a copy of this resolution.

Passed, Approved and Adopted this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

MIDAMERICAN ENERGY COMPANY

MidAmerican Energy Company
2759 5th Avenue
Rock Island, IL. 61201

4/23/2020

4403 Devils Glen Road
Bettendorf, IA 52722
Attention: Mr. Brian Fries, P.E.
bfries@bettendorf.org

Dear Mr. Fries:

On behalf of the developer Youssi Investments of Iowa, L.L.C, MidAmerican Energy Company is requesting authorization to install three (3) LED streetlights in the Forest Grove Crossing 3rd Addition.

The colonial light will be a 150 watt LED equivalent light on a black fiberglass pole. To review, we will install, own and maintain the streetlight. The developer will pay us the difference in cost between decorative and conventional streetlight systems. The City pays the same monthly rate as with any conventional installation.

We will soon begin installing underground electric service and would like to install streetlight facilities at the same time. Potential location and landscaping conflicts will be greatly minimized if everything is installed at once.

If you have any questions, please feel free to call me at (309) 793-3805.

Sincerely,
MidAmerican Energy Company

Maggie Notton

Maggie Notton
Customer Project Coordinator

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok

ITEM TITLE: Resolution reapproving the final plat of Glenbrook Ridge Third Addition, submitted by Nelson Construction & Development. (Case 20-005)

Explanation (Background and How it Responds to Vision, Mission, or Goals)

Nelson Construction & Development submitted the final plat of Glenbrook Ridge Third Addition which was approved by City Council on March 3, 2020. The allowable 60-day time period for recording of the plat and legal documents has expired, necessitating reapproval of the final plat.

Nelson Construction & Development has submitted the final plat of Glenbrook Ridge Third Addition (see Aerial Photo - Attachment A). The proposed subdivision is a replat of part of Glenbrook Ridge Second Addition (see Glenbrook Ridge Second Addition Final Plat – Attachment B). The proposed final plat is a replat of Lots 2, 3, 6, 7, 13, 16, 17 and Outlots E, 3, 4 and 5 of Glenbrook Ridge Second Addition (see previous plat - Attachment C). The previously approved site development plan shows the matching boundaries and storm water detention area (see Site Development Plan – Attachment D).

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 6-0 margin at its February 19 meeting.

Consult the Planning and Zoning Commission staff report for further details.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Original Plat; (C) Final Plat; (D) Site Development Plan; (E) Staff report to the Planning and Zoning Commission (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 20

RESOLUTION REAPPROVING THE FINAL PLAT OF
GLENBROOK RIDGE THIRD ADDITION
(REPLAT OF LOTS 2, 3, 6, 7, 13, 16, AND 17 OF
GLENBROOK RIDGE SECOND ADDITION)

WHEREAS, Nelson Construction & Development submitted the final plat of Glenbrook Ridge Third Addition (replat of Lots 2, 3, 6, 7, 13, 16, and 17 of Glenbrook Ridge Second Addition) which was approved by City Council on March 3, 2020, and

WHEREAS, the allowable 60-day time period for recording of the plat and legal documents has expired, necessitating reapproval of the final plat.

NOW, THEREFORE, BE IT RESOLVED, that the City Council reapproves the final plat of Glenbrook Ridge Third Addition subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. Flood zone fill permits are required for any area contained in the 100-year flood plain. No building permits shall be issued until the approval of the fill permits.
3. Plantings shall be maintained along the north and west boundaries of this subdivision in the form of evergreens on a 3-foot berm as part of a 25-foot buffer.
4. All storm water detention and design calculations need approval by the City Engineer prior to construction.
5. All engineering plans must be approved by the City Engineer prior to issuance of building permits.

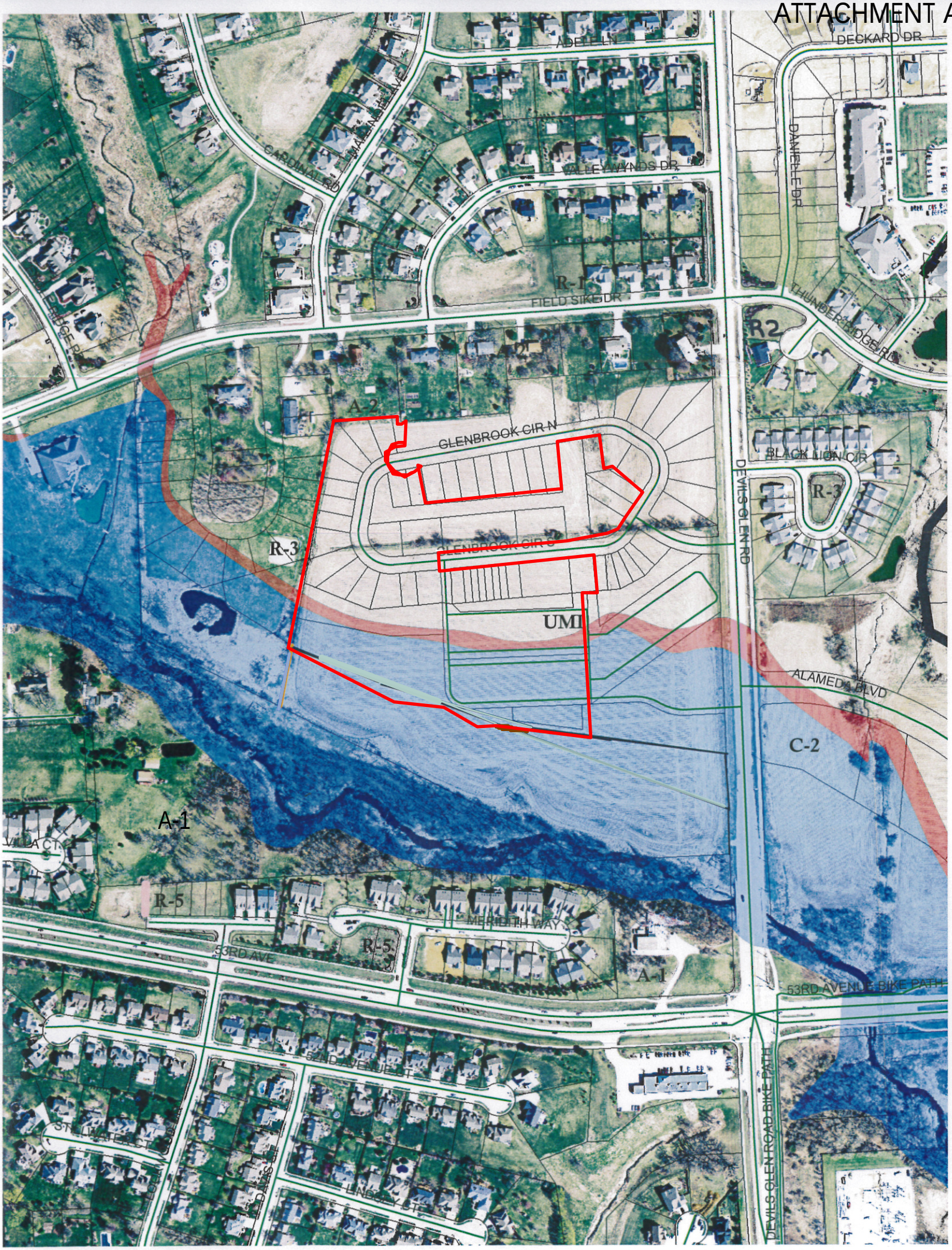
PASSED, APPROVED, AND ADOPTED this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

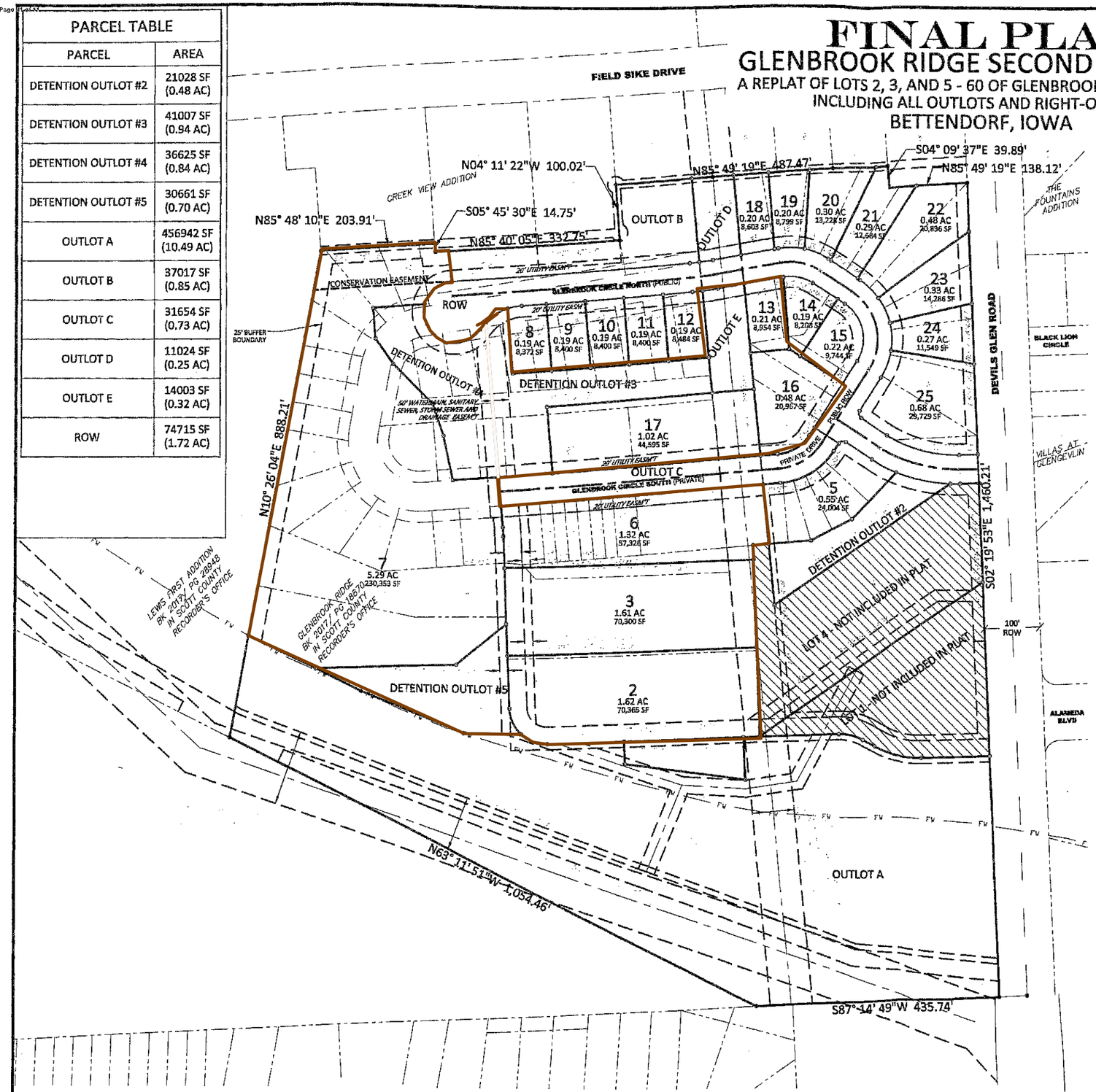
_____
Decker P. Ploehn, City Clerk

ATTACHMENT A



FINAL PLAT
GLENBROOK RIDGE SECOND ADDITION
A REPLAT OF LOTS 2, 3, AND 5 - 60 OF GLENBROOK RIDGE ADDITION
INCLUDING ALL OUTLOTS AND RIGHT-OF-WAYS
BETTENDORF, IOWA

PARCEL TABLE	
PARCEL	AREA
DETENTION OUTLOT #2	21028 SF (0.48 AC)
DETENTION OUTLOT #3	41007 SF (0.94 AC)
DETENTION OUTLOT #4	36625 SF (0.84 AC)
DETENTION OUTLOT #5	30661 SF (0.70 AC)
OUTLOT A	456942 SF (10.49 AC)
OUTLOT B	37017 SF (0.85 AC)
OUTLOT C	31654 SF (0.73 AC)
OUTLOT D	11024 SF (0.25 AC)
OUTLOT E	14003 SF (0.32 AC)
ROW	74715 SF (1.72 AC)



FOR RECORDER'S USE ONLY

Doc ID: 021972350010 Type: PLA
Recorded: 05/10/2019 at 04:00:14 PM
Fee Amt: $82.00 Page 1 of 10
Scott County Iowa
Rita A. Vargas Recorder
File 2019-00011022

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 10-78N-4E
QUARTER SECTION: SE 1/4
CITY: BETTENDORF
SUBDIVISION: GLENBROOK RIDGE
BLOCK: NA
LOT(S): NA
PROPRIETOR: DEVILS GLEN HOLDING, LLC
REQUESTED BY: DEVILS GLEN HOLDING, LLC
PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. COURT ST. UNIT 3 IOWA CITY, IA 52240 - PH# 319.519.6220

LEGAL DESCRIPTION

GLENBROOK RIDGE AS RECORDED IN THE SCOTT COUNTY RECORDER'S OFFICE IN BK 2017, PG 18870, EXCEPT LOT 1 AND LOT 4.

OUTLOT INFORMATION:

1. DETENTION OUTLOT #1 FOR PUBLIC STORM WATER MANAGEMENT.
2. DETENTION OUTLOT #2 FOR PUBLIC STORM WATER MANAGEMENT.
3. DETENTION OUTLOT #3 FOR PUBLIC STORM WATER MANAGEMENT.
4. DETENTION OUTLOT #4 FOR PUBLIC STORM WATER MANAGEMENT.
5. DETENTION OUTLOT #5 FOR PUBLIC STORM WATER MANAGEMENT.
6. OUTLOT A FOR COMMON OPEN SPACE.
7. OUTLOT B FOR COMMON OPEN SPACE.
8. OUTLOT C FOR PUBLIC ACCESS AND UTILITIES.
9. OUTLOT D FOR COMMON OPEN SPACE.
10. OUTLOT E FOR COMMON OPEN SPACE.

NOTES:

1. BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. REFER TO GLENBROOK RIDGE FINAL PLAT FILE 2017, PG 18870 IN THE SCOTT COUNTY, IOWA RECORDER'S OFFICE FOR EXISTING EASEMENTS.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
4. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE , DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
6. PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0378F WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2011.
7. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
8. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY DECEMBER 31, 2019.
9. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANDY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
10. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
11. BLANKET ACCESS EASEMENTS ACROSS LOTS 1, 2, 3, 4, AND 6 ARE GRANTED TO THE OWNERS OF ALL OF THOSE LOTS.
12. NO DIRECT ACCESS TO DEVILS GLEN ROAD SHALL BE ALLOWED FROM LOTS 4, 21-25.
13. MINIMUM 4-FT WIDE SIDEWALK ON INTERIOR RIGHTS-OF-WAY. MINIMUM 5-FT WIDE SIDEWALK ALONG DEVILS GLEN ROAD.
14. ALL PRIVATE DRIVES SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS NOT FRONTING GLENBROOK CIRCLE NORTH RIGHT-OF-WAY.
15. ALL EXISTING EASEMENTS ORIGINAL TO GLENBROOK RIDGE 1ST ADDITION SHALL BE VACATED WITH THE RECORDING OF THIS APPROVED PLAT.

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
BENJAMIN VEGGY
GOMEZ MAY, LLP
2322 E. KIMBERLY RD. SUITE 120W
DAVENPORT, IA 52806
563.359.3591
YEGGYB@GOMEZMAYLAW.COM

OWNER/APPLICANT:
DEVILS GLEN HOLDING, LLC
C/O BEN EASTEP
1805 STATE STREET, #103
BETTENDORF, IA 52722
563-265-0839
BEN@CTCREEK.COM

CITY OF BETTENDORF
BY _____ DATE 5/10/19
ATTEST _____ DATE 5-10-19

PLANNING AND ZONING
BY _____ DATE 5-10-19

IOWA - AMERICAN WATER CO.
BY _____ DATE 5-10-19

MIDAMERICAN ENERGY COMPANY
BY _____ DATE 5/10/19

MEDIACOM
BY _____ DATE 5-10-19

CENTURYLINK
BY _____ DATE 5-10-2019

LEGEND

- PROPERTY CORNER - FOUND AS LABELED
- PROPERTY CORNER - SET 5/8" Ø REBAR WITH OPC #19828
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- BOUNDARY OR PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT
- FW FEMA FLOODWAY
- PC OR PT ON STREET CL

ERROR OF CLOSURE IS LESS THAN 1 IN 10,000

PROFESSIONAL LAND SURVEYOR
BRADLEY R. GEATER
19828
IOWA

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.

SIGNED: _____ DATE: 5/8/19

BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019.
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

0 50 100
1"=100'

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220
ENGINEER:

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: RECORDATION
DATE ISSUED: MAY 7, 2019
CURRENT REV: B
PROJECT NAME: GLENBROOK RIDGE SECOND ADDITION
CLIENT NAME: DEVILS GLEN HOLDING, LLC
PROJECT NO.: 18-0082
PROJECT MANAGER: BETTIS
SHEET NUMBER: 1 OF 3
SHEET NAME: FINAL PLAT

File Number: 2019-00011022

FINAL PLAT

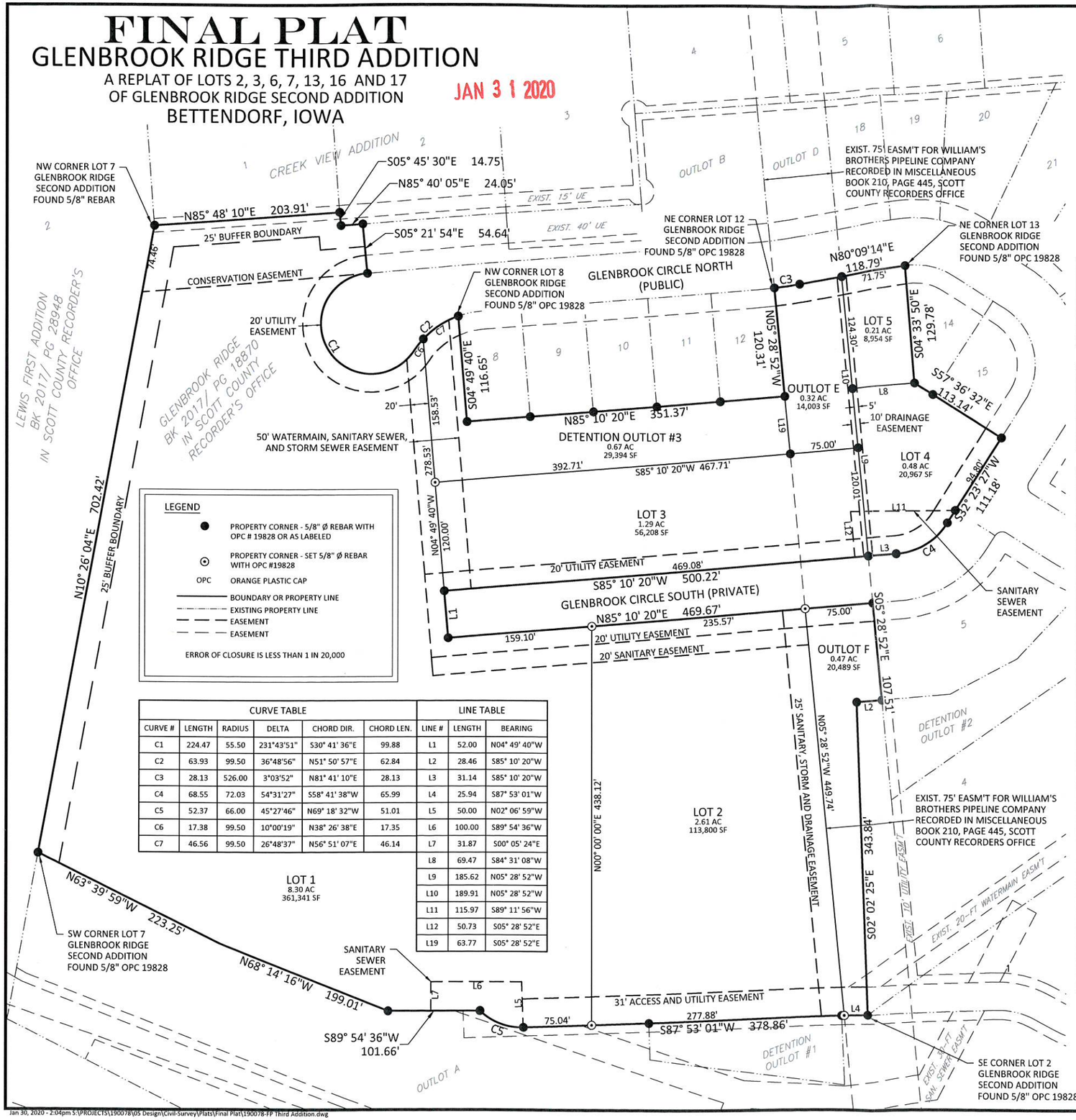
GLENBROOK RIDGE THIRD ADDITION

A REPLAT OF LOTS 2, 3, 6, 7, 13, 16 AND 17
OF GLENBROOK RIDGE SECOND ADDITION
BETTENDORF, IOWA

JAN 3 1 2020

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 10-78N-4E
QUARTER SECTION:
CITY: BETTENDORF
SUBDIVISION: GLENBROOK RIDGE SECOND ADDITION
BLOCK: NA
LOT(S): 2, 3, 6, 7, 13, 16, AND 17
PROPRIETOR: DEVILS GLEN HOLDING, LLC
REQUESTED BY: DEVILS GLEN HOLDING, LLC
PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. COURT ST. UNIT 3 IOWA CITY, IA 52240 - PH# 319.519.6220



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	224.47	55.50	231°43'51"	S30° 41' 36"E	99.88
C2	63.93	99.50	36°48'56"	N51° 50' 57"E	62.84
C3	28.13	526.00	3°03'52"	N81° 41' 10"E	28.13
C4	68.55	72.03	54°31'27"	S58° 41' 38"W	65.99
C5	52.37	66.00	45°27'46"	N69° 18' 32"W	51.01
C6	17.38	99.50	10°00'19"	N38° 26' 38"E	17.35
C7	46.56	99.50	26°48'37"	N56° 51' 07"E	46.14

LINE TABLE		
LINE #	LENGTH	BEARING
L1	52.00	N04° 49' 40"W
L2	28.46	S85° 10' 20"W
L3	31.14	S85° 10' 20"W
L4	25.94	S87° 53' 01"W
L5	50.00	N02° 06' 59"W
L6	100.00	S89° 54' 36"W
L7	31.87	S00° 05' 24"E
L8	69.47	S84° 31' 08"W
L9	185.62	N05° 28' 52"W
L10	189.91	N05° 28' 52"W
L11	115.97	S89° 11' 56"W
L12	50.73	S05° 28' 52"E
L19	63.77	S05° 28' 52"E

LEGAL DESCRIPTION

LOTS 2, 3, 6, 7, 13, 16, 17, OUTLOT E, AND DETENTION OUTLOTS 3 THRU 5 OF GLENBROOK RIDGE SECOND ADDITION AS RECORDED IN BOOK 2019, PAGE 11022 IN THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

OUTLOT INFORMATION:

1. DETENTION OUTLOT #3 FOR PUBLIC STORM WATER MANAGEMENT.
2. OUTLOT E FOR COMMON OPEN SPACE.
3. OUTLOT F FOR COMMON OPEN SPACE.

NOTES:

1. BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE , DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
5. PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0378F WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2011.
6. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
7. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY DECEMBER 31, 2020.
8. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. BLANKET ACCESS EASEMENTS ACROSS LOTS 1 AND 2 ARE GRANTED TO THE OWNERS OF ALL OF THOSE LOTS.
11. MINIMUM 4-FT WIDE SIDEWALK ON INTERIOR RIGHTS-OF-WAY.
12. ALL PRIVATE DRIVES SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS NOT FRONTING GLENBROOK CIRCLE NORTH RIGHT-OF-WAY.
13. ALL EXISTING EASEMENTS ORIGINAL TO GLENBROOK RIDGE 1ST AND 2ND ADDITION SHALL BE VACATED WITH THE RECORDING OF THIS APPROVED PLAT
14. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
15. ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
BRYCE K. DALTON
KIRTON MCCONKIE
50 E. SOUTH TEMPLE #400
SALT LAKE CITY, UT 84111
801-328-3600
BDALTON@KMCLAW.COM

OWNER:
Lot 5
SCOTT WEBSTER
PREMIER CUSTOM HOMES
5773 CALIFORNIA DRIVE
BETTENDORF, IA 52722
SMW212121@ICLOUD.COM

OWNER
Lots 1, 2 & OL F
NELSON CONSTRUCTION & DEVELOPMENT
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309

OWNER:
Lots 3, 4, Detention Outlot #3, & OL E
DEVILS GLEN HOLDING, LLC
C/O BEN EASTEP
1805 STATE STREET, #103
BETTENDORF, IA 52722
563-265-0839

ZONING:

URBAN MEDIUM INTENSITY (UMI)

SETBACKS

FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15; MIN.=15
REAR	25 FT

CITY OF BETTENDORF
BY DATE
ATTEST DATE

PLANNING AND ZONING
BY DATE

IOWA - AMERICAN WATER CO.
BY DATE

MIDAMERICAN ENERGY COMPANY
BY DATE

MEDIACOM
BY DATE

CENTURYLINK
BY DATE

PROFESSIONAL LAND SURVEYOR
BRADLEY R. GEATER
19828
IOWA

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.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

0 30 60

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

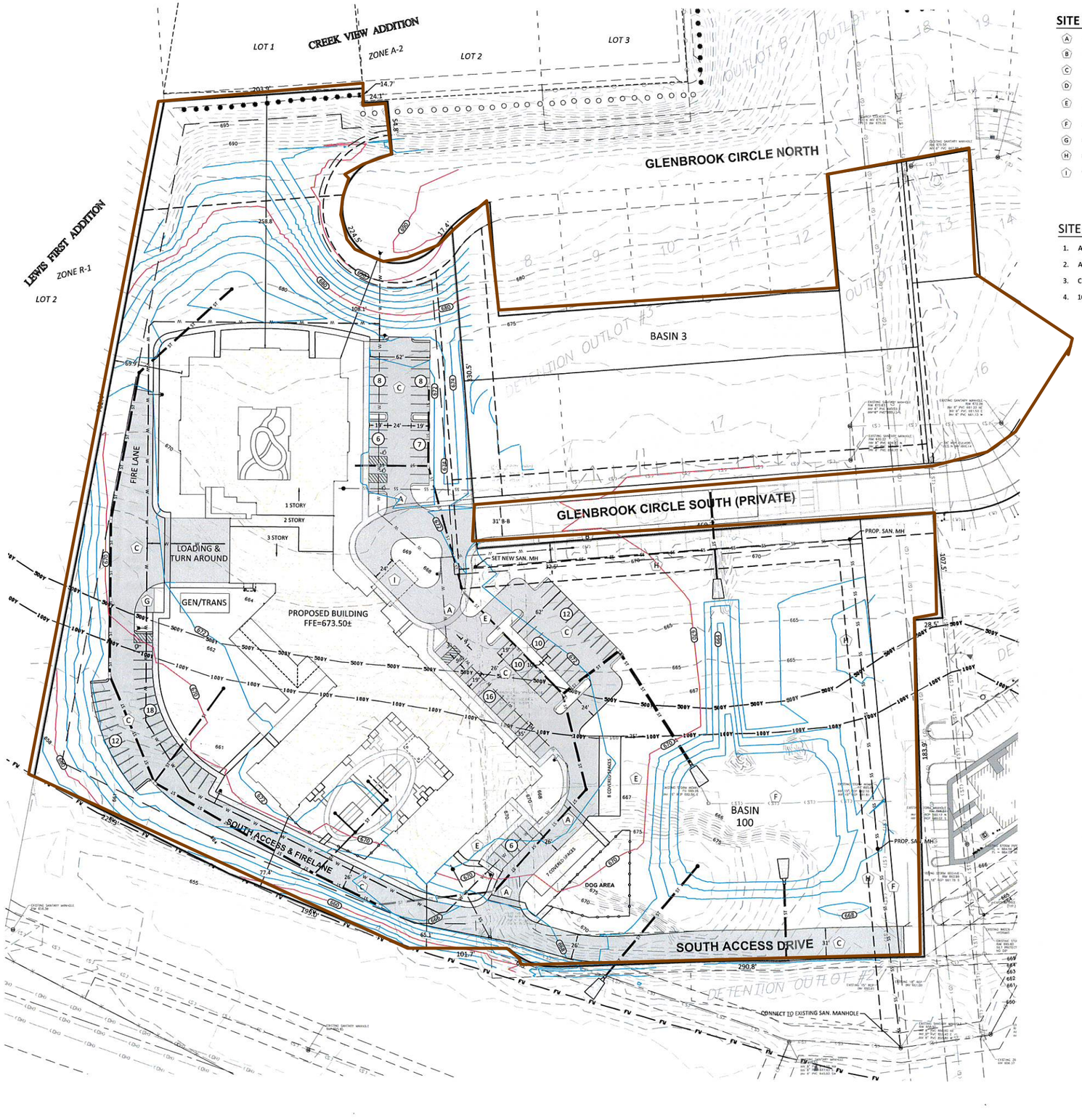
REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: DATE ISSUED: 1/30/2020 CURRENT REV:

PROJECT NAME: GLENBROOK RIDGE THIRD ADDITION
CLIENT NAME: DEVIL'S GLEN HOLDING, LLC

SHEET NAME: FINAL PLAT
SHEET NUMBER: 1 OF 1 PROJECT NO.: 19-0078 PROJECT MANAGER: BETTIS

Jan 30, 2020 - 2:04pm S:\PROJECTS\190078\05 Design\Civil-Survey\Plats\Final Plat\190078-FP Third Addition.dwg



SITE PLAN KEYNOTES

- (A) ADA CURB RAMP. REFER TO SUDAS DETAIL 7030.206
- (B) PROPOSED 4" CONCRETE WALK.
- (C) PROPOSED CONCRETE PAVEMENT.
- (D) PROPOSED STORM WATER MANAGEMENT AREA
- (E) REMOVE EXISTING SANITARY SEWER AND SERVICE LINE
- (F) REMOVE EXISTING STORM PIPE
- (G) REFUSE AND RECYCLING ENCLOSURE
- (H) RELOCATED PUBLIC SANITARY SEWER
- (I) COVERED DROPOFF

SITE PLAN NOTES

1. ALL PROPOSED WATERMAIN IS TO BE 8" PVC C900.
2. ALL PROPOSED SANITARY SEWER IS TO BE 8" PVC TRUSS.
3. CONNECT DOWNSPOUTS TO STORM SEWER.
4. 100-YR FLOODPLAIN ELEV.=661.00

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(SS)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
WATER: WELL	(WELL)	WELL
CHILLED WATER: SUPPLY	(CHWS)	CHWS
CHILLED WATER: RETURN	(CHWR)	CHWR
CONDENSATE	(CND)	CND
STEAM: HIGH PRESSURE	(HPS)	HPS
STEAM: LOW PRESSURE	(LPS)	LPS
COMMUNICATIONS HANDHOLE		
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE		
ELECTRIC TRANSFORMER		
TRAFFIC HANDHOLE		
TRAFFIC MANHOLE		
FIBER OPTIC HANDHOLE		
FIBER OPTIC MANHOLE		
GAS MANHOLE		
GAS VALVE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE		
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE		
POST INDICATOR VALVE		

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
DELINEATED WETLAND		
100-YEAR FLOODPLAIN		
500-YEAR FLOODPLAIN		
STREAM CENTERLINE		
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX		
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER		
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL		
WELL		

0 20 40

PRINTS ISSUED
12/09/2019- SD RESUBMITTAL

REVISIONS:

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

GLENBROOK RIDGE SENIOR LIVING

DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

SHEET TITLE
SITE PLAN

PROJECT NUMBER: 19039

SHEET NUMBER:

C-200

DRAWN BY: Author CHECKED BY: Checker

COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4100

February 19, 2020

Staff Report

Case No. 20-005
Subdivision Name: Glenbrook Ridge Third Addition – Replat
Location: West of Devils Glen Road and north of Crow Creek
Applicant: Nelson Construction and Development
Current Land Use Designation: Urban Medium Intensity
Current Zoning Classification: Urban Medium Intensity

Background Information and Facts

Nelson Construction and Development has submitted a final plat for property located west of Devils Glen Road, southwest of Hopewell Avenue, and north of Crow Creek (see Aerial Photo, Attachment A). The proposed subdivision is a replat of part of Glenbrook Ridge Second Addition (see Glenbrook Ridge Second Addition Final Plat - Attachment B). The proposed final plat is a replat of Lots: 2, 3, 6, 7, 13, 16, 17 and Outlots: E, 3, 4 and 5 of Glenbrook Ridge Second Addition (see Glenbrook Ridge Third Addition Final Plat - Attachment C). The previously-approved site development plan shows the matching boundaries and storm water detention area (see Site Development Plan - Attachment D).

Land Use

The land use designation and zoning classification for the site is Urban Medium Intensity.

Utilities

Utilities are available along Devils Glen Road. Water will come from the east side of Devils Glen Road. Sanitary sewer will come from the south. It is the developer's responsibility to provide all utility connections to the site. Electrical power is currently located along Devils Glen Road.

Thoroughfare Plan/Access

Access to the site is from Devils Glen Road, with Glenbrook Circle North being a public street and Glenbrook Circle South being a private drive.

Storm Water Detention

Storm water detention will be required for the site and shall be approved by the City Engineer.

Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the final plat subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal requirements.
2. Flood zone development permits are required for the area located in the designated 100-year flood plain.
3. City Engineer must approve all storm water detention designs.
4. The 25-foot vegetation barrier on the north and west sides shall be maintained by the owners of lots in this subdivision and the agreements binding past subdivision shall remain in effect.

Respectfully submitted,

Greg Beck
City Planner

February 26, 2020

Honorable Mayor and
Members of the City Council
City of Bettendorf
Bettendorf, Iowa 52722

SUBJECT: Planning and Zoning Commission's decision on the final plat of Glenbrook Ridge Third Addition, submitted by Nelson Construction & Development. (Case 20-005)

Planning and Zoning Commission's decision on a site development plan for 3150 Glenbrook Circle South, submitted by Nelson Construction & Development. (Case 19-092)

Honorable Mayor and Members of the City Council:

On February 19, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat request.

On December 18, 2019, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan request.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

John Soenksen
Director, Community Development

10. Case 20-005; Glenbrook Ridge Third Addition (replat), submitted by Nelson Construction & Development.

Beck reviewed the staff report.

Soenksen stated that because of the Williams pipeline, the sewer was required to be moved in Lots 4 and 5. He added that the replat shows the easements that reflect the location of that pipeline.

> On motion by Kappeler, seconded by Adam, that the final plat of Glenbrook Ridge Third Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok

ITEM TITLE: Resolution approving the final plat of Old Hunter Woods Seventh Addition, submitted by Tim Dolan Development Co. (Case 20-006)

Explanation (Background and How it Responds to Vision, Mission, or Goals)

Tim Dolan Development Co., LC has submitted the final plat of Old Hunters Woods Seventh Addition which is located on the south side of Grover Station and to the east of Woody Creek Lane (see Aerial Photo - Attachment A). The proposed subdivision is a replat of Lots 10, 11, and 12 of Old Hunter Woods Fifth Addition and will combine the three existing lots into two proposed ones (see Original Plat and New Plat - Attachments B and C).

Enhances the Vision: "The City of Bettendorf is the most livable community for families" is reflected in the increased availability of lots for single-family housing.

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 7-0 margin at their April 15 meeting.

Consult the Planning and Zoning Commission staff report for further details.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Current Plat; (C) Proposed Plat; (D) Staff report to the Planning and Zoning Commission; (E) Planning and Zoning Commission report to the Mayor and City Council; (F) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 20

RESOLUTION APPROVING THE FINAL PLAT OF OLD HUNTER WOODS SEVENTH ADDITION
REPLAT OF LOTS 10, 11, AND 12 OF OLD HUNTERS WOODS FIFTH ADDITION

WHEREAS, Tim Dolan Development Co. has submitted the final plat of Old Hunters Woods Seventh Addition, and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it subject to conditions presented below, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Old Hunters Woods Seventh Addition subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal requirements.
2. Maintenance agreements are needed for Outlot A to be part of the ownership of Old Hunters Woods Seventh Addition to carry forward the requirements of Old Hunter Woods Fifth Addition.

PASSED, APPROVED, AND ADOPTED this 5th day of May 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

GROVER STA
WOODY CREEK LN
STILL CREEK PASS
WOODY CREEK CIR
LITTLE CABIN RD
183RD ST

ATTACHMENT B

FINAL PLAT OF
OLD HUNTERS WOODS FIFTH ADDITION
TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

(SCALE : 1" = 50')

OWNER

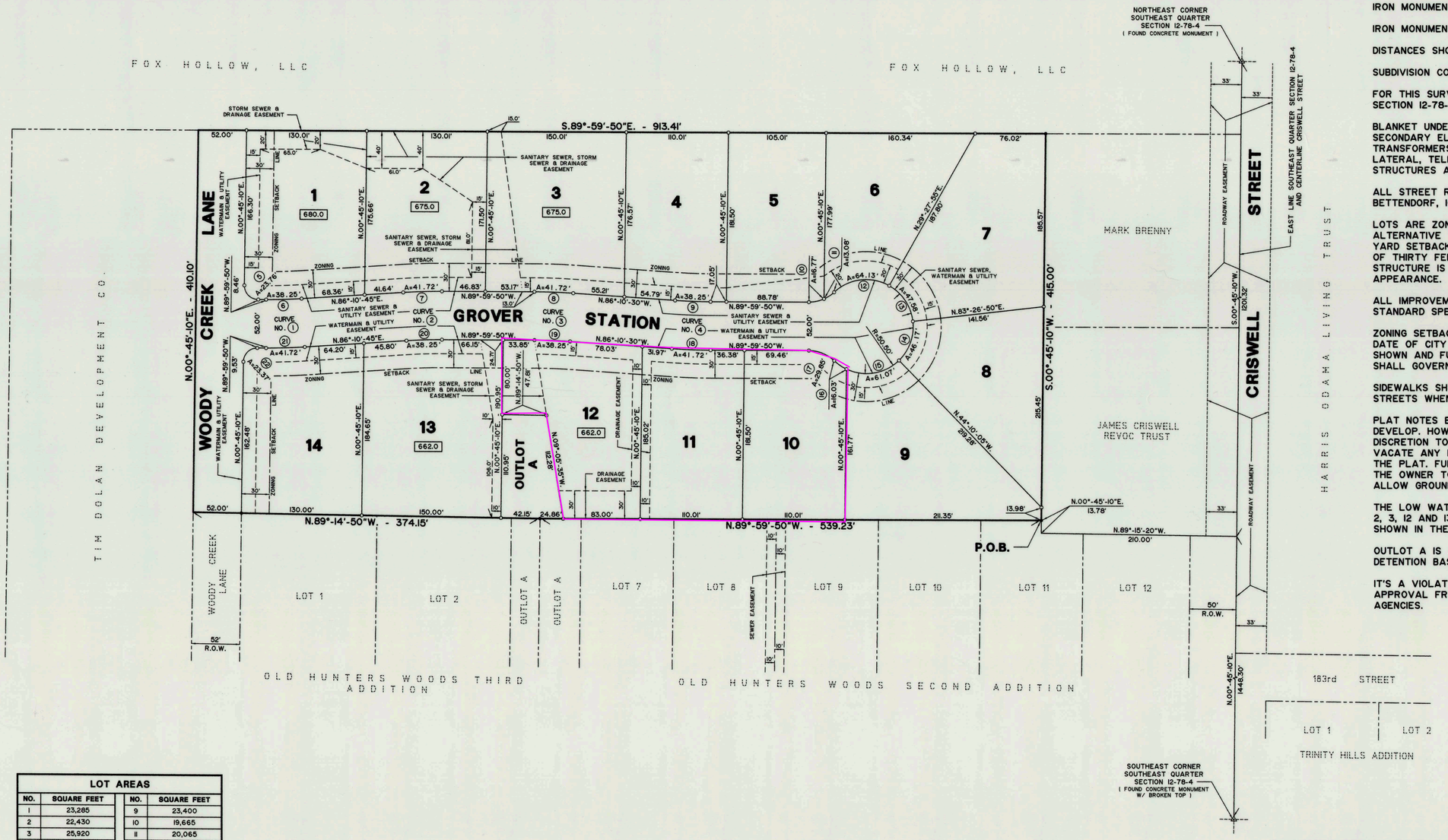
TIM DOLAN DEVELOPMENT CO.
P.O. BOX 148
BETTENDORF, IOWA 52722
ATTN: TIM DOLAN

DEVELOPER

OLD HUNTERS WOODS DEVELOPMENT CO, LC
P.O. BOX 148
BETTENDORF, IOWA 52722
ATTN: TIM DOLAN

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	599.33'	03°-49'-20"	39.99'	39.98'	N.88°-05'-30"E.	20.00'
2	599.33'	03°-49'-20"	39.99'	39.98'	N.88°-05'-30"E.	20.00'
3	599.33'	03°-49'-20"	39.99'	39.98'	N.88°-05'-10"W.	20.00'
4	599.33'	03°-49'-20"	39.99'	39.98'	N.88°-05'-10"W.	20.00'
5	15.00'	90°-45'-00"	23.76'	21.35'	N.44°-37'-20"W.	15.20'
6	573.33'	03°-49'-20"	38.25'	38.24'	N.88°-05'-30"E.	19.13'
7	625.33'	03°-49'-20"	41.72'	41.71'	N.88°-05'-30"E.	20.87'
8	625.33'	03°-49'-20"	41.72'	41.71'	N.88°-05'-10"W.	20.87'
9	573.33'	03°-49'-20"	38.25'	38.24'	N.88°-05'-10"W.	19.13'
10	39.50'	24°-19'-30"	16.77'	16.64'	N.77°-50'-25"E.	8.51'
11	39.50'	18°-58'-30"	13.08'	13.02'	N.56°-11'-25"E.	6.60'

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
12	50.50'	72°-45'-45"	64.13'	59.91'	N.83°-05'-00"E.	37.21'
13	50.50'	53°-58'-55"	47.58'	45.84'	N.33°-32'-35"W.	25.72'
14	50.50'	52°-23'-00"	46.17'	44.58'	N.19°-38'-20"E.	24.84'
15	50.50'	69°-17'-15"	61.07'	57.42'	N.80°-28'-30"E.	34.89'
16	50.50'	18°-10'-55"	16.03'	15.96'	N.55°-47'-20"W.	8.08'
17	39.50'	43°-18'-00"	29.85'	29.15'	N.68°-20'-50"W.	15.68'
18	625.33'	03°-49'-20"	41.72'	41.71'	N.88°-05'-10"W.	20.87'
19	573.33'	03°-49'-20"	38.25'	38.24'	N.88°-05'-10"W.	19.13'
20	573.33'	03°-49'-20"	38.25'	38.24'	N.88°-05'-30"E.	19.13'
21	625.33'	03°-49'-20"	41.72'	41.71'	N.88°-05'-30"E.	20.87'
22	15.00'	89°-15'-00"	23.37'	21.07'	N.45°-22'-40"E.	14.80'



LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	23,285	9	23,400
2	22,430	10	19,665
3	25,920	11	20,065
4	19,780	12	22,025
5	19,040	13	28,350
6	18,775	14	23,355
7	24,360	-	-
8	19,355	A	6,360

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS ——•—— (5/8"ϕ IRON PIN).

IRON MONUMENTS SET SHOWN THUS ——o—— (5/8"ϕ x 30" IRON PIN).

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 8.68 ACRES, MORE OR LESS.

FOR THIS SURVEY THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12-78-4 WAS ASSUMED TO BEAR N.00°-45'-10"E.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.

LOTS ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT). AS AN ALTERNATIVE TO THE STAGGERED FRONT YARD SETBACK, THE FRONT YARD SETBACK FOR ALL LOTS IN THE SUBDIVISION MAY BE A MINIMUM OF THIRTY FEET IF AT LEAST TWENTY FIVE PERCENT OF THE STRUCTURE IS OFFSET TO PROVIDE A NONUNIFORM FRONTAGE APPEARANCE.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS WHEN ADJOINING LOTS ARE DEVELOPED.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

THE LOW WATER ENTRY POINT ELEVATION FOR RESIDENCES ON LOTS 1, 2, 3, 12 AND 13 MUST BE EQUAL TO OR GREATER THAN THE ELEVATION SHOWN IN THE BOX ON THE RESPECTIVE LOT.

OUTLOT A IS A SANITARY SEWER, STORM SEWER, DRAINAGE AND DETENTION BASIN EASEMENT.

IT'S A VIOLATION TO PERFORM ANY WORK IN OUTLOT A WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.

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: David L. Meyer
David L. Meyer, P.E. & L.S., License Number 7222
Date: MAY 1, 2015
My license renewal date is December 31, 2016
THIS SHEET ONLY
Pages or sheets covered by this seal:

DAVID L. MEYER LICENSED 7222 IOWA LAND SURVEYOR

CENTURYLINK
BY Ant Klein
DATE 7/13/15

MIDAMERICAN ENERGY COMPANY
BY John Bugo
DATE 7-7-15
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.
BY Julie J. Alexander
DATE 7-7-15

MEDIACOM
BY Lisa McKinney
DATE 7/7/15

PLAN & ZONE COMMISSION
BY Ralph Wheal
DATE 7-15-15

CITY OF BETTENDORF, IOWA
BY R.J. Gallagher
ATTEST Decker P. Pleasler
DATE 7-21-15

PREPARED BY
VERBEKE - MEYER CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 15115

ATTACHMENT C

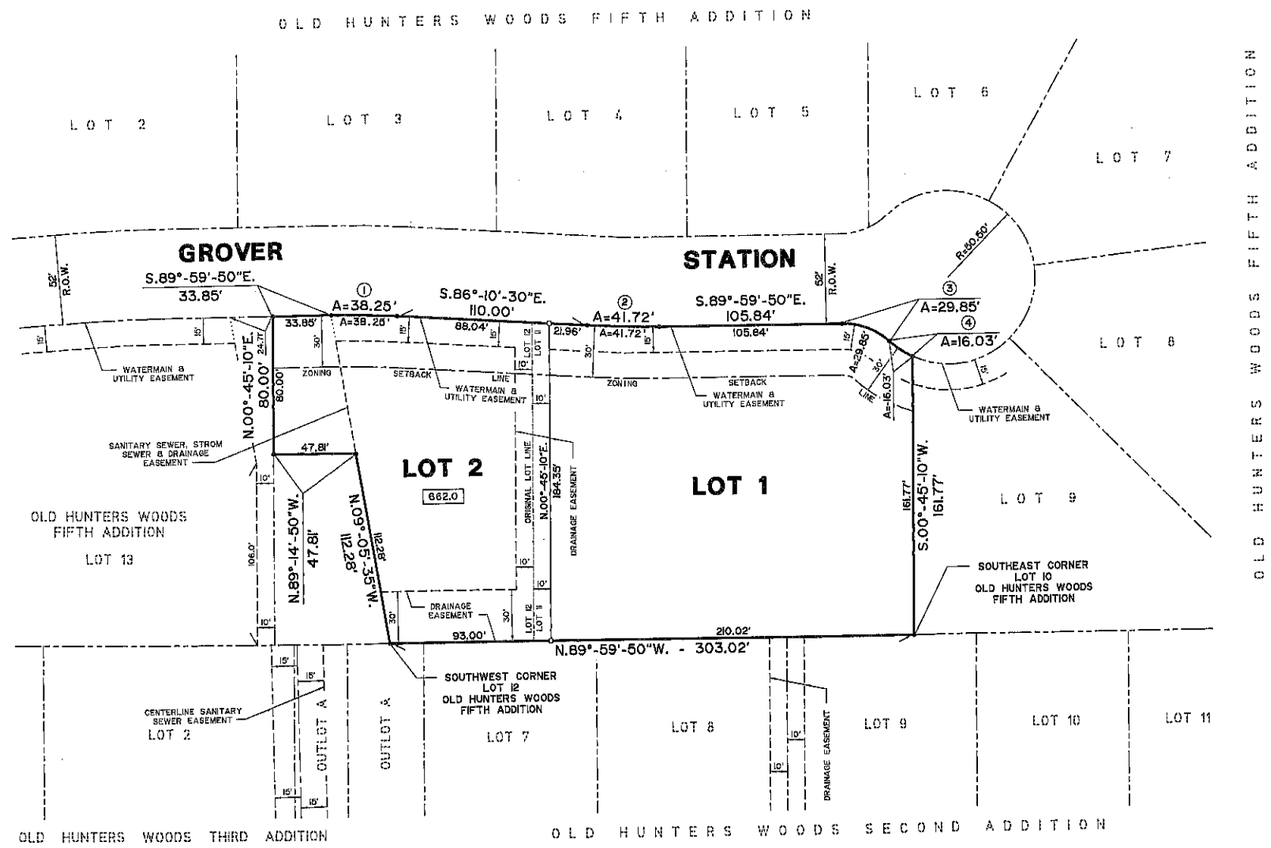
FINAL PLAT OF
OLD HUNTERS WOODS SEVENTH ADDITION
TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
AND BEING A REPLAT OF LOTS 10, 11 AND 12
OLD HUNTERS WOODS FIFTH ADDITION

JAN 3 1 2020

SCALE: 1" = 40'

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	573.33'	03°-49'-20"	38.25'	38.24'	N.88°-05'-10"W.	19.13'
2	625.33'	03°-49'-20"	41.72'	41.71'	N.88°-05'-10"W.	20.87'
3	39.50'	43°-18'-00"	29.85'	29.15'	N.68°-20'-50"W.	15.68'
4	50.50'	18°-10'-55"	16.03'	15.96'	N.55°-47'-20"W.	8.08'



LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	37,660	2	23,675

OWNER
TIM DOLAN
DEVELOPMENT CO.
P.O. BOX 148
BETTENDORF, IOWA 52722

OWNER
MITCHEL M. MCKENZIE
LINDSEY B. McKENZIE
6863 GROVER STATION
BETTENDORF, IOWA 52722

DEVELOPER
OLD HUNTERS WOODS
DEVELOPMENT CO. LC
P.O. BOX 148
BETTENDORF, IOWA 52722
ATTN: TIM DOLAN

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS ——•—— (5/8"Φ IRON PIN).

IRON MONUMENTS SET SHOWN THUS ——o—— (5/8"Φ x 30" IRON PIN).

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 1.42 ACRES, MORE OR LESS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET

LOTS ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT).

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

SIDEWALKS SHALL BE INSTALLED ALONG THE FRONTAGES OF LOTS 1 AND 2.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

THE LOW WATER ENTRY POINT ELEVATION FOR THE RESIDENCE ON LOT 2 MUST BE EQUAL TO OR GREATER THAN THE ELEVATION SHOWN IN THE BOX ON THE LOT.

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:
David L. Meyer, P.E. & L.S., License Number 7222
Date: JANUARY 31, 2020
My license renewal date is December 31, 2020
THIS SHEET ONLY
Pages or sheets covered by this seal:

DAVID L. MEYER — LICENSED 7222 IOWA — PROFESSIONAL ENGINEER & LAND SURVEYOR

CENTURYLINK
BY
DATE

MIDAMERICAN ENERGY COMPANY
BY
DATE
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.
BY
DATE

MEDIACOM
BY
DATE

PLAN & ZONE COMMISSION
BY
DATE

CITY OF BETTENDORF, IOWA
BY
ATTEST
DATE

PREPARED BY
KLINGNER ASSOCIATES, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER (563) 359 - 1348

VMCE 20-6010

COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

April 15, 2020

Staff Report

Case No. 20-006
Subdivision Name: Old Hunters Woods Seventh Addition - Replat
Applicant: Tim Dolan Development Co.
Current Zoning Classification: R-1, Single-family Residence District
Current Land Use Designation: Urban Low Intensity

Background Information and Facts

Tim Dolan Development Co. has submitted the final plat of Old Hunters Woods Seventh Addition which is located on the south side of Grover Station and to the east of Woody Creek Lane (see Aerial Photo - Attachment A). The proposed subdivision is a replat of Lots 10, 11 and 12 of Old Hunter Woods Fifth Addition and will combine the three lots into two new ones (see Original Plat and New Plat - Attachments B and C).

The replat will create more room for an addition onto the house that is on the proposed Lot 1 of the new subdivision.

Utilities

Utilities are already available to the area.

Thoroughfare Plan/Pedestrian Access

Access will be via Woody Creek Lane to Grover Station.

Staff Recommendation

Staff recommends approval of the final plat subject to the following conditions:

1. Approval of the plat does not waive any other state, federal, or local government provisions as required by law.
2. A maintenance agreement is needed for Outlot A.

Respectfully submitted,

Greg Beck
City Planner

April 29, 2020

Honorable Mayor and
Members of the City Council
City of Bettendorf
Bettendorf, Iowa 52722

SUBJECT: Planning and Zoning Commission's decision on the final plat of Old Hunters Woods Seventh Addition, submitted by Tim Dolan Development Co. (Case 20-006)

Honorable Mayor and Members of the City Council:

On April 15, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat request.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

John Soenksen
Director, Community Development

4. Case 20-006; Old Hunters Woods Seventh Addition, submitted by Tim Dolan Development Co.

Beck reviewed the staff report.

> On motion by Stoltenberg, seconded by Gannaway, that the final plat of Old Hunters Woods Seventh Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok

ITEM TITLE: Resolution approving the final plat of Pleasant Harbor 2nd Addition, submitted by Allen Jenkins. (Case 20-011)

Explanation (Background and How it Responds to Vision, Mission, or Goals)

Allen Jenkins has submitted the final plat of Pleasant Harbor 2nd Addition which is located north of the Pleasant Harbor subdivision (see Aerial Photo - Attachment A). An area further north was previously platted as Terrell's 1st Addition (see Final Plat - Attachment B). The plat has two lots and involves just over 6.8 acres (see Final Plat - Attachment C). The Pleasant Harbor Homeowner's Association plans to purchase Lot 1 and use the area for vehicle storage during times of flooding on the Mississippi River.

Enhances the Vision: Enhances the Vision: "The City of Bettendorf is the most livable community for families" is reflected in the increased availability of parking for housing located in the 100 year flood plain.

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 7-0 margin at its April 15 meeting.

Consult the Planning and Zoning Commission staff report for further details.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Final Plat; (C) Final Plat; (D) Staff report to the Planning and Zoning Commission; (E) Planning and Zoning Commission report to the Mayor and City Council; (F) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 20

RESOLUTION APPROVING THE FINAL PLAT OF
PLEASANT HARBOR 2ND ADDITION

WHEREAS, Allen Jenkins has submitted the final plat of Pleasant Harbor 2nd Addition, and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it subject to conditions presented below, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Pleasant Harbor 2nd Addition subject to the following condition:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.

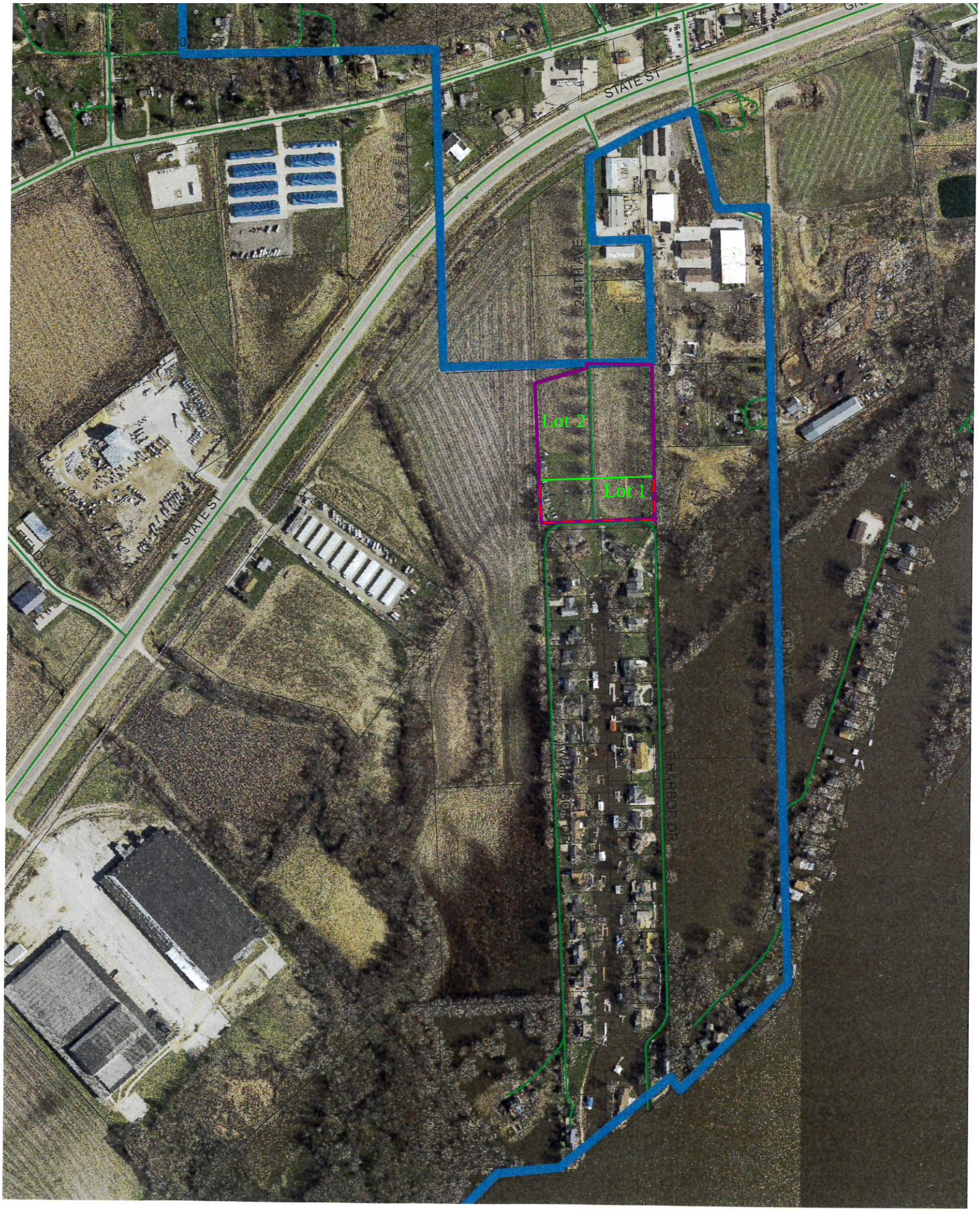
PASSED, APPROVED, AND ADOPTED THIS 5th day of May, 2020.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

ATTACHMENT A



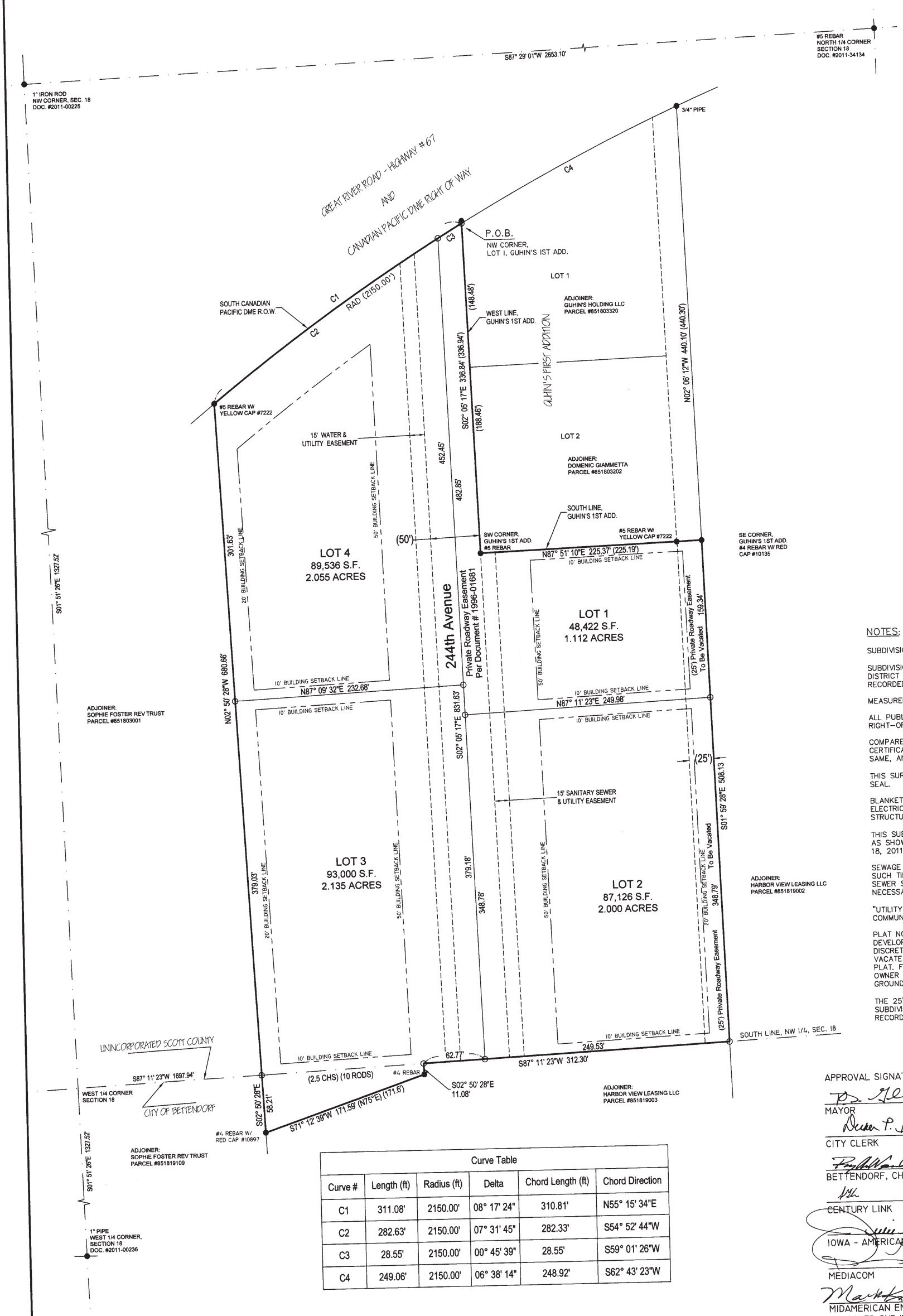
FINAL PLAT OF:

TERRELL'S 1st ADDITION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

Doc ID: 021814620014 Type: PLA
Recorded: 11/01/2018 at 10:24:17 AM
Fee Amt: $72.00 Page 1 of 14
Scott County Iowa
Rita A. Vargas Recorder
File 2018-00051111

ATTACHMENT B



PLAT INFORMATION

1. Owner:
   Harbor View Leasing LLC
   17851 244th Avenue
   Bettendorf, Iowa 52722

2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

3. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

4. Attorney:
   John Carroll
   Attorney at Law
   201 W. 2nd Street, Suite 801
   Davenport, Iowa 52801
   Ph: (563) 326-1008

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	311.08'	2150.00'	08° 17' 24"	310.81'	N55° 15' 34"E
C2	282.63'	2150.00'	07° 31' 45"	282.33'	S54° 52' 44"W
C3	28.55'	2150.00'	00° 45' 39"	28.55'	S59° 01' 26"W
C4	249.06'	2150.00'	06° 38' 14"	248.92'	S62° 43' 23"W

NOTES:

SUBDIVISION AREA: 7.302± ACRES. / 318,080± S.F.

SUBDIVISION IS ZONED "C-2", COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT AS DEFINED IN SCOTT COUNTY, IOWA ORDINANCE No. 16-03, RECORDED AS DOC. #2016-11228

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THIS SUBDIVISION LIES WITHIN ZONE "X" (AREA NOT PRONE TO FLOODING) AS SHOWN ON FEMA FIRM PANEL 19163C0383F#. EFFECTIVE FEBRUARY 18, 2011.

SEWAGE TREATMENT TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS UNTIL SUCH TIME SCOTT COUNTY HEALTH DEPARTMENT DETERMINES SANITARY SEWER SERVICE IS REQUIRED. THE LOT OWNERS SHALL MAKE NECESSARY CONNECTIONS TO THE PUBLIC SYSTEM..

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER AND COMMUNICATION LINES AS NEEDED.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE COUNTY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

THE 25' PRIVATE ROADWAY EASEMENT ALONG THE EAST SIDE OF THIS SUBDIVISION SHALL BE VACATED WITH THE COUNTY ACCEPTANCE AND RECORDATION OF THIS PLAT.

APPROVAL SIGNATURES:

MAYOR — DATE: 8/27/18

CITY CLERK — DATE: 8-27-18

BETTENDORF, CHAIRMAN PLAN & ZONE — DATE: 8/24/18

CENTURY LINK — DATE: 8/24/18

IOWA - AMERICAN WATER COMPANY — DATE: 8-24-18

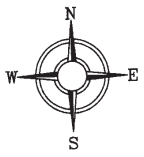
MEDIACOM — DATE: 8/23/18

MIDAMERICAN ENERGY — DATE: 8/23/18
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

SCOTT COUNTY PLANNING AND ZONING — DATE: 9/20/18

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND
#5 REBAR, UNLESS NOTED = ●
CHISELED "X" = X
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ———
ROAD CENTER LINE = —— – ——
EASEMENT LINE = — — — —
SETBACK LINE= —— – – ——
SECTION LINE= —— · ——



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1" = 50' (24x36)

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

LICENSED LAND SURVEYOR
MICAHEL D. RICHMOND
23503
IOWA

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.
Michael D. Richmond 8-30-18
MICHAEL D. RICHMOND — Date
Iowa License Number: 23503
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 05/10/18 — TE PROJECT NO: 00000.00
DRAWN BY: KLC
CHECKED BY: MDR
DRAWN BY: S:\TERREL\HARBORVIEW

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
SUBDIVISION
SCOTT COUNTY, IOWA

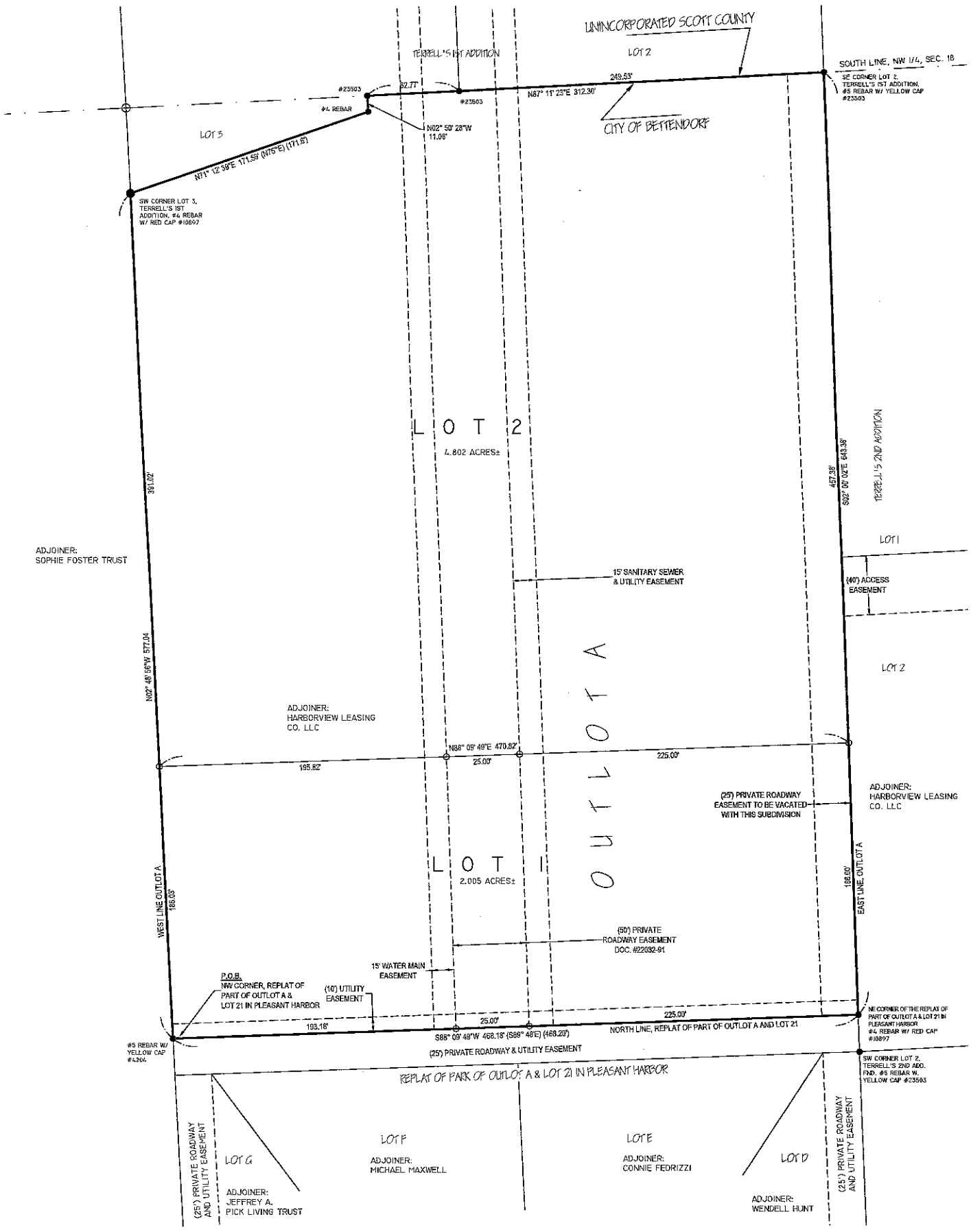
DEVELOPER
HARBOR VIEW LEASING LLC
17851 244TH AVENUE
BETTENDORF, IOWA

SHEET NO. 1 OF 1

FINAL PLAT OF:

PLEASANT HARBOR 2ND ADDITION

BEING A REPLAT OF PART OF OUTLOT A OF THE AUDITOR'S PLAT OF PLEASANT HARBOR, AN ADDITION LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BETTENDORF, SCOTT COUNTY, IOWA



PLAT INFORMATION

1. Owner:
   Harbor View Leasing LLC
   17851 244th Avenue
   Bettendorf, Iowa 52722

2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

3. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

4. Attorney:
   Marc Gellerman
   1987 Spruce Hills Drive
   Bettendorf, Ia 52722
   (563) 359-3646

NOTES:

SUBDIVISION AREA: 6.807± ACRES. / 296,501± S.F.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THIS SUBDIVISION LIES WITHIN ZONE "X" (0.2% ANNUAL CHANCE OF FLOODING, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AS SHOWN ON FEMA FIRM PANEL 19163C0383F#. EFFECTIVE FEBRUARY 18, 2011.

SEWAGE TREATMENT TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS UNTIL SUCH TIME SCOTT COUNTY HEALTH DEPARTMENT DETERMINES SANITARY SEWER SERVICE IS REQUIRED. THE LOT OWNERS SHALL MAKE NECESSARY CONNECTIONS TO THE PUBLIC SYSTEM..

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER AND COMMUNICATION LINES AS NEEDED.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE COUNTY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
BETTENDORF, CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND
#5 REBAR, UNLESS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ———
EASEMENT LINE = — — — —
SETBACK LINE= — · — · —

N
W E
S

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1" = 40' (24x36)

LICENSED LAND SURVEYOR
MICAHEL D. RICHMOND
23503
IOWA

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.

MICHAEL D. RICHMOND Date
Iowa License Number: 23503
My license renewal date is December 31, 2021.
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT
(563) 386.4236 office | 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 02-07-2020
DRAWN BY: KLC
CHECKED BY: MDR
LOCATION: S:\JENKINS-ALAN

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
PLEASANT HARBOR 2ND ADDITION
BETTENDORF, IOWA

PREPARED FOR
PLEASANT HARBOR H.O.A.
PO BOX 108
PLEASANT VALLEY, IA 52722

SHEET NO. 1 OF 1

COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

April 15, 2020

Staff Report

Case No. 20-011

Subdivision Name: Pleasant Harbor 2nd Addition - Replat
Location: South of Terrell's 1st Addition and north of Pleasant Harbor Addition
Applicant: Allen Jenkins

Background Information and Facts

Allen Jenkins has submitted the final plat of Pleasant Harbor 2nd Addition which is located north of the Pleasant Harbor area (see Aerial Photo - Attachment A). An area further north was previously platted as Terrell's 1st Addition (see Final Plat - Attachment B). The plat has two lots and involves just over 6.8 acres (see Final Plat - Attachment C). The homeowners intend to use the area for vehicle storage, especially during times of flooding on the Mississippi River.

Zoning

The area zoned is I-1, Limited Industrial District.

Utilities

No utilities are currently needed or provided for this site, and none are anticipated in the near future. Two 15-foot wide easements are provided on each side of the private roadway should water or sewer become available in the future.

Thoroughfare Plan/Access

Access to the site is anticipated from US 67 proceeding south via 244th Avenue which is a sealcoated private roadway.

Storm Water Detention

Storm water detention will not be required for the site given its close proximity to the Mississippi River.

Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the final plat subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.

2. An agreement between the developer and the residents of Pleasant Harbor area must be detailed in the platting documentation regarding care and maintenance of the access easement area and the sealcoated roadway.

Respectfully submitted,

Greg Beck
City Planner

April 29, 2020

Honorable Mayor and
Members of the City Council
City of Bettendorf
Bettendorf, Iowa 52722

SUBJECT: Planning and Zoning Commission's decision on the final plat of Pleasant Harbor 2nd Addition, submitted by Allen Jenkins. (Case 20-011)

Honorable Mayor and Members of the City Council:

On April 15, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat request.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

John Soenksen
Director, Community Development

5. Case 20-011; Pleasant Harbor 2nd Addition, submitted by Allen Jenkins.

Beck reviewed the staff report.

Ormsby asked if an agreement has been reached regarding the maintenance and care of the access easement and sealcoated roadway as detailed in condition 2 in the staff report. Wennlund asked for clarification of how such an agreement between the residents and developer would be documented. Beck explained that the obligations noted for the outlot would transfer to the new subdivision via an agreement that would be recorded with the other platting documents. He added that this is necessary because the legal description for the property involved will change. Ormsby stated that one of the homeowners had indicated to her that no information regarding their responsibilities for upkeep of the outlot is available yet and questioned when that would be given to the homeowners. Morlok stated that until such time as the agreement has been made, the final plat would not be presented to City Council for their approval. Mike Richmond, engineer for the applicant, explained that his client is the homeowner's association and that he would assume that there would be a vote approving the details for the care and maintenance prior to preparation of the agreement. He added that the proposed parking lot is for the benefit of the homeowners who would not be left out of the decision.

Wennlund questioned why the applicant is a different entity than the owner. Richmond stated that the applicant is a representative of the homeowner's association. Curran added that oftentimes the applicant is a representative of the owner and the he would ensure that all appropriate documentation is signed prior to submittal to City Council. Morlok indicated that it is common for a property owner to give authority to the engineer to prepare the application.

> On motion by Stoltenberg, seconded by Kappeler, that the final plat of Pleasant Harbor 2nd Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok

ITEM TITLE: Resolution approving the final plat of Creek Ridge Estates 3rd Addition, submitted by Ray McDevitt. (Case 20-014)

Explanation (Background and How it Responds to Vision, Mission, or Goals)

Ray McDevitt is requesting approval of Creek Ridge Estates 3rd Addition (replat of Lot 1, Creek Ridge Estates 2nd Addition) (see Aerial Photo and Final Plat - Attachments A and B). The new subdivision will be divided into two lots (see Final Plat - Attachment C).

Enhances the Vision: The replat will permit a variety of housing types matching a higher density found near commercial areas. This type of housing is another option supporting the concept that "The City of Bettendorf is the most livable community for families. "

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 7-0 margin at its April 15 meeting.

Consult the Planning and Zoning Commission staff report for further details.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Final Plat; (C) Final Plat (D) Staff report to the Planning and Zoning Commission; (E) Planning and Zoning Commission report to the Mayor and City Council; (F) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____- 20

RESOLUTION APPROVING THE FINAL PLAT OF
CREEK RIDGE ESTATES 3RD ADDITION
(REPLAT OF LOT 1, CREEK RIDGE ESTATES 2ND ADDITION)

WHEREAS, Ray McDevitt has submitted the final plat of Creek Ridge Estates 3rd Addition (replat of Lot 1, Creek Ridge Estates Second Addition), and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it subject to conditions presented below, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Creek Ridge Estates 3rd Addition subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. All caretaking agreements regarding any shared utilities, facilities, and storm water conveyance shall be furnished by the subdivider to be recorded with the plat.

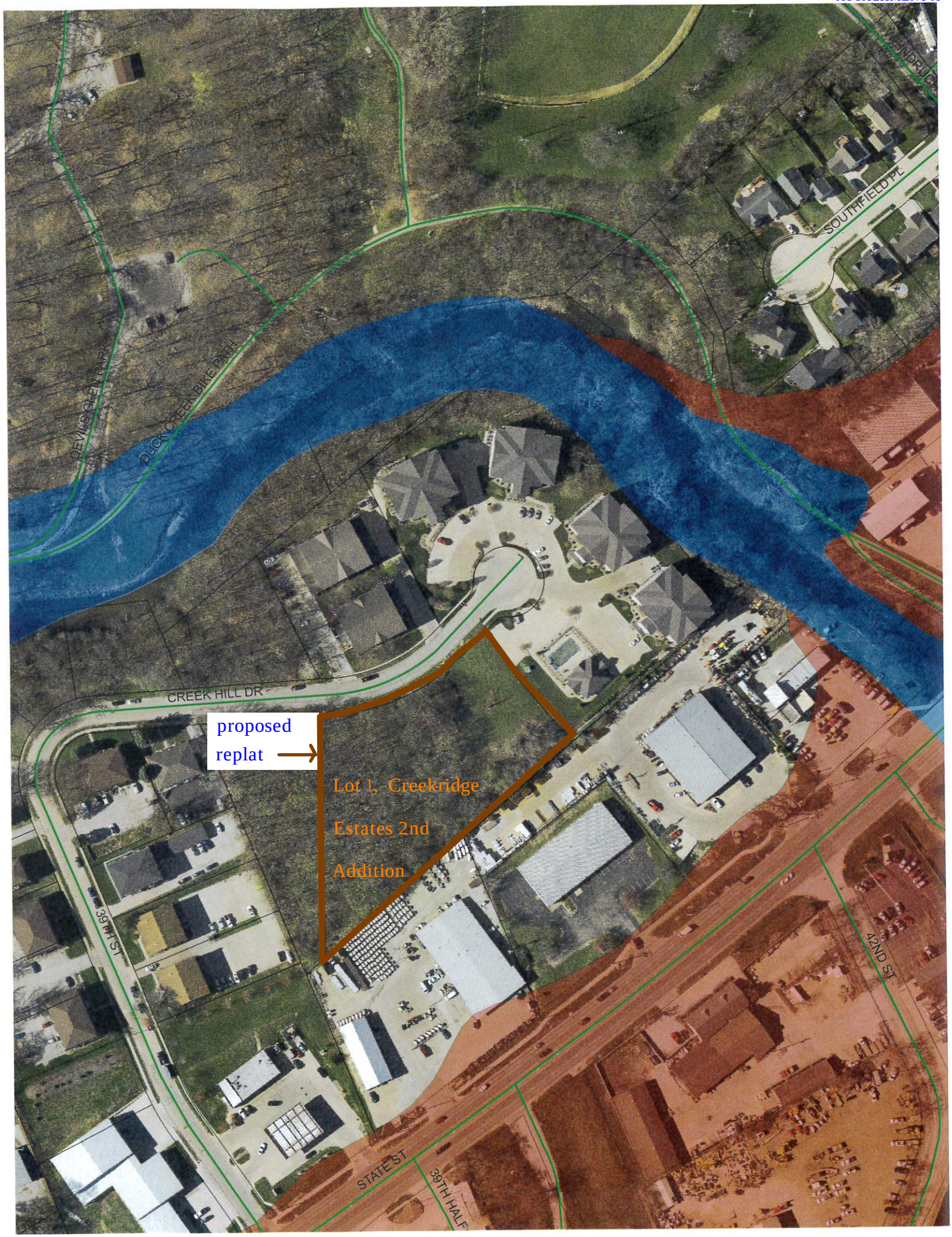
PASSED, APPROVED, AND ADOPTED THIS 5th day May, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

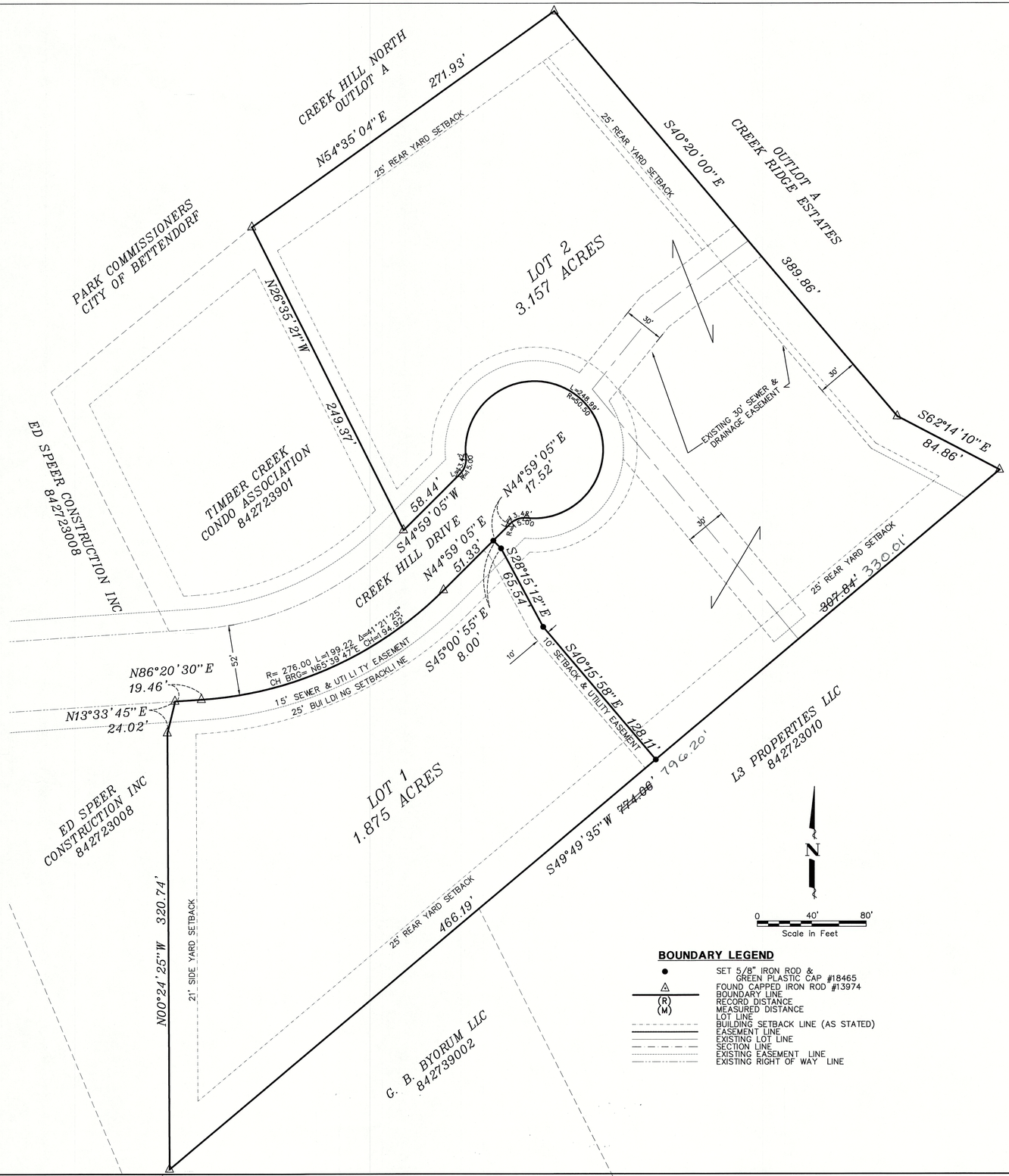
ATTACHMENT A



ATTACHMENT B

PLAT OF SUBDIVISION
OF
CREEK RIDGE ESTATES
SECOND ADDITION

BEING A REPLAT OF LOT 2 OF CREEK RIDGE ESTATES,
DOCUMENT NUMBER 2007-08827, TO THE CITY OF BETTENDORF,
COUNTY OF SCOTT, STATE OF IOWA.



BOUNDARY LEGEND

●	SET 5/8" IRON ROD & GREEN PLASTIC CAP #18465
△	FOUND CAPPED IRON ROD #13974
	BOUNDARY LINE
(R)	RECORD DISTANCE
(M)	MEASURED DISTANCE
	LOT LINE
	BUILDING SETBACK LINE (AS STATED)
	EASEMENT LINE
	EXISTING LOT LINE
	SECTION LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT OF WAY LINE

OWNER/DEVELOPER

CREEK RIDGE, LLC C/O RUHL & RUHL
1228 MIDDLE ROAD,
BETTENDORF, IA 52722
563-441-5229

ATTORNEY

MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807
563-324-0441

LAND SURVEYOR

JAMES W. ABBITT, JR.
McCLURE ENGINEERING ASSOC., INC.
4700 KENNEDY DRIVE
EAST MOLINE, ILLINOIS 61244
309-792-9350

ZONING/LOT INFORMATION

CURRENT ZONING: R-5
TOTAL NUMBER OF LOTS: 2
TOTAL AREA: 5.032 ACRES
WATER SUPPLY: PUBLIC
SANITARY SEWER: PUBLIC
STORM SEWER: PUBLIC/PRIVATE

LOT INFORMATION

TOTAL NUMBER OF LOTS 2
TOTAL ACREAGE 5.032 ACRES

WE, Roberts Gallagher, MAYOR, AND Decker P Pidcock, CITY CLERK OF THE CITY OF BETTENDORF, IOWA, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, AT A REGULAR MEETING HELD ON July 5, 2016:

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT THE PLAT OF CREEK RIDGE ESTATES SECOND, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY CREEK RIDGE, LLC C/O RUHL & RUHL, BE THE SAME IS HEREBY APPROVED AND ACCEPTED; AND THE DEDICATION FOR PUBLIC STREET PURPOSES AND THE GRANTING OF EASEMENTS AND THE VACATION OF EXISTING EASEMENTS AS SHOWN ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT BETTENDORF, IOWA, THIS 25th DAY OF August, 2016.

MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST: Decker P. Pidcock
CITY CLERK

PLANNING AND ZONING COMMISSION

THE FOLLOWING AS LISTED HAVE REVIEWED AND APPROVED THIS FINAL PLAT AND FOUND THAT SAID PLAT DOES MEET ALL THE MINIMUM UTILITY REQUIREMENTS.

BY: _____ DATE: 7/27/16
MID-AMERICAN ENERGY COMPANY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: 7-27-2016
CENTURY LINK

BY: _____ DATE: 7-27-16
MEDIACOM

BY: _____ DATE: 7-27-16
IOWA-AMERICAN WATER COMPANY

NOTES:

1. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF THE CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS, THE CODE REQUIREMENTS SHALL GOVERN.
2. UTILITY EASEMENTS ARE FOR GAS, ELECTRIC, CABLE, AND TELEPHONE.
3. A 4 FOOT WIDTH SIDEWALK SHALL BE CONSTRUCTED FOR LOT 1 ALONG CREEK HILL DRIVE AT THE TIME A BUILDING IS CONSTRUCTED. SIDEWALK ASSESSMENT WAIVER IS NEEDED FOR LOT 1 IN THE SUBDIVISION.
4. BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS, PRIMARY ELECTRIC CABLE, SERVICE WIRES, GAS MAINS, AND GAS SERVICES

NOTE:

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.

IOWA LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465

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: _____ James W. Abbitt Jr.
Date 7-26-16 Reg. No. 18465
My license renewal date is December 31, 2016.
Pages or sheets covered by this seal:
THIS SHEET ONLY.

TO COUNTY

Prepared by & Return to: James W. Abbitt Jr., McClure Engineering Associates, Inc. 4700 Kennedy Drive, East Moline, Illinois 61244

Creek Ridge, LLC c/o Ruhl & Ruhl
1228 Middle Road, Bettendorf, IA 52722

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE:	1" : 1'
DRAWN BY:	JLR
CHECKED BY:	JWA
DATE:	6-7-16

McClure Engineering Associates, Inc.
4700 Kennedy Drive East Moline, Illinois 61244
(309) 792-9350 Fax (309) 792-8974
Design Firm License: Illinois#184-000816
Copyright 2016 By McClure Engineering Associates, Inc.

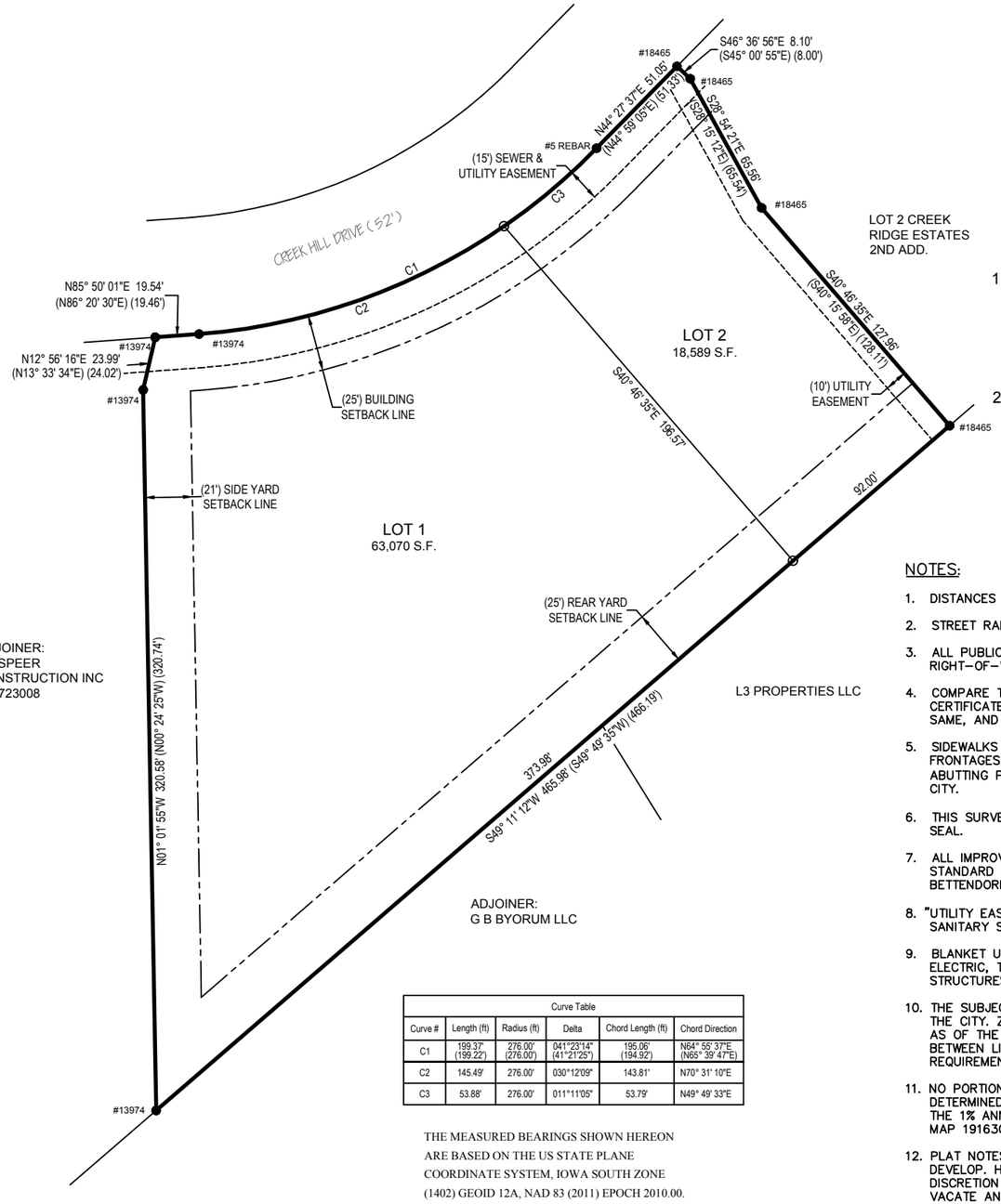
PLAT OF SUBDIVISION
CREEK RIDGE ESTATES SECOND ADDITION *BETTENDORF, IOWA*
FILE NAME: T:\ABE115.124\DWG\15124-SVY.dwg JOB NUMBER: 01-13-15-124

SHEET NO. 1 OF 1

FINAL PLAT ATTACHMENT C

CREEK RIDGE ESTATES 3RD ADDITION

BEING A REPLAT OF LOT 1 OF CREEK RIDGE ESTATES 2ND ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA, LOCATED IN PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	199.37' (199.22')	276.00' (276.00')	041°23'14" (41°21'25")	195.06' (194.92')	N64° 55' 37"E (N65° 39' 47"E)
C2	145.49'	276.00'	030°12'09"	143.81'	N70° 31' 10"E
C3	53.88'	276.00'	011°11'05"	53.79'	N49° 49' 33"E

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

LEGEND:
- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND:
- #5 REBAR W/ GREEN CAP #18465 = #18465
- #5 REBAR W/ ORANGE CAP #13974 = #13974
- MONUMENTS SET:
- #5 REBAR W/ YELLOW CAP #23503 =
- BOUNDARY LINE =
- EASEMENT LINE =
- SETBACK LINE=

N S W E

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1" = 40' (18x24)

PLAT INFORMATION

1. Owner:
   Dana Development LLC
   1016 Coffelt Ave
   Bettendorf, Iowa 52722
2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
3. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
4. Attorney:
   Milissa Hofmann
   3425 E. Locust Str., Suite 201
   Davenport, Iowa 52803
   (563)326-4900

NOTES:

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. STREET RADIUS AT ALL INTERSECTIONS SHALL BE 25 FEET.
3. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
4. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
5. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
6. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
7. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA.
8. "UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
10. THE SUBJECT PROPERTY IS ZONED R-5 AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
11. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP 19163C0386F, EFFECTIVE DATE FEBRUARY 18, 2011.
12. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
13. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
14. ALL BUILDING SETBACKS, RESTRICTIONS AND COVENANTS ESTABLISHED WITH CREEK RIDGE ESTATES 2ND ADDITION SHALL APPLY TO CREEK RIDGE ESTATES 3RD ADDITION.
15. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
16. ALL STORM SEWER AND DRAINAGE EASEMENTS SHALL HAVE A BLANKET INGRESS/EGRESS EASEMENT.
17. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
18. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE AND DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
19. NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONECALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILTIES.
20. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH RELEVANT IOWA CODE.

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

ZONING & LOT INFORMATION

CURRENT ZONING:	R-5
TOTAL NUMBER OF LOTS:	2
TOTAL SITE ACREAGE:	1.875 ACRES

LICENSED LAND SURVEYOR MICHAEL D. RICHMOND 23503 IOWA

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.

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL · STRUCTURAL · LAND DEVELOPMENT

DATE: 00/00/00

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION
S: \McDEVIT\CREEK HILL

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
CREEK RIDGE ESTATES 3RD ADDITION
BETTENDORF, IOWA

PREPARED FOR
DANA DEVELOPMENT LLC
1016 COFFELT AVE
BETTENDORF IA 52722

SHEET NO.
1 OF 1

COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

April 15, 2020

Staff Report

Case No. 20-014
Subdivision Name: Creek Ridge Estates 3rd Addition – Final Plat
Location: East of 39th Street, and south of Creek Hill Drive
Applicant: Ray McDevitt
Zoning Designation: R-5, High Density Multi-family Residence District

Background Information and Facts
Ray McDevitt is requesting approval of a replat of Lot 1, Creek Ridge Estates 2nd Addition (see Aerial Photo and Final Plat - Attachments A and B). The new subdivision will be divided into two lots (see Final Plat - Attachment C).

Land Use
The land use designation is Urban High Density, and the zoning classification is R-5, High-Density Multi-family Residence District. A variety of housing is permitted in the proposed subdivision.

Utilities
All utilities are available to the site. The developer will be responsible for connection to utilities for any future development.

Thoroughfare Plan/Pedestrian Access
Traffic from State Street will use 39th Street and turn east onto Creek Hill Drive to the subdivision.

Recommended Action
Staff recommends approval of the final plat subject to the following conditions:

1. This approval does not waive any other State, Federal, or Local government provisions as required by law.
2. Any future curb cuts to Creek Hill Drive for the proposed subdivision must be approved by the City Engineer.

Respectfully submitted,

Greg Beck
City Planner

April 29, 2020

Honorable Mayor and
Members of the City Council
City of Bettendorf
Bettendorf, Iowa 52722

SUBJECT: Planning and Zoning Commission's decision on the final plat of Creek Ridge Estates 3rd Addition, submitted by Ray McDevitt. (Case 20-014)

Honorable Mayor and Members of the City Council:

On April 15, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat request.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

John Soenksen
Director, Community Development

6. Case 20-014; Creek Ridge Estates 3rd Addition, submitted by Ray McDevitt.

Beck reviewed the staff report.

Wennlund asked for clarification of whether the owner plans to develop Lot 2 given the challenging topography. Beck stated that he is not aware of the developer's plans, adding that the property is zoned for multi-family residences and that it is likely that buildings similar to the surrounding ones will be built.

Wennlund commented that there is a 21-foot side yard setback on the west side of Lot 1 and asked if there is a required side yard setback between Lots 1 and 2. Beck explained that if separate structures are built on each lot there would be a required side yard setback which would be determined as such time as more details regarding building height are available. He stated that if a proposed building is a multi-family structure, the developer would be required to submit a site development plan for review. He added that if the developer enters into an agreement not to sever, a building would be allowed to straddle the property line between the two lots. Morlok explained that the reason that the 21-foot side yard setback is shown is that it varies from the standard for the R-5 zoning and is a carryover from the last subdivision. He added that it is likely intended for use as a buffer yard and that side yard setbacks are not typically noted on a plat. Wennlund asked if the developer is bound by the 21-foot side yard setback on the west side of Lot 1. Morlok confirmed this.

> On motion by Rafferty, seconded by Adam, that the final plat of Creek Ridge Estates 3rd Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok

ITEM TITLE: Resolution approving the final plat of Spencer Hollow 4th Addition, submitted by Kristin Crawford/IMEG . (Case 20-018)

Explanation (Background and How it Responds to Vision, Mission, or Goals)

Kristin Crawford/IMEG has submitted the final plat of Spencer Hollow 4th Addition (property located east of Forest Grove Park and north of Forest Grove Drive) (see Aerial Photo, Attachment A). The proposed subdivision is a replat of Lots 1-3 and 21-22, Spencer Hollow 3rd Addition and portions of the preliminary plat of Spencer Hollow 3rd Addition resulting in a 23 lot final plat of the south portion of the preliminarily platted area (see Preliminary Plat, Final Plat, and Replat - Attachments B, C, and D).

Enhances the Vision: "The City of Bettendorf is the most livable community for families" is reflected in the increased availability of lots for single-family housing.

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 7-0 margin at their April 15 meeting.

Consult the Planning and Zoning Commission staff report for further details.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Preliminary Plat; (C) Spencer Hollow 3rd Addition Final Plat (D) Spencer Hollow 4th Addition Final Plat; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 20

RESOLUTION APPROVING THE FINAL PLAT OF
SPENCER HOLLOW 4TH ADDITION

WHEREAS, Kristin Crawford/IMEG has submitted the final plat of Spencer Hollow 4th Addition, and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it subject to conditions presented below, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Spencer Hollow 4th Addition subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. Plat documents shall carry over all obligations from Spencer Hollow 3rd Addition.
3. An approved fire access lane between Alvie Lane and Spring Creek Drive shall be installed before the issuance of occupancy permits.

PASSED, APPROVED, AND ADOPTED THIS 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Proposed
Fifth Add
Proposed Fourth
Add
SAINT MARIE CT
ALVIE LN
SPRING CREEK DR
SAINT ANN DR
ALVIE LN
JOSEPH WAY
LANCASTER DR
WELLINGTON CT
NOTTINGHAM LN
FOREST GROVE DR
SUMMERFIELD DR
R-1, Single Family
Residence Dist

ATTACHMENT B

Preliminary Plat of SPENCER HOLLOW 3RD ADDITION

Part of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, City of Bettendorf, County of Scott, State of Iowa.

LAND SURVEYOR
JAMES W. ABBITT, JR., L.S.
MCCLURE ENGINEERING ASSOCIATES, INC.
4700 KENNEDY DRIVE
EAST MOLINE, IL 61244

OWNER/DEVELOPER
VEN GREEN LAND DEVELOPMENT L.L.C.
2900 MCKINNON, UNIT 1005
DALLAS TX. 75201

ATTORNEY
GREG JAGER
PASTRNAK LAW FIRM, P.C.
313 W. THIRD STREET
DAVENPORT, IOWA 52801
563-323-7737

LEGEND

○	FOUND CAPPED IRON ROD #18465
•	SET CAPPED IRON ROD #18465
	BOUNDARY LINE
(100')	DEED OR PLATTED
100'	MEASURED
	BUILDING SETBACK LINE (VARIES)
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	EXISTING LOT LINE
	PROPOSED 8" SANITARY SEWER
	PROPOSED 6" WATER MAIN
	PROPOSED 15" STORM SEWER
	PROPOSED 4" FORCEMAIN

N

0' 60' 120'
Scale in Feet

ZONING AND LOT INFORMATION

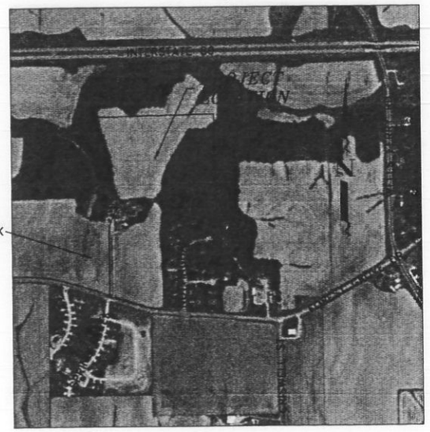
CURRENT ZONING: R-1

TOTAL NUMBER OF LOTS	67
TOTAL ACREAGE OF LOTS	26.240 ACRES
TOTAL R.O.W. ACREAGE	4.211 ACRES
TOTAL SITE ACREAGE	30.451 ACRES

R-1 RESTRICTIONS:
FRONT SETBACK: MIN. 30 FEET *
SIDE SETBACK: MIN. 5 FEET (SUM OF 20 FEET)
REAR SETBACK: MIN. OF 40 FEET
HEIGHT RESTRICTION: PRINCIPAL STRUCTURE, 1-1/2 STORIES (35')
ACCESSORY STRUCTURE, 1 STORY (15')
LOT SIZE RESTRICTIONS: 10,000 S.F. MIN., 75' LOT WIDTH
FLOOR AREA RATIO: NOT TO EXCEED 0.4
MINIMUM DWELLING SIZE: OCCUPIED DWELLINGS SHALL CONTAIN AT LEAST 1,200 S.F. (1 STORY), 1,400 S.F. (2 STORY)

EASEMENT LEGEND

*1 - SANITARY SEWER EASEMENT
*2 - STORM SEWER EASEMENT
*3 - WATER MAIN EASEMENT
*4 - RECREATIONAL TRAIL EASEMENT
*5 - STORM SEWER & REC. TRAIL EASEMENT



PROJECT LOCATION MAP

NOTES:

1. LOTS 67, 68 & 69 SHALL HAVE BLANKET UTILITY, STORM SEWER AND DRAINAGE EASEMENTS. THEIR PURPOSE IS FOR STORM WATER DETENTION.
2. STORM & SANITARY SEWERS SHALL BE OWNED AND MAINTAINED BY THE CITY OF BETTENDORF. WATER MAINS, HYDRANTS AND OTHER FIXTURES SHALL BE OWNED AND MAINTAINED BY IOWA AMERICAN WATER COMPANY.
3. ON SECTIONS OF STRAIGHT STREETS OR CURVED STREETS WITH A RADIUS OF 600' OR MORE, WHERE MORE THAN 3 LOTS ARE BEING SUBDIVIDED OR BUILT UPON BY ONE INDIVIDUAL OR CONCERN, AT LEAST 33% OF THE LOTS HAVE A SETBACK OF 35', 17% TO BE 40'. ALSO, NO MORE THAN 3 CONTIGUOUS LOTS SHALL HAVE THE SAME SETBACK. SETBACKS NOT SHOWN ON PLAT FOR CLARITY PURPOSES.
4. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
5. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
6. ALL LANDSCAPING WILL BE COMPLIANT WITH THE CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. LOTS 67, 68 & 69 OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8. ALL EASEMENTS CONGRUENT WITH RIGHTS-OF-WAYS ARE WATER, SANITARY & UTILITY EASEMENTS. ALL EASEMENTS ALONG LOT LINES ARE STORM SEWER AND DRAINAGE EASEMENTS.
9. LOTS 67, 68 & 69 MAY NOT OUTLET STORM WATER UNTIL THE DETENTION AND STORM WATER DISPERSION DESIGNS ARE APPROVED BY THE CITY ENGINEER.

proposed 5th Addition

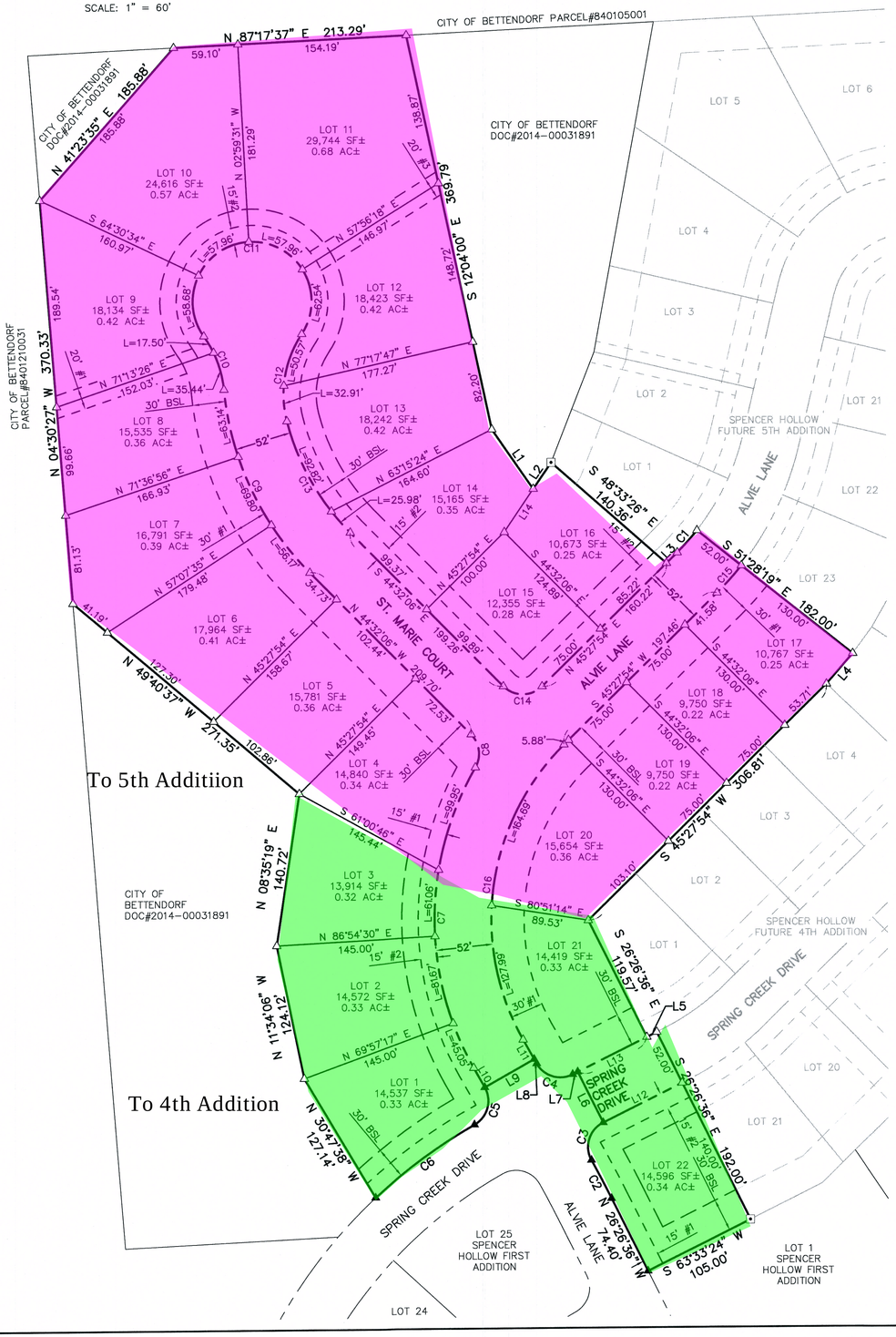
proposed 4th Addition

FINAL PLAT OF
SPENCER HOLLOW 3RD ADDITION

PART OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

60 0 60 120

SCALE: 1" = 60'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°31'39" E	66.65'
L2	N 34°07'13" E	29.30'
L3	S 45°27'54" W	13.81'
L4	S 40°51'39" W	37.03'
L5	N 63°33'24" E	10.12'
L6	S 26°26'36" E	52.00'
L7	N 63°33'24" E	5.18'
L8	S 29°23'49" E	4.61'
L9	N 60°36'11" E	52.00'
L10	N 29°23'49" W	20.57'
L11	N 29°23'49" W	20.57'
L12	S 63°33'24" W	80.78'
L13	N 63°33'24" E	70.66'
L14	N 34°07'13" E	47.58'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	27.12'	224.00'	N 41°59'47" E	27.10'
C2	39.65'	1,026.00'	N 27°33'01" W	39.64'
C3	40.24'	25.00'	N 17°26'59" E	36.03'
C4	37.98'	25.00'	N 72°55'12" W	34.43'
C5	39.29'	25.00'	S 15°37'16" W	35.37'
C6	112.32'	476.00'	S 53°52'45" W	112.06'
C7	287.73'	276.00'	N 00°28'06" E	274.88'
C8	32.67'	25.00'	N 07°06'03" W	30.39'
C9	189.11'	276.00'	N 24°54'23" W	185.43'
C10	52.94'	100.00'	N 20°26'41" W	52.33'
C11	237.13'	54.50'	N 89°02'10" E	89.67'
C12	83.48'	100.00'	S 09°46'03" W	81.08'
C13	118.80'	224.00'	S 29°20'30" E	117.41'
C14	39.27'	25.00'	S 89°32'06" E	35.36'
C15	33.42'	276.00'	S 41°59'47" W	33.40'
C16	292.68'	224.00'	S 08°02'02" W	272.30'

RIGHT OF WAY AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
SPRING CREEK DRIVE	4,201 SF±	0.096 AC±
ST. MARIE COURT/ALVIE LANE	61,862 SF±	1.420 AC±

LEGEND

- CONCRETE MONUMENT, SET
- REBAR WITH CAP #18465, FOUND
- 5/8" REBAR WITH CAP #22228, SET
- SURVEY BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- SETBACK LINE
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- BSL BUILDING SETBACK LINE

EASEMENT NOTES

1. SANITARY SEWER EASEMENT & UTILITY EASEMENT
2. WATER MAIN EASEMENT & UTILITY EASEMENT
3. STORM SEWER EASEMENT & UTILITY EASEMENT

OWNER/DEVELOPER

VEN GREEN LAND DEVELOPMENT LLC.
2900 MCKINNON UNIT 1005
DALLAS, TEXAS 75201

ENGINEER

IMEG CORP.
ATTN: MICHAEL W. JANECEK, P.E.
623 26TH AVENUE
ROCK ISLAND, ILLINOIS 61201
PHONE: 309-788-0673

SURVEYOR

IMEG CORP.
ATTN: LUKE D. MILLER, P.L.S.
4500 BLACK HAWK
COMMONS DRIVE
ROCK ISLAND, ILLINOIS 61201
PHONE: 309-430-6570

ATTORNEY

GREG JAGER
PASTRNAK LAW FIRM, P.C.
313 W. THIRD STREET
DAVENPORT, IOWA 52801
563-323-7737

ZONING - R-1

DISTRICT: SINGLE-FAMILY RESIDENCE DISTRICT

MAX. HEIGHT OF BUILDING:	35'
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	5' (SUM 15')
REAR YARD SETBACK:	30'
MINIMUM LOT WIDTH:	75'
MINIMUM LOT AREA:	10,000 S.F.

LOTS 1-22
(SPENCER HOLLOW 3RD ADDITION)

NOTE:

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.

MID AMERICAN ENERGY COMPANY
BY: Mark Knoepp
DATE: 5/16/19

IOWA-AMERICAN WATER COMPANY
BY: D. Kue
DATE: 5-16-19

CENTURYLINK
BY: ML
DATE: 5-16-19

MEDIACOM
BY: Tina McKinney
DATE: 5/17/19

NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA. STORM SEWER AND SANITARY SEWER SHALL BE MAINTAINED BY THE CITY OF BETTENDORF. WATER MAIN SHALL BE MAINTAINED BY THE IOWA AMERICAN WATER COMPANY.
2. STREET RADIUS AT ALL INTERSECTIONS SHALL BE 25'.
3. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
4. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORMWATER. FUTURE VARIANCES SHALL NOT BE GIVEN FOR SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.
5. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
6. LOW WATER ENTRY ELEVATIONS ARE REQUIRED FOR LOTS 11 AND 12 OF THIS SUBDIVISION. REFER TO CONSTRUCTION PLANS FOR ELEVATIONS.
7. ALL STORM SEWER AND DRAINAGE EASEMENTS SHALL HAVE A BLANKET INGRESS/EGRESS EASEMENT.
8. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

WE, P.G. Gallagher, MAYOR, AND Decker P. Bloom, CITY CLERK OF THE CITY OF BETTENDORF, IOWA, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, AT A REGULAR MEETING HELD ON May 7, 2019:

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT THE PLAT OF THE SPENCER HOLLOW 3RD ADDITION, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY VEN GREEN LAND DEVELOPMENT LLC., BE THE SAME IS HEREBY APPROVED AND ACCEPTED; AND THE DEDICATION FOR PUBLIC STREET PURPOSES AND THE GRANTING OF EASEMENTS (AND THE VACATION OF EXISTING EASEMENTS AS MAY BE SHOWN) ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT BETTENDORF, IOWA, THIS 2nd DAY OF July, 2019.

P.G. Gallagher
MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST:
Decker P. Bloom
CITY CLERK

PLANNING AND ZONING COMMISSION

SURVEYOR NOTES

THIS PLAT WAS PREPARED AT THE REQUEST OF VEN GREEN LAND DEVELOPMENT LLC., 2900 MCKINNON UNIT 1005, DALLAS TEXAS 75201.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE BEEN DISCOVERED DURING THE SURVEY OF THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE AND DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONECALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

THIS SUBDIVISION IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA PER FIRM PANEL 19163C0377F WITH THE EFFECTIVE DATE FEBRUARY 18, 2011.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH THE IOWA CODE.

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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: Luke D. Miller
Luke D. Miller

Date 6/28/19 Reg. No. 22228

My license renewal date is December 31, 2019.

Pages or sheets covered by this seal:
SHEET 1

REVISIONS		
No.	DESCRIPTION	DATE

IMEG
4500 BLACK HAWK COMMONS DR
ROCK ISLAND, IL 61204
PH: 309.788.7644
www.imegcorp.com

SPENCER HOLLOW 3RD ADDITION
BETTENDORF, IOWA

FINAL PLAT

IMEG Project No: 18000192.00
File Name: 18000192_00-PLAT-3-28-19.dwg
© COPYRIGHT 2019 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: JLR
Checked By: LDM
Date: 03/28/2019

PLAT-1

Sheet 1 of 1

FINAL PLAT OF SPENCER HOLLOW 4TH ADDITION

A RE-SUBDIVISION OF LOTS 1, 2, 3, 21 & 22 IN SPENCER HOLLOW 3RD ADDITION AND A SUBDIVISION OF PART OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

OWNER / SUBDIVIDER
VEN GREEN LAND DEVELOPMENT LLC.
2900 MCKINNON UNIT 1005
DALLAS, TEXAS 75201

BASIS OF BEARING
IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

70 35 0 70 140
SCALE: 1" = 70'

LEGEND

- △ 5/8" REBAR WITH CAP #13581 SET
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING R.O.W. LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

ABBREVIATIONS

AC	ACRES
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Ven Green Land Development, LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377F with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or are set as shown on this plat.

Plat notes establish requirements for how a subdivision will develop.
However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

Easements designated as "Utility Easements" include all utilities that are provided by either the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf. This includes Sanitary & Storm Sewers and Watemains.

All Storm Sewer and Drainage Easements shall have a Blanket Ingress/Egress Easement.

RIGHT OF WAY NOTE

The area designated as Right Of Way - 1 was previously dedicated to the public with the recording of the Final Plat for Spencer Hollow 3rd Addition. The City of Bettendorf directed that it be included in the boundary of this subdivision.

IOWA - AMERICAN WATER CO.
BY _____
DATE _____

CITY OF BETTENDORF
BY _____
ATTEST _____
DATE _____

PLANNING AND ZONING
BY _____
DATE _____

MID AMERICAN ENERGY CO.
BY _____
DATE _____

MEDIACOM
BY _____
DATE _____

CENTURYLINK
BY _____
DATE _____

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	40.24'	25.00'	N 17°26'59" E	36.03'
C2	37.98'	25.00'	N 72°55'12" W	34.43'
C3	39.29'	25.00'	S 15°37'16" W	35.37'
C4	112.32'	476.00'	S 53°52'45" W	112.06'
C5	39.65'	1,026.00'	N 27°33'01" W	39.64'
C6	187.78'	276.00'	S 09°54'23" E	184.18'
C7	61.06'	276.00'	S 03°14'47" W	60.94'
C8	81.67'	276.00'	S 11°34'06" E	81.37'
C9	45.05'	276.00'	S 24°43'16" E	45.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C10	10.07'	224.00'	S 62°16'07" W	10.07'
C11	127.99'	224.00'	N 13°01'42" W	126.26'
C12	70.73'	224.00'	N 54°30'39" E	70.44'
C13	60.66'	224.00'	S 53°13'22" W	60.47'
C14	265.83'	536.00'	N 31°15'25" E	263.11'
C15	64.90'	536.00'	S 41°59'47" W	64.86'
C16	101.57'	536.00'	S 33°05'57" W	101.42'
C17	99.36'	536.00'	S 22°21'35" W	99.22'
C18	141.51'	588.00'	N 21°46'28" E	141.17'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C19	37.19'	25.00'	N 13°56'41" W	33.85'
C20	62.41'	99.50'	S 74°31'35" E	61.39'
C21	243.98'	55.50'	N 33°26'29" E	89.87'
C22	62.40'	99.50'	N 38°36'05" W	61.38'
C23	40.61'	99.50'	N 68°15'03" W	1,434.66'
C24	21.80'	99.50'	N 86°13'07" W	1,434.26'
C25	63.34'	55.50'	N 59°47'54" W	1,435.35'
C26	55.17'	55.50'	N 01°22'32" E	52.93'
C27	55.17'	55.50'	N 58°19'56" E	52.93'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C28	70.29'	55.50'	S 56°54'22" E	65.69'
C29	13.20'	99.50'	S 24°26'06" E	13.19'
C30	49.20'	99.50'	S 42°24'06" E	48.70'
C31	37.19'	25.00'	N 80°49'39" E	33.85'
C32	74.41'	588.00'	N 41°50'22" E	74.36'
C33	87.15'	276.00'	N 54°30'39" E	86.79'
C34	22.01'	276.00'	N 47°44'57" E	22.00'
C35	65.14'	276.00'	N 56°47'42" E	64.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 55°51'52" E	58.63'
L2	S 80°51'14" E	89.53'
L3	N 40°51'39" E	37.03'
L4	N 35°55'48" E	78.94'
L5	N 19°22'37" E	71.61'
L6	N 26°26'36" W	74.40'
L7	N 63°33'24" E	80.78'
L8	N 26°26'36" W	52.00'
L9	S 63°33'24" W	85.96'
L10	N 29°23'49" W	4.61'
L11	S 60°36'11" W	52.00'
L12	S 29°23'49" E	20.57'
L13	N 45°27'54" E	10.15'
L14	S 63°33'24" W	6.85'
L15	N 29°23'49" W	25.18'
L16	N 29°23'49" W	20.57'
L17	S 64°21'22" E	19.35'
L18	N 44°33'03" W	19.56'
L19	N 63°33'24" E	6.85'

EAST LOTS AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	14,537 SF±	0.33 AC±
LOT 2	14,572 SF±	0.33 AC±
LOT 3	13,914 SF±	0.32 AC±
LOT 4	16,657 SF±	0.38 AC±
LOT 5	10,626 SF±	0.24 AC±
LOT 6	11,323 SF±	0.26 AC±
LOT 7	11,323 SF±	0.26 AC±
LOT 8	12,461 SF±	0.29 AC±
LOT 9	11,653 SF±	0.27 AC±
LOT 10	11,003 SF±	0.25 AC±
LOT 11	17,708 SF±	0.41 AC±
LOT 12	17,534 SF±	0.40 AC±
LOT 13	19,374 SF±	0.44 AC±
LOT 14	44,507 SF±	1.02 AC±
LOT 15	25,224 SF±	0.58 AC±
LOT 16	19,284 SF±	0.44 AC±
LOT 17	15,637 SF±	0.36 AC±
LOT 18	14,572 SF±	0.33 AC±
LOT 19	11,191 SF±	0.26 AC±
LOT 20	11,191 SF±	0.26 AC±
LOT 21	11,993 SF±	0.28 AC±
LOT 22	12,603 SF±	0.29 AC±
LOT 23	14,595 SF±	0.34 AC±
LOT A	85,614 SF±	1.97 AC±
RIGHT OF WAY - 1	9,286 SF±	0.21 AC±
RIGHT OF WAY - 2	52,391 SF±	1.20 AC±
TOTAL AREA	510,771 SF±	11.73 AC±

PRELIMINARY
FOR REVIEW PURPOSES ONLY
04-10-2020

REVISIONS		
No.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	4/7/2020
1	REVISED SUBDIVISION BOUNDARY TO INCLUDE PREVIOUSLY DEDICATED ROW	4/10/2020

IMEG
PH: 563.344.0260
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

SPENCER HOLLOW 4TH ADDITION
BETTENDORF, IOWA
FINAL PLAT

IMEG Project No: 18000192.01
File Name: 18000192.01 4thAddition-Plat.dwg
© COPYRIGHT 2020
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: DAB
Checked By: ***
Date: 3/27/2020

Sheet 1 of 1

I hereby certify that this land surveying document was prepared and 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.

DARYL A. BRICKNER 13581 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

PRELIMINARY
FOR REVIEW PURPOSES ONLY
04-10-2020

Daryl A. Brickner, PLS No. 13581 Date
My license renewal date is December 31, 2021
No. of sheets covered by this seal: ___

Friday, April 10, 2020 2:30:25 PM
G:\2018\18000192.01\DESIGN\CIVIL\C3D SURVEY\18000192.01 4THADDITION-PLAT.DWG

COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4100

April 15, 2020

Staff Report

Case No. 20-018
Subdivision Name: Spencer Hollow 4th Addition – Replat
Applicant: Kristin Crawford/IMEG
Current Zoning Classification: R-1, Single-family Residence District
Land Use Designation: Urban Light Intensity

Background Information and Facts
Kristin Crawford/IMEG has submitted the final plat of Spencer Hollow 4th Addition (property located just west of Criswell Street, east of Forest Grove Park, and north of Forest Grove Drive) (see Aerial Photo, Attachment A). The proposed subdivision is a replat of Lots 1-3 and 21-22, Spencer Hollow 3rd Addition and portions of the preliminary plat of Spencer Hollow 3rd Addition resulting in a 23 lot final plat of the south portion of the preliminary platted area (see Preliminary Plat, Final Plat, and Replat - Attachments B, C, and D).

Land Use
The land use designation for the site is Urban Light Intensity. The property is zoned R-1 Single-family Residence District. Single-family housing is intended for this site.

Utilities
Utilities are available along Forest Grove Drive and through connecting streets directed north. It is the developer's responsibility to connect to all utilities. Access to all other utilities borders the property. Sanitary sewer designs will require the approval of the City Engineer.

Thoroughfare Plan/Access
Access to the site is from Forest Grove Drive. A 64-foot wide right-of-way is provided by the developer with 43-foot wide paving, as Spring Creek Drive will serve the entire proposed development.

Storm Water Detention
Storm water detention shall be constructed on Lot A and Lot C.

Recommended Action
Staff recommends the Planning and Zoning Commission support approval of the final plat subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.

2. Plat documents shall carry over all obligations from Spencer Hollow 3rd Addition.

Respectfully submitted,

Greg Beck
City Planner

April 29, 2020

Honorable Mayor and
Members of the City Council
City of Bettendorf
Bettendorf, Iowa 52722

SUBJECT: Planning and Zoning Commission's decision on the final plat of Spencer Hollow 4th Addition, submitted by Kristin Crawford/IMEG. (Case 20-018)

Planning and Zoning Commission's decision on the final plat of Spencer Hollow 5th Addition, submitted by Kristin Crawford/IMEG. (Case 20-019)

Honorable Mayor and Members of the City Council:

On April 15, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat requests.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

John Soenksen
Director, Community Development

. Case 20-018; Spencer Hollow 4th Addition, submitted by Kristin Crawford/IMEG.

Beck reviewed the staff report. Morlok explained that the reason the developer is dividing Spencer Hollow 3rd Addition is that a proposed plan to relocate the eventual terminus of the sewer for the area could not be accomplished. He stated that because the topography of the site precludes installation of a gravity sewer, moving the sewer to the northwest would have allowed the eventual abandonment of the lift station and tie it into the future Spencer Creek lift station. Morlok stated that the topography did not allow for the preferred design with a reasonable cost-sharing agreement and that the decision was made to move the lift station back to the southeast.

Wennlund asked if any hammerhead turnarounds would be necessary. Morlok explained that they will be installed but that they are only shown on the construction plans. He added that depending on the staging of the 4th and 5th Additions, a fire lane may be required for access.

Kappeler asked if the number of lots has changed from the plat of the 3rd Addition. Morlok stated that the number of lots is the same, adding that some relocation of easements may have required adjustment of some lot lines.

> On motion by Rafferty, seconded by Ormsby, that the final plat of Spencer Hollow 4th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok

ITEM TITLE: Resolution approving the final plat of Spencer Hollow 5th Addition, submitted by Kristin Crawford/IMEG. (Case 20-019)

Explanation (Background and How it Responds to Vision, Mission, or Goals)

Kristin Crawford - IMEG has submitted the final plat of Spencer Hollow 5th Addition (property located east of Forest Grove Park and north of Forest Grove Drive) (see Aerial Photo, Attachment A). The proposed subdivision is a replat of Lots 4-20, Spencer Hollow Addition and portions of the preliminary plat of Spencer Hollow 3rd Addition resulting in a 19 lot final plat of the west portion of the preliminarily platted area (see Preliminary Plat, Final Plat, and Replat - Attachments B, C, and D).

Enhances the Vision: "The City of Bettendorf is the most livable community for families" is reflected in the increased availability of well-designed lots for single-family housing.

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 7-0 margin at their April 15 meeting.

Consult the Planning and Zoning Commission staff report for further details.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Preliminary Plat; (C) Spencer Hollow 3rd Addition Final Plat (D) Spencer Hollow 5th Addition Final Plat; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 20

RESOLUTION APPROVING THE FINAL PLAT OF
SPENCER HOLLOW 5TH ADDITION

WHEREAS, Kristin Crawford/IMEG has submitted the final plat of Spencer Hollow 5th Addition, and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it subject to conditions presented below, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Spencer Hollow 5th Addition subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. Plat documents shall carry over all obligations from Spencer Hollow 3rd Addition.
3. An approved fire access lane between Alvie Lane and Spring Creek Drive shall be installed before the issuance of occupancy permits.

PASSED, APPROVED, AND ADOPTED THIS 5th day of May, 2020.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

Proposed
Fifth Add
Proposed Fourth
Add
SAINT MARIE CT
ALVIE LN
SPRING CREEK DR
SAINT ANN DR
ALVIE LN
JOSEPH WAY
LANCASTER DR
WELLINGTON CT
NOTTINGHAM LN
FOREST GROVE DR
SUMMERFIELD DR
R-1, Single Family
Residence Dist

ATTACHMENT B

Preliminary Plat of SPENCER HOLLOW 3RD ADDITION

Part of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, City of Bettendorf, County of Scott, State of Iowa.

LAND SURVEYOR
JAMES W. ABBITT, JR., L.S.
MCCLURE ENGINEERING ASSOCIATES, INC.
4700 KENNEDY DRIVE
EAST MOLINE, IL 61244

OWNER/DEVELOPER
VEN GREEN LAND DEVELOPMENT L.L.C.
2900 MCKINNON, UNIT 1005
DALLAS TX. 75201

ATTORNEY
GREG JAGER
PASTRNAK LAW FIRM, P.C.
313 W. THIRD STREET
DAVENPORT, IOWA 52801
563-323-7737

LEGEND

○	FOUND CAPPED IRON ROD #18465
•	SET CAPPED IRON ROD #18465
	BOUNDARY LINE
(100')	DEED OR PLATTED
100'	MEASURED
	BUILDING SETBACK LINE (VARIES)
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	EXISTING LOT LINE
	PROPOSED 8" SANITARY SEWER
	PROPOSED 6" WATER MAIN
	PROPOSED 15" STORM SEWER
	PROPOSED 4" FORCEMAIN

N

0' 60' 120'
Scale in Feet

ZONING AND LOT INFORMATION

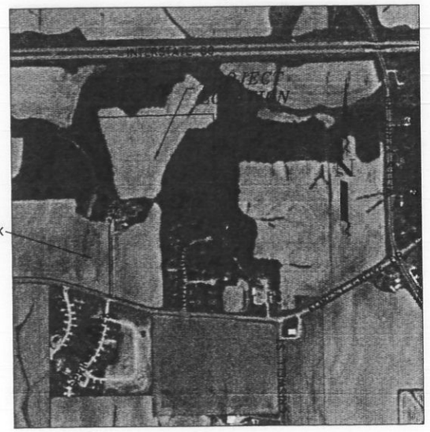
CURRENT ZONING: R-1

TOTAL NUMBER OF LOTS	67
TOTAL ACREAGE OF LOTS	26.240 ACRES
TOTAL R.O.W. ACREAGE	4.211 ACRES
TOTAL SITE ACREAGE	30.451 ACRES

R-1 RESTRICTIONS:
FRONT SETBACK: MIN. 30 FEET *
SIDE SETBACK: MIN. 5 FEET (SUM OF 20 FEET)
REAR SETBACK: MIN. OF 40 FEET
HEIGHT RESTRICTION: PRINCIPAL STRUCTURE, 1-1/2 STORIES (35')
ACCESSORY STRUCTURE, 1 STORY (15')
LOT SIZE RESTRICTIONS: 10,000 S.F. MIN., 75' LOT WIDTH
FLOOR AREA RATIO: NOT TO EXCEED 0.4
MINIMUM DWELLING SIZE: OCCUPIED DWELLINGS SHALL CONTAIN AT LEAST 1,200 S.F. (1 STORY), 1,400 S.F. (2 STORY)

EASEMENT LEGEND

*1 - SANITARY SEWER EASEMENT
*2 - STORM SEWER EASEMENT
*3 - WATER MAIN EASEMENT
*4 - RECREATIONAL TRAIL EASEMENT
*5 - STORM SEWER & REC. TRAIL EASEMENT



PROJECT LOCATION MAP

NOTES:

1. LOTS 67, 68 & 69 SHALL HAVE BLANKET UTILITY, STORM SEWER AND DRAINAGE EASEMENTS. THEIR PURPOSE IS FOR STORM WATER DETENTION.
2. STORM & SANITARY SEWERS SHALL BE OWNED AND MAINTAINED BY THE CITY OF BETTENDORF. WATER MAINS, HYDRANTS AND OTHER FIXTURES SHALL BE OWNED AND MAINTAINED BY IOWA AMERICAN WATER COMPANY.
3. ON SECTIONS OF STRAIGHT STREETS OR CURVED STREETS WITH A RADIUS OF 600' OR MORE, WHERE MORE THAN 3 LOTS ARE BEING SUBDIVIDED OR BUILT UPON BY ONE INDIVIDUAL OR CONCERN, AT LEAST 33% OF THE LOTS HAVE A SETBACK OF 35', 17% TO BE 40'. ALSO, NO MORE THAN 3 CONTIGUOUS LOTS SHALL HAVE THE SAME SETBACK. SETBACKS NOT SHOWN ON PLAT FOR CLARITY PURPOSES.
4. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
5. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
6. ALL LANDSCAPING WILL BE COMPLIANT WITH THE CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. LOTS 67, 68 & 69 OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8. ALL EASEMENTS CONGRUENT WITH RIGHTS-OF-WAYS ARE WATER, SANITARY & UTILITY EASEMENTS. ALL EASEMENTS ALONG LOT LINES ARE STORM SEWER AND DRAINAGE EASEMENTS.
9. LOTS 67, 68 & 69 MAY NOT OUTLET STORM WATER UNTIL THE DETENTION AND STORM WATER DISPERSION DESIGNS ARE APPROVED BY THE CITY ENGINEER.

proposed 5th Addition

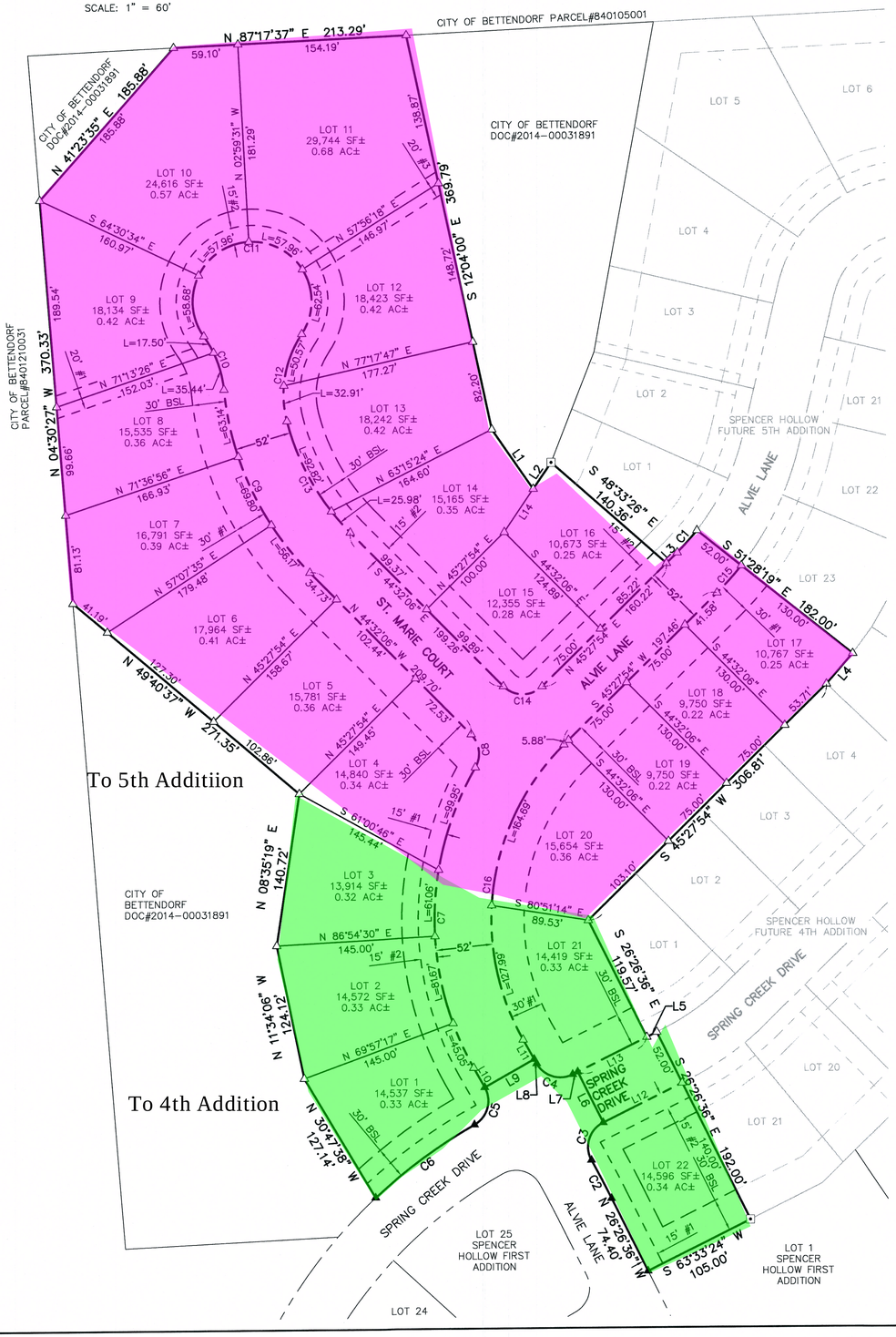
proposed 4th Addition

FINAL PLAT OF
SPENCER HOLLOW 3RD ADDITION

PART OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

60 0 60 120

SCALE: 1" = 60'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°31'39" E	66.65'
L2	N 34°07'13" E	29.30'
L3	S 45°27'54" W	13.81'
L4	S 40°51'39" W	37.03'
L5	N 63°33'24" E	10.12'
L6	S 26°26'36" E	52.00'
L7	N 63°33'24" E	5.18'
L8	S 29°23'49" E	4.61'
L9	N 60°36'11" E	52.00'
L10	N 29°23'49" W	20.57'
L11	N 29°23'49" W	20.57'
L12	S 63°33'24" W	80.78'
L13	N 63°33'24" E	70.66'
L14	N 34°07'13" E	47.58'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	27.12'	224.00'	N 41°59'47" E	27.10'
C2	39.65'	1,026.00'	N 27°33'01" W	39.64'
C3	40.24'	25.00'	N 17°26'59" E	36.03'
C4	37.98'	25.00'	N 72°55'12" W	34.43'
C5	39.29'	25.00'	S 15°37'16" W	35.37'
C6	112.32'	476.00'	S 53°52'45" W	112.06'
C7	287.73'	276.00'	N 00°28'06" E	274.88'
C8	32.67'	25.00'	N 07°06'03" W	30.39'
C9	189.11'	276.00'	N 24°54'23" W	185.43'
C10	52.94'	100.00'	N 20°26'41" W	52.33'
C11	237.13'	54.50'	N 89°02'10" E	89.67'
C12	83.48'	100.00'	S 09°46'03" W	81.08'
C13	118.80'	224.00'	S 29°20'30" E	117.41'
C14	39.27'	25.00'	S 89°32'06" E	35.36'
C15	33.42'	276.00'	S 41°59'47" W	33.40'
C16	292.68'	224.00'	S 08°02'02" W	272.30'

RIGHT OF WAY AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
SPRING CREEK DRIVE	4,201 SF±	0.096 AC±
ST. MARIE COURT/ALVIE LANE	61,862 SF±	1.420 AC±

LEGEND

- CONCRETE MONUMENT, SET
- REBAR WITH CAP #18465, FOUND
- 5/8" REBAR WITH CAP #22228, SET
- SURVEY BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- SETBACK LINE
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- BSL BUILDING SETBACK LINE

EASEMENT NOTES

1. SANITARY SEWER EASEMENT & UTILITY EASEMENT
2. WATER MAIN EASEMENT & UTILITY EASEMENT
3. STORM SEWER EASEMENT & UTILITY EASEMENT

OWNER/DEVELOPER

VEN GREEN LAND DEVELOPMENT LLC.
2900 MCKINNON UNIT 1005
DALLAS, TEXAS 75201

ENGINEER

IMEG CORP.
ATTN: MICHAEL W. JANECEK, P.E.
623 26TH AVENUE
ROCK ISLAND, ILLINOIS 61201
PHONE: 309-788-0673

SURVEYOR

IMEG CORP.
ATTN: LUKE D. MILLER, P.L.S.
4500 BLACK HAWK
COMMONS DRIVE
ROCK ISLAND, ILLINOIS 61201
PHONE: 309-430-6570

ATTORNEY

GREG JAGER
PASTRNAK LAW FIRM, P.C.
313 W. THIRD STREET
DAVENPORT, IOWA 52801
563-323-7737

ZONING - R-1

DISTRICT: SINGLE-FAMILY RESIDENCE DISTRICT

MAX. HEIGHT OF BUILDING:	35'
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	5' (SUM 15')
REAR YARD SETBACK:	30'
MINIMUM LOT WIDTH:	75'
MINIMUM LOT AREA:	10,000 S.F.

LOTS 1-22
(SPENCER HOLLOW 3RD ADDITION)

NOTE:

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.

MID AMERICAN ENERGY COMPANY
BY: Mark Knoepp
DATE: 5/16/19

IOWA-AMERICAN WATER COMPANY
BY: D. Kue
DATE: 5-16-19

CENTURYLINK
BY: ML
DATE: 5-16-19

MEDIACOM
BY: Tina McKinney
DATE: 5/17/19

NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA. STORM SEWER AND SANITARY SEWER SHALL BE MAINTAINED BY THE CITY OF BETTENDORF. WATER MAIN SHALL BE MAINTAINED BY THE IOWA AMERICAN WATER COMPANY.
2. STREET RADIUS AT ALL INTERSECTIONS SHALL BE 25'.
3. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
4. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORMWATER. FUTURE VARIANCES SHALL NOT BE GIVEN FOR SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.
5. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
6. LOW WATER ENTRY ELEVATIONS ARE REQUIRED FOR LOTS 11 AND 12 OF THIS SUBDIVISION. REFER TO CONSTRUCTION PLANS FOR ELEVATIONS.
7. ALL STORM SEWER AND DRAINAGE EASEMENTS SHALL HAVE A BLANKET INGRESS/EGRESS EASEMENT.
8. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

WE, P.G. Gallagher, MAYOR, AND Decker P. Bloom, CITY CLERK OF THE CITY OF BETTENDORF, IOWA, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, AT A REGULAR MEETING HELD ON May 7, 2019:

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT THE PLAT OF THE SPENCER HOLLOW 3RD ADDITION, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY VEN GREEN LAND DEVELOPMENT LLC., BE THE SAME IS HEREBY APPROVED AND ACCEPTED; AND THE DEDICATION FOR PUBLIC STREET PURPOSES AND THE GRANTING OF EASEMENTS (AND THE VACATION OF EXISTING EASEMENTS AS MAY BE SHOWN) ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT BETTENDORF, IOWA, THIS 2nd DAY OF July, 2019.

P.G. Gallagher
MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST:
Decker P. Bloom
CITY CLERK

PLANNING AND ZONING COMMISSION

SURVEYOR NOTES

THIS PLAT WAS PREPARED AT THE REQUEST OF VEN GREEN LAND DEVELOPMENT LLC., 2900 MCKINNON UNIT 1005, DALLAS TEXAS 75201.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE BEEN DISCOVERED DURING THE SURVEY OF THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE AND DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONECALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

THIS SUBDIVISION IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA PER FIRM PANEL 19163C0377F WITH THE EFFECTIVE DATE FEBRUARY 18, 2011.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH THE IOWA CODE.

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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: Luke D. Miller
Luke D. Miller

Date 6/28/19 Reg. No. 22228

My license renewal date is December 31, 2019.

Pages or sheets covered by this seal:
SHEET 1

REVISIONS		
No.	DESCRIPTION	DATE

IMEG
4500 BLACK HAWK COMMONS DR
ROCK ISLAND, IL 61204
PH: 309.788.7644
www.imegcorp.com

SPENCER HOLLOW 3RD ADDITION
BETTENDORF, IOWA

FINAL PLAT

IMEG Project No: 18000192.00
File Name: 18000192_00-PLAT-3-28-19.dwg
© COPYRIGHT 2019 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: JLR
Checked By: LDM
Date: 03/28/2019

PLAT-1

Sheet 1 of 1

PRELIMINARY

FOR REVIEW PURPOSES ONLY

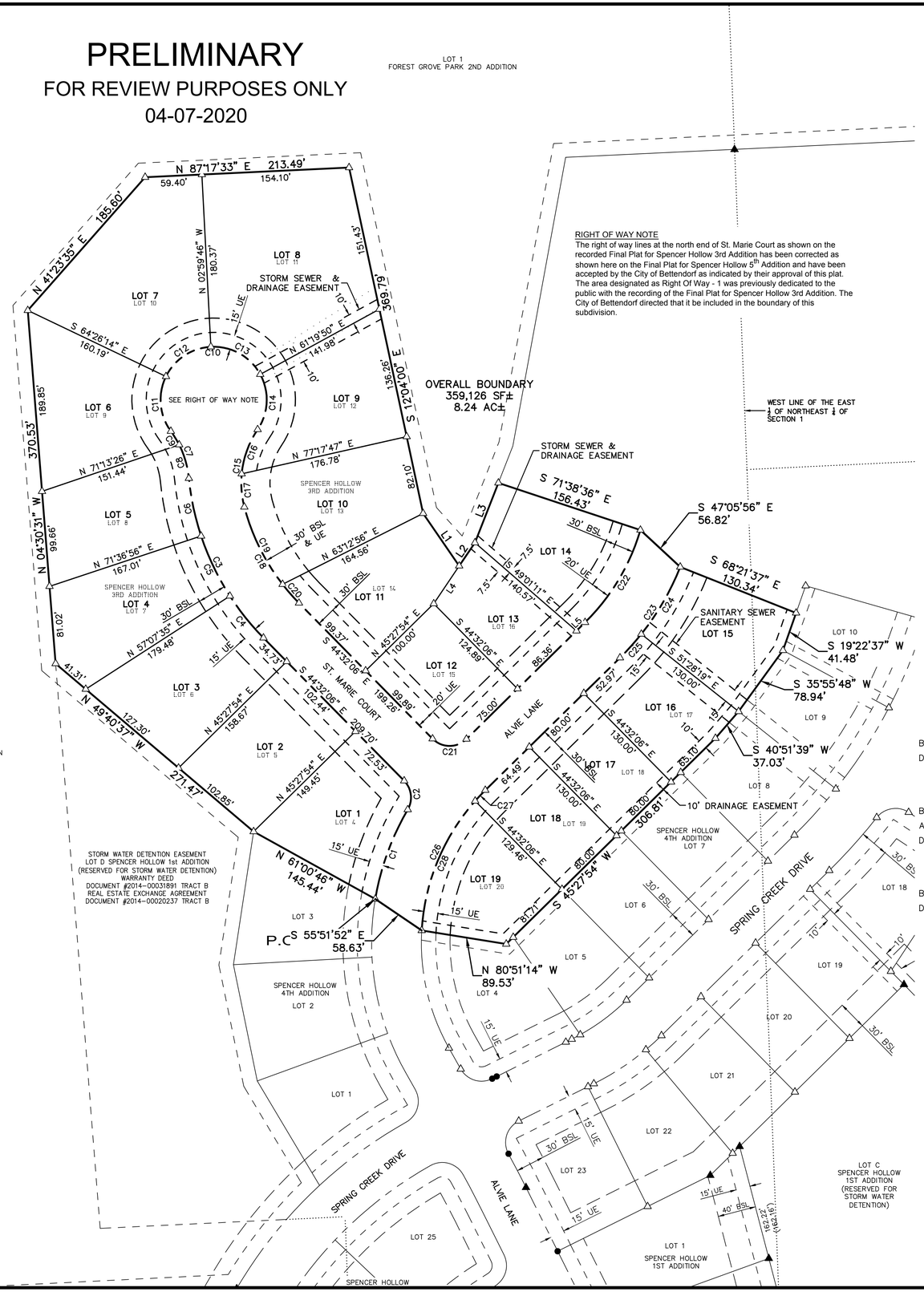
04-07-2020

FINAL PLAT OF SPENCER HOLLOW 5TH ADDITION

A RE-SUBDIVISION OF LOTS 4 THROUGH 20 IN SPENCER HOLLOW 3RD ADDITION AND A SUBDIVISION OF PART OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	99.95'	276.00'	S 19°57'32" W	99.41'
C2	32.67'	25.00'	S 07°06'03" E	30.39'
C3	187.76'	276.00'	S 25°02'46" E	184.16'
C4	56.17'	276.00'	S 38°42'16" E	56.08'
C5	69.80'	276.00'	S 25°37'45" E	69.61'
C6	61.79'	276.00'	S 11°58'15" E	61.66'
C7	53.37'	99.50'	N 20°55'24" W	52.73'
C8	36.75'	99.50'	S 16°08'16" E	36.54'
C9	16.62'	99.50'	S 31°30'14" E	16.60'
C10	242.54'	55.50'	S 88°54'12" W	90.71'
C11	60.40'	55.50'	S 05°06'38" E	57.47'
C12	59.04'	55.50'	S 56°32'42" W	56.30'
C13	62.29'	55.50'	N 60°49'27" W	59.07'
C14	60.80'	55.50'	N 02°42'49" E	57.80'
C15	84.68'	99.50'	S 09°43'01" W	82.14'
C16	49.69'	99.50'	N 19°47'24" E	49.18'
C17	34.99'	99.50'	N 04°35'23" W	34.81'
C18	116.79'	224.00'	S 29°35'56" E	115.47'
C19	90.81'	224.00'	N 26°16'35" W	90.19'
C20	25.98'	224.00'	N 41°12'45" W	25.96'
C21	39.27'	25.00'	N 89°32'06" W	35.36'
C22	113.78'	224.00'	S 30°54'49" W	112.56'
C23	114.77'	276.00'	N 33°33'08" E	113.94'
C24	81.35'	276.00'	N 30°05'02" E	81.06'
C25	33.42'	276.00'	N 41°59'47" E	33.40'
C26	164.69'	224.00'	S 24°24'10" W	161.00'
C27	15.52'	224.00'	N 43°28'48" E	15.52'
C28	149.17'	224.00'	N 22°25'04" E	146.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°31'39" E	66.65'
L2	N 34°07'13" E	29.30'
L3	N 21°24'05" E	67.17'
L4	S 33°57'48" W	47.60'
L5	S 45°27'54" W	12.67'



RIGHT OF WAY NOTE

The right of way lines at the north end of St. Marie Court as shown on the recorded Final Plat for Spencer Hollow 3rd Addition has been corrected as shown here on the Final Plat for Spencer Hollow 5th Addition and have been accepted by the City of Bettendorf as indicated by their approval of this plat. The area designated as Right Of Way - 1 was previously dedicated to the public with the recording of the Final Plat for Spencer Hollow 3rd Addition. The City of Bettendorf directed that it be included in the boundary of this subdivision.

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	14,840 SF±	0.34 AC±
LOT 2	15,781 SF±	0.36 AC±
LOT 3	17,964 SF±	0.41 AC±
LOT 4	16,798 SF±	0.39 AC±
LOT 5	15,531 SF±	0.36 AC±
LOT 6	18,093 SF±	0.42 AC±
LOT 7	24,597 SF±	0.56 AC±
LOT 8	30,773 SF±	0.71 AC±
LOT 9	17,228 SF±	0.40 AC±
LOT 10	18,219 SF±	0.42 AC±
LOT 11	15,169 SF±	0.35 AC±
LOT 12	12,355 SF±	0.28 AC±
LOT 13	10,760 SF±	0.25 AC±
LOT 14	14,644 SF±	0.34 AC±
LOT 15	13,203 SF±	0.30 AC±
LOT 16	12,247 SF±	0.28 AC±
LOT 17	10,400 SF±	0.24 AC±
LOT 18	10,397 SF±	0.24 AC±
LOT 19	12,877 SF±	0.30 AC±
RIGHT OF WAY	57,249 SF±	1.31 AC±
TOTAL AREA	359,126 SF±	8.24 AC±

OWNER / SUBDIVIDER

VEN GREEN LAND DEVELOPMENT LLC.

2900 MCKINNON UNIT 1005

DALLAS, TEXAS 75201

BASIS OF BEARING

IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

60 30 0 60 120

SCALE: 1" = 60'

LEGEND

△	5/8" REBAR WITH CAP #13581 SET
	SUBDIVISION BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING R.O.W. LINE
	EXISTING SETBACK LINE
	PROPOSED SETBACK LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

ABBREVIATIONS

AC	ACRES
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT

IOWA - AMERICAN WATER CO.

BY _____

DATE _____

CITY OF BETTENDORF

BY _____

ATTEST _____

DATE _____

PLANNING AND ZONING

BY _____

DATE _____

MID AMERICAN ENERGY CO.

BY _____

DATE _____

MEDIACOM

BY _____

DATE _____

CENTURYLINK

BY _____

DATE _____

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Ven Green Land Development, LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377F with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or are or will be set as shown on this plat by December 31st 2020.

Plat notes establish requirements for how a subdivision will develop.
However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

Easements designated as "Utility Easements" include all utilities that are provided by either the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf. This includes Sanitary & Storm Sewers and Watemains.

All Storm Sewer and Drainage Easements shall have a Blanket Ingress/Egress Easement.

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.

DARYL A. BRICKNER 13581 LICENSED PROFESSIONAL ENGINEER IOWA

PRELIMINARY FOR REVIEW PURPOSES ONLY 04-07-2020

Daryl A. Brickner, PLS No. 13581 Date

My license renewal date is December 31, 2021

No. of sheets covered by this seal: ____

REVISIONS		
No.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	4/7/2020

IMEG
PH: 563.344.0260
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

SPENCER HOLLOW 5TH ADDITION
BETTENDORF, IOWA

FINAL PLAT

IMEG Project No: 18000192.01

File Name: 18000192.01 5thAddition-Plat.dwg

© COPYRIGHT 2020 ALL RIGHTS RESERVED

Field Book No:####

Drawn By: DAB

Checked By: ***

Date: 3/27/2020

Sheet 1 of 1

Friday, April 10, 2020 4:52:56 PM
G:\2018\18000192.01\DESIGN\CIVIL\C3D\SURVEY\18000192.01 5THADDITION-PLAT.DWG

COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4100

April 15, 2020

Staff Report

Case No. 20-019
Subdivision Name: Spencer Hollow 5th Addition – Replat
Applicant: Kristin Crawford/IMEG
Current Zoning Classification: R-1, Single-family Residence District
Land Use Designation: Urban Light Intensity

Background Information and Facts
Kristin Crawford/IMEG has submitted the final plat of Spencer Hollow 5th Addition (property located just west of Criswell Street, east of Forest Grove Park, and north of Forest Grove Drive) (see Aerial Photo, Attachment A). The proposed subdivision is a replat of Lots 4-20, Spencer Hollow Addition and portions of the preliminary plat of Spencer Hollow 3rd Addition resulting in a 19 lot final plat of the west portion of the preliminary platted area (see Preliminary Plat, Final Plat, and Replat - Attachments B, C, and D).

Land Use
The land use designation for the site is Urban Light Intensity. The property is zoned R-1 Single-family Residence District. Single-family housing is intended for this site.

Utilities
Utilities are available along Forest Grove Drive and through connecting streets directed north. It is the developer's responsibility to connect to all utilities. Access to all other utilities borders the property. Sanitary sewer designs will require the approval of the City Engineer.

Thoroughfare Plan/Access
Access to the site is from Forest Grove Drive. A 64-foot wide right-of-way is provided by the developer with 43-foot wide paving, as Alvie Lane and St. Marie Court will serve the entire proposed development. Outlots to the northeast and southwest shall accommodate storm water.

Storm Water Detention

Storm water detention shall be constructed in Lot 1, Forest Grove Park 2nd Addition and Lot D, Spencer Hollow 1st Addition.

Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the final plat subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. Plat documents shall carry over all obligations from Spencer Hollow 3rd Addition.

Respectfully submitted,

Greg Beck
City Planner

April 29, 2020

Honorable Mayor and
Members of the City Council
City of Bettendorf
Bettendorf, Iowa 52722

SUBJECT: Planning and Zoning Commission's decision on the final plat of Spencer Hollow 4th Addition, submitted by Kristin Crawford/IMEG. (Case 20-018)

Planning and Zoning Commission's decision on the final plat of Spencer Hollow 5th Addition, submitted by Kristin Crawford/IMEG. (Case 20-019)

Honorable Mayor and Members of the City Council:

On April 15, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat requests.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

John Soenksen
Director, Community Development

8. Case 20-019; Spencer Hollow 5th Addition, submitted by Kristin Crawford/IMEG.

Beck reviewed the staff report.

Wennlund asked for clarification of the location of the storm water detention which is located outside of the boundaries of the subdivision. Morlok explained that storm water detention would be located on Lot 1 of Forest Grove Park Addition which is a part of Forest Grove Park and Lot D of Spencer Hollow 1st Addition. Wennlund asked if the northern basin would be a detention area. Morlok confirmed this, adding that they would dam up the draw and create a berm.

Stoltenberg asked how the city would access the detention area to the north. Morlok stated that access would come through the park.

> On motion by Stoltenberg, seconded by Gannaway, that the final plat of Spencer Hollow 5th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok

ITEM TITLE: Resolution approving a site development plan for 4465 - 53rd Avenue (Lot 1, Shops of the Woodlands), submitted by Windmiller Design Build. (Case 20-008)

Explanation (Background and How it Responds to Vision, Mission, or Goals)

Windmiller Design Build has submitted a site development plan a commercial building to be located at 4465 - 53rd Avenue (Lot 1, Shops of the Woodlands) (see Aerial Photo - Attachment A and Final Plat - Attachment B). The proposed 9,857 square foot building will potentially house a variety of retail businesses and offices (see Site and Utility Plans - Attachments C and D). The landscaping meets all ordinance requirements. The elevations show a 7-unit building (see Elevations - Attachment E). On March 12, the Board of Adjustment granted a variance reducing the required 20-foot front yard setback to 15 feet to allow parking in the required front yard adjacent to 53rd Avenue. This variance allowed for the proper drive aisle widths and subsequent total parking count to be provided.

Enhances the Vision: Allowing a multipurpose retail area to serve the City near a major arterial street will result in "a growing competitive business environment" for the city.

The Planning and Zoning Commission voted by a 7-0 margin to recommend approval of the site development plan at their April 15 meeting.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source: N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Final Plat; (C) Site Development Plan; (D) Utility Plan; (E) Elevation; (F) Staff report to the Planning and Zoning Commission; (G) Planning and Zoning Commission report to the Mayor and City Council; (H) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 20

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
4465 - 53rd AVENUE
(LOT 1, SHOPS OF THE WOODLANDS)

WHEREAS, Windmiller Design Build has submitted a site development plan for 4465 - 53rd Avenue (Lot 1, Shops of the Woodlands), and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it subject to conditions listed below, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the site development plan for 4465 - 53rd Avenue (Lot 1, Shops of the Woodlands) subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. Verify transformer retaining wall construction with MidAmerican prior to issuance of any building permits.
3. All parking requirements will be enforced based upon the final buildout occupancy type of each unit.

PASSED, APPROVED, AND ADOPTED this 5th day of May, 2020.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

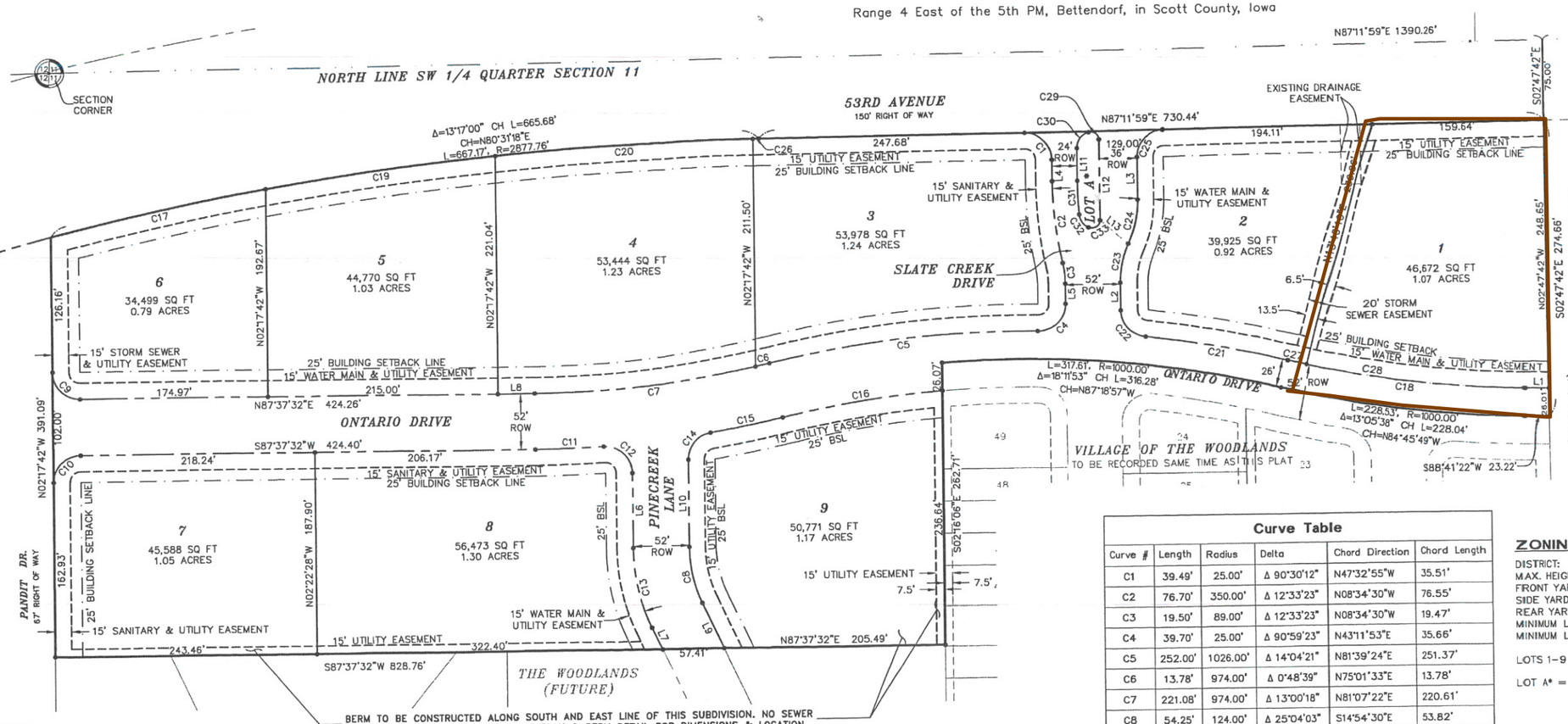
ATTACHMENT A
TRANQUILITY CT
TRANQUILITY TRL
IDAHO DR
BEAVER MEADOWS LN
R-3
53RD AVENUE BIKE PATH
53RD AVE
53RD AVE
Lot 1
ONTARIO DR
PINECREEK LN
C-1
SLATE CREEK DR
R-5

ATTACHMENT B

SHOPS OF THE WOODLANDS

CITY OF BETTENDORF, IOWA

Part of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM, Bettendorf, in Scott County, Iowa



0 60' 120'
Scale in Feet

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.49'	25.00'	Δ 90°30'12"	N47°32'55"W	35.51'
C2	76.70'	350.00'	Δ 12°33'23"	N08°34'30"W	76.55'
C3	19.50'	89.00'	Δ 12°33'23"	N08°34'30"W	19.47'
C4	39.70'	25.00'	Δ 90°59'23"	N43°11'53"E	35.66'
C5	252.00'	1026.00'	Δ 14°04'21"	N81°39'24"E	251.37'
C6	13.78'	974.00'	Δ 0°48'39"	N75°01'33"E	13.78'
C7	221.08'	974.00'	Δ 13°00'18"	N81°07'22"E	220.61'
C8	54.25'	124.00'	Δ 25°04'03"	S14°54'30"E	53.82'
C9	39.30'	25.00'	Δ 90°04'47"	S47°20'05"E	35.38'
C10	39.24'	25.00'	Δ 89°55'13"	S42°39'55"W	35.33'
C11	63.62'	1026.00'	Δ 3°33'11"	S85°50'56"W	63.61'
C12	40.82'	25.00'	Δ 93°33'11"	N49°09'04"W	36.43'
C13	77.00'	176.00'	Δ 25°04'03"	N14°54'30"W	76.39'
C14	35.28'	25.00'	Δ 80°50'59"	S38°03'01"W	32.42'
C15	69.03'	1026.00'	Δ 3°51'18"	S76°32'52"W	69.02'
C16	150.51'	974.00'	Δ 8°51'15"	S79°02'51"W	150.36'
C17	204.35'	2877.76'	Δ 4°04'07"	N75°54'51"E	204.31'
C18	222.59'	974.00'	Δ 13°05'38"	S84°45'49"E	222.11'
C19	216.96'	2877.76'	Δ 4°19'10"	N80°06'30"E	216.90'
C20	240.41'	2877.76'	Δ 4°47'11"	N84°39'41"E	240.34'
C21	134.58'	1026.00'	Δ 7°30'56"	S81°58'28"E	134.48'
C22	36.41'	25.00'	Δ 83°26'07"	S44°00'52"E	33.27'
C23	37.47'	89.00'	Δ 24°07'09"	S09°45'46"W	37.19'
C24	42.10'	100.00'	Δ 24°07'09"	S09°45'46"W	41.79'
C25	39.05'	25.00'	Δ 89°29'48"	S42°27'05"W	35.20'
C26	5.45'	2877.76'	Δ 0°06'31"	N87°06'32"E	5.45'
C27	17.53'	974.00'	Δ 1°01'53"	S78°43'57"E	17.53'
C28	205.06'	974.00'	Δ 12°03'45"	S85°16'46"E	204.68'
C29	12.76'	7.00'	Δ 104°28'39"	N54°32'08"W	11.07'
C30	19.77'	15.00'	Δ 75°31'22"	S35°27'51"W	18.37'
C31	31.34'	326.50'	Δ 5°29'59"	S05°02'48"E	31.33'
C32	15.47'	15.00'	Δ 59°04'53"	S37°20'14"E	14.79'
C33	14.10'	7.00'	Δ 115°25'10"	N55°24'46"E	11.83'

Parcel Line Table		
Line #	Length	Direction
L1	22.55'	N88°41'22"E'
L2	25.52'	S02°17'48"E'
L3	39.35'	S02°17'48"E'
L4	20.00'	N02°17'48"W'
L5	18.79'	N02°17'48"W'
L6	69.98'	N02°22'28"W'
L7	22.49'	N27°26'32"W'
L8	34.29'	N87°37'32"E'
L9	46.81'	S27°26'32"E'
L10	81.33'	S02°22'28"E'
L11	30.30'	S02°17'48"E'
L12	75.12'	N02°17'48"W'
L13	34.65'	S52°53'34"E'

NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA. STORM SEWER AND SANITARY SEWER SHALL BE MAINTAINED BY THE CITY OF BETTENDORF. WATER MAIN SHALL BE MAINTAINED BY THE IOWA AMERICAN WATER COMPANY.
2. STREET RADIUS AT ALL INTERSECTIONS SHALL BE 25'.
3. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
4. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
5. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORMWATER. FUTURE VARIANCES SHALL NOT BE GIVEN FOR SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.
6. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
7. NO LOW WATER ENTRY ELEVATIONS ARE REQUIRED FOR THIS SUBDIVISION.
8. ALL STORM SEWER AND DRAINAGE EASEMENTS SHALL HAVE A BLANKET INGRESS/EGRESS EASEMENT.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. LOTS 5, 6, 7 & 8 SHALL PROVIDE INDIVIDUAL DETENTION BASINS. ALL OTHER LOTS ARE PROVIDED DETENTION AND WATER QUALITY BY REGIONAL PONDS IN LOT A OF THE VILLAGE OF THE WOODLANDS AND LOT A OF THE WOODLANDS 1ST ADDITION.
11. LOT A SHALL HAVE A BLANKET STORM SEWER, SANITARY SEWER, UTILITY, DRAINAGE, AND INGRESS/EGRESS EASEMENT, AND SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION PER REQUIRED CARE AGREEMENT.
12. THERE SHALL BE NO DIRECT ACCESS FROM LOTS 1-6 TO 53RD AVENUE. LOTS 2 & 3 SHALL ONLY HAVE ACCESS TO ONTARIO DRIVE.
13. INDIVIDUAL DETENTION PONDS SHALL BE PROVIDED FOR LOTS 5-8 WHEN CONSTRUCTED. LOTS 1-4 & 9 SHALL DRAIN TO REGIONAL DETENTION WHICH WILL BE PROVIDED ON LOT A OF VILLAGE OF THE WOODLANDS ADDITION WHEN CONSTRUCTED.

WE, Robert Gallagher, MAYOR, AND Denise P. Stoch, CITY CLERK OF THE CITY OF BETTENDORF, IOWA, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, AT A REGULAR MEETING HELD ON March 7, 2017:

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT THE PLAT OF SHOPS OF THE WOODLANDS, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY WINDMILLER DEVELOPMENT, L.L.C., BE THE SAME IS HEREBY APPROVED AND ACCEPTED; AND THE DEDICATION FOR PUBLIC STREET PURPOSES AND THE GRANTING OF EASEMENTS (AND THE VACATION OF EXISTING EASEMENTS AS MAY BE SHOWN) ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT BETTENDORF, IOWA, THIS 1st DAY OF May, 2017.

MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST: Denise P. Stoch
CITY CLERK

PLANNING AND ZONING COMMISSION

OWNER/DEVELOPER
WINDMILLER DEVELOPMENT, L.L.C.
P.O. BOX 809
BETTENDORF, IOWA 52722
PHONE: 563-332-4192

ENGINEER
MCCLURE ENGINEERING ASSOCIATES, INC.
ATTN: MICHAEL W. JANECEK, P.E.
4700 KENNEDY DRIVE
EAST MOLINE, ILLINOIS 61244
PHONE: 309-792-9350

SURVEYOR
MCCLURE ENGINEERING ASSOCIATES, INC.
ATTN: LUKE D. MILLER, L.S.
4700 KENNEDY DRIVE
EAST MOLINE, ILLINOIS 61244
PHONE: 309-792-9350

ATTORNEY
VOLLERTSEN, BRITT & GORSLINE, P.C.
ATTN: MICHAEL GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IOWA 52807
PHONE: 563-324-0441

ZONING - C-1
DISTRICT: COMMUNITY SHOPPING
MAX. HEIGHT OF BUILDING: 25' (2 STORIES)
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: NOT REQUIRED (5')
REAR YARD SETBACK: 20'
MINIMUM LOT WIDTH: 70'
MINIMUM LOT AREA: NONE REQUIRED (5,000 S.F. MINIMUM RES. UNIT AREA)

LOTS 1-9 (SHOPS OF THE WOODLANDS)

LOT A* = 1,643 SQ FT/0.04 ACRES

NOTE:

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.

LEGEND

- • SET 5/8" IRON ROD & ORANGE PLASTIC CAP #22228
- X FOUND CHISELED "X"
- o FOUND 5/8" IRON ROD
- FOUND SECTION CORNER
- BOUNDARY LINE
- ROW LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE (BSL)
- SECTION LINE

MID AMERICAN ENERGY COMPANY
BY: Mark Gruett
DATE: 5/1/17

IOWA-AMERICAN WATER COMPANY
BY: Julie J Allender
DATE: 5-1-17

CENTURYLINK
BY: Ann
DATE: 5/1/17

MEDIACOM
BY:
DATE: 5/1/17

SURVEYOR NOTES

THIS PLAT WAS PREPARED AT THE REQUEST OF WINDMILLER DEVELOPMENT, L.L.C., P.O. BOX 809, BETTENDORF, IOWA 52722. CONTACT REED WINDMILLER.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE BEEN DISCOVERED DURING THE SURVEY OF THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE AND DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONECALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

THIS SUBDIVISION IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA PER FIRM PANEL 19163C 0378F WITH THE EFFECTIVE DATE FEBRUARY 18, 2011.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.

NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH THE IOWA CODE.

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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 th State of Iowa.

Signature: Luke D. Miller
Luke D. Miller

Date 5/1/17 Reg. No. 22228

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:

THIS SHEET ONLY.

REVISIONS

PLAT OF SUBDIVISION

SHEET NO.

LEGEND:

EASEMENT	EXISTING GAS VALVE
SETBACK LINE	EXISTING WATER VALVE
CENTERLINE	EXISTING UTILITY POLE
PROPERTY BOUNDARY	EXISTING LIGHT POLE
EXISITNG FENCE	EXISTING TREE
EXISTING SANITARY	EXISTING BUSH
PROPOSED SANITARY	EXISTING MANHOLE
EXISTING STORM SEWER	EXISTING FIRE HYDRANT
PROPOSED STORM SEWER	FOUND PROPERTY PIN
EXISTING WATER	CONTROL POINT
PROPOSED WATER	
EXISTING GAS LINE	
EXISTING ELECTRIC	

EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	
715.00 TC	SPOT ELEVATION TOP OF CURB
715.00 FL	SPOT ELEVATION FL @ GUTTER
715.00 TW	SPOT ELEVATION SIDEWALK
715.00 FF	FINISHED FLOOR ELEVATION

C1 Zoning Requirements

Front Yard: 20 Ft. Minimum Building Setback

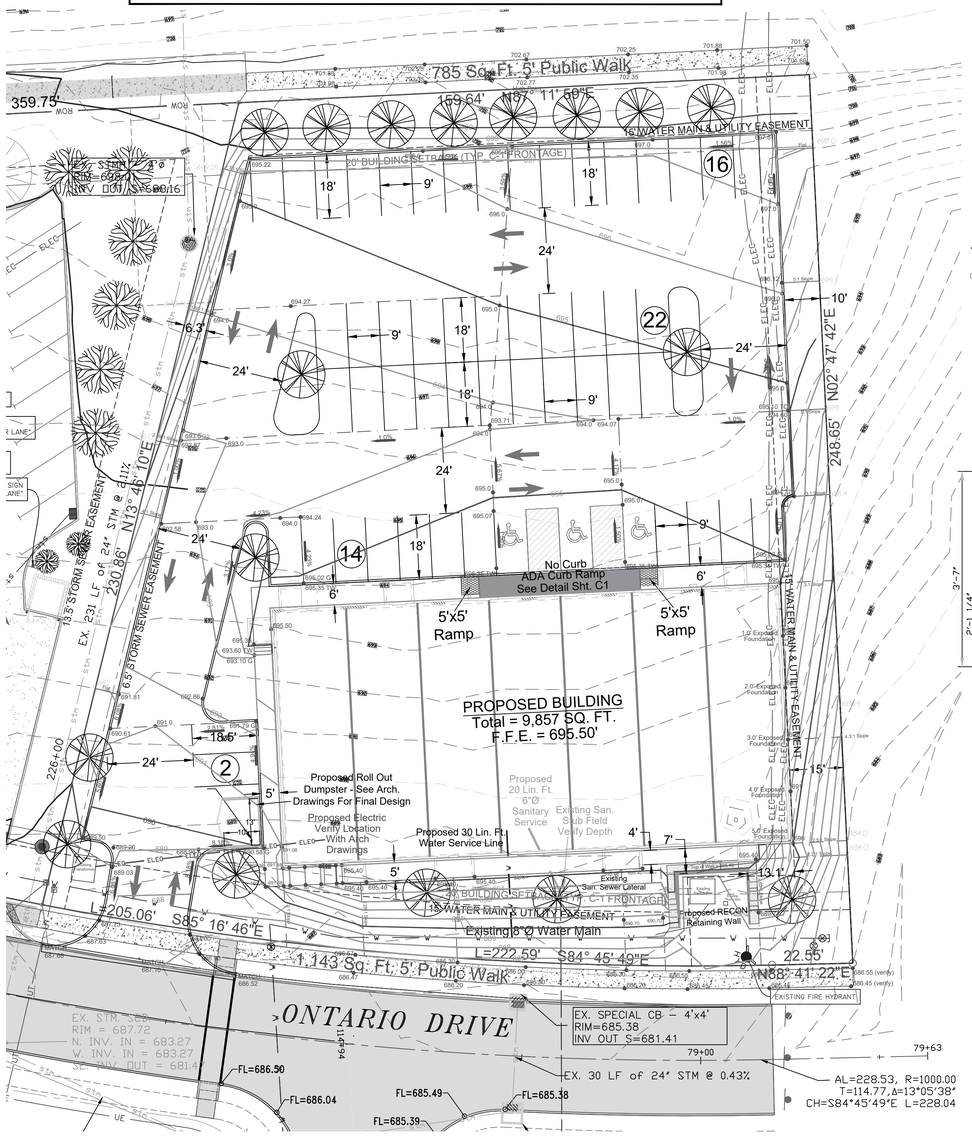
Side Yard: 0 Ft. Minimum Building Setback

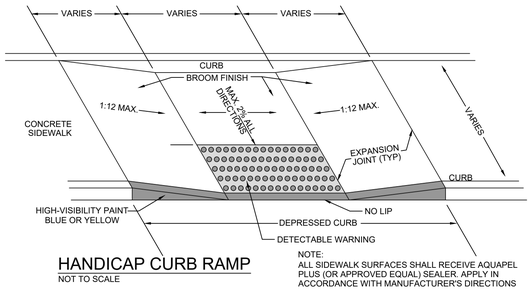
Rear Yard: 20 Ft. Minimum Building Setback

PARKING REQUIREMENTS

PLANNED USE: 9,857 SQ. FT. - RESTAURANTS REQUIRED PARKING = 1 SPACE PER 100 SQ. FT.
2,500 Sq. Ft. \ 100 Sq. Ft. = 25 SPACES
OFFICE REQUIRED PARKING = 1 SPACE PER 250 SQ. FT.
7,357 Sq. Ft. \ 250 Sq. FT. = 29 SPACES

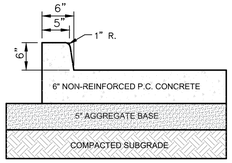
54 SPACES REQUIRED - 54 PROVIDED INCLUDING 3 HANDICAP STALLS



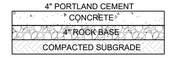


HANDICAP CURB RAMP
NOT TO SCALE

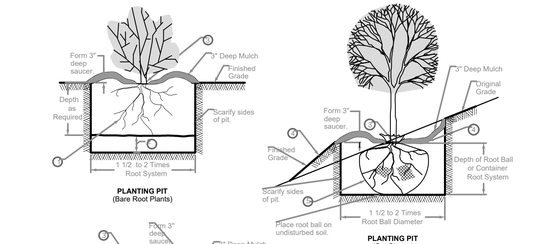
NOTE:
ALL SIDEWALK SURFACES SHALL RECEIVE AQUAPEL PLUS (OR APPROVED EQUAL) SEALER. APPLY IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS



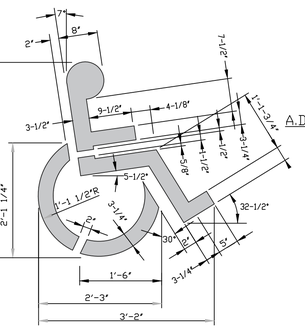
PROPOSED PAVEMENT SECTION
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE



1. Spread root system in natural position with soil excavated from pit.
2. Over-excavate 6 inches. Place 6 inches of loose soil in pit prior to planting.
3. Install with root collar at or slightly above grade. Do not place mulch within 2 inches of trunk.
4. Begin transition at edge of root ball.
5. Cut and completely remove all twine, burlap, and wire baskets from root ball prior to placing backfill material.

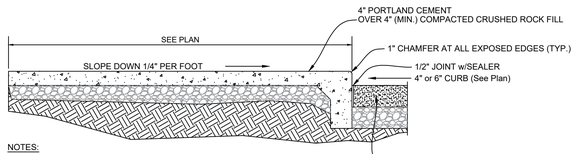


PAINT TO BE IDOT STD. WHITE OR THERMOPLASTIC EQUIVALENT

A.D.A. PARKING SYMBOL
NOT TO SCALE

NOTE:
SIGNS SHALL MEET ALL OF THE REQUIREMENTS OF THE IOWA ADMINISTRATIVE CODE, LATEST ISSUE FOR HANDICAPPED PARKING SIGNS

A.D.A. PARKING SIGN INSTALLATION
NOT TO SCALE



NOTES:
1. PROVIDE 3/8" WIDE x 1" DEEP TOOLED CONTRACTION JOINTS (TJ) AT 5' O.C. MAX. OR WHERE SHOWN ON PLAN. BROOM FINISH PER ARCHITECT
2. TURN DOWN EDGE AT PAVEMENT AREA ONLY.

P.C.C. BARRIER SIDEWALK
NOT TO SCALE

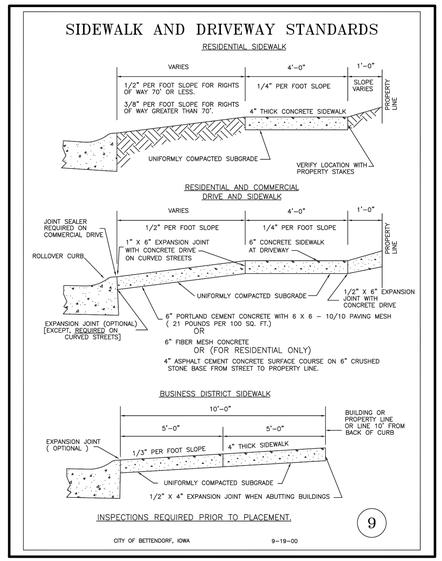
LANDSCAPING NOTES

Minimum Street Yard Greenspace requirements:
Total Required Tree Factors = 17

Ontario Drive = 8 Tree Factors
53rd Avenue = 7 Tree Factors
Vehicular Use Area = 2 Tree Factors

(Qty. = 17) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0

	Deciduous Overstory Tree. A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.	Deciduous overstory 2-inch caliper and 22-inch ball or pot 1.0 4-inch caliper and 40-inch ball or pot 2.0



SITE DEVELOPMENT PLAN

Shops Of The Woodlands Lot 1

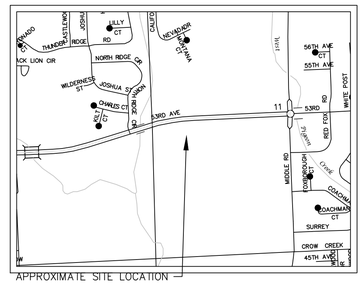
4465 53rd Avenue
Bettendorf, Iowa 52722

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

N W E S

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20' (24x36)

SITE LOCATION MAP

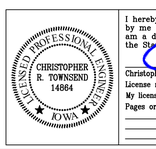


Sheet Index:

C1 - Site & Landscaping Plan
C2 - Grading Plan
C3 - Utility Plan
C4 - Erosion Control Plan

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. LEGAL DESCRIPTION OF PROPERTY:
   LOT 2, SHOPS OF THE WOODLANDS, CITY OF BETTENDORF, IOWA.
   PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PM, BETTENDORF, IN SCOTT COUNTY, IOWA.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
5. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
6. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
7. CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
9. NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
10. NOTE: LOTS 1-4 & 9 SHALL DRAIN TO A REGIONAL DETENTION WHICH WILL BE PROVIDED ON LOT A OF VILLAGE OF THE WOODLANDS ADDITION WHEN CONSTRUCTED.



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Christopher R. Townsend, P.E. — 3-10-20 (Date)
License number: 14864
My license renewal date is December 31, 2020.
Pages or Sheets covered by this seal: C1-C5

TOWNSEND ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

PLOT DATE: 3/10/2020

DRAWN BY: CRT
CHECKED BY: CRT

DRAWING LOCATION
S:\Windmiller\Woodland Commercial\Lot 1\Lot 1 Woodlands Site Plan 1-31-20.dwg

NO.	REVISIONS: DESCRIPTION	DATE
1.	Revisions To Plan Set As Per COB Review 3-5-20	3-10-20
2.		
3.		
4.		

PROJECT
SITE DEVELOPMENT PLAN
LOT 1
SHOP OF THE WOODLANDS
4465 53rd AVENUE
BETTENDORF, IOWA

DEVELOPER
WINDMILLER DESIGN BUILD
4877 WOODLAND DRIVE
BETTENDORF, IOWA 52722

SHEET NO.
C1

All Sanitary Sewer, Storm Sewer, Water Service & Paving Shall Be Completed In Conformance With The Current Standards & Specifications Of The City Of Bettendorf, Iowa

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.

UTILITY CONTACTS

MidAmerican Energy-Gas
2811 5th Avenue
Rock Island, IL 61201
(309) 793-3707

Century Link
3908 Utica Ridge Road
Bettendorf, IA 52722
(563) 355-6402

Iowa American Water Company
5201 Grand Avenue
Davenport, IA 52807
(563) 468-9222

MediaCom-Cable
3900 26th Avenue
Moline, IL 61265
(309) 743-4750

GRADING & UTILITY PLAN

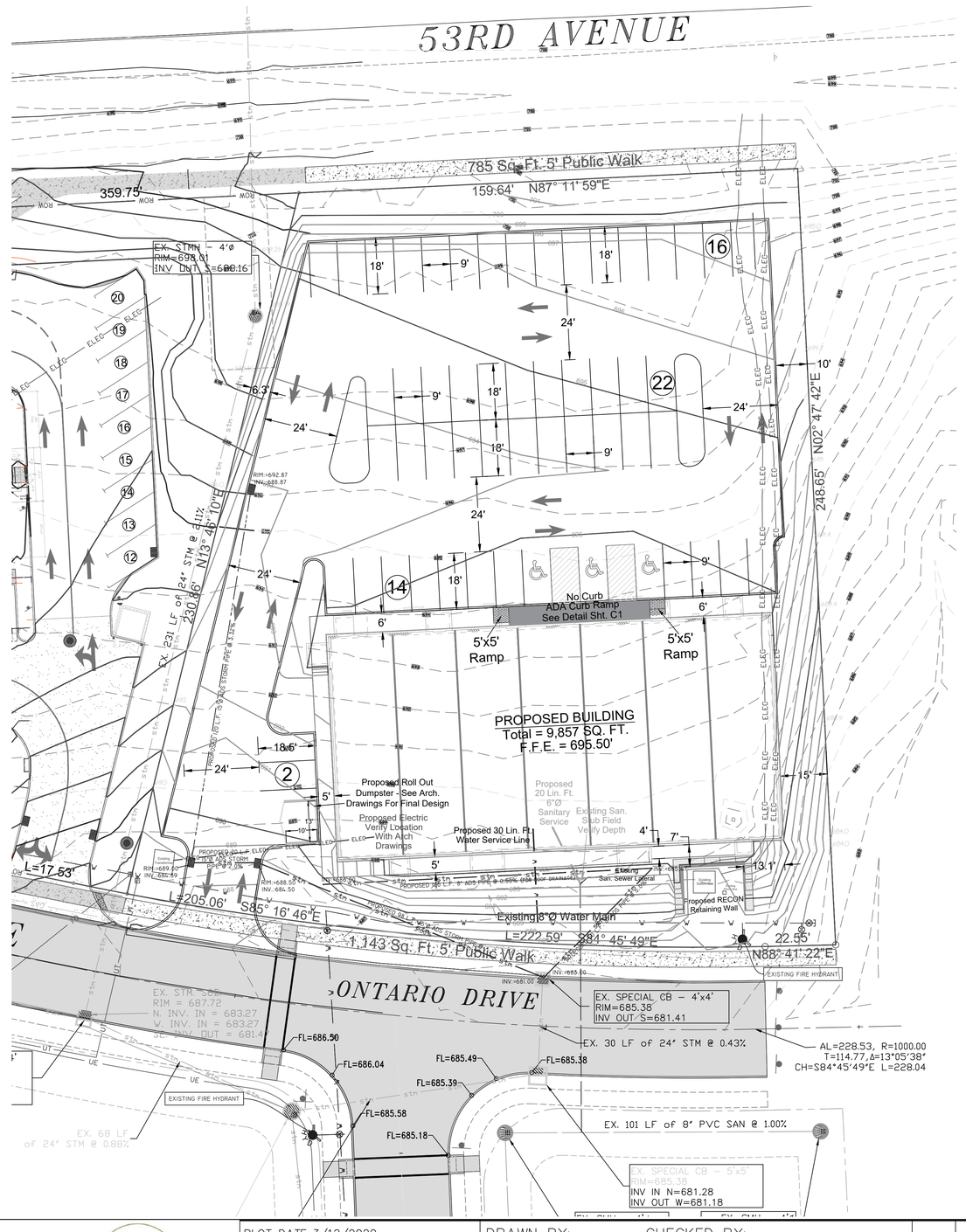
Shops Of The Woodlands Lot 1

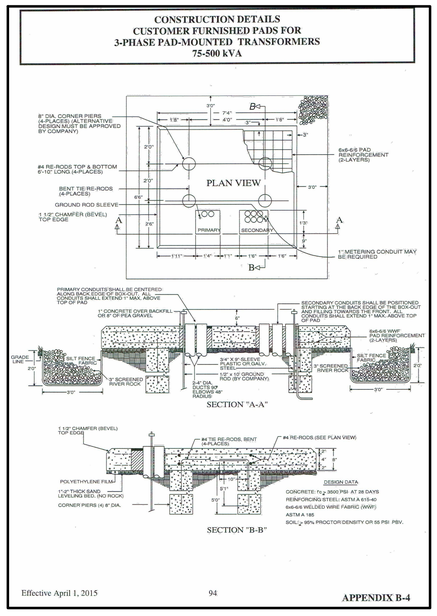
4465 53rd Avenue
Bettendorf, Iowa 52722

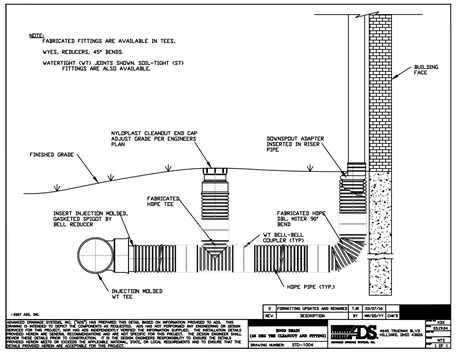
IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

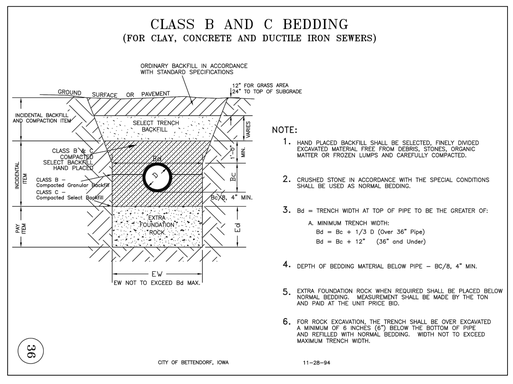
N W E S

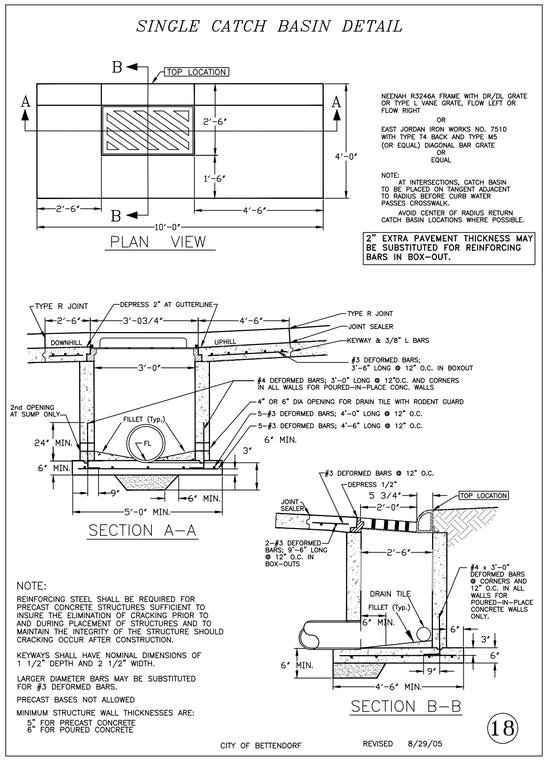
GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20' (24x36)











TOWNSEND ENGINEERING
CIVIL ◦ STRUCTURAL ◦ LAND DEVELOPMENT
2224 East 12th Street, Davenport, IA 52803
563 386.4236 office 386.4231 fax

PLOT DATE: 3/12/2020

DRAWN BY: CRT

CHECKED BY: CRT

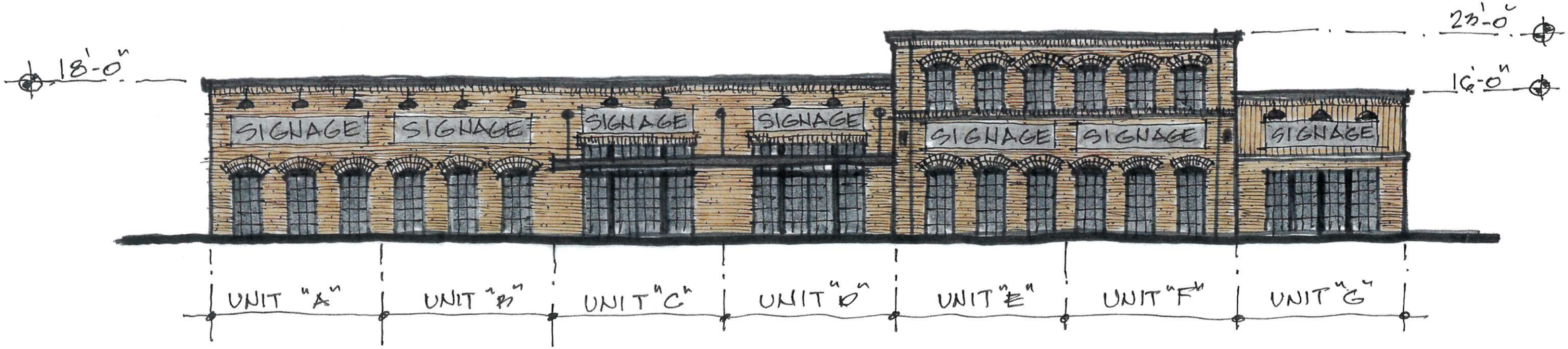
DRAWING LOCATION
S:\Windmiller\Woodland Commercial\Lot 1\Lot 1 Woodlands Site Plan 1-31-20.dwg

NO.	REVISIONS: DESCRIPTION	DATE
1.	Revisions To Plan Set As Per COB Review 3-5-20	3-10-20
2.	Added Storm System To Plan	3-12-20

PROJECT
GRADING & UTILITY PLAN
LOT 1
SHOP OF THE WOODLANDS
4465 53rd AVENUE
BETTENDORF, IOWA

DEVELOPER
WINDMILLER DESIGN BUILD
4877 WOODLAND DRIVE
BETTENDORF, IOWA 52722

SHEET NO.
C3



WINDMILLER DESIGN BUILD

COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4100

April 15, 2020

Staff Report

Case No. 20-008
Location: 4465 - 53rd Avenue – Site Development Plan
Applicant: Windmiller Design Build
Current Land Use Designation: Urban Medium Intensity
Current Zoning Classification: C-1, Neighborhood Commercial District

Background Information and Facts

Windmiller Design Build has submitted a site development plan for 4465 - 53rd Avenue (see Aerial Photo - Attachment A). A commercial building is proposed on Lot 1, Shops of the Woodlands (see Final Plat - Attachment B). The proposed 9,857 square foot building will potentially house a variety of retail businesses and offices (see Site and Utility Plans - Attachments C and D). The landscaping meets ordinance requirements. The elevations show a 7-unit building (see Elevations - Attachment E). On March 12, the Board of Adjustment granted a variance reducing the required 20-foot setback to 15 feet to allow parking in the required front yard adjacent to 53rd Avenue.

Land Use

The land use designation for Shops of the Woodlands is Urban Medium Intensity. The lot is zoned C-1, Neighborhood Commercial District which permits lower intensity commercial uses.

Utilities

Utilities are available to the site. It is the property owner's responsibility to connect to all utilities.

Thoroughfare Plan/Access

Access for this lot is from Ontario Drive only.

Storm Water Detention

Storm water detention is required and was approved by the City Engineer as part of a regional system.

Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the site development plan subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. Verify transformer retaining wall construction with MidAmerican prior to issuance of any building permits.
3. All parking requirements will be enforced based on the final buildout occupancy type of each unit.

Respectfully submitted,

Greg Beck
City Planner

April 29, 2020

Honorable Mayor and
Members of the City Council
City of Bettendorf
Bettendorf, Iowa 52722

SUBJECT: Planning and Zoning Commission's decision on a site development plan for 4465 - 53rd Avenue, submitted by Windmiller Design Build. (Case 20-008)

Honorable Mayor and Members of the City Council:

On April 15, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan request.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

John Soenksen
Director, Community Development

9. Case 20-008; 4465 - 53rd Avenue, submitted by Windmiller Design Build.

Beck reviewed the staff report.

Rafferty asked if the public sidewalk along 53rd Avenue is 5 or 6 feet wide. Morlok explained that it is 5 feet wide along the south side. Wennlund asked if the bike path is on the north side of 53rd Avenue. Morlok confirmed this, adding that there is a 10-foot wide trail on the north side. He added that the intent was to have 6-foot wide sidewalks on the south side but that an error was made on the first lot that was constructed upon resulting in a 5-foot wide sidewalk. He added that rather than transition between 5- and 6-foot wide sidewalks, it was determined that 5 feet is adequate given that the 10-foot wide trail is on the north side.

> On motion by Gannaway, seconded by Rafferty, that the site development plan for 4465 - 53rd Avenue be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok

ITEM TITLE: Resolution approving a site development plan for Lot 3, Glenbrook Ridge Third Addition, submitted by Clint Albrecht. (Case 20-013)

Explanation (Background and How it Responds to Vision, Mission, or Goals)

Clint Albrecht has submitted a site development plan for Lot 3 of Glenbrook Ridge Third Addition (see Aerial Photo and Final Plat - Attachments A and B). The site plan shows 2 townhouse buildings with the east structure having 6 units and the west structure having 7 units (see Site Plan and Utility Plan - Attachments C and D). The landscape plan meets the ordinance requirement for tree count with 12 total tree factors (see Landscape Plan - Attachment E). The elevations show the structure as it will appear from all four directions (see Elevations - Attachment F). The number of parking spaces provided for the townhouse buildings meets ordinance requirements as well. The Public Works Operations group has evaluated the site and approved the layout for solid waste collection.

Enhances the Vision: "The City of Bettendorf is the most livable community for families" is reflected in the increased availability of lots for townhouse development.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 7-0 margin at its April 15 meeting.

Consult the Planning and Zoning Commission staff report for further details.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Final Plat; (C) Site Development Plan; (D) Utility Plan; (E) Landscape Plan; (F) Elevation; (G) Staff report to the Planning and Zoning Commission; (H) Planning and Zoning Commission report to the Mayor and City Council; (I) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 20

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
LOT 3, GLENBROOK THIRD ADDITION

WHEREAS, Clint Albrecht has submitted a site development plan for Lot 3, Glenbrook Ridge Third Addition, and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it subject to conditions listed below, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for Lot 3, Glenbrook Ridge Third Addition subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. A hold harmless agreement must be obtained to protect the City from any damages to the property resulting from trash and recycling collection in the private drive area and the associated parking lot.

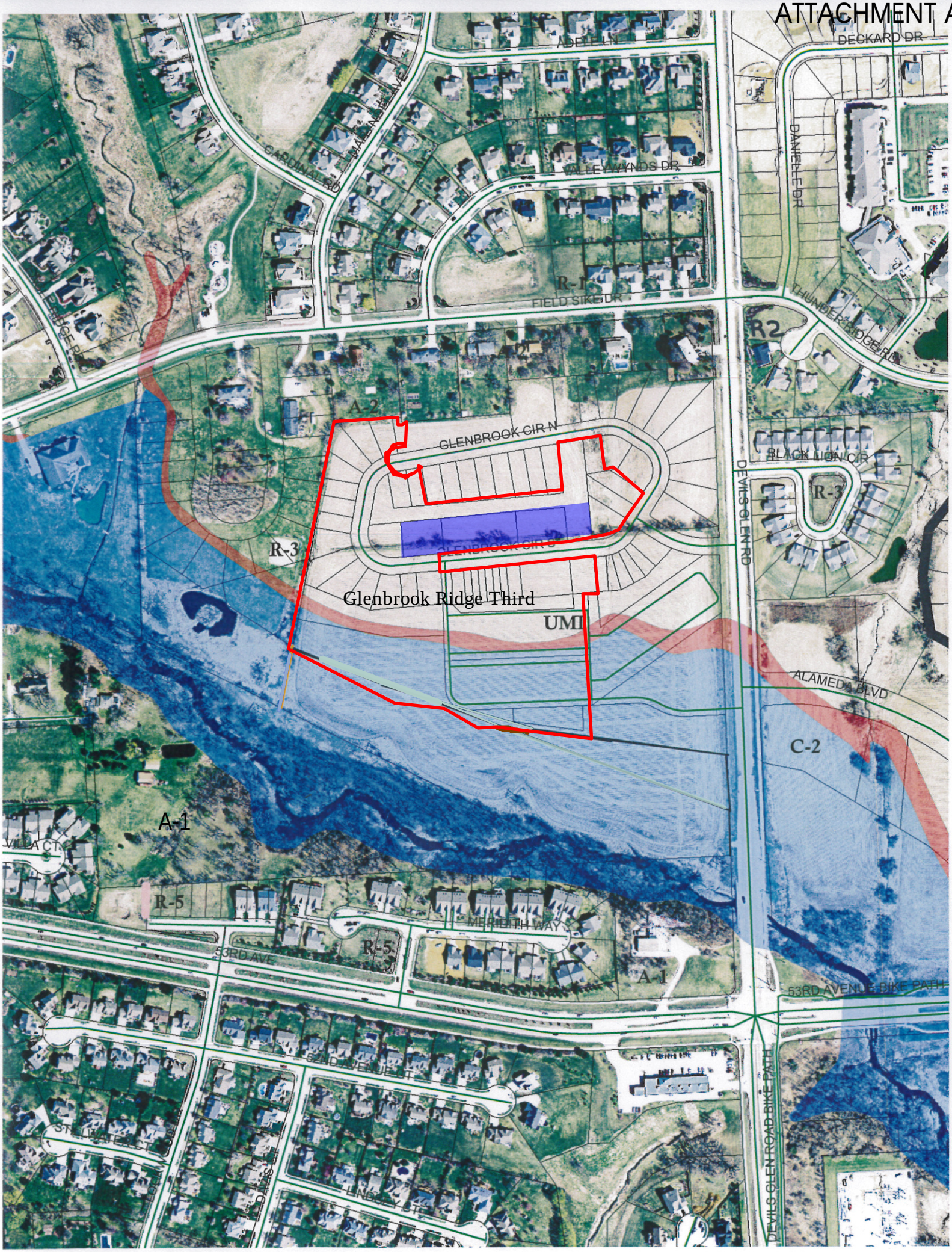
PASSED, APPROVED, AND ADOPTED THIS 5th day of May, 2020.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

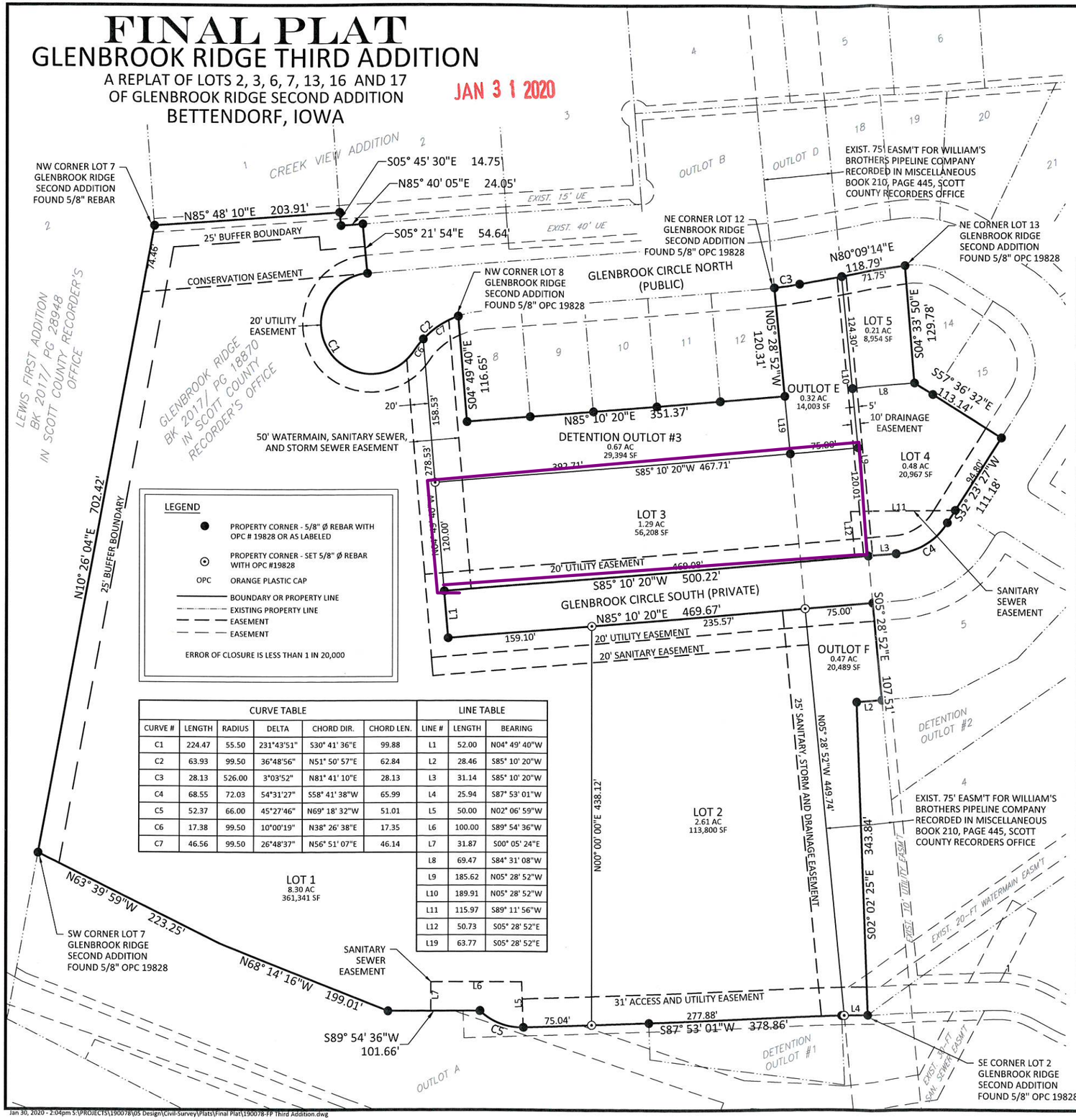
ATTACHMENT A



ATTACHMENT B

FINAL PLAT
GLENBROOK RIDGE THIRD ADDITION
A REPLAT OF LOTS 2, 3, 6, 7, 13, 16 AND 17
OF GLENBROOK RIDGE SECOND ADDITION
BETTENDORF, IOWA

JAN 3 1 2020



LEGEND

- ● PROPERTY CORNER - 5/8" Ø REBAR WITH OPC # 19828 OR AS LABELED
- ⊙ PROPERTY CORNER - SET 5/8" Ø REBAR WITH OPC #19828
- OPC ORANGE PLASTIC CAP
- BOUNDARY OR PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT
- EASEMENT

ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	224.47	55.50	231°43'51"	S30° 41' 36"E	99.88
C2	63.93	99.50	36°48'56"	N51° 50' 57"E	62.84
C3	28.13	526.00	3°03'52"	N81° 41' 10"E	28.13
C4	68.55	72.03	54°31'27"	S58° 41' 38"W	65.99
C5	52.37	66.00	45°27'46"	N69° 18' 32"W	51.01
C6	17.38	99.50	10°00'19"	N38° 26' 38"E	17.35
C7	46.56	99.50	26°48'37"	N56° 51' 07"E	46.14

LINE TABLE		
LINE #	LENGTH	BEARING
L1	52.00	N04° 49' 40"W
L2	28.46	S85° 10' 20"W
L3	31.14	S85° 10' 20"W
L4	25.94	S87° 53' 01"W
L5	50.00	N02° 06' 59"W
L6	100.00	S89° 54' 36"W
L7	31.87	S00° 05' 24"E
L8	69.47	S84° 31' 08"W
L9	185.62	N05° 28' 52"W
L10	189.91	N05° 28' 52"W
L11	115.97	S89° 11' 56"W
L12	50.73	S05° 28' 52"E
L19	63.77	S05° 28' 52"E

FOR RECORDER'S USE ONLY

RECORDER'S INDEX	
COUNTY:	SCOTT
SECTION:	10-78N-4E
QUARTER SECTION:	
CITY:	BETTENDORF
SUBDIVISION:	GLENBROOK RIDGE SECOND ADDITION
BLOCK:	NA
LOT(S):	2, 3, 6, 7, 13, 16, AND 17
PROPRIETOR:	DEVILS GLEN HOLDING, LLC
REQUESTED BY:	DEVILS GLEN HOLDING, LLC
PREPARED BY:	AXIOM CONSULTANTS, LLC, 60 E. COURT ST. UNIT 3 IOWA CITY, IA 52240 - PH# 319.519.6220

LEGAL DESCRIPTION

LOTS 2, 3, 6, 7, 13, 16, 17, OUTLOT E, AND DETENTION OUTLOTS 3 THRU 5 OF GLENBROOK RIDGE SECOND ADDITION AS RECORDED IN BOOK 2019, PAGE 11022 IN THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

OUTLOT INFORMATION:

1. DETENTION OUTLOT #3 FOR PUBLIC STORM WATER MANAGEMENT.
2. OUTLOT E FOR COMMON OPEN SPACE.
3. OUTLOT F FOR COMMON OPEN SPACE.

NOTES:

1. BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE , DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
5. PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0378F WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2011.
6. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
7. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY DECEMBER 31, 2020.
8. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. BLANKET ACCESS EASEMENTS ACROSS LOTS 1 AND 2 ARE GRANTED TO THE OWNERS OF ALL OF THOSE LOTS.
11. MINIMUM 4-FT WIDE SIDEWALK ON INTERIOR RIGHTS-OF-WAY.
12. ALL PRIVATE DRIVES SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS NOT FRONTING GLENBROOK CIRCLE NORTH RIGHT-OF-WAY.
13. ALL EXISTING EASEMENTS ORIGINAL TO GLENBROOK RIDGE 1ST AND 2ND ADDITION SHALL BE VACATED WITH THE RECORDING OF THIS APPROVED PLAT
14. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
15. ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
BRYCE K. DALTON
KIRTON MCCONKIE
50 E. SOUTH TEMPLE #400
SALT LAKE CITY, UT 84111
801-328-3600
BDALTON@KMCLAW.COM

OWNER:
Lot 5
SCOTT WEBSTER
PREMIER CUSTOM HOMES
5773 CALIFORNIA DRIVE
BETTENDORF, IA 52722
SMW212121@ICLOUD.COM

OWNER
Lots 1, 2 & OL F
NELSON CONSTRUCTION & DEVELOPMENT
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309

OWNER:
Lots 3, 4, Detention Outlot #3, & OL E
DEVILS GLEN HOLDING, LLC
C/O BEN EASTEP
1805 STATE STREET, #103
BETTENDORF, IA 52722
563-265-0839

ZONING:

URBAN MEDIUM INTENSITY (UMI)

SETBACKS

FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15; MIN.=15
REAR	25 FT

CITY OF BETTENDORF
BY DATE
ATTEST DATE

PLANNING AND ZONING
BY DATE

IOWA - AMERICAN WATER CO.
BY DATE

MIDAMERICAN ENERGY COMPANY
BY DATE

MEDIACOM
BY DATE

CENTURYLINK
BY DATE

PROFESSIONAL LAND SURVEYOR
BRADLEY R. GEATER
19828
IOWA

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.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

0 30 60

ENGINEER: AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

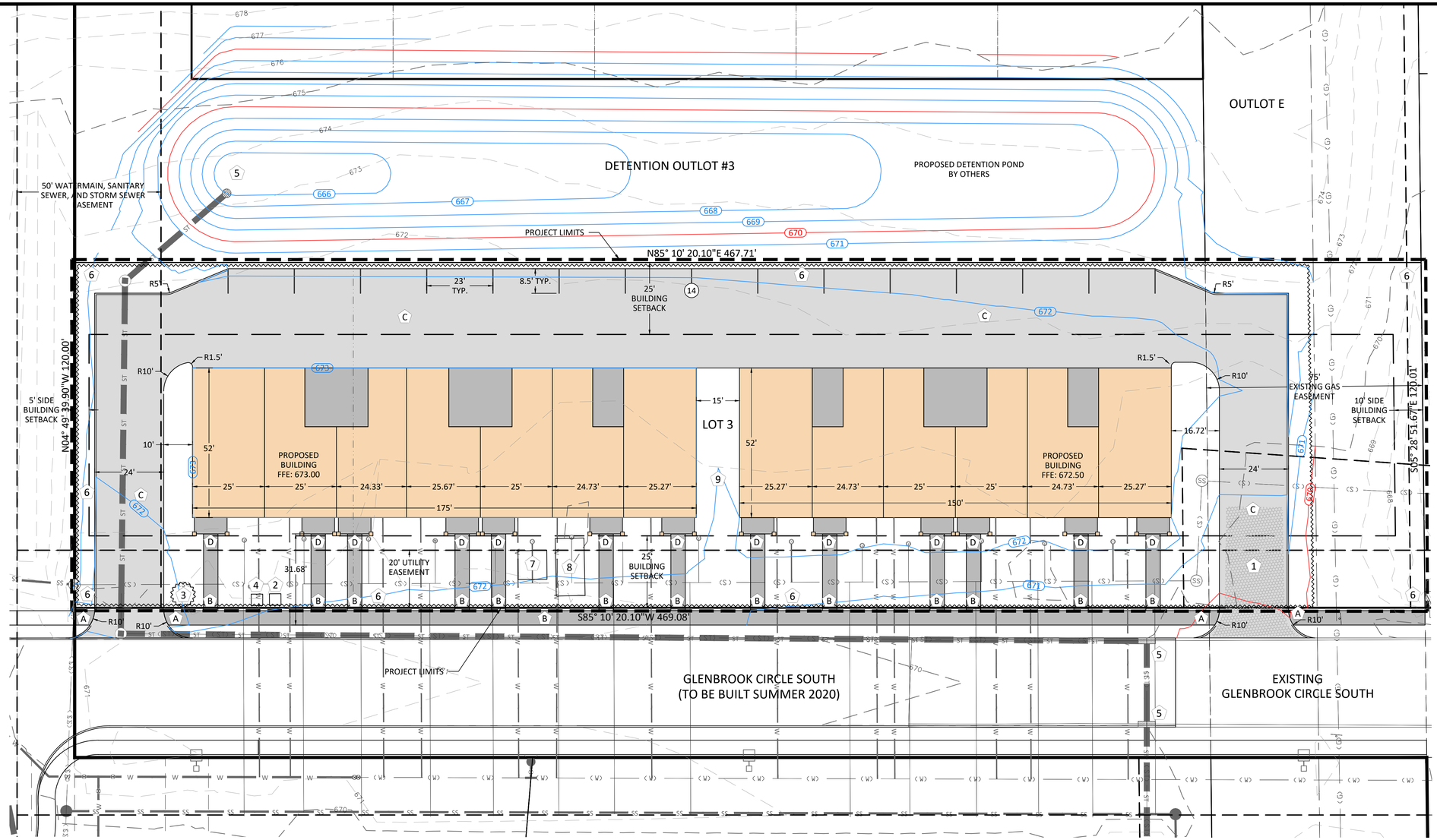
REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: DATE ISSUED: 1/30/2020 CURRENT REV:

PROJECT NAME: GLENBROOK RIDGE THIRD ADDITION
CLIENT NAME: DEVIL'S GLEN HOLDING, LLC

SHEET NAME: FINAL PLAT
SHEET NUMBER: 1 OF 1 PROJECT NO.: 19-0078 PROJECT MANAGER: BETTIS

Jan 30, 2020 - 2:04pm S:\PROJECTS\190078\05 Design\Civil-Survey\Plats\Final Plat\190078-FP Third Addition.dwg



SWPPP PLAN KEY NOTES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. PROVIDE SANITATION FACILITY (PORTABLE RESTROOM)
3. PROVIDE CONCRETE WASHOUT
4. PROVIDE ENCLOSURE FOR STORAGE OF DOCUMENTS (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
5. PROVIDE INLET PROTECTION PRIOR TO GRADING ACTIVITIES. MAINTAIN THROUGHOUT CONSTRUCTION. REMOVE UPON FINAL STABILIZATION.
6. INSTALL PERIMETER MEASURES PRIOR TO STARTING CONSTRUCTION.
7. EQUIPMENT & MATERIAL STORAGE (HAZARDOUS MATERIAL KEPT UNDER COVER)
8. CONSTRUCTION WASTE DISPOSAL
9. GRADE SWALE BETWEEN STRUCTURES FLOWING SOUTH @ MIN 1.5%

LEGEND:

SILT FENCE

STORMWATER DEVELOPMENT AREA:

SITE AREA: THE SITE IS APPROXIMATELY 1.29 ACRES OF WHICH 1.17 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

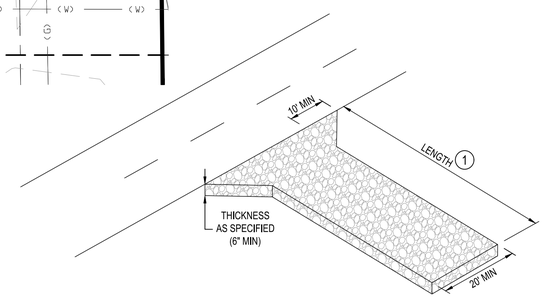
RECEIVING WATERS: THE MAJORITY OF THE POST DEVELOPMENT SITE WILL SURFACE DRAIN TO THE DETENTION POND TO THE NORTH, PORTIONS OF THE EAST AND WEST DRIVES WILL DRAIN SOUTH TO THE PUBLIC RIGHT OF WAY AND BE CAPTURED BY STORM SEWER AND DIRECTED TO DETENTION FACILITIES.

SITE PLAN KEYNOTES:

- A ADA CURB RAMP. REFER TO SUDAS DETAIL 7030.207.
- B PROPOSED TYPICAL 5' WIDE 4" THICK CONCRETE SIDEWALK.
- C PROPOSED STANDARD DUTY CONCRETE PAVEMENT. 6" PCC ON 6" AGGREGATE BASE
- D CONCRETE STOOP. REFER TO STRUCTURAL PLANS.

STORMWATER POLLUTION PREVENTION:

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES FROM THE DATE CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION. THE CONTRACTOR SHALL MAINTAIN THE SWPPP PER THE REQUIREMENTS OF GENERAL PERMIT NO. 2. ALL OPERATORS/CONTRACTORS WORKING ONSITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL BECOME CO-PERMITTEES ON THE NPDES GENERAL PERMIT NO. 2 FOR THIS SITE. ALL OPERATORS/SUBCONTRACTORS WORKING ONSITE SHALL BE SUPPLIED A COPY OF THE SWPPP BY THE CONTRACTOR AND MUST BE FAMILIAR WITH ITS CONTENTS. THE SWPPP MUST BE PERIODICALLY UPDATED TO SHOW CURRENT EROSION CONTROL PRACTICES PER THE REQUIREMENTS OF THE GENERAL PERMIT #2. UPDATED VERSIONS OF THE SWPPP WILL BE PROVIDED TO ALL OF THE OPERATORS/SUBCONTRACTORS WHOM ARE AFFECTED BY THE CHANGES MADE TO THE SWPPP. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT THESE REQUIREMENTS ARE MET.



REFER TO CONTRACT DOCUMENTS FOR SPECIFIC MATERIALS AND PLACEMENT REQUIREMENTS.

(1) ENTRANCE LENGTH: 50 FOOT MINIMUM OR AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. LENGTH MAY BE INCREASED IF SEDIMENT TRACK-OUT OCCURS.

CONSTRUCTION ENTRANCE
NTS

1
C3.00

0 10 20

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

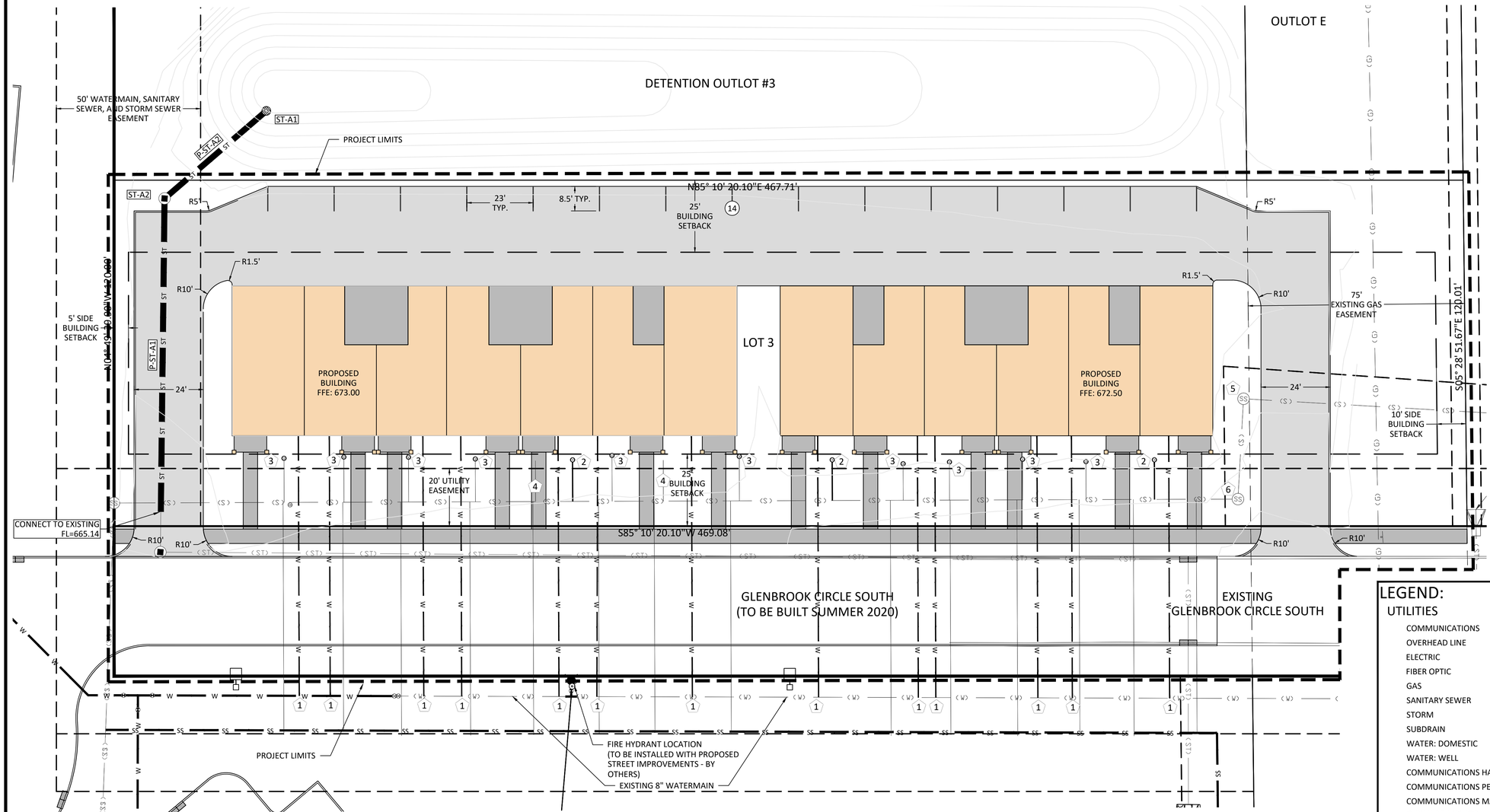
DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: CITY REVIEW
NOT FOR CONSTRUCTION
DATE ISSUED: MARCH 10, 2020

PROJECT NAME: GLENBROOK RIDGE LOT 3
CLIENT NAME: CLINT ALBRECHT

SHEET NAME: SITE PLAN
SHEET NUMBER: C2.00
PROJECT NO.: 20-0021
PROJECT MANAGER: BOELK
CURRENT REV: A



UTILITY PLAN KEYNOTES:

1. PROPOSED DIRECTIONAL DRILL TAP 2" COPPER DOMESTIC SERVICE OFF EXISTING 8" WATERMAIN. IF INSTALLED PRIOR TO NEW STREET BEING BUILT, SERVICES MAY BE TRENCHED. REFER TO MEP AND ARCHITECTURAL PLANS FOR LOCATION AND DETAILS AT BLDG. FACE.
2. PROPOSED (UNIT TO EXISTING SANITARY SEWER MAIN) 6" PVC SANITARY SEWER SERVICE @2.00%. PROVIDE CLEANOUT BETWEEN BUILDING AND MAIN AS SHOWN. REFER TO MEP AND ARCHITECTURAL PLANS FOR LOCATION AND DETAILS AT BLDG. FACE.
3. PROVIDE CLEANOUT BETWEEN BUILDING AND MAIN AT END OF EXISTING SERVICE AS SHOWN.
4. EXISTING SANITARY SERVICE TO BE ABANDONED PER CITY OF BETTENDORF REQUIREMENTS.
5. ADJUST EXISTING SANITARY MANHOLE FROM 670.63 TO 671.60.
6. ADJUST EXISTING SANITARY MANHOLE FROM 670.32 TO 670.60.

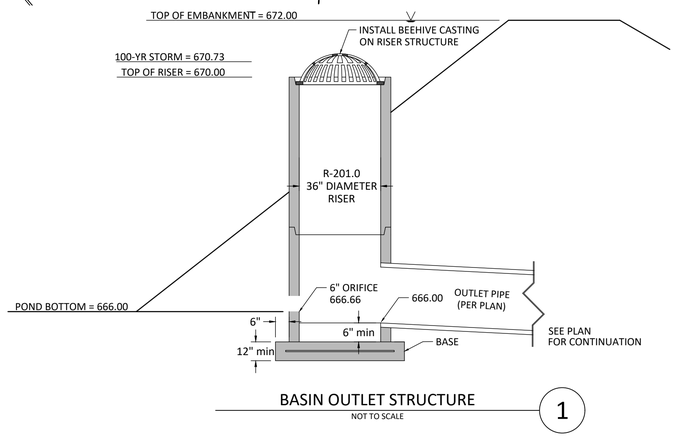
LEGEND:

PROPOSED BUILDINGS

CONCRETE PAVEMENT

SANITARY SEWER

1. SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE SDR 23.5 POLYVINYL CHLORIDE (PVC) PER SECTION 4010 OF SUDAS. SANITARY SERVICES ARE 4". MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES. THE ENDS OF THE SANITARY SEWER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED GREEN.



BASIN OUTLET STRUCTURE
NOT TO SCALE
1

Structure Table	
Structure Name	Structure Details
ST-A2	RIM = 674.512 P-ST-A1 INV IN = 671.762 P-ST-A2 INV OUT = 671.762
ST-A1	RIM = 667.753 P-ST-A2 INV IN = 665.003
CONNECT TO EXISTING	RIM = 667.515 P-ST-A1 INV OUT = 665.140

Pipe Table				
Pipe Name	Size	Length	Slope	NOTES
P-ST-A1	24.000	108.657	-6.09%	RCP
P-ST-A2	24.000	46.558	14.52%	RCP

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	CD	CO
OVERHEAD LINE	OH	OH
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS	G	G
SANITARY SEWER	S	SS
STORM	ST	ST
SUBDRAIN	SD	SD
WATER: DOMESTIC	W	W
WATER: WELL	WELL	WELL
COMMUNICATIONS HANDHOLE		C
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE	E	E
ELECTRIC TRANSFORMER	E	E
TRAFFIC HANDHOLE		
TRAFFIC MANHOLE	TRFC	TRFC
FIBER OPTIC HANDHOLE	FO	FO
FIBER OPTIC MANHOLE	FO	FO
GAS MANHOLE	G	G
GAS VALVE		
SANITARY SEWER MANHOLE	SS	
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	
STORM SEWER INTAKE		
HYDRANT		

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101

0 10 20

ENGINEER:
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DRAWING LOG

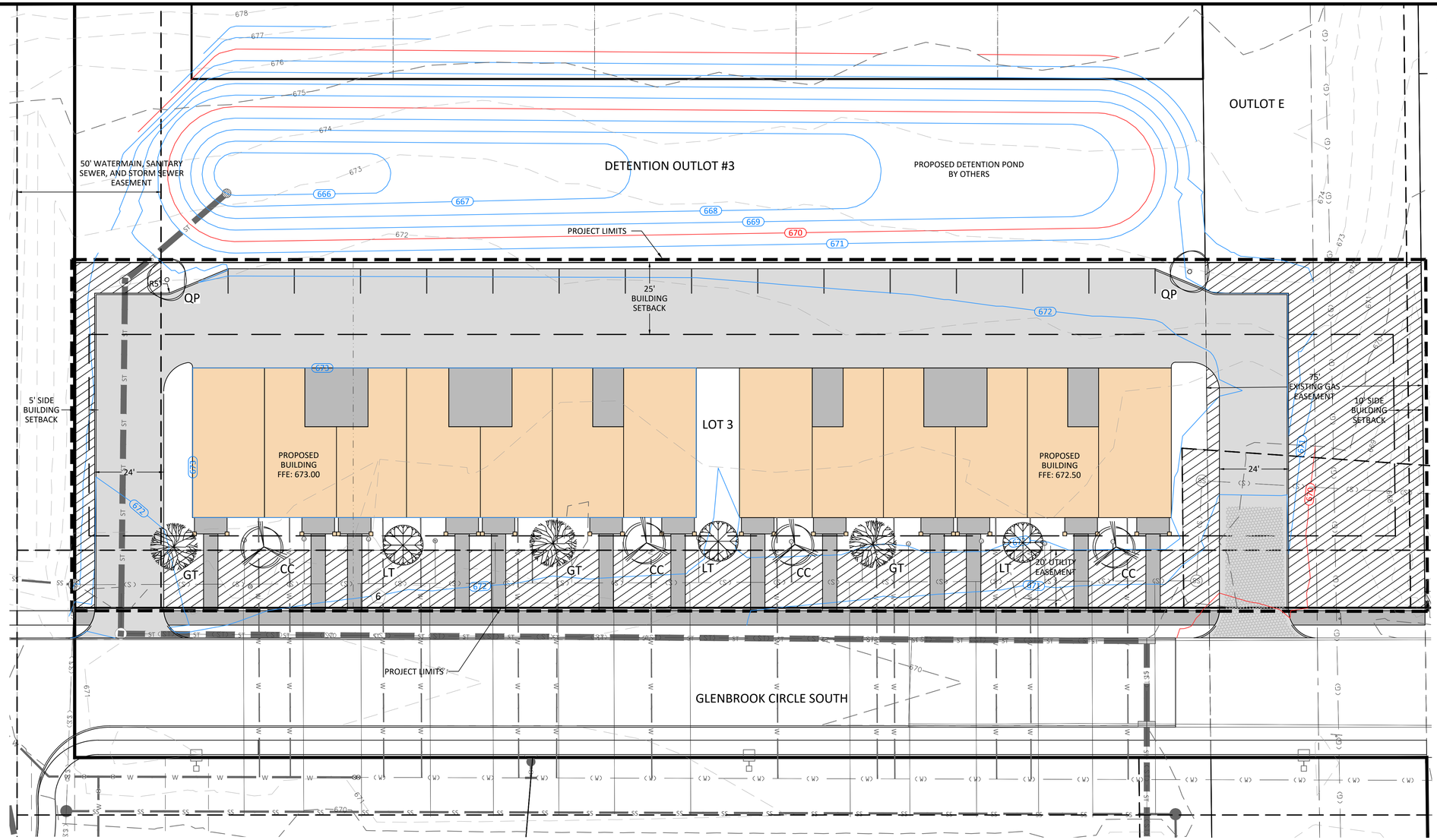
REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: CITY REVIEW
DATE ISSUED: MARCH 10, 2020
CURRENT REV: A

NOT FOR CONSTRUCTION

PROJECT NAME: GLENBROOK RIDGE LOT 3
CLIENT NAME: CLINT ALBRECHT

SHEET NAME: UTILITY PLAN
SHEET NUMBER: C3.00
PROJECT NO.: 20-0021
PROJECT MANAGER: BOELK



PLANTING LEGEND:

GT QP LT CC

GROUND COVERS

LEGEND

PUBLIC UTILITY EASEMENT/ NON PLANTING AREAS

ID	QTNY	BOTANICAL / COMMON NAME	ROOT	SPACING	NOTES / MIN. SIZE
DECIDUOUS TREES					
QP	2	Quercus coccinea SCARLET OAK	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN. MIN. 1.5" TRUNK SIZE 6" ABOVE FINISH GRADE.
GT	3	Gleditsia Triacanthos F. Inermis 'Skycole' SKYLINE HONEYLOCUST	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN. MIN. 1.5" TRUNK SIZE 6" ABOVE FINISH GRADE.
LT	3	Liriodendron tulipifera TULIP TREE	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN. MIN. 1.5" TRUNK SIZE 6" ABOVE FINISH GRADE.
CC	4	Cercis canadensis EASTERN REDBUD	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN. MIN. 1.5" TRUNK SIZE 6" ABOVE FINISH GRADE.

PLANT REQUIREMENTS:

10 TREE FACTORS REQUIRED IN FRONT YARD.
2 TREE FACTORS REQUIRED IN INTERIOR.

PLANTING NOTES:

VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL GOVERN OVER QUANTITIES LISTED WITHIN THE PLANT SCHEDULES. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.

CLARIFICATION OF DESCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IMMEDIATELY.

THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY OR ALL SUBSTITUTIONS.

ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH A.N.L.A. SPECIFICATIONS.

UPON DELIVERY, ALL PLANT MATERIAL MUST MEET A.S.N.S. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO ACCEPTANCE.

PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS.

PLANT MATERIAL SHALL BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. ANY CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IMMEDIATELY.

NO IMPROVEMENTS SHALL BE DONE IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.

LANDSCAPE CONTRACTOR TO PERFORM SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.

PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.

ALL SHRUBS AND GROUNDCOVERS TO BE LOCATED A MINIMUM OF 7' FROM FIRE HYDRANTS. NO PLANTS ARE TO BE PLACED BETWEEN THE FIRE HYDRANT AND CURB.

GRADING ON THE PROJECT IS PER THE GRADING PLANS. HOWEVER, ADDITIONAL FINE GRADING WILL BE NECESSARY BY THE LANDSCAPE CONTRACTOR.

REFER TO THE ENGINEER'S PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.

CONTRACTOR TO MUST ENSURE A 1' CLEARANCE BETWEEN SIDEWALKS AND FULLY MATURE PLANT CANOPIES (EXCLUDING OVERSTORY TREES).

3 INCHES MULCH IS TO BE PROVIDED AROUND ALL TREE AND SHRUB PLANTINGS. ROCK MULCH TO BE USED IN PLANTER BEDS AND HARDWOOD MULCH FOR TREES IN LAWN AREAS. COLOR TO BE SELECTED BY OWNER.

CONTRACTOR IS TO CALL FOR UTILITY LOCATES PRIOR TO INSTALLATION WORK. CONTACT IOWA ONE CALL (1-800-292-8989 OR 811) AT LEAST 48 HOURS PRIOR TO DIGGING.

INSTALLATION NOTES:

STAKE ALL NEWLY PLANTED TREES RELATIVE TO EXPOSURE TO WIND. STRAIGHTEN ALL TREES THAT ARE NOT STAKED WHEN FIRST PLANTED, AS NECESSARY.

PRUNE BROKEN BRANCHES AS NECESSARY, MAX. 1/3

AFTER BACKFILLING, ROTOTILL EXISTING GROUND TO A DEPTH OF 8" - 10" TO A DISTANCE OF 30" AROUND HOLE.

MULCH ROOTBALL WITH WOOD CHIPS OR SHREDDED BARK. MULCH TO BE 4" IN DEPTH, AND PLACED 6" FROM TRUNK OF TREE, EXTEND 12" PAST THE EDGE OF THE HOLE.

SEED OR SOD TO LIMITS OF MULCH.

ROOTBALL TO BE PLACED ON UNDISTURBED GROUND AND SET 2" ABOVE FINISHED GRADE. PLANTING HOLE TO BE 6" WIDER THAN ROOTBALL.

BACKFILL WITH EXISTING SOIL IN 6" LIFTS, TAMP AND WATER.

COORDINATE WATERING SCHEDULE WITH LANDSCAPE/NURSERY CONTRACTOR FOR ALL TREES & SHRUBS.

MAINTAIN ADEQUATE WATERING SUPPLY THROUGHOUT FIRST FULL CALENDAR YEAR OF GROWTH AS PER LANDSCAPE/NURSERY CONTRACTOR RECOMMENDATION(S).

0 10 20

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

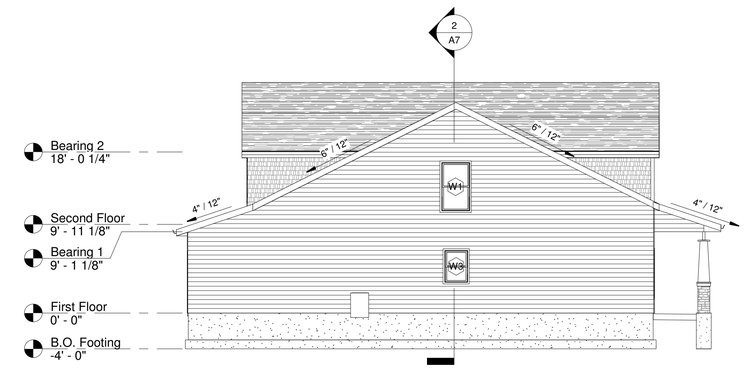
ISSUED FOR: CITY REVIEW
NOT FOR CONSTRUCTION
DATE ISSUED: MARCH 10, 2020
CURRENT REV: A

PROJECT NAME: GLENBROOK RIDGE LOT 3
CLIENT NAME: CLINT ALBRECHT

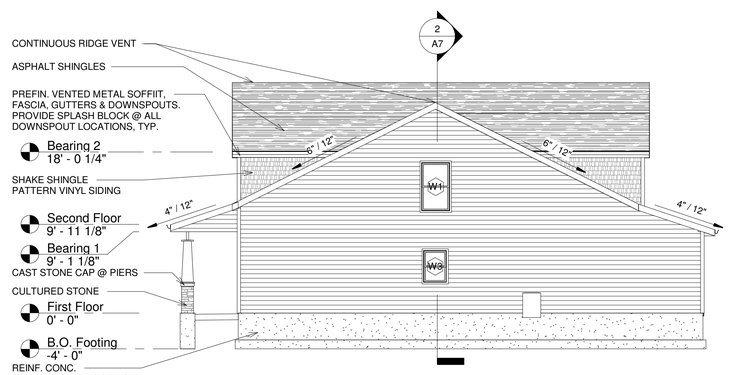
SHEET NAME: LANDSCAPE PLAN
SHEET NUMBER: L1.00
PROJECT NO.: 20-0021
PROJECT MANAGER: BOELK

ATTACHMENT F

4 / A6.1 6 Unit Front Elevation
1/8" = 1'-0"



3 / A6.1 6 Unit Side Elevation 2
1/8" = 1'-0"



2 / A6.1 6 Unit Side Elevation 1
1/8" = 1'-0"

1 / A6.1 6 Unit Rear Elevation
1/8" = 1'-0"

JOSEPH ARCHITECTURAL GROUP, P.C.
4510 42nd Avenue
Rock Island, IL 61201
Phone: 309 786-9920
Fax: 309-786-9924
jag-architects.com

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REVISIONS

1
2
3
4

Prelimary Drawings for:

6 & 7 Unit Brownstones

Bettendorf, Iowa

6 Unit Elevations

DATE
20 February 2020

A6.1

PROJECT NO.
#04019

COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4100

April 15, 2020

Staff Report

Case No. 20-013
Project: Lot 3, Glenbrook Ridge Third Addition – Site Development Plan
Applicant: Clint Albrecht
Current Land Use Designation/Zoning District: Urban Medium Intensity

Background Information and Facts

Clint Albrecht has submitted a site development plan for Lot 3 of Glenbrook Ridge Third Addition (see Aerial Photo and Final Plat - Attachments A and B). The site plan shows 2 townhouse buildings with the east structure having 6 units and the west structure having 7 units (see Site Plan and Utility Plan - Attachments C and D). The landscape plan meets the requirement for tree count with 12 total tree factors (see Landscape Plan - Attachment E). The elevations show the structure as it will appear from different angles (see Elevations - Attachment F). The number of parking spaces provided for the townhouse buildings meets ordinance requirements.

Land Use

The land use designation and zoning district classification for the site is Urban Medium Intensity.

Utilities

Utilities are available to the site.

Thoroughfare Plan/Access

Access to the site is from Devils Glen Road to Glenbrook Circle North and then south and west onto Glenbrook Circle South (a private drive).

Storm Water Detention

Storm water detention will be required to be approved by the City Engineer.

Recommended Action

Staff recommends approval of the site development plan subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. City Engineer must approve storm water detention designs prior to issuance of a building permit.
3. A hold harmless agreement must be obtained to protect the City from any damages to the property resulting from trash and recycling collection in the private drive area and the associated parking lot.

Respectfully submitted,

Greg Beck
City Planner

April 29, 2020

Honorable Mayor and
Members of the City Council
City of Bettendorf
Bettendorf, Iowa 52722

SUBJECT: Planning and Zoning Commission's decision on a site development plan for Lot 3, Glenbrook Ridge Third Addition, submitted by Clint Albrecht. (Case 20-013)

Honorable Mayor and Members of the City Council:

On April 15, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan request.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

John Soenksen
Director, Community Development

10. Case 20-013; Lot 3, Glenbrook Ridge Third Addition, submitted by Clint Albrecht.

Beck reviewed the staff report. Morlok added that an earlier site plan iteration showed two apartment buildings proposed to be built on Lot 3. He commented that the proposed townhomes will provide a better transition to the single-family homes to the east.

Wennlund asked if the senior living facility is still planned to be constructed to the west. Morlok confirmed this, adding that it was approved in February.

Stoltenberg asked if the buildings would have individual trash and recycling pickup. Morlok confirmed this, adding that a hold harmless agreement is required to allow the trucks to collect trash and recycling from the rear of the buildings so that residents don't have to put their carts on the street.

Wennlund asked if Glenbrook Circle South is a public street. Morlok explained that it is a private road built to city specifications, adding that the public street ends at the T-intersection to the east. Wennlund asked if garbage would still be picked up if the private road has not been cleared of snow. Morlok stated that garbage would not be collected if snow has not been plowed.

Wennlund asked if parking is allowed on Glenbrook Circle South. Morlok confirmed this.

Gannaway asked if there would be driveways. Morlok stated that there is a driveway that provides access at the rear of the building.

> On motion by Ormsby, seconded by Stoltenberg, that the site development plan for Lot 3, Glenbrook Ridge Third Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Brent Morlok

ITEM TITLE: Resolution approving a site development plan for 3014 and 3038 Charissa's Place and 3010, 3013, 3036, and 3037 Mary Leigh Drive (Lots 13-18 of Forest Grove Crossing Third Addition), submitted by Youssi Investments of Iowa, LLC. (Case 20-020)

Explanation (Background and How it Responds to Vision, Mission, or Goals)

Youssi Investments of Iowa, LLC has submitted a site development plan for multi-family housing at 3014 and 3038 Charissa's Place and 3010, 3013, 3036, and 3037 Mary Leigh Drive multifamily lots (see Aerial Photo - Attachment A). Lots 13-18 of Forest Grove Crossing Third Addition are part of a 22-lot subdivision and are proposed to be designated for tri-plex buildings (see Final Plat - Attachment B, Site Plan - Attachment B, and Elevations - Attachments D). A variance was approved by the Board of Adjustment on April 9 to reduce the required rear yard setback from 25 feet to 22 feet to allow for covered patios.

Enhances the Vision: "The City of Bettendorf is the most livable community for families" is reflected in the increased availability of lots for multi-family housing.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 7-0 margin at its April 15 meeting.

Consult the Planning and Zoning Commission staff report for further details.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Final Plat; (C) Site Development Plan; (D) Elevations; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 20

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
3014 AND 3038 CHARISSA'S PLACE AND 3010, 3013, 3036, AND 3037 MARY LEIGH DRIVE
(LOTS 13-18 OF FOREST GROVE CROSSING THIRD ADDITION)

WHEREAS, Youssi Investments of Iowa, LLC has submitted a site development plan for 3014 and 3038 Charissa's Place and 3010, 3013, 3036, and 3037 Mary Leigh Drive (Lots 13-18 of Forest Grove Crossing Third Addition), and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it subject to conditions presented below, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for 3014 and 3038 Charissa's Place and 3010, 3013, 3036, and 3037 Mary Leigh Drive (Lots 13-18 of Forest Grove Crossing Third Addition) subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. The fire access lane shall be constructed prior to the issuance of certificates of occupancy.

PASSED, APPROVED, AND ADOPTED this 5th day of May, 2020.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

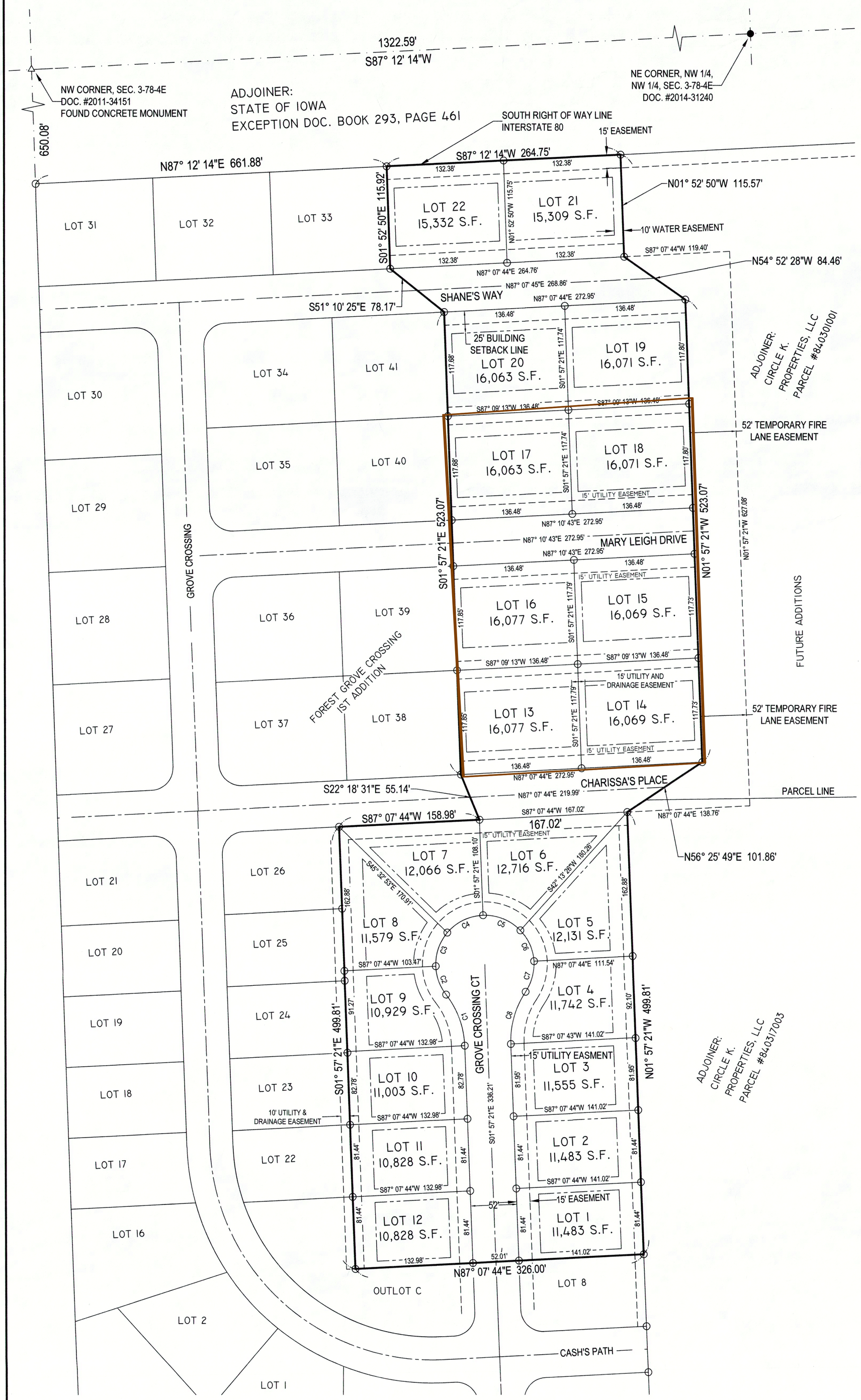
INTERSTATE 80
INTERSTATE 80
A-1, Agricultu
Urban Reserve
Urban
Medium
Intensity
FOREST GROVE DR

PREPARED BY - RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803

RE-PLAT

FOREST GROVE CROSSING THIRD ADDITION

BEING A RE-PLAT OF OUTLOT B OF FOREST GROVE CROSSING FIRST ADDITION, PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 3, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	62.41'	99.50'	035°56'08"	61.39'	S19° 55' 25"E
C2	34.64'	55.50'	035°45'48"	34.08'	S20° 00' 35"E
C3	41.04'	55.50'	042°22'13"	40.11'	S19° 03' 26"W
C4	46.30'	55.50'	047°48'07"	44.97'	S64° 08' 36"W
C5	46.69'	55.50'	048°11'57"	45.32'	S67° 51' 22"E
C6	38.88'	55.50'	040°08'31"	38.09'	N23° 41' 08"W
C7	36.42'	55.50'	037°35'40"	35.77'	N15° 10' 57"E
C8	62.41'	99.50'	035°56'08"	61.39'	N16° 00' 43"E

APPROVAL SIGNATURES:

MAYOR	DATE: 10/25/19
CITY CLERK	DATE: 10/18-19
CHAIRMAN PLAN & ZONE	DATE: 10.25-19
CENTURY LINK	DATE: 10-15.19
IOWA - AMERICAN WATER COMPANY	DATE: 10-17-19
MEDIACOM	DATE: 10/15/19
MIDAMERICAN ENERGY	DATE: 10/17/19

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE SUBJECT PROPERTY WILL BE ZONED UMI: URBAN MEDIUM INTENSITY AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376F AND 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.

LOTS 1-12 SHALL BE DESIGNATED FOR SINGLE FAMILY USE.

LOTS 13-22 SHALL BE DESIGNATED FOR MULTI-FAMILY USE.

OUTLOT A OF FOREST GROVE CROSSING 2nd ADDITION SHALL BE DESIGNATED FOR STORM WATER DETENTION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

THE 52' FIRE LANE EASEMENT RECORDED AS A PART OF FOREST GROVE CROSSING FIRST ADDITION SHALL BE VACATED WITH THE RECORDATION OF FOREST GROVE CROSSING THIRD ADDITION.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

ADJOINER:
CIRCLE K.
PROPERTIES, LLC
PARCEL #8403I7003

N
W E
S

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)

Area of Subdivision:
Gross: 8.304 Acres ±
R.O.W.: 1.477 Acres ±
Lots 1-22: 6.827 Acres ±

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND
#5 REBAR, UNLESS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ———
ROAD CENTER LINE = — - —— - —— - —
EASEMENT LINE = — —— —— —— —
SETBACK LINE= —— - —— - ——
SECTION LINE= — · —— · —— · —

PLAT INFORMATION

1. Owner:
Youssi Investments of Iowa, LLC
7573 Deer Crossing
Roscoe, IL 61073

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

4. Attorney:
Pastrnak Law Firm PC
313 W. 3rd Street Suite 1
Davenport, IA 52801
Ph: (563) 323-7737

Single Family Setbacks		
Front	Rear	Side
25'	25'	Min:5' w/Total Of 15'

Multi-Family Setbacks		
Front	Rear	Side
25'	25'	Min:5' w/Total Of 15'

LICENSED LAND SURVEYOR
MICAHEL D. RICHMOND
23503
IOWA

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.

Michael D. Richmond 10-15-19

MICHAEL D. RICHMOND Date

Iowa License Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 08/02/19 TE PROJECT NO: YOUSSI-FG

DRAWN BY: MDR
CHECKED BY: CRT
DRAWN BY:
S:\YOUSSI\FORESTGROVE\3-28-18.DWG

NO.	REVISIONS: DESCRIPTION	DATE
1.		

PROJECT
Forest Grove Crossing Third
Forest Grove Drive
Bettendorf, IA 52722

DEVELOPER
Youssi Real Estate & Development, Inc.
12162 Marble
Rockton, IL 61072

SHEET NO. 1 OF 1

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
2. PROPOSED LOT DRAINAGE LINE ARE SHOWN AS A GUIDE FOR CONSTRUCTION OF HOUSES AND APPROXIMATE FLOW PATH

LEGEND:

EASEMENT	EXISTING GAS VALVE	715	EXISTING CONTOUR LINE
SETBACK LINE	EXISTING WATER VALVE	715	PROPOSED CONTOUR LINE
CENTERLINE	EXISTING UTILITY POLE	715.00 TC	SPOT ELEVATION TOP OF CURB
PROPERTY BOUNDARY	EXISTING LIGHT POLE	715.00 FL	SPOT ELEVATION FL @ GUTTER
EXISITNG FENCE	EXISTING TREE	715.00 TW	SPOT ELEVATION SIDEWALK
EXISTING SANITARY	EXISTING BUSH	715.00 FF	FINISHED FLOOR ELEVATION
PROPOSED SANITARY	EXISTING MANHOLE		
EXISTING STORM SEWER	EXISTING FIRE HYDRANT		
PROPOSED STORM SEWER	FOUND PROPERTY PIN		
EXISTING WATER	CONTROL POINT		
PROPOSED WATER			
EXISTING GAS LINE			
EXISTING ELECTRIC			

BETTENDORF LANDSCAPING REQIUIREMENTS

Typical Straight Lots (13-18)
Street ROW Required Tree Factors= 4 Per Lot
Total Required Tree Factors=24

		Tree Factors	
Deciduous Overstory Tree. A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.	Deciduous overstory 2-inch caliper and 22-inch ball or pot 4-inch caliper and 40-inch ball or pot	 1.0 2.0	81
Deciduous Understory Tree. A woody plant at least 10 feet tall at maturity with one or more well-defined trunks.	One-stem deciduous understory 1 ½ -inch caliper and 16-inch ball or pot 3-inch caliper and 30-inch ball or pot Multi-stem deciduous understory 6-foot height and 16-inch ball or pot 12-inch height and 30-inch ball or pot	 0.5 1.0 0.5 1.0	0
Evergreen/Conifer Tree. An upright cone-bearing plant having green needle-like foliage throughout the year and at least 20 feet tall at maturity.	Evergreen 6-foot height and 16-inch ball or pot 12-foot height and 30-inch ball or pot	 0.5 1.0	0

Combined Plan

Youssi Real Estate
Forest Grove Crossing

3-PLEX UNITS / LOTS 13-18
FOREST GROVE CROSSING THIRD ADD.
TO THE CITY OF BETTENDORF, IA

N
W E
S

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20' (24x36)

IOWA ONE CALL
800/292-8989
Call 2 Working Days BEFORE YOU DIG

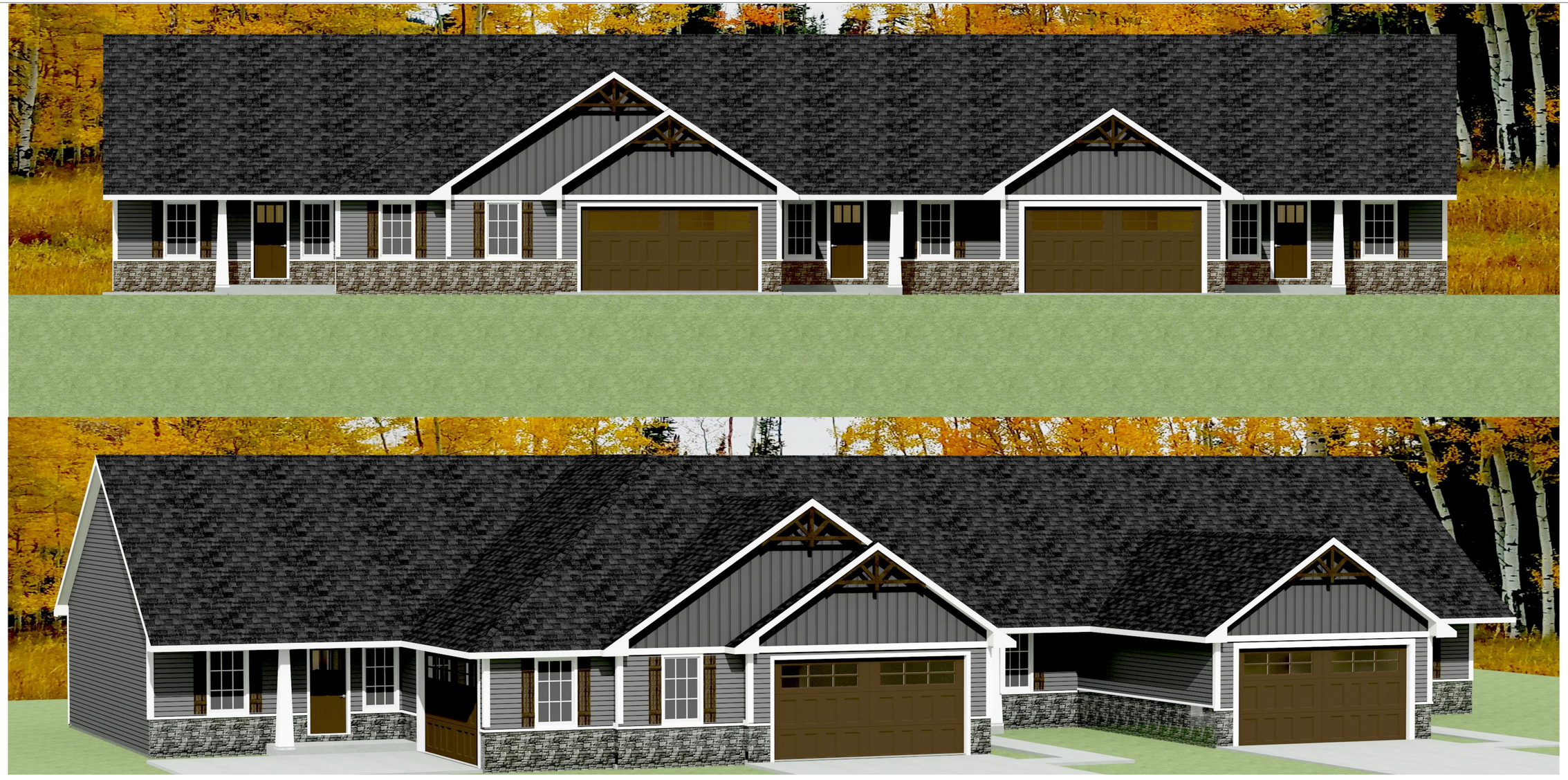
LOT 40
LOT 39
LOT 38
LOT 17 16,063 S.F. FFE = 735.8'
LOT 18 16,071 S.F. FFE = 737.2'
LOT 16 16,077 S.F. FFE = 735.8'
LOT 15 16,069 S.F. FFE = 737.2'
LOT 13 16,077 S.F. FFE = 732.1'
LOT 14 16,069 S.F. FFE = 733.6'
UNIT A / UNIT B / UNIT C
GARAGE
12'x12' PORCH
MARY LEIGH DRIVE
CHARISSA'S PLACE
S01° 57' 21"E 523.07'
N01° 57' 21"W 523.07'
136.48 S87° 09' 13"W
N87° 10' 43"E 272.95'
N87° 07' 44"E 219.99'
N56° 25' 49"E 101.86'
Surface Flow
Proposed Drive
WATER SERVICE
PROPOSED 6" CLEANOUT
EXISTING 8" SAN. SERVICE
PROPOSED 8x8x6 WYE
52' TEMPORARY FIRE LANE EASEMENT
Connect to Water Main End
Existing Hydrant & Gate Valve
8" Watermain
273LF 8" Watermain
Plug & Cap Water Main End
Proposed Hydrant & Gate Valve
SI-49 DBL on Mary Leigh Drive
STA. 4+35.46
OFFSET -14.00'L
RIM = 734.55'
S. INV = 731.51'
SI-48 on Mary Leigh Drive
STA. 4+35.04
OFFSET 14.00'R
RIM = 734.54'
W. INV = 731.04'
N. INV = 731.24'
27LF 15" HDPE Slope 1.00%
118LF 18" HDPE Slope 1.50%
82LF 18" HDPE Pipe @ 1.50%
24LF 8" TRUSS Pipe @ 1.00%
253LF 8" TRUSS Pipe Slope 1.00%
18" END CAP-2 STA. 3+17.28 OFFSET 14.00'R W. INV = 729.27'
San MH-20 on Mary Leigh Drive
STA. 5+71.21
OFFSET 34.00'R
RIM = 736.65'
W. INV = 727.93'
San MH-13 STA. 2+98.27 OFFSET 33.24'R RIM = 733.39'
8" CAP-3 STA. 3+18.27 OFFSET 33.25'R W. INV = 725.40'
SI-47 on Charissa's Place
STA. 6+26.19
OFFSET -14.00'L
RIM = 730.17'
S. INV = 725.95'
29LF 15" HDPE Slope 1.00%
29LF 15" HDPE Pipe @ 3.14%
18" END CAP-3 STA. 5+85.22 OFFSET 14.00'R W. INV = 724.86'
SI-46 on Charissa's Place
STA. 6+26.19
OFFSET 14.00'R
RIM = 730.17'
W. INV = 725.47'
N. INV = 725.67'
41LF 18" HDPE Slope 1.50%
92LF 18" HDPE Pipe @ 1.50%
24LF 8" TRUSS Pipe @ 1.00%
147LF 8" TRUSS Pipe Slope 1.00%
SI-13 STA. 4+94.05 OFFSET 14.00'R RIM = 727.44'
San MH-11 STA. 5+75.77 OFFSET 34.00'R RIM = 730.32'
8" CAP-4 STA. 5+95.77 OFFSET 34.00'R W. INV = 717.02'
San MH-19 on Charissa's Place
STA. 7+42.79
OFFSET 34.00'R
RIM = 732.18'
W. INV = 718.49'
WYE

TOWNSEND ENGINEERING CIVIL ◦ STRUCTURAL ◦ LAND DEVELOPMENT	DATE: 4/7/2020	DRAWN BY: BJB CHECKED BY: CT DRAWN BY:	REVISIONS: NO. ## DESCRIPTION ## DATE ##
563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803		S:\YOUSSI\FOREST ROVE\DRAWINGS\3RD ADDITION\P##	

PROJECT
Forest Grove Crossing
COMBINED PLAN
3–PLEX UNITS / LOTS

DEVELOPER
YOUSSI INVESTMENTS OF IOWA, LLC.
2815 HAMSON WAY
BELVIDERE, IL 61008

SHEET NO.
C6



1/4" = 1' FRONT

815 519
0055

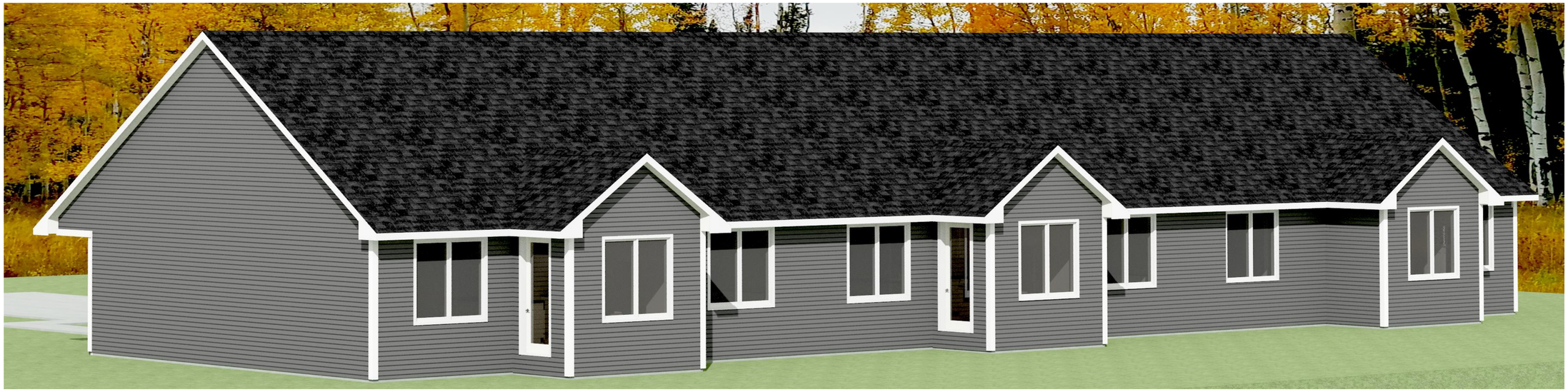
YOUSSI
REAL ESTATE • DEVELOPERS

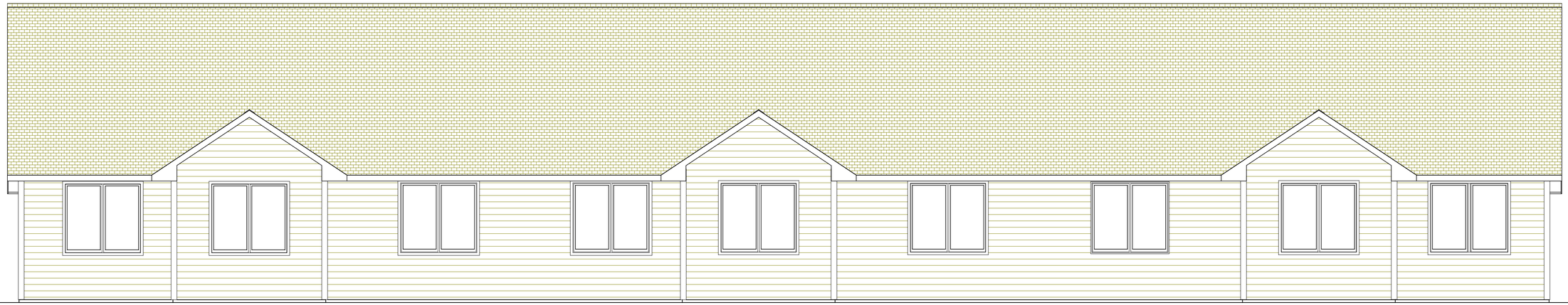
DRAWN BY
RON RODAKOWSKI
815 272 3708

DATE:
2/28/2020

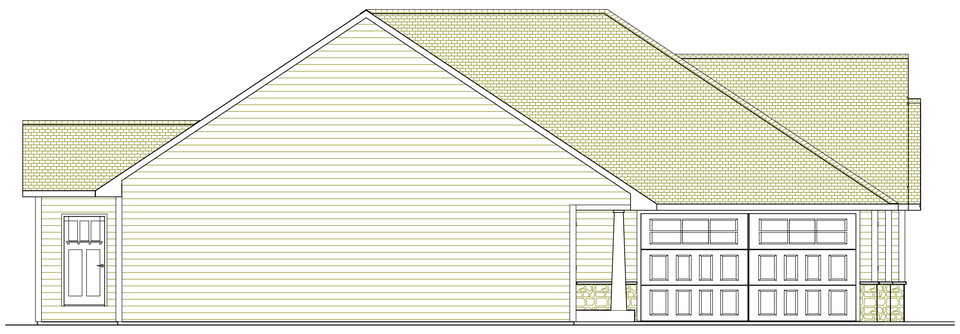
SCALE:

SHEET:
1

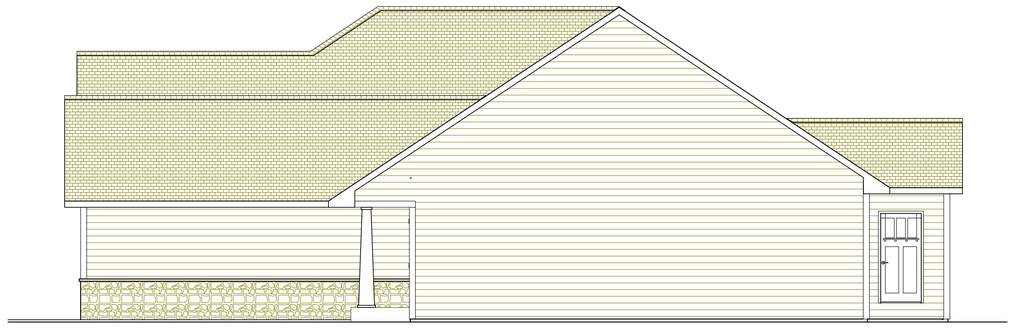




1/4" = 1' REAR



3/16" = 1' LEFT



3/16" = 1' RIGHT

815 519
0055

YOUSSI
REAL ESTATE • DEVELOPERS

DRAWN BY
RON RODAKOWSKI
815 272 3708

DATE:
2/28/2020

SCALE:

SHEET:
2

COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4100

April 15, 2020

Staff Report

Case No. 20-020
Location: Forest Grove Crossing Third Addition – Site Development Plan
Applicant: Youssi Real Estate & Development, Inc.
Zoning Classification: Urban Medium Intensity
Zoning Classification: Urban Medium Intensity

Background Information and Facts

Youssi Real Estate & Development, Inc. has submitted the site development plan for multi-family lots in Forest Grove Crossing 3rd Addition located east of Forest Grove Crossing First Addition (see Aerial Photo - Attachment A). The final plat of Forest Grove Crossing Third Addition is a 22-lot subdivision (see Final Plat -Attachment B). Lots 13-18 are the parcels proposed to be designated for tri-plexes (see Site Plan and Elevations - Attachments C and D).

Land Use

The land use designation for the site is Urban Medium Intensity (UMI) which permits the UMI zoning classification. Tri-plexes are a form of multi-family development permitted in this zoning classification.

Utilities

Utilities are available from Forest Grove Crossing First Addition. All utilities, with the exception of sewer, originated from Forest Grove Drive. The sanitary sewer originated from the west near the Davenport city limits and was extended during the construction of the first addition. Sewer will be stubbed through the subdivision to the east limits for future additions.

Thoroughfare Plan/Access

The third addition included the extensions of Charissa's Place and Mary Leigh Drive on which these lots will front. It also included the extension of Shane's Way to the north. As the property develops further to the east, an additional entrance onto Forest Grove Drive will be provided. Until that time, a temporary sealcoat fire access road that will be able to accommodate Fire Department equipment shall be constructed to connect Charissa's

Place, Shane's Way, and Mary Leigh Drive to Cash's Path. As construction of that is not possible until final paving of the third addition, a temporary "No Parking" zone has been added to Grove Crossing to facilitate emergency access.

Storm Water Detention

Storm water detention is required and must be approved by the City Engineer at the time a site development plan is submitted. Storm water detention must be accommodated for all development within the proposed subdivisions. A regional basin has been constructed near the southwest corner of this subdivision and satisfies all requirements.

Recommended Action

Staff recommends the Planning and Zoning Commission evaluate the approval of the platting request given the mixed use land use concept promoted in the Comprehensive Plan and Zoning Ordinance to determine if it would fit the descriptions of both the existing land use map and surrounding zoning.

Staff would add the following conditions to any approval of the site development plan request:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. The fire access lane shall be constructed prior to the issuance of certificates of occupancy.

Respectfully submitted,

Greg Beck
City Planner

April 29, 2020

Honorable Mayor and
Members of the City Council
City of Bettendorf
Bettendorf, Iowa 52722

SUBJECT: Planning and Zoning Commission's decision on a site development plan for Lots 13-18, Forest Grove Crossing 3rd Addition, submitted by Youssi Investments of Iowa, LLC. (Case 20-020)

Honorable Mayor and Members of the City Council:

On April 15, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan request.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

John Soenksen
Director, Community Development

11. Case 20-020; 3014 and 3038 Charissa's Place and 3010, 3013, 3036, and 3037 Mary Leigh Drive, submitted by Youssi Investments of Iowa, LLC.

Beck reviewed the staff report.

Kappeler asked if the proposed site plan is a different design than the earlier one that showed 4-plexes. Morlok explained that this is the first site development plan for the lots involved. He added that the 4-plex units to which Kappeler is referring are to the west. He indicated that he believes that the developer's original intent was to continue with the 4-plex units but had decided to make the change.

Rafferty asked if staff has reservations about the change to 3-plex units given that the staff report suggests that the Commission evaluate the approval of the request rather than recommending approval. Beck stated that the request is in keeping with the land use as it is a multi-family use which is allowed in the zoning district. Morlok indicated that he believes that the verbiage may have been carried over from the initial staff report regarding the subdivision and that it is not relevant to the current request.

Chris Youssi, the applicant, explained that the original site plan has been adapted from 4-plex to ranch-style 3-plex units to address current market demand.

Wennlund asked if the units would be rentals or owner-occupied. Youssi stated that they will be owner-occupied.

> On motion by Rafferty, seconded by Stoltenberg, that the site development plan for 3014 and 3038 Charissa's Place and 3010, 3013, 3036, and 3037 Mary Leigh Drive be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 5, 2020
REQUESTED BY: Michelle Spencer

VISION:

THE CITY OF BETTENDORF IS A PREMIER PLACE IN WHICH TO LIVE. THE CITY OF BETTENDORF IS THE MOST LIVABLE COMMUNITY FOR FAMILIES WITH RICH EDUCATIONAL, CULTURAL, AND RECREATIONAL OPPORTUNITIES WHERE WE ENJOY A VIBRANT RIVERFRONT AND A GROWING COMPETITIVE BUSINESS ENVIRONMENT. WE TAKE PRIDE IN OUR GREAT COMMUNITY.

ITEM TITLE:

RESOLUTION APPROVING A LIQUOR LICENSE RENEWAL FOR LOS AMIGOS; QC MART (MIDDLE RD LOCATION); HOME2 SUITES; CAMBRIA HOTEL; THE TANGLED WOOD; AND CVS #8633

EXPLANATION (Background & How it Responds to Vision, Mission or Goals):

The Licensing of these businesses contributes to the mission of a growing, competitive business environment. The applicant has submitted the necessary documentation to issue the respective license and/or permits as required by the State of Iowa.

A criminal history background check has been conducted.

The Bettendorf Fire Department has determined that the application is in compliance with federal, state, and local requirements.

ATTACHMENTS:

- **Resolution**
- **Application(s)**

RESOLUTION _____ - 20

RESOLUTION APPROVING LIQUOR LICENSE RENEWALS FOR LOS AMIGOS; QC MART (MIDDLE RD LOCATION); HOME2 SUITES; CAMBRIA HOTEL; THE TANGLED WOOD; AND CVS #8633

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Iowa Code Chapter 123 the aforementioned applications be approved; and

BE IT FURTHER RESOLVED that the City Clerk is herewith directed to certify to the Iowa Department of Commerce, Alcoholic Beverages Division, the City Council's approval of the above applications.

PASSED, APPROVED AND ADOPTED this 5th day of May, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Applicant **License Application (LC0040085)**

Name of Applicant: Los 3 Amigos, LLC

Name of Business (DBA): Los Amigos

Address of Premises: 2322 Spruce Hills Dr

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 359-5216

Mailing 2322 Spruce Hills Dr

City Bettendorf **State** IA **Zip:** 52722

Contact Person

Name Juan Aragon

Phone: (414) 334-1237 **Email** elforastero77@yahoo.com

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 05/31/2020

Expiration Date: 05/30/2021

Privileges:

Class C Liquor License (LC) (Commercial)

Sunday Sales

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Juan Aragon

First Name: Juan **Last Name:** Aragon

City: Bettendorf **State:** Iowa **Zip:** 52722

Position: Member

% of Ownership: 50.00% **U.S. Citizen: Yes**

Annett Cardenas

First Name: Annett **Last Name:** Cardenas

City: Moline **State:** Illinois **Zip:** 61265

Position: Member

% of Ownership: 50.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: American Family Mutual Insurance Company

Policy Effective Date: 05/31/2020	**Policy Expiration** 05/31/2021
Bond Effective	**Dram Cancel Date:**
Outdoor Service Effective	**Outdoor Service Expiration**
Temp Transfer Effective	**Temp Transfer Expiration Date:**

Applicant **License Application (BC0030520)**

Name of Applicant: bethany enterprises, inc.

Name of Business (DBA): QC Marts

Address of Premises: 3469 Middle Road

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 888-5936

Mailing 101 Woodland Road

City Milan **State** IL **Zip:** 61264

Contact Person

Name William Ernst

Phone: (563) 332-2408 **Email** bernst2001@yahoo.com

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 05/25/2020

Expiration Date: 05/24/2021

Privileges:

Class C Beer Permit (BC)

Sunday Sales

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

William Ernst

First Name: William **Last Name:** Ernst

City: Bettendorf **State:** Iowa **Zip:** 52722

Position: president

% of Ownership: 100.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company:

Policy Effective Date: **Policy Expiration**

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Temp Transfer Effective **Temp Transfer Expiration Date:**

Applicant **License Application (BW0096190)**

Name of Applicant: Spruce Hill Hospitality, LLC

Name of Business (DBA): Home2 Suites by Hilton Bettendorf Quad Cities

Address of Premises: 975 Utica Ridge Place

City Bettendorf **County:** Iowa **Zip:** 52722

Business (563) 386-7112

Mailing 712 40th Avenue

City Bettendorf **State** IA **Zip:** 52722

Contact Person

Name Jodi hamilton

Phone: (563) 386-7112 **Email** jhamilton@frontierhg.com

Classification Special Class C Liquor License (BW) (Beer/Wine)

Term: 12 months

Effective Date: 06/01/2020

Expiration Date: 05/31/2021

Privileges:

Special Class C Liquor License (BW) (Beer/Wine)

Sunday Sales

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Daniel Huber

First Name: Daniel **Last Name:** Huber

City: Bettendorf **State:** Iowa **Zip:** 52722

Position: Owner/President

% of Ownership: 12.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: Society Insurance

Policy Effective Date: 06/01/2020 **Policy Expiration** 06/01/2021

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Temp Transfer Effective **Temp Transfer Expiration Date:**

Applicant **License Application (LB0002169)**

Name of Applicant: Forrest Grove Hospitality, LLC

Name of Business (DBA): Cambria Hotel Bettendorf Quad Cities

Address of Premises: 5061 Competition Drive

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 386-7112

Mailing 712 40th Avenue

City Bettendorf **State** IA **Zip:** 52722

Contact Person

Name Ashlei Shepherd

Phone: (563) 386-7112 **Email** ashepherd@frontierhg.com

Classification Class B Liquor License (LB) (Hotel/Motel)

Term: 12 months

Effective Date: 06/01/2020

Expiration Date: 05/31/2021

Privileges:

Catering Privilege

Class B Liquor License (LB) (Hotel/Motel)

Sunday Sales

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Daniel Huber

First Name: Daniel **Last Name:** Huber

City: Bettendorf **State:** Iowa **Zip:** 52722

Position: Owner/President

% of Ownership: 9.21% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: Society Insurance

Policy Effective Date: 06/01/2020 **Policy Expiration** 06/01/2021

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Temp Transfer Effective Date **Temp Transfer Expiration Date:**

Applicant **License Application (LC0042574)**

Name of Applicant: Bett Govs Inc

Name of Business (DBA): The Tangled Wood

Address of Premises: 3636 Tanglewood Road

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 949-1000

Mailing 2929 5th Ave

City Rock Island **State** IL **Zip:** 61201

Contact Person

Name Drew Lawrence

Phone: (309) 430-6005 **Email** dlawrence@rilcoinc.com

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 06/01/2020

Expiration Date: 05/31/2021

Privileges:

Class B Wine Permit

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Conrad Wagner

First Name: Conrad **Last Name:** Wagner

City: Bettendorf **State:** Iowa **Zip:** 52722

Position: Owner

% of Ownership: 100.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: West Bend Mutual Insurance Company

Policy Effective Date: 06/01/2020 **Policy Expiration** 06/01/2021

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Applicant **License Application (LE0001313)**

Name of Applicant: Iowa CVS Pharmacy, LLC

Name of Business (DBA): CVS/Pharmacy #8633

Address of Premises: 2002 Spruce Hills Drive

City Bettendorf **County:** Scott **Zip:** 52722

Business (319) 359-0373

Mailing One CVS Dr.

City Woonsocket **State** RI **Zip:** 02895

Contact Person

Name Cathy Tardie

Phone: (401) 770-3355 **Email** cathy.tardie@cvshealth.com

Classification Class E Liquor License (LE)

Term: 12 months

Effective Date: 06/02/2020

Expiration Date: 06/01/2021

Privileges:

Class B Wine Permit

Class C Beer Permit (Carryout Beer)

Class E Liquor License (LE)

Sunday Sales

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

CVS Pharmacy Inc.

First Name: CVS Pharmacy **Last Name:** Inc.

City: Woonsocket **State:** Rhode Island **Zip:** 02895

Position: Owner of LLC

% of Ownership: 100.00% **U.S. Citizen: Yes**

Thomas Moffatt

First Name: Thomas **Last Name:** Moffatt

City: Kingston **State:** Rhode Island **Zip:** 02881

Position: President

% of Ownership: 0.00% **U.S. Citizen: Yes**

Linda Cimbron

First Name: Linda **Last Name:** Cimbron

City: Warren **State:** Rhode Island **Zip:** 02885

Position: Assistant Secretary

% of Ownership: 0.00% **U.S. Citizen: Yes**

Melanie Luker

First Name: Melanie **Last Name:** Luker

City: Cranston **State:** Rhode Island **Zip:** 02920

Position: Secretary

% of Ownership: 0.00% **U.S. Citizen: Yes**

Carol Ann DeNale

First Name: Carol Ann **Last Name:** DeNale

City: Watertown **State:** Massachusetts **Zip:** 02472

Position: Sr. Vice President/Treasurer

% of Ownership: 0.00% **U.S. Citizen: Yes**

Jeffrey Clark

First Name: Jeffrey **Last Name:** Clark

City: Hingham **State:** Massachusetts **Zip:** 02043

Position: Assistant Treasurer

% of Ownership: 0.00% **U.S. Citizen: Yes**

Jason Desrochers

First Name: Jason **Last Name:** Desrochers

City: Alfred **State:** Maine **Zip:** 04002

Position: Assistant Treasurer

% of Ownership: 0.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: Safeco Insurance Co

Policy Effective Date: 06/02/2020 **Policy Expiration** 01/01/1900

Bond Effective 2 **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Temp Transfer Effective **Temp Transfer Expiration Date:**

City of Bettendorf
Accounts Payable Listing
May 5, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0000-395.17-00		107341	SCOTT COUNTY RECORDER	5/6/2020	2019-00023192	7.00	SUBDIV 7051 CROSSING GROVE
001-0000-395.17-00		107341	SCOTT COUNTY RECORDER	5/6/2020	2019-00024103	7.00	OCCUP IN SUBDIV 4655 LAKESIDE DR
			Total for Fund 001	**GENERAL FUND**		**14.00**	
			Department N/A				
520-0000-113.00-00		107232	MISCELLANEOUS	4/22/2020	OMER- 5460 JULI	287.34	REFUND FOR FINAL SEWER BI LL
520-0000-113.00-00		107234	MISCELLANEOUS	4/22/2020	CASTRO- 4506	146.35	REFUND CREDIT BALANCE ON FINAL BILLED SEWER BI
520-0000-113.00-00		107235	MISCELLANEOUS	4/22/2020	WILLIAMS- 3045	202.80	REFUND CREDIT BALANCE ON FINAL BILLED SEWER BI
520-0000-221.10-00		2000558	TREASURER, STATE OF IOWA	4/20/2020	020220	4,407.34	JAN-MAR 2020 QUARTERLY
			Total for Fund 520	**SEWER UTILITY**		**5,043.83**	
			Department N/A				
550-0000-221.10-00		2000558	TREASURER, STATE OF IOWA	4/20/2020	020220B	50.83	JAN-MAR 2020 QUARTERLY
			Total for Fund 550	**SOLID WASTE/RECYCLING ENT**		**50.83**	
			Department N/A				
580-0000-221.10-00		2000558	TREASURER, STATE OF IOWA	4/20/2020	020220A	2,900.13	JAN-MAR 2020 QUARTERLY
			Total for Fund 580	**STORM WATER UTILITY**		**2,900.13**	
			Department N/A				
722-0000-233.00-00		2000526	WAGEWORKS	3/24/2020	INV2024170	719.03	FLEX CLAIMS
722-0000-233.00-00		2000561	WAGEWORKS	4/8/2020	INV2032552	4,297.71	FLEX CLAIMS
722-0000-233.00-00		2000562	WAGEWORKS	4/15/2020	INV2042347	982.37	FLEX CLAIMS
722-0000-233.00-00		2000564	WAGEWORKS	4/22/2020	INV2055876	641.87	FLEX CLAIMS
			Total for Fund 722	**125/PLAN**		**6,640.98**	
			Department N/A				
810-0000-205.02-00		2000520	MUNICIPAL FIRE & POLICE	3/27/2020	PR DATE 03/27 A	34,867.77	CITY SHARE POLICE PENSION
810-0000-205.02-00		2000552	MUNICIPAL FIRE & POLICE	4/10/2020	PR DATE 04/10A	34,893.95	CITY SHARE POLICE PENSION
810-0000-205.04-00		2000520	MUNICIPAL FIRE & POLICE	3/27/2020	PR DATE 03/27 C	19,643.28	CITY SHARE FIRE PENSION
810-0000-205.04-00		2000552	MUNICIPAL FIRE & POLICE	4/10/2020	PR DATE 04/10C	19,922.62	CITY SHARE FIRE PENSION
810-0000-205.05-00		2000521	INTERNAL REVENUE SERVICE	3/27/2020	270049015606818	69,965.19	FEDERAL W/H TAX

City of Bettendorf
Accounts Payable Listing
May 5, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
810-0000-205.05-00		2000542	INTERNAL REVENUE SERVICE	4/2/2020	270050091675549	7.08	FEDERAL W/H TAX MARCH MANUAL
810-0000-205.05-00		2000553	INTERNAL REVENUE SERVICE	4/10/2020	270050472332804	72,410.37	FEDERAL W/H TAX
810-0000-205.06-00		2000524	TREASURER,STATE OF IOWA	3/27/2020	87000597	28,865.09	03/27 PAY DATE IA W/H TAX
810-0000-205.06-00		2000556	TREASURER,STATE OF IOWA	4/10/2020	100005107	28,976.90	04/10 PAY DATE IA W/H TAX
810-0000-205.07-00		2000516	ILLINOIS DEPARTMENT OF REVENUE	3/27/2020	0-611-635-424	1,663.60	ILLINOIS STATE W/H TAX
810-0000-205.07-00		2000541	ILLINOIS DEPARTMENT OF REVENUE	4/2/2020	1-560-933-088	10.47	ILLINOIS STATE W/H TAX
810-0000-205.07-00		2000549	ILLINOIS DEPARTMENT OF REVENUE	4/10/2020	1-613-449-440	1,683.20	ILLINOIS STATE W/H TAX
810-0000-205.08-00		2000521	INTERNAL REVENUE SERVICE	3/27/2020	27004901560681A	61,355.76	FICA W/H TAX
810-0000-205.08-00		2000542	INTERNAL REVENUE SERVICE	4/2/2020	27005009167554A	28.00	FICA W/H TAX MARCH MANUAL
810-0000-205.08-00		2000553	INTERNAL REVENUE SERVICE	4/10/2020	27005047233280A	62,286.96	FICA W/H TAX
810-0000-205.09-00		2000521	INTERNAL REVENUE SERVICE	3/27/2020	27004901560681B	21,059.44	MEDICARE W/H TAX
810-0000-205.09-00		2000542	INTERNAL REVENUE SERVICE	4/2/2020	27005009167554B	6.54	MEDICARE W/H TAX MARCH MANUAL
810-0000-205.09-00		2000553	INTERNAL REVENUE SERVICE	4/10/2020	27005047233280B	21,019.32	MEDICARE W/H TAX
810-0000-205.10-00		2000522	IPERS COLLECTIONS	3/27/2020	120854138	31,122.91	EMPLOYEE SHARE IPERS
810-0000-205.10-00		2000522	IPERS COLLECTIONS	3/27/2020	120854138A	46,709.01	CITY SHARE IPERS
810-0000-205.10-00		2000529	IPERS COLLECTIONS	4/2/2020	120856897	14.20	EMPLOYEE SHARE IPERS
810-0000-205.10-00		2000529	IPERS COLLECTIONS	4/2/2020	120856897A	21.31	CITY SHARE IPERS
810-0000-205.10-00		2000554	IPERS COLLECTIONS	4/10/2020	120857821	30,765.09	EMPLOYEE SHARE IPERS
810-0000-205.10-00		2000554	IPERS COLLECTIONS	4/10/2020	120857821A	46,172.12	CITY SHARE IPERS
810-0000-205.11-00		2000520	MUNICIPAL FIRE & POLICE	3/27/2020	PR DATE 03/27	13,427.17	EMPLOYEE SHARE POLICE PENSION
810-0000-205.11-00		2000552	MUNICIPAL FIRE & POLICE	4/10/2020	PR DATE 04/10	13,437.27	EMPLOYEE SHARE POLICE PENSION
810-0000-205.12-00		2000520	MUNICIPAL FIRE & POLICE	3/27/2020	PR DATE 03/27 B	7,564.43	EMPLOYEE SHARE FIRE PENSION
810-0000-205.12-00		2000552	MUNICIPAL FIRE & POLICE	4/10/2020	PR DATE 04/10B	7,671.99	EMPLOYEE SHARE FIRE PENSION
810-0000-205.15-00		107239	AMERICAN FUNDS SERVICE COMPAN	4/24/2020	20200424	50.00	PAYROLL SUMMARY
810-0000-205.15-00		107248	LEGALSHIELD	4/24/2020	20200424	126.61	PAYROLL SUMMARY
810-0000-205.15-00		107253	WASHINGTON NATIONAL LIFE INSUR	4/24/2020	20200424	35.05	PAYROLL SUMMARY
810-0000-205.15-00		2000514	AFLAC	3/27/2020	PR DATE 03/27	174.46	CI WRAP CONTRIBUTIONS
810-0000-205.15-00		2000518	AFLAC	3/27/2020	602145A	774.54	03/13,03/27, AFLAC AFTER TAX CONTRIBUTIONS
810-0000-205.15-00		2000523	AMERICAN FUNDS ROTH IRA WIRE	3/27/2020	03/27 PAY DATE	100.00	AFTER TAX ROTH IRA CONTRIBUTIONS
810-0000-205.15-00		2000525	ICMA RETIREMENT TRUST - 457	3/27/2020	307083	2,483.60	AFTER TAX ROTH IRA
810-0000-205.15-00		2000547	AFLAC	4/10/2020	PR DATE 04/10	174.46	CI WRAP CONTRIBUTIONS
810-0000-205.15-00		2000555	AMERICAN FUNDS ROTH IRA WIRE	4/10/2020	04/10 PAY DATE	100.00	AFTER TAX ROTH IRA CONTRIBUTIONS
810-0000-205.15-00		2000557	ICMA RETIREMENT TRUST - 457	4/10/2020	315294	2,633.60	AFTER TAX ROTH IRA
810-0000-205.17-00		107238	AFSCME/IOWA COUNCIL 61	4/24/2020	20200424	920.00	PAYROLL SUMMARY
810-0000-205.17-00		2000512	BETT.PROF.FIREFIGHTERS ASSOC.	3/27/2020	PR DATE 03/27	529.25	UNION DUES
810-0000-205.17-00		2000513	BETT.PEACE OFFICERS ASSOC.	3/27/2020	PR DATE 03/27	360.00	UNION DUES

City of Bettendorf
Accounts Payable Listing
May 5, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
810-0000-205.17-00		2000545	BETT.PROF.FIREFIGHTERS ASSOC.	4/10/2020	PR DATE 04/10	529.25	UNION DUES
810-0000-205.17-00		2000546	BETT.PEACE OFFICERS ASSOC.	4/10/2020	PR DATE 04/10	360.00	UNION DUES
810-0000-205.19-00		2000519	COLLECTION SERVICES CENTER	3/27/2020	1817459	2,478.49	CHILD/SPOUSE SUPPORT
810-0000-205.19-00		2000551	COLLECTION SERVICES CENTER	4/10/2020	1822549	2,606.97	CHILD/SPOUSE SUPPORT
810-0000-205.20-00		107247	COMMUNITY HEALTH CHARITIES IOW	4/24/2020	20200424	26.00	PAYROLL SUMMARY
810-0000-205.21-00		107243	CITY OF BETTENDORF	4/24/2020	20200424	13,050.00	PAYROLL SUMMARY
810-0000-205.22-00		107243	CITY OF BETTENDORF	4/24/2020	20200424A	120.00	PAYROLL SUMMARY
810-0000-205.23-00		107240	ANCHOR NATIONAL LIFE INSURANCE	4/24/2020	20200424	560.17	PAYROLL SUMMARY
810-0000-205.23-00		107244	CITY OF BETTENDORF/125 PLAN	4/24/2020	20200424	4,386.84	PAYROLL SUMMARY
810-0000-205.23-00		107245	CITY OF BETTENDORF/125 PLAN	4/24/2020	20200424	2,009.14	PAYROLL SUMMARY
810-0000-205.23-00		107246	CITY OF BETTENDORF/125 PLAN	4/24/2020	20200424	1,130.39	PAYROLL SUMMARY
810-0000-205.23-00		107249	LINCOLN LIFE	4/24/2020	20200424	1,346.29	PAYROLL SUMMARY
810-0000-205.23-00		107250	OHIO NATIONAL LIFE INSURANCE CO	4/24/2020	20200424	662.45	PAYROLL SUMMARY
810-0000-205.23-00		107251	PACIFIC LIFE INSURANCE COMPANY	4/24/2020	20200424	491.41	PAYROLL SUMMARY
810-0000-205.23-00		2000515	GREAT AMERICAN PLAN ADMINISTRA	3/27/2020	PR DATE 03/27	563.76	03/27 CONTRIBUTIONS
810-0000-205.23-00		2000517	NATIONWIDE RETIREMENT SOLUTIO	3/27/2020	03/27 PAY DATE	516.47	457 CONTRIBUTIONS
810-0000-205.23-00		2000518	AFLAC	3/27/2020	602145	1,326.92	03/13, 03/27 AFLAC PRE TA X
810-0000-205.23-00		2000525	ICMA RETIREMENT TRUST - 457	3/27/2020	307052	47,005.01	457 CONTRIBUTIONS
810-0000-205.23-00		2000548	GREAT AMERICAN PLAN ADMINISTRA	4/10/2020	PR DATE 04/10	626.77	04/10 CONTRIBUTIONS
810-0000-205.23-00		2000550	NATIONWIDE RETIREMENT SOLUTIO	4/10/2020	04/10 PAY DATE	516.47	457 CONTRIBUTIONS
810-0000-205.23-00		2000557	ICMA RETIREMENT TRUST - 457	4/10/2020	315231	46,674.30	457 CONTRIBUTIONS
810-0000-205.23-00		2000557	ICMA RETIREMENT TRUST - 457	4/10/2020	315281	53.18	457 CONTRIBUTIONS
810-0000-205.28-00		107250	OHIO NATIONAL LIFE INSURANCE CO	4/24/2020	20200424A	0.63	PAYROLL SUMMARY
810-0000-205.28-00		107251	PACIFIC LIFE INSURANCE COMPANY	4/24/2020	20200424A	161.62	PAYROLL SUMMARY
810-0000-205.28-00		2000525	ICMA RETIREMENT TRUST - 457	3/27/2020	307052A	4,708.88	457 LOAN PAYMENTS
810-0000-205.28-00		2000557	ICMA RETIREMENT TRUST - 457	4/10/2020	315231A	4,592.38	457 LOAN PAYMENTS
810-0000-205.29-00		107332	PRINCIPAL LIFE INSURANCE COMPAN	5/6/2020	041720	1,615.72	SUPPLEMENTAL LIFE
810-0000-205.99-00		107241	BETTENDORF POLICE BENEVOLENT	4/24/2020	20200424	96.00	PAYROLL SUMMARY
810-0000-205.99-00		107242	CITY OF BETTENDORF	4/24/2020	20200424	371.06	PAYROLL SUMMARY
810-0000-205.99-00		107252	SCOTT COUNTY SHERIFF'S OFFICE	4/24/2020	20200424	221.29	PAYROLL SUMMARY
810-0000-205.99-00		2000511	IOWA C.O.P.S.	3/27/2020	PR DATE 03/27	53.00	03/27 CONTRIBUTIONS
810-0000-205.99-00		2000544	IOWA C.O.P.S.	4/10/2020	PR DATE 04/10	53.00	04/10 CONTRIBUTIONS

Total for Fund 810 LIABILITY CLEARING ACCT. 822,946.47

Department N/A

City of Bettendorf
Accounts Payable Listing
May 5, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Department			**837,596.24**	
001-0101-460.13-04		107326	PETTY CASH-CITY HALL	5/6/2020	20-031	84.10	NAUMAN MILEAGE
001-0101-460.13-04		107326	PETTY CASH-CITY HALL	5/6/2020	20-038	31.00	REIMBURSE MAYOR - MEALS
001-0101-460.13-04		107326	PETTY CASH-CITY HALL	5/6/2020	20-039	30.92	UBER - MRCTI CAPITAL MEET ING
001-0101-460.13-04		107327	PETTY CASH-TRAVEL ACCOUNT	5/6/2020	41290	171.22	WEBSTER - IA LEAGUE OF CI TIES
001-0101-460.13-04		107327	PETTY CASH-TRAVEL ACCOUNT	5/6/2020	41291	108.88	GALLAGHER - MRCTI
001-0101-460.22-13		107292	GRABER, EDMUND C.	5/6/2020	042720	1,832.00	CONSULTING SERVICES FOR APRIL 1 - 30, 2020
001-0101-460.23-40		107301	HY-VEE, INC. PW & AD	5/6/2020	4815387407	85.00	F. BADENS SISTER IN LAW PASSING SUE BADEN
			Total for Fund 001 GENERAL FUND			**2,343.12**	
			Department Mayor & Council				
684-0105-494.22-08		107350	THE HARTFORD INC	5/6/2020	040820	351.25	SPECIAL RISH ASSESSMENT RENEWAL
684-0105-494.22-58		107331	PRESTIGE AUTO BODY LLC	5/6/2020	20222	8,871.53	2016 TAHOE REPAIR- POLICE
684-0105-494.22-68		107306	IOWA COMMUNITIES ASSURANCE PC	5/6/2020	ICP053900A1	10,000.00	RODOLFO CASAS CLAIM
			Total for Fund 684 RISK MANAGEMENT			**19,222.78**	
			Department Mayor & Council				
686-0106-494.22-81		2000528	WELLMARK BLUE CROSS & BLUE SH	3/27/2020	032420B	30,638.68	HEALTH CLAIMS 03/14/20 03/20/2020
686-0106-494.22-81		2000532	WELLMARK BLUE CROSS & BLUE SH	4/3/2020	032720	31,874.58	HEALTH CLAIMS 03/21/20-03/27/20
686-0106-494.22-81		2000538	WELLMARK BLUE CROSS & BLUE SH	4/10/2020	040720	53,586.90	HEALTH CLAIMS 04/1/20-04/ 03/20
686-0106-494.22-81		2000559	WELLMARK BLUE CROSS & BLUE SH	4/17/2020	041420	33,607.42	HEALTH CLAIMS 04/4/2020- 04/10/2020
686-0106-494.22-81		2000565	WELLMARK BLUE CROSS & BLUE SH	4/1/2020	022920E	37,131.39	HEALTH CLAIMS 02/22/20-02/29/2020
686-0106-494.22-81		2000566	WELLMARK BLUE CROSS & BLUE SH	4/24/2020	042120	16,174.52	HEALTH CLAIMS 04/11-4/17
686-0106-494.22-82		2000528	WELLMARK BLUE CROSS & BLUE SH	3/27/2020	032420A	-2,563.28	STOP LOSS REIMBURSEMENTS
686-0106-494.22-82		2000565	WELLMARK BLUE CROSS & BLUE SH	4/1/2020	022920A	-594.16	STOP LOSS REIMBURSEMENTS
686-0106-494.22-83		2000537	MEDTRAK SERVICES	4/6/2020	368492B	935.50	ADMIN FEES
686-0106-494.22-83		2000537	MEDTRAK SERVICES	4/6/2020	370801B	785.00	ADMIN FEES
686-0106-494.22-83		2000565	WELLMARK BLUE CROSS & BLUE SH	4/1/2020	022920B	11,079.00	ADMIN FEES FEB
686-0106-494.22-83		2000567	MEDTRAK SERVICES	4/23/2020	373127B	622.00	ADMIN FEES
686-0106-494.22-83		2000568	WELLMARK BLUE CROSS & BLUE SH	5/1/2020	033120A	11,288.25	ADMIN FEES MARCH
686-0106-494.22-84		2000565	WELLMARK BLUE CROSS & BLUE SH	4/1/2020	022920C	1,206.00	AGGREGATE FEB
686-0106-494.22-84		2000568	WELLMARK BLUE CROSS & BLUE SH	5/1/2020	033120B	1,206.00	AGGREGATE MARCH
686-0106-494.22-85		2000565	WELLMARK BLUE CROSS & BLUE SH	4/1/2020	022920D	37,512.00	SPECIFIC FEB

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
686-0106-494.22-85		2000568	WELLMARK BLUE CROSS & BLUE SH	5/1/2020	033120C	32,220.00	SPECIFIC MARCH
686-0106-494.22-88		107332	PRINCIPAL LIFE INSURANCE COMPAN	5/6/2020	041720A	11,152.53	LIFE AND LTD
686-0106-494.22-94		2000527	DELTA DENTAL	3/28/2020	352050000202033	6,300.39	DENTAL CLAIMS 03/17/20 03/23/2020
686-0106-494.22-94		2000531	DELTA DENTAL	4/6/2020	352050000202034	352.25	DENTAL CLAIMS 03/24/20-03/30/20
686-0106-494.22-94		2000540	DELTA DENTAL	4/13/2020	352050000202035	1,012.00	DENTAL CLAIMS 04/1/20- 04/06/2020
686-0106-494.22-94		2000560	DELTA DENTAL	4/20/2020	352050000202036	505.78	DENTAL CLAIMS 04/07/20- 04/13/2020
686-0106-494.22-96		2000510	EMPLOYEE BENEFIT SYSTEM	3/26/2020	3252020	794.40	VISION CLAIMS CHECKS 1858-1861
686-0106-494.22-96		2000530	EMPLOYEE BENEFIT SYSTEM	4/3/2020	040120	148.40	VISION CLAIMS CK-1862
686-0106-494.22-96		2000539	EMPLOYEE BENEFIT SYSTEM	4/10/2020	040820	539.96	VISION CLAIMS CHECKS 1863-1864
686-0106-494.22-98		2000537	MEDTRAK SERVICES	4/6/2020	368492A	41,859.10	PHARMACY CLAIMS 03/01/20-3/15/20
686-0106-494.22-98		2000537	MEDTRAK SERVICES	4/6/2020	370801A	26,625.62	PHARMACY CLAIMS 03/16/03/31/2020
686-0106-494.22-98		2000567	MEDTRAK SERVICES	4/23/2020	373127A	33,260.23	PHARMACY CLAIMS 04/01/20-04/15/20
			Total for Fund	**686**	**EMPLOYEE INSURANCE**	**419,260.46**	
			Department	**Mayor & Council**			
			Total for Department			**440,826.36**	
001-0201-461.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320F	8.35	BANKCARD FEES 1%, SW1, SW2, SW3
001-0201-461.22-90		107266	AHLERS & COONEY, P.C.	5/6/2020	00102014612290	227.50	PROFESSIONAL SERVICES REVIEW LOCAL SALES TAX
001-0202-461.23-07		107279	CINTAS FIRST AID & SAFETY #D89	5/6/2020	8404600842A	23.33	FIRST AID SUPPLIES
001-0202-461.23-07		107282	CULLIGAN OF DAVENPORT	5/6/2020	0442763	10.80	CITY HALL WATER
			Total for Fund	**001**	**GENERAL FUND**	**269.98**	
			Department	**Finance**			
520-0204-490.21-30		107359	TYLER TECHNOLOGIES	5/6/2020	025-291562	55.00	UTILITY BILLING IVR
520-0204-490.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320G	640.72	BANKCARD FEES UT, SW1,SW2 SW3
520-0204-490.22-44		2000536	AUTHORIZE.NET	4/2/2020	320A	85.85	ONLINE PAYMENT GATEWAY
520-0204-490.22-99		107318	MIDWEST MAILWORKS INC.	5/6/2020	223212	10.47	FINAL BILLS 03/21/20
520-0204-490.22-99		107318	MIDWEST MAILWORKS INC.	5/6/2020	223320	8.44	FINAL BILLS 04/03/20
520-0204-490.22-99		107318	MIDWEST MAILWORKS INC.	5/6/2020	223322	948.96	02 BILLS 04/06/20
			Total for Fund	**520**	**SEWER UTILITY**	**1,749.44**	
			Department	**Finance**			

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580-0219-493.21-30		107359	TYLER TECHNOLOGIES	5/6/2020	025-291562B	55.00	UTILITY BILLING IVR
580-0219-493.22-99		107318	MIDWEST MAILWORKS INC.	5/6/2020	223212B	10.46	FINAL BILLS 03/21/20
580-0219-493.22-99		107318	MIDWEST MAILWORKS INC.	5/6/2020	223320B	8.45	FINAL BILLS 04/03/20
580-0219-493.22-99		107318	MIDWEST MAILWORKS INC.	5/6/2020	223322B	948.96	02 BILLS 04/06/20
			Total for Fund 580 STORM WATER UTILITY			**1,022.87**	
			Department Finance				
			Total for Department			**3,042.29**	
001-0301-410.13-03		107326	PETTY CASH-CITY HALL	5/6/2020	20-035	40.00	QC CHIEFS MEETING
001-0301-410.23-07		107279	CINTAS FIRST AID & SAFETY #D89	5/6/2020	8404600842B	23.34	FIRST AID SUPPLIES
001-0310-410.13-03		107326	PETTY CASH-CITY HALL	5/6/2020	20-034	32.16	FUEL
001-0310-410.13-04		107326	PETTY CASH-CITY HALL	5/6/2020	20-032	60.00	QC CHIEFS MEETING
001-0311-410.12-09		107326	PETTY CASH-CITY HALL	5/6/2020	20-029	20.26	ZIPPER REPAIR
001-0311-410.12-09		107337	RAY O'HERRON CO.INC.	5/6/2020	2022165-IN	70.64	DUTY PANTS
001-0311-410.22-02		107336	QUAD CITY TIMES	5/6/2020	67437	33.80	PUBLIC NOTICE ABANDONED VEHS
001-0315-410.22-99		107342	SCOTT COUNTY SHERIFF'S OFFICE	5/6/2020	2020-125	1,400.00	BOOKING FEES (MARCH)
001-0315-410.23-06		107324	OFFICE EXPRESS OFFICE PRODUCT	5/6/2020	98705-0	508.30	PAPER
001-0315-410.23-07		107282	CULLIGAN OF DAVENPORT	5/6/2020	0442301	58.75	WATER
001-0315-410.23-07		107282	CULLIGAN OF DAVENPORT	5/6/2020	0442504	45.05	WATER
001-0315-410.23-08		107300	HY-VEE, INC. PD	5/6/2020	4816114424	59.90	POSTAGE
001-0315-410.23-08		107300	HY-VEE, INC. PD	5/6/2020	5841960006	11.05	POSTAGE
			Total for Fund 001 GENERAL FUND			**2,363.25**	
			Department Police				
			Total for Department			**2,363.25**	
001-0411-414.12-09		107325	PANTHER UNIFORMS INC.	5/6/2020	23330	29.95	BELT/NEWCOMB
001-0411-414.12-09		107326	PETTY CASH-CITY HALL	5/6/2020	20-037	7.00	FIRE COAT REPAIR
001-0411-414.12-09		107366	WITMER PUBLIC SAFETY GROUP, INC	5/6/2020	E1954981	45.99	POLO
001-0411-414.13-03		107326	PETTY CASH-CITY HALL	5/6/2020	20-033	220.00	PER DIEM MEALS/ 4 TO FIRE FIGHTERS SCHOO
001-0411-414.13-03		107326	PETTY CASH-CITY HALL	5/6/2020	20-036	20.00	LUNCH - PEER SUPPORT TRAN ING
001-0412-414.21-04		107311	LINDQUIST FORD, INC.	5/6/2020	182965	110.79	OIL CHANGE, ROTATE TIRES ADM3
001-0413-414.23-10	COVID	107288	EMERGENCY MEDICAL PRODUCTS, I	5/6/2020	2152895	18.98	TUFF BAGS

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001-0413-414.23-10	COVID	107288	EMERGENCY MEDICAL PRODUCTS, I	5/6/2020	2153163	539.50	MEDICAL GLOVES
001-0413-414.23-10	COVID	107288	EMERGENCY MEDICAL PRODUCTS, I	5/6/2020	2154034	323.70	MEDICAL GLOVES
001-0415-414.21-01		107322	MOLO OIL COMPANY	5/6/2020	127343	218.08	GENERATOR FUEL/ST2
001-0415-414.21-01		107356	TRI-STATE AUTOMATIC SPRINKLER C	5/6/2020	0036804-IN	903.00	FIRE SPRINKLER REPAIR/ST2
001-0415-414.23-07		107282	CULLIGAN OF DAVENPORT	5/6/2020	0442299	19.45	WATER
001-0415-414.23-07		107282	CULLIGAN OF DAVENPORT	5/6/2020	0442503	27.20	WATER
			Total for Fund 001 GENERAL FUND			**2,483.64**	
			Department Fire				
			Total for Department			**2,483.64**	
001-0525-464.21-01	2000CC	107343	SHERWIN WILLIAMS CO.	5/6/2020	8136-9	139.05	COM CTR, PAINT
001-0525-464.21-01	2000CC	107343	SHERWIN WILLIAMS CO.	5/6/2020	8137-7	5.59	COM CTR, PAINT TRAY
001-0525-464.21-01	2000CC	107343	SHERWIN WILLIAMS CO.	5/6/2020	8182-3	37.71	COM CTR, PAINT TRAY
001-0525-464.21-01	2000CH	107361	VAN METER INDUSTRIAL INC.	5/6/2020	S011095578.001	13.42	CITY HALL, ELECTRICAL
001-0525-464.21-01	2000LB	107281	CRESCENT PARTS & EQUIP	5/6/2020	20003554-00	27.71	FITNESS CTR, BELTS
001-0525-464.21-01	2000MC	107293	GRAINGER	5/6/2020	9507702240	201.37	MAINT CTR, EYEWASH STATIO N
001-0525-464.21-11	2000OT	107305	IOWA AMERICAN WATER COMPANY	5/6/2020	009013MAR2020	9.85	ASCENTRA, WATER
001-0525-464.21-11	2000OT	107305	IOWA AMERICAN WATER COMPANY	5/6/2020	009020MAR2020	9.85	ASCENTRA, WATER
001-0525-464.21-11	2000OT	107305	IOWA AMERICAN WATER COMPANY	5/6/2020	009044APR2020	28.13	ASCENTRA, WATER
001-0525-464.21-11	2000OT	107305	IOWA AMERICAN WATER COMPANY	5/6/2020	009044MAR2020	41.47	ASCENTRA, WATER
001-0526-464.22-99	2001MC	107280	CINTAS LOC 23M	5/6/2020	4048330095	76.99	MAINT CTR, MATS
001-0526-464.23-07	2001CH	107295	GREAT WESTERN SUPPLY CO.INC.	5/6/2020	146570	-42.15	CITY HALL, SOAP RETURNED
			Total for Fund 001 GENERAL FUND			**548.99**	
			Department Public Works				
206-0501-429.22-14		107336	QUAD CITY TIMES	5/6/2020	67775	116.48	MINUTES - JOINT CONTRACT SEWERAGE MTG
206-0501-429.23-06		107279	CINTAS FIRST AID & SAFETY #D89	5/6/2020	8404600844	53.68	FIRST AID SUPPLIES
206-0501-429.23-06		107282	CULLIGAN OF DAVENPORT	5/6/2020	0442648	51.90	WATER - ANNEX
206-0501-429.23-07		107236	RACOM	4/22/2020	20INV0427	3,572.71	ADDTIONAL RADIOS FOR SNOW
206-0501-429.23-07		107236	RACOM	4/22/2020	FB152511	900.00	BATTERIES FOR SNOW PLOW RADIOS
206-0502-425.13-04		107328	PETTY CASH/CITY ANNEX	5/6/2020	20-024	140.00	MEAL FOR PW CONST INSP SKILLS TRAINING N.YOUN
206-0502-425.13-04		107328	PETTY CASH/CITY ANNEX	5/6/2020	20-027	41.30	GAS - IMPROVING PW CONST INSPECTION SKILLS N.YC
206-0502-425.22-99		107348	TERRACON CONSULTANTS, INC.	5/6/2020	TD55984	440.00	MISC PATCH REPAIRS, PROJ MNGR, CYLINDERS

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206-0511-420.22-99		107299	HAWKEYE SEWER & WATER CONSTF	5/6/2020	#HS20015	2,000.00	ALLEY REPAIR
206-0511-420.23-07		107275	CENTENNIAL CONTRACTOR OF QC	5/6/2020	15922	175.00	TOPSOIL
206-0511-420.23-07		107296	HAHN READY MIX COMPANY	5/6/2020	368138	181.50	CONCRETE-HAPPY JOE DRIVE
206-0511-420.23-07		107313	MANATT'S INC.	5/6/2020	976883	792.00	ASH - 1504 STATE ST
206-0511-420.23-07		107339	RIVERSTONE GROUP INC.	5/6/2020	949895	135.57	GRAVEL
206-0511-420.23-07		107354	TRI CITY BLACKTOP, INC.	5/6/2020	34987	112.50	UPM
206-0511-420.23-07		107354	TRI CITY BLACKTOP, INC.	5/6/2020	35014	731.97	UPM
206-0511-420.23-07		107354	TRI CITY BLACKTOP, INC.	5/6/2020	35019	163.75	UPM
206-0511-420.23-07		107354	TRI CITY BLACKTOP, INC.	5/6/2020	35040	101.26	HOT MIX
206-0511-420.23-07		107354	TRI CITY BLACKTOP, INC.	5/6/2020	35045	77.50	UPM
206-0511-420.23-10	COVID	107295	GREAT WESTERN SUPPLY CO.INC.	5/6/2020	147530	95.00	FACE MASKS
206-0511-420.23-10	COVID	107328	PETTY CASH/CITY ANNEX	5/6/2020	20-030	28.89	SPRAY BOTTLES FOR COVID
206-0511-420.23-10	COVID	107334	QUAD CITY SAFETY, INC.	5/6/2020	839674A	234.61	PPE - COVID
206-0511-420.23-10	COVID	107334	QUAD CITY SAFETY, INC.	5/6/2020	840062A	140.00	HAND SANITIZER
206-0512-424.23-07		107270	B & B MACHINES, INC.	5/6/2020	17090	630.00	BRINE MACHINE
206-0514-423.23-07		107309	LAWSON PRODUCTS, INC.	5/6/2020	9307525867	126.16	HEX CAP SCREWS, LOCK NUT
206-0514-423.23-07		107343	SHERWIN WILLIAMS CO.	5/6/2020	7879-5	835.50	YELLOW PAINT
206-0514-423.23-07		107343	SHERWIN WILLIAMS CO.	5/6/2020	7931-4 2020	354.60	YELLOW & WHITE PAINT SIGN SHOP
206-0514-423.23-07		107344	SKIDRIL INDUSTRIES LLC	5/6/2020	118775	501.15	WEDGE BOLTS, WASHERS
			Total for Fund	**206**	**ROAD USE FUND**	**12,733.03**	
			Department	**Public Works**			
520-0502-490.23-15		107347	STAN'S INDUSTRIAL WOODWORK, IN	5/6/2020	29621	1,842.00	WOOD SURVEY STAKES & LATH
520-0510-490.22-99		107307	IOWA ONE CALL	5/6/2020	220343	1,157.40	1286 EMAILS - MARCH 2020
520-0510-490.23-10	COVID	107295	GREAT WESTERN SUPPLY CO.INC.	5/6/2020	147530A	95.00	FACE MASKS
520-0510-490.23-10	COVID	107334	QUAD CITY SAFETY, INC.	5/6/2020	839674C	234.62	PPE - COVID
			Total for Fund	**520**	**SEWER UTILITY**	**3,329.02**	
			Department	**Public Works**			
550-0506-491.21-30		107359	TYLER TECHNOLOGIES	5/6/2020	025-291562A	55.00	UTILITY BILLING IVR
550-0509-491.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320H	672.05	BANKCARD FEES RECYCLE, SW1, SW2,SW3, 50% PW
550-0509-491.22-99		107318	MIDWEST MAILWORKS INC.	5/6/2020	223320A	8.45	FINAL BILLS 04/03/20
550-0509-491.22-99		107318	MIDWEST MAILWORKS INC.	5/6/2020	223322A	10.46	FINAL BILLS 03/21/20
550-0509-491.22-99		107318	MIDWEST MAILWORKS INC.	5/6/2020	223322A	948.96	02 BILLS 04/06/2020

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550-0509-491.23-10		107268	ALTORFER MACHINERY COMPANY	5/6/2020	PC180016563	66.90	D. LUNDIN - RAIN GEAR
550-0509-491.23-10	COVID	107334	QUAD CITY SAFETY, INC.	5/6/2020	839674	234.61	PPE - COVID
550-0509-491.23-10	COVID	107334	QUAD CITY SAFETY, INC.	5/6/2020	840062	140.00	HAND SANITIZER
550-0528-491.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120E	2,670.62	UNEMPLOYMENT/SALAZAR
550-0528-491.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120F	3,432.00	UNEMPLOYMENT/JOHNSON
			Total for Fund	**550**	**SOLID WASTE/RECYCLING EN**	**8,239.05**	
			Department	**Public Works**			
560-0525-494.21-01	2000GC	107293	GRAINGER	5/6/2020	9499427327	87.12	CLUBHOUSE, HINGES
560-0525-494.21-01	2000GC	107365	WHITE ROOFING CO., INC.	5/6/2020	37651	160.40	GOLF COURSE MAINT BLD, ROOF REPAIR
			Total for Fund	**560**	**PALMER HILLS GOLF COURSE**	**247.52**	
			Department	**Public Works**			
570-0525-494.21-01	2000LF	107361	VAN METER INDUSTRIAL INC.	5/6/2020	S011102527.001	260.99	FITNESS CTR, BALLASTS
570-0525-494.21-01	2000LF	107361	VAN METER INDUSTRIAL INC.	5/6/2020	S011102527.002	130.49	FITNESS CTR, BALLASTS
570-0525-494.21-01	2000LF	107361	VAN METER INDUSTRIAL INC.	5/6/2020	S011104903.001	28.13	FITNESS CTR, LIGHTING SOCKETS
570-0525-494.21-01	2000LF	107365	WHITE ROOFING CO., INC.	5/6/2020	37646	427.20	FITNESS CTR, ROOF REPAIR
570-0525-494.21-01	COVID	107360	UNITED RENTALS (NORTH AMERICA)	5/6/2020	180216628-001	1,149.43	FITNESS CTR HIGH CLEANING
570-0525-494.21-01	COVID	107360	UNITED RENTALS (NORTH AMERICA)	5/6/2020	180345528-001	1,149.43	FITNESS CTR HIGH CLEANING
570-0525-494.21-01	COVID	107360	UNITED RENTALS (NORTH AMERICA)	5/6/2020	180345528-002	-395.00	FITNESS CTR HIGH CLEANING
570-0526-494.22-99	2001LF	107280	CINTAS LOC 23M	5/6/2020	4045947409	92.35	FITNESS CTR, MATS
			Total for Fund	**570**	**LIFE FITNESS CTR FUND**	**2,843.02**	
			Department	**Public Works**			
580-0501-493.23-06		107273	CAMERA CORNER	5/6/2020	A12-581487	299.96	CAMERA USED FOR INSPECTIO NS
580-0502-493.13-04		107328	PETTY CASH/CITY ANNEX	5/6/2020	20-029	20.00	GAS - IA STORMWATER EDU PARTNERSHIP MTG -DEPC
580-0519-493.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320I	640.72	BANKCARD FEES STORM WTR SW1, SW2, SW3
580-0519-493.23-10		107279	CINTAS FIRST AID & SAFETY #D89	5/6/2020	8404600845	80.95	FIRST AID SUPPLIES
580-0519-493.23-10	COVID	107334	QUAD CITY SAFETY, INC.	5/6/2020	839674B	234.61	PPE - COVID
580-0519-493.23-10	COVID	107334	QUAD CITY SAFETY, INC.	5/6/2020	840062B	140.00	HAND SANITIZER
			Total for Fund	**580**	**STORM WATER UTILITY**	**1,416.24**	
			Department	**Public Works**			

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585-0507-492.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320J	31.33	BANKCARD FEES 50% PW
585-0507-492.22-90		107333	PS3 ENTERPRISES, INC	5/6/2020	110387	115.00	PORTA POTTY RENTAL - FAYES FIELD
585-0517-492.23-07		107346	SOLUTIONS²	5/6/2020	1083	478.91	TANK CLEANER, CAR WASH SOAP
585-0517-492.23-07	COVID	107277	CHEMSEARCH	5/6/2020	3909783	346.70	SAFETY SUPPLIES - COVID
585-0517-492.23-07	COVID	107334	QUAD CITY SAFETY, INC.	5/6/2020	840062C	140.00	HAND SANITIZER
585-0527-492.21-05		107285	ECK'S AUTO SHINE	5/6/2020	202	180.00	BUS WASHING 4/11 & 4/18
			Total for Fund 585 TRANSIT			**1,291.94**	
			Department Public Works				
683-0520-494.21-04		107276	CENTRAL SERVICE AND SUPPLY INC.	5/6/2020	0164798	964.25	REPLACE SEALS #20903
683-0520-494.21-04		107284	EASTERN IOWA TIRE, INC.	5/6/2020	100087065	794.75	MNT/DSMNT/RECOND WHEELS
683-0520-494.21-04		107320	MILLS CHEVROLET COMPANY	5/6/2020	6253660	308.04	REPAIR WIRING, INSPECT TRANS #21615
683-0520-494.21-04		107363	VERMEER SALES & SERVICE ILLINOI	5/6/2020	S15818	647.06	SERVICE CHIPPER #21311
683-0520-494.21-06		107335	QUAD CITY TESTING LABORATORY, I	5/6/2020	INV-66889	1,270.00	INSPECT & TEST EQUIPMENT
683-0520-494.22-31		107280	CINTAS LOC 23M	5/6/2020	4047757579	60.95	LAUNDRY SERVICE
683-0520-494.22-31		107280	CINTAS LOC 23M	5/6/2020	4048330064	60.95	LAUNDRY SERVICE
683-0520-494.22-31		107280	CINTAS LOC 23M	5/6/2020	4048887504	60.95	LAUNDRY SERVICE
683-0520-494.23-07		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-355933	59.16	VELCRO
683-0520-494.23-07		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-356064	64.00	WIRE
683-0520-494.23-07		107278	CINTAS CORPORATION #342	5/6/2020	8404600846	90.86	FIRST-AID SUPPLIES
683-0520-494.23-07		107328	PETTY CASH/CITY ANNEX	5/6/2020	20-025	25.30	POP/WATER RALPH RETIREMENT
683-0520-494.23-24		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-355723	260.04	LED LAMPS - STOCK
683-0520-494.23-24		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-355919	19.56	BULBS - STOCK
683-0520-494.23-24		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-355967	107.88	PARTS FOR STOCK
683-0520-494.23-24		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-356344	84.29	WATER PUMP & THERMOSTAT #20516
683-0520-494.23-24		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-356387	209.10	PADS,ROTORS,SHOCKS #21102
683-0520-494.23-24		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-356425	19.21	OIL FILTER - STOCK
683-0520-494.23-24		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-356444	299.81	PARTS FOR STOCK
683-0520-494.23-24		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-356539	159.86	BRAKE ROTORS #20917
683-0520-494.23-24		107276	CENTRAL SERVICE AND SUPPLY INC.	5/6/2020	0164686	2,642.99	COMPRESSOR #20903
683-0520-494.23-24		107284	EASTERN IOWA TIRE, INC.	5/6/2020	100087066	2,715.90	DRIVE TIRES - STOCK
683-0520-494.23-24		107287	ELLIOTT EQUIPMENT CO.	5/6/2020	155793	112.23	RELAY #21611
683-0520-494.23-24		107304	INTERSTATE BATTERY OF THE	5/6/2020	34062635	880.65	BATTERIES - STOCK
683-0520-494.23-24		107317	MIDLAND PLASTICS, INC.	5/6/2020	1455930	750.00	ACRYLITE SHEETS - TRANSIT
683-0520-494.23-24		107319	MIDWEST WHEEL COMPANIES INC.	5/6/2020	1957749-00	539.12	BRAKE SHOES #21317

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
683-0520-494.23-24		107319	MIDWEST WHEEL COMPANIES INC.	5/6/2020	1957749-01	1,110.34	DRUMS,SEALS,HARDWARE KITS #21317
683-0520-494.23-24		107319	MIDWEST WHEEL COMPANIES INC.	5/6/2020	1966236-00	88.93	FILTER & ADJUSTER #20905
683-0520-494.23-51		107329	PLEASANT VALLEY COMMUNITY	5/6/2020	20-144	23,146.40	MARCH 2020 FUEL
683-0520-494.23-52		107274	CARQUEST AUTO PARTS STORE	5/6/2020	6604-356197	123.90	TUBES OF GREASE
			Total for Fund 683 MUNICIPAL GARAGE			**37,676.48**	
			Department Public Works				
			Total for Department			**68,325.29**	
001-0601-440.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320B	298.59	BANKCARD FEES LIBRARY
			Total for Fund 001 GENERAL FUND			**298.59**	
			Department Library				
			Total for Department			**298.59**	
001-0701-442.23-07		107279	CINTAS FIRST AID & SAFETY #D89	5/6/2020	8404600842	23.33	FIRST AID SUPPLIES
001-0702-442.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120	3,485.00	UNEMPLOYMENT/VANWETZINGA
001-0702-442.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120I	4,836.00	UNEMPLOYMENT/AHRENS
001-0702-442.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120J	3,520.00	UNEMPLOYMENT/VOSS
001-0702-442.23-23		107233	HOME DEPOT - PARKS	4/22/2020	045242559480	360.00	TOOLS FOR SHOP
001-0702-442.23-23		107316	MIDLAND PAPER	5/6/2020	IN01300636	264.59	JANITORIAL GLOVES & SCRIM WIPES
001-0703-443.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320E	133.61	BANKCARD FEES REC (ONLINE)
001-0703-443.22-44		2000536	AUTHORIZE.NET	4/2/2020	320	30.60	ONLINE PAYMENT GATEWAY
			Total for Fund 001 GENERAL FUND			**12,653.13**	
			Department Parks				
206-0708-420.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120G	4,394.00	UNEMPLOYMENT/BATES
206-0708-420.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120H	2,001.49	UNEMPLOYMENT/MILLER
206-0708-420.22-99		107264	A CUT ABOVE LAWN AND LANDSCAPI	5/6/2020	10111543	1,040.00	ROW CONTRACT
			Total for Fund 206 ROAD USE FUND			**7,435.49**	
			Department Parks				
560-0715-494.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120B	1,670.00	UNEMPLOYMENT/GUFFEY

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
560-0715-494.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120K	2,090.00	UNEMPLOYMENT/SHEETS
560-0715-494.12-08		2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120L	1,500.87	UNEMPLOYMENT/HAMILTON
560-0715-494.13-04		107327	PETTY CASH-TRAVEL ACCOUNT	5/6/2020	41296	330.00	HICKEY - GOLF INDUSTRY CO NFERENCE
			Total for Fund 560 PALMER HILLS GOLF COURSE			**5,590.87**	
			Department Parks				
			Total for Department			**25,679.49**	
555-1101-494.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320C	517.31	BANKCARD FEES MUS
555-1102-494.22-02		107336	QUAD CITY TIMES	5/6/2020	200128	-7,129.50	P-CARD ENCUMBR REVERSAL
555-1102-494.22-02		107336	QUAD CITY TIMES	5/6/2020	200128	7,129.50	PAID P-CARD
555-1102-494.23-07		107353	TOTAL AQUARIUM MAINTENANCE	5/6/2020	591484	45.00	FISH TANK SERVICE
555-1102-494.23-13		107265	MISCELLANEOUS	5/6/2020	2000858.003	173.10	REFUND COVID 19
555-1102-494.23-13		107267	MISCELLANEOUS	5/6/2020	2000862.003	52.00	REFUND COVID 19
555-1102-494.23-13		107271	MISCELLANEOUS	5/6/2020	2000860.003	736.10	REFUND COVID 19
555-1102-494.23-13		107272	MISCELLANEOUS	5/6/2020	2000863.003	856.95	REFUND COVID 19
555-1102-494.23-13		107289	MISCELLANEOUS	5/6/2020	2000864.003	680.00	REFUND COVID 19/PARENTS D ONTATED REFUND TO DA
555-1102-494.23-13		107297	MISCELLANEOUS	5/6/2020	200872.003	523.60	REFUND COVID 19
555-1102-494.23-13		107308	MISCELLANEOUS	5/6/2020	2000859.003	267.80	REFUND COVID 19
555-1102-494.23-13		107310	MISCELLANEOUS	5/6/2020	2000865.003	266.00	REFUND COVID 19
555-1102-494.23-13		107312	MISCELLANEOUS	5/6/2020	2000866.003	8.00	REFUND COVID 19
555-1102-494.23-13		107315	MISCELLANEOUS	5/6/2020	2000868.003	88.00	REFUND COVID 19
555-1102-494.23-13		107330	MISCELLANEOUS	5/6/2020	2000861.003	391.10	REFUND COVID 19
555-1102-494.23-13		107330	MISCELLANEOUS	5/6/2020	2000870.003	88.00	REFUND COVID 19 DANCE
555-1102-494.23-13		107340	MISCELLANEOUS	5/6/2020	2000871.003	280.00	REFUND COVID 19
555-1102-494.23-13		107349	MISCELLANEOUS	5/6/2020	2000875.003	267.00	REFUND COVID 19
555-1102-494.23-13		107351	MISCELLANEOUS	5/6/2020	2000876.003	333.35	REFUND COVID 19
555-1102-494.23-13		107362	MISCELLANEOUS	5/6/2020	2000873.003	54.69	REFUND COVID 19
			Total for Fund 555 FMLY MUSEUM/ARTS &SCIENCE			**5,628.00**	
			Department Family Museum				
			Total for Department			**5,628.00**	
001-3002-453.22-05		107341	SCOTT COUNTY RECORDER	5/6/2020	2019-00022771	12.00	RECORD BOA

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-3003-454.22-14		107336	QUAD CITY TIMES	5/6/2020	67944	21.84	PUBLISH WEED NOTICE 2020
001-3003-454.22-99		107328	PETTY CASH/CITY ANNEX	5/6/2020	20-028	100.00	CITATIONS - SCOTT COUNTY SHERIFFS OFFICE
001-3003-454.22-99		107352	TLC LAWN CARE LLC	5/6/2020	1106	671.00	3403 WAVELAND DR 19-0258 FENCE/GATE REPAIR - POC
001-3006-416.13-03		107327	PETTY CASH-TRAVEL ACCOUNT	5/6/2020	41292	195.00	PETERSEN - INTERNATINAL M ECHANICAL CODE
001-3006-416.13-04		107327	PETTY CASH-TRAVEL ACCOUNT	5/6/2020	41298	330.00	FOX - EDU 2020 CODE
001-3006-416.13-04		107328	PETTY CASH/CITY ANNEX	5/6/2020	20-026	20.00	ILLOWA MTG - D. BRODERSEN
001-3006-416.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320A	1,210.82	BANKCARD FEES INSPECTIONS
001-3006-416.23-07		107328	PETTY CASH/CITY ANNEX	5/6/2020	20-023	22.43	SHOE COVERS FOR DAN BRODERSEN
			Total for Fund 001 GENERAL FUND			**2,583.09**	
			Department Community Development				
			Total for Department			**2,583.09**	
272-3502-451.13-04		107364	WATERFRONT DELI & RESTAURANT	5/6/2020	022720	168.00	BDC MEETING 2/27/2020
			Total for Fund 272 BETTENDORF FUND			**168.00**	
			Department				
			Total for Department			**168.00**	
001-4101-460.13-04		107327	PETTY CASH-TRAVEL ACCOUNT	5/6/2020	41294	441.76	PLOEHN - ICMA
001-4101-460.23-06		107303	IMPERIAL	5/6/2020	288002:013561	116.10	COFFEE SUPPLIES FOR CITY HALL & POLICE DEPT.
001-4101-460.23-06		107326	PETTY CASH-CITY HALL	5/6/2020	20-030	17.10	2020 PLANNER
001-4101-460.23-08		107290	FEDEX	5/6/2020	6-980-41267	22.41	OVERNIGHT DOCS TO AHLERS RE $450K GOCLN 3/19/2(
001-4102-461.22-14		107336	QUAD CITY TIMES	5/6/2020	67806	14.67	PUBLISH ORDINANCE 05-20
001-4102-461.22-14		107336	QUAD CITY TIMES	5/6/2020	67845	475.28	PUBLISH CITY COUNCIL MTG MINUTES 4/7/2020 MEETIN
001-4102-461.22-44		2000535	MERCHANT SERVICES	4/2/2020	0320D	73.18	BANKCARD FEES BUSINESS LIC
			Total for Fund 001 GENERAL FUND			**1,160.50**	
			Department Administration				
			Total for Department			**1,160.50**	
001-4201-466.22-13		107291	GENESIS OCCUPATIONAL HEALTH	5/6/2020	137894	202.00	NEW EMPLOYEE DRUG TESTING
001-4201-466.22-13		107358	TSS THE SAFETY SPECIALISTS	5/6/2020	55097	129.00	EMPLOYEE SCREENING

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			Total for Fund 001 GENERAL FUND			**331.00**	
			Department				
			Total for Department			**331.00**	
003-5050-480.22-99	DT0029	107341	SCOTT COUNTY RECORDER	5/6/2020	2019-00023920	42.00	RECORD PLAT
003-5050-480.22-99	DT0030	107269	AMERICAN ELECTRIC INC.	5/6/2020	1	126,702.45	PE#1 15TH ST UTILITY RELOCATION
003-5050-480.23-07	DT0029	107338	REPUBLIC COMPANIES	5/6/2020	5883362-00	1,098.40	GROUND RODS & CONDUIT
003-5050-480.23-07	DT0029	107338	REPUBLIC COMPANIES	5/6/2020	5883365-00	458.58	HANDHOLES
003-5050-480.23-07	DT0030	107286	ELECTRICAL ENGINEERING & EQUIP.	5/6/2020	6751142-00	193.15	CAUTION TAPE
003-5050-480.23-07	DT0030	107294	GRAYBAR (DATA)	5/6/2020	9315435018	490.10	CAUTION TAPE TO BE BURIED
003-5050-480.23-07	DT0030	107294	GRAYBAR (DATA)	5/6/2020	9315435019	53.95	PVC CONDUIT FOR BALLARDS
003-5050-480.23-07	DT0030	107338	REPUBLIC COMPANIES	5/6/2020	5884877-00	101.77	COUPLINGS
003-5050-480.23-07	DT0030	107339	RIVERSTONE GROUP INC.	5/6/2020	951675	707.49	COMPACT SAND
			Total for Fund 003 DOWNTOWN IMPROVEMENT			**129,847.89**	
			Department Capital Projects				
206-5050-480.22-99	RU0018	107298	HAWKEYE PAVING CORPORATION	5/6/2020	9A	128,882.10	PE#9A FINAL 2019 FULL DEP TH PATCHING
			Total for Fund 206 ROAD USE FUND			**128,882.10**	
			Department Capital Projects				
400-5050-480.12-08	PW0300	2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120A	6,225.00	UNEMPLOYMENT/ROBERSON
400-5050-480.12-08	PW0300	2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120C	6,253.00	UNEMPLOYMENT/TISUE
400-5050-480.12-08	PW0300	2000563	IOWA WORKFORCE DEVELOPMENT	4/20/2020	033120D	5,291.00	UNEMPLOYMENT/HOLST
400-5050-480.22-90	CD0077	107345	SNYDER & ASSOCIATES, INC.	5/6/2020	119.0399.01-10	31,275.00	#10 TRAFFIC SIGNAL RETIMI NG STUDY THRU 3/31/2020
400-5050-480.22-90	PW0098	107321	MISSMAN, INC.	5/6/2020	18000776.00-13	3,287.50	#19 HOPEWELL AVE EXT 8/1/19-8/31/19
400-5050-480.22-90	PW0098	107321	MISSMAN, INC.	5/6/2020	18000776.00-14	9,050.00	#20 HOPEWELL AVE EXT 9/1/19-11/30/19
400-5050-480.22-90	PW0469	107348	TERRACON CONSULTANTS, INC.	5/6/2020	TD53050	755.00	2019 FD PATCH CYLINDERS, PROJ MNGR
400-5050-480.22-99	2CD009	107283	DAVENPORT ELECTRIC CONTRACT	5/6/2020	42361	1,760.00	HANG LIGHTED STREET NAME SIGNS
400-5050-480.22-99	PW0469	107298	HAWKEYE PAVING CORPORATION	5/6/2020	9	30,511.28	PE#9 FINAL 2019 FULL DEPTH PATCHING
400-5050-480.22-99	PW0492	107283	DAVENPORT ELECTRIC CONTRACT	5/6/2020	42351	1,915.00	HANDHOLE REPAIR @ DG & CROW CRK
400-5050-480.23-04	CD0082	107355	TRI-CITY ELECTRIC CO	5/6/2020	236037	12,048.53	9 CAMERAS FOR INTERSECTIO NS
400-5050-480.23-07	2CD009	107338	REPUBLIC COMPANIES	5/6/2020	5876636-00	405.18	PEDESTAL HORN BYPASS
400-5050-480.23-07	2CD009	107355	TRI-CITY ELECTRIC CO	5/6/2020	235978	1,090.51	LPR CAMERA

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
400-5050-480.23-07	2CD010	107339	RIVERSTONE GROUP INC.	5/6/2020	948250	21.58	ROCK FOR HANDHOLES
			Total for Fund 400 CAPITAL PROJECTS			**109,888.58**	
			Department Capital Projects				
520-5050-499.22-90	SW0091	107314	MCCLURE ENGINEERING CO	5/6/2020	127910	5,814.75	#12 SANITARY SEWER EVAL 2/1/20- 2/29/20
520-5050-499.22-99	SW0090	107237	HAWKEYE SEWER & WATER CONSTF	4/23/2020	HS190100	9,600.00	EMERGENCY MANHOLE REPAIR
			Total for Fund 520 SEWER UTILITY			**15,414.75**	
			Department Capital Projects				
555-5050-499.22-99	FM0029	107357	TRICON GENERAL CONSTRUCTION	5/6/2020	032420	17,946.91	LUCKEY CLIMBER PRE CONSTRUCTION
			Total for Fund 555 FMLY MUSEUM/ARTS &SCIENCE			**17,946.91**	
			Department Capital Projects				
560-5050-499.22-99	2GC022	107302	IMEG CORP	5/6/2020	19000330.00-03	10,300.50	#3 PHGC BRIDGE REPLACEMEN TS 3&4 #14 2/1/20-2/29/2
560-5050-499.22-99	2GC022	107302	IMEG CORP	5/6/2020	19000330.00-2	1,980.00	#2 PHGC BRIDGE REPLACEMEN TS # 3&4 11/1/19-1/31/20
			Total for Fund 560 PALMER HILLS GOLF COURSE			**12,280.50**	
			Department Capital Projects				
580-5050-499.22-99	SM0126	107323	N.J. MILLER INC.	5/6/2020	NJ20008	1,463.60	TEXAS DR & MERIDITH WAY INLET & MANHOLE REPAIR
			Total for Fund 580 STORM WATER UTILITY			**1,463.60**	
			Department Capital Projects				
			Total for Department			**415,724.33**	
			Grand Total			**1,806,210.07**	

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ACCT #	Project PROJ #	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
590-0000-221.10-00		2000533	TREASURER, STATE OF IOWA	3/6/2020	66001047	2,316.45	2/16-2/29 SALES TAX
590-0000-221.10-00		2000534	TREASURER, STATE OF IOWA	3/24/2020	84001139	100.00	3/1/20-3/15/20 SALES TAX
			Total for Fund 590 QC WATERFRONT CONVENTION			**2,416.45**	
			Department N/A				
			Total for Department			**2,416.45**	
590-2001-494.11-21		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120A	7,959.61	QCWCC-SALES MARKETING SALARY& BENEFITS
590-2001-494.11-21		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120D	7,081.01	QCWCC- FINANCE SALARY BENEFITS
590-2001-494.11-21		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120F	6,984.14	QCWCC-FACILITIES/ MAINT SALARY, WAGES & BENEFITS
590-2001-494.11-21		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120M	20,358.05	QCWCC- SALARY WAGES & BENEFITS
590-2001-494.21-01		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120B	410.65	QCWCC- REPAIRS & MAINTENANCE
590-2001-494.21-01		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120H	356.19	QCWCC- REPAIRS MAINTENANC E
590-2001-494.21-01		3141	NORTHWEST MECHANICAL, INC.	5/6/2020	30494	43,913.00	QCWCC- PREVENTITVE MAINT CONTRACT
590-2001-494.21-06		3137	IOWA DIVISION OF LABOR	5/6/2020	172918	270.00	QCWCC- INSPECTIONS FEES
590-2001-494.21-06		3139	KARCHER NORTH AMERICA	5/6/2020	5333606035	885.98	QCWCC- REPLACED FUSE
590-2001-494.21-08		3140	MID AMERICAN ENERGY	5/6/2020	398410719	10.00	QCWCC- EAST LOT LIGHTS
590-2001-494.21-09		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120I	234.63	QCWCC- MEDIACOM MARCH
590-2001-494.22-08		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120	7,721.55	QCWCC- INSURANCE PREMIUMS MARCH
590-2001-494.22-99		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120J	60.15	QCWCC- CONTRACT SERVICES
590-2001-494.23-06		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120E	52.47	QCWCC- SHARED TECH
590-2001-494.23-06		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120N	410.86	QCWCC-SUPPLIES GENERAL OFFICE
590-2001-494.23-07		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120G	714.15	QCWCC-SUPPLIES
590-2001-494.23-28		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120K	4,108.49	QCWCC- FOOD INVOICES
590-2001-494.23-29		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120L	-605.62	QCWCC- BEVERAGE INVOICES
590-2001-494.23-55		3138	ISLE OF CAPRI BETTENDORF, L.C.	5/6/2020	042120C	823.95	QCWCC- FEES & LICENSES
			Total for Fund 590 QC WATERFRONT CONVENTION			**101,749.26**	
			Department				
			Total for Department			**101,749.26**	
			Grand Total			**104,165.71**	