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

MONDAY, OCTOBER 5, 2020

5:00 P.M.

The Bettendorf City Council Committee of the Whole 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 choose to attend the meeting are encouraged to wear a face mask. 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 are encouraged to view the meeting online.

AGENDA

I. CONSENT AGENDA ITEMS

- Resolution approving a site development plan for proposed Lot 1 and Outlot 1, Geifman's 56 Avenue Development Addition, submitted by Steve Geifman (Case 20-052) - Community Development Director Mark Hunt and City Planner Greg Beck ***(See Consent Agenda S)***

- Resolution approving a site development plan for 3270 Palmer Hills Court and 2900 Devils Glen Road, submitted by Hy-Vee, Inc. (Case 20-042) – Community Development Director Mark Hunt and City Planner Greg Beck ***(See Consent Agenda T)***

- Resolution approving a site development plan for 3308 Moenck's Court (Lot 6, Bettendorf Industrial Park 2nd Addition), submitted by Kevin Koellner (Case 20-053) – Community Development Director Mark Hunt and City Planner Greg Beck ***(See Consent Agenda U)***

- Resolution approving a site development plan for 5500 Fenno Road, submitted by CTL Hydraulics (Case 20-054) – Community Development Director Mark Hunt and City Planner Greg Beck ***(See Consent Agenda V)***

- Resolution approving a site development plan for 428 28½ Street, submitted by Richard Properties (Case 20-055) – Community Development Director Mark Hunt and City Planner Greg Beck ***(See Consent Agenda W)***

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.

II. REMAINING CONSENT AGENDA ITEMS

III. OPERATIONAL 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, OCTOBER 6, 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. Any members of the public who choose to attend the meeting are encouraged to wear a face mask. 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 encouraged to view the meeting online.

AGENDA

1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION –** Given by Bettendorf Chaplain and Pastor of Wildwood Church, Pastor Ben Lavicka

4. **PROCLAMATION –** Fire Prevention Week, October 4 – 10, 2020, requested by Fire Chief Steve Knorrek

5. **PUBLIC REQUESTS OF COUNCIL**

6. **ORDINANCE – 2ND READING – STAFF RECOMMENDS WAIVER OF THIRD READING**

   Council Member Baden to present the second reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located southwest of the terminus of Lakeside Drive (proposed The Woodlands 4th Addition), A-1 Agricultural/Urban Reserve District to R-2, Single-Family Residence District

7. **RESOLUTION – CONSENT AGENDA T ADDED AT COMMITTEE OF THE WHOLE MEETING AT REQUEST OF COUNCIL MEMBER BADEN**

   Council Member Brown to present a resolution approving a site development for 3270 Palmer Hills Court and 2900 Devils Glen Road, submitted by Hy-Vee, Inc.

8. **CONSENT AGENDA**

9. **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
OCTOBER 6, 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 September 15, 2020. (Approve and Adopt)

B. Resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Bettendorf, Iowa and the Iowa Finance Authority, and authorizing and providing or the issuance and securing the payment of $445,000 General Obligation Capital Loan Notes, Series 2020, and providing for a method of payment of said Notes; Approval of the Tax Exemption Certificate. (Approve and Adopt)

C. Resolution setting a date for public hearing relating to the vacation of excess alley right-of-way adjacent to 12th Street and State Street and conveyance to adjoining property owners. (Approve and Adopt)

D. Resolution setting the date for a public hearing to vacate and convey excess right-of-way along Holmes Street. (Approve and Adopt)

E. Resolution setting the date for a public hearing and directing the advertising of bids for the Palmer Hills Golf Course Service Building Project. (Approve and Adopt)

F. Resolution awarding the contract and approving the contract and bond for the Indiana Avenue Bridge over Spencer Creek Replacement Project. (Approve and Adopt)

G. Resolution authorizing the Director of Public Works to issue a purchase order to IMEG Corp. for professional engineering services for the Indiana Avenue Bridge over Spencer Creek Replacement Project. (Approve and Adopt)

H. Resolution awarding the contract and approving the contract and bond for the Palmer Hills Golf Course Cart Path Project. (Approve and Adopt)

I. Resolution accepting improvements for the 2020 Pavement Markings Program. (Approve and Adopt)

J. Resolution accepting improvements for the Pleasant Drive Reconstruction Project from east of Hollow View Drive to Greenfield Road. (Approve and Adopt)

K. Resolution ordering the installation of street lights in the Woodlands 4th Addition. (Approve and Adopt)

L. Resolution ratifying and approving expenses related to cleanup efforts from a derecho storm that came through the area on August 10, 2020. (Approve and Adopt)

M. Resolution authorizing the Director of Public Works to issue a purchase order to Corncrib Nursery for landscaping services for the Downtown Parking Lot Improvements Project. (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.

N. Resolution authorizing the Director of Public Works to issue a purchase order to IMEG Corp. for professional engineering services for the 21st Street Pump Station Evaluation and FEMA Grant Application. (Approve and Adopt)

O. Resolution authorizing the Mayor to sign a Non-Cash Charitable Contribution form for the City to acquire Outlots A and B of Century Heights 4th Addition (White Post Detention Pond). (Approve and Adopt)

P. Resolution approving the amended final plat of Wilderness Pointe First Addition, submitted by Jared Kerkhoff Homes (Case 20-026). (Approve and Adopt)

Q. Resolution approving the final plat of The Woodlands 4th Addition, submitted by Windmiller Development, LLC (Case 20-047). (Approve and Adopt)

R. Resolution approving the final plat of Geifman's 56 Avenue Development Addition, submitted by Steve Geifman (Case 20-051). (Approve and Adopt)

S. Resolution approving a site development plan for proposed Lot 1 and Outlot 1, Geifman's 56 Avenue Development Addition, submitted by Steve Geifman (Case 20-052). (Approve and Adopt)

T. MOVED TO ITEMS TO APPEAR #7 AT REQUEST OF COUNCIL MEMBER BADEN AT COMMITTEE OF THE WHOLE MEETING 10/5/2020

U. Resolution approving a site development plan for 3308 Moenck's Court (Lot 6, Bettendorf Industrial Park 2nd Addition), submitted by Kevin Koellner (Case 20-053). (Approve and Adopt)

V. Resolution approving a site development plan for 5500 Fenno Road, submitted by CTL Hydraulics (Case 20-054). (Approve and Adopt)

W. Resolution approving a site development plan for 428 28½ Street, submitted by Richard Properties (Case 20-055). (Approve and Adopt)

X. Resolution approving the placement of a Parking for Persons with Disabilities Sign at 817 Brown Street. (Approve and Adopt)

Y. Resolution approving an outdoor event for Crawford Brew Works 'Dog Costume Contest' fundraiser for Kings Harvest Pet Rescue No Kill Shelter. (Approve and Adopt)

Z. Resolution approving an outdoor event at Crawford Brew Works 'Bags Tournament' fundraiser for Young Life. (Approve and Adopt)

AA. Resolution approving liquor license renewals for The Main Event, QC Mart (Grant St location); Expo Liquor; and Central Standard; and an Extended Outdoor Service Privilege for Crawford Brew Works. (Approve and Adopt)

BB. 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.

Office of the Mayor

Proclamation

WHEREAS, *fire is a serious public safety concern both locally and nationally. According to the United States Fire Administration, residential structure fires are people's greatest risk for fire, killing 3,655 people in 2018; and*

WHEREAS, *Bettendorf Fire Rescue and the City of Bettendorf are committed to ensuring the safety and security of all those living in and visiting Bettendorf; and*

WHEREAS, *Bettendorf residents should identify places in their home where fires can start and eliminate those hazards; install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and*

WHEREAS, *Bettendorf residents should plan and practice a home fire escape plan in order to be ready to respond to an alarm by going outside immediately to a designated meeting place; and*

WHEREAS, *cooking is the leading cause of home fires and home fire injuries; the 2020 Fire Prevention Week theme "Serve Up Fire Safety in the Kitchen™" effectively serves to remind us that we need to take personal steps to increase our safety.*

NOW, THEREFORE*, I, Robert S. Gallagher, Mayor of the City of Bettendorf, do hereby proclaim October 4-10, 2020, as "Fire Prevention Week" in Bettendorf, and urge everyone to be aware of their surroundings, respond when the smoke alarm sounds by exiting the building immediately.*

DATED *this 6th day of October, 2020.*

_____

Mayor Robert S. Gallagher

COUNCIL LETTER

MEETING DATE: September 1, 2020 (SPH)
September 15, 2020 (HPH)

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing on the rezoning of the proposed The Woodlands 4th Addition, A-1, Agricultural/Urban Reserve District to R-2, Single-family Residence District, submitted by Windmiller Development, LLC. (SPH) (Case 20-045)

Public hearing and first reading of an ordinance rezoning the proposed The Woodlands 4th Addition, A-1, Agricultural/Urban Reserve District to R-2, Single-family Residence District, submitted by Windmiller Development, LLC. (PH) (Case 20-045)

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

Windmiller Development, LLC has submitted a rezoning request for property generally located southwest of the terminus of Lakeside Drive and to be platted as The Woodlands 4th Addition (see Aerial Photo - Attachment A). The Commission considered the rezoning request from A-1, Agricultural/Urban Reserve District to R-2, Single-family Residence District and the final plat concurrently (see Land Use Map - Attachment B). The proposed final plat will not be considered by the City Council until the final reading of the ordinance rezoning the property takes place. The preliminary plat of the area proposed to be platted has been approved (see Preliminary Plat - Attachment C). The Woodlands 4th Addition is a 32-lot subdivision with two outlots for drainage and storm water detention (see Final Plat - Attachment D).

Enhances the Vision: The rezoning will permit single-family housing. This type of housing is another option found in this part of Bettendorf, supporting the concept that "The City of Bettendorf is the most livable community for families. "

The Planning and Zoning Commission voted by a 7-0 margin to recommend approval of this rezoning at its August 19 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; Ordinance; Exhibit A; (A) Aerial Photo; (B) Land Use Map; (C) Preliminary Plat: (D) 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 SETTING A DATE FOR PUBLIC HEARING
FOR REZONING OF PROPERTY
GENERALLY LOCATED SOUTHWEST OF THE TERMINUS OF LAKESIDE DRIVE
(PROPOSED THE WOODLANDS 4TH ADDITION)
A-1, AGRICULTURAL DISTRICT/URBAN RESERVE DISTRICT
TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for September 15, 2020 at 7:00 p.m., City Hall Council Chambers, 1609 State Street on the matter of a rezoning from A-1, Agricultural/Urban Reserve District to R-2, Single-family Residence District for property generally located southwest of the terminus of Lakeside Drive (proposed The Woodlands 4th Addition) and which is legally described as:

See Exhibit A

PASSED, APPROVED, AND ADOPTED this 1st day of September, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, City of Bettendorf, 1609 State Street, Bettendorf, Iowa 52722, 563-344-4000

ORDINANCE NO. _____ - 20

ORDINANCE AMENDING THE BETTENDORF, IOWA, ZONE MAP, FOR PROPERTY GENERALLY LOCATED SOUTHWEST OF THE TERMINUS OF LAKESIDE DRIVE (PROPOSED THE WOODLANDS 4TH ADDITION) A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA,

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 11-4-3, and being a part of the Zoning Regulations of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to property generally located southwest of the terminus of Lakeside Drive (proposed The Woodlands 4th Addition) and legally described as follows:

See Exhibit A

and which is now zoned A-1, Agricultural/Urban Reserve District, is hereby repealed and said described land shall hereinafter be zoned R-2, Single-family Residence District; and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map.

Section 2. Severability of Provisions. If any subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

Section Five. Municipal infraction. Any persons, firm, partnerships, or corporation, whether acting alone or in concert with any other, who violates this ordinance shall be guilty of a municipal infraction, and shall be penalized as set forth in Section 1-4-2: A of the City Code of the City of Bettendorf, Iowa.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Exhibit A

REZONING LEGAL DESCRIPTION

PROJECT SITE IS LOCATED IN SECTION SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.
PARCEL NUMBER IS 841133006.

DESCRIBED AREA CONTAINS ABOUT 22 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

FINAL PLAT LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA DESCRIBED AS;
BEGINNING AT THE NORTHWEST CORNER OF THE WOODLANDS SECOND ADDITION, AS RECORDED IN BOOK 2018, PAGE 20462 OF THE SCOTT COUNTY RECORDS, THENCE N02°17'42”W, 440.89 FEET; THENCE S87°20'12”W, 14.61 FEET; THENCE N02°22'28”W, 116.20 FEET; THENCE N87°37'32”E, 340.00 FEET; THENCE N02°22'28”W, 231.11 FEET; THENCE 93.97 FEET ALONG A 526.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (CHORD S85°32'36”E, 63.93 FEET); THENCE N02°16'16”W, 210.38 FEET TO THE SOUTHWEST CORNER OF THE VILLAGE OF THE WOODLANDS, AS RECORDED IN BOOK 2017, PAGE 11178 OF THE SCOTT COUNTY RECORDS; THENCE 68.98 FEET ALONG THE SOUTH LINE OF SAID VILLAGE OF THE WOODLANDS ON A 734.00 FOOT CURVE CONCAVE SOUTHERLY (CHORD S82°16'47”E, 68.95 FEET); THENCE 247.16 FEET ALONG SAID SOUTH LINE ON A 516.00 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD N86°41'25”E, 244.80 FEET); THENCE ALONG SAID SOUTH LINE N72°58'05”E, 265.30 FEET TO THE SOUTHWEST CORNER OF WELLSPIRE SUBDIVISION, AS RECORDED IN BOOK 2019, PAGE 32017 OF THE SCOTT COUNTY RECORDS; THENCE 63.08 FEET ALONG THE SOUTH LINE OF SAID WELLSPIRE ON A 1000.00 FOOT CURVE CONCAVE SOUTHERLY (CHORD N70°46'28”E, 63.07 FEET) TO THE NORTHWEST CORNER OF THE WOODLAND 3RD ADDITION, AS RECORDED IN BOOK 2018, PAGE 51472 OF THE SCOTT COUNTY RECORDS; THENCE S02°16'06”E, 217.76 FEET; THENCE S73°00'06”W, 7.07 FEET; THENCE S16°58'49”E, 52.01 FEET; THENCE 45.63 FEET ALONG A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY (S54°40'30”E, 39.55 FEET); THENCE S02°22'44”E, 118.89 FEET; THENCE N87°37'32”E, 52.00 FEET TO THE NORTHWEST CORNER OF THE WOODLANDS 1ST ADDITION AS RECORDED IN BOOK 2017, PAGE 21 OF THE SCOTT COUNTY RECORDERS OFFICE; THENCE S02°22'28”E, 179.84 FEET; THENCE N87°20'12”E, 67.58 FEET TO THE NORTHWEST CORNER OF LOT 41 OF SAID WOODLANDS 1ST ADDITION; THENCE S02°38'15”E, 613.95 FEET TO THE NORTHEAST CORNER OF LOT 22 OF SAID WOODLANDS 1ST ADDITION; THENCE S87°20'12”W, 256.82 FEET; THENCE

N02°39'48”W, 5.00 FEET; THENCE 87°18'33”W, 199.93 FEET TO THE NORTHWEST CORNER OF LOT 21 OF SAID WOODLANDS 1ST ADDITION; THENCE N02°39'48”W, 457.06 FEET; THENCE N39°06'57”W, 107.03 FEET; THENCE S58°17'36”W, 187.77 FEET; THENCE S09°28'52”W, 409.80 FEET TO THE NORTHEAST CORNER OF LOT 16 OF SAID WOODLANDS 1ST ADDITION; THENCE S87°38'59”W, 181.33 FEET; THENCE 80.26 FEET ALONG A 970.00 FOOT CURVE CONCAVE EASTERLY (N00°21'22”E, 80.24 FEET); THENCE N87°59'08”W, 60.00 FEET; THENCE S87°42'18”W, 169.95 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 21.68 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

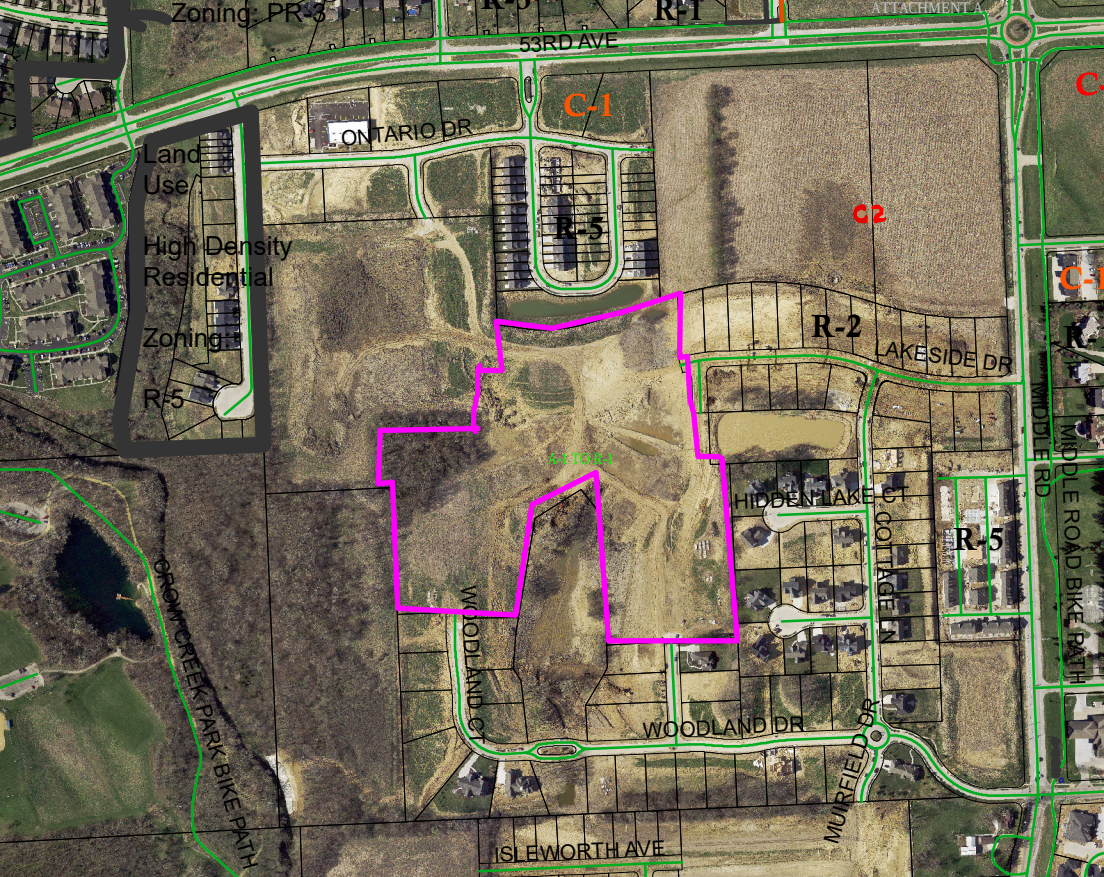
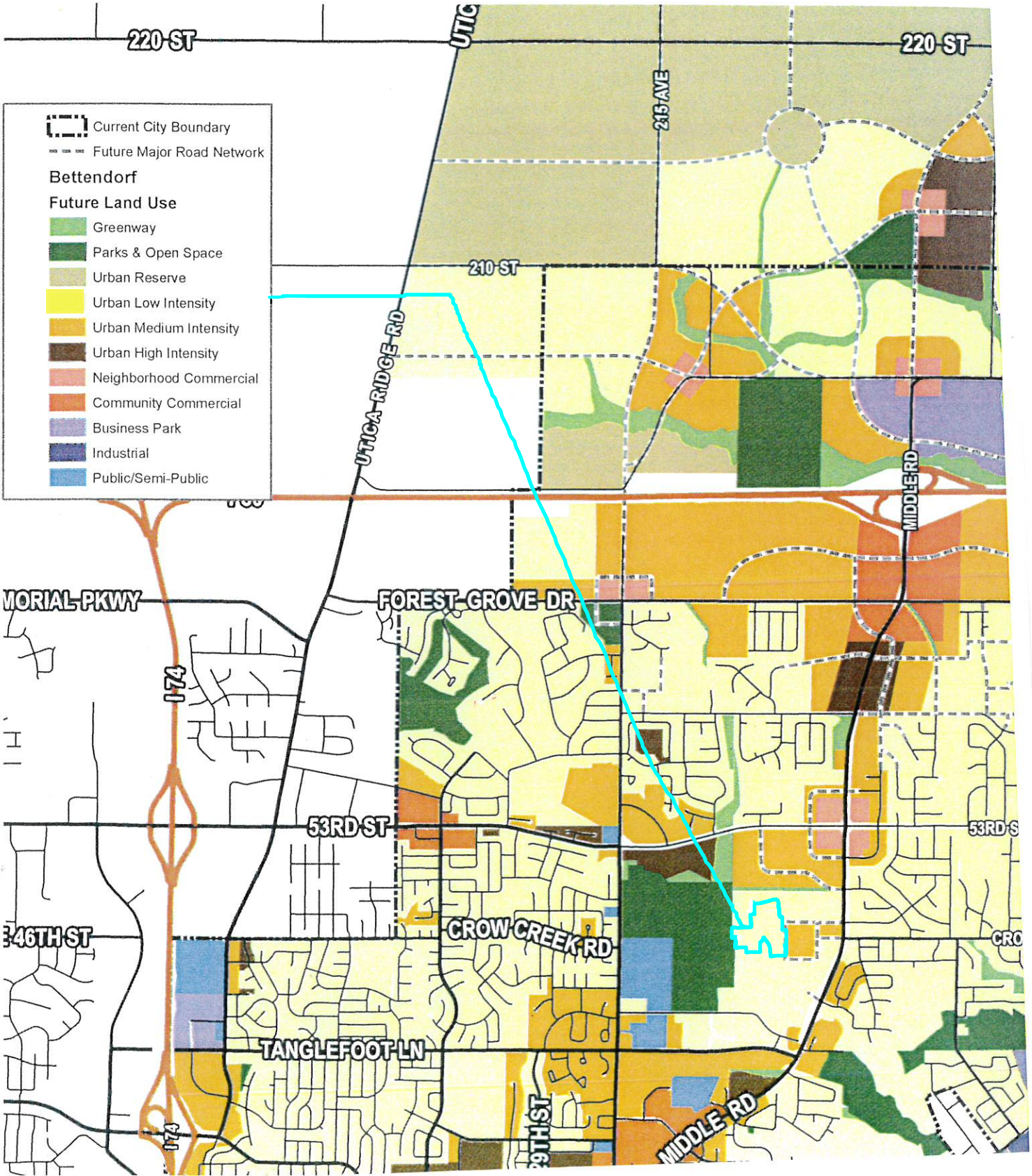

ATTACHMENT A
Zoning: PR-3
R-5
R-1
53RD AVE
C-1
ONTARIO DR
Land Use:
High Density Residential
Zoning:
R-5
R-5
C2
R-2
LAKESIDE DR
C-1
R-5
MIDDLE RD
MIDDLE ROAD BIKE PATH
SITE
HIDDEN LAKE CT
COTTAGE N
R-5
WOODLAND CT
WOODLAND DR
MURFIELD DR
CROW CREEK PARK BIKE PATH
ISLEWORTH AVE

FIGURE 1.4 - FUTURE LAND USE MAP

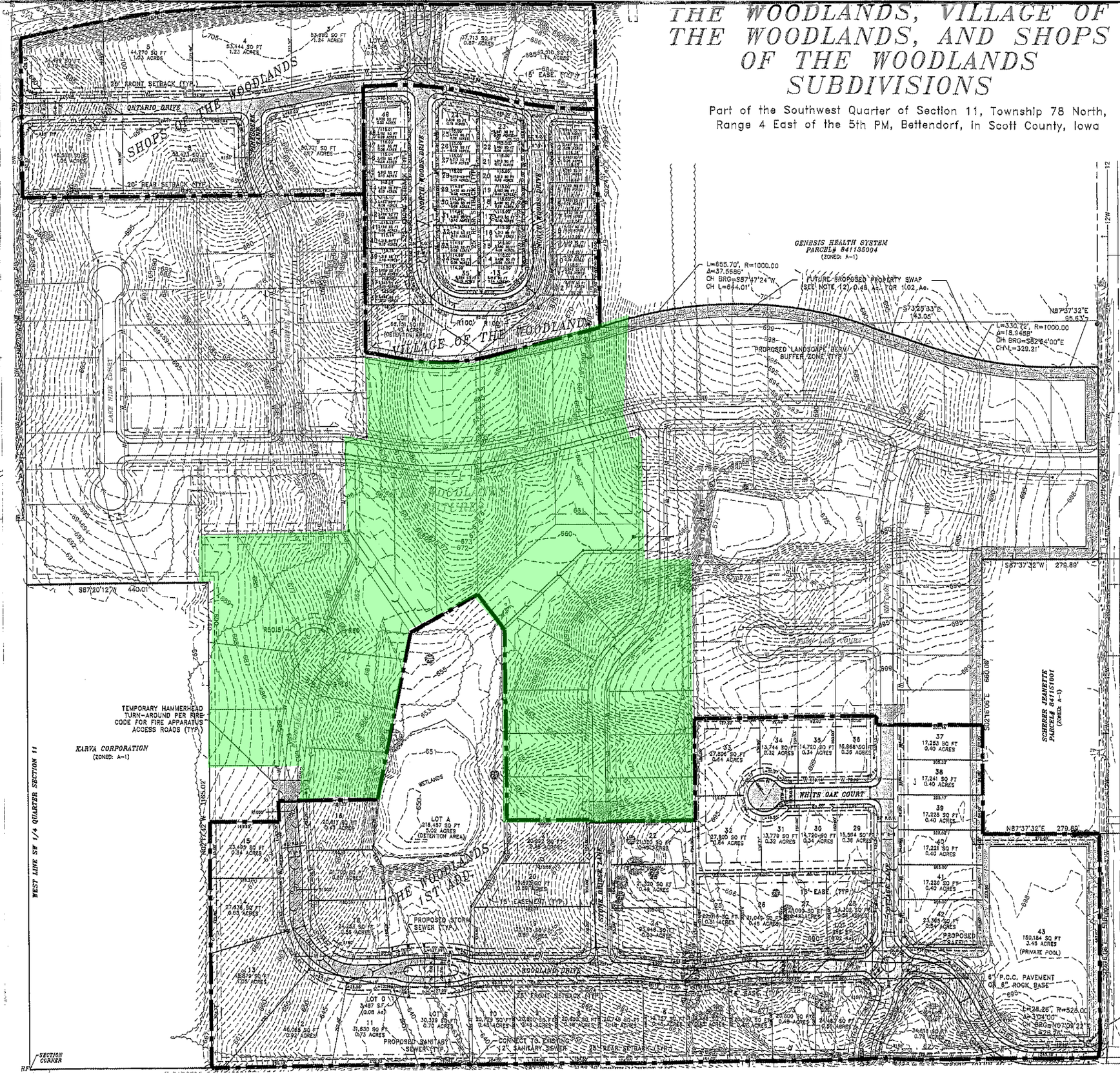
ACTION 4: Use the future land use map to guide all land use decisions, including Table 1.1 on page 29 for land use category descriptions.



ATTACHMENT B

THE WOODLANDS, VILLAGE OF THE WOODLANDS, AND SHOPS OF THE WOODLANDS SUBDIVISIONS

Part of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM, Bettendorf, in Scott County, Iowa



ENGINEER
MCCLURE ENGINEERING ASSOCIATES, INC.
ATTN: MICHAEL J. 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
5111 UTICA RIDGE ROAD
DAVENPORT, IOWA 52807
PHONE: 563-324-0441

N

0 100' 200'
Scale: 1" = 200'

(Not For Recording)

LEGEND

○	FOUND CAPPED IRON ROD
•	SET CAPPED IRON ROD
	BOUNDARY LINE
(100')	DEED OR PLATTED
100'	MEASURED
	BUILDING SETBACK LINE (VARIES)
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	EXISTING LOT LINE
-S-	PROPOSED SANITARY SEWER
-W-	PROPOSED WATER MAIN
-(	PROPOSED STORM SEWER

LEGAL DESCRIPTION OF PROPERTY BOUNDARY:

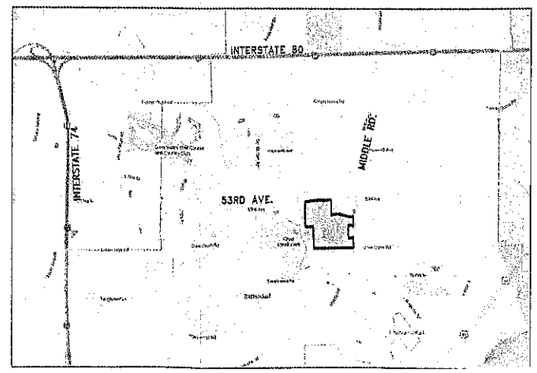
Part of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM, Bettendorf, in Scott County, Iowa

Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM; thence, along the South line of said Southwest Quarter, South 87 degrees 20 minutes 12 seconds West, to the Westerly Right of Way of Middle Road, a distance of 54.93 feet, to the point of beginning; thence, continuing on said South line, South 87 degree 20 minutes 12 seconds West, a distance of 2152.30 feet; thence, on a line parallel with and 440.00 east of the West line of said Southwest Quarter, North 02 degrees 17 minutes 42 seconds West, a distance of 1165.02 feet; thence, South 87 degrees 20 minutes 12 seconds West, to the West line of said Southwest Quarter, a distance of 440.01 feet; thence, along said west line North 02 degree 17 minutes 42 seconds West, to an arc and the Southerly Right of Way line of 53rd Avenue, a distance of 1323.46 feet; thence, along said arc concave southeasterly, a distance of 687.17 feet, said arc having a radius of 2877.78 feet and a delta angle of 13 degrees 17 minutes 00 seconds, said arc having a chord bearing of North 80 degrees 31 minutes 18 seconds East and a chord of 685.86 feet; thence, continuing along said Southerly Right of Way, North 87 degrees 11 minutes 59 seconds East, a distance of 730.44 feet; thence, South 02 degrees 47 minutes 42 seconds East, a distance of 799.84 feet; thence, North 87 degrees 11 minutes 59 seconds East, to the Westerly Right of Way of Middle Road, a distance of 1199.60 feet; thence, along said Westerly right of Way line, South 02 degrees 16 minutes 05 seconds East, a distance of 573.84 feet; thence, South 87 degrees 37 minutes 32 seconds West, a distance of 279.89 feet; thence, South 02 degrees 16 minutes 08 seconds East, a distance of 660.00 feet; thence, North 87 degrees 37 minutes 32 seconds East, to said Westerly right of Way line a distance of 279.89 feet; thence, along said Westerly Right of Way line, South 02 degrees 15 minutes 08 seconds East, to an arc, a distance of 510.73 feet; thence, continuing along said Right of Way and along said arc concave westerly, a distance of 38.26 feet, to the point of beginning, said arc having a radius of 528.00 feet and a delta angle of 3 degrees 04 minutes 00 seconds, said arc having a chord bearing of South 07 degrees 09 minutes 22 seconds West and a chord of 38.26 feet, containing 114.89 acres more or less.

For the purposes of this description the South line of the Southwest Quarter of Section 11, has a bearing of South 87 degrees 20 minutes 12 seconds West.

NOTES:

1. LOTS A, B, C, D, AND E OF THE WOODLANDS SUBDIVISION AND LOT A OF THE VILLAGE OF THE WOODLANDS SHALL HAVE BLANKET UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER MAIN EASEMENTS.
2. LOT F OF THE WOODLANDS SUBDIVISION WILL BE ACCESS FOR PARCEL TO SOUTH.
3. 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.
4. ALL LOTS ADJACENT TO 53RD AVENUE OR MIDDLE ROAD WILL NOT HAVE STREET ACCESS TO EITHER STREET.
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. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
7. ALL LANDSCAPING WILL BE COMPLIANT WITH THE CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
8. THIS PLATTED AREA SHALL DRAIN INTO THE REGIONAL STORMWATER WET DETENTION PONDS LOCATED NORTH OF WOODLAND DR. AND SOUTH OF LAKES SIDE DR. (THE WOODLANDS SUBDIVISION LOT A (5.02Ac.) and LOT C(2.06Ac.)). REGIONAL DRY DETENTION IS ALSO PROVIDED FOR THE SHOPS AND VILLAGE OF THE WOODLANDS BY LOT A OF THE VILLAGE OF THE WOODLANDS. LOTS 4, 5, 6, & 7 OF THE SHOPS OF THE WOODLANDS WILL NEED TO INSTALL DETENTION PONDS AS THEY DEVELOP.
9. LOTS A, B, C, D, AND E OF WOODLANDS SUBDIVISION AND LOT A OF VILLAGE OF THE WOODLANDS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. ALL EASEMENTS CONGRUENT WITH RIGHTS-OF-WAYS ARE BLANKET WATER, SANITARY, STORM & UTILITY EASEMENTS.
11. LOTS A, B, AND C OF THE WOODLANDS SUBDIVISION MAY NOT OUTLET STORM WATER UNTIL THE DETENTION AND STORM WATER DISPERSION DESIGNS ARE APPROVED BY THE CITY ENGINEER.
12. LOTS 2 & 3 OF SHOPS OF THE WOODLANDS SUBDIVISION MAY ONLY ACCESS ONTO ONTARIO DRIVE. NO ACCESS IS ALLOWED TO EITHER 53RD AVENUE OR NORTH WOODS DRIVE.
13. A PROPOSED PROPERTY SWAP IS PLANNED TO OCCUR BETWEEN GENESIS HEALTH SYSTEM PARCEL 841135004 AND LAND NORTH OF LOTS 139-143 IN THE FUTURE.
14. LAND TO BE NEGOTIATED FOR FUTURE RIGHT-OF-WAY.
15. LANDSCAPE BERM PROVIDED FOR BUFFER ZONE AS SHOWN ON THIS PLAN.



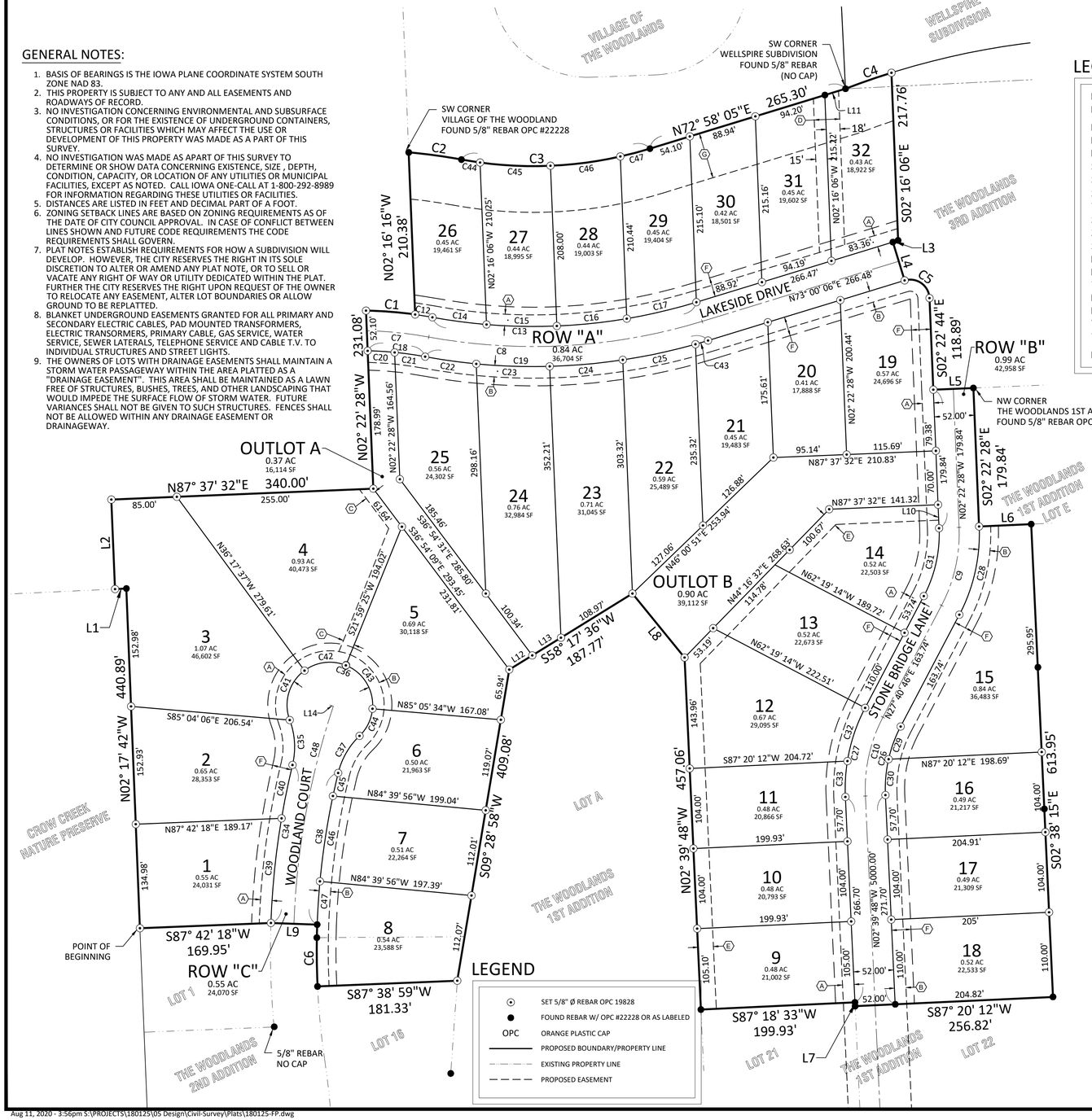
FINAL PLAT
THE WOODLANDS 4TH ADDITION
BETTENDORF, IOWA

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 11-T78N-R4E
QUARTER SECTION: SW 1/4
CITY: BETTENDORF
SUBDIVISION: THE WOODLANDS 4TH ADD
BLOCK: NA
LOT(S): NA

GENERAL 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. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
6. 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.
7. 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.
8. 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.
9. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER 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 STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.


VILLAGE OF THE WOODLANDS
WELLSPIRE SUBDIVISION
THE WOODLANDS 3RD ADDITION
SW CORNER WELLSPIRE SUBDIVISION FOUND 5/8" REBAR (NO CAP)
SW CORNER VILLAGE OF THE WOODLAND FOUND 5/8" REBAR OPC #22228
N72° 58' 05"E 265.30'
N02° 16' 16"W 210.38'
S02° 16' 06"E 217.76'
LAKESIDE DRIVE
N73° 00' 06"E 266.48'
ROW "A" 0.84 AC 36,704 SF
ROW "B" 0.99 AC 42,958 SF
S02° 22' 44"E 118.89'
NW CORNER THE WOODLANDS 1ST ADDITION FOUND 5/8" REBAR OPC #22228
S02° 22' 28"E 179.84'
N02° 22' 28"W 231.08'
N02° 22' 28"W 178.99'
N02° 22' 28"W 164.56'
OUTLOT A 0.37 AC 16,114 SF
N87° 37' 32"E 340.00'
255.00'
85.00'
OUTLOT B 0.90 AC 39,112 SF
N87° 37' 32"E 210.83'
N87° 37' 32"E 141.32'
S02° 22' 28"E 179.84'
N36° 17' 37"W 279.61'
S36° 54' 31"E 285.80'
S36° 54' 08"E 293.45'
S31° 59' 23"W 154.02'
N46° 00' 51"E 253.94'
N44° 16' 32"E 268.63'
S58° 47' 36"W 187.77'
108.97'
N85° 05' 34"W 167.08'
S85° 04' 06"E 206.54'
N02° 17' 42"W 440.89'
N02° 17' 42"W 152.93'
N87° 42' 18"E 189.17'
N84° 39' 56"W 199.04'
N84° 39' 56"W 197.39'
S09° 28' 58"W 409.08'
N02° 39' 48"W 457.06'
S02° 38' 15"E 613.95'
S87° 20' 12"W 204.72'
N87° 20' 12"E 198.69'
S87° 42' 18"W 169.95'
S87° 38' 59"W 181.33'
S87° 18' 33"W 199.93'
S87° 20' 12"W 256.82'
N02° 22' 28"W 200.44'
N02° 16' 06"W 210.25'
N02° 16' 06"W 215.42'
N27° 40' 46"E 163.74'
N62° 19' 14"W 189.72'
N62° 19' 14"W 222.51'
S87° 37' 32"E 340.00'
S87° 37' 32"E 255.00'
S87° 37' 32"E 85.00'
S87° 37' 32"E 115.69'
S87° 37' 32"E 95.14'
S87° 37' 32"E 126.88'
S87° 37' 32"E 100.67'
S87° 37' 32"E 94.20'
S87° 37' 32"E 88.94'
S87° 37' 32"E 94.19'
S87° 37' 32"E 88.92'
S87° 37' 32"E 83.36'
S87° 37' 32"E 54.10'
S87° 37' 32"E 53.74'
S87° 37' 32"E 53.19'
S87° 37' 32"E 52.00'
S87° 37' 32"E 52.00'
S87° 37' 32"E 52.00

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

August 19, 2020

Staff Report

Case No. 20-045 (Rezoning) and Case 20-047 (Final Plat)
Subdivision Name: The Woodlands 4th Addition
Location: Southwest of the terminus of Lakeside Drive
Current Zoning District Classification: A-1, Agricultural/Urban Reserve District
Proposed Zoning District Classification: R-2, Single-Family Residence District
Current Land Use Designation: Urban Light Intensity
Applicant: Windmiller Development, LLC

Background Information and Facts

Windmiller Development, LLC has submitted a rezoning request for property to be platted as The Woodlands 4th Addition (see Aerial Photo - Attachment A). The Commission will consider the rezoning request from A-1, Agricultural/Urban Reserve District to R-2, Single-family Residence District and the final plat concurrently (see Land Use Map - Attachment B). The proposed final plat will not be considered by the City Council until the final reading of the ordinance rezoning the property takes place. The preliminary plat of the area proposed to be platted has been approved (see Preliminary Plat - Attachment C). The Woodlands 4th Addition is a 32-lot subdivision with two outlots for drainage and storm water detention (see Final Plat - Attachment D).

Land Use

The area is intended for single-family dwellings and has a land use designation of Urban Light Intensity which permits the R-2 Single-family Residence District.

Utilities

Utilities are available along Middle Road and from The Woodlands 1st Addition. Water service and electrical will originate along Middle Road for the single-family residential area. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection from The Woodlands 1st Addition. Sanitary and storm sewer are near the boundary area between the 3rd Addition and proposed 4th Addition and spread out along Lakeside Drive east and west to serve the proposed subdivisions.

Access

Lakeside Drive originates from Middle Road and will serve as a connection to the future development of three subdivisions. Stone Bridge Lane will connect to Lakeside Drive

and act to complete a connection south through a portion of The Woodlands 4th Addition to The Woodlands 1st Addition. Woodland Court will connect to Woodland Drive from the south.

Storm Water Detention

Storm water detention is required and must be approved by the City Engineer prior to issuance of any building permits. Storm water detention must be provided for all development within the proposed subdivisions. Regional basins in the subdivisions act to retain storm water in these proposed subdivisions.

Recommended Action

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

1. Approval of the rezoning request and the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. A plat note regarding outlot care and responsibility must be placed on the plat.
3. Label the type of pin in the northwest corner of Lot 13.
4. Final plat approval will be concurrent with third and final reading of the rezoning ordinance.

Respectfully submitted,

Greg Beck
City Planner

August 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 rezoning of property generally located southwest of the terminus of Lakeside Drive (proposed The Woodlands Fourth Addition), A-1 to R-2, submitted by Windmiller Development, LLC. (Case 20-045)

Honorable Mayor and Members of the City Council:

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

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

Sincerely,

Mark Hunt
Director, Community Development

Rezoning/Final Plat

4. Case 20-045; Property generally located southwest of the terminus of Lakeside Drive, A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Windmiller Development, LLC.

5. Case 20-047; The Woodlands 4th Addition, submitted by Windmiller Development, LLC.

Beck reviewed the staff report.

Rafferty asked for clarification of the arrangement for the ownership and maintenance of Outlots A and B. Reed Windmiller, the applicant, explained that both outlots will be owned and maintained by the homeowner's association.

Adam commented that Outlot A appears to be a very deep gulch and asked if it is intended to be a pond with fountains. Windmiller stated that Outlot A is already a wet pond. Wennlund asked if the existing pond will be enlarged as a result of this proposed plat. Windmiller stated that it is already built to full size. He added that Outlot B will be seeded with prairie grass. Morlok stated that he believes Adam is referring to Outlot A in the proposed subdivisions, not in The Woodlands 1st Addition. Windmiller explained that Outlot A will be similar to Outlot B in that it will be a grassed waterway to convey water that is coming from Lakeside Drive. He added that some fill will be required toward the north, but the southern end is mostly at final grade.

Adam asked if Lakeside Drive will eventually continue west and end in a cul-de-sac. Windmiller confirmed this.

Morlok stated that Outlot A is not a detention basin but rather an emergency overflow path from the low point in the street which happens to end at the west edge of the subdivision. He explained that the city's storms sewers are sized for a 10-year event but that anywhere there is a low point, there must be an emergency overland flow path to accommodate a 100-year event. He added that typically that path is located between two lots but that for this subdivision it is platted as an outlot.

Adam asked if the homeowners will pay an association fee for the upkeep of the outlots. Windmiller confirmed this.

Kappeler asked for clarification of the notation for ROW A, B, and C. Beck explained that the areas indicated are the right-of-way.

> On motion by Stoltenberg, seconded by Ormsby, that the rezoning of property generally located southwest of the terminus of Lakeside Drive from A-1 to R-2 be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Ormsby, that the final plat of The Woodlands 4th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

SEPTEMBER 15, 2020

The City Council of Bettendorf, Iowa met in regular session on September 15, 2020 at 7:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

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, one Council Member and the majority of our Department Heads attended tonight's meeting via Zoom.

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

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed with an Invocation given by Bettendorf Police Chaplain and Pastor of Mighty Fortress Church, Pastor Alex Sierra.

PUBLIC REQUESTS OF COUNCIL

No one addressed the Council and the session was closed.

PROCLAMATION

Mayor Gallagher read a proclamation recognizing the work and contributions to the Bettendorf community of Frank and Fred Wallace over 100 years ago including the area's first airport, Wallace Airfield. Mary Louise Van Dyke thanked the Mayor and Council for the proclamation.

AWARD

Officer Herve Denain was presented with the Bettendorf Optimist Club's Respect for Law Enforcement Award for his distinguished and dedicated service to our community. Optimist Club Member Dave Phillips presented the award.

PUBLIC HEARING REGARDING AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED SOUTHWEST OF THE TERMINUS OF LAKESIDE DRIVE (PROPOSED THE WOODLANDS 4TH ADDITION), A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT

Community Development Director Mark Hunt gave an explanation of the ordinance. Mayor Gallagher asked for questions. None presented. 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. The Developer requested that the third reading be waived to start construction before winter weather sets in. Mayor Gallagher explained that his request would be taken up at the next council meeting on October 6, 2020. No one else rose to address the Council and the Public Hearing was closed.

ORDINANCE

Council Member Baden presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located southwest of the terminus of Lakeside Drive (proposed The Woodlands 4th Addition) A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District, and made a motion to approve the ordinance at its first reading as presented. Council Member Webster seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Webster questioned staff and Community Development Director Mark Hunt responded. Roll Call vote indicated Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); and Webster (aye). The motion passed unanimously.

CONSENT AGENDA

Mayor Gallagher asked for a motion to approve the Consent Agenda. Council Member Baden made a motion to approve the Consent Agenda as presented, and Council Member Brown seconded the motion. Mayor Gallagher asked for questions on the Consent Agenda. None presented. Roll Call vote indicated Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); and Webster (aye). The motion passed unanimously.

ADJOURNMENT

There being no further business, Council Member Webster made a motion to adjourn and Council Member Connors seconded the motion. The meeting was adjourned at approximately 7:25 p.m.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

CONSENT AGENDA
SEPTEMBER 15, 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 September 1, 2020. (Approve and Adopt)

B. Resolution approving the City's FY19/20 Road Use Tax Report. (Approve and Adopt)

C. Resolution awarding the contract for the Middle Road Sidewalk Connection to Crow Creek Trail. (Approve and Adopt)

D. Resolution accepting improvements for the 2020 Bituminous Fog Seal Program. (Approve and Adopt)

E. Resolution accepting improvements for the Middle Road P.C.C. Rehabilitation Project from Belmont Road to Woodfield Drive. (Approve and Adopt)

F. Resolution accepting improvements for the Cavan Crossing Driveway and Sidewalk Repair Project. (Approve and Adopt)

G. Resolution accepting improvements for the Glendale Mobile Home Park Retaining Wall Repair Project. (Approve and Adopt)

H. Resolution accepting improvements for the Middle Road Resurfacing Project from Devils Glen Road to Belmont Road. (Approve and Adopt)

I. Resolution authorizing and directing the Mayor to sign an Intergovernmental Agreement between the City of Bettendorf and the City of Panorama Park for Bettendorf to perform snow and ice removal on City streets within Panorama Park for fiscal year 2021. (Approve and Adopt)

J. Resolution authorizing staff to issue an RFP for the development of a new City of Bettendorf Website, and an RFP for the development of a new Mobile App. (Approve and Adopt)

K. Resolution approving the updated Public Relations Assistant Job Description and upgrading position to full-time in the Economic Development Department. (Approve and Adopt)

L. Resolution appointing Lynn Gibson to the City of Bettendorf's Planning & Zoning Commission. (Approve and Adopt)

M. Resolution approving liquor license renewals for Sports Fans Pizza and Courtyard by Marriott. (Approve and Adopt)

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

COUNCIL LETTER

MEETING DATE: October 6, 2020
REQUESTED BY: Schadt

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

$445,000 General Obligation Capital Loan Notes, Series 2020

- Resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Bettendorf, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $445,000 General Obligation Capital Loan Notes, Series 2020, and providing for a method of payment of said Notes; Approval of the Tax Exemption Certificate..

Explanation and Background:

The Iowa Department of Homeland Security has awarded HMGP grant funding for the Duck Creek property acquisition and demolition project to mitigate flood damages along Duck Creek. $2,511,070 or 85% of the cost of the project will be covered by the grant with a mix of federal and state funding. The remaining 15% ($443,130) is considered the City's local match. As discussed during budget and CIP work sessions, staff recommends taking advantage of the State Revolving Fund loan program to finance the City's match. The loan has a maturity of 20 years and annual interest rate of 2%. These loans involve the same procedures applicable to the issuance and sale of municipal bonds generally. A Public Hearing on the loans was held March 17, 2020 at 7:00 in Council Chambers.

BUDGET CONSIDERATION:
The project is funded in the approved 5-year CIP plan and debt service is contemplated in the debt service levy over the life of the loan.

ATTACHMENTS:
- Resolutions prepared by Ahlers & Cooney, P.C.

ITEMS TO INCLUDE ON AGENDA

CITY OF BETTENDORF, IOWA

$445,000 General Obligation Capital Loan Notes, Series 2020

- Resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Bettendorf, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $445,000 General Obligation Capital Loan Notes, Series 2020, and providing for a method of payment of said Notes; Approval of the Tax Exemption Certificate.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

October 6, 2020

The City Council of the City of Bettendorf, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at _____ _____.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

Absent: _____

Vacant: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AND DISBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF BETTENDORF, IOWA AND THE IOWA FINANCE AUTHORITY, AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF $445,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2020, AND PROVIDING FOR A METHOD OF PAYMENT OF SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE" and moved that it be adopted. Council Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared said Resolution duly adopted as follows:

RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AND DISBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF BETTENDORF, IOWA AND THE IOWA FINANCE AUTHORITY, AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF $445,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2020, AND PROVIDING FOR A METHOD OF PAYMENT OF SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE

WHEREAS, the Issuer is duly incorporated, organized and exists under and by virtue of the laws and Constitution of the State of Iowa; and

WHEREAS, the Issuer is in need of funds to pay costs of acquiring property for green space, general corporate purpose project(s), and it is deemed necessary and advisable that a form of Loan and Disbursement Agreement be approved and authorized and the City issue General Obligation Capital Loan Notes, for such purpose(s) to the amount of not to exceed $445,000 as authorized by Sections 384.24A and 384.26 of the Code of Iowa; and

WHEREAS, pursuant to notice published as required by Sections 384.24A and 384.26 this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of said Notes, and all objections, if any, to such Council action made by any resident or property owner of the City were received and considered by the Council; and no petition having been filed, it is the decision of the Council that additional action be taken for the issuance

of said Notes for such purpose(s), and that such action is considered to be in the best interests of the City and the residents thereof; and

WHEREAS, the above mentioned Notes were heretofore sold and action should now be taken to issue said Notes conforming to the terms and conditions of the sale.

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

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

- "Agreement" shall mean a Loan and Disbursement Agreement dated as of the Closing between and among the City and the Original Purchaser, relating to the Loan made to the City under the Program.

- "Closing" shall mean the date of delivery of the Note to the Original Purchaser and the funding of the Loan by the Original Purchaser.

- "Department" shall mean the Iowa Department of Natural Resources.

- "Issuer" and "City" shall mean the City of Bettendorf, State of Iowa.

- "Loan" shall mean the principal amount allocated by the Original Purchaser to the City under the Program, equal in amount to the principal amount of the Notes.

- "Loan Agreement" shall mean a Loan and Disbursement Agreement between the Issuer and a lender or lenders in substantially the form attached to and approved by this Resolution.

- "Note Fund" shall mean the fund created in Section 4 of this Resolution.

- "Notes" shall mean $445,000 General Obligation Capital Loan Notes, Series 2020, authorized to be issued by this Resolution.

- "Original Purchaser" shall mean the Iowa Finance Authority, as the purchaser of the Notes from Issuer at the time of their original issuance.

- "Paying Agent" shall mean the City Clerk, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein as Issuer's agent to provide for the payment of principal of and interest on the Notes as the same shall become due.

- "Program" shall mean the Iowa Water Pollution Control Works Financing Program undertaken jointly by the Original Purchaser and the Department.

- "Project" shall mean the costs of acquiring property for green space.

- "Project Fund" shall mean the fund required to be established by this Resolution for the deposit of the proceeds of the Notes.

- "Registrar" shall mean the City Clerk of Bettendorf, Iowa, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Notes. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Notes.

- "Resolution" shall mean this resolution authorizing the Notes.

- "Tax Exemption Certificate" shall mean the Tax Exemption Certificate approved under the terms of this Resolution and to be executed by the Treasurer and delivered at the time of issuance and delivery of the Notes.

- "Treasurer" shall mean the City Administrator or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Notes issued hereunder.

Section 2. Loan Agreement. The form of Loan and Disbursement Agreement in substantially the form attached to this Resolution is hereby approved and is authorized to be executed and issued on behalf of the Issuer by the Mayor and attested by the City Clerk.

Section 3. Levy and Certification of Annual Tax; Other Funds to be Used.

a) Levy of Annual Tax. That for the purpose of providing funds to pay the principal and interest of the Notes hereinafter authorized to be issued, there is hereby levied for each future year the following direct annual tax on all of the taxable property in the City of Bettendorf, State of Iowa, to-wit:

AMOUNT	FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION
$19,155.58*	2020/2021
$24,847.74	2021/2022
$27,160.00	2022/2023
$26,780.00	2023/2024
$27,400.00	2024/2025
$27,000.00	2025/2026
$27,600.00	2026/2027
$27,180.00	2027/2028
$26,760.00	2028/2029
$27,340.00	2029/2030
$26,900.00	2030/2031
$27,460.00	2031/2032
$27,000.00	2032/2033
$27,540.00	2033/2034
$27,060.00	2034/2035
$27,580.00	2035/2036
$27,080.00	2036/2037
$27,580.00	2037/2038
$27,060.00	2038/2039
$27,540.00	2039/2040

*Payable from available cash on hand.

(NOTE: For example the levy to be made and certified against the taxable valuations of January 1, 2019 will be collected during the fiscal year commencing July 1, 2020.)

b) Resolution to be Filed With County Auditor. A certified copy of this Resolution shall be filed with the Auditor of Scott County, Iowa and the Auditor is hereby instructed in and for each of the years as provided, to levy and assess the tax hereby authorized in Section 3 of this Resolution, in like manner as other taxes are levied and assessed, and such taxes so levied in and for each of the years aforesaid be collected in like manner as other taxes of the City are collected, and when collected be used for the purpose of paying principal and interest on said Notes issued in anticipation of the tax, and for no other purpose whatsoever.

c) Additional City Funds Available. Principal and interest coming due at any time when the proceeds of said tax on hand shall be insufficient to pay the same shall be promptly paid when due from current funds of the City available for that purpose and reimbursement shall be made from such special fund in the amounts thus advanced.

Section 4. Note Fund. Said tax shall be assessed and collected each year at the same time and in the same manner as, and in addition to, all other taxes in and for the City, and when collected they shall be converted into a special fund within the Debt Service Fund to be known as the "GENERAL OBLIGATION CAPITAL LOAN NOTE FUND NO. 3" (the "Note Fund"),

which is hereby pledged for and shall be used only for the payment of the principal of and interest on the Notes hereinafter authorized to be issued; and also there shall be apportioned to said fund its proportion of taxes received by the City from property that is centrally assessed by the State of Iowa.

Section 5. Application of Note Proceeds. Proceeds of the Notes, other than accrued interest except as may be provided below, shall be credited to the Project Fund and expended only for the purposes of the Project. Any amounts on hand in the Project Fund shall be available for the payment of the principal of or interest on the Notes at any time that other funds shall be insufficient to the purpose, in which event such funds shall be repaid to the Project Fund at the earliest opportunity. Any balance on hand in the Project Fund and not immediately required for its purposes may be invested not inconsistent with limitations provided by law or this Resolution. Accrued interest, if any, shall be deposited in the Note Fund.

Section 6. Investment of Note Fund Proceeds. All moneys held in the Note Fund, provided for by Section 4 of this Resolution shall be invested in investments permitted by Chapter 12B, Code of Iowa 2019, as amended, or deposited in financial institutions which are members of the Federal Deposit Insurance Corporation and the deposits in which are insured thereby and all such deposits exceeding the maximum amount insured from time to time by FDIC or its equivalent successor in any one financial institution shall be continuously secured in compliance with Chapter 12C of the Code of Iowa 2019, as amended, or otherwise by a valid pledge of direct obligations of the United States Government having an equivalent market value. All such interim investments shall mature before the date on which the moneys are required for payment of principal of or interest on the Notes as herein provided.

Section 7. Note Details, Execution and Redemption.

a) Note Details. General Obligation Capital Loan Notes of the City in the amount of $445,000, shall be issued to evidence the obligations of the Issuer under the Loan Agreement pursuant to the provisions of Sections 384.24A and 384.26 of the Code of Iowa for the aforesaid purposes. The Notes shall be designated "GENERAL OBLIGATION CAPITAL LOAN NOTE, SERIES 2020", be dated October 30, 2020, and bear interest at the rate of 1.75% per annum from the date of each advancement made under the Agreement, until payment thereof, at the office of the Paying Agent, said interest payable on December 1, 2020, and semiannually thereafter on the 1st day of June and December in each year until maturity as set forth on the Debt Service Schedule attached to the Agreement as Exhibit A and incorporated herein by this reference. As set forth on said Debt Service Schedule, principal shall be payable on June 1, 2021 and annually thereafter on the 1st day of June in the amounts set forth therein until principal and interest are fully paid, except that the final installment of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2040. Notwithstanding the foregoing or any other provision hereof, principal and interest shall be payable as shown on said Debt Service Schedule until completion of the Project, at which time the final Debt Service Schedule shall be determined based upon actual advancements, final costs and completion of the Project, all as provided in the administrative rules governing the Iowa Water Pollution Control Works Financing Program. Payment of principal and interest on the Notes shall at all times conform to

said Debt Service Schedule and the rules of the Iowa Water Pollution Control Works Financing Program.

The Notes shall be executed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the Clerk, and impressed or printed with the seal of the City and shall be fully registered as to both principal and interest as provided in this Resolution; principal, interest and premium, if any, shall be payable at the office of the Paying Agent by mailing of a check, wire transfer or automated clearing house system transfer to the registered owner of the Note. The Notes shall be in the denomination of $1,000 or multiples thereof and may at the request of the Original Purchaser be initially issued as a single Note in the denomination of $445,000 and numbered GO-1.

Section 8. Initiation Fee and Servicing Fee. In addition to the payment of principal of and interest on the Notes, the Issuer also agrees to pay the Initiation Fee and the Servicing Fee as defined and in accordance with the terms of the Agreement.

Section 9. Redemption. The Notes are subject to optional redemption at a price of par plus accrued interest (i) on any date upon receipt of written consent of the Original Purchaser or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Notes may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity, by giving not less than thirty (30) days' notice of redemption by certified or registered mail to the Original Purchaser (or any other registered owner of the Note). The terms of redemption shall be par, plus accrued interest to date of call. The Notes are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

Section 10. Registration of Notes; Appointment of Registrar; Transfer; Ownership; Delivery; and Cancellation.

a) Registration. The ownership of Notes may be transferred only by the making of an entry upon the books kept for the registration and transfer of ownership of the Notes, and in no other way. The City Clerk is hereby appointed as Note Registrar under the terms of this Resolution. Registrar shall maintain the books of the Issuer for the registration of ownership of the Notes for the payment of principal of and interest on the Notes as provided in this Resolution. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Notes and in this Resolution.

b) Transfer. The ownership of any Note may be transferred only upon the Registration Books kept for the registration and transfer of Notes and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple individuals, of all such transferees). In the event that the address of the registered owner of a Note (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the

Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Note, a new fully registered Note, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Note, and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

c) Registration of Transferred Notes. In all cases of the transfer of the Notes, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Notes, in accordance with the provisions of this Resolution.

d) Ownership. As to any Note, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Notes and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note, including the interest thereon, to the extent of the sum or sums so paid.

e) Cancellation. All Notes which have been redeemed shall not be reissued but shall be cancelled by the Registrar. All Notes which are cancelled by the Registrar shall be destroyed and a certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Notes to the Issuer.

f) Non-Presentment of Notes. In the event any payment check representing payment of principal of or interest on the Notes is returned to the Paying Agent or if any note is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Notes shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Notes shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Notes who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Notes. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent, shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Notes of whatever nature shall be made upon the Issuer.

g) Registration and Transfer Fees. The Registrar may furnish to each owner, at the Issuer's expense, one note for each annual maturity. The Registrar shall furnish additional Notes in lesser denominations (but not less than the minimum denomination) to an owner who so requests.

Section 11. Reissuance of Mutilated, Destroyed, Stolen or Lost Notes. In case any outstanding Note shall become mutilated or be destroyed, stolen or lost, the Issuer shall at the request of Registrar authenticate and deliver a new Note of like tenor and amount as the Note so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Note to Registrar, upon surrender of such mutilated Note, or in lieu of and substitution for the Note destroyed, stolen or lost, upon filing with the Registrar evidence satisfactory to the Registrar and Issuer that such Note has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Registrar and Issuer with satisfactory indemnity and complying with such other reasonable regulations as the Issuer or its agent may prescribe and paying such expenses as the Issuer may incur in connection therewith.

Section 12. Record Date. Payments of principal and interest, otherwise than upon full redemption, made in respect of any Note, shall be made to the registered holder thereof or to their designated agent as the same appear on the books of the Registrar on the 15th day of the month preceding the payment date. All such payments shall fully discharge the obligations of the Issuer in respect of such Notes to the extent of the payments so made. Upon receipt of the final payment of principal, the holder of the Note shall surrender the Note to the Paying Agent.

Section 13. Execution, Authentication and Delivery of the Notes. Upon the adoption of this Resolution, the Mayor and Clerk shall execute the Notes by their manual or authorized signature and deliver the Notes to the Registrar, who shall authenticate the Notes and deliver the same to or upon order of the Purchaser. No Note shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder unless the Registrar shall duly endorse and execute on such Note a Certificate of Authentication substantially in the form of the Certificate herein set forth. Such Certificate upon any Note executed on behalf of the Issuer shall be conclusive evidence that the Note so authenticated has been duly issued under this Resolution and that the holder thereof is entitled to the benefits of this Resolution.

Section 14. Right to Name Substitute Paying Agent or Registrar. Issuer reserves the right to name a substitute, successor Registrar or Paying Agent upon giving prompt written notice to each registered noteholder.

Section 15. Form of Note. Notes shall be printed substantially in the form as follows:

"STATE OF IOWA"
"COUNTY OF SCOTT"
"CITY OF BETTENDORF"
"GENERAL OBLIGATION CAPITAL LOAN NOTE"
"SERIES 2020"
GENERAL CORPORATE PURPOSE

Rate: 1.75%
Final Maturity: June 1, 2040
Note Date: October 30, 2020
CUSIP No.: N/A
"Registered"
Certificate No. GO-1

Principal Amount: $445,000

The City of Bettendorf, State of Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

(Registration panel to be completed by Registrar or Printer with name of Registered Owner).

or registered assigns, the principal sum of (enter principal amount in long form) THOUSAND DOLLARS in lawful money of the United States of America, on the maturity dates and in the principal amounts set forth on the Debt Service Schedule attached hereto and incorporated herein by this reference, with interest on said sum from the date of each advancement made under a certain Loan and Disbursement Agreement dated as of the date hereof until paid at the rate of 1.75% per annum, payable on December 1, 2020, and semi-annually thereafter on the 1st day of June and December in each year. As set forth on said Debt Service Schedule, principal shall be payable on June 1, 2021 and annually thereafter on the first day of June in the amounts set forth therein until principal and interest are fully paid, except that the final installment of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2040. Notwithstanding the foregoing or any other provision hereof, principal and interest shall be payable as shown on said Debt Service Schedule until completion of the Project, at which time the final Debt Service Schedule shall be determined and attached hereto based upon actual advancements, final costs and completion of the Project, all as provided in the administrative rules governing the Iowa Water Pollution Control Works Financing Program. Payment of principal and interest of this Note shall at all times conform to said Debt Service Schedule and the rules of the Iowa Water Pollution Control Works Financing Program.

Interest and principal shall be paid to the registered holder of the Note as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

This Note is issued pursuant to the provisions of Sections 384.24A and 384.26 of the Code of Iowa, for the purpose of paying costs of acquiring property for green space, and in order to evidence the obligations of the Issuer under a certain Loan and Disbursement Agreement dated the date hereof, in conformity to a Resolution of the Council of said City duly passed and approved. For a complete statement of the funds from which and the conditions under which this Note is payable, and the general covenants and provisions pursuant to which this Note is issued, reference is made to the above described Loan Agreement and Resolution.

This Note is subject to optional redemption at a price of par plus accrued interest (i) on any date upon receipt of written consent of the Original Purchaser or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of this Note may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity, by lot by giving thirty (30) days' notice of redemption by certified or

registered mail, to the Iowa Finance Authority (or any other registered owner of the Note). This Note is also subject to mandatory redemption as set forth in Section 5 of the Agreement.

Ownership of this Note may be transferred only by transfer upon the books kept for such purpose by the City Administrator, the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Note at the office of the Registrar as designated below, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered noteholders of such change. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and subject to the provisions for registration and transfer contained in the Note Resolution.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Note, have been existent, had, done and performed as required by law; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the territory of the Issuer for the payment of the principal and interest of this Note as the same will respectively become due; that such taxes have been irrevocably pledged for the prompt payment hereof, both principal and interest, and the total indebtedness of the Issuer including this Note, does not exceed the constitutional or statutory limitations.

IN TESTIMONY WHEREOF, said City by its City Council has caused this Note to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, with the seal of said City impressed hereon, and authenticated by the manual or facsimile signature of an authorized representative of the Registrar, the City Clerk of the City of Bettendorf, Iowa, all as of the 30th day of October, 2020.

Date of authentication:_____
This is one of the Notes described in the within mentioned Resolution, as registered by the City Clerk.

CITY CLERK, Registrar

By: _____
Authorized Signature
Registrar and Transfer Agent: City Clerk
Paying Agent: City Clerk

SEE REVERSE FOR CERTAIN DEFINITIONS

(Seal)
(Signature Block)

CITY OF BETTENDORF, STATE OF IOWA

By: _____(manual or facsimile signature)_____
Mayor

ATTEST:

By: _____(manual or facsimile signature)_____
City Clerk

(Information Required for Registration)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Note and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Note on the books kept for registration of the within Note, with full power of substitution in the premises.

Dated: _____

_____

_____
(Person(s) executing this Assignment sign(s) here)

SIGNATURE)
GUARANTEED)_____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the certificate(s) or note(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____
Address of Transferee(s) _____
Social Security or Tax Identification
Number of Transferee(s) _____
Transferee is a(n):
Individual* _____ Corporation _____
Partnership _____ Trust _____

*If the Note is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Note, shall be construed as though written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with rights of survivorship and not as tenants in common
IA UNIF TRANS MIN ACT - ..... Custodian .....
(Cust) (Minor)
Under Iowa Uniform Transfers to Minors Act.....
(State)

ADDITIONAL ABBREVIATIONS MAY
ALSO BE USED THOUGH NOT IN THE ABOVE LIST

(End of form of Note)

Section 16. Loan and Disbursement Agreement and Closing Documents. The form of Loan and Disbursement Agreement in substantially the form attached to this Resolution is hereby approved and is authorized to be executed and issued on behalf of the Issuer by the Mayor and attested by the City Clerk. The Mayor and City Clerk are authorized and directed to execute, attest, seal and deliver for and on behalf of the City any other additional certificates, documents, or other papers and perform all other acts, including without limitation the execution of all closing documents, as they may deem necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

Section 17. Contract Between Issuer and Purchaser. This Resolution constitutes a contract between said City and the purchaser of the Notes.

Section 18. Non-Arbitrage Covenants. The Issuer reasonably expects and covenants that no use will be made of the proceeds from the issuance and sale of the Notes issued hereunder which will cause any of the Notes to be classified as arbitrage notes within the meaning of Sections 148(a) and (b) of the Internal Revenue Code of the United States, as amended, and that

throughout the term of the Notes it will comply with the requirements of statutes and regulations issued thereunder.

To the best knowledge and belief of the Issuer, there are no facts or circumstances that would materially change the foregoing statements or the conclusion that it is not expected that the proceeds of the Notes will be used in a manner that would cause the Notes to be arbitrage notes.

Section 19. Approval of Tax Exemption Certificate. Attached hereto is a form of Tax Exemption Certificate stating the Issuer's reasonable expectations as to the use of the proceeds of the Notes. The form of Tax Exemption Certificate is approved. The Issuer hereby agrees to comply with the provisions of the Tax Exemption Certificate and the provisions of the Tax Exemption Certificate are hereby incorporated by reference as part of this Resolution. The City Administrator is hereby directed to make and insert all calculations and determinations necessary to complete the Tax Exemption Certificate at issuance of the Notes to certify as to the reasonable expectations and covenants of the Issuer at that date.

Section 20. Additional Covenants, Representations and Warranties of the Issuer. The Issuer certifies and covenants with the purchasers and holders of the Notes from time to time outstanding that the Issuer through its officers, (a) will make such further specific covenants, representations and assurances as may be necessary or advisable; (b) comply with all representations, covenants and assurances contained in the Tax Exemption Certificate, which Tax Exemption Certificate shall constitute a part of the contract between the Issuer and the owners of the Notes; (c) consult with Bond Counsel (as defined in the Tax Exemption Certificate); (d) pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Notes; (e) file such forms, statements and supporting documents as may be required and in a timely manner; and (f) if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Issuer in such compliance.

Section 21. Amendment of Resolution to Maintain Tax Exemption. This Resolution may be amended without the consent of any owner of the Notes if, in the opinion of Bond Counsel, such amendment is necessary to maintain tax exemption with respect to the Notes under applicable Federal law or regulations.

Section 22. Repeal of Conflicting Resolutions or Ordinances. All ordinances and resolutions and parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 23. Severability Clause. If any section, paragraph, clause or provision of this Resolution be held invalid, such invalidity shall not affect any of the remaining provisions hereof, and this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this 6th day of October, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

I, the undersigned City Clerk of the City of Bettendorf, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2020.

_____
City Clerk, City of Bettendorf, State of Iowa

(SEAL)

01774285-1\10216-092

DELIVERY CERTIFICATE

We the undersigned City Officials, do hereby certify that we are the officers, respectively below indicated, of a municipal corporation in the State of Iowa, known as the City of Bettendorf, State of Iowa; that in pursuance of the provisions of Sections 384.24A and 384.26, Code of Iowa, there have been heretofore lawfully authorized and this day by us lawfully executed, issued, caused to be registered, authenticated and delivered fully registered General Obligation Capital Loan Notes, Series 2020, of the City of Bettendorf, State of Iowa, in the amount of $445,000, dated October 30, 2020, bearing interest at the rate of 1.75% per annum and maturing as set forth on the Debt Service Schedule attached hereto and incorporated herein by this reference.

The Note has been executed with the manual or facsimile signature of the Mayor and the manual or facsimile signature of the City Clerk of the City.

The Notes have been delivered to:

Iowa Finance Authority of Des Moines, Iowa

and have been paid for in accordance with the terms of the contract of sale and at a price of $442,775, disbursed in accordance with the Loan and Disbursement Agreement, dated the date hereof.

We further certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City, or the titles of the undersigned City officers to their respective positions, or the validity of the Notes, or the power and duty of the City to provide and apply adequate taxes for the full and prompt payment of the principal and interest of the Notes, and that no measure or provision for the authorization or issuance of the Notes has been repealed or rescinded.

We further certify that due provision has been made for the collection of sufficient taxes to meet all payments coming due, whether of principal or of interest on the Note Issue; that all payments coming due before the next collection of the tax provided for as aforesaid will be paid promptly when due from cash on hand; and that the proceedings authorizing the issuance and delivery of the Notes remain in full force and effect and have not been withdrawn, amended or rescinded.

We further certify that each of the officers whose signatures appear on the Notes were in occupancy and possession of their respective offices at the time the Notes were executed and do hereby adopt and affirm their signatures appearing in the Notes.

We further certify that the present financial condition of the Note is as follows:

Assessed and taxable value of all taxable property within the City, except moneys and credits and tax free lands (Year 2020/2021), according to the last completed State and County tax lists (100% - Before Rollback)	$4,179,533,133
Total general obligation bonded indebtedness of the City, including this issue	$120,060,000
All other general obligation indebtedness, (including warrants, judgments, contracts of purchase or lease/purchase, self-insurance or local government risk pool obligations, loan agreements, and revenue bonds issued under Code Section 403.9), of the City of any kind	$2,089,325 (UR DA) $731,788 (Ann. Approp.)

IN WITNESS WHEREOF, we have hereunto affixed our hands at the City of Bettendorf, State of Iowa, this 30th day of October, 2020.

_____
Mayor

_____
City Clerk

_____
Finance Director

(CITY SEAL)

01774383-1\10216-092

TAX EXEMPTION CERTIFICATE

of

CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, ISSUER

$445,000 General Obligation Capital Loan Notes, Series 2020

This instrument was prepared by:

Ahlers & Cooney, P.C.
100 Court Avenue, Suite 600
Des Moines, Iowa 50309
(515) 243-7611

TAX EXEMPTION CERTIFICATE

THE CITY OF BETTENDORF, IOWA

THIS TAX EXEMPTION CERTIFICATE made and entered into on October 30, 2020, by the City of Bettendorf, State of Iowa (the "Issuer").

INTRODUCTION

This Certificate is executed and delivered in connection with the issuance by the Issuer of its $445,000 General Obligation Capital Loan Notes, Series 2020 (the "Bonds"). The Bonds are issued pursuant to the provisions of the Resolution of the Issuer authorizing the issuance of the Bonds. Such Resolution provides that the covenants contained in this Certificate constitute a part of the Issuer's contract with the owners of the Bonds.

ARTICLE I

DEFINITIONS

The following terms as used in this Certificate shall have the meanings set forth below. The terms defined in the Resolution shall retain the meanings set forth therein when used in this Certificate. Other terms used in this Certificate shall have the meanings set forth in the Code or in the Regulations.

"Annual Debt Service" means the principal of and interest on the Bonds scheduled to be paid during a given Bond Year.

"Bonds" means the $445,000 aggregate principal amount of General Obligation Capital Loan Notes of the Issuer issued in registered form pursuant to the Resolution.

"Bond Counsel" means Ahlers & Cooney, P.C., Des Moines, Iowa, or an attorney at law or a firm of attorneys of nationally recognized standing in matters pertaining to the tax-exempt status of interest on obligations issued by states and their political subdivisions, duly admitted to the practice of law before the highest court of any State of the United States of America.

"Bond Fund" means the Sinking Fund described in the Resolution.

"Bond Year", as defined in Regulation 1.148-1(b), means a one-year period beginning on the day after expiration of the preceding Bond Year. The first Bond Year shall be the one-year or shorter period beginning on the Closing Date and ending on a principal or interest payment date, unless Issuer selects another date.

"Bond Yield" means that discount rate which produces an amount equal to the Issue Price of the Bonds when used in computing the present value of all payments of principal and interest

to be paid on the Bonds, using semiannual compounding on a 360-day year as computed under Regulation 1.148-4.

"Certificate" means this Tax Exemption Certificate.

"Closing" means the delivery of the Bonds in exchange for the agreed upon purchase price.

"Closing Date" means the date of Closing.

"Code" means the Internal Revenue Code of 1986, as amended, and any statutes which replace or supplement the Internal Revenue Code of 1986.

"Computation Date" means each five-year period from the Closing Date through the last day of the fifth and each succeeding fifth Bond Year.

"Excess Earnings" means the amount earned on all Nonpurpose Investments minus the amount which would have been earned if such Nonpurpose Investments were invested at a rate equal to the Bond Yield, plus any income attributable to such excess.

"Final Bond Retirement Date" means the date on which the Bonds are actually paid in full.

"Governmental Obligations" means direct general obligations of, or obligations the timely payment of the principal of and interest on which is unconditionally guaranteed by the United States.

"Gross Proceeds", as defined in Regulation 1.148-l(b), means any Proceeds of the Bonds and any replacement proceeds (as defined in Regulation 1.148-1(c)) of the Bonds.

"Gross Proceeds Funds" means the Project Fund and any other fund or account held for the benefit of the owners of the Bonds or containing Gross Proceeds of the Bonds except the Bond Fund and the Rebate Fund.

"Issue Price", as defined in Regulation 1.148-l(b), means the initial offering price of the Bonds to the public (not including bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of the Bonds were sold to the public. The Purchasers have certified the Issue Price to be not more than $445,000.

"Issuer" means the City of Bettendorf, State of Iowa.

"Minor Portion of the Bonds", as defined in Regulation 1.148-2(g), means the lesser of five (5) percent of Proceeds or $100,000. The Minor Portion of the Bonds is computed to be $22,250.

"Nonpurpose Investments" means any investment property which is acquired with Gross Proceeds and is not acquired to carry out the governmental purpose of the Bonds, and may include but is not limited to U.S. Treasury bonds, corporate bonds, or certificates of deposit.

"Proceeds", as defined in Regulation 1.148-l(b), means Sale Proceeds, investment proceeds and transferred proceeds of the Bonds.

"Project" means the costs of acquiring property for green space, as more fully described in the Resolution.

"Project Fund" means the fund established in the Resolution.

"Purchaser" means the Iowa Finance Authority, Des Moines, Iowa, constituting the initial purchaser of the Bonds from the Issuer.

"Rebate Amount" means the amount computed as described in this Certificate.

"Rebate Fund" means the fund to be created, if necessary, pursuant to this Certificate.

"Rebate Payment Date" means a date chosen by the Issuer which is not more than 60 days following each Computation Date or the Final Bond Retirement Date.

"Regulations" means the Income Tax Regulations, amendments and successor provisions promulgated by the Department of the Treasury under Sections 103, 148 and 149 of the Code, or other Sections of the Code relating to "arbitrage bonds", including without limitation Regulations 1.148-1 through 1.148-11, 1.149(b)-1, 1.149-d(1), 1.150-1 and 1.150-2.

"Replacement Proceeds" include, but are not limited to, sinking funds, amounts that are pledged as security for an issue, and amounts that are replaced because of a sufficiently direct nexus to a governmental purpose of an issue.

"Resolution" means the resolution of the Issuer adopted on October 6, 2020, authorizing the issuance of the Bonds.

"Sale Proceeds", as defined in Regulation 1.148-1(b), means any amounts actually or constructively received from the sale of the Bonds, including amounts used to pay underwriter's discount or compensation and accrued interest other than pre-issuance accrued interest.

"Sinking Fund" means the Bond Fund.

"SLGS" means demand deposit Treasury securities of the State and Local Government Series.

"Tax Exempt Obligations" means bonds or other obligations the interest on which is excludable from the gross income of the owners thereof under Section 103 of the Code and

include certain regulated investment companies, stock in tax-exempt mutual funds and demand deposit SLGS.

"Taxable Obligations" means all investment property, obligations or securities other than Tax Exempt Obligations.

"Verification Certificate" means the certificate attached to this Certificate as Exhibit A, establishing that the Purchaser will not reoffer or sell the Bonds to the public.

ARTICLE II

SPECIFIC CERTIFICATIONS, REPRESENTATIONS AND AGREEMENTS

The Issuer hereby certifies, represents and agrees as follows:

Section 2.1 Authority to Certify and Expectations

(a) The undersigned officer of the Issuer along with other officers of the Issuer, are charged with the responsibility of issuing the Bonds.

(b) This Certificate is being executed and delivered in part for the purposes specified in Section 1.148-2(b)(2) of the Regulations and is intended (among other purposes) to establish reasonable expectations of the Issuer at this time.

(c) The Issuer has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as a bond issuer which may certify bond issues under Section 1.148-2(b)(2) of the Regulations.

(d) The certifications, representations and agreements set forth in this Article II are made on the basis of the facts, estimates and circumstances in existence on the date hereof, including the following: (1) with respect to amounts expected to be received from delivery of the Bonds, amounts actually received, (2) with respect to payments of amounts into various funds or accounts, review of the authorizations or directions for such payments made by the Issuer pursuant to the Resolution and this Certificate, (3) with respect to the Issue Price, the certifications of the Purchasers as set forth in the Verification Certificate, (4) with respect to expenditure of the Proceeds of the Bonds, actual expenditures and reasonable expectations of the Issuer as to when the Proceeds will be spent for purposes of the Project, and (5) with respect to Bond Yield, review of the Verification Certificate. The Issuer has no reason to believe such facts, estimates or circumstances are untrue or incomplete in any material way.

(e) To the best of the knowledge and belief of the undersigned officer of the Issuer, there are no facts, estimates or circumstances that would materially change the representations, certifications or agreements set forth in this Certificate, and the expectations herein set out are reasonable.

(f) No arrangement exists under which the payment of principal or interest on the Bonds would be directly or indirectly guaranteed by the United States or any agency or instrumentality thereof.

(g) After the expiration of any applicable temporary periods, and excluding investments in a bona fide debt service fund or reserve fund, not more than five percent (5%) of the Proceeds of the Bonds will be (a) used to make loans which are guaranteed by the United States or any agency or instrumentality thereof, or (b) invested in federally insured deposits or accounts.

(h) The Issuer will file with the Internal Revenue Service in a timely fashion Form 8038-G, Information Return for Tax-Exempt Governmental Obligations with respect to the Bonds and such other reports required to comply with the Code and applicable Regulations.

(i) The Issuer will take no action which would cause the Bonds to become "private activity bonds" as defined in Section 141 (a) of the Code, including any use of the Project by any person other than a governmental unit if such use will be by other than a member of the general public. None of the Proceeds of the Bonds will be used directly or indirectly to make or finance loans to any person other than a governmental unit.

(j) The Issuer will make no change in the nature or purpose of the Project except as provided in Section 6.1 hereof.

(k) Except as provided in Section 6.1 hereof, the Issuer will not establish any sinking fund, bond fund, reserve fund, debt service fund or other fund reasonably expected to be used to pay debt service on the Bonds (other than the Bond Fund), exercise its option to redeem Bonds prior to maturity or effect a refunding of the Bonds.

(l) No bonds or other obligations of the Issuer (1) were sold in the 15 days preceding the date of sale of the Bonds, (2) were sold or will be sold within the 15 days after the date of sale of the Bonds, (3) have been delivered in the past 15 days or (4) will be delivered in the next 15 days pursuant to a common plan of financing for the issuance of the Bonds and payable out of substantially the same source of revenues.

(m) None of the Proceeds of the Bonds will be used directly or indirectly to replace funds of the Issuer used directly or indirectly to acquire obligations having a yield higher than the Bond Yield.

(n) No portion of the Bonds is issued for the purpose of investing such portion at a higher yield than the Bond Yield.

(o) The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause them to be "arbitrage bonds" as defined in Section 148(a) of the Code. The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause the interest on the Bonds to be includible in the gross income of the owners of the Bonds

under the Code. The Issuer will not intentionally use any portion of the Proceeds to acquire higher yielding investments.

(p) The Issuer will not use the Proceeds of the Bonds to exploit the difference between tax-exempt and taxable interest rates to obtain a material financial advantage.

(q) The Issuer has not issued more Bonds, issued the Bonds earlier, or allowed the Bonds to remain outstanding longer than is reasonably necessary to accomplish the governmental purposes of the Bonds and in fact, the Bonds will not remain outstanding longer than 120% of the economic useful life of the assets financed with the Proceeds of the Bonds.

(r) The Bonds will not be Hedge Bonds as described in Section 149(g)(3) of the Code because the Issuer reasonably expects that it will meet the Expenditure Test set forth in Section 2.5(b) hereof and that 50% or more of the Proceeds will not be invested in Nonpurpose Investments having a substantially guaranteed yield for four or more years.

Section 2.2 Receipts and Expenditures of Sale Proceeds

Sale Proceeds and pre-issuance accrued interest received at Closing are expected to be deposited and expended as follows:

(a) $7,225, representing the Initiation Fee ($2,225) and the costs of issuing the Bonds will be used within six months of the Closing Date to pay the costs of issuance of the Bonds (with any excess remaining on deposit in the Project Fund); and

(b) $437,775 will be deposited into the Project Fund and will be used together with earnings thereon to pay the costs of the Project and will not exceed the amount necessary to accomplish the governmental purposes of the Bonds.

Section 2.3 Purpose of Bonds

The Issuer is issuing the Bonds to pay the costs of acquiring property for green space.

Section 2.4 Facts Supporting Tax-Exemption Classification

Governmental Bonds

Private Business Use/Private Security or Payment Tests

The Bonds are considered to be governmental bonds, not subject to the provisions of the alternate minimum tax. The Proceeds will be used for the purposes described in Section 2.3 hereof. These bonds are not private activity bonds because no amount of Proceeds of the Bonds is to be used in a trade or business carried on by a non-governmental unit. Rather, the Proceeds will be used to finance the general government operations and facilities of the Issuer described in Section 2.3 hereof. None of the payment of principal or interest on the Bonds will be derived from, or secured by, money or property used in a trade or business of a non-governmental unit. In addition, none of the governmental operations or facilities of the Issuer being financed with the Proceeds of the Bonds are subject to any lease, management contract or other similar arrangement or to any arrangement for use other than as by the general public.

Private Loan Financing Test

No amount of Proceeds of the Bonds is to be used directly or indirectly to make or finance loans to persons other than governmental units.

Section 2.5 Facts Supporting Temporary Periods for Proceeds

(a) Time Test. Not later than six months after the Closing Date, the Issuer will incur a substantial binding obligation to a third party to expend at least 5% of the net Sale Proceeds of the Bonds.

(b) Expenditure Test. Not less than 85% of the net Sale Proceeds will be expended for Project costs, including the reimbursement of other funds expended to date, within a three-year temporary period from the Closing Date.

(c) Due Diligence Test. Not later than six months after Closing, work on the Project will have commenced and will proceed with due diligence to completion.

(d) Proceeds of the Bonds representing less than six months accrued interest on the Bonds will be spent within six months of this date to pay interest on the Bonds, and will be invested without restriction as to yield for a temporary period not in excess of six months.

Section 2.6 Resolution Funds at Restricted or Unrestricted Yield

(a) Proceeds of the Bonds will be held and accounted for in the manner provided in the Resolution. The Issuer has not and does not expect to create or establish any other bond fund, reserve fund, or similar fund or account for the Bonds. The Issuer has not and will not pledge any moneys or Taxable Obligations in order to pay debt service on the Bonds or restrict the use of such moneys or Taxable Obligations so as to give reasonable assurances of their availability for such purposes.

(b) Any monies which are invested beyond a temporary period are expected to constitute less than a major portion of the Bonds or to be restricted for investment at a yield not greater than one-eighth of one percent above the Bond Yield.

(c) The Issuer has established and will use the Bond Fund primarily to achieve a proper matching of revenues and debt service within each Bond Year and the Issuer will apply moneys deposited into the Bond Fund to pay the principal of and interest on the Bonds. Such Fund will be depleted at least once each Bond Year except for a reasonable carryover amount. The carryover amount will not exceed the greater of (1) one year's earnings on the Bond Fund or (2) one-twelfth of Annual Debt Service. The Issuer will spend moneys deposited from time to time into such fund within 13 months after the date of deposit. Revenues, intended to be used to pay debt service on the Bonds, will be deposited into the Bond Fund as set forth in the Resolution. The Issuer will spend interest earned on moneys in such fund not more than 12 months after receipt. Accordingly, the Issuer will treat the Bond Fund as a bona fide debt service fund as defined in Regulation 1.148-1(b).

Investment of amounts on deposit in the Bond Fund will not be subject to arbitrage rebate requirements as the Bonds meet the safe harbor set forth in Regulation 1.148-3(k), because the average annual debt service on the Bonds will not exceed $2,500,000, the Bonds meet the safe harbor set forth in Code Section 148(f)(A)(4)(ii) because the Bonds are not private activity bonds, the average maturity of the issue (determined in accordance with Code Section 147(b)(2)(A)) is at least 5 years and the rates of interest on the bonds which are part of the issue do not vary during the term of the issue, and the Bonds are expected to meet one or more of the spending exemptions from rebate as provided in Section 3.3 hereof.

(d) The Minor Portion of the Bonds will be invested without regard to yield.

Section 2.7 Pertaining to Yields

(a) The purchase price of all Taxable Obligations to which restrictions apply under this Certificate as to investment yield or rebate of Excess Earnings, if any, has been and shall be calculated using (i) the price taking into account discount, premium and accrued interest, as applicable, actually paid or (ii) the fair market value if less than the price actually paid and if such Taxable Obligations were not purchased directly from the United States Treasury. The Issuer will acquire all such Taxable Obligations directly from the United States Treasury or in an arm's length transaction without regard to any amounts paid to reduce the yield on such Taxable Obligations. The Issuer will not pay or permit the payment of any amounts (other than to the United States) to reduce the yield on any Taxable Obligations. Obligations pledged to the payment of debt service on the Bonds, or deposited into any reserve fund after they have been acquired by the Issuer will be treated as though they were acquired for their fair market value on the date of such pledge or deposit. Obligations on deposit in any reserve fund on the Closing Date shall be treated as if acquired for their fair market value on the Closing Date.

(b) Qualified guarantees have not been used in computing yield.

(c) The Bond Yield has been computed as not less than 1.7501 percent. This Bond Yield has been computed on the basis of a purchase price for the Bonds equal to the Issue Price.

ARTICLE III

REBATE

Section 3.1 Records

Sale Proceeds of the Bonds will be held and accounted for in the manner provided in the Resolution. The Issuer will maintain adequate records for funds created by the Resolution and this Certificate including all deposits, withdrawals, transfers from, transfers to, investments, reinvestments, sales, purchases, redemptions, liquidations and use of money or obligations until six years after the Final Bond Retirement Date.

Section 3.2 Rebate Fund

(a) In the Resolution, the Issuer has covenanted to pay to the United States the Rebate Amount, an amount equal to the Excess Earnings on the Gross Proceeds Funds, if any, at the times and in the manner required or permitted and subject to stated special rules and allowable exceptions or exemptions.

(b) The Issuer may establish a fund pursuant to the Resolution and this Certificate which is herein referred to as the Rebate Fund. The Issuer will invest and expend amounts on deposit in the Rebate Fund in accordance with this Certificate.

(c) Moneys in the Rebate Fund shall be held by the Issuer or its designee and, subject to Sections 3.4, 3.5 and 6.1 hereof, shall be held for future payment to the United States as

contemplated under the provisions of this Certificate and shall not constitute part of the trust estate held for the benefit of the owners of the Bonds or the Issuer.

(d) The Issuer will pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States.

Section 3.3 Exceptions to Rebate

The Issuer reasonably expects that the Bonds are eligible for one or more exemptions from the arbitrage rebate rules set forth in the Treasury Regulations. If the Bonds are ineligible, or become ineligible, for an exception to the arbitrage rebate rules, the Issuer will comply with the provisions of this Article III. A description of the applicable rebate exception(s) is as follows:

- Eighteen-Month Exemption

The Gross Proceeds of the Bonds are expected to be expended for the governmental purposes for which the Bonds were issued in accordance with the following schedule:

1) 15 percent spent within six months of the Closing Date;
2) 60 percent spent within one year of the Closing Date;
3) 100 percent spent within eighteen months of the Closing Date (subject to 5 percent retainage for not more than one year).

In any event, the Issuer expects that the 5% reasonable retainage will be spent within 30 months of the Closing Date. For purposes of determining compliance with the six-month and twelve-month spending periods, the amount of investment earnings included shall be based on the Issuer's reasonable expectations that the average annual interest rate on investments will be not more than 3%. For purposes of determining compliance with the eighteen-month spending period, the amount of investment earnings included shall be based on actual earnings. If the Issuer fails to meet the foregoing expenditure schedule, the Issuer shall comply with the arbitrage rebate requirements of the Code.

If the Issuer fails to meet the foregoing expenditure schedule, the Issuer shall comply with the arbitrage rebate requirements of the Code.

Section 3.4 Calculation of Rebate Amount

(a) As soon after each Computation Date as practicable, the Issuer shall, if necessary, calculate and determine the Excess Earnings on the Gross Proceeds Funds (the "Rebate Amount"). All calculations and determinations with respect to the Rebate Amount will be made on the basis of actual facts as of the Computation Date and reasonable expectations as to future events.

(b) If the Rebate Amount exceeds the amount currently on deposit in the Rebate Fund, the Issuer may deposit an amount in the Rebate Fund such that the balance in the Rebate

Fund after such deposit equals the Rebate Amount. If the amount in the Rebate Fund exceeds the Rebate Amount, the Issuer may withdraw such excess amount provided that such withdrawal can be made from amounts originally transferred to the Rebate Fund and not from earnings thereon, which may not be transferred, and only if such withdrawal may be made without liquidating investments at a loss.

Section 3.5 Rebate Requirements and the Bond Fund

It is expected that the Bond Fund described in the Resolution and Section 2.6(c) of this Certificate will be treated as a bona fide debt service fund as defined in Regulation 1.148-1(b). As such, any amount earned during a Bond Year on the Bond Fund and amounts earned on such amounts, if allocated to the Bond Fund, will not be taken into account in calculating the Rebate Amount for the reasons outlined in Section 2.6(c) hereof. However, should the Bond Fund cease to be treated as a bona fide debt service fund, the Bond Fund will become subject to the rebate requirements set forth in Section 3.4 hereof.

Section 3.6 Investment of the Rebate Fund

(a) Immediately upon a transfer to the Rebate Fund, the Issuer may invest all amounts in the Rebate Fund not already invested and held in the Rebate Fund, to the extent possible, in (1) SLGS, such investments to be made at a yield of not more than one-eighth of one percent above the Bond Yield, (2) Tax Exempt Obligations, (3) direct obligations of the United States or (4) certificates of deposit of any bank or savings and loan association. All investments in the Rebate Fund shall be made to mature not later than the next Rebate Payment Date.

(b) If the Issuer invests in SLGS, the Issuer shall file timely subscription forms for such securities (if required). To the extent possible, amounts received from maturing SLGS shall be reinvested immediately in zero yield SLGS maturing on or before the next Rebate Payment Date.

Section 3.7 Payment to the United States

(a) On each Rebate Payment Date, the Issuer will pay to the United States at least ninety percent (90%) of the Rebate Amount less a computation credit of $1,000 per Bond Year for which the payment is made.

(b) The Issuer will pay to the United States not later than sixty (60) days after the Final Bond Retirement Date all the rebatable arbitrage as of such date and any income attributable to such rebatable arbitrage as described in Regulation 1.148-3(f)(2).

(c) If necessary, on each Rebate Payment Date, the Issuer will mail a check to the Internal Revenue Service Center, Ogden, UT 84201. Each payment shall be accompanied by a copy of Form 8038-T, Arbitrage Rebate, filed with respect to the Bonds or other information reporting form as is required to comply with the Code and applicable Regulations.

Section 3.8 Records

(a) The Issuer will keep and retain adequate records with respect to the Bonds, the Gross Proceeds Funds, the Bond Fund, and the Rebate Fund until six years after the Final Bond Retirement Date. Such records shall include descriptions of all calculations of amounts transferred to the Rebate Fund, if any, and descriptions of all calculations of amounts paid to the United States as required by this Certificate. Such records will also show all amounts earned on moneys invested in such funds, and the actual dates and amounts of all principal, interest and redemption premiums (if any) paid on the Bonds.

(b) Records relating to the investments in such Funds shall completely describe all transfers, deposits, disbursements and earnings including:

(i) a complete list of all investments and reinvestments of amounts in each such Fund including, if applicable, purchase price, purchase date, type of security, accrued interest paid, interest rate, dated date, principal amount, date of maturity, interest payment dates, date of liquidation, receipt upon liquidation, market value of such investment on the Final Bond Retirement Date if held by the Issuer on the Final Bond Retirement Date, and market value of the investment on the date pledged to the payment of the Bonds, or the Closing Date if different from the purchase date.

(ii) the amount and source of each payment to, and the amount, purpose and payee of each payment from, each such Fund.

Section 3.9 Additional Payments

The Issuer hereby agrees to pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States, but which is not available in a fund related to the Bonds for transfer to the Rebate Fund or payment to the United States.

ARTICLE IV

INVESTMENT RESTRICTIONS

Section 4.1 Avoidance of Prohibited Payments

The Issuer will not enter into any transaction that reduces the amount required to be deposited into the Rebate Fund or paid to the United States because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to either party. The Issuer will not invest or direct the investment of any funds in a manner which reduces an amount required to be paid to the United States because such transaction results in a small profit or larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to the Issuer. In particular, notwithstanding anything to the contrary contained herein or in the Resolution, the Issuer will not invest or direct the investment of any funds in a manner which would violate any provision of this Article IV.

Section 4.2 Market Price Requirement

(a) The Issuer will not purchase or direct the purchase of Taxable Obligations for more than the then available market price for such Taxable Obligations. The Issuer will not sell, liquidate or direct the sale or liquidation of Taxable Obligations for less than the then available market price.

(b) For purposes of this Certificate, United States Treasury obligations purchased directly from the United States Treasury will be deemed to be purchased at the market price.

Section 4.3 Investment in Certificates of Deposit

(a) Notwithstanding anything to the contrary contained herein or in the Resolution, the Issuer will invest or direct the investment of funds on deposit in the Gross Proceeds Fund, the Bond Fund, and the Rebate Fund, in a certificate of deposit of a bank or savings bank which is permitted by law and by the Resolution only if (1) the price at which such certificate of deposit is purchased or sold is the bona fide bid price quoted by a dealer who maintains an active secondary market in certificates of deposit of the same type or (2) if there is no active secondary market in such certificates of deposit, the certificate of deposit must have a yield (A) as high or higher than the yield on comparable obligations traded on an active secondary market, as certified by a dealer who maintains such a market, and (B) as high or higher than the yield available on comparable obligations of the United States Treasury.

(b) The certificate of deposit described in part 2(A) of paragraph 4.3(a) above must be executed by a dealer who maintains an active secondary market in comparable certificates of deposit and must be based on actual trades adjusted to reflect the size and term of that certificate of deposit and the stability and reputation of the bank or savings bank issuing the certificate of deposit.

Section 4.4 Investment Pursuant to Investment Contracts and Agreements

The Issuer will invest or direct the investment of funds on deposit in the Gross Proceeds Funds, the Bond Fund, and the Rebate Fund pursuant to an investment contract (including a repurchase agreement) only if all of the following requirements are satisfied:

(a) The Issuer makes a bona fide solicitation for the purchase of the investment. A bona fide solicitation is a solicitation that satisfies all of the following requirements:

(1) The bid specifications are in writing and are timely forwarded to potential providers.

(2) The bid specifications include all material terms of the bid. A term is material if it may directly or indirectly affect the yield or the cost of the investment.

(3) The bid specifications include a statement notifying potential providers that submission of a bid is a representation that the potential provider did not consult with any other potential provider about its bid, that the bid was determined without regard to any other formal or informal agreement that the potential provider has with the issuer or any other person (whether or not in connection with the Bonds), and that the bid is not being submitted solely as a courtesy to the issuer or any other person for purposes of satisfying the requirements of paragraph (d)(6)(iii)(B)(1) or (2) of section 1.148-5 of the Regulations.

(4) The terms of the bid specifications are commercially reasonable. A term is commercially reasonable if there is a legitimate business purpose for the term other than to increase the purchase price or reduce the yield of the investment.

(5) For purchases of guaranteed investment contracts only, the terms of the solicitation take into account the Issuer's reasonably expected deposit and drawdown schedule for the amounts to be invested.

(6) All potential providers have an equal opportunity to bid and no potential provider is given the opportunity to review other bids (i.e., a last look) before providing a bid.

(7) At least three reasonably competitive providers are solicited for bids. A reasonably competitive provider is a provider that has an established industry reputation as a competitive provider of the type of investments being purchased.

(b) The bids received by the Issuer meet all of the following requirements:

(1) The Issuer receives at least three bids from providers that the Issuer solicited under a bona fide solicitation meeting the requirements of paragraph (d)(6)(iii)(A) of section 1.148-5 of the Regulations and that do not have a material financial interest in the issue. A lead underwriter in a negotiated underwriting transaction

is deemed to have a material financial interest in the issue until 15 days after the issue date of the issue. In addition, any entity acting as a financial advisor with respect to the purchase of the investment at the time the bid specifications are forwarded to potential providers has a material financial interest in the issue. A provider that is a related party to a provider that has a material financial interest in the issue is deemed to have a material financial interest in the issue.

(2) At least one of the three bids described in paragraph (d)(6)(iii)(B)(1) of section 1.148-5 of the Regulations is from a reasonably competitive provider, within the meaning of paragraph (d)(6)(iii)(A)(7) of section 1.148-5 of the Regulations.

(3) If the Issuer uses an agent to conduct the bidding process, the agent did not bid to provide the investment.

(c) The winning bid meets the following requirements:

(1) Guaranteed investment contracts. If the investment is a guaranteed investment contract, the winning bid is the highest yielding bona fide bid (determined net of any broker's fees).

(2) Other investments. If the investment is not a guaranteed investment contract, the winning bid is the lowest cost bona fide bid (including any broker's fees).

(d) The provider of the investments or the obligor on the guaranteed investment contract certifies the administrative costs that it pays (or expects to pay, if any) to third parties in connection with supplying the investment.

(e) The Issuer will retain the following records with the bond documents until three years after the last outstanding bond is redeemed:

(1) For purchases of guaranteed investment contracts, a copy of the contract, and for purchases of investments other than guaranteed investment contracts, the purchase agreement or confirmation.

(2) The receipt or other record of the amount actually paid by the Issuer for the investments, including a record of any administrative costs paid by the Issuer, and the certification under paragraph (d)(6)(iii)(D) of section 1.148-5 of the Regulations.

(3) For each bid that is submitted, the name of the person and entity submitting the bid, the time and date of the bid, and the bid results.

(4) The bid solicitation form and, if the terms of the purchase agreement or the guaranteed investment contract deviated from the bid solicitation form or a

submitted bid is modified, a brief statement explaining the deviation and stating the purpose for the deviation.

(5) For purchases of investments other than guaranteed investment contracts, the cost of the most efficient portfolio of State and Local Government Series Securities, determined at the time that the bids were required to be submitted pursuant to the terms of the bid specifications.

Section 4.5 Records

The Issuer will maintain records of all purchases, sales, liquidations, investments, reinvestments, redemptions, disbursements, deposits, and transfers of amounts on deposit.

Section 4.6 Investments to be Legal

All investments required to be made pursuant to this Certificate shall be made to the extent permitted by law. In the event that any such investment is determined to be ultra vires, it shall be liquidated and the proceeds thereof shall be invested in a legal investment, provided that prior to reinvesting such proceeds, the Issuer shall obtain an opinion of Bond Counsel to the effect that such reinvestment will not cause the Bonds to become arbitrage bonds under Sections 103, 148, 149, or any other applicable provision of the Code.

ARTICLE V

GENERAL COVENANTS

The Issuer hereby covenants to perform all acts within its power necessary to ensure that the reasonable expectations set forth in Article II hereof will be realized. The Issuer reasonably expects to comply with all covenants contained in this Certificate.

ARTICLE VI

AMENDMENTS AND ADDITIONAL AGREEMENTS

Section 6.1 Opinion of Bond Counsel; Amendments

The various provisions of this Certificate need not be observed and this Certificate may be amended or supplemented at any time by the Issuer if the Issuer receives an opinion or opinions of Bond Counsel that the failure to comply with such provisions will not cause any of the Bonds to become "arbitrage bonds" under the Code and that the terms of such amendment or supplement will not cause any of the Bonds to become "arbitrage bonds" under the Code, or otherwise cause interest on any of the Bonds to become includable in gross income for federal income tax purposes.

Section 6.2 Additional Covenants, Agreements

The Issuer hereby covenants to make, execute and enter into (and to take such actions, if any, as may be necessary to enable it to do so) such agreements as may be necessary to comply with any changes in law or regulations in order to preserve the tax-exempt status of the Bonds to the extent that it may lawfully do so. The Issuer further covenants (1) to impose such limitations on the investment or use of moneys or investments related to the Bonds, (2) to make such payments to the United States Treasury, (3) to maintain such records, (4) to perform such calculations, and (5) to perform such other lawful acts as may be necessary to preserve the tax-exempt status of the Bonds.

Section 6.3 Amendments

Except as otherwise provided in Section 6.1 hereof, all the rights, powers, duties and obligations of the Issuer shall be irrevocable and binding upon the Issuer and shall not be subject to amendment or modification by the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be executed by its duly authorized officer, all as of the day first above written.

_____

Finance Director, City of Bettendorf, State of Iowa

(SEAL)

EXHIBIT A

VERIFICATION CERTIFICATE OF THE PURCHASER

The undersigned Executive Director of the Iowa Finance Authority (the "Purchaser") hereby certifies as follows:

1. The Purchaser and the City of Bettendorf, Iowa (the "Issuer"), have entered into a Loan and Disbursement Agreement (the "Agreement"), providing for the purchase of a $445,000 General Obligation Capital Loan Note, Series 2020, of the City dated as of the date of delivery (the "Notes").

2. The Agreement is in full force and effect and has not been repealed, rescinded or amended.

3. The Purchaser hereby confirms that the Notes were purchased at par and will not be reoffered to the public, the terms of purchase being as follows:

Principal Amount Issued	Principal Amount Sold	Interest Rate	Price (% of par) (do not include accrued interest)
$445,000	None	1.75%	100%

IN WITNESS WHEREOF, the Purchaser has caused this Verification Certificate to be executed by its duly authorized officer this _____ day of _____, 2020.

IOWA FINANCE AUTHORITY

By: _____

LOAN AND DISBURSEMENT AGREEMENT
$445,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2020

This Loan and Disbursement Agreement (the "Agreement") is made and entered into as of October 30, 2020 by and between the City of Bettendorf, Iowa (the "Participant") and the Iowa Finance Authority, an agency and public instrumentality of the State of Iowa (the "Issuer").

WHEREAS, the Issuer, in cooperation with the Iowa Department of Natural Resources (the "Department"), is authorized to undertake the creation, administration and financing of the Iowa Water Pollution Control Works Financing Program (the "Program") established in the Code of Iowa, Sections 16.131 through 16.135 and Sections 455B.291 through 455B.299, including, among other things, the making of loans to Iowa municipalities for purposes of the Program; and

WHEREAS, the Participant desires to participate in the Program as a means of financing all or part of the construction of certain wastewater treatment facilities serving the Participant and its residents; and

WHEREAS, to assist in financing the Project (defined herein), the Issuer desires to make a loan to the Participant in the amount set forth in Section 2 hereof; and

NOW, THEREFORE, the parties agree as follows:

Section 1. Definitions. In addition to other definitions set forth herein, the following terms as used in this Agreement shall, unless the context clearly requires otherwise, have the following meanings:

(a) "Bonds" shall mean any State Revolving Fund Revenue Bonds that were or in the future are issued by the Issuer for the purpose of providing moneys to finance the Loan to the Participant.

(b) "Code" shall mean the Internal Revenue Code of 1986, as amended, and all lawfully promulgated regulations thereunder.

(c) "General Obligation" shall mean the general obligation bond or capital loan note issued by the Participant to evidence its obligations under this Agreement.

(d) "Project" shall mean the particular construction activities approved by the Department and being undertaken by the Participant with respect to its Wastewater Treatment System, as described in the Resolution.

(e) "Regulations" shall mean the administrative rules of the Department relating to the Program, set forth in Title 567, Chapter 44 of the Iowa Administrative Code, and

the administrative rules of the Issuer relating to the Program set forth in Title 265, Chapter 26 of the Iowa Administrative Code.

(f) "Resolution" shall mean the resolution of the City Council of the Participant providing for the authorization and issuance of the General Obligation, attached hereto as Exhibit B, adopted on October 6, 2020, approving and authorizing the execution of this Agreement and the issuance of the General Obligation.

(g) "Wastewater Treatment System" shall mean the wastewater treatment system of the Participant, all facilities being used in conjunction therewith and all appurtenances and extensions thereto, including but not limited to the wastewater treatment system project which the Participant is financing under this Agreement.

Section 2. Loan; Purchase of General Obligation. The Issuer agrees to purchase the General Obligation in order to make a loan to the Participant, and will disburse proceeds as set forth herein. The Participant agrees to borrow and accept from the Issuer, a loan in the principal amount of $445,000 (the "Loan").

The Participant shall use the proceeds of the Loan strictly (a) to finance a portion of the costs of construction of the Project and (b), where applicable, to reimburse the Participant for a portion of the costs of the Project, which portion was paid or incurred in anticipation of reimbursement through the Program and which is eligible for such reimbursement under and pursuant to the Regulations and the Code.

Section 3. Disbursements. Proceeds of the Loan shall be made available to the Participant in the form of one or more periodic disbursements as provided in this Section. The Issuer thereafter shall make disbursements of a portion of the Loan for payment of costs of the Project upon receipt of the following:

(a) a completed payment request on a form acceptable to and available from the Issuer;

(b) current construction payment estimates;

(c) engineering service statements;

(d) purchase orders or invoices for items not included within other contracts; and

(e) evidence that the costs for which the disbursement is requested have been incurred.

Solely with respect to the request for the final disbursement of proceeds of the Loan, the Participant shall submit to the Issuer (via the Department), in addition to items (a) through (e) above, a certification of completion and acceptance of the Project by the Participant or evidence of an acceptable settlement if the Project is subject to a dispute between the Participant and any contractor.

Disbursements shall be made in a timely fashion following the receipt of the information as set forth above. Unless otherwise agreed to in writing by the Issuer, funds shall be payable to the Participant via automated clearinghouse system transfer to the account specified by the Participant.

Section 4. Completion of Project. The Participant covenants and agrees (i) to exercise its best efforts in accordance with prudent wastewater treatment utility practices to complete the Project; and (ii) to provide from its own fiscal resources all monies, in excess of the total amount of Loan proceeds it receives under the Agreement, required to complete the Project.

Section 5. Repayment of Loan; Issuance of General Obligation. The Participant's obligation to repay the Loan and interest thereon shall be evidenced by a duly authorized and issued General Obligation of the Participant in the principal amount of the Loan, complying in all material respects with the Regulations and being in substantially the form set forth in the Resolution, which Resolution is attached hereto as Exhibit B. The General Obligation shall be delivered to the Issuer as the original purchaser and registered holder thereof at the closing of the Loan. The General Obligation shall be accompanied by a legal opinion of bond counsel, in form satisfactory to the Issuer, to evidence the legality, levy of debt service taxes and tax-exempt status of interest on the General Obligation. The parties agree that a payment of principal of or interest on the General Obligation shall be deemed to be a payment of the same on the Loan and a payment of principal of or interest on the Loan shall be deemed to be a payment of the same on the General Obligation. Unless otherwise agreed to in writing by the Issuer, all payments of principal and interest due under the Loan shall be made via automated clearinghouse transfer, from an account specified by the Participant.

The General Obligation shall be dated the date of delivery to the Issuer, with interest and the Servicing Fee (together, the "Interest Rate" as set forth in Section 6 hereof) payable semiannually on June 1 and December 1 of each year from the date of each disbursement of a part of the Loan from the Issuer to the Participant (which are initially expected to be on approximately the dates set forth on Exhibit A attached hereto and incorporated herein). The first repayment of principal of the Loan shall be due and payable not later than one year after substantial completion of the Project and payments of principal, interest and the Servicing Fee shall continue thereafter until the Loan is paid in full. Following the final disbursement of Loan proceeds to the Participant, Exhibit A shall be adjusted by the Issuer, (i) with the approval of the Participant, based upon actual disbursements to the Participant under the Agreement. Such revised Exhibit A thereafter shall be deemed to be incorporated herein by reference and made a part hereof and shall supersede and replace that initially attached hereto and to the General Obligation.

The General Obligation shall be subject to optional redemption by the Participant at a price of par plus accrued interest (i) on any date with the prior written consent of the Issuer, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any such optional redemption of the General Obligation by the Participant may be made from any funds regardless of source, in whole or from time to time in part, upon not less than thirty (30) days notice of redemption by e-mail, facsimile or by certified or registered mail to the Issuer (or any other registered owner of the General Obligation). The General Obligation is also subject to mandatory redemption in the event the costs of the Project are less than initially projected, in

which case the amount of the Loan shall be reduced to an amount equal to the actual Project costs disbursed. The Participant and the Issuer agree that following such adjustment, the principal amount due under the General Obligation shall be automatically reduced to equal the principal amount of the adjusted Loan.

In the Resolution, provisions shall be made for the levy of a sufficient continuing annual tax on all the taxable property within the corporate boundaries of the Participant for the payment of the principal of and interest on the General Obligation as the same will respectively become due, and by its execution of this Agreement and the issuance of the General Obligation to the Issuer pursuant to the Resolution, the Participant hereby irrevocably pledges the faith, credit, revenues and resources and all the real and personal property of the Participant for the full and prompt payment of the principal of and interest on the General Obligation.

Section 6. Interest Rate, Initiation Fee and Servicing Fees. (a) The Participant agrees to pay to the Issuer, as additional consideration for the Loan, a loan initiation fee (the "Initiation Fee") equal to one-half of one percent (0.50%) of the amount of the Loan (but not to exceed $100,000.00) ($2,225), which shall be due and payable on the date of this Agreement. Unless the Issuer shall be otherwise notified by the Participant that the Participant intends to pay such Initiation Fee from other funds, and has received such other funds from the Participant on the date hereof, the Issuer shall be authorized to deduct the full amount of the Initiation Fee from the proceeds of the Loan being made hereunder, and such deduction by the Issuer shall be deemed to be an expenditure by the Participant of the Loan proceeds.

(b) The Participant agrees to pay a Loan servicing fee (the "Servicing Fee") to the Issuer in an amount equal to 0.25% per annum of the principal amount of the Loan outstanding. The Servicing Fee shall be paid as described in Section 5 and Section 6(c) hereof.

(c) The Loan shall bear interest at 1.75% per annum (the "Rate"). As described in Section 5, payments hereunder shall be calculated based on the Rate plus the Servicing Fee (such 2.00%, the "Interest Rate").

Section 7. Compliance with Applicable Laws, Performance Under Loan Agreement; Rates. The Participant covenants and agrees (i) to comply with all applicable State of Iowa and federal laws, rules and regulations (including but not limited to the Regulations), judicial decisions, and executive orders in the performance of the Agreement and in the financing, construction, operation, maintenance and use of the Project and the Wastewater Treatment System; (ii) to maintain its Wastewater Treatment System in good repair, working order and operating condition; (iii) to cooperate with the Issuer in the observance and performance of their respective duties, covenants, obligations and agreements under the Agreement; (iv) to comply with all terms and conditions of the Resolution; and (v) to establish, levy and collect rents, rates and other charges for the products and services provided by its Wastewater Treatment System, which rents, rates and other charges shall be at least sufficient to comply with all covenants pertaining thereto contained in, and all other provisions of, any bond resolution, trust indenture or other security agreement, if any, relating to any bonds or other evidences of indebtedness issued or to be issued by the Participant.

Section 8. Exclusion of Interest from Gross Income. Unless otherwise agreed to by the Issuer in writing, the Participant covenants and agrees as follows:

(a) The Participant shall not take any action or omit to take any action which would result in a loss of the exclusion of the interest on the Bonds from gross income for federal income taxation as that status is governed by Section 103(a) of the Code.

(b) The Participant shall not take any action or omit to take any action, which action or omission would cause its General Obligation or the Bonds (assuming solely for this purpose that the proceeds of the Bonds loaned to the Participant represent all of the proceeds of the Bonds) to be "private activity bonds" within the meaning of Section 141(a) of the Code. Accordingly, unless the Participant receives the prior written approval of the Issuer, the Participant shall not (A) permit any of the proceeds of the Bonds loaned to the Participant or the Project financed with such proceeds to be used, either directly or indirectly, in any manner that would constitute "private business use" within the meaning of Section 141(b)(6) of the Code, taking into account for this purpose all such use by persons other than governmental units on an aggregate basis, (B) use, either directly or indirectly, any of the proceeds of the Bonds loaned to the Participant to make or finance loans to persons other than governmental units (as such term is used in Section 141(c) of the Code) or (C) use, either directly or indirectly, any of the proceeds of the Bonds loaned to the Participant to acquire any "non-governmental output property" within the meaning of Section 141(d)(2) of the Code.

(c) The Participant shall not directly or indirectly use or permit the use of any proceeds of the Bonds (or amounts replaced with such proceeds) or any other funds or take any action or omit to take any action, which use or action or omission would (assuming solely for this purpose that the proceeds of the Bonds loaned to the Participant represent all of the proceeds of the Bonds) cause the Bonds to be "arbitrage bonds" within the meaning of Section 148(a) of the Code.

(d) The Participant shall not directly or indirectly use or permit the use of any proceeds of the Bonds to pay the principal of or interest on any issue of State or local governmental obligations ("refinancing of indebtedness") unless the Participant shall establish to the satisfaction of the Issuer that such refinancing of indebtedness will not adversely affect the exclusion from gross income of interest on the Bonds for federal income tax purposes and the Participant delivers an opinion to such effect of bond counsel acceptable to the Issuer.

(e) The Participant shall not directly or indirectly use or permit the use of any proceeds of the Bonds to reimburse the Participant for any portion of the cost of the Project unless such cost was paid or incurred by the Participant in anticipation of reimbursement from the proceeds of the Bonds or other State or local governmental borrowing in accordance with the Code, published rulings of the Internal Revenue Service and the Regulations.

(f) The Participant shall not use the proceeds of the Bonds (assuming solely for this purpose that the proceeds of the Bonds loaned to the Participant represent all of the

proceeds of the Bonds) in any manner which would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code or "hedge bonds" within the meaning of Section 149(g) of the Code.

(g) The Participant shall comply with all provisions of the Code relating to the rebate of any profits from arbitrage attributable to the Participant, and shall indemnify and hold the Issuer harmless therefrom.

Section 9. Insurance; Audits; Disposal of Property. The Participant covenants and agrees (a) to maintain insurance on, or to self-insure, the insurable portions of the Wastewater Treatment System of a kind and in an amount which normally would be carried by private companies engaged in a similar type of business, (b) to keep proper books and accounts adapted to the Wastewater Treatment System, showing the complete and correct entry of all transactions relating thereto, and to cause said books and accounts to be audited or examined by an independent auditor or the State Auditor (i) at such times and for such periods as may be required by the federal Single Audit Act of 1984, OMB Circular A-133 or State law, and (ii) at such other times and for such other periods as may be requested at any time and from time to time by the Issuer (which requests may require an audit to be performed for a period that would not otherwise be required to be audited under State law), and (c) unless the Participant has received a waiver and consent from the Issuer, it shall not sell, lease or in any manner dispose of the Wastewater Treatment System, or any capital part thereof, including any and all extensions and additions which may be made thereto, until the General Obligation shall have been paid in full or otherwise discharged as provided in the Resolution; provided, however, that the Participant may dispose of any property which in the judgment of its governing body is no longer useful or profitable to use in connection with the operation of the Wastewater Treatment System or essential to the continued operation thereof.

Section 10. Maintenance of Documents; Access. The Participant agrees to maintain its project accounts in accordance with generally accepted accounting principles ("GAAP") as issued by the Governmental Accounting Standards Board, including GAAP requirements relating to the reporting of infrastructure assets.

The Participant agrees to permit the Issuer or its duly authorized representative access to all files and documents relating to the Project for purposes of conducting audits and reviews in accordance with any of the Regulations.

Section 11. Continuing Disclosure. As a means of enabling the Issuer to comply with the "continuing disclosure" requirements set forth in Rule 15c2-12 (the "Rule") of the Securities and Exchange Commission, the Participant agrees, during the term of the Loan, but only upon written notification from the Issuer to the Participant that this Section 11 applies to such Participant for a particular fiscal year, to provide the Issuer with (i) the comprehensive audit report of the Participant, prepared and certified by an independent auditor or the State Auditor, or unaudited financial information if the audit is not available, not later than 180 days after the end of each fiscal year for which this section applies and (ii) such other information and operating data as the Issuer may reasonably request from time to time with respect to the Wastewater Treatment System, the Project or the Participant.

The Participant hereby consents to the inclusion of all or any portion of the foregoing information and materials in a public filing made by the Issuer under the Rule. The Participant agrees to indemnify and hold harmless the Issuer, and its officers, directors, employees and agents from and against any and all claims, damages, losses, liabilities, reasonable costs and expenses whatsoever (including attorney fees) which such indemnified party may incur by reason of or in connection with the disclosure of information permitted under this Section; provided that no such indemnification shall be required for any claims, damages, losses, liabilities, costs or expenses to the extent, but only to the extent, caused by the willful misconduct or gross negligence of the Issuer in the disclosure of such information.

Section 12. Events of Default. If any one or more of the following events occur, it is hereby defined as and declared to constitute an "Event of Default" under this Agreement:

(a) Failure by the Participant to pay, or cause to be paid, any Loan repayment (including the Servicing Fee) required to be paid under this Agreement when due, which failure shall continue for a period of fifteen (15) days.

(b) Failure by the Participant to make, or cause to be made, any required payments of principal, redemption premium, if any, and interest on any bonds, notes or other obligations of the Participant (other than the Loan and the General Obligation), the payment of which are secured by the levy of debt services taxes.

(c) Failure by the Participant to observe and perform any duty, covenant, obligation or agreement on its part to be observed or performed under the Agreement or the Resolution, other than the obligation to make Loan repayments, which failure shall continue for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, is given to the Participant by the Issuer, unless the Issuer shall agree in writing to an extension of such time prior to its expiration or the failure stated in such notice is correctable but cannot be corrected in the applicable period, in which case the Issuer may not unreasonably withhold its consent to an extension of such time up to one hundred twenty (120) days from the delivery of the written notice referred to above if corrective action is commenced by the Participant within the applicable period and diligently pursued until the Event of Default is corrected.

Section 13. Remedies on Default. Whenever an Event of Default shall have occurred and be continuing, the Issuer shall have the right to take any action authorized under the Regulations, the General Obligation or this Agreement and to take whatever other action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the Agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the Participant under the Agreement or the Resolution.

Section 14. Amendments. This Agreement may not be amended, supplemented or modified except by a writing executed by all of the parties hereto.

Section 15. Termination. The Participant understands and agrees that the Loan may be terminated at the option of the Issuer if construction of the Project has not commenced within one year of the date of execution of this Agreement, all as set forth in the Regulations.

Section 16. Rule of Construction. This Agreement is executed pursuant to the provisions of Section 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of that statute.

In the event of any inconsistency or conflict between the terms and conditions of the General Obligation and this Agreement or the Regulations, the parties acknowledge and agree that the terms of this Agreement or the Regulations, as the case may be, shall take precedence over any such terms of the General Obligation and shall be controlling, and that the payment of principal and interest on the Loan shall at all times conform to the schedule set forth on Exhibit A, as adjusted, and the Regulations.

Section 17. Federal Requirements. The Participant agrees to comply with all applicable federal requirements including, but not limited to, Davis-Bacon wage requirements and the requirements relating to the use of American iron and steel products.

Section 18. Application of Uniform Electronic Transactions Act. The Issuer and the Participant agree this Agreement and all documents related thereto and referenced herein may be entered into and provided for pursuant to and in accordance with Chapter 554D of the Code of Iowa.

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the date first above written.

CITY OF BETTENDORF, IOWA

By: _____
Mayor

Attest:

_____
City Clerk

IN WITNESS WHEREOF, I have hereunto affixed my signature all as of the date first above written.

IOWA FINANCE AUTHORITY

By: _____
Its:

EXHIBIT A

ESTIMATED DISBURSEMENTS AND DEBT SERVICE REPAYMENT SCHEDULE

Estimated Amortization Schedule

City of Bettendorf
General Obligation
GNS20-02

Loan summary

Loan Closing Date		Oct 30, 2020
Final Disbursement Date		Apr 28, 2022
Final Maturity Date		Jun 1, 2040
Loan Period in Years		20
Total Loaned Amount	$	445,000.00
0.5% Initiation Fee		2,225.00
Net Proceeds to Borrower	$	442,775.00
Annual Interest Rate		1.75%
Total Interest	$	77,895.40
Servicing Fee Rate		0.25%
Total Servicing Fees	$	11,127.92
Total Loan Costs	$	91,248.32

Estimated Draw Schedule

Initiation Fee -	Oct 30, 2020	2,225.00
P & D Payoff -	Oct 30, 2020	-
Estimated Draw #1-	Dec 31, 2020	110,000.00
Estimated Draw #2-	Mar 31, 2021	61,000.00
Estimated Draw #3-	Jun 30, 2021	61,000.00
Estimated Draw #4-	Sep 30, 2021	61,000.00
Estimated Draw #5-	Dec 31, 2021	61,000.00
Estimated Draw #6-	Mar 31, 2022	83,775.00
Held for Final Docs -	Apr 28, 2022	5,000.00
	Total Loaned Amount	445,000.00

Payment Date	Beginning Balance	Principal	Interest	Servicing Fee	Total Loan Payment	Total Annual Debt Service	Ending Balance
Dec 1, 2020	2,225.00		3.35	0.48	3.83		2,225.00
Jun 1, 2021	173,225.00	18,000.00	1,007.78	143.97	19,151.75	19,155.58	155,225.00
Dec 1, 2021	277,225.00		1,986.86	283.84	2,270.70		277,225.00
Jun 1, 2022	427,000.00	19,000.00	3,129.91	447.13	22,577.04	24,847.74	408,000.00
Dec 1, 2022	408,000.00		3,570.00	510.00	4,080.00		408,000.00
Jun 1, 2023	408,000.00	19,000.00	3,570.00	510.00	23,080.00	27,160.00	389,000.00
Dec 1, 2023	389,000.00		3,403.75	486.25	3,890.00		389,000.00
Jun 1, 2024	389,000.00	19,000.00	3,403.75	486.25	22,890.00	26,780.00	370,000.00
Dec 1, 2024	370,000.00		3,237.50	462.50	3,700.00		370,000.00
Jun 1, 2025	370,000.00	20,000.00	3,237.50	462.50	23,700.00	27,400.00	350,000.00
Dec 1, 2025	350,000.00		3,062.50	437.50	3,500.00		350,000.00
Jun 1, 2026	350,000.00	20,000.00	3,062.50	437.50	23,500.00	27,000.00	330,000.00
Dec 1, 2026	330,000.00		2,887.50	412.50	3,300.00		330,000.00
Jun 1, 2027	330,000.00	21,000.00	2,887.50	412.50	24,300.00	27,600.00	309,000.00
Dec 1, 2027	309,000.00		2,703.75	386.25	3,090.00		309,000.00
Jun 1, 2028	309,000.00	21,000.00	2,703.75	386.25	24,090.00	27,180.00	288,000.00
Dec 1, 2028	288,000.00		2,520.00	360.00	2,880.00		288,000.00
Jun 1, 2029	288,000.00	21,000.00	2,520.00	360.00	23,880.00	26,760.00	267,000.00
Dec 1, 2029	267,000.00		2,336.25	333.75	2,670.00		267,000.00
Jun 1, 2030	267,000.00	22,000.00	2,336.25	333.75	24,670.00	27,340.00	245,000.00
Dec 1, 2030	245,000.00		2,143.75	306.25	2,450.00		245,000.00
Jun 1, 2031	245,000.00	22,000.00	2,143.75	306.25	24,450.00	26,900.00	223,000.00
Dec 1, 2031	223,000.00		1,951.25	278.75	2,230.00		223,000.00
Jun 1, 2032	223,000.00	23,000.00	1,951.25	278.75	25,230.00	27,460.00	200,000.00
Dec 1, 2032	200,000.00		1,750.00	250.00	2,000.00		200,000.00
Jun 1, 2033	200,000.00	23,000.00	1,750.00	250.00	25,000.00	27,000.00	177,000.00
Dec 1, 2033	177,000.00		1,548.75	221.25	1,770.00		177,000.00
Jun 1, 2034	177,000.00	24,000.00	1,548.75	221.25	25,770.00	27,540.00	153,000.00
Dec 1, 2034	153,000.00		1,338.75	191.25	1,530.00		153,000.00
Jun 1, 2035	153,000.00	24,000.00	1,338.75	191.25	25,530.00	27,060.00	129,000.00
Dec 1, 2035	129,000.00		1,128.75	161.25	1,290.00		129,000.00
Jun 1, 2036	129,000.00	25,000.00	1,128.75	161.25	26,290.00	27,580.00	104,000.00
Dec 1, 2036	104,000.00		910.00	130.00	1,040.00		104,000.00
Jun 1, 2037	104,000.00	25,000.00	910.00	130.00	26,040.00	27,080.00	79,000.00
Dec 1, 2037	79,000.00		691.25	98.75	790.00		79,000.00
Jun 1, 2038	79,000.00	26,000.00	691.25	98.75	26,790.00	27,580.00	53,000.00
Dec 1, 2038	53,000.00		463.75	66.25	530.00		53,000.00
Jun 1, 2039	53,000.00	26,000.00	463.75	66.25	26,530.00	27,060.00	27,000.00
Dec 1, 2039	27,000.00		236.25	33.75	270.00		27,000.00
Jun 1, 2040	27,000.00	27,000.00	236.25	33.75	27,270.00	27,540.00	0.00

EXHIBIT B

AUTHORIZATION/ISSUANCE RESOLUTION OF PARTICIPANT

COUNTY AUDITOR'S CERTIFICATE

I, _____, County Auditor of Scott County, State of Iowa, hereby certify that on the _____ day of _____, 2020 there was filed in my office the Resolution of the City Council of the City of Bettendorf, State of Iowa, adopted on the 6th day of October, 2020, the Resolution authorizing execution of a Loan Agreement and authorizing the issuance of $445,000 of General Obligation Capital Loan Notes, Series 2020, and levying a tax therefor, dated October 30, 2020.

(COUNTY SEAL)

_____
County Auditor of Scott County, State of Iowa

01774372-1\10216-092

TRANSCRIPT CERTIFICATE

I, the undersigned, being first duly sworn, do hereby depose and certify that I am the duly appointed, qualified and acting City Clerk of the City of Bettendorf, State of Iowa, and that as such Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officials, and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that the transcript hereto attached is a true and complete copy of all the corporate records in relation to the authorization, issuance and disposition of $445,000 General Obligation Capital Loan Notes, Series 2020, of the City dated October 30, 2020, and that the transcript hereto attached contains a true and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time, in relation to the authorization, issuance and disposition of the Notes, and that the City Council consists of a Mayor and seven (7) Council Members, and that the offices were duly and lawfully filled by the individuals listed in the attached transcript as of the dates and times referred to therein.

I further certify that the City is and throughout the period of such proceedings has been governed under the Mayor/Council form of municipal government authorized by Chapter 372, Code of Iowa, under the provisions of its charter as recorded with the Secretary of State.

I further certify that according to the records in my office, the named members of the Council were duly and regularly elected to such office, and were, during all of the year 2020, and now are, the legally elected, constituted and acting City Council of the City.

I further certify that no litigation is pending, prayed or threatened affecting the validity of the Notes hereinabove referred to, nor affecting the title of any of the City officers and Council Members to their official positions.

I further certify that all meetings of the City Council of the City at which action was taken in connection with the Notes were open to the public at all times in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and was duly given at least twenty-four hours prior to the commencement of the meeting by notification of the communications media having requested such notice and posted on a bulletin board or other prominent place designated for the purpose and easily accessible to the public at the principal office of the Council all pursuant to the provisions and in accordance with the conditions of the local rules of the Council and Chapter 21, Code of Iowa.

I further certify that no City officer or employee has any interest in the contract for the sale of the Notes or any matter incidental thereto, according to my best knowledge and belief.

WITNESS my hand and the seal of the City hereto attached this _____ day of _____, 2020, at Bettendorf, Iowa.

_____
City Clerk, City of Bettendorf, State of Iowa

(SEAL)

Finally, the below stated officers whose signatures appear hereafter are now the duly qualified and acting officials of the City, possessed of the offices as designated below, to-wit:

Mayor:	Robert S. Gallagher
	_____ (Original Signature)
Clerk:	Decker P. Ploehn
	_____ (Original Signature)
Finance Director:	Jason Schadt
	_____ (Original Signature)

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

Subscribed and sworn to before me by Robert S. Gallagher, Decker P. Ploehn and Jason Schadt on this _____ day of _____, 2020.

_____
Notary Public in and for Scott County, Iowa

(SEAL)

01774382-1\10216-092

REGISTERED **REGISTERED**
No. GO-1 **Principal Amount $445,000**

UNITED STATES OF AMERICA
STATE OF IOWA
COUNTY OF SCOTT
CITY OF BETTENDORF
GENERAL OBLIGATION CAPITAL LOAN NOTE
SERIES 2020

Interest Rate	Final Maturity Date	Note Date
1.75%	June 1, 2040	October 30, 2020

The City of Bettendorf, State of Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

IOWA FINANCE AUTHORITY

or registered assigns, the principal sum of FOUR HUNDRED FORTY-FIVE THOUSAND DOLLARS in lawful money of the United States of America, on the maturity dates and in the principal amounts set forth on the Debt Service Schedule attached hereto and incorporated herein by this reference, with interest on said sum from the date of each advancement made under a certain Loan and Disbursement Agreement dated as of the date hereof until paid at the rate of 1.75% per annum, payable on December 1, 2020, and semi-annually thereafter on the 1st day of June and December in each year. As set forth on said Debt Service Schedule, principal shall be payable on June 1, 2021 and annually thereafter on the first day of June in the amounts set forth therein until principal and interest are fully paid, except that the final installment of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2040. Notwithstanding the foregoing or any other provision hereof, principal and interest shall be payable as shown on said Debt Service Schedule until completion of the Project, at which time the final Debt Service Schedule shall be determined and attached hereto based upon actual advancements, final costs and completion of the Project, all as provided in the administrative rules governing the Iowa Water Pollution Control Works Financing Program. Payment of principal and interest of this Note shall at all times conform to said Debt Service Schedule and the rules of the Iowa Water Pollution Control Works Financing Program.

Interest and principal shall be paid to the registered holder of the Note as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

This Note is issued pursuant to the provisions of Sections 384.24A and 384.26 of the Code of Iowa, for the purpose of paying costs of acquiring property for green space, and in order to evidence the obligations of the Issuer under a certain Loan and Disbursement Agreement dated the date hereof, in conformity to a Resolution of the Council of said City duly passed and approved. For a complete statement of the funds from which and the conditions under which this Note is payable, and the general covenants and provisions pursuant to which this Note is issued, reference is made to the above described Loan Agreement and Resolution.

This Note is subject to optional redemption at a price of par plus accrued interest (i) on any date upon receipt of written consent of the Original Purchaser or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of this Note may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity, by lot by giving thirty (30) days' notice of redemption by certified or registered mail, to the Iowa Finance Authority (or

any other registered owner of the Note). This Note is also subject to mandatory redemption as set forth in Section 5 of the Agreement.

Ownership of this Note may be transferred only by transfer upon the books kept for such purpose by the City Administrator, the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Note at the office of the Registrar as designated below, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered noteholders of such change. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and subject to the provisions for registration and transfer contained in the Note Resolution.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Note, have been existent, had, done and performed as required by law; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the territory of the Issuer for the payment of the principal and interest of this Note as the same will respectively become due; that such taxes have been irrevocably pledged for the prompt payment hereof, both principal and interest, and the total indebtedness of the Issuer including this Note, does not exceed the constitutional or statutory limitations.

IN TESTIMONY WHEREOF, said City by its City Council has caused this Note to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, with the seal of said City impressed hereon, and authenticated by the manual or facsimile signature of an authorized representative of the Registrar, the City Clerk of the City of Bettendorf, Iowa, all as of the 30th day of October, 2020.

Date of authentication: October 30, 2020

CITY OF BETTENDORF, STATE OF IOWA

This is one of the Notes described in the within mentioned Resolution, as registered by the City Clerk

By: _____
Mayor

CITY CLERK/TREASURER, Registrar

ATTEST:

By: _____
Authorized Signature

By: _____
City Clerk

Registrar and Transfer Agent: City Clerk/Treasurer
Paying Agent: City Clerk/Treasurer

(SEAL)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Note and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Note on the books kept for registration of the within Note, with full power of substitution in the premises.

Dated: _____

_____

_____
(Person(s) executing this Assignment sign(s) here)

SIGNATURE)
GUARANTEED)_____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the certificate(s) or Note(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____
Address of Transferee(s) _____
Social Security or Tax Identification
Number of Transferee(s) _____
Transferee is a(n):
Individual* _____ Corporation _____
Partnership _____ Trust _____

*If the Note is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Note, shall be construed as though written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with rights of survivorship and not as tenants in common
IA UNIF TRANS MIN ACT - ..... Custodian .....
(Cust) (Minor)
Under Iowa Uniform Transfers to Minors Act.....
(State)

ADDITIONAL ABBREVIATIONS MAY ALSO BE USED THOUGH NOT IN THE ABOVE LIST

COUNCIL LETTER

MEETING DATE: October 6, 2020
REQUESTED BY: Chris Curran
Jeff Reiter

ITEM TITLE:

Resolution setting a date for public hearing relating to the vacation of excess alley right-of-way adjacent to 12th Street and State Street and conveyance to adjoining property owners.

Explanation

The City is the owner of certain excess alley right-of-way adjacent to 12th Street and State Street (near the former Village Inn property) (the "Property"). The City has received requests from the adjoining property owners that the City vacate and convey one-half of the Property to the respective adjoining property owners. The resolution sets a public hearing for October 6, 2020 relating to the vacation and conveyance of the Property.

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

List Attachments:

- Resolution with Legal Description

Resolution _____-20

RESOLUTION SETTING A DATE FOR A PUBLIC HEARING RELATING TO THE VACATION OF EXCESS ALLEY RIGHT-OF-WAY ADJACENT TO 12TH STREET AND STATE STREET AND CONVEYANCE TO ADJOINING PROPERTY OWNERS

WHEREAS, the City of Bettendorf, Iowa (the "City") is the owner of certain excess alley right-of-way adjacent to 12th Street and State Street, specifically described on Exhibit A (the "Property");

WHEREAS, the City has received requests from the adjoining property owners that the City vacate the Property and convey one-half of the Property to the respective adjoining property owners;

WHEREAS, there is no current or anticipated public benefit or need for the Property proposed to be vacated and conveyed;

WHEREAS, pursuant to City policy, if the vacation and conveyance is approved, the Property would be conveyed at $1 per square foot to the two adjoining property owners;

WHEREAS, the City will be require an easement upon the Property for the continued use and maintenance of any utilities now in place, with the right of entry for servicing same.

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that a public hearing be set for the 20th of October, 2020 at 7:00 o'clock pm, in the Council Chambers at City Hall, 1609 State Street, Bettendorf, Iowa to hold a public hearing and receive public comment regarding the vacation and conveyance of certain excess city-owned right-of-way specifically described on the attached Exhibit A (said conveyance to be one-half of the Property to the respective adjoining property owners).

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Mayor Robert S. Gallagher

Attest:

_____
Decker P. Ploehn, City Clerk

EXHIBIT A

LEGAL DECRIPTION

A PORTION OF A PUBLIC ALLEY LOCATED IN BLOCK 3 IN THE TOWN OF LILLIENTHAL, NOW CITY OF BETTENDORF, SCOTT COUNTY, IOWA, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11 IN SAID BLOCK 3; THENCE SOUTH 89° 15' 49" WEST ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 147.39 FEET TO THE NORTHEAST CORNER OF TRACT A AS SURVEYED AND DESCRIBED IN DOCUMENT NO. 2014-32149; THENCE NORTH 15° 59' 48' EAST ALONG AN EXTENSION OF THE MOST NORTHEASTERLY LINE OF SAID TRACT A, A DISTANCE OF 27.15 FEET TO THE NORTH LINE OF SAID PUBLIC ALLEY; THENCE NORTH 89° 15' 59" EAST ALONG SAID NORTH LINE, A DISTANCE OF 138.90 FEET; THENCE SOUTH 02° 08' 43" EAST, DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3,721 S.F., MORE OR LESS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. A BLANKET EASEMENT IS RESERVED WITHIN THE ABOVE DESCRIBED TRACT FOR SEWER, WATER AND UTILITY FACILITIES.

MEETING DATE: October 6, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 1

Item Title:

Resolution setting a date for a public hearing to vacate and convey excess right-of-way along Holmes Street.

Explanation:

The recent demolition of the former Thomas Jefferson Elementary School, combined with the approved Thomas Jefferson Addition subdivision final plat, has created additional right-of-way (ROW) that is no longer needed for public purposes along the Holmes Street frontage of the property. The ROW was previously needed for the school bus lane that has since been removed. The adjoining property owner is requesting the ROW be vacated and conveyed, and staff is recommending vacating the area.

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

The R.O.W. in question should be transferred to the adjoining property owner at a cost of $1 per square foot, in accordance with past practice when requested by the adjoining property owner.

List Attachments:
Resolution
Exhibit "A" - Legal Description

RESOLUTION NO. _____-20

RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO VACATE EXCESS RIGHT-OF-WAY ALONG HOLMES STREET AND CONVEY TO ADJOINING PROPERTY OWNER

WHEREAS, the City of Bettendorf, (the "City") is the owner of certain right-of-way along Holmes Street, specifically described on Exhibit "A" (the "Property"); and

WHEREAS, there is no current or anticipated public benefit or need for the Property proposed to be vacated and conveyed; and

WHEREAS, the contiguous and adjoining property owner, Applestone Homes, is interested in accepting the property, and:

WHEREAS, upon Council approval to vacate the Property, pursuant to City policy, an approved conveyance of the Property to the adjoining property owner will be at the price of $1 per square foot.

NOW, THEREFORE BE IT RESOLVED that this Council will conduct a public hearing to vacate and convey excess right-of-way along Holmes Street in the City Hall Council Chambers 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 20th day of October, 2020 and the City Clerk is hereby instructed to give notice of said hearing, said notice to be published at least once as provided by law, not less than four (4) days nor more than twenty (20) days before the date set for the hearing.

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

RIGHT-OF-WAY VACATION HOLMES STREET, CITY OF BETTENDORF, SCOTT COUNTY, IOWA

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 8 OF RIVERVIEW ADDITION, SAID POINT BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;
THENCE SOUTH 88° 30' 19" WEST, A DISTANCE OF 245.75;
THENCE SOUTH 76° 16' 12" WEST, A DISTANCE OF 136.26 FEET;
THENCE NORTH 32° 20' 44" WEST, A DISTANCE OF 32.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ALLEY, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF HOLMES STREET AS CURRENTLY CONFIGURED;
THENCE SOUTH 68° 35' 50" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 32.63 FEET;
THENCE NORTH 76° 16' 12" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 121.60 FEET;
THENCE NORTH 88° 30' 19" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 246.98 FEET TO THE WEST LINE OF SAID LOT 8, BLOCK 8 OF RIVERVIEW ADDITION;
THENCE SOUTH 01° 29' 41" EAST ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING, CONTAINING 4,619 SQUARE FEET, 0.106 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

MEETING DATE: October 6, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 3

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the Palmer Hills Golf Course Service Building project.

Explanation:

As part of the ongoing improvements at Palmer Hills Golf Course, Phase 2 included the construction of the nearly 60,000 square foot putting course. To service that new amenity, a new service building will be constructed on the north end of course across the main drive from the clubhouse. The building will provide food and beverage service for both the main course and the putting course in addition to the putting course admissions. A covered outdoor patio and new driving range ball machine will also be provided. The project will provide all necessary utilities for future expansion to potentially serve the First Tee program in Bettendorf.

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 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 PALMER HILLS GOLF COURSE SERVICE BUILDING PROJECT

WHEREAS, this Council deems it necessary and advisable under the provisions of the Code of Iowa to construct certain improvements to the Palmer Hills Golf Course Service Building of Bettendorf, Iowa, namely, the

Palmer Hills Golf Course Service Building 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 20th day of October, 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 2:00 o'clock p.m. on the 27th day of October, 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 five percent (5%) of the bid amount.

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

DOCUMENT 00 11 15 – 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 2:00 P.M. on Tuesday, the 27th day of October, 2020, for the New Service Building at Palmer Hills Golf Course 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.

Prebid Conference: A pre-bid conference for all bidders will be held at the site on Wednesday, October 14, 2020 at 10:00 a.m., local time. While not mandatory, prospective bidders are requested to attend.

The proposed improvements consist of the construction of a new service building, concrete patio, and the extension of utilities to the new building at the Palmer Hills Golf Course, within the City of Bettendorf, Iowa.

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 Bray Associates Architects, Inc.

All work on this contract shall be completed by May 21, 2021. 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 One Hundred Dollars and No Cents ($100.00) 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 have not 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 five (5) 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 sixty (60)

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 one (1) year 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: October 6, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 5

Item Title:

Resolution awarding the contract and approving the contract and bond for the Indiana Avenue Bridge over Spencer Creek Replacement project.

Explanation:

The City of Bettendorf, Scott County and Cedar County were all awarded funds for bridge replacements as part of a U.S. Department of Transportation Federal Rural Competitive Highway Bridge Program grant that was awarded to the State of Iowa. These projects were bundled together which was a requirement of the grant to show an innovative financing method. An intergovernmental (28E) agreement was created by the State of Iowa which detailed the bundle responsibilities and was approved earlier this year. Each entity is responsible for project development, construction inspection and final paperwork; however one entity must be designated as the "contracting authority" to handle overall coordination with the contractor. Scott County has agreed to that role, and will be the actual signatory on the contract.

Bids were opened by the Iowa Department of Transportation on September 15th, 2020. Jim Schroeder Construction, Inc. of Bellevue, Iowa was the low bidder of three (3) bids received. Bids ranged from the high of $3,614,502.90 to the low of $2,867,952.40. The City's portion of that overall bid was $940,362.54. The entire construction cost is being covered by a combination of the grant funds and the Iowa Department of Transportation City Bridge Program.

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

RESOLUTION NO._____-20

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE INDIANA AVENUE BRIDGE OVER SPENCER CREEK REPLACEMENT PROJECT

WHEREAS, the Bettendorf City Council, hereafter referred to as "the City" believes the BRS-CHBP-0587(638)—NB-82, hereafter referred to as "the project" is in the best interest of the City of Bettendorf, Iowa and the residents thereof. The project is defined as a bridge replacement along Indiana Avenue over Spencer Creek; and

WHEREAS, the City has sought appropriate professional guidance for the concept and planning for the project and followed the steps as required by the Code of Iowa for notifications, hearings and bidding/letting; and

WHEREAS, the City finds this resolution appropriate and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, welfare, comfort and convenience of Bettendorf and its citizens, all as provided for in and permitted by section 331.301 of the Code of Iowa; and

IT IS THEREFORE RESOLVED by the City to accept the bid from Jim Schroeder Construction, Inc. in the amount of $940,362.54 and awards the associated contract(s) to the same;

BE IT FURTHER RESOLVED that all other resolutions or parts of resolutions in conflict with this resolution are hereby repealed. If any part of this resolution is adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the resolution or action of the City as a whole or any part thereof not adjudged invalid or unconstitutional. This resolution shall be in full force and effect from and after the date of its approval as provided by law; and

BE IT FURTHER RESOLVED by the City that after receiving the necessary contract documents, including but not limited to, the contractor's bond and certificate of insurance, Angela K. Kersten, the County Engineer for Scott County, Iowa be and is hereby designated, authorized, and empowered on behalf of the City to execute the contracts in connection with the afore awarded construction project let through the DOT for this City.

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

MEETING DATE: October 6, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 5

Item Title:

Resolution authorizing the Director Public Works to issue a purchase order to IMEG Corp. for professional engineering services for the Indiana Avenue Bridge over Spencer Creek Replacement project.

Explanation:

The City of Bettendorf, Scott County and Cedar County were all awarded funds for bridge replacements as part of a U.S. Department of Transportation Federal Rural Competitive Highway Bridge Program grant that was awarded to the State of Iowa. These projects were bundled together which was a requirement of the grant to show an innovative financing method. An intergovernmental (28E) agreement was created by the State of Iowa which detailed the bundle responsibilities and was approved earlier this year. Each entity is responsible for project development, construction inspection and final paperwork; however one entity must be designated as the "contracting authority" to handle overall coordination with the contractor. Scott County has agreed to that role, and will be the actual signatory on the contract.

The grant was awarded for a total of $33.4M to the State, which accounted for approximately 55% of the total estimated construction costs. The remaining 45% for our project will be provided from the Iowa Department of Transportation City Bridge Program. The only costs that the City is required to incur is the preliminary engineering, which was previously authorized, as well as the construction engineering and inspection which is covered under this proposed agreement. The proposed agreement is a time and materials agreement with a not-to-exceed total.

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
Professional Services Agreement

RESOLUTION NO._____-20

RESOLUTION AUTHORIZING THE DIRECTOR PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO IMEG CORP. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE INDIANA AVENUE BRIDGE OVER SPENCER CREEK REPLACEMENT PROJECT.

WHEREAS, the Bettendorf City Council deems it necessary and advisable to contract professional engineering services for the Indiana Avenue Bridge Over Spencer Creek; and

WHEREAS, the firm of IMEG Corp. of Bettendorf, IA has submitted a proposal 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 IMEG Corp. be accepted and the Director of Public Works is hereby authorized and directed to sign a contract for professional engineering services in an amount not to exceed $146,992.50.

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

September 29, 2020

Mr. Brent Morlock, PE
City of Bettendorf
4403 Devils Glen Road
Bettendorf, Iowa 52722

RE: Proposal for Construction Engineering Services
Indiana Avenue Bridge Replacement
Bettendorf, Iowa

Dear Brent:

Thank you for the opportunity to submit a Proposal for construction engineering services for the removal and replacement of the Indiana Avenue Bridge Replacement project. We understand the scope of work is as follows:

CONSTRUCTION PHASE SERVICES

1. Construction administration including:
   a. Attend Preconstruction Conference.
   b. Answer Contractor questions and Requests for Information (RFIs).
   c. Prepare Requests for Proposal (RFPs) and deliver to Contractor for pricing.
   d. Review Contractor responses to RFPs and recommend change orders.
   e. Prepare change orders to the contract.
   f. Provide a monthly pay estimate and submit to the City of Bettendorf Engineer with recommendations.
   g. Prepare all necessary reports and forms in accordance with Iowa DOT inspection methods. Also collect, review, and maintain records for materials, quantities, and other documents in accordance with Iowa DOT inspection methods.
   h. Provide project closeout documentation, in preparation for Iowa DOT Audit.
   i. Certified payroll review.
2. Review shop drawing submittals for items requested in the contract documents.
3. Conduct one job site observation per week for 20 weeks, plus one final job site observation at the end of the construction period.
4. Owner/Engineer/Contractor (OEC) meetings:
   a. Participate in approximately biweekly 10 OEC telephone / web conference meetings as required.

5. Construction Engineering & Inspection (CE&I) Services:
   a. General Administration of Construction Contract: Consult with Owner, act as Owner's representative in the field, and assume all duties and responsibilities and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.
   b. Resident Project Representative (RPR): Provide the services of an RPR at the site to assist the Engineer and to provide full-time observation, inspection, and documentation of Contractor's work.
   c. Full-time CE&I services are anticipated to follow a standard Contractor's schedule of Monday through Friday at 9 hours per day, plus 10 Saturdays at 8 hours per day.
   d. Forward Contractor questions and Requests for Information (RFIs) to Engineer for review.
   e. Prepare daily/weekly reports.
   f. Provide coordination and attend final walkthrough with Owner, Engineer and Contractor.
   g. Prepare and provide a final punch list to Contractor.
   h. After Contractor notification of final completion, attend final job site observation to determine if the work is complete and acceptable.
   i. Prepare revisions of the contract drawings to reflect as-built conditions.
6. Erosion Control Inspection (SWPPP)
   a. Perform inspections once a week for the duration of the project (6 months Assumed).
7. Construction Material Testing Services:
   a. Provide Quality Assurance testing per the Iowa DOT to review the Contractor's Quality Control program.
8. Construction Survey Services:
   a. None Anticipated.

ASSUMPTIONS

1. All work to be completed in 2021.
2. Construction period: This is a working day contract, with 95 days being assigned to the Contractor for completion.

COMPENSATION

We propose to provide the services described above on a time and material basis using our standard hourly billing rates (attached), with the project hourly fees broken down as follows:

Construction Observation Services	95 days x 9 hrs./day x $115/hr.	$98,325
Construction Observation Services	10 days x 8 hrs./day x $115/hr.	$9,200
Plant Monitoring Services	2 Pours x 6 hrs/ day x $115/hr	$1,380
Construction Administration Services		$29,500

Erosion Control Inspections	25 Inspections x 2 hrs. each	$4,500

Total Project Fee (Hourly, Not to Exceed)	$142,905

Unit Rates

Vehicle Daily Charge	95 days x $32.50/day	$3,087.50
Material Testing Allowance		$1,000.00

Total Estimated Fee	$4,087.50

PROJECT EXPENSES

The following reimbursable expenses **are not** included in the above fee and will be invoiced with a 1.1 multiplier of actual cost:

1. Payment of plan review fees or other imposed governmental agency fees.
2. State filing and/or permit fees.
3. Necessary consultants as approved by Client.
4. Postage and delivery charges.
5. Project specific insurance coverage riders or amendments necessary to comply with required insurance requirements above current IMEG limits and conditions.

ADDITIONAL SERVICES

IMEG can include the following as additional services. Additional services will be performed on a time and material basis using IMEG's standard hourly rates in effect at the time the service is performed, or for a negotiated fee, and only after approved in writing.

1. Invasive field takeoff to determine existing conditions that are not readily accessible or visible.
2. Value engineering or negotiating construction cost/scope with contractors and related document revisions after documents are complete.
3. Preparing record documents from as-built markups or files provided by contractors or verifying the accuracy and completeness of same.

GENERAL

The attached Terms and Conditions dated April 10, 2020 are made a part of this Proposal. This Proposal is valid for 45 days from the date of this offer.

We will begin our services following acceptance of this Proposal for Engineering Services. We look forward to working with you and your staff on this project and appreciate this opportunity to be of service. Acceptance may be conveyed via e-mail to the address listed below or by signing this offer and returning it to our office.

Sincerely,

IMEG CORP.

John B. Fellman, PE, SE
Principal / Client Executive
John.B.Fellman@imegcorp.com

Greg A. Ryckaert, PE
Principal / Client Executive

JBF/GAR/jjh

BETTENDORF

Accepted:

_____
Signature

_____
Title

_____
Date

TERMS AND CONDITIONS

Standard of Care: Services provided by IMEG Corp. (hereinafter referred to as "the Engineer") under this Agreement will be performed in accordance with generally accepted professional practices in a manner consistent with the level of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances in the same or similar location.

Client Responsibilities: IMEG shall be entitled to rely on the accuracy of documentation presented to it by Client. In the event of updates or changes to any documentation provided to IMEG in furtherance of its services, the Client is responsible for advising IMEG personnel of such updates or changes in writing.

Additional Services: When additional services beyond the defined scope of work are requested, an amendment or change order will be prepared by the Engineer and approved by the Client prior to commencing work. Client's approval by email or payment of proposed additional services shall be deemed binding. Additional services shall be performed on a time and material basis or for a negotiated fee.

Compensation: Services provided by the Engineer on a time and material basis shall be performed in accordance with the Engineer's current fiscal year Standard Hourly Rate Schedule in effect at the time of performance. This schedule is updated yearly and is available upon request.

Performance: Engineer has multiple offices and has professional service agreements for additional engineering and production assistance. The Engineer may use any office or professional service in the completion of services required for the Project. Engineer shall perform work pursuant to an agreed-upon schedule and consistent with the orderly progress inherent in the Engineer's Standard of Care. Work performed in the States of New York or North Carolina may be performed by VPH Engineering Services, P.C. utilizing Engineer's processes and standards.

Billing/Payment: The Client agrees to pay the Engineer for all services performed and all costs incurred. Invoices for the Engineer's services shall be submitted either upon completion of such services or on a monthly basis. Invoices shall be due and payable within 30 days of invoice date (direct) or 15 days from payment by Owner (consultant). Client shall notify Engineer of any objections to the invoice within five working days of receipt and agrees to pursue, in good faith, all payments owed to Engineer for services rendered. Payment of any invoice indicates Client's acceptance of this Agreement, these Terms & Conditions, and satisfaction with Engineer's services. Payment of invoices is in no case subject to unilateral discounting, back-charges, or set-offs by the Client, and payment is due regardless of suspension or termination of this Agreement by either party. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 120 days after the billing, the Engineer may institute collection action and the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Engineer, its directors, employees and agents against claims, damages, liabilities and costs arising from and in proportion to the negligent acts or failure to act of Client and its directors, employees and agents in the performance of services under this Agreement on a comparative basis of fault. The Client shall not be obligated to indemnify the Engineer and its directors, employee and agents for their own negligence or the negligence of others. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its directors, employees and agents against claims, damages, liabilities and costs arising from and in proportion to the negligent acts or failure to act of Engineer and its directors, employees and agents in the performance of services under this Agreement on a comparative basis of fault. The Engineer shall not be obligated to indemnify the Client and its directors, employee and agents for their own negligence or the negligence of others. The other provisions of this Agreement notwithstanding, in the event of any claim within the purview of the indemnification provisions of this section, each indemnitee shall control its defense, and at the time of claim resolution each indemnitor shall provide reimbursement for any reasonable defense cost, recoverable by law, caused by any negligence or other fault by or attributable to each indemnitor as determined by a competent trier of fact. As such, the parties recognize and expressly acknowledge that the duty to defend is not applicable to this Agreement and wholly separate and distinct from the duty to indemnify and hold harmless as set forth in this section.

Insurance: IMEG shall obtain and maintain the following insurance coverages: Commercial General Liability, Automobile Liability, Umbrella/Excess Liability, Workers Compensation/Employer's Liability, and Professional Liability. Certificates of insurance will be provided to the Client upon request. When stipulated by the Parties, Commercial General Liability, Automobile Liability, Umbrella/Excess Liability, Workers Compensation/Employer's Liability shall be written or endorsed to include named additional insureds, primary/non-contributory coverage, and other coverages subject to all terms, exclusions and conditions of the policies and any limitations as to coverage amounts as agreed upon by the Parties.

Certifications, Guarantees and Warranties: The Engineer shall not be required to execute any document or make any promise that would result in the Engineer certifying, guaranteeing or warranting the existence of any conditions.

Assignment: Neither party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including, but not limited to, monies that are due or monies that may be due, without the prior written consent of the other party, which shall not be unreasonably withheld. Subcontracting to subconsultants, normally contemplated by the Engineer as a generally accepted business practice, shall not be considered an assignment for purposes of this Agreement.

Dispute Resolution: Any claims or disputes between the Client and the Engineer arising out of the services to be provided by the Engineer or out of this Agreement shall be submitted to non-binding mediation. The Client and the Engineer agree to include a similar mediation agreement with all contractors, subconsultants, subcontractors, suppliers and fabricators, providing for mediation as the primary method of dispute resolution among all parties. The laws of the State where the project is located govern the validity of this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the courts of that State.

Construction Means and Methods: The Engineer shall not be responsible for, nor have control over or charge of, construction means, methods, sequences, techniques, or procedures, or for any health or safety precautions. Neither Client nor Engineer shall hold the other responsible for damages or delays in performance caused by acts of God, strikes, walkouts, accidents, Government acts, or other events beyond the control of the Client's or Engineer's directors, employees, agents, or consultants.

Construction Observation: When the Engineer does not explicitly provide construction observation services within its written scope of work, it is agreed that the professional services of the Engineer do not extend to or include the review or site observation of the contractor's work, performance, or pay request approval. During construction, the Client assumes the role of the engineer and will hold harmless the Engineer for the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents.

Project Signs: Project signs displayed at the construction site shall include "IMEG Corp." as the Engineer. Articles for publication regarding this project shall acknowledge IMEG as the Civil, Structural, Mechanical, Electrical and/or Technology Engineer, as applicable.

Adjustments, Changes or Additions: It is understood that adjustments, changes, or additions may be necessary during construction. A contingency fund shall be maintained until construction is completed to pay for field changes, adjustments, or increased scope items. All change order amounts requested by contractors constructing Engineer-designed systems shall be submitted to the Engineer for review prior to being approved by contract holder. The Engineer will not approve amounts requested that are above a normal bid amount for the work involved. In no case will costs be assessed to the Engineer at the discretion of the contractor, the Client, or the Owner without prior agreement and approval of the Engineer. Engineer shall not be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

Ownership: All drawings, specifications, BIM and other work product of the Engineer developed for this Project are instruments of service owned by IMEG. IMEG shall provide Client with a license to use said instruments of service for purposes consistent with successful project completion, including extensions, if mutually agreed. Reuse of any instruments of service of the Engineer by the Client, or others acting for the Client, for any other use without the express written permission

of the Engineer shall be at the Client's risk. Client agrees to defend, indemnify and hold harmless the Engineer for all claims, damages and expenses, including reasonable attorney's fees, arising out of unauthorized use of IMEG's instruments of service.

Electronic Files: The Client hereby grants permission for the Engineer to use electronic background information produced by the Client in the completion of the project. The Client also grants permission to the Engineer to release Engineers' documents (including their backgrounds) electronically to Client, contractors, and vendors as required in the execution of the project.

Employment: For the duration of this contract, plus six (6) months from the date of final payment received, neither the Engineer nor Client, nor their respective agents, will offer employment or contact any person for such purposes who is or was employed by Engineer, Client or their agents for the period of performance of this contract.

Termination: The Client or Engineer may, after giving seven (7) days written notice, terminate this agreement and the Engineer shall be paid for services provided up to the termination notice date, including reimbursable expenses due plus termination expenses. Termination expenses are defined as reimbursable expenses directly attributed to the termination. Until said reimbursable expenses are paid, Engineer shall not provide any outstanding instruments of services or any other deliverable generated under this Agreement.

Survivability: In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term, condition or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party. Additionally, there shall be no legal presumption against the drafter of this Agreement in the event of a dispute as to the enforceability and/or interpretation of this Agreement.

Limitation of Liability: It is agreed that the Maximum Aggregate Liability of Engineer arising out of or related to this Agreement and for all work performed on this project, whether based in contract or tort, in law or equity or for negligent acts, errors, or omissions, and all claims, losses, costs, damages, cost of defense, or expenses from any cause, including Client, Contractors, and Attorney fees, will be limited to the greater of the compensation actually paid to Engineer for all work performed under this Agreement or $25,000. This limitation of liability has been agreed upon after Client and Engineer discussed the risks and rewards associated with the Project, as well as the provision of the services within both the obligations of this Agreement and the associated compensation. Upon written request by Client, the parties may negotiate in good faith and mutually agree, by way of a written Change Order or Amendment, to increase the amount of this liability limitation. As used in this section "Engineer" includes all of IMEG's agents, affiliates, subconsultants and subcontractors, and their respective partners, officers, directors, shareholders and employees. The limitation of liability established in this section shall survive the expiration or termination of this Agreement.

Risk Allocation: IMEG's liability to the Client for injury or damage to persons or property arising out of work performed for the Client and for which liability may be found to rest upon IMEG, other than for professional errors, omissions or negligence, will be limited to IMEG's general liability insurance coverage of $1,000,000.

Hazardous Environmental Conditions: Unless expressly stated in writing, IMEG does not provide assessments of the existence or presence of any hazardous or other environmental conditions or environmental contaminants or materials ("Hazardous Environmental Conditions"). Client shall inform IMEG of any and all known Hazardous Environmental Conditions before services are provided involving or affecting them. If unknown Hazardous Environmental Conditions are encountered, IMEG will notify the Client and, as appropriate, government officials of such conditions. IMEG may, without liability or reduction or delay of compensation due, proceed to suspend services on the affected portion of the project until Client takes appropriate action to abate, remediate, or remove the Hazardous Environmental Condition. IMEG shall not be considered an "arranger", "operator", "generator", "transporter", "owner", or "responsible party" of or with respect to contaminants, materials or substances. IMEG shall assume no liability whatsoever for correction of any Hazardous Environmental Conditions; and shall be entitled to payment or reimbursement of expenses, costs or damages occasioned by undisclosed Hazardous Environmental Conditions.

Buried Utilities: Client shall be responsible for designating the location of all utility lines and subterranean structures within the property lines of the Project. Client agrees to waive any claim against IMEG and to defend, indemnify and hold IMEG harmless for any claim or liability for injury or loss arising from IMEG or other persons encountering utilities or other manmade objects that were not brought to IMEG's attention or which were not properly located on the plans furnished to IMEG. Client further agrees to compensate IMEG for any and all time, costs and expenses incurred by IMEG in defense of any such claim, in accordance with IMEG's then effective standard hourly fee schedule and expense reimbursement policy.

Boundary Conflict: Boundary determinations occasionally disclose unseen or unknown conflicts between the record documents and the location of physical improvements. Upon discovery of any latent or patent ambiguity, uncertainty, or dispute disclosed by the records or by placement of the boundaries on the ground, work on the boundary survey will be suspended and you will be immediately notified. IMEG will present alternatives for possible resolution and any additional work required to achieve resolution will be negotiated. If you should choose to forego resolution, all work completed to date will be invoiced for payment and the project file will be archived by IMEG for future resolution. If you choose resolution, IMEG will act as your mediator, consultant and expert until satisfactory resolution is achieved. Upon resolution, this initial agreement will be reinstated and completed in accordance with its initial terms subject to potential interim rate increases.

Force Majeure: Except as hereinafter provided, no delay or failure in performance by Client or IMEG shall constitute a default under this Agreement if and to the extent the delay or failure is caused by Force Majeure. Unless the Force Majeure frustrates performance of the Services, Force Majeure shall not operate to excuse, but only to delay, performance of the Services. If Services are delayed by reason of Force Majeure, IMEG promptly shall notify Client. Once the Force Majeure event ceases, IMEG shall resume performance of the Services as soon as possible. "Force Majeure" means any event beyond the control of the Party claiming inability to perform its obligations and which such Party is unable to prevent by the exercise of reasonable diligence, including, without limitation, the combined action of workers, strikes, embargoes, fire, acts of terrorism, explosions and other catastrophes, casualties, a moratorium on construction, delays in transportation, governmental delays in granting permits or approvals, changes in laws, expropriation or condemnation of property, governmental actions, unavailability or shortages of materials, national emergency, war, acts of terrorism, cyber-attacks, civil disturbance, floods, unusually severe weather conditions or other acts of God or public enemy. Inability to pay or financial hardship, however, shall not constitute Force Majeure regardless of the cause thereof and whether the reason is outside a Party's control.

Other Terms and Conditions: The Terms and Conditions set forth in this Agreement shall not be superseded by any additional or alternate terms and conditions presented by the Client or any other Party whether contained in invoices or in any other form unless mutually executed, in writing, by Engineer and Client.

IMEG Equal Employment Opportunity / Rights Under Federal Labor Laws

1. The equal opportunity clause of 41 CFR § 60-1.4(a) is hereby incorporated by reference as if fully set forth herein.
2. The equal opportunity clause of 41 CFR § 60-741.5(a) is hereby incorporated by reference as if fully set forth herein. This contractor and subcontractor shall abide by the requirements of 41 CFR 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime consultants and subconsultants to employ and advance in employment qualified individuals with disabilities.
3. The equal opportunity clause of 41 CFR § 60-300.5(a) is hereby incorporated by reference as if fully set forth herein. This contractor and subcontractor shall abide by the requirements of 41 CFR 60-300.5(a). This regulation prohibits discrimination against qualified protected veterans, and requires affirmative action by covered prime consultants and subconsultants to employ and advance in employment qualified protected veterans.
4. The employee notice clause of 29 CFR § 471, Appendix A to Subpart A is hereby incorporated by reference as if fully set forth herein.
5. Employer Reports on Employment of Protected Veterans (41 CFR § 61-300.10)
    a. IMEG agrees to report at least annually, as required by the Secretary of Labor, on:
        1) The total number of employees in the workforce of IMEG, by job category and hiring location, and the total number of such employees, by job category and hiring location, who are protected veterans;

2) The total number of new employees hired by IMEG during the period covered by the report, and of such employees, the number who are protected veterans; and
3) The maximum number and minimum number of employees of IMEG at each hiring location during the period covered by the report.
4) The term "protected veteran" refers to a veteran who may be classified as a "disabled veteran," recently separated veteran, "active duty wartime or campaign badge veteran," or an "Armed Forces service medal veteran," as defined in 41 CFR 61-300.2.

b. The above items must be reported by completing the report entitled "Federal Contractor Veterans' Employment Report VETS-4212."

c. VETS-4212 Reports must be filed no later than September 30 of each year following a calendar year in which IMEG held a covered contract or subcontract.

d. The employment activity report required by paragraphs (a)(2) and (a)(3) of this clause must reflect total new hires and maximum and minimum number of employees during the 12-month period preceding the ending date that IMEG selects for the current employment report required by paragraph (a)(1) of this clause. IMEG may select an ending date:
1) As of the end of any pay period during the period July 1 through August 31 of the year the report is due; or
2) As of December 31, if IMEG has previous written approval from the Equal Employment Opportunity Commission to do so for purposes of submitting the Employer Information Report EEO-1, Standard Form 100 (EEO-1 Report).

e. The number of veterans reported according to paragraph (a) above must be based on data known to IMEG when completing their VETS-4212 Reports. IMEG's knowledge of veterans status may be obtained in a variety of ways, including, in response to an invitation to applicants to self-identify in accordance with 41 CFR 60-300.42, voluntary self-disclosures by employees who are protected veterans, or actual knowledge of an employee's veteran status by IMEG. Nothing in this paragraph (e) relieves IMEG from liability for discrimination under 38 U.S.C. 4212.

2020 STANDARD HOURLY RATES
(rates adjusted annually)

Client Executive / Market Director	$230
Project Executive	$190
Senior Civil Engineering Specialist	$170
Senior Civil Engineer III	$160
Senior Civil Engineer II	$145
Senior Civil Engineer	$135
Civil Project Engineer II	$130
Civil Project Engineer	$115
Civil Engineer	$110
Senior Civil Technical Specialist	$150
Senior Civil Designer III	$125
Senior Civil Designer II	$120
Senior Civil Designer	$115
Civil Project Designer II	$110
Civil Project Designer	$105
Civil Designer IV	$100
Civil Designer III	$95
Civil Designer II	$90
Civil Designer	$85
Design Technician II	$75
Design Technician	$65
Land Surveyor III	$150
Land Surveyor II	$125
Land Surveyor I	$105
Senior Survey Technician	$95
Survey Technician III	$90
Survey Technician II	$70
Survey Technician I	$60
Construction Manager	$130
Senior Construction Administrator	$125
Construction Administrator	$120
Senior Field Technician	$115
Field Technician IV	$90
Field Technician III	$85
Field Technician II	$80
Field Technician I	$75
Administrative Assistant	$75

MEETING DATE: October 6, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 2

Item Title:

Resolution awarding the contract and approving the contract and bond for the Palmer Hills Golf Course Cart Path project.

Explanation:

The proposed improvements include removing and replacing a portion of Palmer Hills Golf Course cart path. The project will involve removing approximately 5,200 square feet of existing HMA path, and replacing it with 4" P.C. Concrete on a granular subbase.

Bids were opened on September 23, 2020. Kelly Construction of Davenport, Iowa was the low bidder of three (3) bids received. Bids ranged from the high of $54,400.00 to the low of $37,640.00, which is 1.0% below the engineer's estimate of $38,000.00.

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
Bid Tabulation
Contract

RESOLUTION NO._____-20

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE PALMER HILLS GOLF COURSE CART PATH PROJECT

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

Palmer Hills Golf Course Cart Path project

WHEREAS, bids were accepted for the construction of the above project on the 23rd day of September, 2020, with Kelly Construction of Davenport, Iowa submitting the lowest responsible bid in the amount of $37,640.00 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 Kelly Construction of Davenport, Iowa is hereby accepted for the Palmer Hills Golf Course Cart Path project in the amount of $37,640.00.

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 $38,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Engineer's Estimate = $38,000

Palmer Hills Golf Course Cart Path

				Kelly Construction		Emery Construction		Centennial Constractors	
				Total Price	$37,640.00	Total Price	$43,760.00	Total Price	$54,400.00
Item #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	Sidewalk Removal	5,200	SF	$0.90	$4,680.00	$1.50	$7,800.00	$2.00	$10,400.00
2	P.C.C. Sidewalk, 4"	5,200	SF	$5.90	$30,680.00	$6.35	$33,020.00	$8.00	$41,600.00
3	Granular Subbase, Grad 11	60	TONS	$38.00	$2,280.00	$49.00	$2,940.00	$40.00	$2,400.00

FORM OF CONTRACT

THIS CONTRACT, made the 7th day of October, A.D., 2020, by and between **Kelly Construction of Davenport, 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 **Palmer Hills Cart Path Rehabilitation** 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:

$37,640.00

computed as follows:

Base Bid

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Sidewalk Removal	5200	SF	$0.90	$4,680.00
2	P.C.C. Sidewalk, 4"	5200	SF	$5.90	$30,680.00
3	Granular Subbase, Grad 11	60	TONS	$38.00	$2,280.00
				Total Base Bid:	**$37,640.00**

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 begin after October 12, 2020 and be completed by November 13, 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 Two Hundred Fifty Dollars and No Cents ($250.00) 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) Contractor's Performance and Payment and Maintenance 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.

Kelly Construction of Davenport, Inc.
(Contractor)

By _____

_____

_____
Title

ATTEST:

_____

_____

_____
Title

CITY OF BETTENDORF, IA

_____
Robert Gallagher
Mayor

ATTEST:

_____
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: October 6, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: All

Item Title:

Resolution accepting improvements for the 2020 Pavement Markings Program.

Explanation:

Ostrom Painting & Sandblasting, Inc. of Rock Island, Illinois has satisfactorily completed all work on the project. The original purchase order was approved for $160,000.00. The final construction cost for the project was $150,916.10.

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
2020 PAVEMENT MARKINGS PROGRAM

WHEREAS, on the 21st day of April, 2020, the City of Bettendorf entered into contract Ostrom Painting & Sandblasting, Inc. of Rock Island, for the construction of certain improvements to the street system of said City; namely, the

2020 Pavement Markings 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 $150,916.10.

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description:	**2020 Pavement Markings Program**		
Project Manager:	Brent Morlok	**Project #:**	RU0023
CIP Budget:	160,000.00	**FY Budgeted:**	20/21
		Resol. for award:	147-20
Funding Source:	G.O. Bonds		
Purchase Order Amount:	160,000.00		
Final Total Project Cost:	150,916.10		

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	Ostrom Painting & Sandblasting		150,916.10
	Final Total Project Cost		150,916.10

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

2020 Pavement Markings Program

Contractor: Ostrom Painting and Sandblasting (Vendor #19523) [x] Primary [ ] Subcontrac

		Point Range	Score		Points Earned
WORK PERFORMANCE: 55%					
A.	Completion on schedule	0 to 3	2.5	x 0.275 =	0.69
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	3.0	x 0.05 =	0.15
F.	Inappropriate behavior, language, dealing with citizens, attitude	0 to 3	3.0	x 0.05 =	0.15
EQUIPMENT: 10%					
G.	Equipment on project	0 to 3	3.0	x 0.05 =	0.15
H.	General project safety, signage and traffic control	0 to 3	2.0	x 0.05 =	0.10
				Initial Rating:	2.68
	Liens Filed - If lien(s) have been filed	0 or -1			0.00
				Final Rating:	2.68

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

Engineer — 9/30/2020 — Date

Chief Inspector — Date

Contractor — 9/30/2020 — Date

MEETING DATE: October 6, 2020
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 3

Item Title:

Resolution accepting improvements for the Pleasant Drive Reconstruction project from east of Hollow View Drive to Greenfield Road.

Explanation:

Hawkeye Paving Corp. of Bettendorf, Iowa has satisfactorily completed all work on the project. The original purchase order was approved for $240,000.00. The final construction cost for the project was $224,519.66.

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 PLEASANT DRIVE RECONSTRUCTION PROJECT FROM EAST OF HOLLOW VIEW DRIVE TO GREENFIELD ROAD

WHEREAS, on the 7th day of April, 2020, 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

Pleasant Drive Reconstruction project from east of Hollow View Drive to Greenfield Road

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 $225,298.66.

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description:	**Pleasant Drive Reconstruction**		
Project Manager:	Jerry Bishop	**Project #:**	PW0503
CIP Budget:	240,000.00	**FY Budgeted:**	20/21
		Resol. for award:	130-20
Funding Source:	G.O. Bonds		
Purchase Order Amount:	240,000.00		
Final Total Project Cost:	225,298.66		

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		224,519.66
Testing	Terracon		604.00
Cart Rental	M&M Golf Cars		175.00
	Final Total Project Cost		225,298.66

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

PW0503 - Pleasant Drive Reconstruction

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	3.0	x 0.275 =	0.83
CONTINUITY OF WORK SCHEDULE: 20%				
C. Minimum gaps between work days	0 to 3	2.0	x 0.20 =	0.40
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	3.0	x 0.05 =	0.15
H. General project safety, signage and traffic control	0 to 3	3.0	x 0.05 =	0.15
		Initial Rating:		2.70
Liens Filed - If lien(s) have been filed	0 or -1			0.00
		Final Rating:		2.70

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 _____

Engineer _____ 9-29-20 Date

Chief Inspector _____ 9/29/20 Date

Contractor _____ 9-29-20 Date

MEETING DATE: October 6, 2020
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: 5

Item Title:

Resolution ordering the installation of street lights in the Woodlands 4th Addition.

Explanation:

A petition has been received requesting the installation of street lights in the Woodlands 4th 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 WOODLANDS 4TH 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 seven (7) street lights in accordance with the terms of its franchise in the City of Bettendorf, to-wit:

- South side of Lakeside Drive in line with the property line of Lot 24 and Lot 25.
- North side of Lakeside Drive in line with the property line of Lot 29 and Lot 30.
- West side of Stone Bridge Lane in line with the property line of Outlot B and Lot 14.
- West side of Stone Bridge Lane in line with the property line of Lot 11 and Lot 12.
- East side of Stone Bridge Lane near the southwest corner of Lot 18.
- East side of Woodland Court near southwest corner of Lot 8.
- In the cul-de-sac of Woodland Court in line with the property line of Lot 3 and Lot 4.

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 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

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

9/16/2020

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

Dear Mr. Fries:

On behalf of the developer, Windmiller Development, LLC, MidAmerican Energy Company is requesting authorization to install seven (7) LED streetlights in the Woodlands 4th Addition.

The lights will be a 150w LED 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

MEETING DATE: October 6, 2020
REQUESTED BY: Brian Schmidt, P.E.
Director of Public Works

Item Title:

Resolution ratifying and approving expenses related to cleanup efforts from a Derecho storm that came through the area on August 10, 2020.

Explanation:

A powerful line of severe thunderstorms known as a "Derecho" tracked across eastern Iowa and northwest Illinois on the afternoon of Monday, August 10th producing widespread straight line wind damage. This storm produced intermittent straight line winds in the 100-130 mph range. Evidence of this storm could be found in damaged and uprooted trees and minor damage to buildings city-wide. Public Works crews worked for over five (5) weeks following the storm to clear streets and make damaged areas safe to the public. We secured the trucking services of Overland Systems, Inc. of Davenport, IA to assist our team in removing the large amount of tree debris that homeowners brought to the curb in the weeks following the storm.

The City's purchasing policies require formal City Council approval for any unbudgeted purchases in an amount greater than $10,000.

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

Unbudgeted expense necessary to make damaged areas safe and secure.

List Attachments:
Resolution
Proposal
Invoice
Load tickets

RESOLUTION NO._____-20

RESOLUTION RATIFYING AND APPROVING EXPENSES RELATED TO CLEANUP EFFORTS FROM A DERECHO STORM THAT CAME THROUGH THE AREA ON AUGUST 10, 2020

WHEREAS:

1. On August 10, 2020 a Derecho storm came through Scott County, IA causing damage to buildings and trees; and

2. Staff worked overtime to remove trees and debris within the right-of-way to make damaged areas safe and secure, and

3. The Public Works Director secured the services of Overland Systems, Inc. that provided trucking services to assist staff in removing the large amount of tree debris homeowners brought to the curb in the weeks following the storm.

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

Those expenses in the amount of $10,426.25 are ratified and approved for the cleanup efforts.

Passed, Approved, and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

OVERLAND SYSTEMS, INC.
13631 110th Avenue
Davenport, IA 52804

Date: 08/10/2020

Job Name: City of Bettendorf Storm Debris Removal 2020
Proposal:

1. Tree and debris removal from August 10th, 2020 until completion date at $95.00 per hour at the request of the City of Bettendorf

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All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature:
Note: This proposal may be withdrawn by us if not accepted within 30 days
Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature: Rod Teel

Rod Teel
Overland Systems, Inc.

Signature:

Date of Acceptance: 8/10/2020

Vendor # 17423 PO _____
Inv. Date 9-17-20 Inv. # 22078
Acct. # 288-0522-413-22-99
Proj. # STRM20 Purchased By _____
Description Storm debris removal
Approved By [signature] Date 9/22/2020

Invoice

Overland Systems Inc.

13631 110th Avenue
Davenport, IA 52804

DATE	INVOICE NO.
9/17/2020	22078

BILL TO	SHIP TO
Bettendorf Public Works C/O Bill Feldhahn 4403 Devils Glen Rd Bettendorf, IA 52722	2020 Tree Debris clean up

TERMS	DUE DATE	Ship Via	BEGIN SHIP	END SHIP
Net 10 days	9/27/2020	Truck	08/20/2020	09/04/2020

ITEM	DESCRIPTION	QTY/HR	RATE	AMOUNT
	Tree debris clean up:			
Bettendorf Public ...	08/20/2020 4 loads to the Compost Facility Ticket # 5057	10	95.00	950.00
Bettendorf Public ...	08/21/2020 4 loads to the Compost Facility Ticket # 5059	10.5	95.00	997.50
Bettendorf Public ...	08/24/2020 4 loads to the Compost Facility Ticket # 5061	10	95.00	950.00
Bettendorf Public ...	08/25/2020 4 loads to the Compost Facility Ticket # 5060	10	95.00	950.00
Bettendorf Public ...	08/26/2020 3 loads to the Compost Facility Ticket # 5062	9	95.00	855.00
Bettendorf Public ...	08/27/2020 4 loads to the Compost Facility Ticket # 5043	9.5	95.00	902.50
Bettendorf Public ...	08/28/2020 2 loads to the Compost Facility Ticket # 5568	4	95.00	380.00
Bettendorf Public ...	08/31/2020 3 loads to the Compost Facility Ticket # 1608	8	95.00	760.00
	09/01/2020			

Thank you for your business.

Total

Balance Due

Invoice

Overland Systems Inc.

13631 110th Avenue
Davenport, IA 52804

DATE	INVOICE NO.
9/17/2020	22078

BILL TO	SHIP TO
Bettendorf Public Works C/O Bill Feldhahn 4403 Devils Glen Rd Bettendorf, IA 52722	2020 Tree Debris clean up

TERMS	DUE DATE	Ship Via	BEGIN SHIP	END SHIP
Net 10 days	9/27/2020	Truck	08/20/2020	09/04/2020

ITEM	DESCRIPTION	QTY/HR	RATE	AMOUNT
Bettendorf Public ...	3 loads to the Compost Facility Ticket # 2177	6.5	95.00	617.50
	09/02/2020			
Bettendorf Public ...	2 loads to the Compost Facility and 2 loads of street sweepings to the Scott County Landfill Ticket # 5571	8	95.00	760.00
Bettendorf Public ...	2 loads to the Compost Facility and 3 loads of street sweepings to the Scott County Landfill Ticket # 7411	8	95.00	760.00
	09/04/2020			
Bettendorf Public ...	3 loads to the Compost Facility and 1 load of street sweepings to the Scott County Landfill Ticket # 5567	8.25	95.00	783.75
Bettendorf Public ...	3 loads to the Compost Facility and 2 loads of street sweepings to the Scott County Landfill Ticket # 7440	8	95.00	760.00

Thank you

Thank you for your business.

Total	$10,426.25
Balance Due	$10,426.25

SEMI

TIME CARD 5057

Holst Trucking & Excavating, Inc.

24118 270th Ave.
LeClaire, IA 52753
(563) 343-3163

DATE: Thurs. Aug 20th 2020

TRUCK OWNER: Holst Trk #170

Starting Time	Job Name	Stopping Time	Total Hours
7:30	storm debris removal	5:30	10
City of Ostendorf to	Davenport		
	Compost		

MATERIAL HAULED: Trees, branches etc

DIRT LOADS: 4 lds. trees etc

Driver had lunch ☐ ____ hr. Driver did not have lunch ☐ ____ hr.

Signature of Driver: Dan Holst

Signature of Contractor: Will Servinn

SEMI

TIME CARD 5059

Holst Trucking & Excavating, Inc.

24118 270th Ave.
LeClaire, IA 52753
(563) 343-3163

DATE: Friday Aug 21st, 2020

TRUCK OWNER: Holst Trk #170

Also had 4 lds. of trees on Thurs. 20th

Starting Time	Job Name	Stopping Time	Total Hours
6:30	City of Ostendorf	5:00	10.30
	storm debris to		
Davenport	Compost		

MATERIAL HAULED: Trees etc

DIRT LOADS: 4 lds. of trees

Driver had lunch ☐ ____ hr. Driver did not have lunch ☐ ____ hr.

Signature of Driver: Dan Holst

Signature of Contractor: [illegible]

SEMI

TIME CARD 5061

Holst Trucking & Excavating, Inc.

24118 270th Ave.
LeClaire, IA 52753
(563) 343-3163

DATE: Monday Aug 24th 2020

TRUCK OWNER: Holst Trk #170

Starting Time	Job Name	Stopping Time	Total Hours
7:00	City of Bettendorf	5:00	10
debris removed to			
Davenport Compost			

MATERIAL HAULED: trees, etc.

DIRT LOADS: 4 lds. of trees

Driver had lunch ☐ ____ hr. Driver did not have lunch ☐ ____ hr.

Signature of Driver: [signature]

Signature of Contractor: [signature]

TIME CARD 5060

Holst Trucking & Excavating, Inc.

SEMI

24118 270th Ave.
LeClaire, IA 52753
(563) 343-3163

DATE: Tues. Aug. 25th 2020

TRUCK OWNER: Holst Trk #170

Starting Time	Job Name	Stopping Time	Total Hours
7:00	City of Bettendorf	5:00	10
storm debris to City			
of Davenport Compost			

MATERIAL HAULED: trees, etc.

DIRT LOADS: 4 lds. of trees

Driver had lunch ☐ ____ hr. Driver did not have lunch ☐ ____ hr.

Signature of Driver: [signature]

Signature of Contractor: [signature]

TIME CARD 5062

Holst Trucking & Excavating, Inc.

SEMI

24118 270th Ave.
LeClaire, IA 52753
(563) 343-3163

DATE: Wed. Aug 26th 2020

TRUCK OWNER: Holst Trk #170

Starting Time	Job Name	Stopping Time	Total Hours
7:00	City of Bettendorf	4:00	9
debris removal to			
Davenport Compost			

MATERIAL HAULED: trees, etc

DIRT LOADS: 3 lds. of trees etc

Driver had lunch ☐ ____ hr. Driver did not have lunch ☐ ____ hr.

Signature of Driver: [signature]

Signature of Contractor: [signature]

SEMI

TIME CARD 5043

Holst Trucking & Excavating, Inc.

24118 270th Ave.
LeClaire, IA 52753
(563) 343-3163

DATE: Thur. Aug 27th 2020

TRUCK OWNER: Holst #170

Starting Time	Job Name	Stopping Time	Total Hours
7:00	City of Bettendorf	4:30	9.30
debris removal to			
Davenport Compost			

MATERIAL HAULED: trees etc.

DIRT LOADS: 4 lds. of trees, etc.

Driver had lunch ☐ ____ hr. Driver did not have lunch ☐ ____ hr.

Signature of Driver: [signature]

Signature of Contractor: [signature]

TIME CARD

NO 5566

Holst Trucking & Excavating, Inc.

SEMI

24118 270th Ave.
LeClaire, IA 52753
(563) 343-3163

DATE: Friday Aug 28th 2020

TRUCK OWNER: Holst Trk 170

Starting Time	Job Name	Stopping Time	Total Hours
7:00	City of Bettendorf	11:00	4
debris removal to			
Davenport Compost			

MATERIAL HAULED: trees etc

DIRT LOADS: 2 lds. of trees

Driver had lunch ☐ ____ hr. Driver did not have lunch ☐ ____ hr.

Signature of Driver [signature]

Signature of Contractor [signature]

OVERLAND Systems Inc.

1608

13631 110th Avenue
Davenport, IA 52804

Date: 8-31-20

Truck # 103 Owner _____

___ Tandem X Semi

Start Time	Job Name	Stop Time	Ttl Hrs
7:30	City of Bettendorf	3:30	8
Driver lunch ___yes ___no			

Material Hauled From Bettendorf

Material Hauled To Davenport

Number of Loads 3

Odometer Start _____ End _____

Illinois Miles _____ Iowa Miles _____

Signature of Driver _____

Signature of Contractor [signature]

PROPERTY DAMAGE RELEASE
(TO BE SIGNED IF DELIVERY TO BE MADE INSIDE CURB LINE)

Dear Customer - The driver of this truck in presenting this RELEASE to you for your signature is of the opinion that the size and weight of his truck may possibly cause damage to the premises and/or adjacent property if he places the material in this load where you desire it. It is our wish to help you in every way that we can, but in order to do this the driver is requesting that you sign the RELEASE relieving him and his supplier form any responsibility from any damage that may occur to the premises and/or adjacent property, buildings, sidewalks, drive-ways, curbs, etc., by the delivery of this material, and that you also agree to help him remove mud from the wheels of his vehicle so that he will not litter the public street. Further, as additional consideration, the undersigned agrees to indemnify and hold harmless the drive of this truck and this supplier for any and all dame to the premises and/or adjacent property which may be claimed by anyone to have arisen out of delivery of this order.

SIGNED:

X _____

OVERLAND Systems Inc.

2177

13631 110th Avenue
Davenport, IA 52804

Date: 9-1-20

Truck # 100 Owner OVERLAND

___Tandem X Semi

Start Time	Job Name	Stop Time	Ttl Hrs
7:30	DEVILS	2:00 PM	
	GLEN		
	PARK		
		6½	HRS
Driver lunch ___yes ___no			

Material Hauled From DEVILS GLEN PARK

Material Hauled To DAVENPORT COMPOST

Number of Loads 3

Odometer Start _____ End _____

Illinois Miles _____ Iowa Miles _____

Signature of Driver Blake

Signature of Contractor _____

PROPERTY DAMAGE RELEASE

(TO BE SIGNED IF DELIVERY TO BE MADE INSIDE CURB LINE)

Dear Customer - The driver of this truck in presenting this RELEASE to you for your signature is of the opinion that the size and weight of his truck may possibly cause damage to the premises and/or adjacent property if he places the material in this load where you desire it. It is our wish to help you in every way that we can, but in order to do this the driver is requesting that you sign the RELEASE relieving him and his supplier form any responsibility from any damage that may occur to the premises and/or adjacent property, buildings, sidewalks, drive-ways, curbs, etc., by the delivery of this material, and that you also agree to help him remove mud from the wheels of his vehicle so that he will not litter the public street. Further, as additional consideration, the undersigned agrees to indemnify and hold harmless the drive of this truck and this supplier for any and all dame to the premises and/or adjacent property which may be claimed by anyone to have arisen out of delivery of this order.

SIGNED:

X _____

TIME CARD

NO 5571

Holst Trucking & Excavating, Inc.

24118 270th Ave.
LeClaire, IA 52753
(563) 343-3163

DATE: Wed. Sept 2nd, 2020

TRUCK OWNER: Holst Trk #170

Starting Time	Job Name	Stopping Time	Total Hours
7:00	City of Bettendorf	3:00	8
	storm debris to		
	Davenport Compost		

MATERIAL HAULED: 2 lds of trees etc.

DIRT LOADS: Scott County Landfill
2 lds. Street sweepings

Driver had lunch Driver did not have lunch

☐ ____ hr. ☐ ____ hr.

Signature of Driver _____

Signature of Contractor _____

HOLST TRUCKING & EXCAVATING, INC.

24118 270TH AVE
LECLAIRE IOWA 52753
(563) 343-3163

DATE: 7-2-20 No: 7411

TRUCK OWNER: Holst TRUCK # 23

☐ TANDEM ☐ TRI-AXLE ☐ SEMI-DUMP TRAILER ☐ SEMI-FLOWBOY

Starting Time	Job Lesson	Stopping Time	Total Hours
6:30		10:00	(3.5)
10:00		2:30	(4.5)
	BUR		
Record Downtime			
Driver Had Lunch ☐ Yes ☐ No			Hr.

CONTRACTOR WORKING FOR: City of Bett

PHASE # _____ JOB # _____

MATERIAL TYPE: TREES

MATERIAL HAULED FROM: Study Brook

MATERIAL HAULED TO: Davenport Compost

LOADS: 2

MATERIAL TYPE: _____

MATERIAL HAULED FROM: Bett Public Works

MATERIAL HAULED TO: Scott County Land Fill

LOADS: 3

SIGNATURE OF DRIVER _____

SIGNATURE OF CONTRACTOR Dan Holst

TIME CARD

№ 5567

Holst Trucking & Excavating, Inc.
24118 270th Ave.
LeClaire, IA 52753
(563) 343-3163

SEMI

DATE: Friday Sept 4th 2020

TRUCK OWNER: Holst Trk #170

Starting Time	Job Name	Stopping Time	Total Hours
6:45	City of Bettendorf	3:00	8.15
	debris removed to		
	Davenport Compost		

MATERIAL HAULED:

DIRT LOADS: 3 lds trees 1 ld street sweepings

Driver had lunch ☐ ____ hr.

Driver did not have lunch ☐ ____ hr.

Signature of Driver [signature] Truck

Signature of Contractor [signature]

HOLST TRUCKING & EXCAVATING, INC.

24118 270TH AVE
LECLAIRE IOWA 52753
(563) 343-3163

DATE: 9-4-20 No: 7640

TRUCK OWNER: Holst TRUCK # 22

☐ TANDEM ☐ TRI-AXLE ☑ SEMI-DUMP TRAILER ☐ SEMI-FLOWBOY

Starting Time	Job Lesson	Stopping Time	Total Hours
6:30		12:00	(5.5)
12:00		2:30	(2.5)
	Record Downtime		(8 HR)
	Driver Had Lunch ☐ Yes ☐ No		Hr.

CONTRACTOR WORKING FOR: City of Bett

PHASE # _____ JOB # _____

MATERIAL TYPE: TREES (Shady Ct)

MATERIAL HAULED FROM: (Moenicks st and Belmont)

MATERIAL HAULED TO: Davenport Compost

LOADS: 3

MATERIAL TYPE: Sweepings

MATERIAL HAULED FROM: Bett Public works

MATERIAL HAULED TO: Landfill

LOADS: 2

SIGNATURE OF DRIVER _____

SIGNATURE OF CONTRACTOR _____

MEETING DATE: October 6, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 1

Item Title:

Resolution authorizing the Director of Public Works to issue a purchase order to Corncrib Nursery for landscaping services for the Downtown Parking Lot Improvements project.

Explanation:

The Downtown Parking Lot Improvements Project involves the construction of two (2) public parking lots to be located at the northwest corner of 18th Street and Grant Street, and on the west side of 15th Street between the alley and old State Street. As part of the project, landscaping will be provided for each lot. The work will consist of supplying and installing topsoil, trees, shrubs, perennials, river rock, sod and seed, and other related construction

Quotes were received on September 29, 2020. Corncrib Nursery of Coal Valley, IL was the low bidder of two (2) quotes received. Bids ranged from the high of $31,505.00 to the low of $29,477.00.

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

Relationship to Goals: Upgraded 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 purchase.

List Attachments:
Resolution
Quote

Resolution _____-20

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO CORNCRIB NURSERY FOR LANDSCAPING SERVICES FOR THE DOWNTOWN PARKING LOT IMPROVEMENTS PROJECT

WHEREAS, the City's purchasing policies require that any contract purchases in the amount of $25,000 or greater be approved by a City Council resolution; and

WHEREAS, the proposed landscaping services are a key component of constructing the proposed public parking lots; and

WHEREAS, Corncrib Nursery was the low bidder of two (2) quotes received;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa:

That the Director of Public Works is authorized to issue a purchase order to Corncrib Nursey in the amount of $35,000.00, which contains the contingency to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

City Of Bettendorf
Bettendorf, IA 52722

Parking Lot 1 – 18th Street Improvements & Parking Lot 2 – 15th Street Improvements

Corn Crib Proposes to supply all necessary material and labor to complete the following work:

- Supply and install +/- 6" of soil backfill throughout all planting and lawn areas.
- Supply and install all trees, shrubs and perennials as per our design.
- Supply and install weed fabric and river rock to all planting bed areas. All free standing trees shall receive a mulched tree ring.
- Finish grade and sod all lawn areas as per our design.
- Supply and install Lawn Edging along planting bed areas to separate rock beds from newly installed sod.

TOTAL LANDSCAPING AS PER DESIGN $ 29,477.00

MEETING DATE: October 6, 2020
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 1

Item Title:

Resolution authorizing the Director Public Works to issue a purchase order to IMEG Corp. for professional engineering services for the 21st Street Pump Station Evaluation and FEMA Grant Application.

Explanation:

The Federal Emergency Management Agency (FEMA) has made available $500 million through the FY 2020 Building Resilient Infrastructures and Communities (BRIC) grant program to states, local communities, tribes and territories (SLTTs) for pre-disaster mitigation activities. Staff has reviewed the grant information and feels that these funds would be a great opportunity for us to take a strong look at replacing our 21st Street Stormwater Pumping Station adjacent to the Isle of Capri. The existing station is comprised of five (5) 30,000 gallons per minute pumps which are generally oversized compared to current day standards. During normal pumping operations, a single pump is activated and clears the entire storm sewer wet well rather quickly. This frequent starting and stopping leads to premature wear and ultimate failure of the pumps and motors. The pumps and motors have been periodically replaced or repaired, but are approaching the end of their useful lives and replacement parts are becoming increasingly more difficult to obtain. Specific to this grant and its goal of building resilient infrastructure, this station suffered two (2) pump failures during the record floods of 2019 leaving the Public Works Department and its staff to operate it under difficult circumstances. This pump station provides flood protection for the downtown area as it handles all of the stormwater runoff south of Duck Creek between 10th Street and approximately 21st Street during high river levels when a gate on the government storm box (storm sewer interceptor main) has to be closed at 10th Street to prevent stormwater from downstream from surcharging into Bettendorf.

Staff has discussed the grant and the condition of the station with IMEG Corp., and they have prepared a proposal to provide an evaluation of the civil, structural, security, mechanical and electrical conditions of the station as well as prepare the actual grant application.

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
Professional Services Agreement

RESOLUTION NO._____-20

RESOLUTION AUTHORIZING THE DIRECTOR PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO IMEG CORP. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE 21ST STREET PUMP STATION EVALUATION AND FEMA GRANT APPLICATION.

WHEREAS, the Bettendorf City Council deems it necessary and advisable to contract professional engineering services for 21st Street Pump Station Evaluation and FEMA Grant Application; and

WHEREAS, the firm of IMEG Corp. of Bettendorf, IA has submitted a proposal 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 IMEG Corp. be accepted and the Director of Public Works is hereby authorized and directed to sign a contract for professional engineering services in an amount not to exceed $57,500.00.

Passed, Approved and Adopted this 6th day of October, 2020.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

September 30, 2020

Mr. Brent Morlok, P.E.
City of Bettendorf
Bettendorf Public Works Department
4403 Devils Glen Road
Bettendorf, Iowa 52722

RE: Proposal for Engineering Services
21st Street Pump Station Evaluation and Grant Application
Bettendorf, IA

Dear Brent:

Thank you for the opportunity to submit a Proposal for grant writing and engineering evaluation services for 21st Street pump station located in Bettendorf, IA. It is our understanding that the City wishes to submit for federal funds though the new Building Resilient Infrastructures and Communities (BRIC) grant program to improve their existing facilities.

GRANT WRITING SERVICES

1. Design of civil services including:
   a. Filling out the required FEMA pre-application forms as required for FEMA submittal. Pre-application or NOI forms will be available after September 30, 2020.
   b. Filling out the required FMA grant forms as required for submittal to FEMA.
   c. Complete all items as listed in "Attachments" within the FMA requirements.
   d. Application to be submitted on or before the January 29th, 2021.
2. Review Current Flood Mitigation Plan.
3. Review Current Building Codes in the Flood Plain.
4. Completion of a Benefit Cost Analysis.
5. Pre-submittal meetings:
   a. Participate in approximately 4 project conference calls / web conferences as required.

EVALUATION OF CIVIL, STRUCTURAL, SECURITY, MECHANICAL & ELECTRICAL PHASE SERVICES

6. Evaluation of civil services including:
   a. Provide drainage area based on LIDAR and City utility maps.
   b. Review and evaluate the US Army Corps of Engineers revised report from 1991 to verify if these previous (1991) conditions meet or exceed the current (2020) conditions.
   c. Calculate and provide storm water hydrograph for the 21st Street pump station drainage basin

d. Evaluate City and Government storm sewers and provided storm water storage (or "ponding" as described in the Corps report) in the 21st Street drainage basin.
e. Provide technology information for SCADA versus wireless communications.
f. Review existing natural gas mains that would be available to connect too for feeding new standby generator, and possible routes for the new generator supply main.
g. Evaluate existing pump design and provide recommendation for an updated pump station. Items to be evaluated include the following:
    1) Existing design is for 5 – 30,000 GPM pumps (150-HP each)
    2) Existing force mains and discharge piping
    3) Existing Gate well with sluice gate
    4) Existing Government interceptor sewer

7. Project meetings:
    a. Participate in approximately 8 bi-weekly project conference calls / web conferences as required.
8. Evaluation of existing structural systems including:
    a. Inspect USACE trunk sewer in immediate vicinity of pump station.
    b. Inspect bar screens, wet well, and structural floor slab.
    c. Inspect outlet structure.
    d. Inspect pump station building structure.
    e. Prepare report for recommended repairs and improvements.
9. Electrical review services including:
    a. Review existing site service and distribution and provide recommendations for upgrades to serve new pumping equipment including the following items.
        1) Utility service sizing and distribution.
        2) Pump starting and control systems.
        3) Standby generation including options for diesel and natural gas fired engines with system sizing to support pumping operations.
    b. Review alternate site for relocation/reuse of existing standby generator.
10. Mechanical review services including:
    a. Review anticipated pump house environmental conditions provided by others and determine associated ventilation requirements to maintain a non-hazardous condition.
    b. Review heating requirements in pump house for reliable equipment operation and provide recommendations for appropriate HVAC systems.
11. Security review services including:
    a. Review security options for facility and site conditions based on current US EPA regulations.
        1. Fencing, locks, alarms, and cameras.

ASSUMPTIONS

1. City to provide previously City submitted Grants that will have pertinent information needed for new submittal.
2. City to provide confined space access equipment and personnel as needed to assist IMEG to inspect the pump station during the structural evaluation.

3. Documents prepared by the Engineer will be prepared based upon reasonable assumptions derived from existing information provided by the Owner and from limited observation of accessible and visible existing conditions by the Engineer without the benefit of extensive field measurements and investigation prohibited by expense and inconvenience to the Owner. It is understood and agreed that unforeseen conditions uncovered during the progress of the project may require changes in the project, resulting in additional cost and delay.
4. Documents prepared by the Engineer in no manner guarantee an award of the FEMA or any other grant.
5. No Contract documents shall be created or distributed for bidding purposes with the acceptance of this contract.

COMPENSATION

We propose to provide the services described above for a fixed fee of **$ 57,500**.

PROJECT EXPENSES

The following reimbursable expenses **are not** included in the above fee and will be invoiced with a 1.1 multiplier of actual cost:

1. Payment of plan review fees or other imposed governmental agency fees.
2. State filing and/or permit fees.
3. Postage and delivery charges.
4. Necessary consultants as approved by Client.
5. Project specific insurance coverage riders or amendments necessary to comply with required insurance requirements above current IMEG limits and conditions.

ADDITIONAL SERVICES

IMEG can include the following as additional services. Additional services will be performed on a time and material basis using IMEG's standard hourly rates in effect at the time the service is performed, or for a negotiated fee, and only after approved in writing.

1. Invasive field takeoff to determine existing conditions that are not readily accessible or visible.
2. Technology design other than what has been indicated above.
3. All Survey services related to topography, platting and boundary.
4. Geotechnical services.
5. Inspection and evaluation of additional drainage structures, gate-wells & pump stations outside of this 21st Street facility.
6. Construction and bidding documents.
7. LEED criteria evaluation, energy modeling, calculation, justification, and documentation.

GENERAL

The attached Terms and Conditions dated April 10, 2020 are made a part of this Proposal. This Proposal is valid for 45 days from the date of this offer.

We will begin our services following acceptance of this Proposal for Engineering Services. We look forward to working with you and your staff on this project and appreciate this opportunity to be of service. Acceptance may be conveyed via e-mail to the address listed below or by signing this offer and returning it to our office.

Sincerely,

IMEG CORP.

Loren R. Rains
Sr. Civil Engineer/Operations Manager
loren.r.rains@imegcorp.com

John B. Fellman, PE, SE
Principal / Client Executive

LRR/JBF/jjh

CITY OF BETTENDORF

Accepted:

_____
Signature

_____
Title

_____
Date

TERMS AND CONDITIONS

Standard of Care: Services provided by IMEG Corp. (hereinafter referred to as "the Engineer") under this Agreement will be performed in accordance with generally accepted professional practices in a manner consistent with the level of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances in the same or similar location.

Client Responsibilities: IMEG shall be entitled to rely on the accuracy of documentation presented to it by Client. In the event of updates or changes to any documentation provided to IMEG in furtherance of its services, the Client is responsible for advising IMEG personnel of such updates or changes in writing.

Additional Services: When additional services beyond the defined scope of work are requested, an amendment or change order will be prepared by the Engineer and approved by the Client prior to commencing work. Client's approval by email or payment of proposed additional services shall be deemed binding. Additional services shall be performed on a time and material basis or for a negotiated fee.

Compensation: Services provided by the Engineer on a time and material basis shall be performed in accordance with the Engineer's current fiscal year Standard Hourly Rate Schedule in effect at the time of performance. This schedule is updated yearly and is available upon request.

Performance: Engineer has multiple offices and has professional service agreements for additional engineering and production assistance. The Engineer may use any office or professional service in the completion of services required for the Project. Engineer shall perform work pursuant to an agreed-upon schedule and consistent with the orderly progress inherent in the Engineer's Standard of Care. Work performed in the States of New York or North Carolina may be performed by VPH Engineering Services, P.C. utilizing Engineer's processes and standards.

Billing/Payment: The Client agrees to pay the Engineer for all services performed and all costs incurred. Invoices for the Engineer's services shall be submitted either upon completion of such services or on a monthly basis. Invoices shall be due and payable within 30 days of invoice date (direct) or 15 days from payment by Owner (consultant). Client shall notify Engineer of any objections to the invoice within five working days of receipt and agrees to pursue, in good faith, all payments owed to Engineer for services rendered. Payment of any invoice indicates Client's acceptance of this Agreement, these Terms & Conditions, and satisfaction with Engineer's services. Payment of invoices is in no case subject to unilateral discounting, back-charges, or set-offs by the Client, and payment is due regardless of suspension or termination of this Agreement by either party. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 120 days after the billing, the Engineer may institute collection action and the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Engineer, its directors, employees and agents against claims, damages, liabilities and costs arising from and in proportion to the negligent acts or failure to act of Client and its directors, employees and agents in the performance of services under this Agreement on a comparative basis of fault. The Client shall not be obligated to indemnify the Engineer and its directors, employee and agents for their own negligence or the negligence of others. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its directors, employees and agents against claims, damages, liabilities and costs arising from and in proportion to the negligent acts or failure to act of Engineer and its directors, employees and agents in the performance of services under this Agreement on a comparative basis of fault. The Engineer shall not be obligated to indemnify the Client and its directors, employee and agents for their own negligence or the negligence of others. The other provisions of this Agreement notwithstanding, in the event of any claim within the purview of the indemnification provisions of this section, each indemnitee shall control its defense, and at the time of claim resolution each indemnitor shall provide reimbursement for any reasonable defense cost, recoverable by law, caused by any negligence or other fault by or attributable to each indemnitor as determined by a competent trier of fact. As such, the parties recognize and expressly acknowledge that the duty to defend is not applicable to this Agreement and wholly separate and distinct from the duty to indemnify and hold harmless as set forth in this section.

Insurance: IMEG shall obtain and maintain the following insurance coverages: Commercial General Liability, Automobile Liability, Umbrella/Excess Liability, Workers Compensation/Employer's Liability, and Professional Liability. Certificates of insurance will be provided to the Client upon request. When stipulated by the Parties, Commercial General Liability, Automobile Liability, Umbrella/Excess Liability, Workers Compensation/Employer's Liability shall be written or endorsed to include named additional insureds, primary/non-contributory coverage, and other coverages subject to all terms, exclusions and conditions of the policies and any limitations as to coverage amounts as agreed upon by the Parties.

Certifications, Guarantees and Warranties: The Engineer shall not be required to execute any document or make any promise that would result in the Engineer certifying, guaranteeing or warranting the existence of any conditions.

Assignment: Neither party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including, but not limited to, monies that are due or monies that may be due, without the prior written consent of the other party, which shall not be unreasonably withheld. Subcontracting to subconsultants, normally contemplated by the Engineer as a generally accepted business practice, shall not be considered an assignment for purposes of this Agreement.

Dispute Resolution: Any claims or disputes between the Client and the Engineer arising out of the services to be provided by the Engineer or out of this Agreement shall be submitted to non-binding mediation. The Client and the Engineer agree to include a similar mediation agreement with all contractors, subconsultants, subcontractors, suppliers and fabricators, providing for mediation as the primary method of dispute resolution among all parties. The laws of the State where the project is located govern the validity of this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the courts of that State.

Construction Means and Methods: The Engineer shall not be responsible for, nor have control over or charge of, construction means, methods, sequences, techniques, or procedures, or for any health or safety precautions. Neither Client nor Engineer shall hold the other responsible for damages or delays in performance caused by acts of God, strikes, walkouts, accidents, Government acts, or other events beyond the control of the Client's or Engineer's directors, employees, agents, or consultants.

Construction Observation: When the Engineer does not explicitly provide construction observation services within its written scope of work, it is agreed that the professional services of the Engineer do not extend to or include the review or site observation of the contractor's work, performance, or pay request approval. During construction, the Client assumes the role of the engineer and will hold harmless the Engineer for the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents.

Project Signs: Project signs displayed at the construction site shall include "IMEG Corp." as the Engineer. Articles for publication regarding this project shall acknowledge IMEG as the Civil, Structural, Mechanical, Electrical and/or Technology Engineer, as applicable.

Adjustments, Changes or Additions: It is understood that adjustments, changes, or additions may be necessary during construction. A contingency fund shall be maintained until construction is completed to pay for field changes, adjustments, or increased scope items. All change order amounts requested by contractors constructing Engineer-designed systems shall be submitted to the Engineer for review prior to being approved by contract holder. The Engineer will not approve amounts requested that are above a normal bid amount for the work involved. In no case will costs be assessed to the Engineer at the discretion of the contractor, the Client, or the Owner without prior agreement and approval of the Engineer. Engineer shall not be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

Ownership: All drawings, specifications, BIM and other work product of the Engineer developed for this Project are instruments of service owned by IMEG. IMEG shall provide Client with a license to use said instruments of service for purposes consistent with successful project completion, including extensions, if mutually agreed. Reuse of any instruments of service of the Engineer by the Client, or others acting for the Client, for any other use without the express written permission

of the Engineer shall be at the Client's risk. Client agrees to defend, indemnify and hold harmless the Engineer for all claims, damages and expenses, including reasonable attorney's fees, arising out of unauthorized use of IMEG's instruments of service.

Electronic Files: The Client hereby grants permission for the Engineer to use electronic background information produced by the Client in the completion of the project. The Client also grants permission to the Engineer to release Engineers' documents (including their backgrounds) electronically to Client, contractors, and vendors as required in the execution of the project.

Employment: For the duration of this contract, plus six (6) months from the date of final payment received, neither the Engineer nor Client, nor their respective agents, will offer employment or contact any person for such purposes who is or was employed by Engineer, Client or their agents for the period of performance of this contract.

Termination: The Client or Engineer may, after giving seven (7) days written notice, terminate this agreement and the Engineer shall be paid for services provided up to the termination notice date, including reimbursable expenses due plus termination expenses. Termination expenses are defined as reimbursable expenses directly attributed to the termination. Until said reimbursable expenses are paid, Engineer shall not provide any outstanding instruments of services or any other deliverable generated under this Agreement.

Survivability: In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term, condition or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party. Additionally, there shall be no legal presumption against the drafter of this Agreement in the event of a dispute as to the enforceability and/or interpretation of this Agreement.

Limitation of Liability: It is agreed that the Maximum Aggregate Liability of Engineer arising out of or related to this Agreement and for all work performed on this project, whether based in contract or tort, in law or equity or for negligent acts, errors, or omissions, and all claims, losses, costs, damages, cost of defense, or expenses from any cause, including Client, Contractors, and Attorney fees, will be limited to the greater of the compensation actually paid to Engineer for all work performed under this Agreement or $25,000. This limitation of liability has been agreed upon after Client and Engineer discussed the risks and rewards associated with the Project, as well as the provision of the services within both the obligations of this Agreement and the associated compensation. Upon written request by Client, the parties may negotiate in good faith and mutually agree, by way of a written Change Order or Amendment, to increase the amount of this liability limitation. As used in this section "Engineer" includes all of IMEG's agents, affiliates, subconsultants and subcontractors, and their respective partners, officers, directors, shareholders and employees. The limitation of liability established in this section shall survive the expiration or termination of this Agreement.

Risk Allocation: IMEG's liability to the Client for injury or damage to persons or property arising out of work performed for the Client and for which liability may be found to rest upon IMEG, other than for professional errors, omissions or negligence, will be limited to IMEG's general liability insurance coverage of $1,000,000.

Hazardous Environmental Conditions: Unless expressly stated in writing, IMEG does not provide assessments of the existence or presence of any hazardous or other environmental conditions or environmental contaminants or materials ("Hazardous Environmental Conditions"). Client shall inform IMEG of any and all known Hazardous Environmental Conditions before services are provided involving or affecting them. If unknown Hazardous Environmental Conditions are encountered, IMEG will notify the Client and, as appropriate, government officials of such conditions. IMEG may, without liability or reduction or delay of compensation due, proceed to suspend services on the affected portion of the project until Client takes appropriate action to abate, remediate, or remove the Hazardous Environmental Condition. IMEG shall not be considered an "arranger", "operator", "generator", "transporter", "owner", or "responsible party" of or with respect to contaminants, materials or substances. IMEG shall assume no liability whatsoever for correction of any Hazardous Environmental Conditions; and shall be entitled to payment or reimbursement of expenses, costs or damages occasioned by undisclosed Hazardous Environmental Conditions.

Buried Utilities: Client shall be responsible for designating the location of all utility lines and subterranean structures within the property lines of the Project. Client agrees to waive any claim against IMEG and to defend, indemnify and hold IMEG harmless for any claim or liability for injury or loss arising from IMEG or other persons encountering utilities or other manmade objects that were not brought to IMEG's attention or which were not properly located on the plans furnished to IMEG. Client further agrees to compensate IMEG for any and all time, costs and expenses incurred by IMEG in defense of any such claim, in accordance with IMEG's then effective standard hourly fee schedule and expense reimbursement policy.

Boundary Conflict: Boundary determinations occasionally disclose unseen or unknown conflicts between the record documents and the location of physical improvements. Upon discovery of any latent or patent ambiguity, uncertainty, or dispute disclosed by the records or by placement of the boundaries on the ground, work on the boundary survey will be suspended and you will be immediately notified. IMEG will present alternatives for possible resolution and any additional work required to achieve resolution will be negotiated. If you should choose to forego resolution, all work completed to date will be invoiced for payment and the project file will be archived by IMEG for future resolution. If you choose resolution, IMEG will act as your mediator, consultant and expert until satisfactory resolution is achieved. Upon resolution, this initial agreement will be reinstated and completed in accordance with its initial terms subject to potential interim rate increases.

Force Majeure: Except as hereinafter provided, no delay or failure in performance by Client or IMEG shall constitute a default under this Agreement if and to the extent the delay or failure is caused by Force Majeure. Unless the Force Majeure frustrates performance of the Services, Force Majeure shall not operate to excuse, but only to delay, performance of the Services. If Services are delayed by reason of Force Majeure, IMEG promptly shall notify Client. Once the Force Majeure event ceases, IMEG shall resume performance of the Services as soon as possible. "Force Majeure" means any event beyond the control of the Party claiming inability to perform its obligations and which such Party is unable to prevent by the exercise of reasonable diligence, including, without limitation, the combined action of workers, strikes, embargoes, fire, acts of terrorism, explosions and other catastrophes, casualties, a moratorium on construction, delays in transportation, governmental delays in granting permits or approvals, changes in laws, expropriation or condemnation of property, governmental actions, unavailability or shortages of materials, national emergency, war, acts of terrorism, cyber-attacks, civil disturbance, floods, unusually severe weather conditions or other acts of God or public enemy. Inability to pay or financial hardship, however, shall not constitute Force Majeure regardless of the cause thereof and whether the reason is outside a Party's control.

Other Terms and Conditions: The Terms and Conditions set forth in this Agreement shall not be superseded by any additional or alternate terms and conditions presented by the Client or any other Party whether contained in invoices or in any other form unless mutually executed, in writing, by Engineer and Client.

IMEG Equal Employment Opportunity / Rights Under Federal Labor Laws

1. The equal opportunity clause of 41 CFR § 60-1.4(a) is hereby incorporated by reference as if fully set forth herein.
2. The equal opportunity clause of 41 CFR § 60-741.5(a) is hereby incorporated by reference as if fully set forth herein. This contractor and subcontractor shall abide by the requirements of 41 CFR 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime consultants and subconsultants to employ and advance in employment qualified individuals with disabilities.
3. The equal opportunity clause of 41 CFR § 60-300.5(a) is hereby incorporated by reference as if fully set forth herein. This contractor and subcontractor shall abide by the requirements of 41 CFR 60-300.5(a). This regulation prohibits discrimination against qualified protected veterans, and requires affirmative action by covered prime consultants and subconsultants to employ and advance in employment qualified protected veterans.
4. The employee notice clause of 29 CFR § 471, Appendix A to Subpart A is hereby incorporated by reference as if fully set forth herein.
5. Employer Reports on Employment of Protected Veterans (41 CFR § 61-300.10)
    a. IMEG agrees to report at least annually, as required by the Secretary of Labor, on:
        1) The total number of employees in the workforce of IMEG, by job category and hiring location, and the total number of such employees, by job category and hiring location, who are protected veterans;

2) The total number of new employees hired by IMEG during the period covered by the report, and of such employees, the number who are protected veterans; and
3) The maximum number and minimum number of employees of IMEG at each hiring location during the period covered by the report.
4) The term "protected veteran" refers to a veteran who may be classified as a "disabled veteran," recently separated veteran, "active duty wartime or campaign badge veteran," or an "Armed Forces service medal veteran," as defined in 41 CFR 61-300.2.

b. The above items must be reported by completing the report entitled "Federal Contractor Veterans' Employment Report VETS-4212."

c. VETS-4212 Reports must be filed no later than September 30 of each year following a calendar year in which IMEG held a covered contract or subcontract.

d. The employment activity report required by paragraphs (a)(2) and (a)(3) of this clause must reflect total new hires and maximum and minimum number of employees during the 12-month period preceding the ending date that IMEG selects for the current employment report required by paragraph (a)(1) of this clause. IMEG may select an ending date:
1) As of the end of any pay period during the period July 1 through August 31 of the year the report is due; or
2) As of December 31, if IMEG has previous written approval from the Equal Employment Opportunity Commission to do so for purposes of submitting the Employer Information Report EEO-1, Standard Form 100 (EEO-1 Report).

e. The number of veterans reported according to paragraph (a) above must be based on data known to IMEG when completing their VETS-4212 Reports. IMEG's knowledge of veterans status may be obtained in a variety of ways, including, in response to an invitation to applicants to self-identify in accordance with 41 CFR 60-300.42, voluntary self-disclosures by employees who are protected veterans, or actual knowledge of an employee's veteran status by IMEG. Nothing in this paragraph (e) relieves IMEG from liability for discrimination under 38 U.S.C. 4212.

2020 STANDARD HOURLY RATES
(rates adjusted annually)

Client Executive / Market Director	$230
Project Executive	$190
Senior Civil Engineering Specialist	$170
Senior Civil Engineer III	$160
Senior Civil Engineer II	$145
Senior Civil Engineer	$135
Civil Project Engineer II	$130
Civil Project Engineer	$115
Civil Engineer	$110
Senior Civil Technical Specialist	$150
Senior Civil Designer III	$125
Senior Civil Designer II	$120
Senior Civil Designer	$115
Civil Project Designer II	$110
Civil Project Designer	$105
Civil Designer IV	$100
Civil Designer III	$95
Civil Designer II	$90
Civil Designer	$85
Design Technician II	$75
Design Technician	$65
Land Surveyor III	$150
Land Surveyor II	$125
Land Surveyor I	$105
Senior Survey Technician	$95
Survey Technician III	$90
Survey Technician II	$70
Survey Technician I	$60
Construction Manager	$130
Senior Construction Administrator	$125
Construction Administrator	$120
Senior Field Technician	$115
Field Technician IV	$90
Field Technician III	$85
Field Technician II	$80
Field Technician I	$75
Administrative Assistant	$75

MEETING DATE: October 6, 2020
REQUESTED BY: Brian Schmidt, P.E.
Director of Public Works
WARD: 5

Item Title:

Resolution authorizing and directing the Mayor to sign a Non-Cash Charitable Contribution form for the City to acquire Outlots A and B of Century Heights 4th Addition (White Post Detention Pond).

Explanation:

As part of our ongoing efforts to reduce streambank erosion in our creeks and streams in Bettendorf, staff discussed with Council at last year's goal setting meetings the need to retrofit and possibly acquire stormwater detention basins that would be in the best interest of the City to take over and modify to alleviate these issues. The White Post detention basin has been identified as a high priority due to the fact it discharges directly into Pigeon Creek. This basin is immediately upstream of an area that has experienced extreme erosion over the past several years. This pond is very accessible off of White Post Road and there is funding in our current CIP to enhance stormwater detention and retrofit the outlet structure to meet our new standards. The planned improvements will also reduce future maintenance needs by including native grasses to encourage stormwater infiltration and eliminate the need to mow this area.

Over the last month or so, staff has been working with the owner of the pond and they have recently completed an appraisal and would like to donate the property to the City under a charitable contribution arrangement. There will be no expense to the City for the land transfer.

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

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

List Attachments:
Resolution
Non-Cash Charitable Contributions Form
Location Map

RESOLUTION NO._____-20

RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO SIGN A NON-CASH CHARITABLE CONTRIBUTION FORM FOR THE CITY TO ACQUIRE OUTLOTS A AND B OF CENTURY HEIGHTS 4TH ADDITION (WHITE POST DETENTION POND)

WHEREAS, The City has identified the need to retrofit and possibly acquire detention basins to alleviate streambank erosion within the City; and

WHEREAS, Staff has been identified the White Post detention basin as a high priority to modify and retrofit the outlet structure which will minimize downstream erosion; and

WHEREAS, The property owner has agreed to donate the parcels which contain the White Post detention basin to the City at no cost.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa:

1. The Mayor is hereby authorized and directed to sign a Non-Cash Charitable Contribution form for the City to acquire Outlots A and B of Century Heights 4th Addition (White Post Detention Pond).

Passed, Approved and Adopted this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Form **8283** (Rev. November 2019)
Department of the Treasury
Internal Revenue Service

Noncash Charitable Contributions

▶ **Attach one or more Forms 8283 to your tax return if you claimed a total deduction of over $500 for all contributed property.**

▶ **Go to *www.irs.gov/Form8283* for instructions and the latest information.**

OMB No. 1545-0908

Attachment Sequence No. **155**

Name(s) shown on your income tax return

Century Heights Limited Partnership

Identifying number

42-1348272

Note: Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

Section A. Donated Property of $5,000 or Less and Publicly Traded Securities—List in this section **only** an item (or groups of similar items) for which you claimed a deduction of $5,000 or less. Also list publicly traded securities and certain other property even if the deduction is more than $5,000 (see instructions).

Part I **Information on Donated Property**—If you need more space, attach a statement.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description and condition of donated property (For a vehicle, enter the year, make, model, and mileage. For securities and other property, see instructions.)
A		☐	
B		☐	
C		☐	
D		☐	
E		☐	

Note: If the amount you claimed as a deduction for an item is $500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						
E						

Part II **Partial Interests and Restricted Use Property**—Complete lines 2a through 2e if you gave less than an entire interest in a property listed in Part I. Complete lines 3a through 3c if conditions were placed on a contribution listed in Part I; also attach the required statement (see instructions).

2a Enter the letter from Part I that identifies the property for which you gave less than an entire interest ▶ _____
If Part II applies to more than one property, attach a separate statement.

b Total amount claimed as a deduction for the property listed in Part I: **(1)** For this tax year ▶ _____
(2) For any prior tax years ▶ _____

c Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization above):

Name of charitable organization (donee)

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

d For tangible property, enter the place where the property is located or kept ▶ _____

e Name of any person, other than the donee organization, having actual possession of the property ▶ _____

		Yes	No
3a	Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property?		
b	Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire?		
c	Is there a restriction limiting the donated property for a particular use?		

Name(s) shown on your income tax return	Identifying number
Century Heights Limited Partnership	42-1348272

Section B. Donated Property Over $5,000 (Except Publicly Traded Securities, Vehicles, Intellectual Property or Inventory Reportable in Section A)—Complete this section for one item (or a group of similar items) for which you claimed a deduction of more than $5,000 per item or group (except contributions reportable in Section A). Provide a separate form for each item donated unless it is part of a group of similar items. A qualified appraisal is generally required for items reportable in Section B. See instructions.

Part I Information on Donated Property

4 Check the box that describes the type of property donated.

- a ☐ Art* (contribution of $20,000 or more)
- b ☐ Qualified Conservation Contribution
- c ☐ Equipment
- d ☐ Art* (contribution of less than $20,000)
- e ☑ Other Real Estate
- f ☐ Securities
- g ☐ Collectibles**
- h ☐ Intellectual Property
- i ☐ Vehicles
- j ☐ Other

*Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

**Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

Note: In certain cases, you must attach a qualified appraisal of the property. See instructions.

5	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If any tangible personal property or real property was donated, give a brief summary of the overall physical condition of the property at the time of the gift	(c) Appraised fair market value
A	Century Heights 4th Addn Outlots A & B, 2.30 Acres	None	50,000
B			
C			
D			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	See instructions (h) Amount claimed as a deduction	See instructions (i) Date of contribution
A	10/14/1990	Purchased	20,430	N/A	N/A	N/A
B						
C						
D						

Part II Taxpayer (Donor) Statement—List each item included in Part I above that the appraisal identifies as having a value of $500 or less. See instructions.

I declare that the following item(s) included in Part I above has to the best of my knowledge and belief an appraised value of not more than $500 (per item). Enter identifying letter from Part I and describe the specific item. See instructions. ▶ _____

Signature of taxpayer (donor) ▶ _____ Date ▶ _____

Part III Declaration of Appraiser

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). I understand that my appraisal will be used in connection with a return or claim for refund. I also understand that, if there is a substantial or gross valuation misstatement of the value of the property claimed on the return or claim for refund that is based on my appraisal, I may be subject to a penalty under section 6695A of the Internal Revenue Code, as well as other applicable penalties. I affirm that I have not been at any time in the three-year period ending on the date of the appraisal barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. 330(c).

Sign Here Signature ▶ _____ Title ▶ Pres CC-0168 Date ▶ 9/3/2020

Business address (including room or suite no.)	Identifying number
2208 E. 52nd Street	42-1414025
City or town, state, and ZIP code	
Davenport, IA 52807	

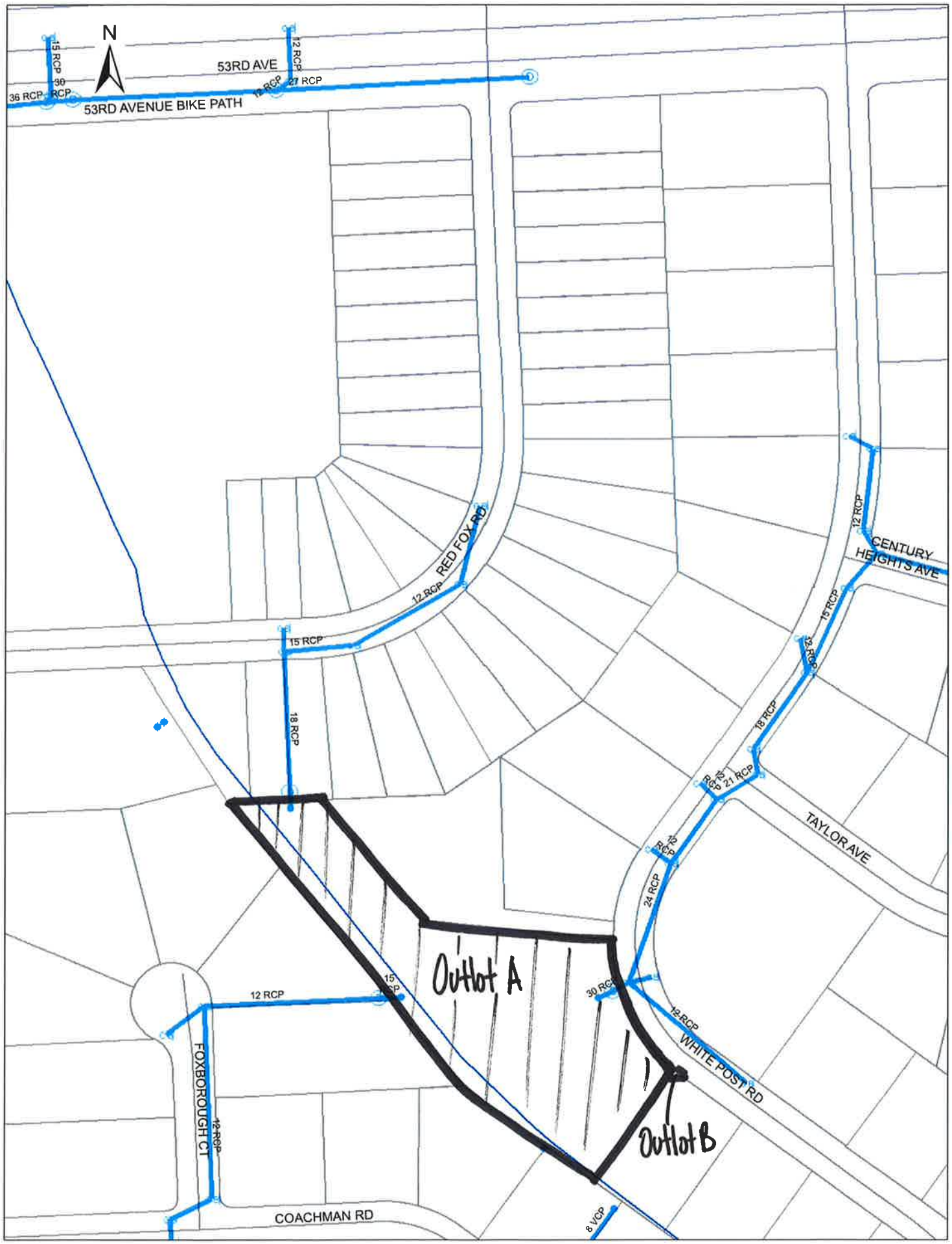
Part IV Donee Acknowledgment—To be completed by the charitable organization.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ▶ _____

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282,** Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? . . . . . ▶ ☐ Yes ☑ No

Name of charitable organization (donee)	Employer identification number
City of Bettendorf	42-6004276
Address (number, street, and room or suite no.)	City or town, state, and ZIP code
1609 State Street	Bettendorf, IA 52722
Authorized signature	Title / Date


N
53RD AVE
53RD AVENUE BIKE PATH
36 RCP
30 RCP
15 RCP
12 RCP
27 RCP
RED FOX RD
12 RCP
15 RCP
18 RCP
CENTURY HEIGHTS AVE
12 RCP
15 RCP
18 RCP
15 RCP
21 RCP
TAYLOR AVE
24 RCP
30 RCP
12 RCP
WHITE POST RD
Outlot A
Outlot B
12 RCP
FOXBOROUGH CT
12 RCP
COACHMAN RD
8 VCP

COUNCIL LETTER

MEETING DATE: October 6, 2020
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the amended final plat of Wilderness Pointe First Addition, submitted by Jared Kerkhoff Homes. (Case 20-026)

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

The final plat of Wilderness Pointe First Addition was approved by Resolution No. 202-20 on June 2, 2020 (see Aerial Photo and Original Final Plat - Attachments A and B). Subsequent to that approval, it was noted that the drainage easement on Lot 19 was not labeled (see Attachment C - Amended Final Plat). No other changes were made to the original plat that was approved in June, and all conditions noted on the original resolution are applicable.

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 Final Plat; (C) Amended Final Plat.

RESOLUTION NO. _____ - 20

RESOLUTION APPROVING THE AMENDED FINAL PLAT OF
WILDERNESS POINTE FIRST ADDITION

WHEREAS, Jared Kerkhoff Homes has submitted an amended final plat of Wilderness Pointe First Addition, and

WHEREAS, the City Council approved the original plat by Resolution No. 202-20 on July 7, 2020.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the amended final plat of Wilderness Pointe First Addition subject to the following conditions:

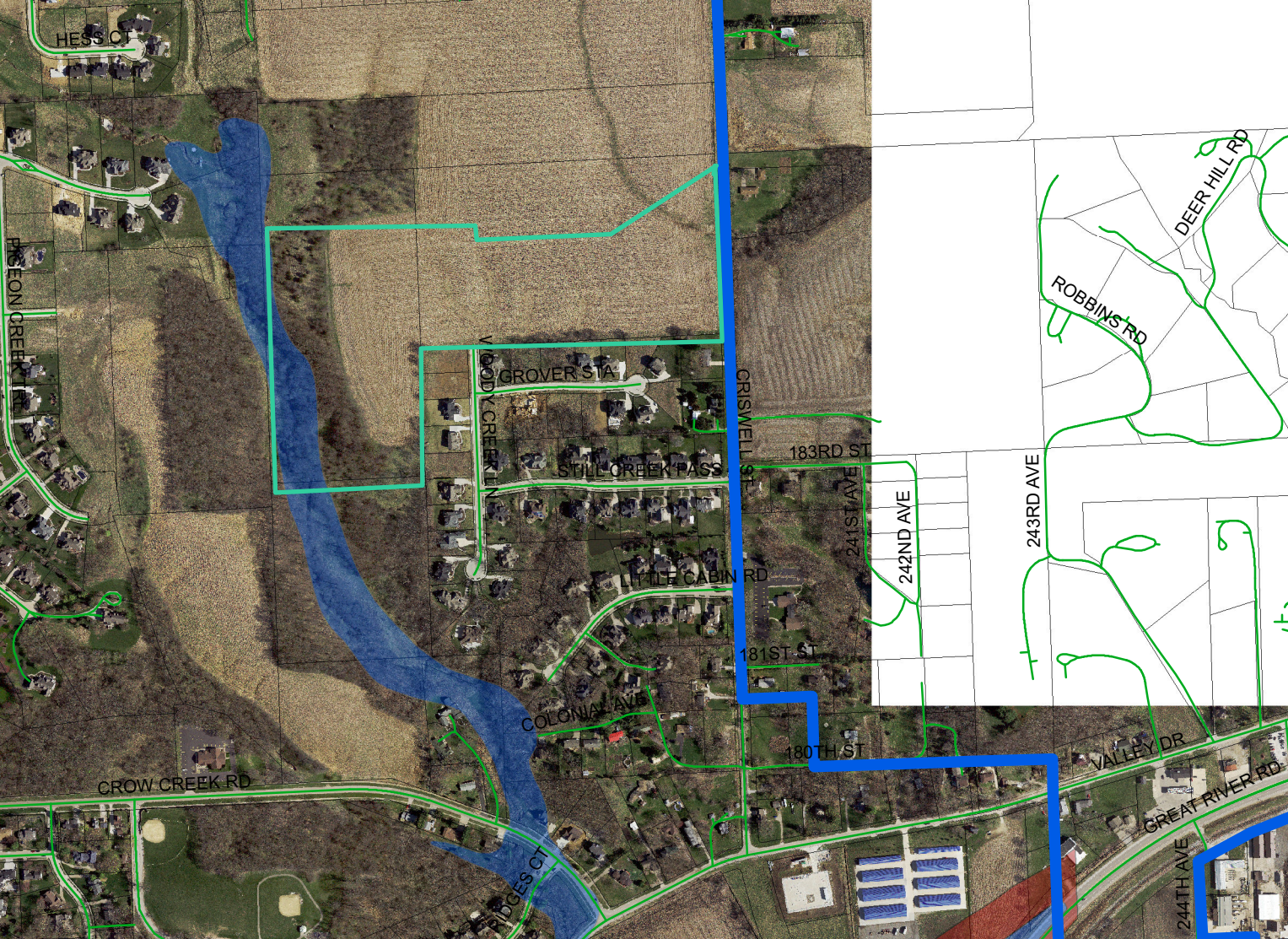
1. Approval of the amended final plat does not waive any applicable city, state, or federal provisions as required by law.
2. The developer will be responsible for arranging utility connections through adjoining properties.
3. City Code Section 9-4-6.C.8 requires a 30-foot buffer extending from the top of bank away from the drainageway on both sides. This area is required to be contained within a recorded outlot that cannot be disturbed in any way.

PASSED, APPROVED, AND, ADOPTED THIS 6th day of October, 2020.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk


HESS CT
PRESTON CREEK TRL
GROVER STA
WOODY CREEK LN
CRISWELL ST
183RD ST
STILL CREEK PASS
241ST AVE
242ND AVE
243RD AVE
DEER HILL RD
ROBBINS RD
LITTLE CABIN RD
181ST ST
COLONIAL AVE
180TH ST
VALLEY DR
GREAT RIVER RD
244TH AVE
CROW CREEK RD
RIDGES CT

50 0 0 10 25 50

(SCALE : 1" = 50')

FINAL PLAT OF

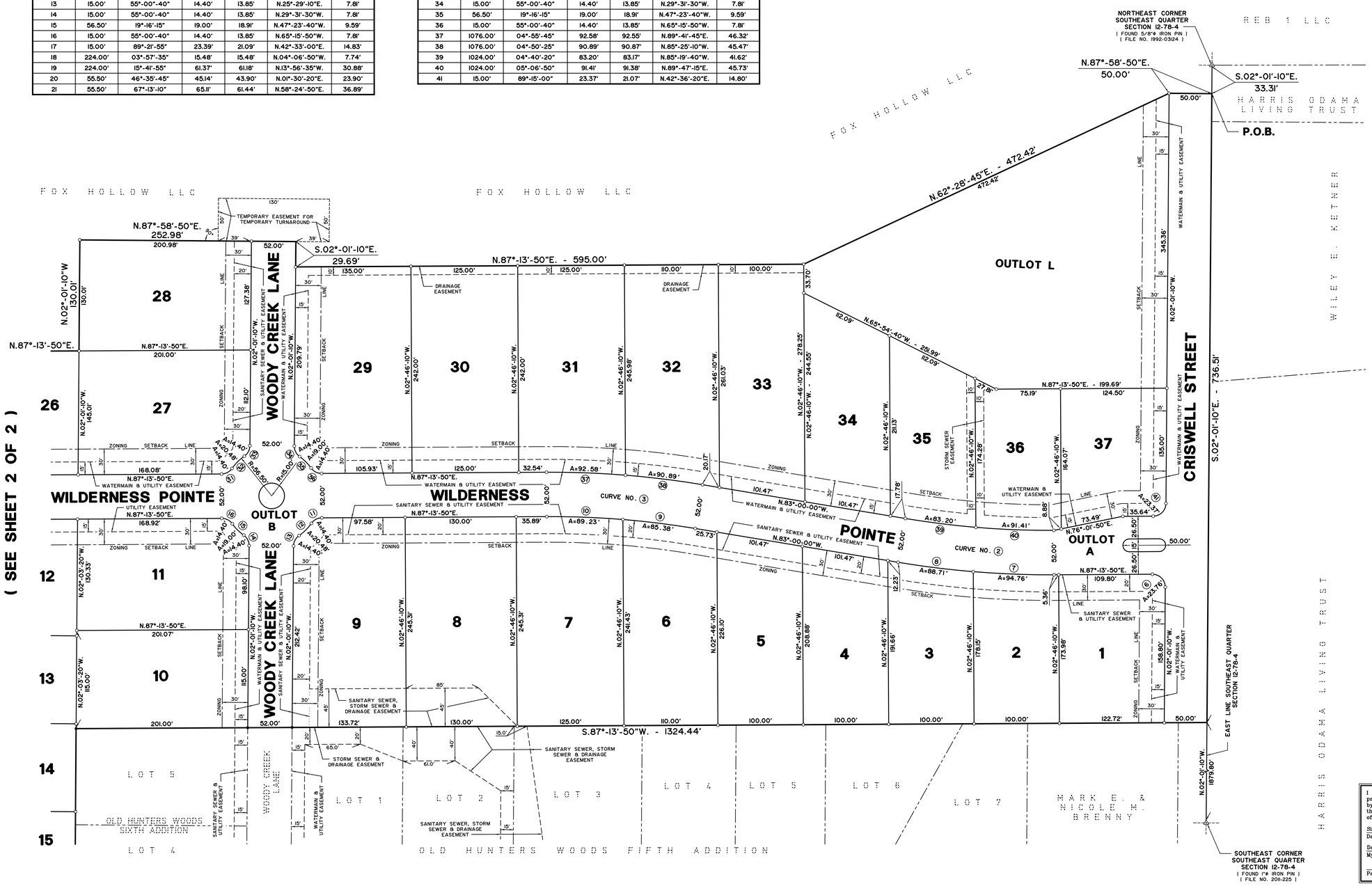
WILDERNESS POINTE FIRST ADDITION

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.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	925.43'	00°-38'-40"	10.41'	10.41'	N.07°-56'-35"W.	5.20'
2	1050.00'	09°-46'-10"	179.04'	176.82'	N.87°-53'-05"W.	89.74'
3	1050.00'	09°-46'-10"	179.04'	178.82'	N.87°-53'-05"W.	89.74'
4	951.43'	06°-07'-50"	101.81'	101.76'	N.05°-11'-40"W.	50.95'
5	250.00'	20°-41'-50"	90.31'	89.82'	N.12°-28'-40"W.	45.65'
6	15.00'	90°-45'-00"	23.76'	21.35'	N.47°-23'-40"W.	15.20'
7	1076.00'	05°-02'-45"	94.76'	94.73'	N.89°-45'-10"E.	47.41'
8	1076.00'	04°-43'-25"	88.71'	88.69'	N.85°-21'-40"W.	44.38'
9	1024.00'	04°-46'-40"	85.38'	85.35'	N.85°-23'-20"W.	42.71'
10	1024.00'	04°-59'-35"	89.23'	89.20'	N.89°-43'-35"E.	44.64'
11	15.00'	55°-00'-40"	14.40'	13.85'	N.59°-43'-30"E.	7.81'
12	56.50'	20°-46'-15"	20.48'	20.37'	N.42°-36'-20"E.	10.35'
13	15.00'	55°-00'-40"	14.40'	13.85'	N.25°-29'-10"E.	7.81'
14	15.00'	55°-00'-40"	14.40'	13.85'	N.29°-31'-30"W.	7.81'
15	56.50'	19°-16'-15"	19.00'	18.91'	N.47°-23'-40"W.	9.59'
16	15.00'	55°-00'-40"	14.40'	13.85'	N.65°-15'-50"W.	7.81'
17	15.00'	89°-21'-55"	23.39'	21.09'	N.42°-33'-00"E.	14.83'
18	224.00'	03°-57'-35"	15.48'	15.48'	N.04°-06'-50"W.	7.74'
19	224.00'	15°-41'-55"	61.37'	61.18'	N.13°-56'-35"W.	30.88'
20	55.50'	46°-35'-45"	45.14'	43.90'	N.01°-30'-20"E.	23.90'
21	55.50'	67°-13'-10"	65.11'	61.44'	N.58°-24'-50"E.	36.89'

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
22	55.50'	21°-07'-20"	20.46'	20.34'	N.77°-24'-55"W.	10.35'
23	55.50'	49°-31'-10"	47.97'	46.49'	N.42°-05'-40"W.	25.60'
24	55.50'	47°-21'-45"	45.88'	44.58'	N.06°-20'-50"E.	24.34'
25	99.50'	39°-36'-55"	68.80'	67.43'	N.10°-04'-50"E.	35.84'
26	99.50'	12°-03'-55"	20.95'	20.91'	N.15°-45'-35"E.	10.52'
27	276.00'	19°-39'-30"	94.69'	94.23'	N.11°-57'-50"W.	47.82'
28	925.43'	05°-29'-10"	88.62'	88.59'	N.04°-52'-40"W.	44.34'
29	977.43'	06°-07'-50"	104.59'	104.54'	N.05°-12'-00"W.	52.35'
30	15.00'	90°-38'-05"	23.73'	21.33'	N.47°-27'-05"W.	15.17'
31	15.00'	55°-00'-40"	14.40'	13.85'	N.59°-43'-30"W.	7.81'
32	56.50'	20°-46'-15"	20.48'	20.37'	N.42°-36'-15"E.	10.35'
33	15.00'	55°-00'-40"	14.40'	13.85'	N.25°-29'-10"E.	7.81'
34	15.00'	55°-00'-40"	14.40'	13.85'	N.29°-31'-30"W.	7.81'
35	56.50'	19°-16'-15"	19.00'	18.91'	N.47°-23'-40"W.	9.59'
36	15.00'	55°-00'-40"	14.40'	13.85'	N.65°-15'-50"W.	7.81'
37	1076.00'	04°-55'-45"	92.58'	92.55'	N.89°-41'-45"E.	46.32'
38	1076.00'	04°-50'-25"	90.89'	90.87'	N.85°-25'-10"W.	45.47'
39	1024.00'	04°-40'-20"	83.20'	83.17'	N.85°-19'-40"W.	41.62'
40	1024.00'	05°-06'-50"	91.41'	91.38'	N.89°-47'-15"E.	45.73'
41	15.00'	89°-15'-00"	23.37'	21.07'	N.42°-36'-20"E.	14.80'



OWNER

FOX HOLLOW LLC
2847 HALCYON DRIVE
BETTENDORF, IOWA 52722
ATTN: MARYELLEN HAWBAKER

DEVELOPER

KERKHOFF HOMES, INC.
6295 SETTLERS POINTE CIRCLE
BETTENDORF, IOWA 52722
ATTN: JARED KERKHOFF

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: MAY 01, 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 PROF. ENGR. & 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

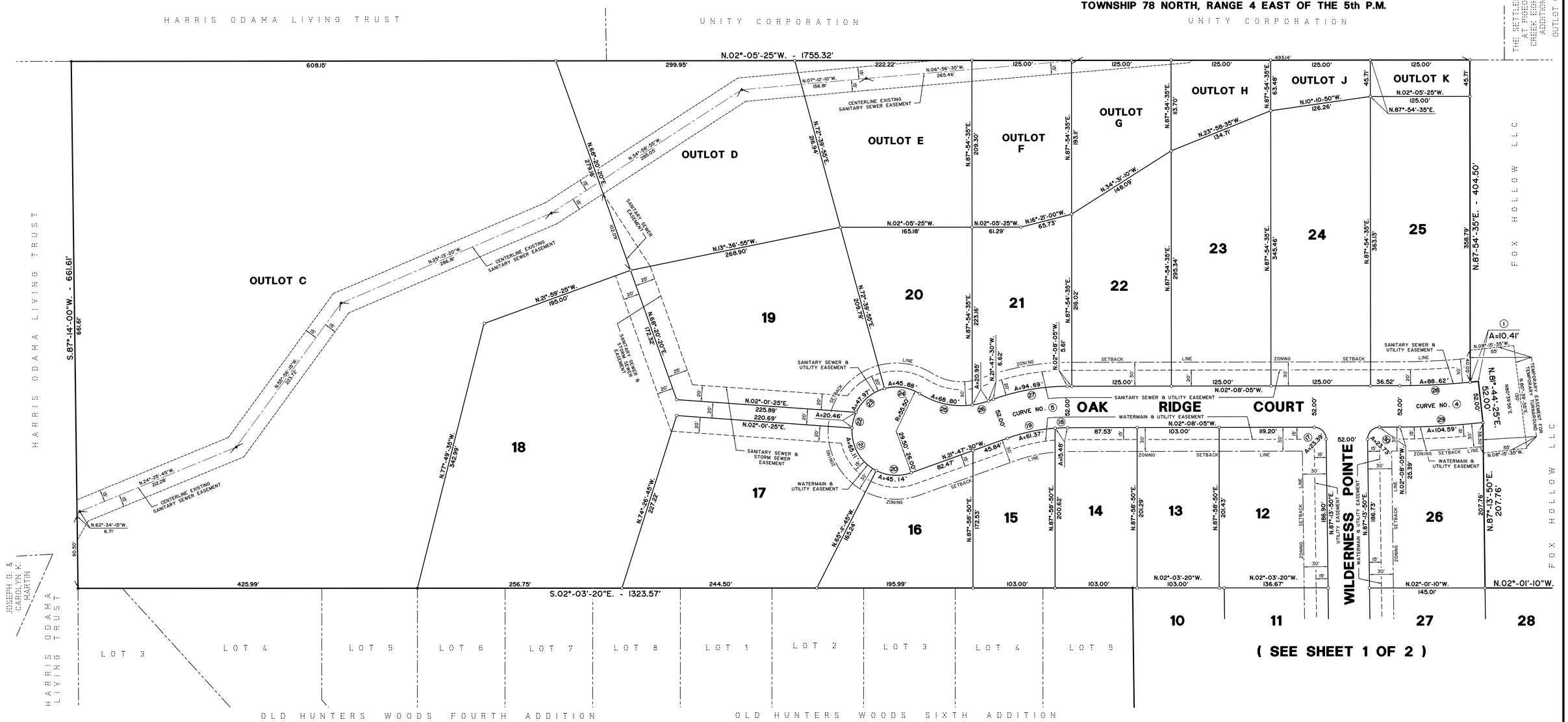
KLINGNER & ASSOCIATES
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE VM-8260

(SCALE : 1" = 50')

FINAL PLAT OF
WILDERNESS POINTE FIRST 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.



(SEE SHEET 1 OF 2)

GENERAL NOTES

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

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

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 44.49 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 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).

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.

NO OBSTRUCTIONS OR VEGETATION OTHER THAN TURF GRASS CAN BE PLACED IN DRAINAGE EASEMENTS.

GENERAL NOTES

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.

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

LOTS 1 AND 37 SHALL NOT HAVE DIRECT ACCESS TO CRISWELL STREET.

OUTLOTS A AND B SHALL BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.

OUTLOT C IS DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE, ACCESS AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED BY THE OWNER OF LOT 18. MAINTENANCE OF THE DETENTION BASIN IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

OUTLOTS D, E, F, G, H, J AND K ARE DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE AND ACCESS EASEMENT AND SHALL BE OWNED BY THE OWNERS OF LOTS 19, 20, 21, 22, 23, 24 AND 25 RESPECTIVELY.

OUTLOT L IS DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.

LOTS 18 THROUGH 25 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS C THROUGH J RESPECTIVELY. OUTLOTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS AND NO STRUCTURES ARE PERMITTED IN THE OUTLOTS EXCEPT THE DRAINAGE STRUCTURE IN THE OUTLOT C DETENTION BASIN.

LOT AREAS

NO.	SQUARE FEET	NO.	SQUARE FEET	NO.	SQUARE FEET	NO.	SQUARE FEET
1	21,500	14	20,725	27	28,760	A	700
2	17,530	15	19,495	28	25,865	B	705
3	18,415	16	24,070	29	32,690	C	368,360
4	20,025	17	52,775	30	30,250	D	68,555
5	21,750	18	96,450	31	30,375	E	40,540
6	25,810	19	53,220	32	27,790	F	25,645
7	30,550	20	29,020	33	26,965	G	19,175
8	31,890	21	26,530	34	22,785	H	11,075
9	32,020	22	31,960	35	19,345	J	6,825
10	23,115	23	40,050	36	16,605	K	5,715
11	25,850	24	44,285	37	18,970	L	92,150
12	27,230	25	45,260	×	×	×	×
13	20,740	26	29,440	×	×	×	×

PREPARED BY

KLINGNER & ASSOCIATES

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VM-8260

50 0 0 10 25 50

(SCALE : 1" = 50')

AMENDED FINAL PLAT OF

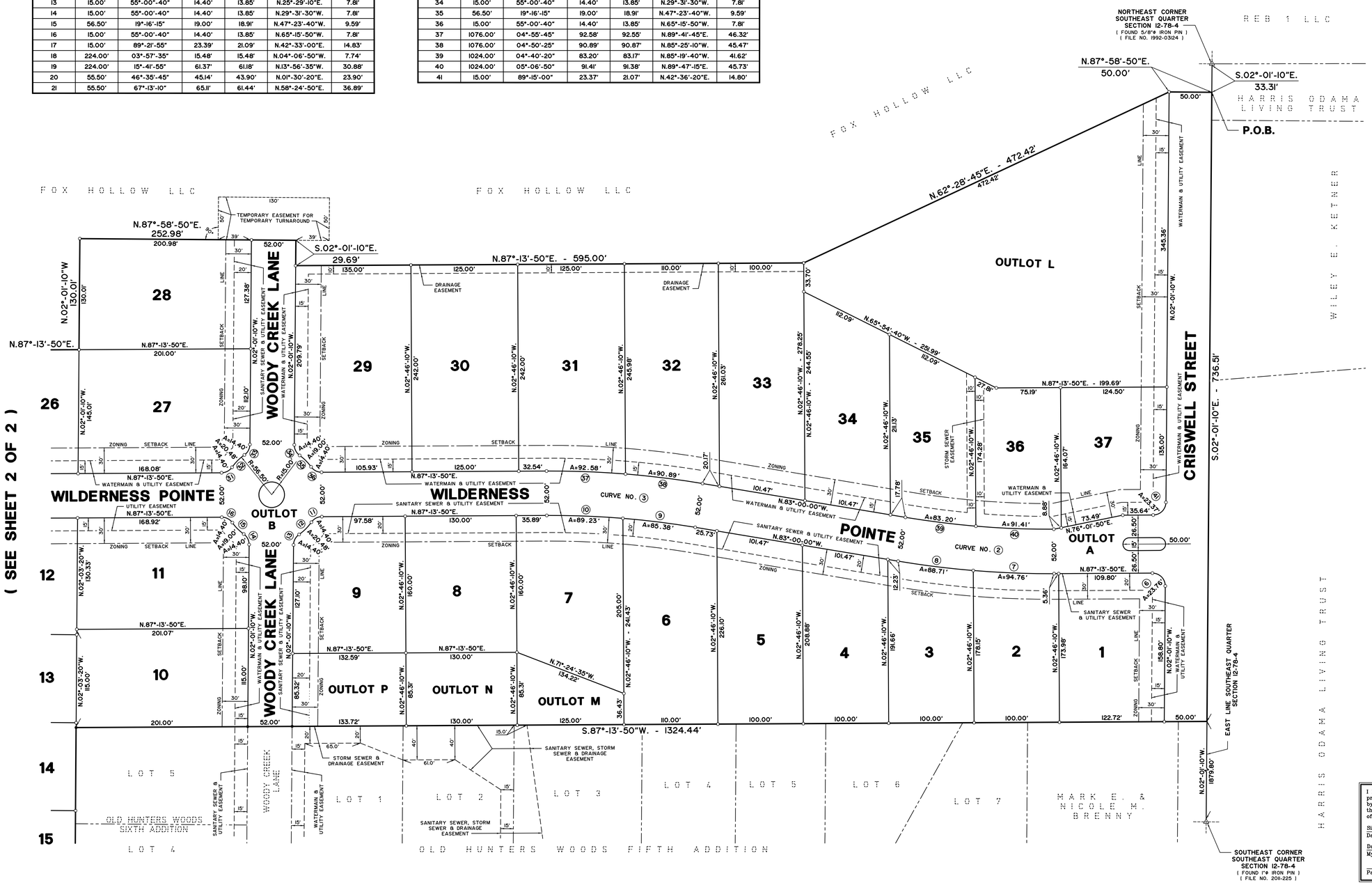
WILDERNESS POINTE FIRST ADDITION

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.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	925.43'	00°-38'-40"	10.41'	10.41'	N.07°-56'-35"W.	5.20'
2	1050.00'	09°-46'-10"	179.04'	176.82'	N.87°-53'-05"W.	89.74'
3	1050.00'	09°-46'-10"	179.04'	178.82'	N.87°-53'-05"W.	89.74'
4	951.43'	06°-07'-50"	101.81'	101.76'	N.05°-11'-40"W.	50.95'
5	250.00'	20°-41'-50"	90.31'	89.82'	N.12°-28'-40"W.	45.65'
6	15.00'	90°-45'-00"	23.76'	21.35'	N.47°-23'-40"W.	15.20'
7	1076.00'	05°-02'-45"	94.76'	94.73'	N.89°-45'-10"E.	47.41'
8	1076.00'	04°-43'-25"	88.71'	88.69'	N.85°-21'-40"W.	44.38'
9	1024.00'	04°-46'-40"	85.38'	85.35'	N.85°-23'-20"W.	42.71'
10	1024.00'	04°-59'-35"	89.23'	89.20'	N.89°-43'-35"E.	44.64'
11	15.00'	55°-00'-40"	14.40'	13.85'	N.59°-43'-30"E.	7.81'
12	56.50'	20°-46'-15"	20.48'	20.37'	N.42°-36'-20"E.	10.35'
13	15.00'	55°-00'-40"	14.40'	13.85'	N.25°-29'-10"E.	7.81'
14	15.00'	55°-00'-40"	14.40'	13.85'	N.29°-31'-30"W.	7.81'
15	56.50'	19°-16'-15"	19.00'	18.91'	N.47°-23'-40"W.	9.59'
16	15.00'	55°-00'-40"	14.40'	13.85'	N.65°-15'-50"W.	7.81'
17	15.00'	89°-21'-55"	23.39'	21.09'	N.42°-33'-00"E.	14.83'
18	224.00'	03°-57'-35"	15.48'	15.48'	N.04°-06'-50"W.	7.74'
19	224.00'	15°-41'-55"	61.37'	61.18'	N.13°-56'-35"W.	30.88'
20	55.50'	46°-35'-45"	45.14'	43.90'	N.01°-30'-20"E.	23.90'
21	55.50'	67°-13'-10"	65.11'	61.44'	N.58°-24'-50"E.	36.89'

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
22	55.50'	21°-07'-20"	20.46'	20.34'	N.77°-24'-55"W.	10.35'
23	55.50'	49°-31'-10"	47.97'	46.49'	N.42°-05'-40"W.	25.60'
24	55.50'	47°-21'-45"	45.88'	44.58'	N.06°-20'-50"E.	24.34'
25	99.50'	39°-36'-55"	68.80'	67.43'	N.10°-04'-50"E.	35.84'
26	99.50'	12°-03'-55"	20.95'	20.91'	N.15°-45'-35"E.	10.52'
27	276.00'	19°-39'-30"	94.69'	94.23'	N.11°-57'-50"W.	47.82'
28	925.43'	05°-29'-10"	88.62'	88.59'	N.04°-52'-40"W.	44.34'
29	977.43'	06°-07'-50"	104.59'	104.54'	N.05°-12'-00"W.	52.35'
30	15.00'	90°-38'-05"	23.73'	21.33'	N.47°-27'-05"W.	15.17'
31	15.00'	55°-00'-40"	14.40'	13.85'	N.59°-43'-30"W.	7.81'
32	56.50'	20°-46'-15"	20.48'	20.37'	N.42°-36'-15"E.	10.35'
33	15.00'	55°-00'-40"	14.40'	13.85'	N.25°-29'-10"E.	7.81'
34	15.00'	55°-00'-40"	14.40'	13.85'	N.29°-31'-30"W.	7.81'
35	56.50'	19°-16'-15"	19.00'	18.91'	N.47°-23'-40"W.	9.59'
36	15.00'	55°-00'-40"	14.40'	13.85'	N.65°-15'-50"W.	7.81'
37	1076.00'	04°-55'-45"	92.58'	92.55'	N.89°-41'-45"E.	46.32'
38	1076.00'	04°-50'-25"	90.89'	90.87'	N.85°-25'-10"W.	45.47'
39	1024.00'	04°-40'-20"	83.20'	83.17'	N.85°-19'-40"W.	41.62'
40	1024.00'	05°-06'-50"	91.41'	91.38'	N.89°-47'-15"E.	45.73'
41	15.00'	89°-15'-00"	23.37'	21.07'	N.42°-36'-20"E.	14.80'



OWNER

FOX HOLLOW LLC
2847 HALCYON DRIVE
BETTENDORF, IOWA 52722
ATTN: MARYELLEN HAWBAKER

DEVELOPER

KERKHOFF HOMES, INC.
6295 SETTLERS POINTE CIRCLE
BETTENDORF, IOWA 52722
ATTN: JARED KERKHOFF

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: SEPTEMBER 09, 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 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
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VM-8260 AMENDED

(SCALE : 1" = 50')

AMENDED FINAL PLAT OF

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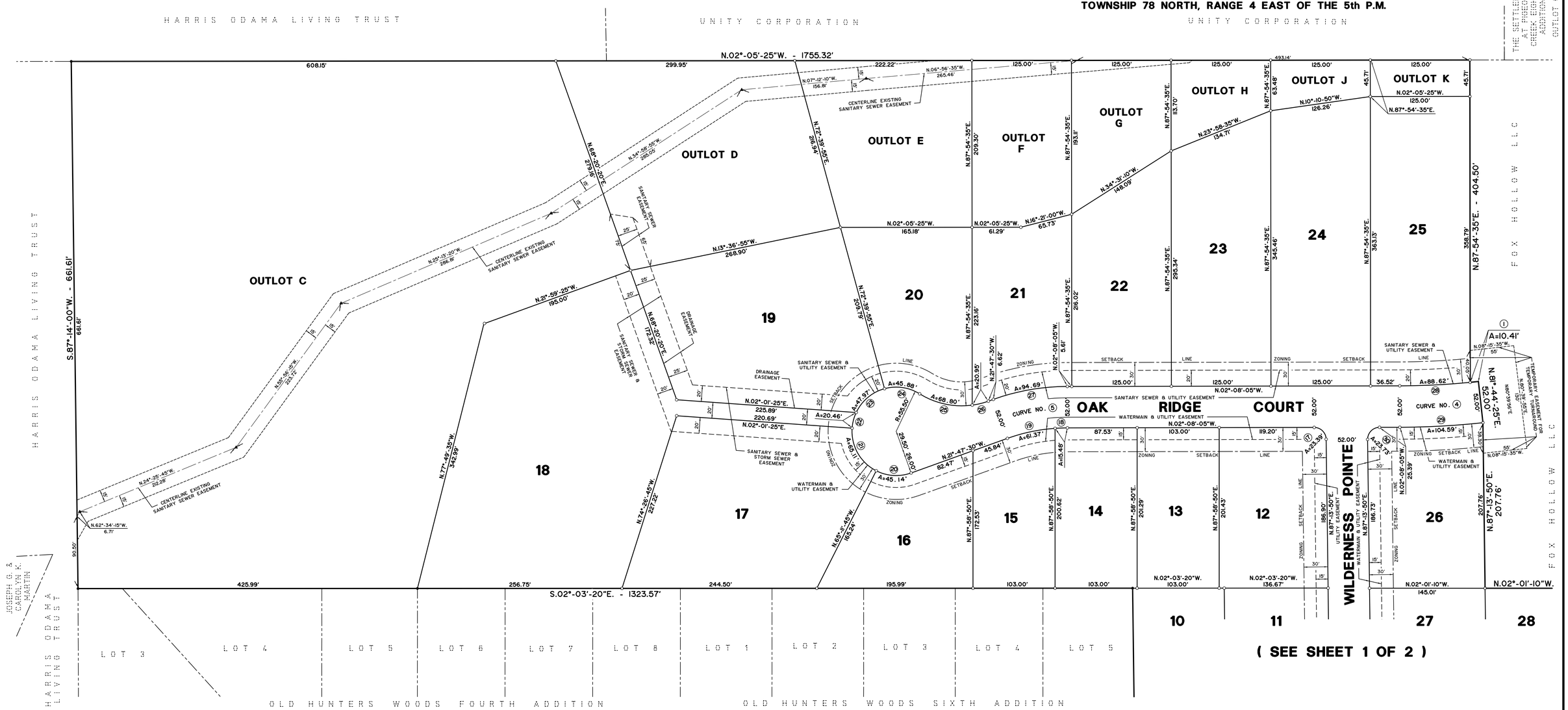

(SEE SHEET 1 OF 2)

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

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OUTLOTS C, M, N AND P ARE DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE, ACCESS AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED BY THE OWNERS OF LOTS 18, 7, 8 AND 9 RESPECTIVELY. MAINTENANCE OF THE DETENTION BASINS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

OUTLOTS D, E, F, G, H, J AND K ARE DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE AND ACCESS EASEMENT AND SHALL BE OWNED BY THE OWNERS OF LOTS 19, 20, 21, 22, 23, 24 AND 25 RESPECTIVELY.

OUTLOT L IS DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.

LOTS 7, 8 AND 9 AND 18 THROUGH 25 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS M, N AND P AND OUTLOTS C THROUGH K RESPECTIVELY. OUTLOTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS AND NO STRUCTURES ARE PERMITTED IN THE OUTLOTS EXCEPT THE DRAINAGE STRUCTURES IN THE DETENTION BASINS.

GENERAL NOTES

THIS PLAT IS AMENDED FOR THE SOLE PURPOSE OF ADDING THE DRAINAGE EASEMENT ON LOT 19.

LOT AREAS

NO.	SQUARE FEET	NO.	SQUARE FEET	NO.	SQUARE FEET	NO.	SQUARE FEET
1	21,500	14	20,725	27	28,760	B	705
2	17,530	15	19,495	28	25,865	C	368,360
3	18,415	16	24,070	29	32,690	D	68,555
4	20,025	17	52,775	30	30,250	E	40,540
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9	20,660	22	31,960	35	19,345	K	5,715
10	23,115	23	40,050	36	16,605	L	92,150
11	25,850	24	44,285	37	18,970	M	7,610
12	27,230	25	45,260	×	×	N	11,090
13	20,740	26	29,440	A	700	P	11,360

PREPARED BY

KLINGNER & ASSOCIATES

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VM-8260 AMENDED

COUNCIL LETTER

MEETING DATE: October 6, 2020
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of The Woodlands 4th Addition, submitted by Windmiller Development, LLC. (Case 20-047)

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

Windmiller Development, LLC has submitted the final plat of The Woodlands 4th Addition (see Aerial Photo - Attachment A). The preliminary plat of the area proposed to be platted has been approved (see Preliminary Plat - Attachment B). The Woodlands 4th Addition is a 32-lot subdivision with two outlots for drainage and storm water detention (see Final Plat - Attachment C).

Enhances the Vision: The plat will permit construction of single-family homes. This housing option supports the concept that "The City of Bettendorf is the most livable community for families. "

The Planning and Zoning Commission voted by a 7-0 margin to recommend approval of the final plat at its August 19 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) Preliminary 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
THE WOODLANDS 4TH ADDITION

WHEREAS, Windmiller Development, LLC has submitted the final plat of The Woodlands 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 The Woodlands 4th Addition subject to the following condition:

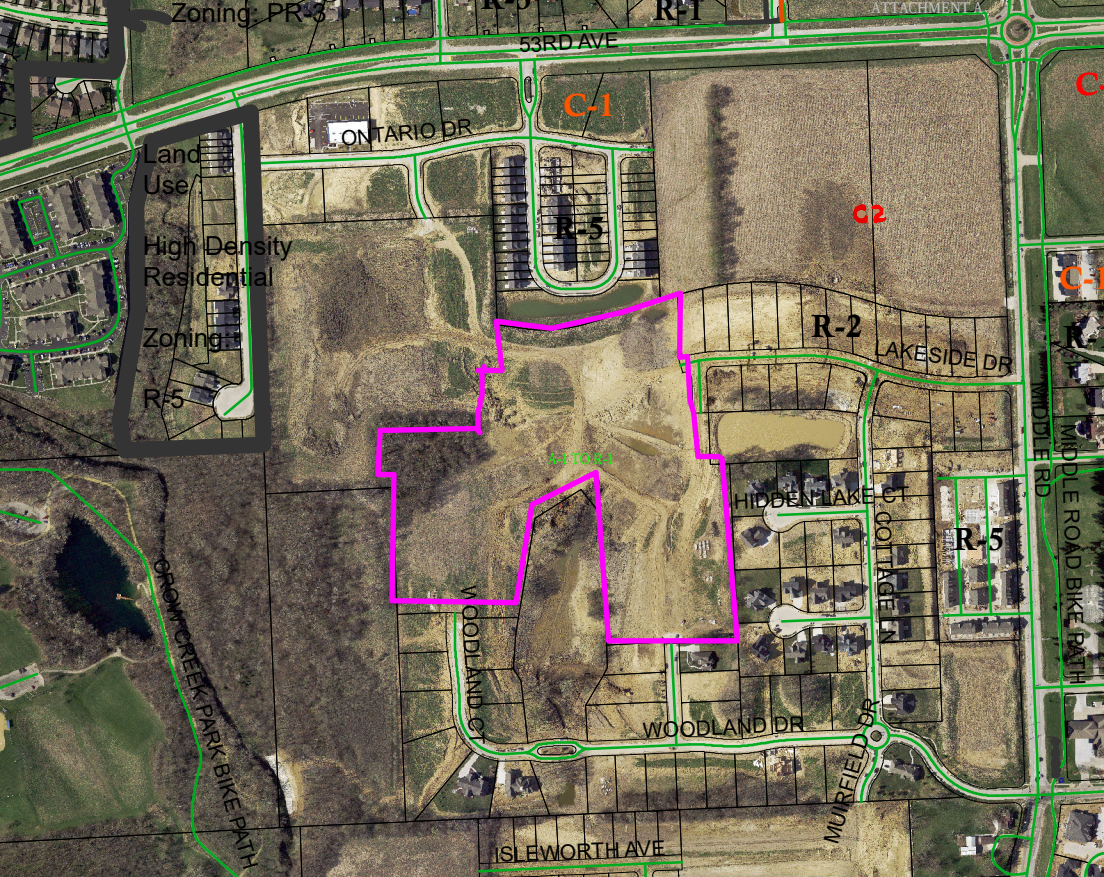
1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.

PASSED, APPROVED, AND ADOPTED this 6th day of October, 2020.

Robert S. Gallagher, Mayor

ATTEST:

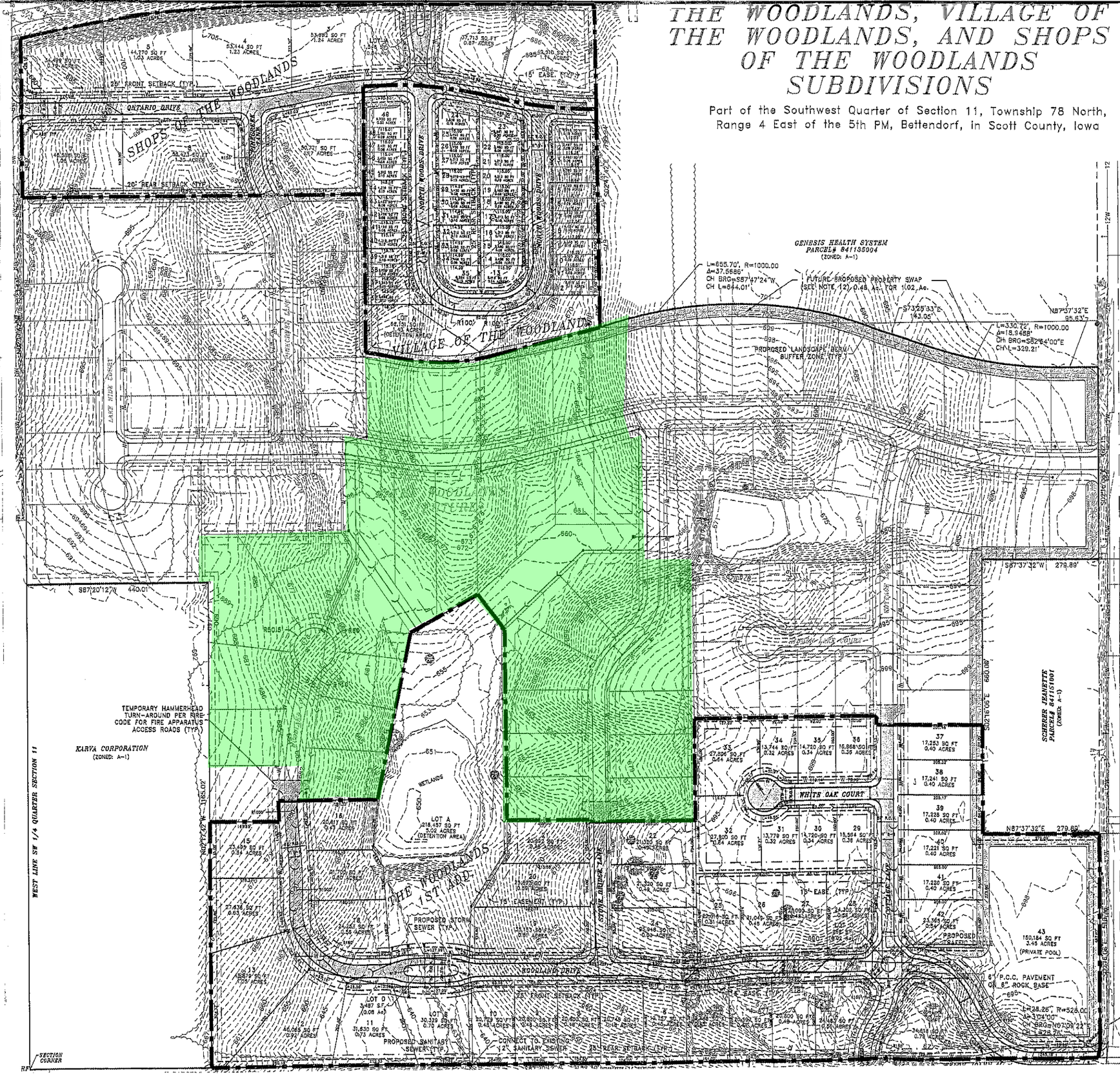
Decker P. Ploehn, City Clerk


ATTACHMENT A
Zoning: PR-3
R-5
R-1
53RD AVE
C-1
ONTARIO DR
C2
Land Use:
High Density Residential
Zoning:
R-5
R-5
R-2
LAKESIDE DR
C-1
R-5
MIDDLE RD
MIDDLE ROAD BIKE PATH
SUBJECT
HIDDEN LAKE CT
COTTAGE N
R-5
CROW CREEK PARK BIKE PATH
WOODLAND CT
WOODLAND DR
MURFIELD DR
ISLEWORTH AVE

ATTACHMENT B

THE WOODLANDS, VILLAGE OF THE WOODLANDS, AND SHOPS OF THE WOODLANDS SUBDIVISIONS

Part of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM, Bettendorf, in Scott County, Iowa



ENGINEER
MCCLURE ENGINEERING ASSOCIATES, INC.
ATTN: MICHAEL J. 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
5111 UTICA RIDGE ROAD
DAVENPORT, IOWA 52807
PHONE: 563-324-0441

N

0 100' 200'
Scale: 1" = 200'

(Not For Recording)

LEGEND

○	FOUND CAPPED IRON ROD
•	SET CAPPED IRON ROD
	BOUNDARY LINE
(100')	DEED OR PLATTED
100'	MEASURED
	BUILDING SETBACK LINE (VARIES)
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	EXISTING LOT LINE
-S-	PROPOSED SANITARY SEWER
-W-	PROPOSED WATER MAIN
-(	PROPOSED STORM SEWER

LEGAL DESCRIPTION OF PROPERTY BOUNDARY:

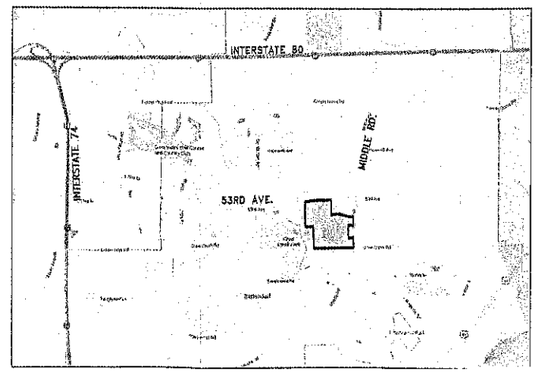
Part of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM, Bettendorf, in Scott County, Iowa

Commencing at the Southeast corner of the Southwest Quarter of Section 11, Township 78 North, Range 4 East of the 5th PM; thence, along the South line of said Southwest Quarter, South 87 degrees 20 minutes 12 seconds West, to the Westerly Right of Way of Middle Road, a distance of 54.93 feet, to the point of beginning; thence, continuing on said South line, South 87 degree 20 minutes 12 seconds West, a distance of 2152.30 feet; thence, on a line parallel with and 440.00 east of the West line of said Southwest Quarter, North 02 degrees 17 minutes 42 seconds West, a distance of 1165.02 feet; thence, South 87 degrees 20 minutes 12 seconds West, to the West line of said Southwest Quarter, a distance of 440.01 feet; thence, along said west line North 02 degree 17 minutes 42 seconds West, to an arc and the Southerly Right of Way line of 53rd Avenue, a distance of 1323.46 feet; thence, along said arc concave southeasterly, a distance of 687.17 feet, said arc having a radius of 2877.78 feet and a delta angle of 13 degrees 17 minutes 00 seconds, said arc having a chord bearing of North 80 degrees 31 minutes 18 seconds East and a chord of 685.86 feet; thence, continuing along said Southerly Right of Way, North 87 degrees 11 minutes 59 seconds East, a distance of 730.44 feet; thence, South 02 degrees 47 minutes 42 seconds East, a distance of 799.84 feet; thence, North 87 degrees 11 minutes 59 seconds East, to the Westerly Right of Way of Middle Road, a distance of 1199.60 feet; thence, along said Westerly right of Way line, South 02 degrees 16 minutes 05 seconds East, a distance of 573.84 feet; thence, South 87 degrees 37 minutes 32 seconds West, a distance of 279.89 feet; thence, South 02 degrees 16 minutes 08 seconds East, a distance of 660.00 feet; thence, North 87 degrees 37 minutes 32 seconds East, to said Westerly right of Way line a distance of 279.89 feet; thence, along said Westerly Right of Way line, South 02 degrees 15 minutes 08 seconds East, to an arc, a distance of 510.73 feet; thence, continuing along said Right of Way and along said arc concave westerly, a distance of 38.26 feet, to the point of beginning, said arc having a radius of 528.00 feet and a delta angle of 3 degrees 04 minutes 00 seconds, said arc having a chord bearing of South 07 degrees 09 minutes 22 seconds West and a chord of 38.26 feet, containing 114.89 acres more or less.

For the purposes of this description the South line of the Southwest Quarter of Section 11, has a bearing of South 87 degrees 20 minutes 12 seconds West.

NOTES:

1. LOTS A, B, C, D, AND E OF THE WOODLANDS SUBDIVISION AND LOT A OF THE VILLAGE OF THE WOODLANDS SHALL HAVE BLANKET UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER MAIN EASEMENTS.
2. LOT F OF THE WOODLANDS SUBDIVISION WILL BE ACCESS FOR PARCEL TO SOUTH.
3. 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.
4. ALL LOTS ADJACENT TO 53RD AVENUE OR MIDDLE ROAD WILL NOT HAVE STREET ACCESS TO EITHER STREET.
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. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
7. ALL LANDSCAPING WILL BE COMPLIANT WITH THE CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
8. THIS PLATTED AREA SHALL DRAIN INTO THE REGIONAL STORMWATER WET DETENTION PONDS LOCATED NORTH OF WOODLAND DR. AND SOUTH OF LAKES SIDE DR. (THE WOODLANDS SUBDIVISION LOT A (5.02Ac.) and LOT C(2.06Ac.)). REGIONAL DRY DETENTION IS ALSO PROVIDED FOR THE SHOPS AND VILLAGE OF THE WOODLANDS BY LOT A OF THE VILLAGE OF THE WOODLANDS. LOTS 4, 5, 6, & 7 OF THE SHOPS OF THE WOODLANDS WILL NEED TO INSTALL DETENTION PONDS AS THEY DEVELOP.
9. LOTS A, B, C, D, AND E OF WOODLANDS SUBDIVISION AND LOT A OF VILLAGE OF THE WOODLANDS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. ALL EASEMENTS CONGRUENT WITH RIGHTS-OF-WAYS ARE BLANKET WATER, SANITARY, STORM & UTILITY EASEMENTS.
11. LOTS A, B, AND C OF THE WOODLANDS SUBDIVISION MAY NOT OUTLET STORM WATER UNTIL THE DETENTION AND STORM WATER DISPERSION DESIGNS ARE APPROVED BY THE CITY ENGINEER.
12. LOTS 2 & 3 OF SHOPS OF THE WOODLANDS SUBDIVISION MAY ONLY ACCESS ONTO ONTARIO DRIVE. NO ACCESS IS ALLOWED TO EITHER 53RD AVENUE OR NORTH WOODS DRIVE.
13. A PROPOSED PROPERTY SWAP IS PLANNED TO OCCUR BETWEEN GENESIS HEALTH SYSTEM PARCEL 841135004 AND LAND NORTH OF LOTS 139-143 IN THE FUTURE.
14. LAND TO BE NEGOTIATED FOR FUTURE RIGHT-OF-WAY.
15. LANDSCAPE BERM PROVIDED FOR BUFFER ZONE AS SHOWN ON THIS PLAN.



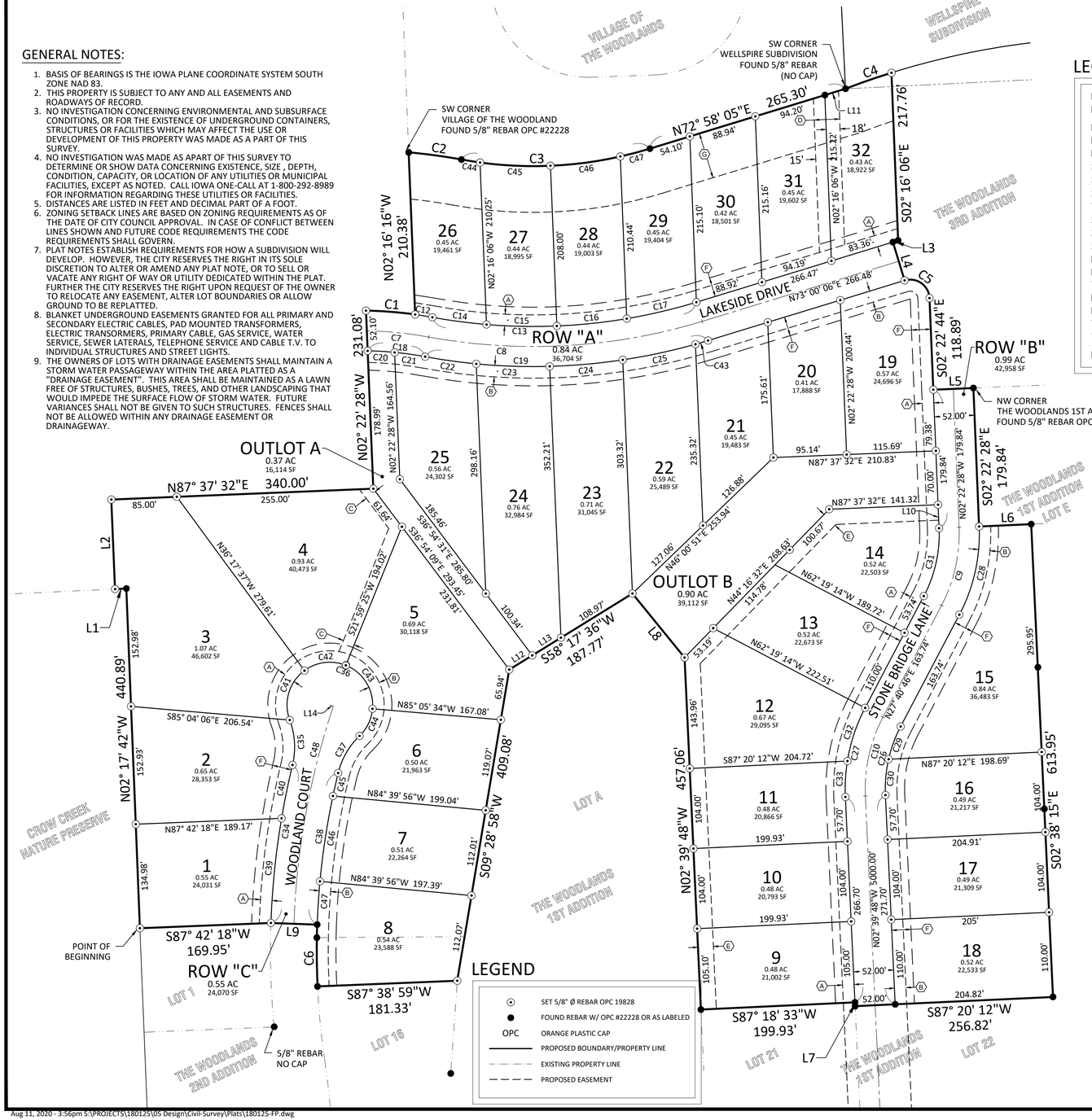
FINAL PLAT
THE WOODLANDS 4TH ADDITION
BETTENDORF, IOWA

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 11-T78N-R4E
QUARTER SECTION: SW 1/4
CITY: BETTENDORF
SUBDIVISION: THE WOODLANDS 4TH ADD
BLOCK: NA
LOT(S): NA

GENERAL 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. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
6. 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.
7. 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.
8. 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.
9. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER 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 STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.


VILLAGE OF THE WOODLANDS
WELLSPIRE SUBDIVISION
THE WOODLANDS 3RD ADDITION
SW CORNER WELLSPIRE SUBDIVISION FOUND 5/8" REBAR (NO CAP)
SW CORNER VILLAGE OF THE WOODLAND FOUND 5/8" REBAR OPC #22228
N72° 58' 05"E 265.30'
N02° 16' 16"W 210.38'
S02° 16' 06"E 217.76'
LAKESIDE DRIVE
N73° 00' 06"E 266.48'
ROW "A" 0.84 AC 36,704 SF
ROW "B" 0.99 AC 42,958 SF
S02° 22' 44"E 118.89'
NW CORNER THE WOODLANDS 1ST ADDITION FOUND 5/8" REBAR OPC #22228
S02° 22' 28"E 179.84'
N02° 22' 28"W 231.08'
N02° 22' 28"W 178.99'
N02° 22' 28"W 164.56'
OUTLOT A 0.37 AC 16,114 SF
N87° 37' 32"E 340.00'
255.00'
85.00'
OUTLOT B 0.90 AC 39,112 SF
N87° 37' 32"E 210.83'
N87° 37' 32"E 141.32'
S02° 22' 28"E 179.84'
N36° 17' 37"W 279.61'
S36° 54' 31"E 285.80'
S36° 54' 08"E 293.45'
S31° 59' 23"W 154.02'
N46° 00' 51"E 253.94'
N44° 16' 32"E 268.63'
S58° 47' 36"W 187.77'
108.97'
N85° 05' 34"W 167.08'
S85° 04' 06"E 206.54'
N02° 17' 42"W 440.89'
N02° 17' 42"W 152.93'
N87° 42' 18"E 189.17'
N84° 39' 56"W 199.04'
N84° 39' 56"W 197.39'
S09° 28' 58"W 409.08'
N02° 39' 48"W 457.06'
S02° 38' 15"E 613.95'
S87° 20' 12"W 204.72'
N87° 20' 12"E 198.69'
S87° 42' 18"W 169.95'
S87° 38' 59"W 181.33'
S87° 18' 33"W 199.93'
S87° 20' 12"W 256.82'
N02° 22' 28"W 200.44'
N02° 16' 06"W 210.25'
N02° 16' 06"W 215.42'
N27° 40' 46"E 163.74'
N62° 19' 14"W 189.72'
N62° 19' 14"W 222.51'
S87° 37' 32"E 340.00'
S87° 37' 32"E 255.00'
S87° 37' 32"E 85.00'
S87° 37' 32"E 115.69'
S87° 37' 32"E 95.14'
S87° 37' 32"E 126.88'
S87° 37' 32"E 100.67'
S87° 37' 32"E 94.20'
S87° 37' 32"E 88.94'
S87° 37' 32"E 94.19'
S87° 37' 32"E 88.92'
S87° 37' 32"E 83.36'
S87° 37' 32"E 54.10'
S87° 37' 32"E 53.74'
S87° 37' 32"E 53.19'
S87° 37' 32"E 52.00'
S87° 37' 32"E 52.00'
S87° 37' 32"E 52.00

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

August 19, 2020

Staff Report

Case No. 20-045 (Rezoning) and Case 20-047 (Final Plat)
Subdivision Name: The Woodlands 4th Addition
Location: Southwest of the terminus of Lakeside Drive
Current Zoning District Classification: A-1, Agricultural/Urban Reserve District
Proposed Zoning District Classification: R-2, Single-Family Residence District
Current Land Use Designation: Urban Light Intensity
Applicant: Windmiller Development, LLC

Background Information and Facts

Windmiller Development, LLC has submitted a rezoning request for property to be platted as The Woodlands 4th Addition (see Aerial Photo - Attachment A). The Commission will consider the rezoning request from A-1, Agricultural/Urban Reserve District to R-2, Single-family Residence District and the final plat concurrently (see Land Use Map - Attachment B). The proposed final plat will not be considered by the City Council until the final reading of the ordinance rezoning the property takes place. The preliminary plat of the area proposed to be platted has been approved (see Preliminary Plat - Attachment C). The Woodlands 4th Addition is a 32-lot subdivision with two outlots for drainage and storm water detention (see Final Plat - Attachment D).

Land Use

The area is intended for single-family dwellings and has a land use designation of Urban Light Intensity which permits the R-2 Single-family Residence District.

Utilities

Utilities are available along Middle Road and from The Woodlands 1st Addition. Water service and electrical will originate along Middle Road for the single-family residential area. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection from The Woodlands 1st Addition. Sanitary and storm sewer are near the boundary area between the 3rd Addition and proposed 4th Addition and spread out along Lakeside Drive east and west to serve the proposed subdivisions.

Access

Lakeside Drive originates from Middle Road and will serve as a connection to the future development of three subdivisions. Stone Bridge Lane will connect to Lakeside Drive

and act to complete a connection south through a portion of The Woodlands 4th Addition to The Woodlands 1st Addition. Woodland Court will connect to Woodland Drive from the south.

Storm Water Detention

Storm water detention is required and must be approved by the City Engineer prior to issuance of any building permits. Storm water detention must be provided for all development within the proposed subdivisions. Regional basins in the subdivisions act to retain storm water in these proposed subdivisions.

Recommended Action

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

1. Approval of the rezoning request and the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. A plat note regarding outlot care and responsibility must be placed on the plat.
3. Label the type of pin in the northwest corner of Lot 13.
4. Final plat approval will be concurrent with third and final reading of the rezoning ordinance.

Respectfully submitted,

Greg Beck
City Planner

September 24, 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 The Woodlands 4th Addition, submitted by Windmiller Development, LLC. (Case 20-047)

Honorable Mayor and Members of the City Council:

On August 19, 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,

Mark Hunt
Director, Community Development

Rezoning/Final Plat

4. Case 20-045; Property generally located southwest of the terminus of Lakeside Drive, A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Windmiller Development, LLC.

5. Case 20-047; The Woodlands 4th Addition, submitted by Windmiller Development, LLC.

Beck reviewed the staff report.

Rafferty asked for clarification of the arrangement for the ownership and maintenance of Outlots A and B. Reed Windmiller, the applicant, explained that both outlots will be owned and maintained by the homeowner's association.

Adam commented that Outlot A appears to be a very deep gulch and asked if it is intended to be a pond with fountains. Windmiller stated that Outlot A is already a wet pond. Wennlund asked if the existing pond will be enlarged as a result of this proposed plat. Windmiller stated that it is already built to full size. He added that Outlot B will be seeded with prairie grass. Morlok stated that he believes Adam is referring to Outlot A in the proposed subdivisions, not in The Woodlands 1st Addition. Windmiller explained that Outlot A will be similar to Outlot B in that it will be a grassed waterway to convey water that is coming from Lakeside Drive. He added that some fill will be required toward the north, but the southern end is mostly at final grade.

Adam asked if Lakeside Drive will eventually continue west and end in a cul-de-sac. Windmiller confirmed this.

Morlok stated that Outlot A is not a detention basin but rather an emergency overflow path from the low point in the street which happens to end at the west edge of the subdivision. He explained that the city's storms sewers are sized for a 10-year event but that anywhere there is a low point, there must be an emergency overland flow path to accommodate a 100-year event. He added that typically that path is located between two lots but that for this subdivision it is platted as an outlot.

Adam asked if the homeowners will pay an association fee for the upkeep of the outlots. Windmiller confirmed this.

Kappeler asked for clarification of the notation for ROW A, B, and C. Beck explained that the areas indicated are the right-of-way.

> On motion by Stoltenberg, seconded by Ormsby, that the rezoning of property generally located southwest of the terminus of Lakeside Drive from A-1 to R-2 be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Ormsby, that the final plat of The Woodlands 4th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 6, 2020

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of Geifman's 56 Avenue Development Addition, submitted by Steve Geifman. (Case 20-051)

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

Steve Geifman has submitted the final plat of Geifman's 56 Avenue Development Addition which is a parcel approximately 13 acres in size (see Aerial Photo - Attachment A). This site is bordered by 56th Avenue on the south and is on the west side of 18th Street. The final plat consists of two lots and one outlot (see Final Plat - Attachment B). The site plan being considered for Lot 1 is intended for an office building to be served by improved storm water detention on Outlot 1 (see Site Development Plan - Attachment C, Landscape Plan - Attachment D, and Site Concepts - Attachment E). The architectural elevations show the proposed structure (see Elevations – Attachment F).

Enhances the Vision: The final plat establishes a parcel layout for an office building near 56th Avenue and 18th Street as an accessible site for people conducting business in an office complex setting, promoting "a growing competitive business environment" for the city.

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 6-0 margin at its September 16 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 Plan; (D) Landscape Plan; (E) Site Concepts (F) Building Elevations; (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 FINAL PLAT FOR
GEIFMAN'S 56 AVENUE DEVELOPMENT ADDITION

WHEREAS, Steve Geifman has submitted the final plat of Geifman's 56 Avenue Development 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 Geifman's 56 Avenue Development 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. The developer will be responsible for arranging and rerouting all utility connections to and gaining approval for designs from the City's Engineering Division.
3. All sanitary and storm sewer configurations shall meet the design requirements used by the Public Works Department for Geifman's 56 Avenue Development Addition. All designs for utilities shall be approved by the City Engineer prior to the issuance of building permits.

PASSED, APPROVED, AND ADOPTED this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

ATTACHMENT A

FINAL PLAT
FOR
56TH AVENUE DEVELOPMENT ADDITION
TO THE CITY OF BETTENDORF, IOWA

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

PLANNING & ZONING COMMISSION

BY: _____

DATE: _____

CITY OF BETTENDORF, IOWA

BY: _____

ATTEST: _____

DATE: _____

ZONING

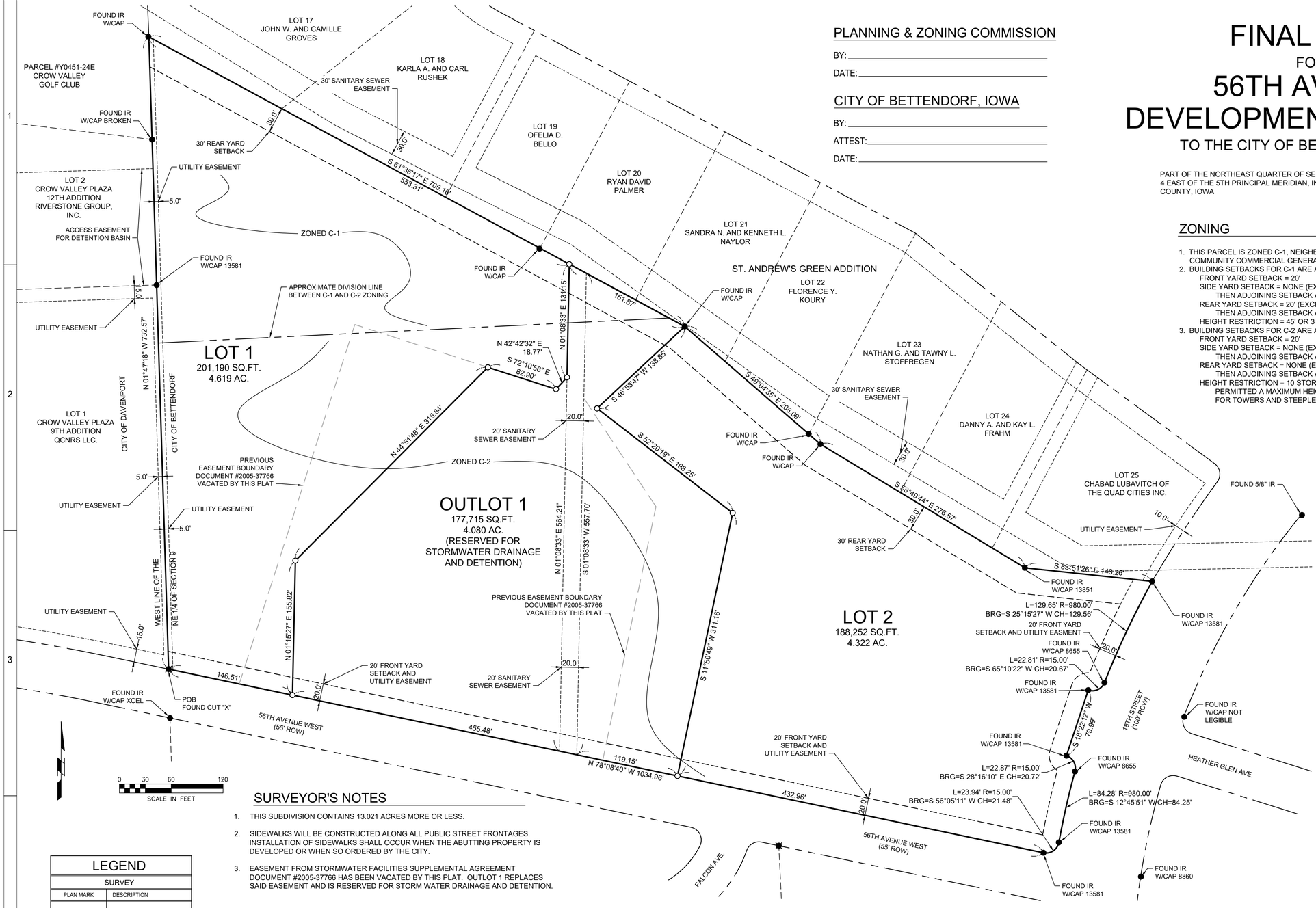
1. THIS PARCEL IS ZONED C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, AND C-2, COMMUNITY COMMERCIAL GENERAL DISTRICT, BETTENDORF, IOWA JURISDICTION
2. BUILDING SETBACKS FOR C-1 ARE AS FOLLOWS:
   FRONT YARD SETBACK = 20'
   SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   REAR YARD SETBACK = 20' (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   HEIGHT RESTRICTION = 45' OR 3 STORIES
3. BUILDING SETBACKS FOR C-2 ARE AS FOLLOWS:
   FRONT YARD SETBACK = 20'
   SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   REAR YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   HEIGHT RESTRICTION = 10 STORIES (CHURCHES, SCHOOLS, AND HOSPITALS ARE PERMITTED A MAXIMUM HEIGHT OF 60' FOR THE MAIN STRUCTURE AND 75' FOR TOWERS AND STEEPLES)

OWNER/DEVELOPER

STEVE GEIFMAN
GEIFMAN FIRST EQUITY
5025 UTICA RIDGE ROAD SUITE 105
DAVENPORT, IOWA 52807

FLOOD ZONE

THIS PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 19163CO360F AND MAP NUMBER 19163C0378F BOTH DATED FEBRUARY 18, 2011.



SURVEYOR'S NOTES

1. THIS SUBDIVISION CONTAINS 13.021 ACRES MORE OR LESS.
2. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
3. EASEMENT FROM STORMWATER FACILITIES SUPPLEMENTAL AGREEMENT DOCUMENT #2005-37766 HAS BEEN VACATED BY THIS PLAT. OUTLOT 1 REPLACES SAID EASEMENT AND IS RESERVED FOR STORM WATER DRAINAGE AND DETENTION.

GENERAL NOTES

1. 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.
2. 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 SERVICES AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET
▣	X CUT FOUND
POB	POINT OF BEGINNING

IOWA-AMERICAN WATER COMPANY (WATER)

BY: _____

DATE: _____

CENTURYLINK (TELEPHONE)

BY: _____

DATE: _____

MEDIACOM (CABLEVISION)

BY: _____

DATE: _____

MIDAMERICAN ENERGY COMPANY (GAS/ELECTRIC)

BY: _____

DATE: _____

PROFESSIONAL LAND SURVEYOR
GARY D. GROSS
16850
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____
NAME: GARY D. GROSS
DATE: _____ LICENSE NUMBER: 16850
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.01,

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

SEAL

FINAL PLAT 56TH AVE. DEVELOPMENT ADDITION
FIRST EQUITY
BETTENDORF, IOWA

DRAWN: JJB
APPROVED: GDG
ISSUED FOR: REVIEW
DATE: 8/25/2020
PROJECT NO: 220265-0
FIELD BOOK: 645
CLIENT NO:

FINAL PLAT

B1.01

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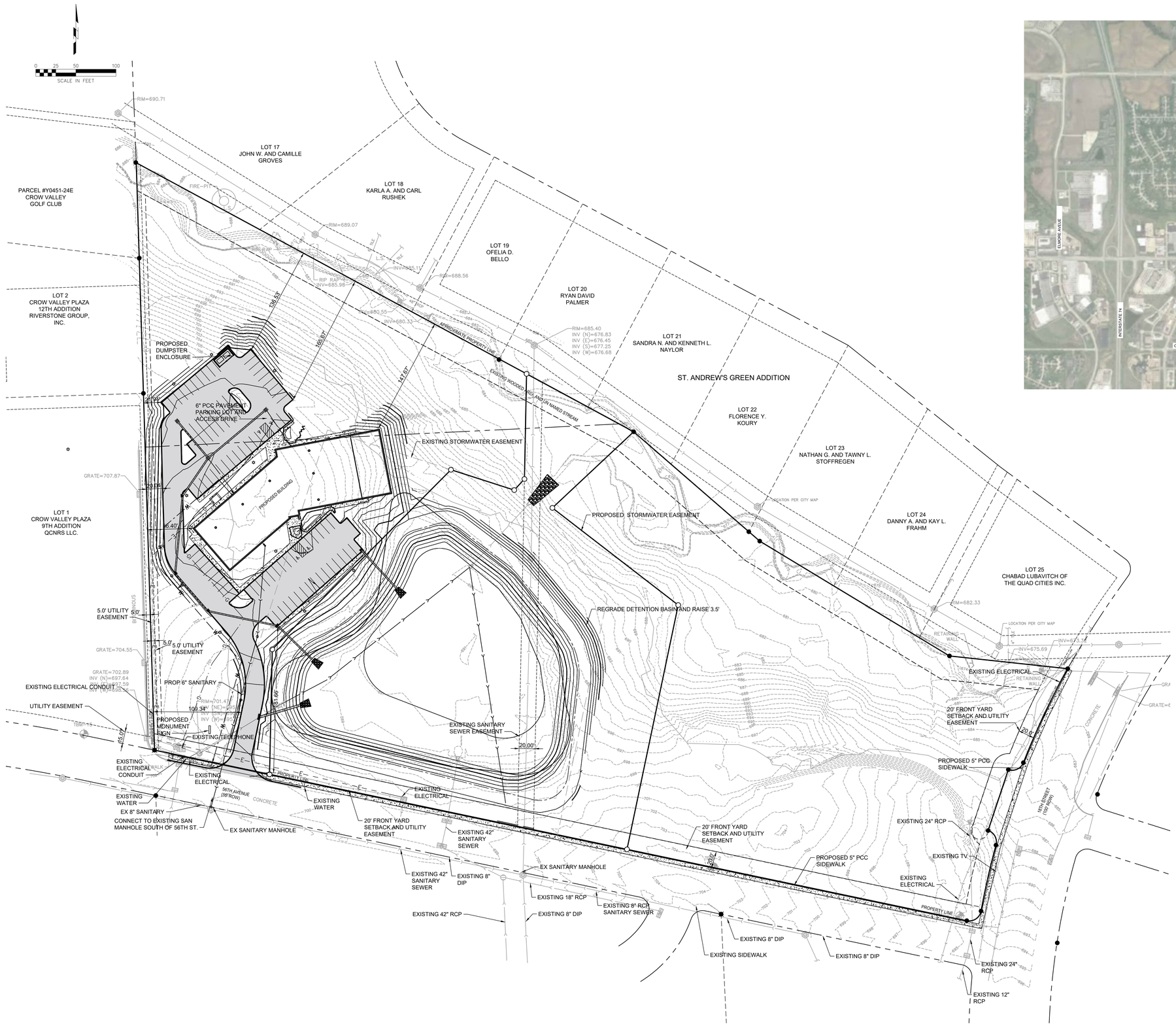
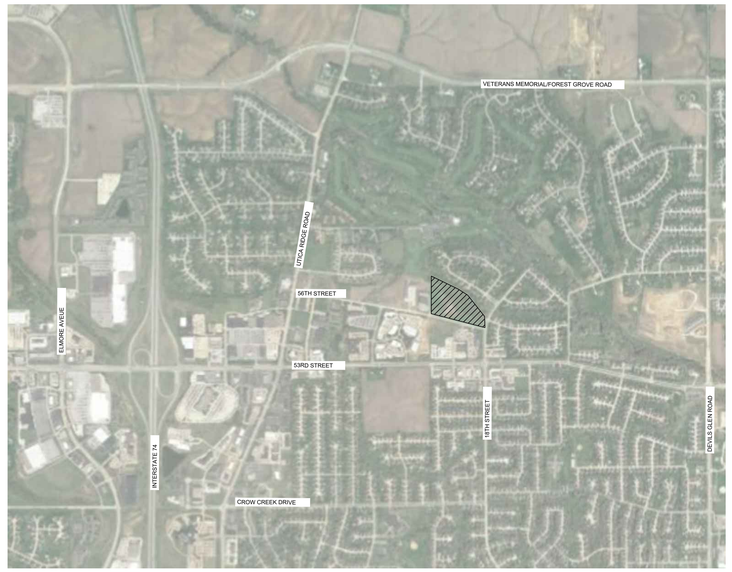




SHEET INDEX

C01	SITE INFORMATION
C100	SITE PLAN
SK 01	OVERALL FLOOR PLAN
SK 02	EXTERIOR ELEVATIONS
SK03	EXTERIOR PERSPECTIVE VIEWS

PROJECT DESCRIPTION:
MULTI-TENANT BUILDING, BETTENDORF, IOWA, 52722

TOTAL LOT SITE AREA = 13.02 ACRES

PROPERTY OWNER/DEVELOPER:
GEIFMAN FIRST EQUITY
STEVE GEIFMAN
5025 UTICA RIDGE RD, SUITE 105
DAVENPORT, IA, 52807
(563) 323-2626

LEGAL DESCRIPTIONS:
LOT 1 OF GEIFMAN'S 56 STREET DEVELOPMENT ADDITION OF BETTENDORF, SCOTT COUNTY, IOWA

APPLICANT:
STEVE GEIFMAN

ARCHITECT:
ERIC WIRTH, LICENSED ARCHITECT
SHIVE-HATTERY, INC.
1701 RIVER DRIVE, SUITE 200
MOLINE, IL. 61265
(319) 654-1931

SITE PLAN PREPARED BY:
DAVE PANOS P.E.
SHIVE-HATTERY, INC.
1701 RIVER DRIVE, SUITE 200
MOLINE, IL. 61265
(319) 551-3997

ZONING AND SETBACKS:
ZONING: C2, C1
LOT 1: C-2 GENERAL BUSINESS DISTRICT
SETBACKS: FRONT = 20'
REAR = 30' ABUTTING RESIDENTIAL ZONING
SIDE 1 = NONE
SIDE 2= NONE
C-1 OFFICE AND RESEARCH PARK DISTRICT
SETBACKS: FRONT = 20'
REAR = 20'
SIDE = 20'
SIDE = 20' ABUTTING STREET/CORNER LOT

PROPOSED USE: OFFICE
WATER SUPPLY: IOWA AMERICAN WATER COMPANY
SEWAGE DISPOSAL: CITY OF BETTENDORF SANITARY SEWER SYSTEM
STORM SEWER DISPOSAL: ON-SITE WATER QUALITY AND CHANNEL PROTECTION STORAGE, OUTLET TO REGIONAL DETENTION BASIN.
AUTOMATIC FIRE SPRINKLER OR STANDPIPE SYSTEM: AUTOMATIC SPRINKLER SYSTEM

BUILDING CONSTRUCTION TYPE: TYPE 2B
OCCUPANCY TYPES: B

TENANT SPACE #100: 1500 SF
TENANT SPACE #200: 3000 SF
UTILITY ROOM: 300 SF

TOTAL BUILDING AREA: 18,500SF

PARKING REQUIREMENTS:
CORPORATE OFFICE :
1 (ONE) PARKING SPACE PER 300 SQ FT OF FLOOR AREA = 62 PARKING STALLS REQUIRED

TOTAL PARKING STALLS PROVIDED = 92 STALLS (INCLUDING 4 ADA STALLS)

SHIVEHATTERY
ARCHITECTURE+ENGINEERING
222 Third Avenue SE, Suite 300 | Cedar Rapids, Iowa 52406
319.364.0227 | www.shive-hattery.com
Iowa | Illinois | Indiana

56TH AVENUE DEVELOPMENT ADDITION

GEIFMAN FIRST EQUITY
56TH STREET BETTENDORF, IA. 52722

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: --
APPROVED: DAP
ISSUED FOR: CITY SUBMITTAL
DATE: 08/28/2020
PROJECT NO: 320265P
FIELD BOOK: --
CLIENT NO: 320265P

SITE INFORMATION

C0

P:\Projects\320265P\Drawings\Revit\Drawings_CAD\C01 SITE INFORMATION.dwg
Plotted: 8/28/2020 2:38 PM

PROPOSED DUMPSTER ENCLOSURE
4" YELLOW PAVEMENT MARKING TYP.
6" PCC CURB AND GUTTER (TYP.)
6" PCC PARKING LOT AND ACCESS LANES
PROP CONCRETE INTAKE, TYP
PROP 6" HDPE ROOF DRAIN LINE (TYP.)
PROP 15" STORM SEWER, TYP
PROP BUILDING ROOF DRAINS
OUTLOT 1
201,190 SQ.FT.
4.619 AC.±
PROP 10" HDPE ROOF DRAIN LINE (TYP.)
TENANT 2
PROPOSED BUILDING TENANT 1
PROP 5" PCC SIDEWALK
PROP WATER CONNECTION (FIRE & DOMESTIC)
PROP TRANSFORMER ON PCC PAD
4 QTY. 4" ELECTRICAL TRANSFORMER TO BUILDING
PROP BUILDING ROOF DRAINS
PROP SANITARY DOUBLE CLEANOUTS
4" YELLOW PAVEMENT MARKING TYP.
PARKING STALL COUNT
PROP 5"PCC SIDEWALK
PROP 6" PVC SANITARY SEWER
PROP 2" PVC GAS
PROP FIRE HYDRANT
PROP 15" STORM SEWER, TYP
PROP CONCRETE INTAKE, TYP
EXISTING UTILITY EASEMENT
6" PCC CURB AND GUTTER (TYP.)
PROP 6" DIP WATER
PROP 6" PVC SANITARY SEWER
EXISTING ELECTRICAL CONDUIT
PROP 4" ELECTRICAL CONDUIT
EXISTING UTILITY EASEMENT
EXISTING INLET
PROPOSED MONUMENT SIGN
EXISTING 15" HDPE
EXISTING TELEPHONE
EXISTING ELECTRICAL CONDUIT
PROPERTY LINE
20' FRONT YARD SETBACK AND UTILITY EASEMENT
EXISTING SIDEWALK
PROPOSED 5" PCC SIDEWALK
EXISTING ELECTRICAL
EXISTING WATER
56TH AVENUE (55'ROW)
CONNECT TO EXISTING SAN MANHOLE SOUTH OF 56TH ST.
EX SANITARY MANHOLE
EX 8" SANITARY
APPROXIMATE PROPERTY LINE
EXISTING WOODED AREA AND UN-NAMED STREAM
EXISTING STORMWATER EASEMENT
PROPOSED STORMWATER EASEMENT
N 42°42'32" E 18.77'
S 72°10'56" E 82.90'
N 01°08'33" E 131.15'
S 46°53'47"
PROP RCP FES & REVETMENT OUTLET PROTECTION
REGRADE DETENTION BASIN AND RAISE 3.5'
EXISTING 30" RCP SANITARY SEWER
N 44°51'49" E 315.84'
EXISTING 8" DIP SANITARY SEWER
EXISTING SANITARY MANHOLE
PROPOSED OUTLET STRUCTURE WITH 5' X 5' WEIR WALL WITH V NOTCH AND ORIFICE
PROP RCP FES & REVETMENT OUTLET PROTECTION
OUTLOT 1
177,715 SQ.FT
4.080 AC.±
(RESERVED FOR STORMWATER DRAINAGE AND DETENTION)
PROP 4" HDPE SUBDRAIN
N 01°08'33" E 564.21'
S 01°08'33" W 567.10'
PROP CONCRETE INTAKE, TYP
PROP 15" RCP STORM SEWER, TYP
PROP SANITARY MANHOLE
PROP RCP FES & REVETMENT OUTLET PROTECTION
EXISTING STORMWATER DETENTION
PROP 4" HDPE SUBDRAIN
PROP CONCRETE INTAKE, TYP
PROP 24" RCP STORM SEWER, TYP
N 01°08'33" E 155.82'
PROP RCP FES & REVETMENT OUTLET PROTECTION
EXISTING 24" RCP STORM SEWER
EXISTING 42" RCP STORM SEWER
EXISTING 8" DIP SANITARY SEWER
EXISTING SANITARY SEWER EASEMENT
20' FRONT YARD SETBACK AND UTILITY EASEMENT
PROP 5" PCC SIDEWALK
EXISTING ELECTRICAL CONDUIT
PROP 4" ELECTRICAL CONDUIT
EXISTING ELECTRICAL
EXISTING WATER
PROPERTY LINE
N 01°14'16" W 792.67'
109.00'
120.22'
151.97'
146.51'
107.71'
88.47'
68.10'
71.85'
144.75'
56.40'
24.96'
20.66'
20.59'
15.00'
29.66'
24.22'
BITUMINOUS
P:\Projects\2020\2020P59\Sheets\Sheet\Drawings\1_Civil\C101 Site Plan.dwg
Plotted: 8/6/2021 4:56 PM

SCALE IN FEET
0 10 20 40

LEGEND
GENERAL SITE

PLAN	DESCRIPTION
	EXISTING STRUCTURE
	GUARD POST/ BOLLARD
	HANDICAPPED PARKING
	DECIDUOUS TREE
	CONIFEROUS TREE
	SINGLE POLE SIGN
	DOUBLE POLE SIGN
	TRAFFIC SIGNAL WITH ARM
	SLOPE ARROW
	LEFT-TURN ARROW
	RIGHT-TURN ARROW
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BENCH MARK
	IRON ROD - FOUND

LEGEND
UTILITY LINES

EXISTING	DESCRIPTION	PROPOSED
	ELECTRIC - OVERHEAD	
	ELECTRIC - UNDERGROUND	
	GAS MAIN	
	WATER MAIN	
	SANITARY SEWER	
	SANITARY FORCE MAIN	
	STORM SEWER	
	TELEPHONE - OVERHEAD	
	TELEPHONE-UNDERGROUND	
	CABLE LINE - OVERHEAD	
	CABLE LINE-UNDERGROUND	
	FIBER OPTICS	
	PROCESS/HEATING STEAM	

LEGEND
UTILITIES

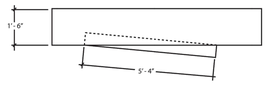
PLAN	DESCRIPTION
	UTILITY POLE W/TRANSFORMER
	WATER SHUTOFF VALVE
	GUY ANCHOR
	FIRE HYDRANT
	FLARED END SECTION
	UTILITY END CAP
	VALVE
	POST INDICATOR VALVE
	CLEANOUT
	JUNCTION BOX
	MANHOLE
	STORM MANHOLE
	SANITARY MANHOLE
	TELEPHONE PEDESTAL
	VAULT BOX
	WATER MANHOLE
	HANDHOLE
	SIGNAL BOX
	GAS METER
	ELECTRIC METER
	TRANSFORMER
	WATER METER
	CURB INLET
	INTAKE - CIRCLE
	INTAKE - RECTANGLE

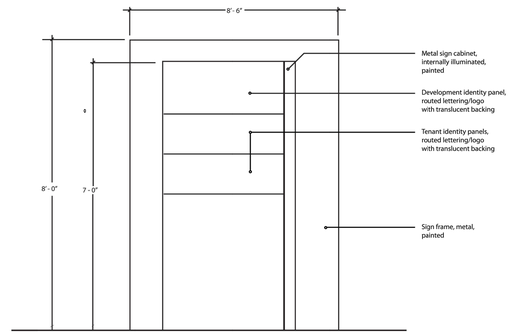
HATCH LEGEND

	6" PCC PAVEMENT W/ INTEGRAL CURB
	4" PCC SIDEWALK

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
TRE OVE	34	Tree Overstory	Overstory Tree	B & B	2 - 2-1/2"
TRE UND	10	Tree Understory	Understory Tree	B & B	2 - 2-1/2"
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
SHR S50	156	Shrub	Shrub	3 gal	24 - 30" Ht
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ORN O32	161	Ornamental Grass	Ornamental Grass	3 gal	18 - 24" Ht.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PER PLR	336	Perennial	Perennial	1 gal	12 - 18" Ht.





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319.364.0227 | www.shive-hattery.com
Iowa | Illinois | Indiana

56TH AVENUE DEVELOPMENT ADDITION

GEIFMAN FIRST EQUITY
56TH STREET BETTENDORF, IA. 52722

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: SLB
APPROVED: DAP
ISSUED FOR: CITY SUBMITTAL
DATE: 08/28/2020
PROJECT NO: 320265P
FIELD BOOK: ---
CLIENT NO: 320265P

###

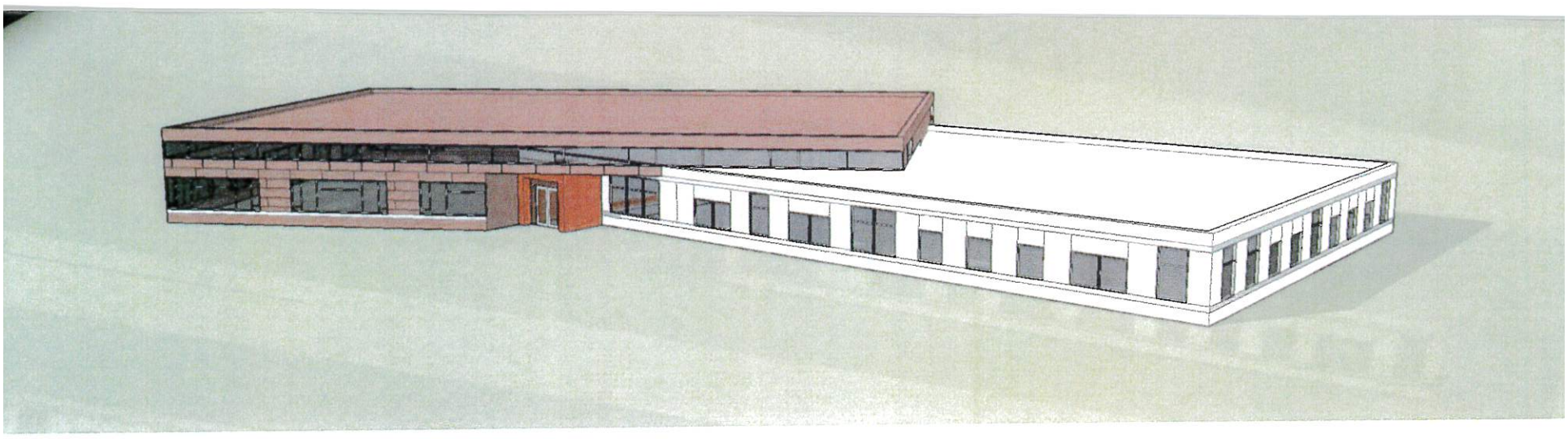
C1

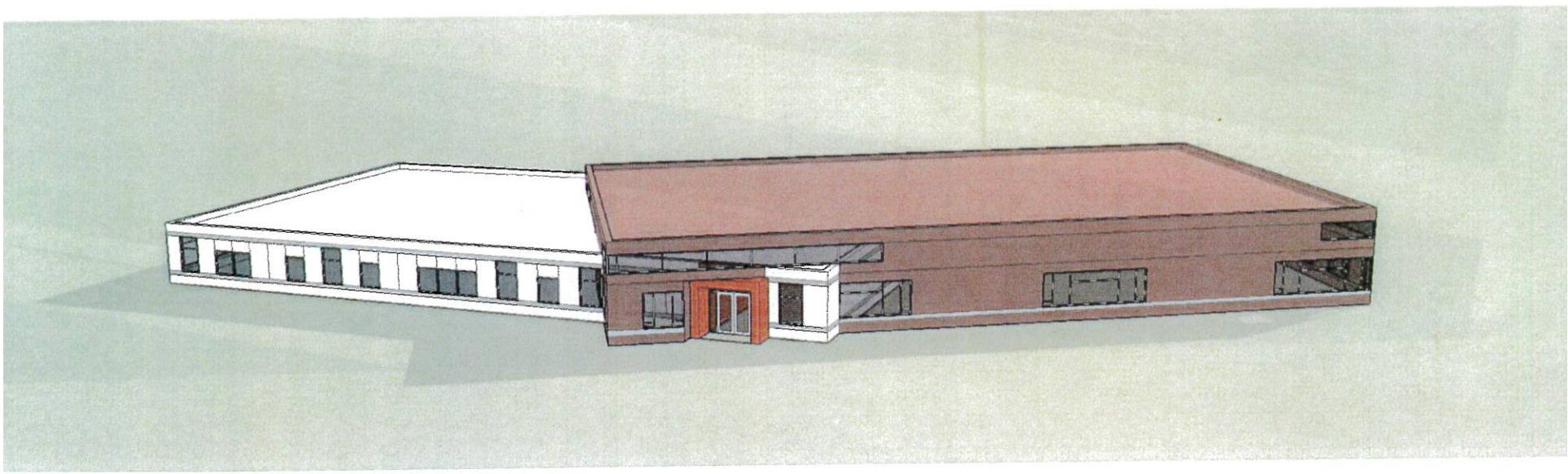
VIEW LOOKING EAST

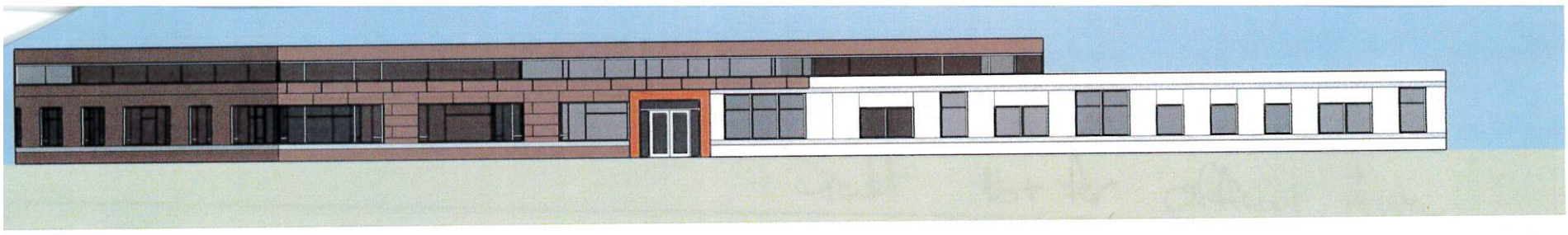
Site Concept - 56th Street

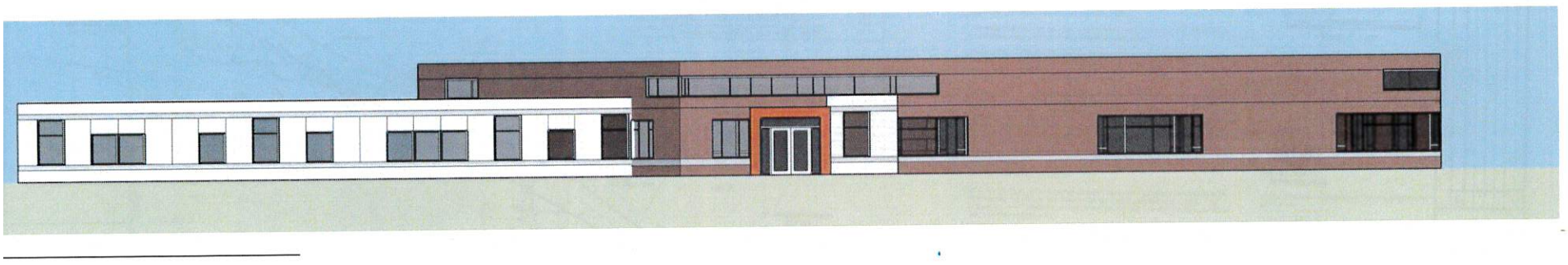
LAYOUT LOOKING WEST

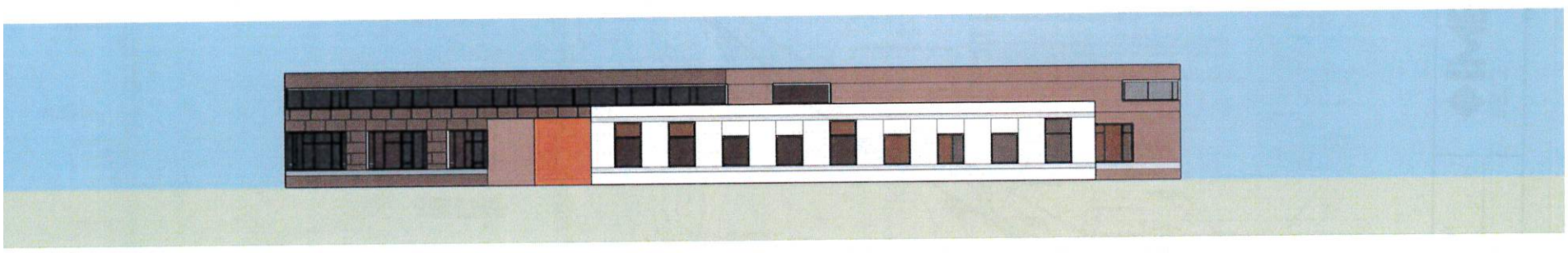
Site Concept - 56th Street

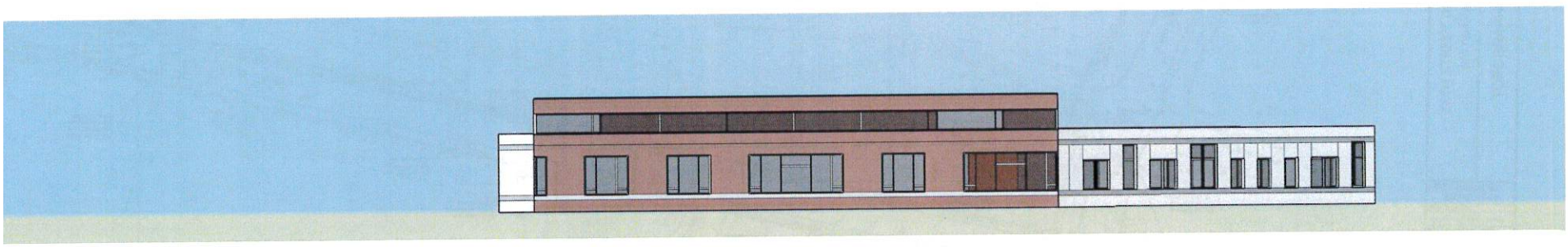












COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

September 16, 2020

Staff Report

Cases 20-051 and 20-052

Location: NW corner of 18th Street and 56th Avenue - Final Plat and Site Development Plan
Applicant: Steve Geifman
Zoning Designation: C-2, Community Commercial District and C-1, Neighborhood Commercial District
Land Use Plan Designation: Urban Medium Intensity
Square Feet: 18,500

Facts

Steve Geifman has submitted a site development plan for proposed Lot 1, Geifman's 56 Avenue Development Addition which is a parcel approximately 13 acres in size (see Aerial Photo - Attachment A). This site is bordered by 56th Avenue on the south and is on the west side of 18th Street. The final plat consists of two lots and one outlot (see Final Plat - Attachment B). The site plan being considered for Lot 1 is intended for an office building (see Site Development Plan - Attachments C and D and Site Concepts - Attachments E and F). The architectural elevations show the proposed structure (see Elevations - Attachment G).

Land Use

The Land Use Plan anticipates this parcel will be used for Urban Medium Intensity. The northwest corner of the parcel is zoned C-1, while the remainder of the parcel has been zoned C-2 since 1973. Professional office establishments are allowed in both zoning classifications (see attached Zoning Map - Attachment H).

Utilities

Provision of utilities will be the responsibility of the property owner. Most utilities currently run along the 56th Avenue right-of-way.

Thoroughfare Plan/Pedestrian Access

Access to the site is anticipated from 56th Avenue by use of 18th Street to 53rd Avenue. 56th Avenue also connects to Utica Ridge Road. Sidewalks and a walking path are anticipated throughout the subdivision.

Storm Water Detention

Storm water detention will be achieved using Outlot 1 as shown on the site development plan. All openings in the building must be above the elevation of the 100-year flood event to prevent flooding should the retention pond overtop.

Recommended Action

Staff recommends approval of this site plan with the following conditions:

1. All landscaping shall be installed and maintained according to the approved landscape plan submitted and approved as part of the site development plan. If all plantings cannot be installed by the time the Certificate of Occupancy is requested, then a bond shall be posted equal to 150% of the of the cost of materials and labor for completion of the planting.
2. Compliance with all state, city, and federal legal provisions.
3. Dimensioning of Outlot 1 is required.
4. Show zoning boundaries on plat within subdivision.

Respectfully submitted,

Greg Beck
City Planner

September 24, 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 Geifman's 56 Avenue Development Addition, submitted by Steve Geifman. (Case 20-051)

Planning and Zoning Commission's decision on a site development plan for property located at 56th Avenue and 18th Street, submitted by Steve Geifman. (Case 20-052)

Honorable Mayor and Members of the City Council:

On September 16, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat and site development plan requests.

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

Sincerely,

Mark Hunt
Director, Community Development

Final Plat/Site Development Plan

4. Case 20-051; Geifman's 56 Avenue Development Addition, submitted by Steve Geifman.

5. Case 20-052; 56th Avenue and 18th Street, submitted by Steve Geifman.

Beck reviewed the staff report. Hunt added that the existing detention area on the property will be further enhanced and improved as a result of this project. He indicated that there is some public benefit to the overall storm water management of the city.

Wennlund asked if the detention basin would be dry. Hunt confirmed this, adding that any water in the pond will be released into the storm water system.

Adam asked if sidewalks would be installed along the street frontages. Morlok stated that sidewalks will be installed along 56th Avenue and 18th Street and that the internal sidewalks would be part of a future phase. Hunt commented that the internal sidewalks would be publicly-accessible during the day. Morlok added that the developer would like to create a nature walk around the basin and that the city would be working with him on the project.

Wennlund commented that there is no obligation for the developer to maintain the existing trees on the north side of the lot but that he intends to do so. Beck confirmed this, adding that the existing trees on the site far exceed the landscape ordinance requirements. Morlok added that according to the storm water ordinance, there is a 30-foot buffer from top of bank that the developer cannot grade into.

Michael Koury, 2257 St. Andrew's Circle, stated that the developer had visited the neighbors to explain the project and indicated that he does not object to it. He expressed concern about the possible loss of the existing trees that provide a buffer for the homes. He indicated that most of the existing trees are on the developer's property rather than on the adjacent residential lots. He questioned how binding the developer's intention to preserve as many trees as possible would be on a future owner. He stated that the woods help maintain the value of the adjacent residential homes and provide a safety buffer from 56th Avenue. He asked the Commission members to add a plat condition obligating the current and any future owner to keep all of the trees except for those that must be removed to proceed with building construction or become diseased.

Morlok reiterated that there is a post-construction ordinance that would preclude the developer from grading within 30 feet from top of bank on either side of a well-established creek which would include 70-80 percent of the existing trees. He added that it

is possible that some of the trees on Lot 1 may have to be removed to facilitate construction of a building in the future.

Koury asked if the owner would be able to cut down the larger trees and replace them with shrubs. Morlok stated that no disturbance is allowed in that buffer area.

Steve Geifman, the applicant, stated that as he had mentioned to his neighbors, he has no intention of removing any trees that don't have to come down to facilitate the project. He added that the restrictions in the ordinance would likely save at least 70 percent of those trees. He explained that there are no plans yet for Lot 2 but that in order to use the existing curb cut at 18th Street and Heather Glen Avenue some of the trees would have to be removed. He commented that the curb cut is far from the creek bank.

Ormsby expressed appreciation for the renderings that were submitted as part of the applicant, adding that she found them very helpful.

Adam asked for clarification of the purpose of the existing curb cut on 18th Street. Morlok stated that he is unsure of its purpose, adding that it is in line with Heather Glen Avenue. He commented that perhaps it could have been used for field access to a hay field at some time in the past.

> On motion by Ormsby, seconded by Stoltenberg, that the final plat of Geifman's 56 Avenue Development Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

> On motion by Ormsby, seconded by Gannaway, that the site development plan for property located at 56th Avenue and 18th Street be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 5/6, 2020

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for proposed Lot 1 and Outlot 1, Geifman's 56 Avenue Development Addition, submitted by Steve Geifman. (Case 20-052)

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

Steve Geifman has submitted a site development plan for proposed Lot 1 and Outlot 1, Geifman's 56 Avenue Development Addition which is a parcel approximately 13 acres in size (see Aerial Photo - Attachment A). This site is bordered by 56th Avenue on the south and is on the west side of 18th Street. The final plat consists of two lots and one outlot (see Final Plat - Attachment B). The site plan being considered for Lot 1 is intended for an office building (see Site Development Plan - Attachment C, Landscape Plan - Attachment D, and Site Concepts - Attachment E). The architectural elevations show the proposed structure (see Elevations – Attachment F).

Enhances the Vision: The site development plan shows the office building near 56th Avenue and 18th Street provides an accessible site for people conducting business in an office complex setting, promoting "a growing competitive business environment" for the city.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at its September 16 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 Plan; (D) Landscape Plan; (E) Site Concepts; (F) Building Elevations; (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
PROPOSED LOT 1 AND OUTLOT 1, GEIFMAN'S 56 AVENUE DEVELOPMENT ADDITION

WHEREAS, Steve Geifman has submitted a site development plan for proposed Lot 1 and Outlot 1, Geifman's 56 Avenue Development Addition, and

WHEREAS, the staff and Planning and Zoning Commission have 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 proposed Lot 1 and Outlot 1, Geifman's 56 Avenue Development 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 developer will be responsible for arranging and rerouting all utility connections to and gaining approval for designs from the City's Engineering Division.
3. All sanitary and storm sewer configurations shall meet the design requirements used by the Public Works Department for Geifman's 56 Avenue Development Addition. All designs for utilities shall be approved by the City Engineer prior to the issuance of building permits.

PASSED, APPROVED, AND ADOPTED this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

ATTACHMENT A

FINAL PLAT
FOR
56TH AVENUE DEVELOPMENT ADDITION
TO THE CITY OF BETTENDORF, IOWA

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

PLANNING & ZONING COMMISSION

BY: _____

DATE: _____

CITY OF BETTENDORF, IOWA

BY: _____

ATTEST: _____

DATE: _____

ZONING

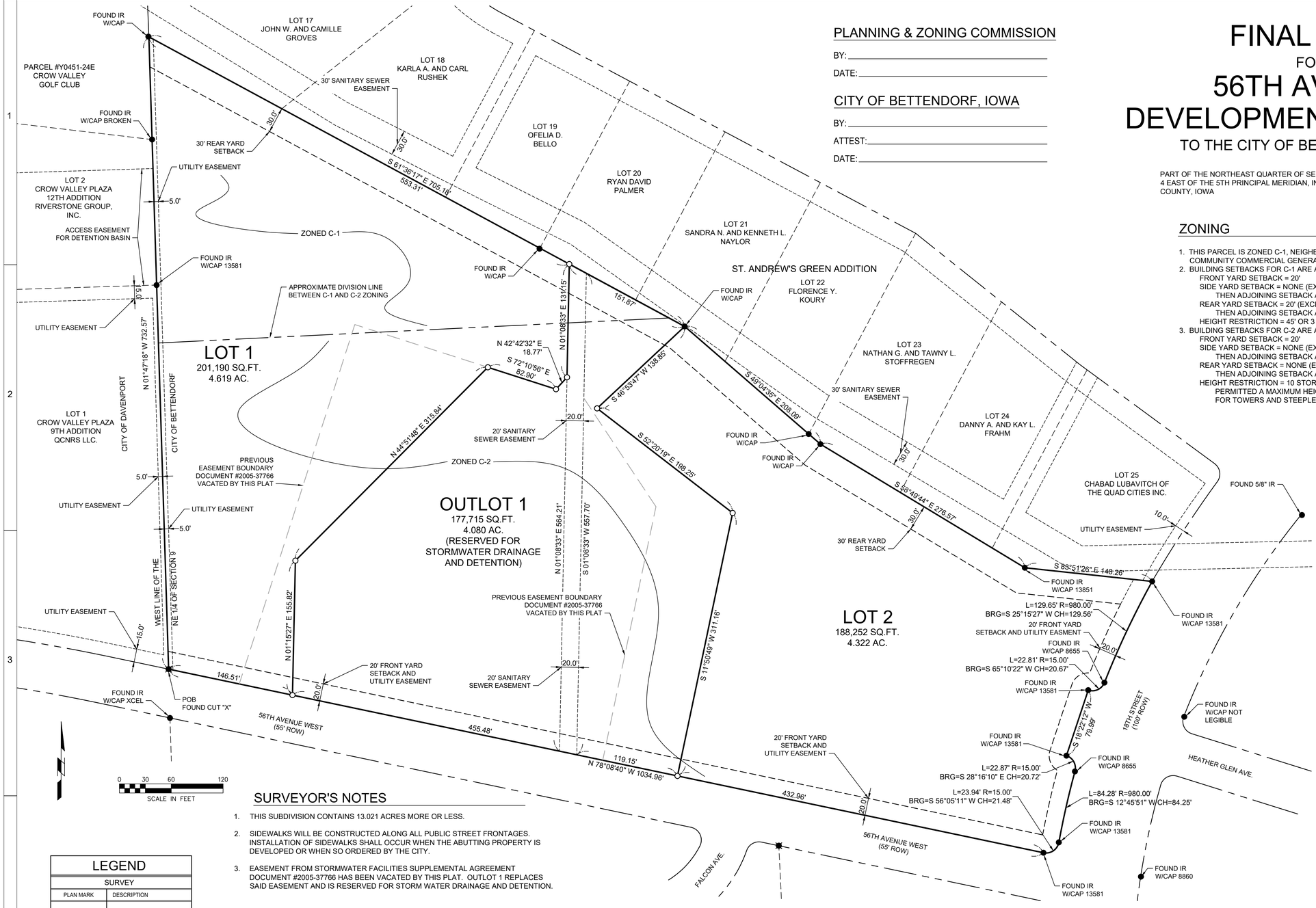
1. THIS PARCEL IS ZONED C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, AND C-2, COMMUNITY COMMERCIAL GENERAL DISTRICT, BETTENDORF, IOWA JURISDICTION
2. BUILDING SETBACKS FOR C-1 ARE AS FOLLOWS:
   FRONT YARD SETBACK = 20'
   SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   REAR YARD SETBACK = 20' (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   HEIGHT RESTRICTION = 45' OR 3 STORIES
3. BUILDING SETBACKS FOR C-2 ARE AS FOLLOWS:
   FRONT YARD SETBACK = 20'
   SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   REAR YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   HEIGHT RESTRICTION = 10 STORIES (CHURCHES, SCHOOLS, AND HOSPITALS ARE PERMITTED A MAXIMUM HEIGHT OF 60' FOR THE MAIN STRUCTURE AND 75' FOR TOWERS AND STEEPLES)

OWNER/DEVELOPER

STEVE GEIFMAN
GEIFMAN FIRST EQUITY
5025 UTICA RIDGE ROAD SUITE 105
DAVENPORT, IOWA 52807

FLOOD ZONE

THIS PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 19163CO360F AND MAP NUMBER 19163C0378F BOTH DATED FEBRUARY 18, 2011.



SURVEYOR'S NOTES

1. THIS SUBDIVISION CONTAINS 13.021 ACRES MORE OR LESS.
2. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
3. EASEMENT FROM STORMWATER FACILITIES SUPPLEMENTAL AGREEMENT DOCUMENT #2005-37766 HAS BEEN VACATED BY THIS PLAT. OUTLOT 1 REPLACES SAID EASEMENT AND IS RESERVED FOR STORM WATER DRAINAGE AND DETENTION.

GENERAL NOTES

1. 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.
2. 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 SERVICES AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET
▣	X CUT FOUND
POB	POINT OF BEGINNING

IOWA-AMERICAN WATER COMPANY (WATER)

BY: _____

DATE: _____

CENTURYLINK (TELEPHONE)

BY: _____

DATE: _____

MEDIACOM (CABLEVISION)

BY: _____

DATE: _____

MIDAMERICAN ENERGY COMPANY (GAS/ELECTRIC)

BY: _____

DATE: _____

PROFESSIONAL LAND SURVEYOR
GARY D. GROSS
16850
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____
NAME: GARY D. GROSS
DATE: _____ LICENSE NUMBER: 16850
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.01,

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

SEAL

FINAL PLAT 56TH AVE. DEVELOPMENT ADDITION
FIRST EQUITY
BETTENDORF, IOWA

DRAWN: JJB
APPROVED: GDG
ISSUED FOR: REVIEW
DATE: 8/25/2020
PROJECT NO: 220265-0
FIELD BOOK: 645
CLIENT NO:

FINAL PLAT

B1.01

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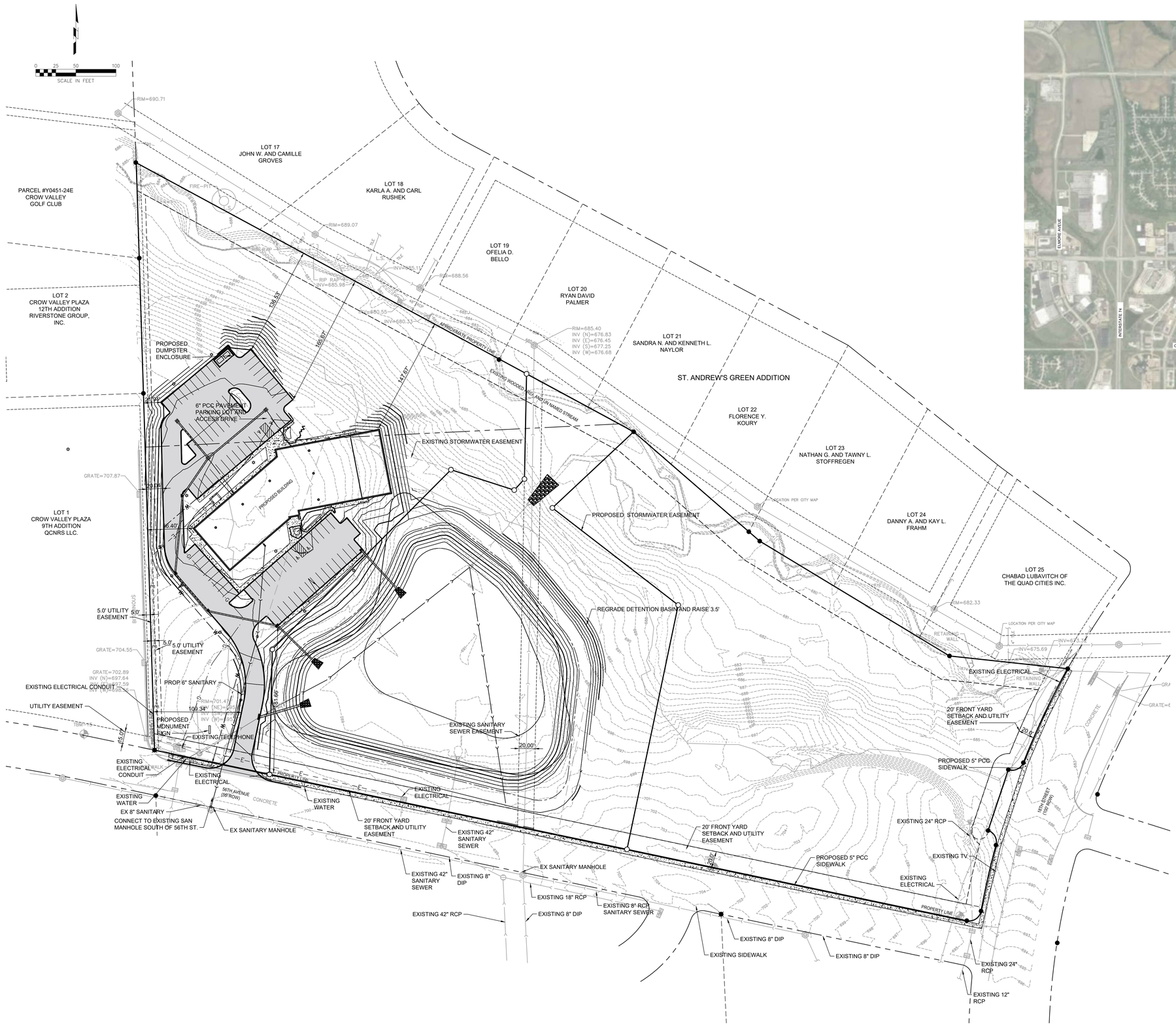

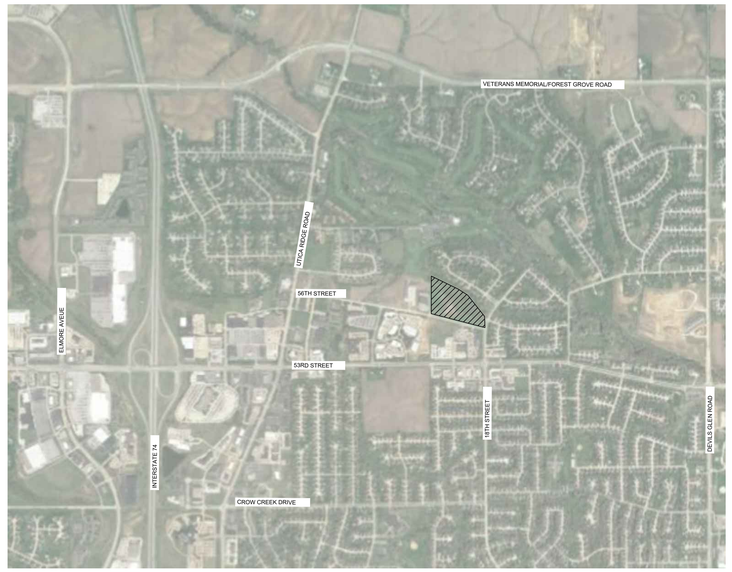

SHEET INDEX

C01	SITE INFORMATION
C100	SITE PLAN
SK 01	OVERALL FLOOR PLAN
SK 02	EXTERIOR ELEVATIONS
SK03	EXTERIOR PERSPECTIVE VIEWS

PROJECT DESCRIPTION:
MULTI-TENANT BUILDING, BETTENDORF, IOWA, 52722

TOTAL LOT SITE AREA = 13.02 ACRES

PROPERTY OWNER/DEVELOPER:
GEIFMAN FIRST EQUITY
STEVE GEIFMAN
5025 UTICA RIDGE RD, SUITE 105
DAVENPORT, IA, 52807
(563) 323-2626

LEGAL DESCRIPTIONS:
LOT 1 OF GEIFMAN'S 56 STREET DEVELOPMENT ADDITION OF BETTENDORF, SCOTT COUNTY, IOWA

APPLICANT:
STEVE GEIFMAN

ARCHITECT:
ERIC WIRTH, LICENSED ARCHITECT
SHIVE-HATTERY, INC.
1701 RIVER DRIVE, SUITE 200
MOLINE, IL. 61265
(319) 654-1931

SITE PLAN PREPARED BY:
DAVE PANOS P.E.
SHIVE-HATTERY, INC.
1701 RIVER DRIVE, SUITE 200
MOLINE, IL. 61265
(319) 551-3997

ZONING AND SETBACKS:
ZONING: C2, C1
LOT 1: C-2 GENERAL BUSINESS DISTRICT
SETBACKS: FRONT = 20'
REAR = 30' ABUTTING RESIDENTIAL ZONING
SIDE 1 = NONE
SIDE 2= NONE
C-1 OFFICE AND RESEARCH PARK DISTRICT
SETBACKS: FRONT = 20'
REAR = 20'
SIDE = 20'
SIDE = 20' ABUTTING STREET/CORNER LOT

PROPOSED USE: OFFICE
WATER SUPPLY: IOWA AMERICAN WATER COMPANY
SEWAGE DISPOSAL: CITY OF BETTENDORF SANITARY SEWER SYSTEM
STORM SEWER DISPOSAL: ON-SITE WATER QUALITY AND CHANNEL PROTECTION STORAGE, OUTLET TO REGIONAL DETENTION BASIN.
AUTOMATIC FIRE SPRINKLER OR STANDPIPE SYSTEM: AUTOMATIC SPRINKLER SYSTEM

BUILDING CONSTRUCTION TYPE: TYPE 2B
OCCUPANCY TYPES: B

TENANT SPACE #100: 1500 SF
TENANT SPACE #200: 3000 SF
UTILITY ROOM: 300 SF

TOTAL BUILDING AREA: 18,500SF

PARKING REQUIREMENTS:
CORPORATE OFFICE :
1 (ONE) PARKING SPACE PER 300 SQ FT OF FLOOR AREA = 62 PARKING STALLS REQUIRED

TOTAL PARKING STALLS PROVIDED = 92 STALLS (INCLUDING 4 ADA STALLS)

SHIVEHATTERY
ARCHITECTURE+ENGINEERING
222 Third Avenue SE, Suite 300 | Cedar Rapids, Iowa 52406
319.364.0227 | www.shive-hattery.com
Iowa | Illinois | Indiana

56TH AVENUE DEVELOPMENT ADDITION

GEIFMAN FIRST EQUITY
56TH STREET BETTENDORF, IA. 52722

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: --
APPROVED: DAP
ISSUED FOR: CITY SUBMITTAL
DATE: 08/28/2020
PROJECT NO: 320265P
FIELD BOOK: --
CLIENT NO: 320265P

SITE INFORMATION

C0

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Plotted: 8/28/2020 2:38 PM

PROPOSED DUMPSTER ENCLOSURE
4" YELLOW PAVEMENT MARKING TYP.
6" PCC CURB AND GUTTER (TYP.)
6" PCC PARKING LOT AND ACCESS LANES
PROP CONCRETE INTAKE, TYP
PROP 6" HDPE ROOF DRAIN LINE (TYP.)
PROP 15" STORM SEWER, TYP
PROP BUILDING ROOF DRAINS
OUTLOT 1
201,190 SQ.FT.
4.619 AC.±
PROP 10" HDPE ROOF DRAIN LINE (TYP.)
TENANT 2
PROPOSED BUILDING TENANT 1
PROP 5" PCC SIDEWALK
PROP WATER CONNECTION (FIRE & DOMESTIC)
PROP TRANSFORMER ON PCC PAD
4 QTY. 4" ELECTRICAL TRANSFORMER TO BUILDING
PROP BUILDING ROOF DRAINS
PROP SANITARY DOUBLE CLEANOUTS
4" YELLOW PAVEMENT MARKING TYP.
PARKING STALL COUNT
PROP 5"PCC SIDEWALK
PROP 6" PVC SANITARY SEWER
PROP 2" PVC GAS
PROP FIRE HYDRANT
PROP 15" STORM SEWER, TYP
PROP CONCRETE INTAKE, TYP
EXISTING UTILITY EASEMENT
6" PCC CURB AND GUTTER (TYP.)
PROP 6" DIP WATER
PROP 6" PVC SANITARY SEWER
EXISTING ELECTRICAL CONDUIT
PROP 4" ELECTRICAL CONDUIT
EXISTING UTILITY EASEMENT
EXISTING INLET
PROPOSED MONUMENT SIGN
EXISTING 15" HDPE
EXISTING TELEPHONE
EXISTING ELECTRICAL CONDUIT
PROPERTY LINE
20' FRONT YARD SETBACK AND UTILITY EASEMENT
EXISTING SIDEWALK
PROPOSED 5" PCC SIDEWALK
EXISTING ELECTRICAL
EXISTING WATER
56TH AVENUE (55'ROW)
CONNECT TO EXISTING SAN MANHOLE SOUTH OF 56TH ST.
EX SANITARY MANHOLE
EX 8" SANITARY
APPROXIMATE PROPERTY LINE
EXISTING WOODED AREA AND UN-NAMED STREAM
EXISTING STORMWATER EASEMENT
PROPOSED STORMWATER EASEMENT
N 42°42'32" E 18.77'
S 72°10'56" E 82.90'
N 01°08'33" E 131.15'
S 46°53'47"
PROP RCP FES & REVETMENT OUTLET PROTECTION
REGRADE DETENTION BASIN AND RAISE 3.5'
EXISTING 30" RCP SANITARY SEWER
N 44°51'49" E 315.84'
EXISTING 8" DIP SANITARY SEWER
EXISTING SANITARY MANHOLE
PROPOSED OUTLET STRUCTURE WITH 5' X 5' WEIR WALL WITH V NOTCH AND ORIFICE
PROP RCP FES & REVETMENT OUTLET PROTECTION
OUTLOT 1
177,715 SQ.FT
4.080 AC.±
(RESERVED FOR STORMWATER DRAINAGE AND DETENTION)
PROP 4" HDPE SUBDRAIN
N 01°08'33" E 564.21'
S 01°08'33" W 567.10'
PROP CONCRETE INTAKE, TYP
PROP 15" RCP STORM SEWER, TYP
PROP SANITARY MANHOLE
PROP RCP FES & REVETMENT OUTLET PROTECTION
EXISTING STORMWATER DETENTION
PROP 4" HDPE SUBDRAIN
PROP CONCRETE INTAKE, TYP
PROP 24" RCP STORM SEWER, TYP
N 01°08'33" E 155.82'
PROP RCP FES & REVETMENT OUTLET PROTECTION
EXISTING 24" RCP STORM SEWER
EXISTING 42" RCP STORM SEWER
EXISTING 8" DIP SANITARY SEWER
EXISTING SANITARY SEWER EASEMENT
20' FRONT YARD SETBACK AND UTILITY EASEMENT
PROP 5" PCC SIDEWALK
EXISTING ELECTRICAL CONDUIT
PROP 4" ELECTRICAL CONDUIT
EXISTING ELECTRICAL
EXISTING WATER
PROPERTY LINE
N 01°14'16" W 792.67'
109.00'
120.22'
151.97'
146.51'
107.71'
88.47'
68.10'
71.85'
144.75'
56.40'
24.96'
20.66'
20.59'
15.00'
29.66'
24.22'
BITUMINOUS
P:\Projects\2020\2020P59\Sheets\Sheet\Drawings\1_Civil\C101 Site Plan.dwg
Plotted: 8/6/2021 4:56 PM

SCALE IN FEET
0 10 20 40

LEGEND
GENERAL SITE

PLAN	DESCRIPTION
	EXISTING STRUCTURE
	GUARD POST/ BOLLARD
	HANDICAPPED PARKING
	DECIDUOUS TREE
	CONIFEROUS TREE
	SINGLE POLE SIGN
	DOUBLE POLE SIGN
	TRAFFIC SIGNAL WITH ARM
	SLOPE ARROW
	LEFT-TURN ARROW
	RIGHT-TURN ARROW
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BENCH MARK
	IRON ROD - FOUND

LEGEND
UTILITY LINES

EXISTING	DESCRIPTION	PROPOSED
	ELECTRIC - OVERHEAD	
	ELECTRIC - UNDERGROUND	
	GAS MAIN	
	WATER MAIN	
	SANITARY SEWER	
	SANITARY FORCE MAIN	
	STORM SEWER	
	TELEPHONE - OVERHEAD	
	TELEPHONE-UNDERGROUND	
	CABLE LINE - OVERHEAD	
	CABLE LINE-UNDERGROUND	
	FIBER OPTICS	
	PROCESS/HEATING STEAM	

LEGEND
UTILITIES

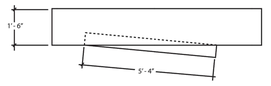
PLAN	DESCRIPTION
	UTILITY POLE W/TRANSFORMER
	WATER SHUTOFF VALVE
	GUY ANCHOR
	FIRE HYDRANT
	FLARED END SECTION
	UTILITY END CAP
	VALVE
	POST INDICATOR VALVE
	CLEANOUT
	JUNCTION BOX
	MANHOLE
	STORM MANHOLE
	SANITARY MANHOLE
	TELEPHONE PEDESTAL
	VAULT BOX
	WATER MANHOLE
	HANDHOLE
	SIGNAL BOX
	GAS METER
	ELECTRIC METER
	TRANSFORMER
	WATER METER
	CURB INLET
	INTAKE - CIRCLE
	INTAKE - RECTANGLE

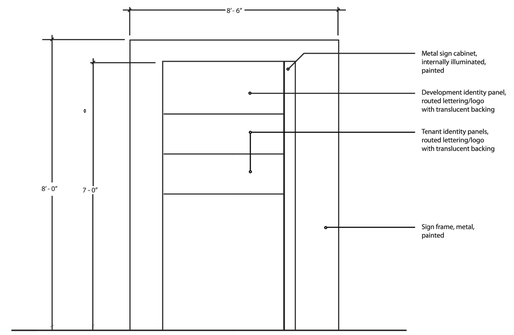
HATCH LEGEND

	6" PCC PAVEMENT W/ INTEGRAL CURB
	4" PCC SIDEWALK

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
TRE OVE	34	Tree Overstory	Overstory Tree	B & B	2 - 2-1/2"
TRE UND	10	Tree Understory	Understory Tree	B & B	2 - 2-1/2"
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
SHR S50	156	Shrub	Shrub	3 gal	24 - 30" Ht
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ORN O32	161	Ornamental Grass	Ornamental Grass	3 gal	18 - 24" Ht.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PER PLR	336	Perennial	Perennial	1 gal	12 - 18" Ht.





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56TH AVENUE DEVELOPMENT ADDITION

GEIFMAN FIRST EQUITY
56TH STREET BETTENDORF, IA. 52722

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: SLB
APPROVED: DAP
ISSUED FOR: CITY SUBMITTAL
DATE: 08/28/2020
PROJECT NO: 320265P
FIELD BOOK: ---
CLIENT NO: 320265P

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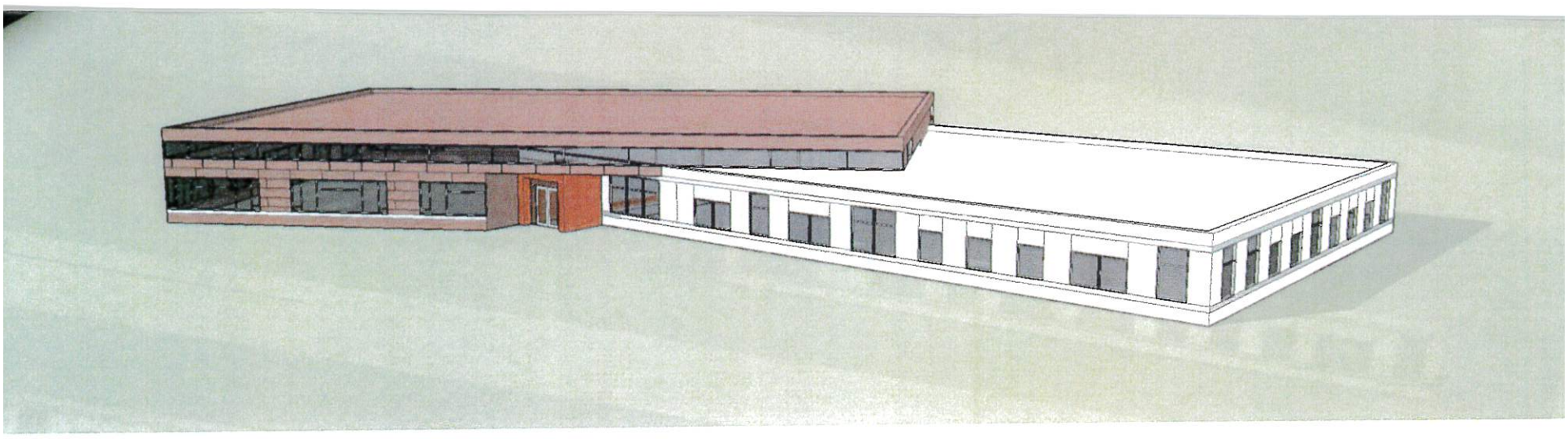
C1

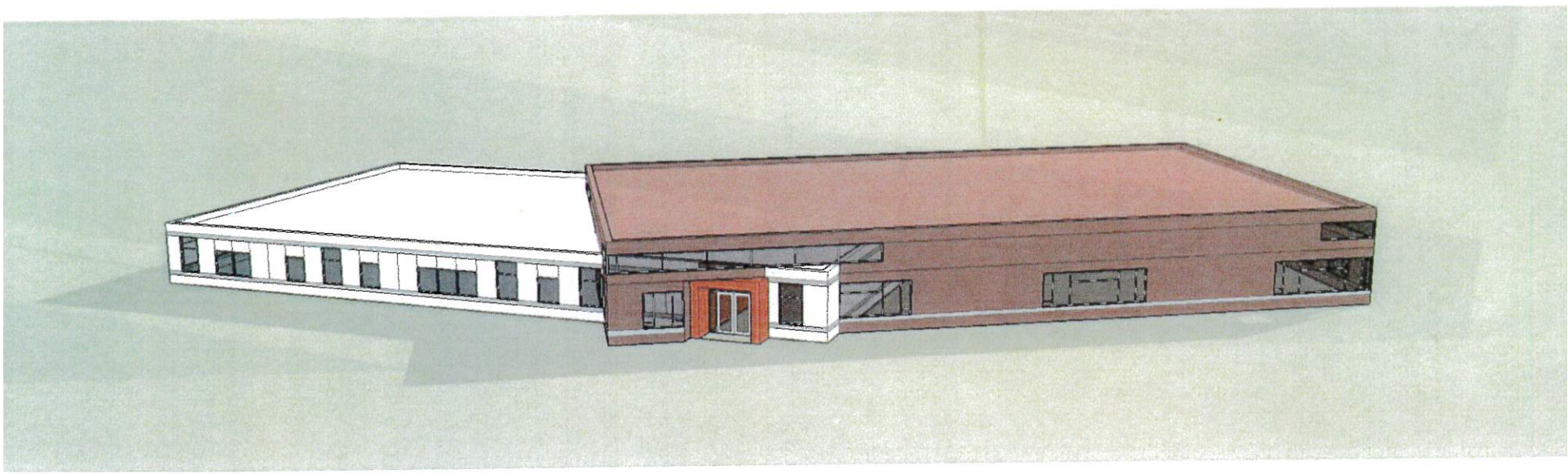
VIEW LOOKING EAST

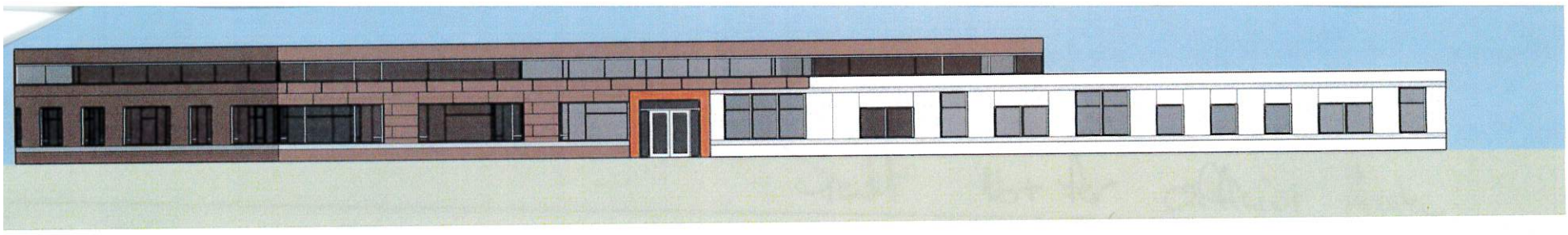
Site Concept - 56th Street

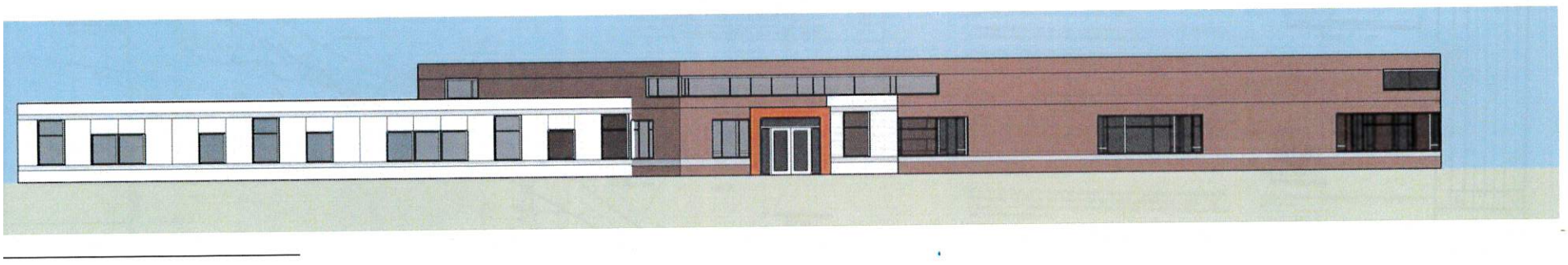
LAYOUT LOOKING WEST

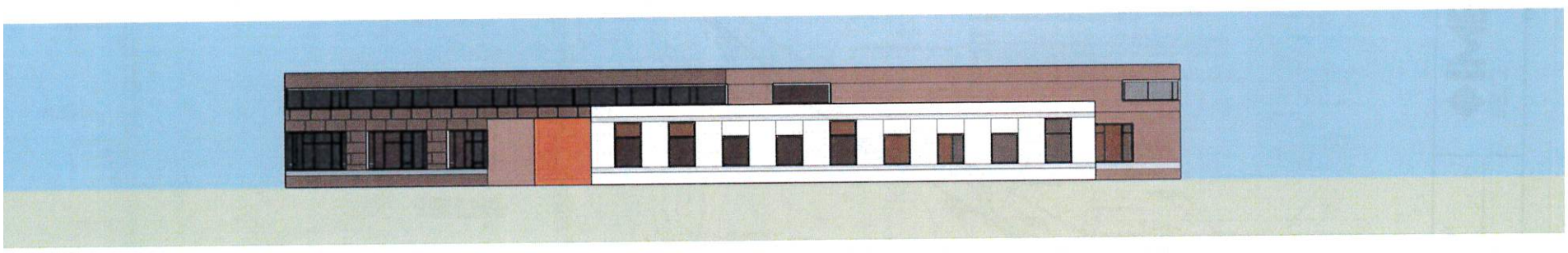
Site Concept - 56th Street

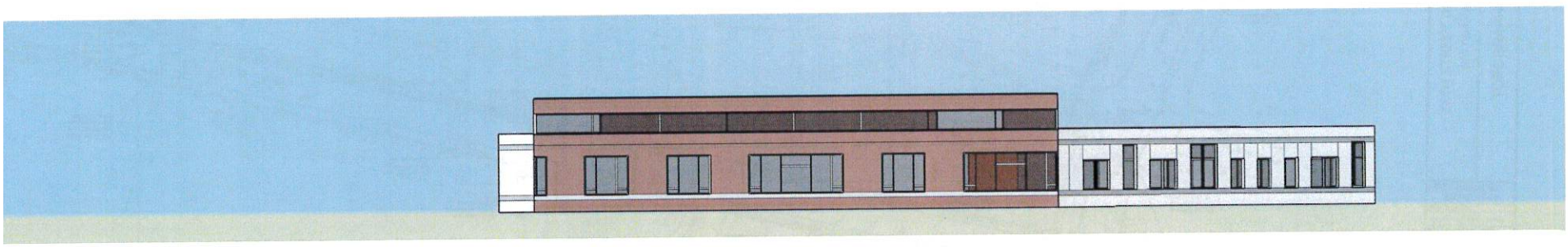












COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

September 16, 2020

Staff Report

Cases 20-051 and 20-052

Location: NW corner of 18th Street and 56th Avenue - Final Plat and Site Development Plan
Applicant: Steve Geifman
Zoning Designation: C-2, Community Commercial District and C-1, Neighborhood Commercial District
Land Use Plan Designation: Urban Medium Intensity
Square Feet: 18,500

Facts

Steve Geifman has submitted a site development plan for proposed Lot 1, Geifman's 56 Avenue Development Addition which is a parcel approximately 13 acres in size (see Aerial Photo - Attachment A). This site is bordered by 56th Avenue on the south and is on the west side of 18th Street. The final plat consists of two lots and one outlot (see Final Plat - Attachment B). The site plan being considered for Lot 1 is intended for an office building (see Site Development Plan - Attachments C and D and Site Concepts - Attachments E and F). The architectural elevations show the proposed structure (see Elevations - Attachment G).

Land Use

The Land Use Plan anticipates this parcel will be used for Urban Medium Intensity. The northwest corner of the parcel is zoned C-1, while the remainder of the parcel has been zoned C-2 since 1973. Professional office establishments are allowed in both zoning classifications (see attached Zoning Map - Attachment H).

Utilities

Provision of utilities will be the responsibility of the property owner. Most utilities currently run along the 56th Avenue right-of-way.

Thoroughfare Plan/Pedestrian Access

Access to the site is anticipated from 56th Avenue by use of 18th Street to 53rd Avenue. 56th Avenue also connects to Utica Ridge Road. Sidewalks and a walking path are anticipated throughout the subdivision.

Storm Water Detention

Storm water detention will be achieved using Outlot 1 as shown on the site development plan. All openings in the building must be above the elevation of the 100-year flood event to prevent flooding should the retention pond overtop.

Recommended Action

Staff recommends approval of this site plan with the following conditions:

1. All landscaping shall be installed and maintained according to the approved landscape plan submitted and approved as part of the site development plan. If all plantings cannot be installed by the time the Certificate of Occupancy is requested, then a bond shall be posted equal to 150% of the of the cost of materials and labor for completion of the planting.
2. Compliance with all state, city, and federal legal provisions.
3. Dimensioning of Outlot 1 is required.
4. Show zoning boundaries on plat within subdivision.

Respectfully submitted,

Greg Beck
City Planner

September 24, 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 Geifman's 56 Avenue Development Addition, submitted by Steve Geifman. (Case 20-051)

Planning and Zoning Commission's decision on a site development plan for property located at 56th Avenue and 18th Street, submitted by Steve Geifman. (Case 20-052)

Honorable Mayor and Members of the City Council:

On September 16, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat and site development plan requests.

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

Sincerely,

Mark Hunt
Director, Community Development

Final Plat/Site Development Plan

4. Case 20-051; Geifman's 56 Avenue Development Addition, submitted by Steve Geifman.

5. Case 20-052; 56th Avenue and 18th Street, submitted by Steve Geifman.

Beck reviewed the staff report. Hunt added that the existing detention area on the property will be further enhanced and improved as a result of this project. He indicated that there is some public benefit to the overall storm water management of the city.

Wennlund asked if the detention basin would be dry. Hunt confirmed this, adding that any water in the pond will be released into the storm water system.

Adam asked if sidewalks would be installed along the street frontages. Morlok stated that sidewalks will be installed along 56th Avenue and 18th Street and that the internal sidewalks would be part of a future phase. Hunt commented that the internal sidewalks would be publicly-accessible during the day. Morlok added that the developer would like to create a nature walk around the basin and that the city would be working with him on the project.

Wennlund commented that there is no obligation for the developer to maintain the existing trees on the north side of the lot but that he intends to do so. Beck confirmed this, adding that the existing trees on the site far exceed the landscape ordinance requirements. Morlok added that according to the storm water ordinance, there is a 30-foot buffer from top of bank that the developer cannot grade into.

Michael Koury, 2257 St. Andrew's Circle, stated that the developer had visited the neighbors to explain the project and indicated that he does not object to it. He expressed concern about the possible loss of the existing trees that provide a buffer for the homes. He indicated that most of the existing trees are on the developer's property rather than on the adjacent residential lots. He questioned how binding the developer's intention to preserve as many trees as possible would be on a future owner. He stated that the woods help maintain the value of the adjacent residential homes and provide a safety buffer from 56th Avenue. He asked the Commission members to add a plat condition obligating the current and any future owner to keep all of the trees except for those that must be removed to proceed with building construction or become diseased.

Morlok reiterated that there is a post-construction ordinance that would preclude the developer from grading within 30 feet from top of bank on either side of a well-established creek which would include 70-80 percent of the existing trees. He added that it

is possible that some of the trees on Lot 1 may have to be removed to facilitate construction of a building in the future.

Koury asked if the owner would be able to cut down the larger trees and replace them with shrubs. Morlok stated that no disturbance is allowed in that buffer area.

Steve Geifman, the applicant, stated that as he had mentioned to his neighbors, he has no intention of removing any trees that don't have to come down to facilitate the project. He added that the restrictions in the ordinance would likely save at least 70 percent of those trees. He explained that there are no plans yet for Lot 2 but that in order to use the existing curb cut at 18th Street and Heather Glen Avenue some of the trees would have to be removed. He commented that the curb cut is far from the creek bank.

Ormsby expressed appreciation for the renderings that were submitted as part of the applicant, adding that she found them very helpful.

Adam asked for clarification of the purpose of the existing curb cut on 18th Street. Morlok stated that he is unsure of its purpose, adding that it is in line with Heather Glen Avenue. He commented that perhaps it could have been used for field access to a hay field at some time in the past.

> On motion by Ormsby, seconded by Stoltenberg, that the final plat of Geifman's 56 Avenue Development Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

> On motion by Ormsby, seconded by Gannaway, that the site development plan for property located at 56th Avenue and 18th Street be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 5/6, 2020
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 3270 Palmer Hills Court and 2900 Devils Glen Road, submitted by Hy-Vee, Inc. (Case 20-042).

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

Hy-Vee, Inc. has submitted a site development plan to add parking and incorporate a structure for customer pickup of groceries (see Aerial Photo - Attachment A and Plats - Attachments B and C). A prior site development plan showed a parking lot at 3270 Palmer Hills Court (Lot 10, AAA Office Park Second Addition) and a building at 3275 Palmer Hills Court (Lot 2, AAA Office Park 3rd Addition) (see First Site Plan - Attachment D). The newly-proposed site plan shows an accessory pickup kiosk in the Hy-Vee parking lot and a parking lot at 3270 Palmer Hills Court (see Site Development Plan - Attachment E). The landscape plan meets code requirements (see Landscape Plan - Attachment F). The elevations show a kiosk for grocery pickup (see Elevations - Attachment G). The number of parking spaces provided meets City requirements because the additional parking is greater than the loss of parking where the accessory structure is located. Excess parking, through cross easements, will be used by Hy-Vee employees and as overflow parking.

Enhances the Vision: The construction of the grocery delivery kiosks helps meet the needs of consumers in COVID-19 restricted activities and will promote "a growing competitive business environment" for the city.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at its September 16 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) First Site Plan; (E) Site Plan; (F) Landscape Plan; (G) Elevations; (H) Staff report to the Planning and Zoning Commission; (I) Planning and Zoning Commission report to the Mayor and City Council; (J) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter

RESOLUTION NO. _____ - 20

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
3270 PALMER HILLS COURT AND 2900 DEVILS GLEN ROAD
LOT 10, AAA OFFICE PARK SECOND ADDITION AND LOT 1, GEIFMAN'S FOURTH ADDITION

WHEREAS, Hy-Vee, Inc. has submitted a site development plan for 3270 Palmer Hills Court and 2900 Devils Glen Road (Lot 10, AAA Office Park Second Addition and Lot 1, Geifman's Fourth 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 3270 Palmer Hills Court and 2900 Devils Glen Road (Lot 10, AAA Office Park Second Addition and Lot 1, Geifman's Fourth Addition) subject to the following conditions:

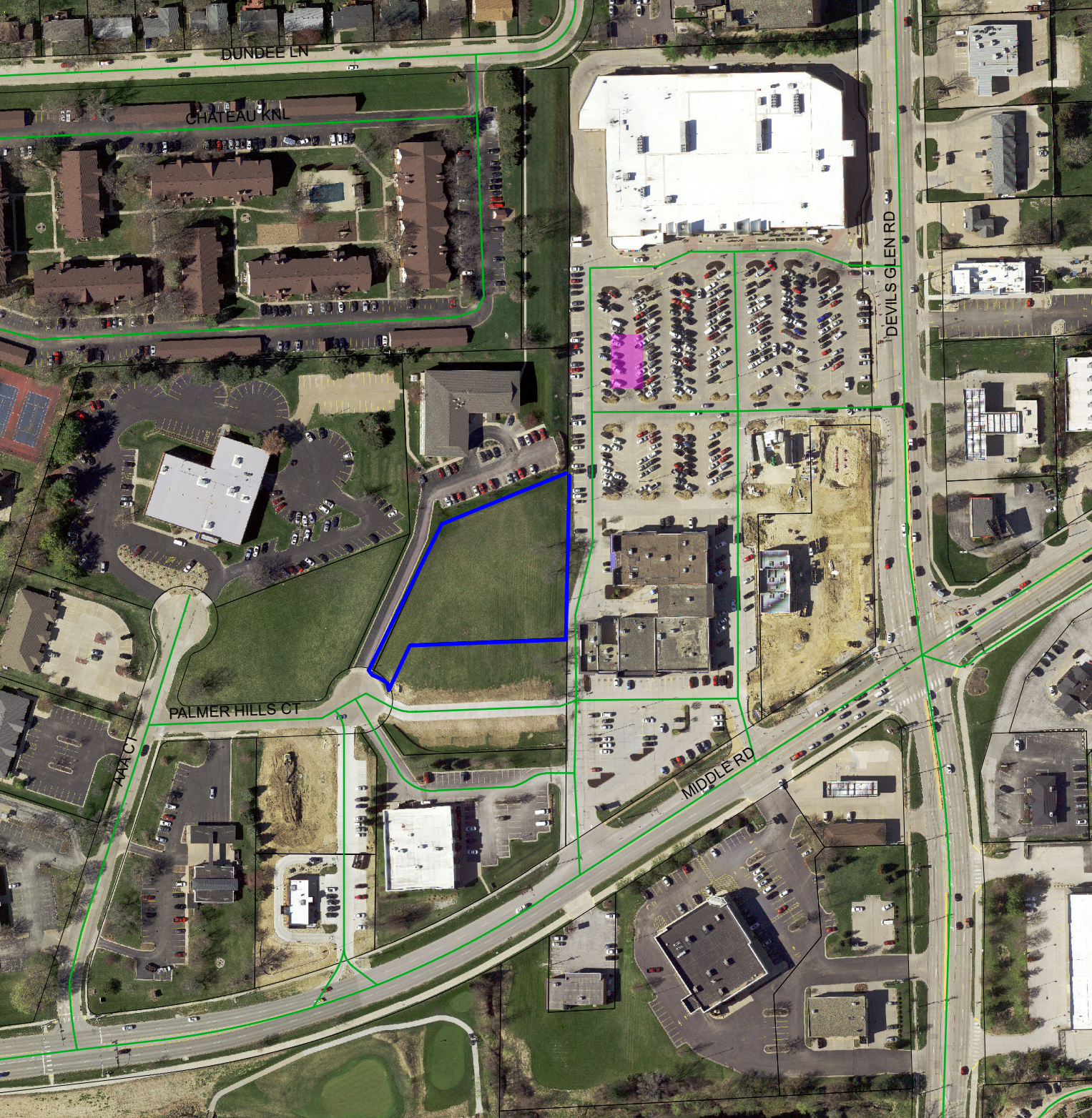
1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. City Engineer must approve the storm water detention design prior to City Council approval of the site development plan.
3. Access and detention easement agreements must be approved by the City Attorney prior to City Council approval of the site development plan and be recorded at the Scott County Recorder's office.
4. Permission from the Magellan Pipeline Company is required for encroachment into the 75-foot pipeline easement area. Hy-Vee, Inc. must furnish written verification to the City prior to City Council consideration of the site development plan.

PASSED, APPROVED, AND ADOPTED this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk


DUNDEE LN
CHATEAU KNL
DEVILS GLEN RD
PALMER HILLS CT
AAA CT
MIDDLE RD

ATTACHMENT B

GEIFMAN'S FOURTH ADDITION
REPLAT OF LOTS 1,2, & 3 OF G.M.S. 1ST ADDITION, IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., BETTENDORF, SCOTT COUNTY, IOWA
11.20 ACRES

AND L. C. HESLING, McCLURE ENGINEERING ASSOC., 4700 Kennedy Dr., E. Moline, IL. (309)

N

0 50' 100'
Scale: 1" = 50'

AAA OFFICE PARK 3RD ADDITION
AAA OFFICE PARK 2ND ADDITION
CHATEAU KNOLL ADDITION
DUNDEE LANE

LOT 1 | LOT 2 | LOT 10 | LOT 11 | AAA OFFICE PARK 2ND ADDITION OUTLOT "A"

75' PIPELINE EASEMENT
75'
15'
N 01°27'40" E 935.77' (N 01°30'54" E)
S 88°37'48" W 55.19'
CURVE DATA
R=100.00'
L=70.68'
CH.=69.22
N 68°35'57" E
N 00°43'38" E 236.15' (N 00°44'13" E)
5' BUILDING SETBACK LINE
15' BUILDING SETBACK LINE
15' ACCESS EASEMENT

A RECIPROCAL ACCESS EASEMENT AND MAINTENANCE AGREEMENT WAS RECORDED IN THE SCOTT COUNTY RECORDERS OFFICE IN OCTOBER 2005 FOR A SHARED "ENTRANCE DRIVE SEGMENT" TO MIDDLE ROAD BETWEEN THE "GOP TRACT" AND "G.M.S. TRACT".

KELINSON COMESS 2ND ADD.
MIDDLE ROAD
RUHL'S FOURTH ADDITION
S 56°24'43" W 351.39' (S 56°24'00" W)
30' BUILDING SETBACK LINE
NORTH RIGHT OF WAY MIDDLE ROAD

G.M.S. 1ST ADDITION LOT 1
G.M.S. 1ST ADDITION LOT 2
G.M.S. 1ST ADDITION LOT 3
LUTHER MANOR 3RD ADDITION LOT 2

SOUTH LINE SW 1/4 SEC. 15-78-4
NORTH LINE SW 1/4 SEC. 15-78-4
S 88°36'03" W 445.15' (N 88°40'14" E)
7.5' UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
7.5'
16'
30'X40' COMMON ACCESS EASEMENT TO BE VACATED WITH THIS PLAT
POINT OF BEGINNING
20' BUILDING SETBACK LINE
S 00°08'41" W 656.66' (SOUTH)
S 00°16'31" E 257.83' (S 00°17'08" E)
WEST RIGHT OF WAY LINE DEVILS GLEN ROAD
S 89°30'42" W 715.00'

DEVILS GLEN ROAD
EAST LINE OF NW 1/4 OF SEC. 22-78-4
EAST LINE OF SW 1/4 OF SEC. 15-78-4

DEVILS GLEN ACRES
LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12

SOUTHEAST CORNER, SOUTHWEST QUARTER, SEC. 15-78-4

NOTES:
1. ALL DISTANCE ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. FOUND 5/8" IRON PIN=●
   SET 5/8" IRON PIN W/ CAP #13974=●
3. "BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS, PRIMARY ELECTRIC CABLE, SERVICE WIRES; GAS MAINS, AND GAS SERVICES."
4. BEARINGS AND DISTANCES SHOWN WITHIN PARRENTHESIS ARE AS RECORDED.

_____, Mayor, and _____, City Clerk City of Bettendorf, Iowa, do hereby certify that the following was by the City Council of the City of Bettendorf, Iowa, at a meeting held on _____, 2005:

I by the City Council of Bettendorf, Iowa, that the final plat of 's Fourth Addition, an addition to the City of Bettendorf, Iowa, with the City Clerk by First Equity, is hereby approved and d; and the granting of easements as shown on said plat are d and confirmed and the Mayor and City Clerk of said City be y hereby are authorized and directed to certify the adoption of t as required by law.

at Bettendorf, Iowa, this 30th day of DECEMBER, 2005.

Mayor of the City of Bettendorf, Iowa

City Clerk

12-29-05

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: 12-22-05
MID-AMERICAN ENERGY COMPANY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: 12-20-05
QWEST

BY: _____ DATE: 12-20-05
MEDIACOM

BY: _____ DATE: 12-20-5
IOWA-AMERICAN WATER COMPANY

LICENSED LAND SURVEYOR
RALLAND L. CHESLING
13974
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: _____ Rolland L. Chesling

Date 12-21-05 Reg. No. 13974

My license renewal date is December 31, 2006.

Pages or sheets covered by this seal:
THIS SHEET ONLY

ATTACHMENT C

50 0 25 50

1 INCH =

35.72'

G.M.S. 1st ADD. LOT 1

247.73'

S 02°57'29" W

165.60'

SET CHISELED "X" IN CONC.

75' WILLIAMS BROTHERS PIPELINE ESMT.

15' WILLIAMS BROTHERS PIPELINE AND UTILITY ESMT.

75'

15'

60'

150.37'

S 60°02'53" W

70.00'

DRAINAGE EASEMENT

15'

15' UTILITY EASEMENT

T 11
0 S.F.
AC.

15'

S 71°30'05" W
206.21'

LOT 10
50,747 S.F.
1.16 AC.

S 90°00'00" E
236.46'

LOT 9
44,484 S.F.
1.02 AC.

S 90°00'00" E
285.94'

LOT 8
65,033 S.F.
1.49 AC.

100'

R=1382.39'
ARC=256.29'
CH=255.92'
CH BRG N65°21'33"E

UTILITY EASEMENT

7.5'

10' UTILITY EASEMENT

UNPLATTED

N 00°00'00" E
270.56'

244.55'
S 27°04'03" W

72.90'
S 27°04'03" W

70'

222.62'
S 27°04'03" W

35'

15'

L=222.39'

R=50.00'

R=50.00'

24.00'

S 02°57'29" W 292.20'

S 32°50'16" E
42.04'

10'

R=1382.39'
ARC=189.16'
CH=189.01'
CH BRG N74°35'25"E

15'

MT.

S 71°30'05" W
313.80'

LOT 7
63,243 S.F.
1.45 AC.

25' ACCESS AND 15' UTILITY EASEMENTS TO BE VACATED

AAA OFFICE PARK
LOT 3

LOT 4
46,363 S.F.
1.06 AC.

20' UTILITY ESMT.

FD. #5 REBAR
NO CAP

15'

5'

16'

' ZONING SETBACK

R HILLS COURT
O BE DEDICATED FOR
EET RIGHT-OF-WAY)

194.96'

288.35'

155.00'

SETBACK

S 02°57'29" W 377.86'

AAA OFFICE PARK
LOT 2

R=1382.39'
ARC=169.09'

52'

16'

℄ OF R.O.W.

FORMER PLAN

Professional Engineer under the laws of the State of Iowa.

Signature Date

Jason L. Holdorf
License No. 17137
My license renewal date is December 31, 2017
Pages or sheets covered by this seal:

JASON L. HOLDORF 17137 IOWA

SCALE: 1" = 60'

ZONING DISTRICT: C-2 COMMUNITY COMMERCIAL DISTRICT

SITE LOCATION: 3275 Palmer Hills Court & 3270 Palmer Hills Court	
SITE AREA	93,533 S.F. ±
	2.15 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA	7,500 SF
REQUIRED PARKING = 50 SPACES	
PROVIDED = 147 (INCLUDING 3 HANDICAPPED)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 54,400 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The proposed construction involves 1 retail/restaurant building, an accompanying patio, utility services, and two parking lots with a total of 147 stalls.	

BUILDING AREA TABLE FOR PARKING COUNTS

RETAIL AREA = 4,350 SF = 22 STALLS REQUIRED
RESTURAN AREA = 2,770 SF = 26 STALLS REQUIRED

J&K INVESTMENT COMPANY LLC
1605 STATE STREET, SUITE 101
BETTENDORF, IOWA, 52722

ARCHITECT
DESIGN BUILD BY ARCHITECTS
316 E. THIRD STREET
DAVENPORT, IOWA 52801

DEVELOPER
STEVE GEIFMAN
5025 UTICA RIDGE ROAD
DAVENPORT, IOWA, 52807

ATTACHMENT D

LEGAL DESCRIPTIONS
Lot 10 of AAA Office Park 2nd Addition
&
Lot 2 of AAA Office Park 3rd Addition

PARKING STALLS, ISLANDS AND BUILDING LOCATION IN THIS AREA ARE ALL APPROXIMATE LOCATIONS. THESE ITEMS WERE COPIED IN FROM THE AERIAL PHOTO AND HAVEN'T BEEN LOCATED FROM A SURVEY.

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
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 CONTRACTORS EXPENSE.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAYS.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED IN THE SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "VB" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. OCCUPANCY TYPE IN THIS BUILDING WILL BE GROUP "A-2" FOR THE RESTAURANT OCCUPANCY PER THE 2009 INTERNATIONAL BUILDING CODE.
10. OCCUPANCY TYPE IN THIS BUILDING WILL BE GROUP "M" FOR THE RETAIL AREAS OCCUPANCY PER THE 2009 INTERNATIONAL BUILDING CODE.
11. PROPOSED BUILDING WILL NOT BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		WATER VALVE
		HYDRANT
		POWER POLE
		POWER POLE W/ LIGHT
		ELECTRIC PEDESTAL/TRANSFORMER
		ELECTRIC METER
		UTILITY MANHOLE
		HANDHOLE
		GAS METER
		LIGHT POLE
		SIGN
		DECIDUOUS TREE
		CONTROL POINT
		BENCHMARK
		SURVEY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		BACK OF CURB / FLOW LINE
		WATER LINE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		GAS LINE
		EDGE OF WATER LINE/DITCH FLOWLINE
100	100	CONTOUR
		TREE LINE
		SIDEWALK / CONCRETE PAVEMENT
		HMA PAVEMENT

REVISIONS

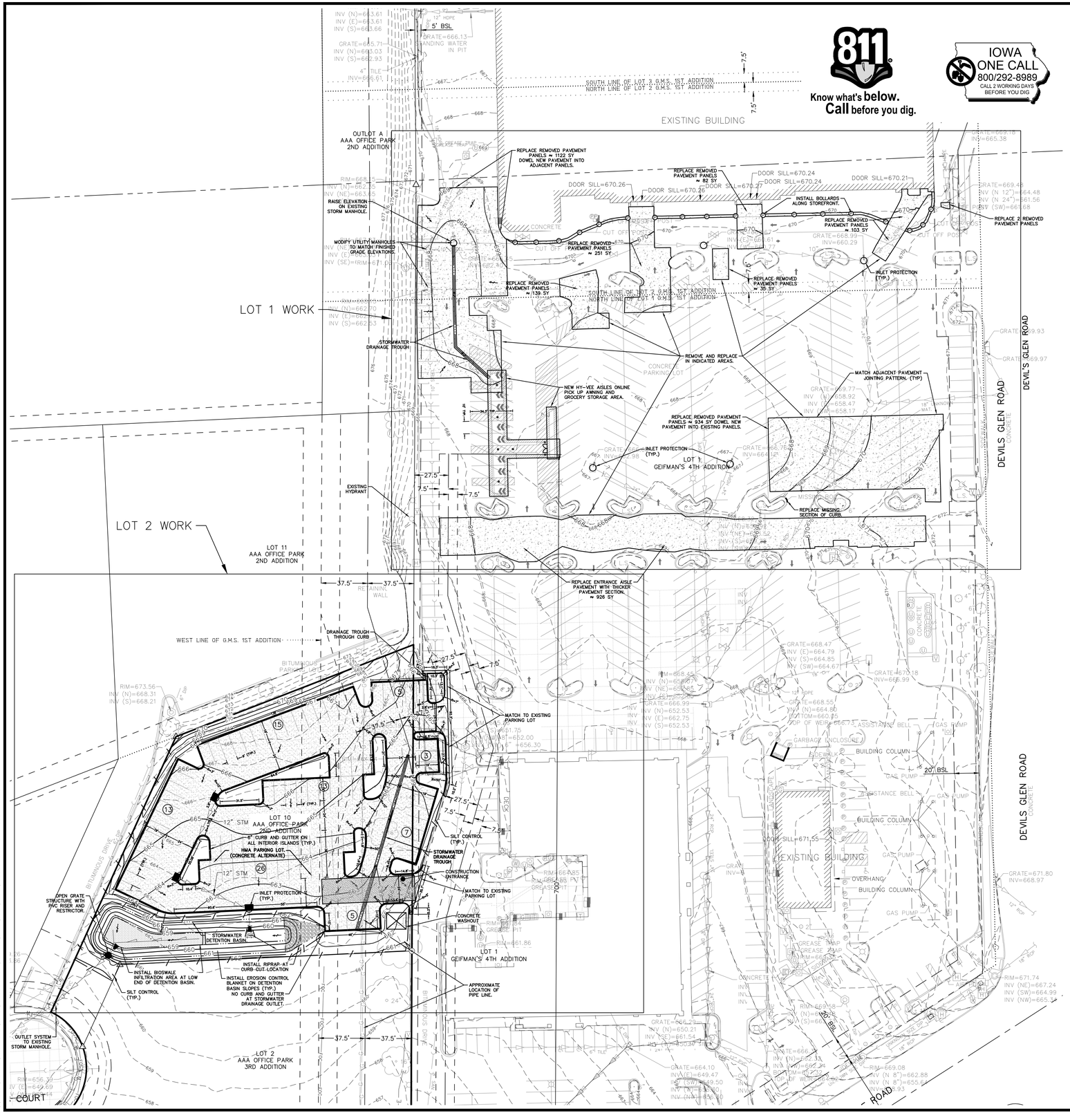
No.	DESCRIPTION

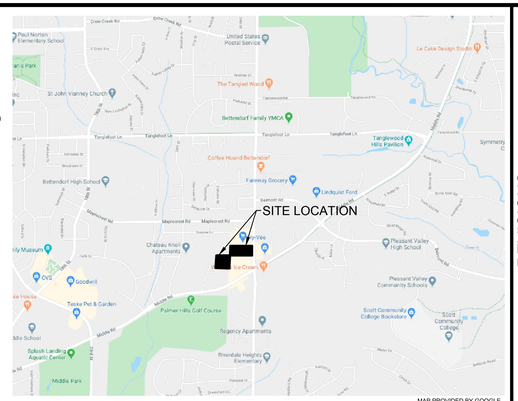
Missman, Inc.

PALMER HILLS COURT SITE DEVELOPMENT

Missma
C
File Na
CITY/SUBDIV
© COPYR
ALL RIGHTS
Field Bo
Drawn
Checke
Date:

S





VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE

SCALE: 1" = 40 '

OWNER/DEVELOPER
Hy-Vee Inc.
5820 Weston Parkway
West Des Moines, IA, 50266
Jeff Stein P.E. - Director, Site Planning
PH: 515-267-2819

LEGAL DESCRIPTION
LOT NUMBER 1 OF GIEFMANS 4TH ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

LEGAL DESCRIPTION
LOT NUMBER 10 OF AAA OFFICE PARK 2ND ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE INFORMATION

ZONING DISTRICT: C-2 COMMUNITY COMMERCIAL DISTRICT			
SITE LOCATION 1: 2900 DEVILS GLEN ROAD, BETTENDORF, IOWA 52722			
SITE LOCATION 2: LOT 1 GIEFMANS 4TH ADDITION, BETTENDORF, IOWA			
TOTAL LOT 1 AREA	422,532 S.F. ± / 9.70 ACRES ±	TOTAL LOT 2 AREA	50,530 S.F. ± / 1.16 ACRES ±
FRONT YARD REQUIRED	20'	FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE	SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	NONE	REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA	400 S.F	TOTAL BUILDING AREA	0 S.F
REQUIRED PARKING = NA			
PROVIDED = 87 ADDED & 34 STALLS LOST = NET GAIN OF 54 STALLS			
TOTAL ADDED VEHICULAR USE AREA (V.U.A.) = 32,300 S.F. ±			
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 1 new 87 stall parking lot, 1 proposed aisles online building, and parking lot pavement repair.			

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
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8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "VB" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. BUILDING OCCUPANCY TYPE (M) MERCANTILE PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDING WILL NOT BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

LEGEND

- STORM INLET
- FLARED END SECTION
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- EASEMENT LINE
- R.O.W. LINE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- 580 CONTOUR
- 580 PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT

LICENSED PROFESSIONAL ENGINEER
JASON L. HOLDORF 17137
IOWA

I hereby certify that this plan 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.

Signature — Date: 06/26/2020

Jason L. Holdorf
License No. 17137
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: SHEET 1

No.	REVISIONS DESCRIPTION	DATE

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

HY-VEE TO GO PICK UP IMPROVEMENTS
BETTENDORF, IOWA

OVERALL SITE LAYOUT

IMEG Project No: 18000944.03
File Name: 18000944.03-CITY SUBMITTAL.dwg
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Field Book No:####
Drawn By: AEK
Checked By: JLH
Date: 07/07/2020

C-100

Sheet 1 of 1

\\FILES\Active\Projects\2018\18000944.03\Design\Civil\C3D\Plot\18000944.03-CITY SUBMITTAL.dwg, 7/7/2020 4:51:36 PM
Tuesday, July 7, 2020 4:51:41 PM
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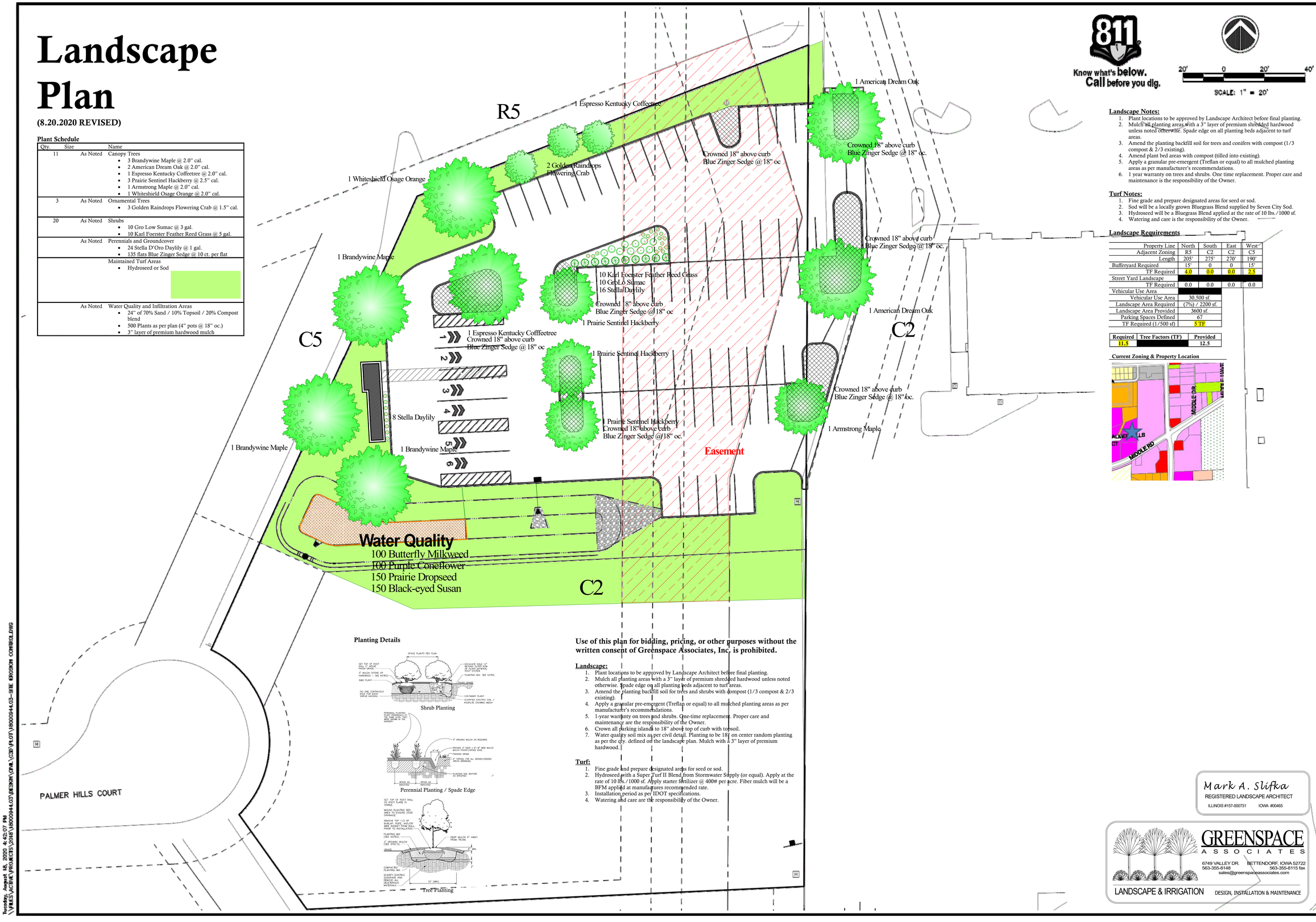
Landscape Plan

(8.20.2020 REVISED)

Plant Schedule

Qty.	Size	Name
11	As Noted	Canopy Trees • 3 Brandywine Maple @ 2.0" cal. • 2 American Dream Oak @ 2.0" cal. • 1 Espresso Kentucky Coffeetree @ 2.0" cal. • 3 Prairie Sentinel Hackberry @ 2.5" cal. • 1 Armstrong Maple @ 2.0" cal. • 1 Whiteshield Osage Orange @ 2.0" cal.
3	As Noted	Ornamental Trees • 3 Golden Raindrops Flowering Crab @ 1.5" cal.
20	As Noted	Shrubs • 10 Gro Low Sumac @ 3 gal. • 10 Karl Foerster Feather Reed Grass @ 5 gal.
	As Noted	Perennials and Groundcover • 24 Stella D'Oro Daylily @ 1 gal. • 135 flats Blue Zinger Sedge @ 10 ct. per flat
		Maintained Turf Areas • Hydroseed or Sod
	As Noted	Water Quality and Infiltration Areas • 24" of 70% Sand / 10% Topsoil / 20% Compost blend • 500 Plants as per plan (4" pots @ 18" oc.) • 3" layer of premium hardwood mulch



Know what's below. Call before you dig.

Landscape Notes:

1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
3. Amend the planting backfill soil for trees and conifers with compost (1/3 compost & 2/3 existing).
4. Amend plant bed areas with compost (tilled into existing).
5. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
6. 1 year warranty on trees and shrubs. One time replacement. Proper care and maintenance is the responsibility of the Owner.

Turf Notes:

1. Fine grade and prepare designated areas for seed or sod.
2. Sod will be a locally grown Bluegrass Blend supplied by Seven City Sod.
3. Hydroseed will be a Bluegrass Blend applied at the rate of 10 lbs./1000 sf.
4. Watering and care is the responsibility of the Owner.

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	R5	C2	C2	C5
Length	205'	275'	270'	190'
Bufferyard Required	15'	0	0	15'
TF Required	4.0	0.0	0.0	2.5
Street Yard Landscape				
TF Required	0.0	0.0	0.0	0.0
Vehicular Use Area				
Vehicular Use Area	30,500 sf.			
Landscape Area Required	(7%) / 2200 sf.			
Landscape Area Provided	3600 sf.			
Parking Spaces Defined	67			
TF Required (1/500 sf)	5 TF			

Required	Tree Factors (TF)	Provided
11.5		12.5

Current Zoning & Property Location

Planting Details

Shrub Planting

Perennial Planting / Spade Edge

Tree Planting

Use of this plan for bidding, pricing, or other purposes without the written consent of Greenspace Associates, Inc. is prohibited.

Landscape:

1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
3. Amend the planting backfill soil for trees and shrubs with compost (1/3 compost & 2/3 existing).
4. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
5. 1-year warranty on trees and shrubs. One-time replacement. Proper care and maintenance are the responsibility of the Owner.
6. Crown all parking islands to 18" above top of curb with topsoil.
7. Water quality soil mix as per civil detail. Planting to be 18" on center random planting as per the qty. defined on the landscape plan. Mulch with a 3" layer of premium hardwood.

Turf:

1. Fine grade and prepare designated areas for seed or sod.
2. Hydroseed with a Super Turf II Blend from Stormwater Supply (or equal). Apply at the rate of 10 lbs./1000 sf. Apply starter fertilizer @ 400# per acre. Fiber mulch will be a BFM applied at manufactures recommended rate.
3. Installation period as per IDOT specifications.
4. Watering and care are the responsibility of the Owner.

Mark A. Slifka
REGISTERED LANDSCAPE ARCHITECT
ILLINOIS #157-000731 IOWA #00465

GREENSPACE ASSOCIATES
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE
6749 VALLEY DR. BETTENDORF, IOWA 52722
563-355-8148 563-355-8115 fax
sales@greenspaceassociates.com

REVISIONS

No.	DESCRIPTION	DATE

IMEG
PH: 563.344.0280
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

HY-VEE TO GO PICK UP IMPROVEMENTS
BETTENDORF, IOWA

SOUTH LOT - LANDSCAPING PLAN

IMEG Project No: 18000944.03
File Name: 18000944.03-SITE EROSION CONTROL.dwg
© COPYRIGHT 2020 ALL RIGHTS RESERVED
Field Book No:####
Drawn By:
Checked By:
Date: 08/18/2020

LS-100
Sheet 1 of 1

Tuesday, August 18, 2020 4:42:07 PM
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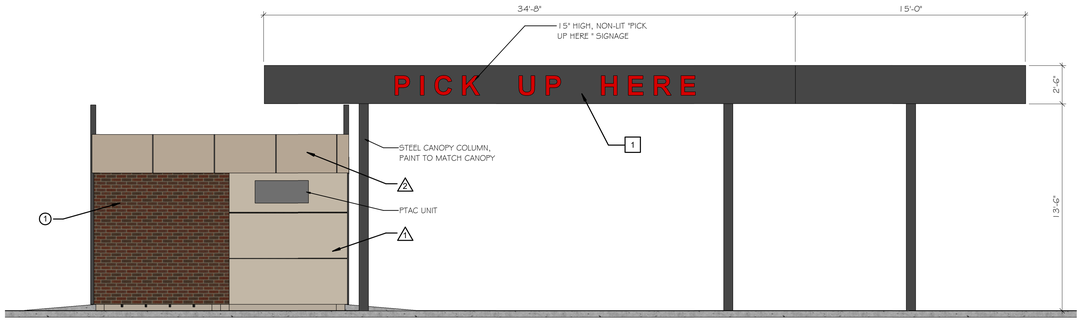
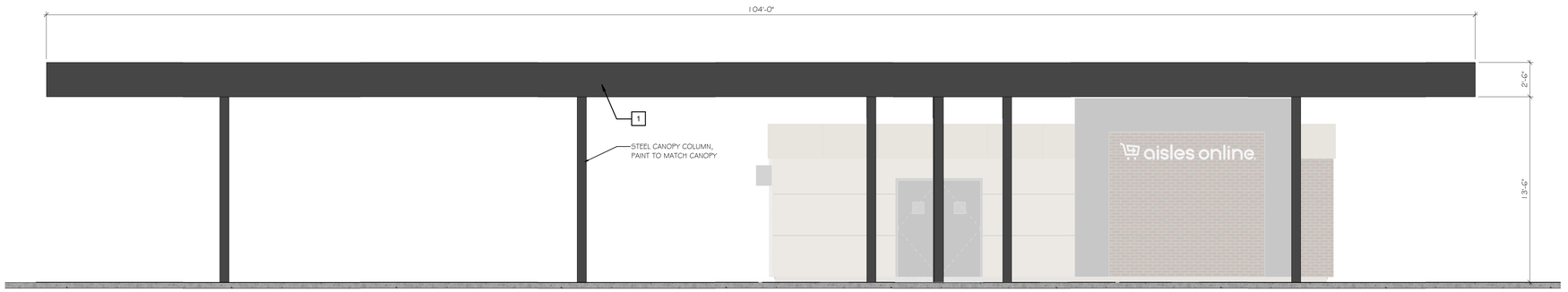
1 FRONT ELEVATION (REAR SIMILAR)
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 CANOPY ELEVATION
SCALE: 1/4" = 1'-0"

MASONRY UNITS:

1 THIN BRICK BY KANSAS BRICK & TILE.
COLOR: #530 FLASH
SIZE: MODULAR
BOND: 1/3 RUNNING
MORTAR: SOLOMON GRIND 10H

CLADDING & CANOPIES:

1 HORIZONTAL CLADDING: STONEWOOD
COLOR: MATCH SHERWIN-WILLIAMS "MAISON BLANCHE" 7526

2 HORIZONTAL CLADDING: STONEWOOD
COLOR: MATCH SHERWIN-WILLIAMS "NANTUCKET DUNE" 7527

3 HORIZONTAL CLADDING: STONEWOOD
COLOR: "GRANITE GREY" 7026-CD

METAL TRIM COLORS:

1 PREFINISHED 0.40 ALUMINUM PANELS
COLOR: MATCH STONEWOOD "GRANITE GRAY"

REVISION	DATE BY

LOCATION:

HY-VEE AISLES ONLINE KIOSK

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

Hy-Vee® EMPLOYEE OWNED

NORTH PLAN NORTH

EXTERIOR ELEVATIONS

DRAWN:	DATE:
Author	200610
SCALE:	JOB NUMBER:
As indicated	

SHEET:

A6.0

PRELIMINARY - NOT FOR CONSTRUCTION

H:\STORES\Fitzburg\Fitchburg\Fitchburg Dwg\Arch\Concepts\2020\AOL kiosk\Fitchburg - 40' x 16' AOL Kiosk.rvt

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

September 16, 2020

Staff Report

Case No. 20-042
Project: 3270 Palmer Hills Court and 2900 Devils Glen Road – Site Development Plan
Applicant: Hy-Vee, Inc.
Current Land Use Designation: Commercial

Background Information and Facts

Hy-Vee, Inc. has submitted a site development plan to add parking and incorporate a structure for customer pickup of groceries (see Aerial Photo - Attachment A and Plats - Attachments B and C). A prior site development plan showed a parking lot at 3270 Palmer Hills Court (Lot 10, AAA Office Park Second Addition) and a building at 3275 Palmer Hills Court (Lot 2, AAA Office Park 3rd Addition) (see First Site Plan - Attachment D). The newly-proposed site plan shows an accessory pickup kiosk in the Hy-Vee parking lot and a parking lot at 3270 Palmer Hills Court (see Site Development Plan - Attachment E). The landscape plan meets code requirements (see Landscape Plan - Attachment F). The elevations show a kiosk for grocery pickup (see Elevations - Attachment G). The number of parking spaces provided meets City requirements because the additional parking is greater than the loss of parking where the accessory structure is located. Excess parking, through cross easements, will be used by Hy-Vee employees and as overflow parking.

Land Use

The land use designation for both sites is Community Commercial, and the properties are zoned C-2, Community Shopping District. The grocery pickup kiosk and parking lot are permitted in the C-2, Community Commercial District.

Utilities

Utilities are available along Devils Glen Road and Middle Road. The storm sewer will drain from Lot 10 toward Palmer Hills Court after being detained in two bioswales. It is the developer's responsibility to provide all utility connections to the site.

Thoroughfare Plan/Access

Access to the site is from Middle Road (south) and Devils Glen Road (east). Pedestrian access is along both Middle Road and Devils Glen Road. AAA Court feeds traffic from Middle Road to Palmer Hills Court. Access easements are required to connect the shopping center traffic to the new parking lot because of prior plat restrictions on the plat.

Storm Water Detention

Storm water detention requirements will be met by use of two bioswales to filter water before exiting into the City's storm sewer system in Palmer Hills Court. The City Engineer must approve the calculations prior to City Council consideration of the site development plan. A detention easement agreement will be required to permit the conveyance of storm water.

Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the site development plan with 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 the storm water detention design prior to City Council approval of the site development plan.
3. Access and detention easement agreements must be approved by the City Attorney prior City Council approval of the site development plan and be recorded at the Scott County Recorder's office.
4. Permission from the Magellan Pipeline Company is required for encroachment into the 75-foot pipeline easement area. Hy-Vee, Inc. must furnish written verification to the City prior to City Council consideration of the site development plan.

Respectfully submitted,

Greg Beck
City Planner

September 24, 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 3270 Palmer Hills Court and 2900 Devils Glen Road, submitted by Hy-Vee, Inc. (Case 20-042)

Honorable Mayor and Members of the City Council:

On September 16, 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,

Mark Hunt
Director, Community Development

6. Case 20-042; 3270 Palmer Hills Court and 2900 Devils Glen Road, submitted by Hy-Vee, Inc. (Revised)

Beck reviewed the staff report. Hunt added that the applicant has chosen to revert to the site plan that was submitted originally that shows the grocery pickup area on the Hy-Vee parking lot and overflow parking at 3270 Palmer Hills Court. Morlok stated that the site plan showing a building on the lot to the south of the proposed parking lot is still valid and that the storm water detention basin is sized for both lots.

Stoltenberg asked if there would be cross easements for parking. Morlok stated that the easements already exist and were a part of the original plat.

Adam asked for clarification of the exact location of the proposed parking lot. Morlok explained that it would be located just west of the shared access drive behind the multi-tenant retail structure. He added that an access road was installed between the parking area and Palmer Hills Court to improve traffic flow from Starbuck's and the AAA Court area. He stated that the access road could be removed at any time and replaced with a parking lot for a building. Adam asked if traffic can flow both ways on the access road. Morlok confirmed this, adding that it has been in place for approximately 2 years.

Ormsby asked what the building on the original site plan was proposed to be. Morlok stated that it was to be a commercial development with a restaurant or retail.

Wennlund asked if the access would change for delivery trucks. Morlok stated that it would not. He added that the site development plan is complicated because a large amount of pavement patching is also shown. He explained that a few drive aisles will be reconfigured to facilitate a better traffic flow.

Wennlund asked if the grocery pickup area kiosk and queue is separate from the truck access pattern. Morlok confirmed this, adding that the pickup area is one row of parking stalls from the driveway used by trucks while the building is two rows away. Hunt added that there technically will be no queue because customers will have timed pickups.

Gannaway asked if the proposed configuration would create an increased reliance on the Middle Road entrance to access the driveway. Morlok stated that he did not believe that this would be the case as it is evenly spaced from the Devils Glen Road and Middle Road entrances.

Hunt explained that storage pods are already on site and in use, adding that the extra parking spaces should improve traffic flow.

On motion by Adam, seconded by Stoltenberg, that the site development plan for 3270 Palmer Hills Court and 2900 Devils Glen Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 5/6, 2020
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 3308 Moenck's Court (Lot 6, Bettendorf Industrial Park 2nd Addition), submitted by Kevin Koellner. (Case 20-053)

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

Kevin Koellner has submitted a site development plan for 3308 Moenck's Court (Lot 6, Bettendorf Industrial Park 2nd Addition) (see Aerial Photo - Attachment A). The subject parcel is located at the cul-de-sac of Moenck's Court adjacent to Outlot A (see Final Plat – Attachment B). The site plan shows an 8,250 square foot building (see Site Plan - Attachment C). The landscape plan is compliant with the Landscape Ordinance (see Landscape Plan – Attachment D). The buildings will resemble the surrounding contractor condos (see Elevations - Attachment E).

Enhances the Vision: Contractor condominiums for services like landscaping businesses has shown growth over the last several years, and building structures for these businesses encourages "a growing competitive business environment".

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at its September 16 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 Plan; (D) Landscape Plan; (E) Elevations; (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
3308 MOENCK'S COURT
LOT 6, BETTENDORF INDUSTRIAL PARK 2ND ADDITION

WHEREAS, Kevin Koellner has submitted a site development plan for 3308 Moenck's Court (Lot 6, Bettendorf Industrial Park 2nd 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 site development plan for 3308 Moenck's Court (Lot 6, Bettendorf Industrial Park 2nd Addition) subject to the following conditions:

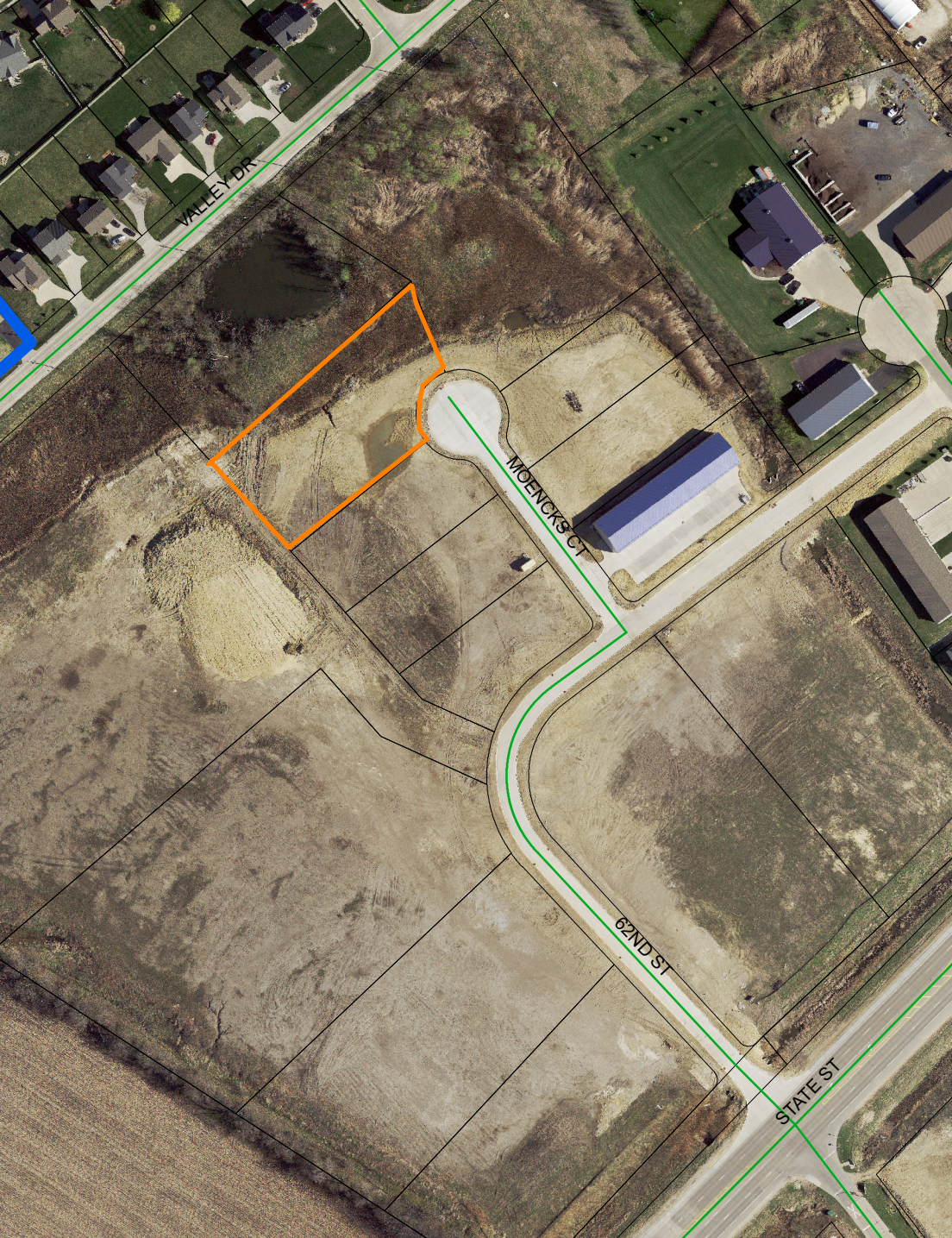
1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. All storm water purity calculations must be approved by the City Engineer prior to issuance of building permits.
3. Wetlands in Outlot A will not be impacted by any development on Lot 6 beyond what is permitted by federal, state, and local regulations.

PASSED, APPROVED, AND ADOPTED THIS 6th day of October, 2020.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk


VALLEY DR
MOENCK'S CT
62ND ST
STATE ST

ATTACHMENT B

SURVEYOR'S NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Build To Suit, Inc.

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.

Part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0387F with an Effective Date February 18, 2011. All numbered lots will be graded to provide an area 2 feet above the Base Flood Elevation for future buildings.

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

All monuments have been found or 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.

Lot A: No impacts to jurisdictional wetland areas shall be permitted, which includes discharge of fill material. Wetland areas shall be protected during construction activities and until all upland areas are stabilized. All Federal and State regulations shall apply to the treatment of wetland areas.

Lot B will be owned and maintained by the Owner to provide a detention basin for this subdivision.

Lot C will be dedicated as public right of way for 62nd Street when the owner acquires Lot 11 of Fields Development 1st Addition and extends the road east to Bear Tooth Court. Lot C shall permit access to Lot 1 in the form of an access easement that shall terminate 95 feet from the west most boundary of Lot 11 Fields Development 1st Addition.

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

100' 0 100' 200'
SCALE: 1" = 100'

MID AMERICAN ENERGY CO.
BY _____
DATE 11/14/16

MEDIACOM
BY _____
DATE 11/11/16

CENTURYLINK
BY _____
DATE 11/14/16

IOWA - AMERICAN WATER CO.
BY _____
DATE 11-15-16

CITY OF BETTENDORF
BY _____
ATTEST _____
DATE 11-17-16

PLANNING AND ZONING
BY _____
DATE 11-16-16

FINAL PLAT
OF
BETTENDORF INDUSTRIAL PARK 2nd ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 24 AND PART OF THE SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA,
35.54 Acres±

OWNER / SUBDIVIDER

Miller Holdings, LLC
3303 John Deere Road
Silvis, Illinois 61282

Build to Suit
1805 State Street, Suite 101
Bettendorf, Iowa 52722
Attn: Kevin Koellner
Phone (563) 355-2022

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	128,219 SF±	2.94 AC±
LOT 2	134,038 SF±	3.08 AC±
LOT 3	32,132 SF±	0.74 AC±
LOT 4	32,581 SF±	0.75 AC±
LOT 5	32,199 SF±	0.74 AC±
LOT 6	52,323 SF±	1.20 AC±
LOT 7	27,926 SF±	0.64 AC±
LOT 8	27,885 SF±	0.64 AC±
LOT 9	27,066 SF±	0.62 AC±
LOT 10	332,689 SF±	7.64 AC±
LOT 11	204,221 SF±	4.69 AC±
LOT 12	103,719 SF±	2.38 AC±
LOT 13	88,884 SF±	2.04 AC±
LOT A	69,514 SF±	1.60 AC±
LOT B	123,966 SF±	2.85 AC±
LOT C	14,683 SF±	0.34 AC±
NEW ROADS	67,358 SF±	1.55 AC±
VALLEY DRIVE (TO BE DEDICATED)	48,901 SF±	1.12 AC±
TOTAL SUBDIVISION AREA	1,548,304 SF±	35.54 AC±

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	22.59'	15.00'	N 00°12'05" W	20.51'
C2	24.54'	15.00'	N 89°47'55" E	21.89'
C3	208.29'	124.00'	S 04°47'06" W	184.65'
C4	23.55'	176.00'	S 39°30'14" E	23.53'
C5	98.90'	176.00'	S 19°34'22" E	97.60'
C6	70.78'	176.00'	S 08°02'47" W	70.30'
C7	102.41'	176.00'	S 36°14'14" W	100.97'
C8	23.56'	15.00'	N 07°54'26" E	21.21'
C9	23.56'	15.00'	S 82°05'34" E	21.21'
C10	23.18'	25.00'	N 63°39'28" W	22.36'
C11	54.75'	60.00'	S 64°04'54" E	52.87'
C12	112.32'	60.00'	S 15°41'10" W	96.62'
C13	77.81'	60.00'	N 73°32'06" W	72.47'
C14	54.89'	60.00'	N 10°10'22" W	53.00'
C15	23.18'	25.00'	S 10°31'40" E	22.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 52°40'14" W	40.00'
L2	S 35°11'55" E	40.24'
L3	S 42°56'03" W	8.88'
L4	N 52°54'26" E	83.14'
L5	S 65°41'01" E	156.48'
L6	S 41°28'15" E	121.86'
L7	S 65°41'01" E	106.43'
L8	S 41°28'15" E	45.64'
L9	N 37°05'34" W	46.00'
L10	N 37°05'34" W	46.00'
L11	N 20°41'14" W	132.79'
L12	S 42°56'03" W	82.17'

LEGEND

- REBAR, FOUND
- CHISELED "X" IN CONCRETE, FOUND
- CHISELED "X" IN CONCRETE, SET
- REBAR WITH CAP #_____, FOUND
- 5/8" REBAR WITH CAP #13581 SET
- 1/2" SQ. PIN, FOUND
- P.K. NAIL, FOUND
- P.K. NAIL, SET
- PIPE, FOUND
- CONCRETE MONUMENT, FOUND
- SECTION CORNER
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- LINE CONTINUATION
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- CENTERLINE
- UNDERLYING DEED LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- SETBACK LINE

ABBREVIATIONS

AC	ACRES
CL	CENTERLINE
L	LENGTH
R	RADIUS
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT
UE SAN & W	UTILITY, SANITARY & WATER EASEMENT

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER REVIEW COMMENTS FROM THE CITY	10/11/2016
2	REVISED PER ADDITIONAL REVIEW COMMENTS FROM THE CITY	10/27/2016
3	ADDED EASEMENT PER UTILITY COMPANY REQUEST	11/7/2016

Missman, inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL
(309) 788-7644 • (563) 344-0250 • (815) 965-6400 • (815) 748-5543
www.missman.com

Bettendorf Industrial Park 2nd Addition
Bettendorf, Iowa

Final Plat

Missman Project No: C16L018
File Name: C16L018 Property.dwg
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Field Book No:
Drawn By: DAB
Checked By: BO
Date: 9/29/2016

DARYL A. BRICKNER 13581 — LICENSED PROFESSIONAL SURVEYOR — 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.

Daryl A. Brickner, PLS No. 13581 — Date 11/14/16
My license renewal date is December 31, 2017
No. of sheets covered by this seal: 1

Sheet 1 of 1

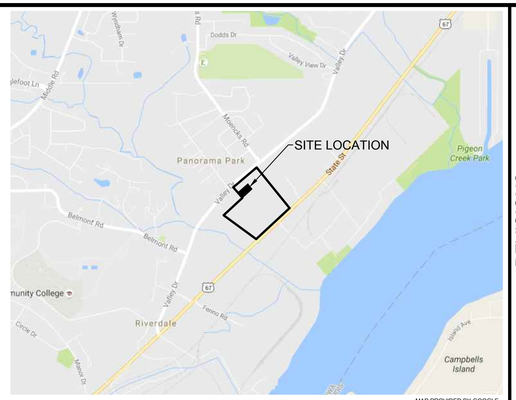
ATTACHMENT C

Know what's below. Call before you dig.

IOWA ONE CALL 800/292-8989 CALL 2 WORKING DAYS BEFORE YOU DIG

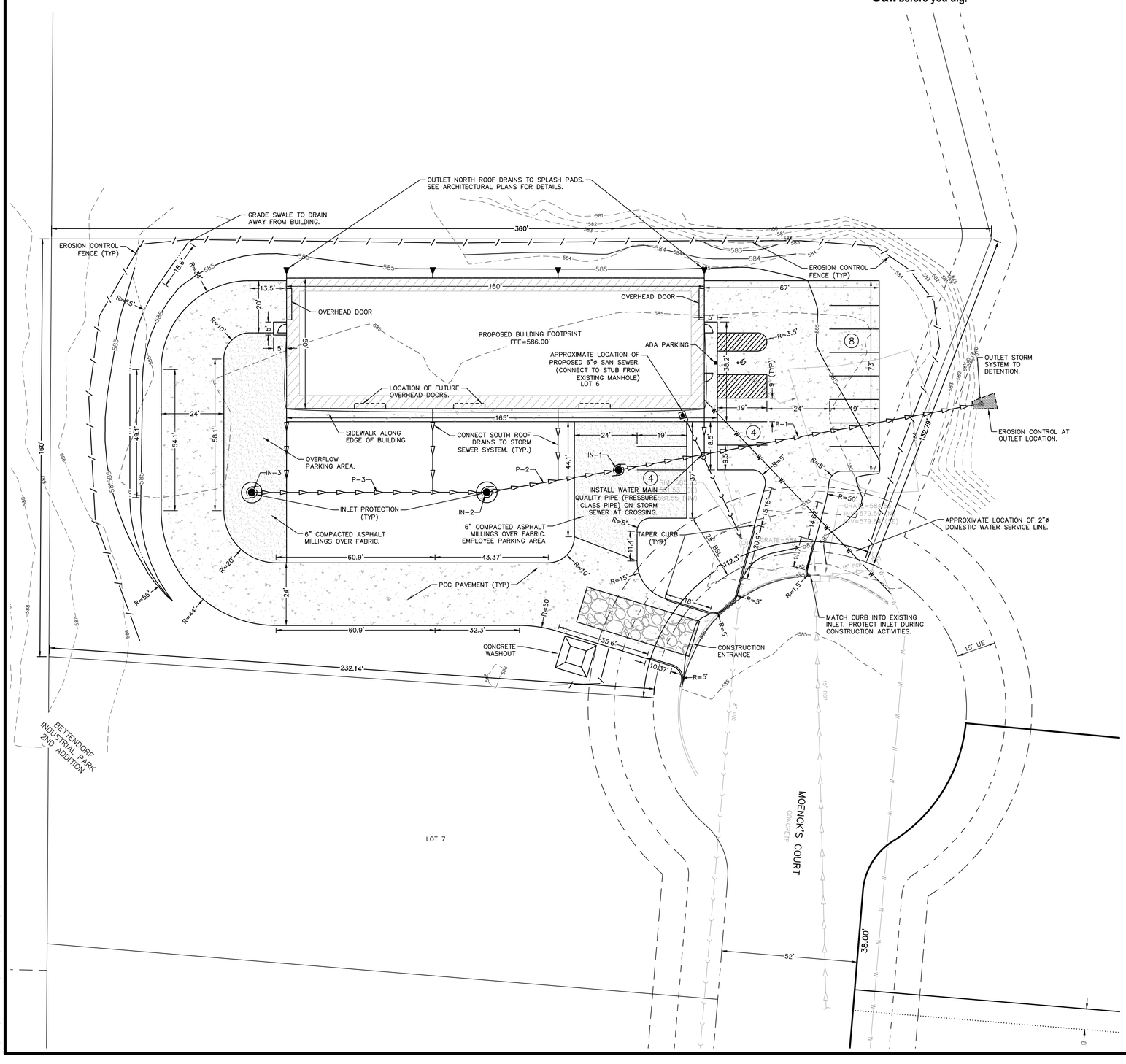
20 10 0 20 40

SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE



DEVELOPER
BUILD TO SUIT
1805 STATE STREET #101
BETTENDORF, IOWA 52722

LEGAL DESCRIPTION

LOT NUMBER 6 OF BETTENDORF INDUSTRIAL PARK 2ND ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE INFORMATION

ZONING DISTRICT: I-2 GENERAL INDUSTRIAL DISTRICT	
SITE LOCATION: LOT 6 BETTENDORF INDUSTRIAL PARK 2ND ADDITION, BETTENDORF, IOWA	
TOTAL LOT 6 AREA	52,323 S.F. ±
	1.20 ACRES ±
FRONT YARD REQUIRED	25'
SIDE YARD REQUIRED	10'
REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA	8,000 S.F
REQUIRED PARKING = 16 SPACES	
PROVIDED = 16 (INCLUDING 1 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 17,469 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 1 proposed building, associated parking lots and utilities.	

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
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.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "II-2" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDING WILL NOT BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

LEGEND

- STORM INLET
- FLARED END SECTION
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- EASEMENT LINE
- R.O.W. LINE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- CONTOUR
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT

JASON L. HOLDORF 17137 LICENSED PROFESSIONAL ENGINEER IOWA

I hereby certify that this plan 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.

Signature — 08/28/2020 Date

Jason L. Holdorf
License No. 17137
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: SHEET 1

REVISIONS

No.	DESCRIPTION	DATE

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

OFFICE / WAREHOUSE LOT #6
BETTENDORF, IOWA

GRADING & OVERALL SITE PLAN

IMEG Project No: 18000874.04

File Name: 18000874-04 CITY SUBMITTAL.dwg

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Field Book No: ####

Drawn By: AEK

Checked By: JLH

Date: 09/08/2020

C-1

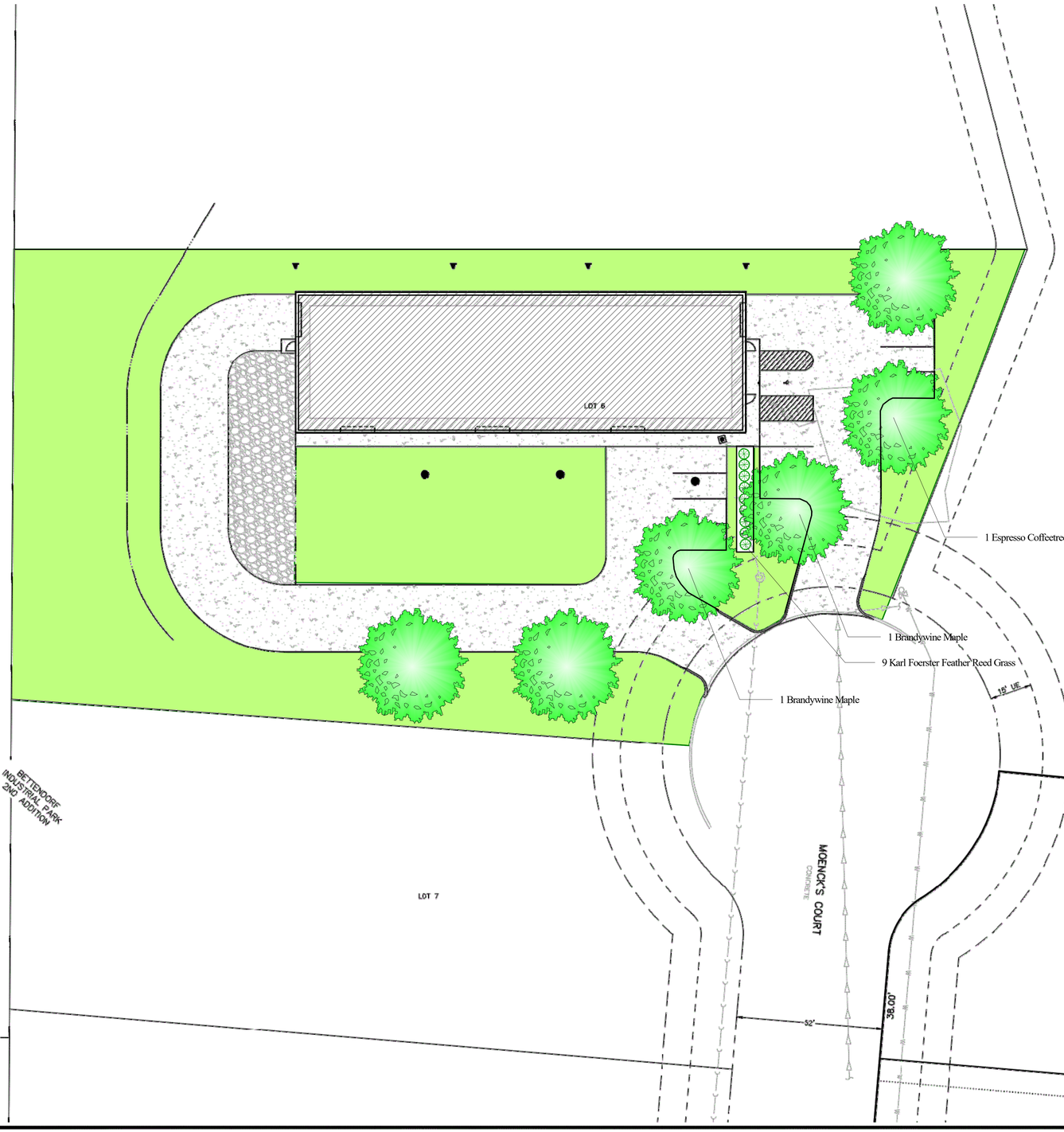
Sheet 1 of 1

G:\2018\18000874.04\Design\Civil\C3D\Xrecd\18000874-04 CITY SUBMITTAL.dwg, 9/8/2020 12:19:07 PM
Tuesday, September 8, 2020 12:19:08 PM
G:\2018\18000874.04\DESIGN\CIVIL\C3D\RECORD\18000874-04 CITY SUBMITTAL.DWG

Know what's below. Call before you dig.

IOWA ONE CALL 800/292-8989 CALL 5 WORKING DAYS BEFORE YOU DIG!

SCALE: 1" = 20'

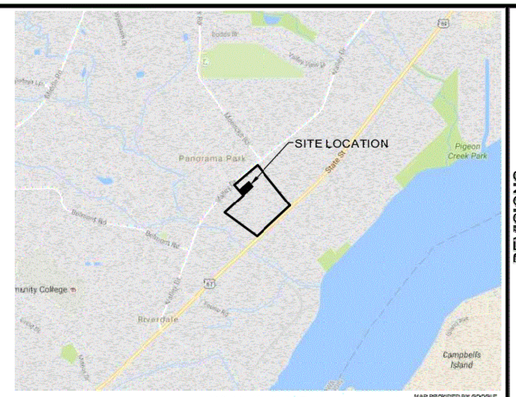


Landscape Plan

(9.4.2020 REVISED)

Plant Schedule

Qty.	Size		Name
6		As Noted	Canopy Trees • 2 Brandywine Maple @ 2.0" cal. • 2 Espresso Kentucky Coffeetree @ 2.0" cal • 2 American Dream White Oak @ 2.0" cal.
0		As Noted	Conifer Trees
0		As Noted	Ornamental Trees
9		As Noted	Shrubs • 9 Karl Foerster Feather Reed Grass @ 5 gal.
		As Noted	Perennials and Groundcover
			Maintained Turf Areas • Hydroseed or Sod



VICINITY MAP
NOT TO SCALE

Landscape Notes:

1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
3. Amend the planting backfill soil for trees and conifers with compost (1/3 compost & 2/3 existing).
4. Amend plant bed areas with compost (tilled into existing).
5. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
6. 1 year warranty on trees and shrubs. One time replacement. Proper care and maintenance is the responsibility of the Owner.

Turf Notes:

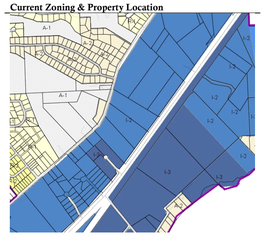
1. Fine grade and prepare designated areas for seed or sod.
2. Sod will be a locally grown Bluegrass Blend supplied by Seven City Sod.
3. Hydroseed will be a Bluegrass Blend applied at the rate of 10 lbs./1000 sf.
4. Watering and care is the responsibility of the Owner.

Landscape Requirements

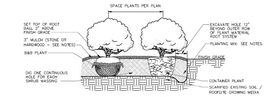
Property Line	North	South	East	West
Adjacent Zoning	I2	I2	I2	I2
Length	354'	229'	129'	160'
Bufferyard Required	0	0	0	0
TF Required	0.0	0.0	0.0	0.0
Street Yard Landscape				
TF Required	0.0	0.0	0.0	0.0
Vehicular Use Area				
Vehicular Use Area	8,000 sf.			
Landscape Area Required	(5%) / 400 sf.			
Landscape Area Provided	1500 sf.			
Parking Spaces Defined	12			
TF Required (1/500 sf)	3 TF			

Required	Tree Factors (TF)	Provided
6.0		6.0

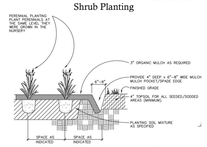
Current Zoning & Property Location



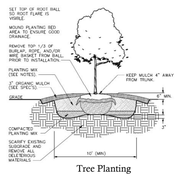
Planting Details



Shrub Planting



Perennial Planting / Spade Edge



Tree Planting

Mark A. Slifka
REGISTERED LANDSCAPE ARCHITECT
ILLINOIS #157-007731 IOWA #5485

MARK A. SLIFKA

GREENSPACE ASSOCIATES
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE
6749 VALLEY DR. BETTENDORF, IOWA 52722
563-355-8146 563-355-8115 fax
sallie@greenspaceassociates.com

No.	DESCRIPTION	DATE
	REVISIONS	

IMEG
1717 STATE STREET
BETTENDORF, IA 52722
PH: 563.344.0280
www.imegcorp.com

OFFICE / WAREHOUSE LOT 6
BETTENDORF, IOWA

LANDSCAPE PLAN

IMEG Project No:

File Name:
18000874-04 CITY SUBMITTAL.dwg

© COPYRIGHT 2020
ALL RIGHTS RESERVED

Field Book No:####

Drawn By:

Checked By:

Date: 08/28/2020

L-1

Sheet 1 of 1

Thursday, August 27, 2020 3:49:07 PM
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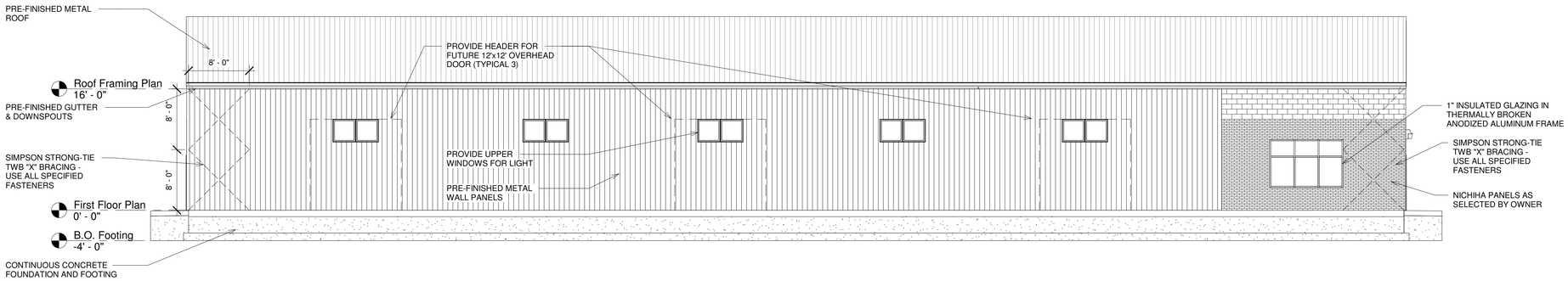
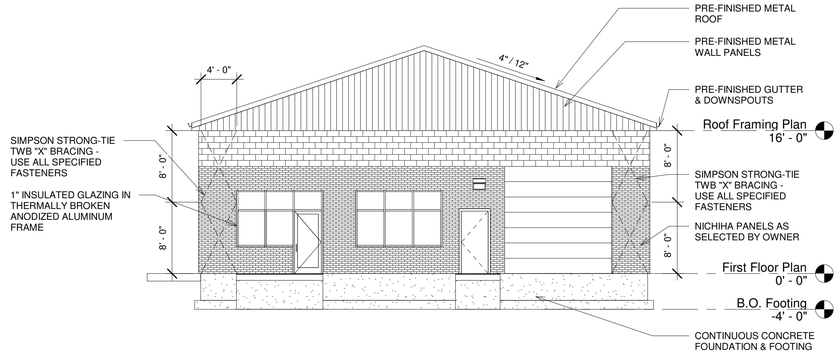
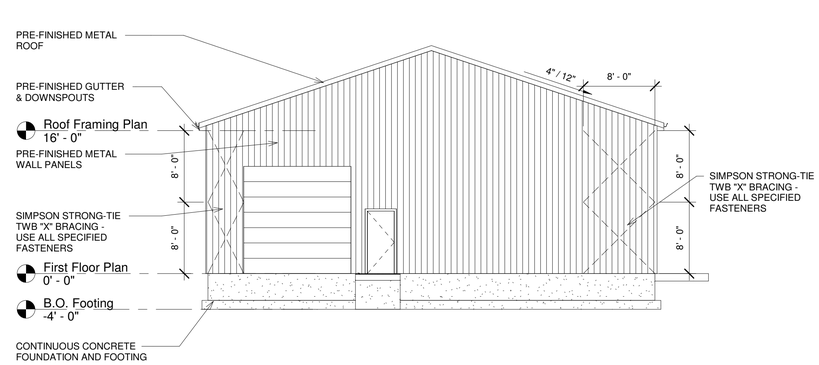
ATTACHMENT E



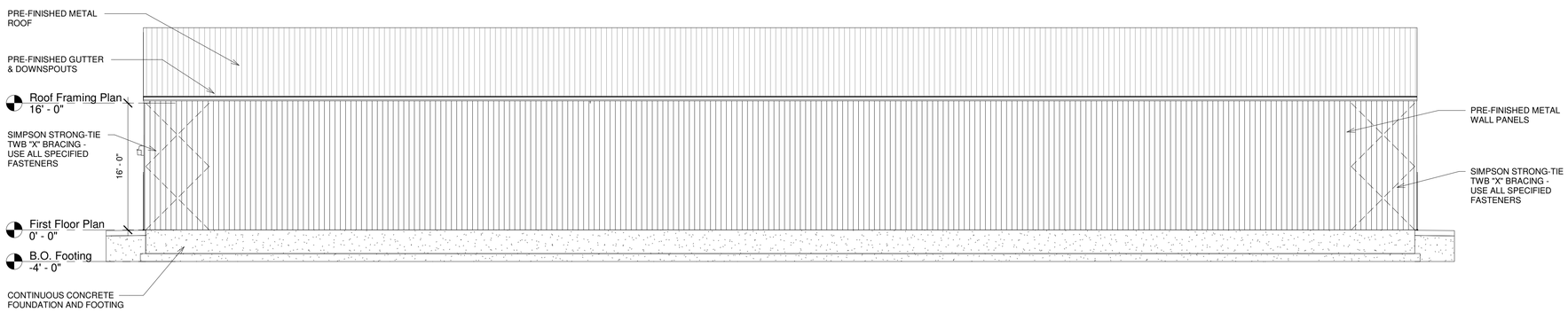
4 South Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



1 North Elevation
1/8" = 1'-0"

4510 42nd Avenue
Rock Island, IL 61201
Phone: 309 786-9920
Fax: 309-786-9924
jag-architects.com

JOSEPH ARCHITECTURAL GROUP, P.C.

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REVISIONS
1 2 3 4

Preliminary Drawings for:

Office/Warehouse Lot #6

Moenck's Court, Bettendorf, Iowa

BTS BUILD TO SUIT, INC.
1805 State Street Suite 101, Bettendorf IA 52722
Ph: 563-355-2022 Fax: 563-355-7806

Exterior Elevations

DATE
19 July 2020

A3

PROJECT NO.
#01720

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

September 16, 2020

Staff Report

Case No. 20-053

Location: 3308 Moenck's Court – Site Development Plan
Applicant: Kevin Koellner
Current Zoning District Classification: I-2, General Industrial District
Current Land Use Designation: Industrial

Background Information and Facts

Kevin Koellner has submitted a site development plan for 3308 Moenck's Court (Lot 6, Bettendorf Industrial Park 2nd Addition) (see Aerial Photo - Attachment A). The subject parcel is located at the cul-de-sac of Moenck's Court, adjacent to Outlot A (see Final Plat - Attachment B). The site plan shows an 8,250 square foot building (see Site Plan - Attachment C). The landscape plan is compliant with the Landscape Ordinance (see Landscape Plan - Attachment D). The buildings will resemble the surrounding contractor condos (see Elevations - Attachment E).

Land Use

The land use designation for the site is Industrial. Industrial processes and buildings containing those uses are permitted on this parcel due to the I-2, General Industrial District zoning classification.

Utilities

Utilities for the site will come along Valley Drive and US 67. Sanitary sewer and water is available from the north side of US 67. Electrical power is available along the south side of Valley Drive. The developer will provide all utility connections to the site. A natural gas main exists along the south side of Valley Drive.

Thoroughfare Plan/Access

The right-of way width is 52 feet. 62nd Street connects from State Street to Moenck's Court. Another access from the east connects 62nd Street to Bear Tooth Court back to State Street. No sidewalks are required in this industrial area given the limited amount of pedestrian traffic.

Storm Water Detention

Storm water detention will be required for the site. Storm water will be contained in the drainageway on the east side of the subdivision. Storm water purity calculations are required to be approved by the City Engineer.

Recommended Action

Staff recommends the Planning and Zoning Commission support 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. All storm water purity calculations must be approved by the City Engineer prior to City Council approval of the site development plan.
3. Hydrant must be located near the site per Bettendorf Fire Department. Hydrant and distance to building must be shown on the site development plan.
4. Wetlands in Outlot A will not be impacted by any development on Lot 6 beyond what is permitted by federal, state and local regulations.

Respectfully submitted,

Greg Beck
City Planner

September 24, 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 3308 Moenck's Court, submitted by Kevin Koellner. (Case 20-053)

Honorable Mayor and Members of the City Council:

On September 16, 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,

Mark Hunt
Director, Community Development

7. Case 20-053; 3308 Moenck's Court, submitted by Kevin Koellner.

Beck reviewed the staff report. Hunt added that he had visited the site and had found a hydrant on the site which would obviate the need for Condition 3 in the staff report.

Ormsby asked if there is a protected wetland area near the site. Morlok confirmed this, adding that it is the reason the detention is located where it is.

Wennlund asked if the use of the building will be such that the overflow parking area is necessary. Kevin Koellner, the applicant, stated that the building will be used by a landscape company that offers snow plowing services. He explained that at certain times there will be more employees and equipment on the site than at others. He added that the overflow parking area is for the use of those employees at peak times so that there is room for them to park without parking on landscaped spaces.

> On motion by Stoltenberg, seconded by Gannaway, that the site development plan for 3308 Moenck's Court be recommended for approval subject to staff recommendations and the removal of Condition 3.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 5/6, 2020
REQUESTED BY: Mark Hunt

ITEM TITLE Resolution approving a site development plan for 5500 Fenno Road, submitted by CTL Hydraulics. (Case 20-054)

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

CTL Hydraulics has submitted a site development plan for 5500 Fenno Road (Lot 1, McGill Addition) (see Aerial Photo and Final Plat - Attachments A and B). The applicant is proposing to add another building to this parcel (see Proposed Site Plan - Attachment C). The proposed building will be used for contractor storage. The required five deciduous over-story trees are shown on the site plan (3 trees along Valley Drive, and 2 trees along Fenno Road).

Enhances the Vision: The construction of the building will retain and expand manufacturing operations in Bettendorf, therefore promoting "a growing competitive business environment" for the city.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at its September 16 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 Plan; (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 A SITE DEVELOPMENT PLAN FOR
5500 FENNO ROAD
LOT 1, MCGILL ADDITION

WHEREAS, CTL Hydraulics has submitted a site development plan for 5500 Fenno Road (Lot 1, McGill Addition), and

WHEREAS, the Planning and Zoning Commission have 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 site development plan for 5500 Fenno Road (Lot 1, McGill 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. Paving of the gravel drive area in a dry dustless surface is required.

3. The applicant is responsible for ensuring that the required trees are maintained on the site.

PASSED, APPROVED, AND ADOPTED THIS 6th day of October, 2020.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

VALLEMOR
FENNO RD
STATE ST

ATTACHMENT B

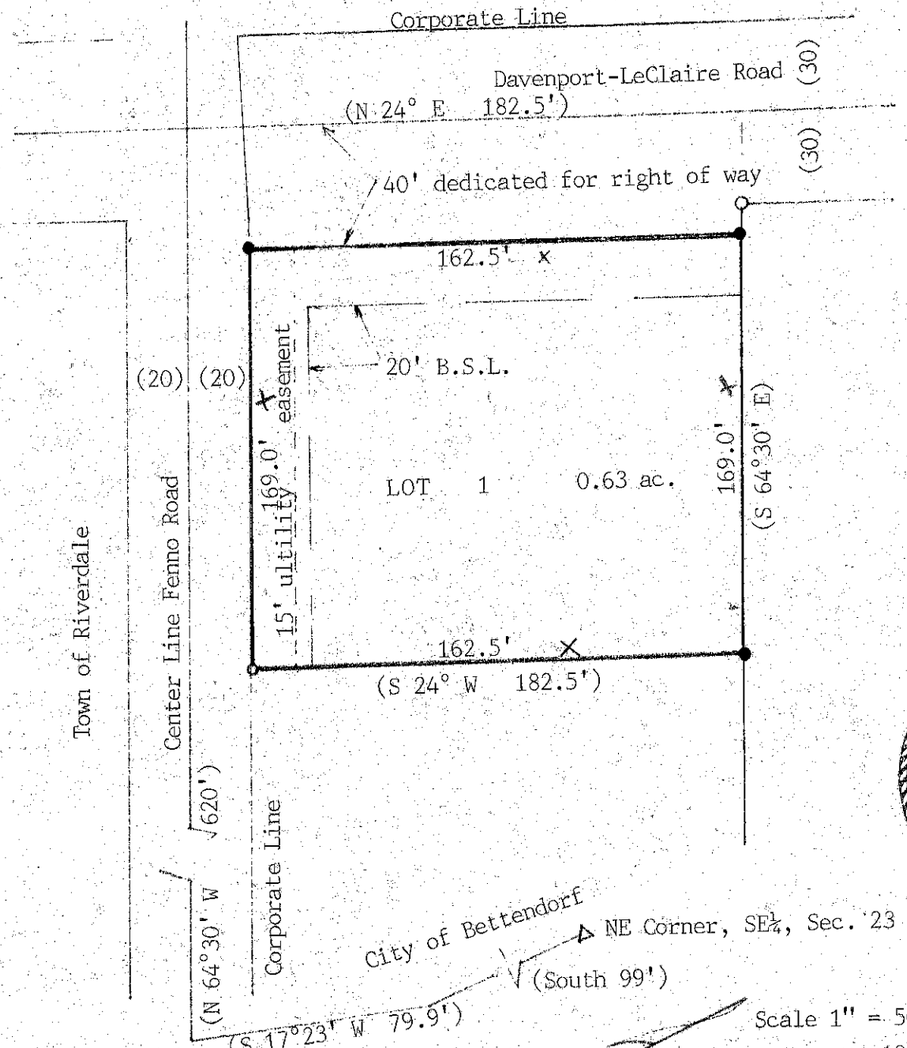
FINAL PLAT OF

McGILL ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SE¼, NE¼ OF SECTION 23,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF 5th P.M.

Owned by: James L. Mcgill &
Regina Jo Mcgill
3872 Prairie Lane
Bettendorf, Iowa



CRAPNELL LAND SURVEYING CO.
1017 State St. Bettendorf, IA

APPROVED BY:

CITY OF BETTENDORF, IOWA
BY: _____
ATTEST: _____ DATE: 1 Oct 85

PLAN & ZONE COMMISSION
BY: _____ DATE: 23 Sept 1985

DAVENPORT WATER COMPANY
BY: _____ DATE: _____

NORTHWESTERN BELL TELEPHONE CO.
BY: _____ DATE: 7-12-85

IOWA ILLINOIS GAS & ELECTRIC CO.
BY: _____ DATE: 7-12-85

Approved subject to encumbrances of record
by Iowa Illinois Gas & Elecreic

STATE OF IOWA
MICHAEL D. CRAPNELL
LAND SURVEYOR
No. 10135
REGISTERED LAND SURVEYOR

I hereby certify that this plat was made by me and that I am a duly regiatered Land Surveyor under the laws of the State of Iowa.

_____
Michael D. Crapnell
Reg. No. 10135 Date: July 9, 1985

LEGEND: Deed/Plat dimension = (00.0)
Measured dimension = 00.0
#4 re-bar/10135 = ●
Pipe found = ○

SITE - GRADING PLAN

ATTACHMENT C

CTL HYDRAULICS
FENNO ROAD

TO THE CITY OF BETTENDORF, IA

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

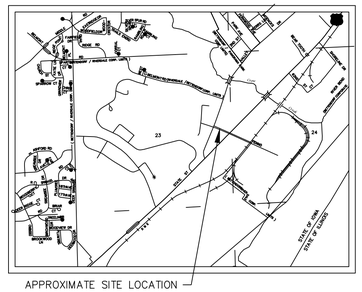
GRAPHIC SCALE

10 0 5 10

(IN FEET)

1" = 10' (24x36)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

PROPOSED 2,350 SQUARE FEET DUSTLESS SURFACE DRIVEWAY, SEAL COAT OR RECYCLED ASPHALT MILLINGS

PROPOSED 1,800 SQUARE FEET, 30'x60' POLE BUILDING BUILDING WILL HAVE ELECTRICAL SERVICE BUT NO GAS, WATER OR SEWER SERVICES.

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:
   5500 FENNO ROAD, BETTENDORF, IOWA 52722
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.

LANDSCAPING

Minimum Street Yard Greenspace requirements:

Street ROW Required Tree Factors (Fenno) = 2 (Valley) = 3 (Provided N=5)
Vehicular Use / Parking Area = N/A
Total Required Tree Factors = 5 (Provided N=5)

			Qty.
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	0
		4-inch caliper and 40-inch ball or pot 2.0	0
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 0.5	5
		3-inch caliper and 30-inch ball or pot 1.0	0
	Multi-stem deciduous understory	6-foot height and 16-inch ball or pot 0.5	0
		12-inch height and 30-inch ball or pot 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 0.5	5
		12-foot height and 30-inch ball or pot 1.0	0

** NO LANDSCAPING SHALL BE ALLOWED WITH EASEMENT AREAS

LEGEND:

EASEMENT	EXISTING GAS VALVE	EXISTING CONTOUR LINE
SETBACK LINE	EXISTING WATER VALVE	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
EXISTING 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		

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.

8-28-20

Christopher R. Townsend, P.E. — Date

License number: 14864

My license renewal date is December 31, 2020

Pages or Sheets covered by this seal: C1-C2

CHRISTOPHER R. TOWNSEND 14864 LICENSED PROFESSIONAL ENGINEER IOWA

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

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

DATE: 8/28/20 TE PROJECT NO: CTL HYDRAULICS

DRAWN BY: MDR CHECKED BY: MDR

DRAWING LOCATION S:\CTL HYDRAULICS\CTLTOPO.DWG

NO.	REVISIONS: DESCRIPTION	DATE
1.	PER CITY OF BETT COMMENTS DATED 09-03-20	09/08/20

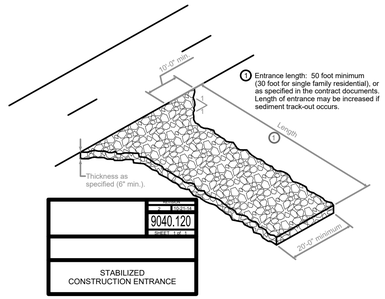
PROJECT
SITE-GRADING PLAN
CTL HYDRAULICS
BETTENDORF, IA 52722

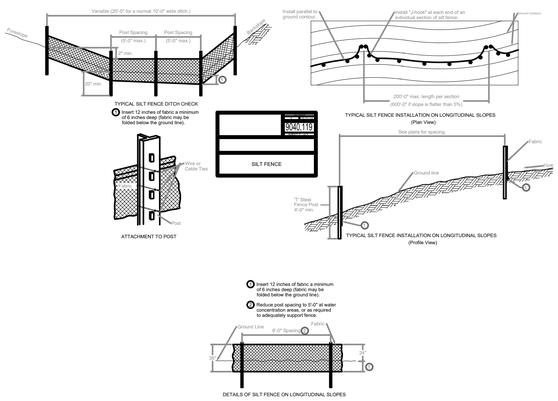
DEVELOPER
CTL HYDRAULICS
5500 FENNO ROAD
BETTENDORF, IA 52722

SHEET NO. C1

CONSTRUCTION SEQUENCE

*INSTALL EROSION/SEDIMENT CONTROL MEASURES
*INSTALL STORMWATER MANAGEMENT POND/SEDIMENT BASINS.
*INSTALL STORM SEWER
*INSTALL STRUCTURES
*INSTALL PAVEMENTS
*INSTALL LAWN/LANDSCAPE
*FLUSH STORM SEWER
*REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED



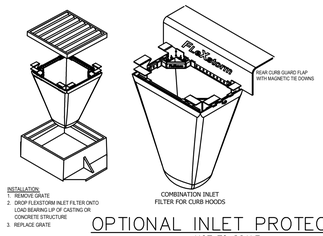


CONCRETE WASHOUT NOTES:

1. THE CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

ADDITIONAL CONCRETE WASHOUT NOTES:

1. WORK SHALL CONSIST OF FURNISHING AND INSTALLING AN OUTPAK ALL-WEATHER WASHOUT IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN CONFORMITY WITH THE PLANS.
2. WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD, WASHOUT SETUP AND REMOVAL AND DISPOSAL OF WASHOUT.
3. CONTRACTOR SHALL SUBMIT A MANUFACTURER'S CERTIFICATION, PRIOR TO START OF WORK, THAT THE WASHOUT MEETS THE REQUIREMENTS OF THIS SPECIFICATION.
4. THE WASHOUT LOCATION IS AS SHOWN ON THE PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DRAWINGS OR EROSION & SEDIMENT CONTROL PLAN DRAWING.
5. CONTRACTOR SHALL CHECK ALL MATERIALS UPON DELIVERY TO ASSURE THAT THE SIZE, TYPE, AND QUANTITIES HAVE BEEN RECEIVED.
6. CONTRACTOR SHALL PROTECT ALL MATERIALS FROM DAMAGE DUE TO JOBSITE CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DAMAGED MATERIALS SHALL NOT BE INCORPORATED INTO THE WORK.
7. THE WASHOUT SHOULD BE LOCATED AWAY FROM STORM DRAINS, GUTTERS, OR OTHER STORMWATER CONVEYANCES AS MUCH AS PRACTICAL. DEPLOYMENT AREA SHOULD BE CLEAR OF DEBRIS, ROCKS, AND OTHER MATERIALS THAT AS MUCH AS PRACTICAL. DEPLOYMENT AREA SHOULD BE CLEAR OF DEBRIS, ROCKS, AND OTHER MATERIALS THAT
8. STAKE DOWN WASHOUT AS NECESSARY. CHECK WASHOUT UNIT FOR LEAKS ENSURING WASH WATER IS NOT LEAKING OUT OF UNIT. DO NOT MOVE THE WASHOUT WHEN WET. IF THE WASHOUT IS MOVED, NOTE THE NEW LOCATION IN THE SWPPP DOCUMENTS AND NOTIFY THE ENGINEER OF RECORD.
9. THE WASHOUT MAY BE USED FOR MULTIPLE WASHOUT EVENTS AND CONCRETE PLACEMENT EVENTS. ENSURE THAT THE DOCUMENTS AND NOTIFY THE ENGINEER OF RECORD.



OPTIONAL INLET PROTECTION
NOT TO SCALE

ADDITIONAL EROSION CONTROL NOTES:

- ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.
- SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.
- REFER TO THE SWPPP PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.

Iowa SUDAS

7E-20

Design Manual
Chapter 7 - Erosion and Sediment Control
7E - Design Information for ESC Measures

Inlet Protection

Source: Soil Tek

BENEFITS	L	M	H
Flow Control			
Erosion Control			
Sediment Control		■	
Runoff Reduction			
Flow Diversion			

Description: Inlet protection devices consist of a variety of manufactured sediment barriers and products, which are used to filter runoff before it enters the storm sewer system.

Typical Uses: Inlet protection is considered the last line of protection against releasing sediment into the stormwater system or a water body. Inlet protection should be considered around all stormwater intakes and culverts that accept runoff from disturbed areas.

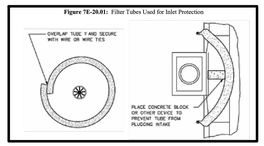
Advantages:
- Provide one last opportunity to remove suspended particles from stormwater runoff.
- Areas requiring protection are easy to identify during both planning and construction.

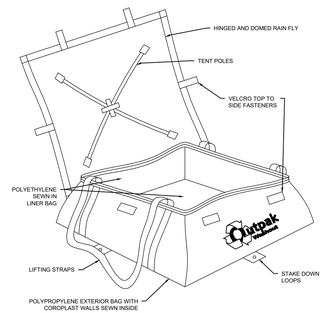
Limitations:
- Available practices are not effective at removing fine particles.
- May be used improperly as the sole method of erosion and sediment control.
- Require high level of maintenance.
- Limited to treating runoff from areas of 1 acre or less.

Longevity: Varies by product; until sediment accumulates and clean out is required

SUDAS Specifications: Refer to Section 9040, 2.18 and 3.24

Figure 7E-20.01: Filter Tubes Used for Inlet Protection





EROSION CONTROL PLAN

CTL HYDRAULICS FENNO ROAD

TO THE CITY OF BETTENDORF, IA

N
W E
S

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20' (24x36)

EROSION CONTROL NOTES:

1. THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF BETTENDORF AND THE IOWA DEPARTMENT NATURAL RESOURCES, LATEST EDITIONS.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
3. THE EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.
4. PRESERVE EXISTING VEGETATION WHEN POSSIBLE BY DISTURBING THE SMALLEST POSSIBLE AREA DURING CONSTRUCTION.
5. ALL STORM SEWER FACILITIES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY FABRIC OR GRAVEL FILTERS OR OTHERWISE MAINTAINED TO REMOVE SEDIMENT.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNERS WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
7. STOCK PILES SHALL BE LOCATED AWAY FROM ANY ROADS, OPEN DITCHES, STORM SEWER OR WATERWAYS. STOCK PILES SHALL BE PROTECTED WITH TEMPORARY SEEDING WITHIN 14 DAYS IF NOT SCHEDULED TO BE USED WITHIN 21 DAYS. SILT FENCES SHALL BE INSTALLED AS NEEDED IMMEDIATELY AFTER SOIL IS STOCK PILED.
8. TOTAL AREA DISTURBED DURING GRADING OPERATIONS = ±0.15 ACRES. AN NPDES PERMIT No. 2 WILL BE REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
9. TEMPORARY SEEDING OF ALL DISTURBED AREAS SHALL BE DONE WITHIN 7 DAYS AFTER THE COMPLETION OF SITE GRADING OPERATIONS. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED OR SUSPENDED FOR AT LEAST 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING WITHIN 14 DAYS. FAST GERMINATING GRASSES SHALL BE USED FOR TEMPORARY SEEDING (SEE TABLE "A").

TABLE "A" – TEMPORARY SEEDING SPECIES, RATES AND DATES

SPECIES	POUNDS PER ACRE	POUNDS PER 1000 S.F.	SEEDING DATES
OATS	90	90	EARLY SPRING – JULY 1
CEREAL RYE	90	90	EARLY SPRING – SEPT. 30
WHEAT	90	90	EARLY SPRING – SEPT. 30
PERENNIAL RYE GRASS	25	25	EARLY SPRING – SEPT. 30

10. PERMANENT SEEDING MIXTURE:
ALTA FESCUE 50 LBS/ACRE
PERENNIAL RYE GRASS 30 LBS/ACRE
CREEPING RED FESCUE 20 LBS/ACRE
OATS, SPRING 48 LBS/ACRE
11. WHEN SEEDINGS ARE MADE ON CRITICAL OR ADVERSE SOIL CONDITIONS, MULCH MATERIAL WILL BE APPLIED IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOILS ON VERY FLAT AREAS MAY NOT NEED TO BE MULCHED.
12. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CLEANED OR REPLACED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. SEDIMENT CLEANUP SHALL BE PERFORMED AT THE END OF EACH CONSTRUCTION DAY TO REMOVE SEDIMENTS FROM EXISTING PAVEMENT. STABILIZATION STONE CONSTRUCTION ENTRANCES MAY BE REQUIRED TO PREVENT OFFSITE TRACKING OF SEDIMENTS AND DUST DURING CONSTRUCTION. THICKNESS SHALL BE 6 INCHES OR GREATER, WIDTH SHALL BE A MINIMUM OF 14 FEET, AND LENGTH SHALL BE A MINIMUM OF 50 FEET. DUST CONTROL MEASURES SUCH AS IRRIGATION MAY ALSO BE REQUIRED.
15. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT OF 1/2" OR MORE, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
16. THE CONTRACTOR AND EACH SUBCONTRACTOR RESPONSIBLE FOR WATER POLLUTION CONTROL SHALL DESIGNATE, PRIOR TO BEGINNING CONSTRUCTION, A PERSON OR PERSONS WHO CAN BE CONTACTED IN AN EMERGENCY INVOLVING THEIR WATER POLLUTION CONTROL ITEMS. THESE DESIGNATED PEOPLE SHALL BE AVAILABLE TO REPAIR AND MAINTAIN WATER POLLUTION CONTROL DEVICES ON A 24–HOUR PER DAY BASIS.

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

DATE: 8/28/20 TE PROJECT NO: CTL HYDRAULICS

DRAWN BY: MDR CHECKED BY: MDR

DRAWING LOCATION
S:\CTL HYDRAULICS\CTLTOPO.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
EROSION CONTROL PLAN
CTL HYDRAULICS
BETTENDORF, IA 52722

DEVELOPER
CTL HYDRAULICS
5500 FENNO ROAD
BETTENDORF, IA 52722

SHEET NO.
C2

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

September 16, 2020

Staff Report

Case No. 20-054
Subdivision Name: 5500 Fenno Road – Site Development Plan
Applicant: CTL Hydraulics
Current Zoning Classification: C-3, General Business District
Current Land Use Designation: Industrial

Background Information and Facts
CTL Hydraulics has submitted a site development plan for 5500 Fenno Road (Lot 1, McGill Addition) (see Aerial Photo and Final Plat - Attachments A and B). The applicant is proposing to add another building to this parcel (see Proposed Site Plan - Attachment C). The proposed building will be used for contractor storage. The required five deciduous over-story trees are shown on the site plan (3 trees along Valley Drive, and 2 trees along Fenno Road).

Land Use
The land use designation is Industrial. The site is zoned C-3, General Business District which permits office buildings and contractor yards.

Utilities
All utilities already extend to the site.

Thoroughfare Plan/Pedestrian Access
Access to the parcel is from Fenno Road which connects to State Street and Valley Drive.

Storm Water Detention
It was determined by the City Engineer that on-site storm water detention is not required.

Staff Recommendation
Staff recommends approval of the site development plan subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.

2. Paving of the drive area in a dry dustless surface is required to replace the gravel drive on site.
3. The applicant is responsible for ensuring that the required trees are maintained on the site.

Respectfully submitted,

Greg Beck
City Planner

September 24, 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 5500 Fenno Road, submitted by CTL Hydraulics. (Case 20-054)

Honorable Mayor and Members of the City Council:

On September 16, 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,

Mark Hunt
Director, Community Development

8. Case 20-054; 5500 Fenno Road, submitted by CTL Hydraulics.

Beck reviewed the staff report.

Wennlund asked if the site plan would need to be revised to indicate that the driveway is to be a dry, dustless surface. Beck confirmed this. Morlok stated that the site plan has already been updated and that the area labeled gravel refers to its existing surface. He added that there is already a note on the plat indicating that it will be a dustless surface.

> On motion by Stoltenberg, seconded by Adam, that the site development plan for 5500 Fenno Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 5/6, 2020
REQUESTED BY: Mark Hunt

ITEM TITLE Resolution approving a site development plan for 428 - 28 ½ Street, submitted by Richard Properties. (Case 20-055)

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

Richard Properties has submitted a site development plan for 428 - 28 ½ Street (see Aerial Photo and Sewer Map - Attachments A and B). The project involves demolition of a nonconforming single-family home from a C-3 district and replaces it with a conforming use. Landscaping is limited to the streetscape and north portions of the property to provide access to various parts of the site (see Site Plan/Landscape Plan - Attachment C). A variance was granted by the Board of Adjustment to narrow the required buffer yard on the north and west sides of the parcel. The proposed building will operate as contractor suites (see Elevations - Attachment D).

Enhances the Vision: The construction of the building will permit more contractor specified locations, thereby promoting "a growing competitive business environment" for the city.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at its September 16 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; Exhibit A; (A) Aerial Photo; (B) Sewer Map; (C) Site Plan/Landscape Plan; (D); Building 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
428 - 28 ½ STREET

WHEREAS, Richard Properties has submitted a site development plan for 428 - 28 ½ Street which is legally described in Exhibit A, 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 428 - 28 ½ Street which is legally described in Exhibit A, subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.

2. Fire hydrant placement to be conducted per the requirements of the Bettendorf Fire Department.

PASSED, APPROVED, AND ADOPTED THIS 6th day of October 2020.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

AUDITOR
RK

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

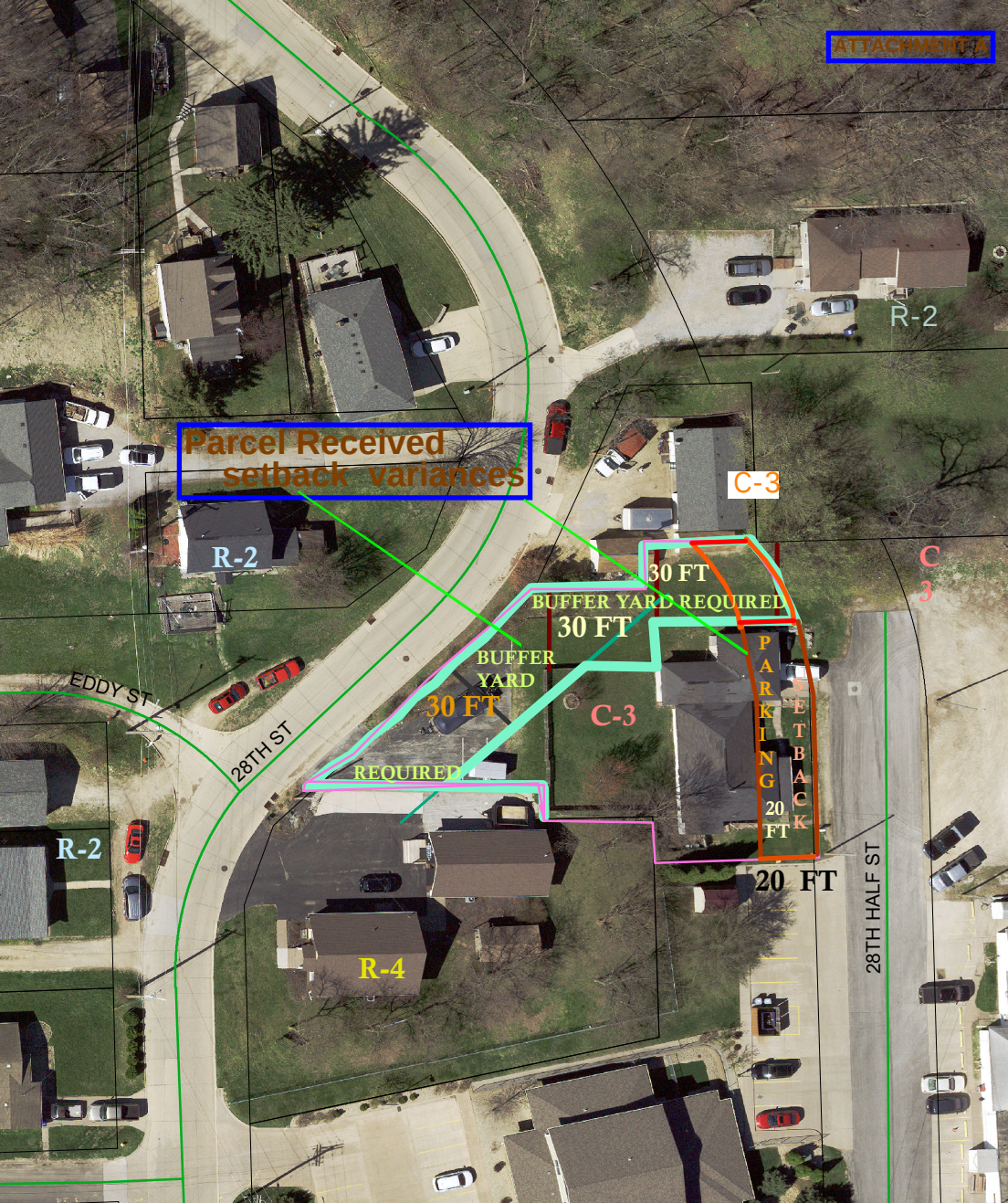
A tract of land situated in the City of Bettendorf, County of Scott, State of Iowa, being a part of the West 1/2, Southwest 1/4, Southwest 1/4 Section 27, Township 78 North, Range 4 East of the Fifth Principal Meridian and being more particularly described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 27; thence south, along the west line of said Southwest 1/4 Section 27, 29.15 chains (1923.9 feet) to the original centerline of the Davenport LeClaire Road, now being a part of State Street in Bettendorf, Iowa; thence northeasterly, along said centerline 34.52 feet; thence north 00 degrees 33 minutes west, along the east line of the now established 28th Street, a distance of 247.0 feet; thence north 49 degrees 06 minutes east, along said line, 15.0 feet to the point of beginning of tract herein designated.

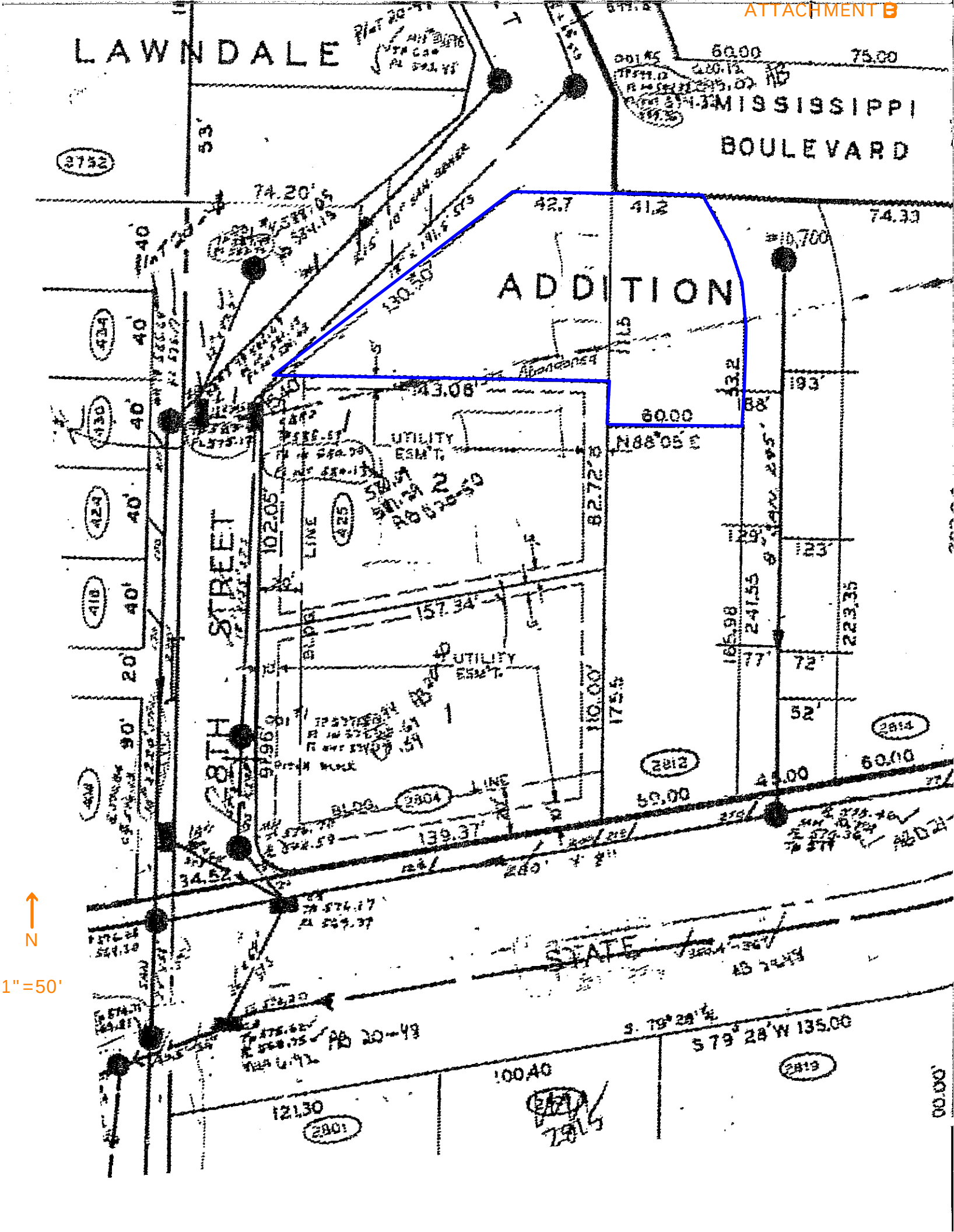
Thence north 89 degrees 38 minutes east 143.6 feet; thence north 00 degrees 32 minutes west 86.0 feet; thence westerly 42.7 feet, to the easterly line of 28th Street, thence south 49 degrees 06 minutes west, along said easterly line, 133.0 feet to the Point of Beginning of tract herein described, containing 0.175 acres.

8427490 21

m:\jjudge\johnson, tim\sale of vacant lot 28th st, bett - aka tract a\warranty deed.doc


ATTACHMENT 4
Parcel Received
setback variances
R-2
C-3
R-2
30 FT
BUFFER YARD REQUIRED
30 FT
BUFFER
YARD
30 FT
REQUIRED
C-3
PARKING
20 FT
SETBACK
20 FT
EDDY ST
28TH ST
R-2
R-4
28TH HALF ST
C
3

ATTACHMENT B

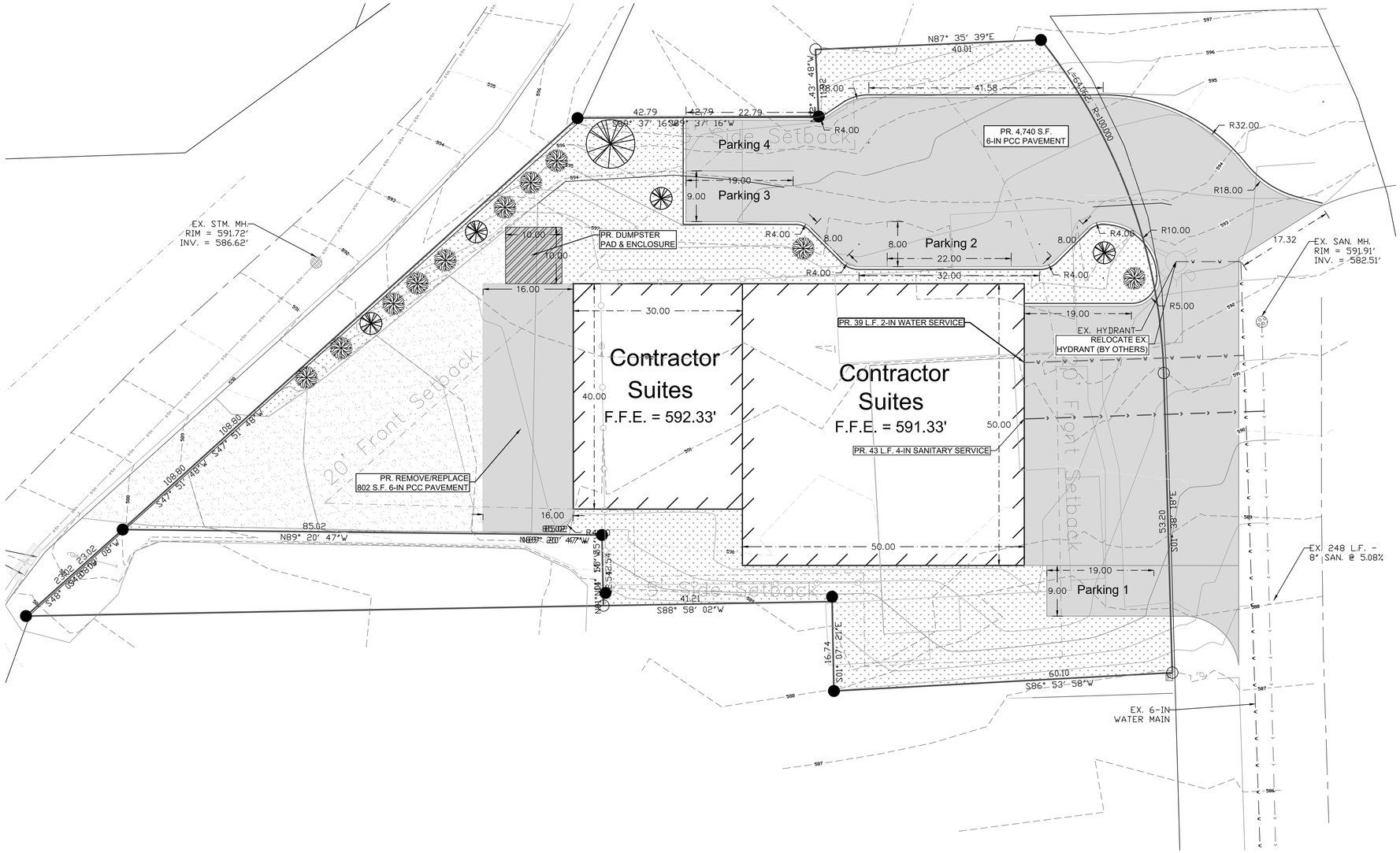


ATTACHMENT C

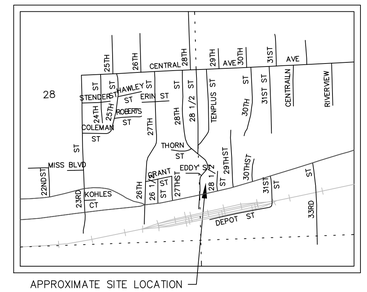
SITE PLAN

RICHARD
28th ST. PROPERTY

TO THE CITY OF BETTENDORF, IA



SITE LOCATION MAP



IOWA ONE CALL
800/292-8989
Call 2 Working Days
BEFORE YOU DIG

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1" = 10' (24x36)

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:
   428 28th 1/2 STREET BETTENDORF, IOWA 52722
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: ALL DEMOLITION WORK NECESSARY FOR THE INSTALLATION OF THE FEATURES PROPOSED ON THESE ENGINEERING PLANS SHALL BE CONSIDERED INCIDENTAL.

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	

715	EXISTING CONTOUR LINE
715	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

AREAS:

TOTAL: 13,105 S.F.

PRE-DEVELOPED:
IMPERVIOUS: 7,792 S.F.
PERVIOUS: 5,313 S.F.

DEVELOPED:
IMPERVIOUS: 9,911 S.F.
PERVIOUS: 3,194 S.F.

INCREASE IN
IMPERVIOUS: 2,119 S.F.

LANDSCAPING

Minimum Street Yard Greenspace requirements:

Street ROW Required Tree Factors (28th Street) = 6 (Provided N=6)
Vehicular Use / Parking Area = 2 Tree Factors (Provided N=2)
Total Required Tree Factors = 8 (Provided N=8)

			Qty.
	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	1
		4-inch caliper and 40-inch ball or pot 2.0	0
	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 0.5	4
		3-inch caliper and 30-inch ball or pot 1.0	0
		Multi-stem deciduous understory 6-foot height and 16-inch ball or pot 0.5	0
		12-inch height and 30-inch ball or pot 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 0.5	10
		12-foot height and 30-inch ball or pot 1.0	0

** NO LANDSCAPING SHALL BE ALLOWED WITH EASEMENT AREAS

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 14864 PROFESSIONAL ENGINEER IOWA

8-28-20
Christopher R. Townsend, P.E. — Date
License number: 14864
My license renewal date is December 31, 2020
Pages or Sheets covered by this seal: C1-C4

TOWNSEND ENGINEERING
CIVIL ◦ STRUCTURAL ◦ LAND DEVELOPMENT

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

DATE: 8/28/20 TE PROJECT NO: Richard Properties

DRAWN BY: BA

CHECKED BY: MDR

DRAWING LOCATION
S: \RICHARD-JEREMY PROPERTIES

NO.	REVISIONS: DESCRIPTION	DATE
1.	PER CITY OF BETT COMMENTS DATED 09-03-20	09/08/20

PROJECT
SITE PLAN
RICHARD'S 28TH ST. PROPERTY
BETTENDORF, IA

DEVELOPER
JEREMY RICHARD
425 28TH ST.
BETTENDORF, IA

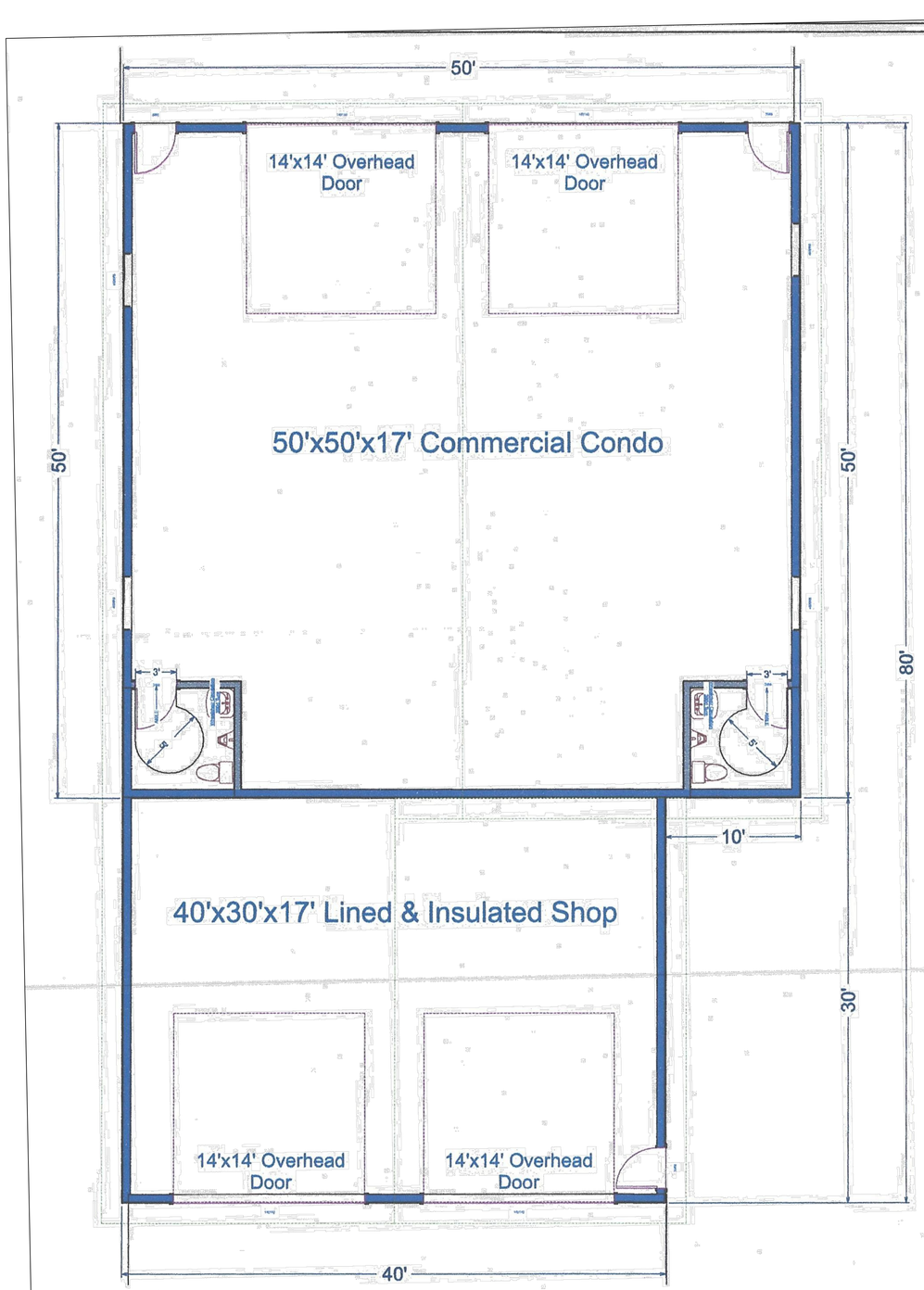
SHEET NO.
C1

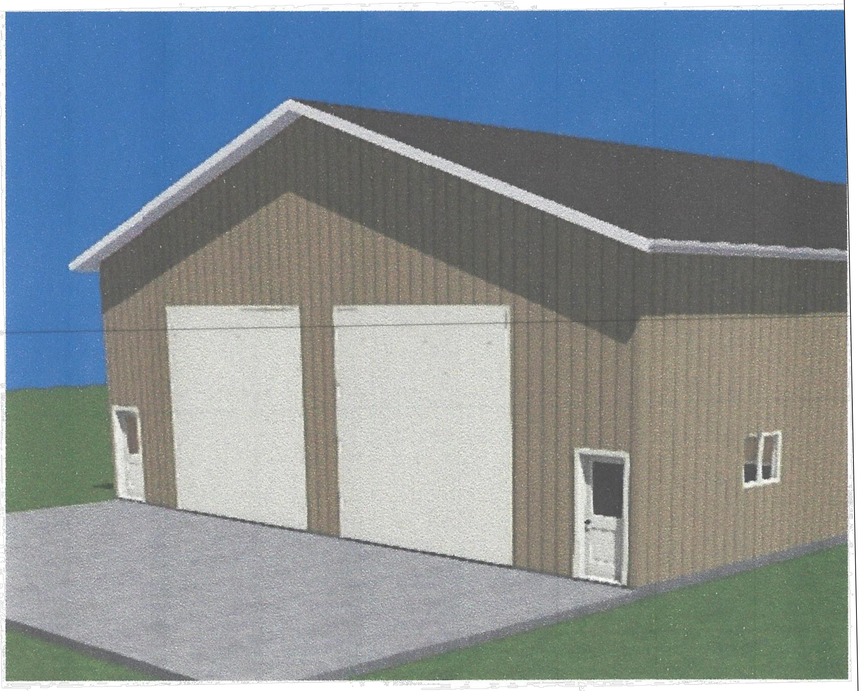
ATTACHMENT D

BUILDING PLAN

RICHARD
28th ST. PROPERTY

TO THE CITY OF BETTENDORF, IA





TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT

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

DATE: 8/28/20 TE PROJECT NO: Richard Properties

DRAWN BY: BA

CHECKED BY: MDR

DRAWING LOCATION
S:\RICHARD–JEREMY PROPERTIES

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
BUILDING PLAN
RICHARD'S 28TH ST. PROPERTY
BETTENDORF, IA

DEVELOPER
JEREMY RICHARD
425 28TH ST.
BETTENDORF, IA

SHEET NO.
C4

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

Staff Report

Case No. 20-055
Location: 428 - 28 ½ Street – Site Development Plan
Applicant: Richard Properties
Current Zoning Classification: C-3, General Business District
Current Land Use Designation: Community Commercial

Background Information and Facts

Richard Properties has submitted a site development plan for 428 - 28 ½ Street (see Aerial Photo and Sewer Map - Attachments A and B). The project involves demolition of a non-conforming single-family home from a C-3 district and replaces it with a conforming use. Landscaping is limited to the streetscape and north portions of the property to provide access to various parts of the site (see Site Plan/Landscape Plan - Attachment C). A variance was granted by the Board of Adjustment to narrow the landscaping in the front yard setbacks on the west side of the parcel. The proposed building will operate as contractor suites (see Elevations - Attachment D).

Land Use

The land use designation is Community Commercial. The site is zoned C-3, General Business District which permits the office uses with contractor storage.

Utilities

Utilities already extend to the site from State Street and the west, east, and south. An onsite fire hydrant will be required to be replaced per City requirements.

Thoroughfare Plan/Pedestrian Access

The building will have access from State Street through two existing entries on the 28th and 28 ½ Street sides of the parcel. A variance from the Zoning Ordinance permits parking in the required front yard along 28 ½ Street .

Storm Water Detention

Storm water detention was not required for this site when the initial building was built. The City Engineer has determined all requirements for offsite flow and storage have been met.

Staff Recommendation

Staff recommends approval of the site development plan subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. Fire hydrant placement to be conducted per the requirements of the Bettendorf Fire Department.

Respectfully submitted,

Greg Beck
City Planner

September 24, 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 428 - 28 ½ Street, submitted by Richard Properties. (Case 20-055)

Honorable Mayor and Members of the City Council:

On September 16, 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,

Mark Hunt
Director, Community Development

9. Case 20-055; 428 - 28 ½ Street, submitted by Richard Properties.

Beck reviewed the staff report. Hunt commented that the existing single-family home is non-conforming and that staff has had some concerns with its maintenance. He added that the proposed development would resolve those issues.

Adam asked if the home is considered non-conforming because it is not in the proper zoning district or if it has to do with the structure itself. Hunt stated that there are structural issues but indicated that the area is becoming more and more commercial and that he would not like to continue a residential use there. Wennlund added that it is a single-family home in a C-3 district.

Wennlund asked if the side yard setbacks indicated is adequate. Beck confirmed this, adding that the requirement is 5 feet.

Wennlund asked if a sufficient number of parking spaces have been provided. Beck confirmed this, adding that there are spaces inside the building.

Wennlund asked if additional parking spaces could be added on the north side of the lot. Mike Richmond, the applicant's engineer, explained that many different layouts were considered but the geometry of the site made it very difficult. He added that only about 3 spaces could be added on the north side.

Wennlund commented that there are no street labels on the site plan and requested that they be added. Gibson concurred.

> On motion by Adam, seconded by Stoltenberg, that the site development plan for 428 - 28 ½ Street be recommended for approval subject to staff recommendations and the condition that street name labels be added.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 6, 2020
REQUESTED BY: Keith Kimball

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

Resolution approving the placement of a parking for persons with disabilities sign at 817 Brown Street.

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

Resident at 817 Brown Street is requesting a parking for persons with disabilities sign to assist with parking in front of his residence. Resident has a disability parking placard for his vehicle.

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

The cost for the parking for persons with disabilities sign and post.

List Attachments

Resolution

RESOLUTION NO. - 20

Resolution Approving the Placement of a Parking for Persons with Disabilities Sign at 817 Brown Street

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that a parking for persons with disabilities space be created at the following location:

817 Brown Street

as provided in Section 6-1-138(A) of the Municipal Code entitled, “Parking for Persons With Disabilities.”

PASSED, APPROVED, and ADOPTED this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: October 6, 2020
REQUESTED BY: Keith Kimball

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

Resolution approving an outdoor event for Crawford Brew Works 'Dog Costume Contest' fundraiser for Kings Harvest Pet Rescue No Kill Shelter.

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

Crawford Brew Works will host an outdoor 'Dog Costume Contest' fundraiser for Kings Harvest Pet Rescue No Kill Shelter on Saturday, October 24, 2020, from 2p-8p, with a rain date of Saturday, October 31, 2020.

Maximum of 24 registrants; each registrant will have a reserved area for social distancing.

Live music, food vendor, and an extended outdoor service area will have social distancing areas in which to operate.

Attached is the proposed ground plan.

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

There will be no cost to the City for this event.

List Attachments

Resolution
Ground Plan

RESOLUTION NO. - 20

Resolution Approving an Outdoor Event for Crawford Brew Works
'Dog Costume Contest'
Fundraiser for Kings Harvest Pet Rescue No Kill Shelter

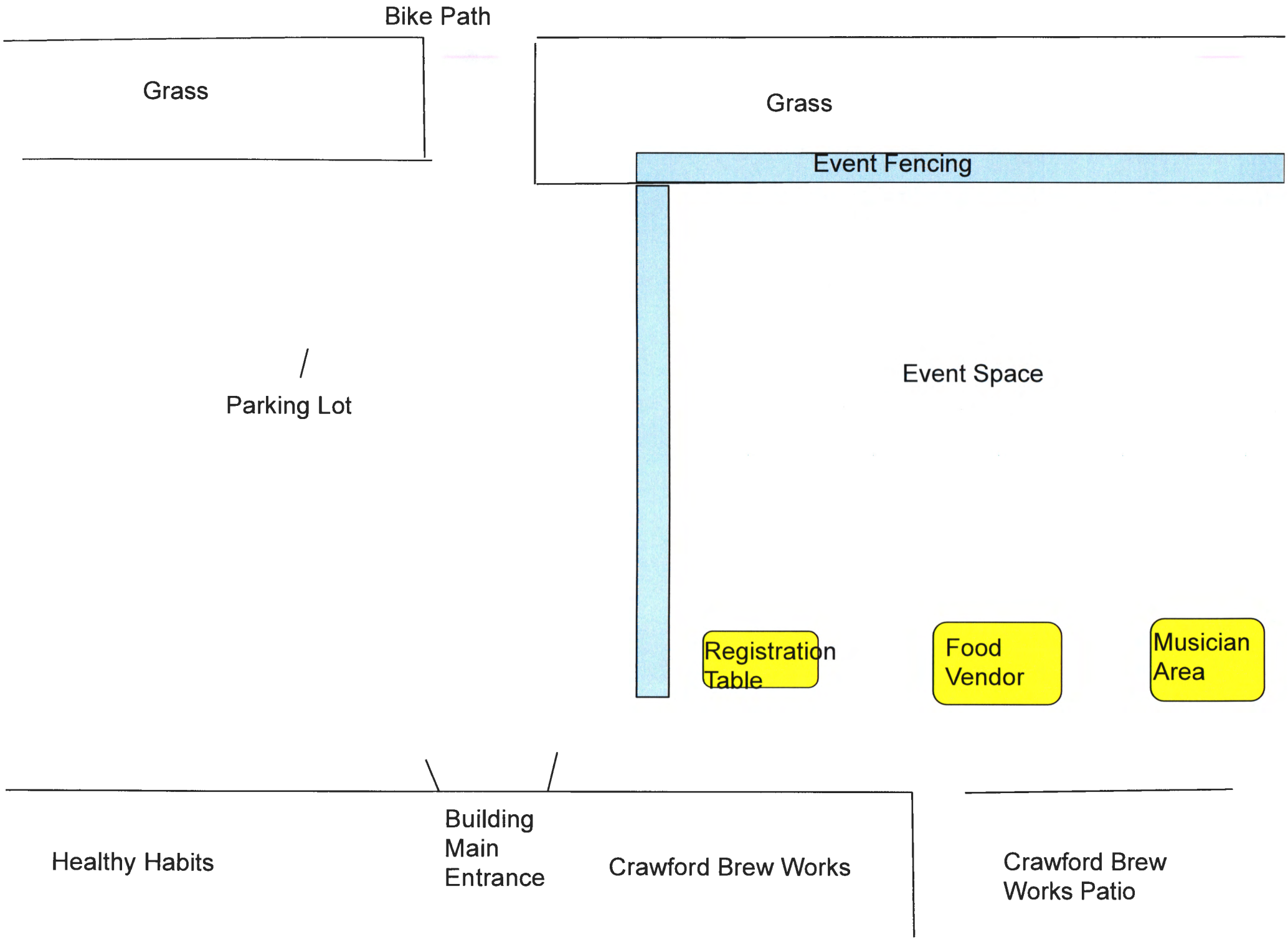
BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that approval is granted for an outdoor event for Crawford Brew Works 'Dog Costume Contest' fundraiser for Kings Harvest Pet Rescue No Kill Shelter on Saturday, October 24, 2020, with a rain date of Saturday, October 31, 2020.

PASSED, APPROVED, and ADOPTED this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk


Bike Path
Grass
Grass
Event Fencing
Parking Lot
Event Space
Registration Table
Food Vendor
Musician Area
Healthy Habits
Building Main Entrance
Crawford Brew Works
Crawford Brew Works Patio

COUNCIL LETTER

MEETING DATE: October 6, 2020
REQUESTED BY: Keith Kimball

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

Resolution approving an outdoor event for Crawford Brew Works 'Bags Tournament' fundraiser for Young Life

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

Crawford Brew Works will host an outdoor 'bags tournament' fundraiser for Young Life on Sunday, October 25, 2020, from 12p-5p, with a rain date of Sunday, November 1, 2020.

This is a private event. A portion of the parking lot will be blocked off for an extended outdoor service area.

Attached is the proposed ground plan.

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

There will be no cost to the City for this event.

List Attachments

Resolution
Ground Plan

RESOLUTION NO. - 20

Resolution Approving an Outdoor Event for Crawford Brew Works
'Bags Tournament' Fundraiser for Young Life

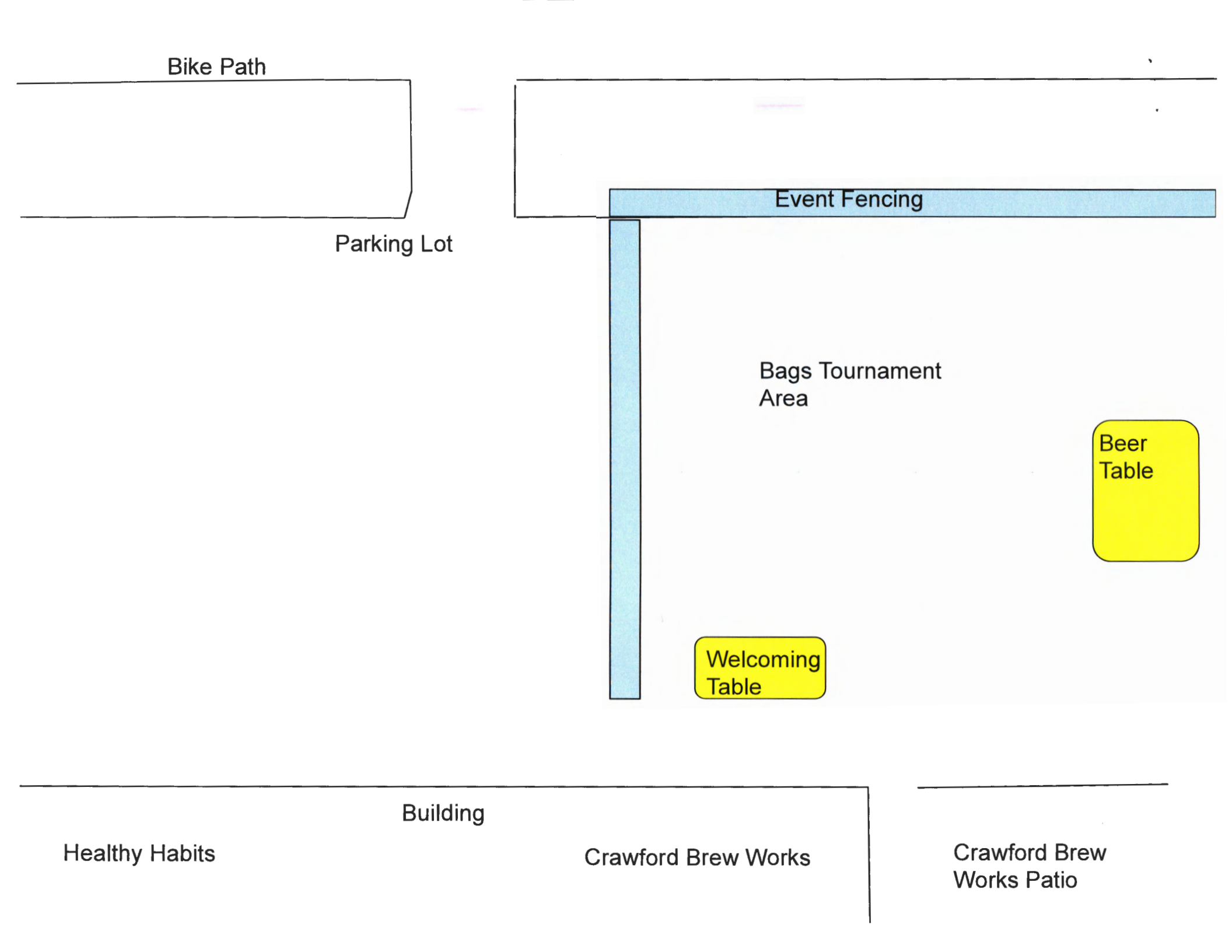
BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that approval is granted for an outdoor event for Crawford Brew Works 'Bags Tournament' fundraiser for Young Life on Sunday, October 25, 2020, with a rain date of Sunday, November 1, 2020.

PASSED, APPROVED, and ADOPTED this 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk


Bike Path
Parking Lot
Event Fencing
Bags Tournament Area
Beer Table
Welcoming Table
Building
Healthy Habits
Crawford Brew Works
Crawford Brew Works Patio

COUNCIL LETTER

MEETING DATE: October 6, 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 LIQUOR LICENSE RENEWALS FOR THE MAIN EVENT, QC MART (GRANT ST LOCATION); EXPO LIQUOR; AND CENTRAL STANDARD; AND AN EXTENDED OUTDOOR SERVICE PRIVILEGE FOR CRAWFORD BREW WORKS

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 THE MAIN EVENT, QC MART (GRANT ST LOCATION); EXPO LIQUOR; AND CENTRAL STANDARD; AND AN EXTENDED OUTDOOR SERVICE PRIVILEGE FOR CRAWFORD BREW WORKS

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 6th day of October, 2020.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Applicant **License Application (LC0032276)**

Name of Applicant: Main Event Inc., The

Name of Business (DBA): Main Event, The

Address of Premises: 3819 State St

City Bettendorf **County:** Iowa **Zip:** 52722

Business (563) 355-3938

Mailing 3819 State St

City Bettendorf **State** IA **Zip:** 52722

Contact Person

Name Bonnie Brinkley

Phone: (563) 508-6092 **Email** maineventbett@hotmail.com

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 11/08/2020

Expiration Date: 11/07/2021

Privileges:

Catering Privilege

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: Publicly Traded Corporation

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Bonnie Brinkley

First Name: Bonnie **Last Name:** Brinkley

City: Bettendorf **State:** Iowa **Zip:** 52722

Position: Owner

% of Ownership: 100.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: Illinois Casualty Co

Policy Effective Date: 11/08/2020 **Policy Expiration** 11/08/2021

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Applicant **License Application (BC0030573)**

Name of Applicant: bethany enterprises, inc.

Name of Business (DBA): QC Marts

Address of Premises: 1629 Grant Street

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 888-1334

Mailing 101 Woodland Road

City milan **State** IL **Zip:** 61264

Contact Person

Name bill ernst

Phone: (563) 332-2408 **Email** bernst2001@yahoo.com

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 11/15/2020

Expiration Date: 11/14/2021

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 (LE0002800)**

Name of Applicant: PB Homes LLC

Name of Business (DBA): Expo Liquor

Address of Premises: 1810 State Street

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 359-8600

Mailing 1810 State Street

City Bettendorf **State** IA **Zip:** 52722

Contact Person

Name Dhruba Kanaujiya

Phone: (563) 528-4972 **Email** expomart16@gmail.com

Classification Class E Liquor License (LE)

Term: 12 months

Effective Date: 10/28/2020

Expiration Date: 10/27/2021

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

Dhruba Kanaujiya

First Name: Dhruba **Last Name:** Kanaujiya

City: Davenport **State:** Iowa **Zip:** 52807

Position: Managing Member

% of Ownership: 100.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: Western Surety Company

Policy Effective Date: 10/28/2020 **Policy Expiration** 01/01/1900

Bond Effective 2 **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Applicant **License Application (LC0042092)**

Name of Applicant: Gastro Pub on Falcon Avenue,

Name of Business (DBA): Central Standard

Address of Premises: 2239 Falcon Ave

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 650-6572

Mailing 4620 e 53rd st

City davenport **State** IA **Zip:** 52807

Contact Person

Name mark roemer

Phone: (563) 650-6572 **Email** mrkroemer@gmail.com

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 10/21/2020

Expiration Date: 10/20/2021

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Mark Roemer

First Name: Mark **Last Name:** Roemer

City: Davenport **State:** Iowa **Zip:** 52722

Position: owner

% of Ownership: 100.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: Allied Insurance

Policy Effective Date: **Policy Expiration**

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Temp Transfer Effective Date **Temp Transfer Expiration Date:**

Applicant **License Application (LC0044294)**

Name of Applicant: CRAWFORD BREW WORKS, LLC

Name of Business (DBA): Crawford Brew Works

Address of Premises: 3659 Devil's Glen Road

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 332-0243

Mailing 3659 Devil's Glen Road

City Bettendorf **State** IA **Zip:** 52722

Contact Person

Name Deborah Davis

Phone: (319) 621-1977 **Email** ddavis@crawfordbrewworks.com

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 04/01/2020

Expiration Date: 03/31/2021

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Ian Frink

First Name: Ian **Last Name:** Frink

City: Bettendorf **State:** Iowa **Zip:** 52722

Position: Member

% of Ownership: 20.00% **U.S. Citizen: Yes**

Bruce Grell

First Name: Bruce **Last Name:** Grell

City: Bettendorf **State:** Iowa **Zip:** 52722

Position: Member

% of Ownership: 20.00% **U.S. Citizen: Yes**

Robert Frink

First Name: Robert **Last Name:** Frink

City: Rock Island **State:** Illinois **Zip:** 61201

Position: Member

% of Ownership: 20.00% **U.S. Citizen: Yes**

Keith Gerks

First Name: Keith **Last Name:** Gerks

City: Princeton **State:** Iowa **Zip:** 52768

Position: Member

% of Ownership: 20.00% **U.S. Citizen: Yes**

Adam Isaacson

First Name: Adam **Last Name:** Isaacson

City: Bettendorf **State:** Iowa **Zip:** 52722

Position: Member

% of Ownership: 20.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: EMCASCO Insurance Company

Policy Effective Date: 04/01/2020 **Policy Expiration** 03/31/2021

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective 10/24/2020 **Outdoor Service Expiration** 11/01/2020

Temp Transfer Effective **Temp Transfer Expiration Date:**

Date: 9/30/2020

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0000-221.10-00		2100153	TREASURER, STATE OF IOWA	9/18/2020	091820B	21.58	AUGUST SALES TAX- RECREATION
001-0000-221.11-00		2100153	TREASURER, STATE OF IOWA	9/18/2020	091820C	2.42	AUGUST SALES TAX- CITY MERCH
001-0000-333.01-00		109232	MISCELLANEOUS	10/7/2020	2008-0772-WAT	80.00	DUPLICATE PERMIT - REFUND PERMIT FEE 2306 QUEEN
001-0000-333.01-00		109273	SUBURBAN CONSTRUCTION, INC.	10/7/2020	2008-0811-RES	235.20	PERMIT CNCLD/REFUND 80% PERMIT 1308 LINCOLN
			Total for Fund 001 GENERAL FUND			**339.20**	
			Department N/A				
520-0000-221.10-00		2100134	TREASURER, STATE OF IOWA	9/18/2020	091820	3,969.98	MONTHLY - AUGUST 2020
			Total for Fund 520 SEWER UTILITY			**3,969.98**	
			Department N/A				
550-0000-221.10-00		2100134	TREASURER, STATE OF IOWA	9/18/2020	091820B	10.40	MONTHLY - AUGUST 2020
			Total for Fund 550 SOLID WASTE/RECYCLING ENT			**10.40**	
			Department N/A				
560-0000-221.10-00		2100153	TREASURER, STATE OF IOWA	9/18/2020	091820A	9,237.08	AUGUST SALES TAX- PHGC
			Total for Fund 560 PALMER HILLS GOLF COURSE			**9,237.08**	
			Department N/A				
570-0000-221.10-00		2100153	TREASURER, STATE OF IOWA	9/18/2020	091820	1,224.35	AUGUST SALES TAX- LFC
			Total for Fund 570 LIFE FITNESS CTR FUND			**1,224.35**	
			Department N/A				
580-0000-221.10-00		2100134	TREASURER, STATE OF IOWA	9/18/2020	091820A	2,272.43	MONTHLY - AUGUST 2020
			Total for Fund 580 STORM WATER UTILITY			**2,272.43**	
			Department N/A				
585-0000-359.02-00		109218	MISCELLANEOUS	10/7/2020	092220	30.00	REFUND FOR JULY PASSPORT- JUNETTA BOONE
585-0000-359.23-00		109260	RIVER BEND TRANSIT	10/7/2020	083120C	-68.00	FARES COLLECTED AUGUST 2020
585-0000-359.24-00		109260	RIVER BEND TRANSIT	10/7/2020	083120A	-700.50	REVENUES COLLECTED AUGUST 2020

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 585 TRANSIT			**-738.50**	
			Department N/A				
722-0000-233.00-00		2100107	WAGEWORKS	8/31/2020	INV2279479	6,462.23	FLEX CLAIMS
722-0000-233.00-00		2100128	WAGEWORKS	9/9/2020	INV2289563	5,254.19	FLEX CLAIMS
722-0000-233.00-00		2100136	WAGEWORKS	9/15/2020	INV2297087	10,959.44	FLEX CLAIMS
722-0000-233.00-00		2100155	WAGEWORKS	9/22/2020	INV2308167	7,229.06	FLEX CLAIMS
			Total for Fund 722 125/PLAN			**29,904.92**	
			Department N/A				
810-0000-205.02-00		2100116	MUNICIPAL FIRE & POLICE	8/28/2020	08/28 PAY DATEA	37,629.82	CITY SHARE POLICE PENSION
810-0000-205.02-00		2100141	MUNICIPAL FIRE & POLICE	9/11/2020	09/11 PAY DATEA	37,316.70	CITY SHARE POLICE PENSION
810-0000-205.04-00		2100116	MUNICIPAL FIRE & POLICE	8/28/2020	08/28 PAY DATEC	20,671.51	CITY SHARE FIRE PENSION
810-0000-205.04-00		2100141	MUNICIPAL FIRE & POLICE	9/11/2020	09/11 PAY DATEC	21,223.86	CITY SHARE FIRE PENSION
810-0000-205.05-00		2100120	INTERNAL REVENUE SERVICE	8/28/2020	270064475333226	75,245.45	FEDERAL TAX
810-0000-205.05-00		2100145	INTERNAL REVENUE SERVICE	9/11/2020	270065864561887	75,356.33	FEDERAL W/H TAX
810-0000-205.06-00		2100121	TREASURER,STATE OF IOWA	8/28/2020	241000109	30,515.34	8/28 PAY DATE IA W/H TAX
810-0000-205.06-00		2100146	TREASURER,STATE OF IOWA	9/11/2020	255002259	30,669.37	8/28 PAY DATE IA W/H TAX
810-0000-205.07-00		2100122	ILLINOIS DEPARTMENT OF REVENUE	8/28/2020	2-033-644-000	1,981.62	ILLINOIS STATE W/H TAX
810-0000-205.07-00		2100147	ILLINOIS DEPARTMENT OF REVENUE	9/11/2020	0-679-221-728	2,133.91	ILLINOIS STATE W/H TAX
810-0000-205.08-00		2100120	INTERNAL REVENUE SERVICE	8/28/2020	27006447533322A	64,221.94	FICA W/H TAX
810-0000-205.08-00		2100145	INTERNAL REVENUE SERVICE	9/11/2020	27006586456188A	65,922.06	FICA W/H TAX
810-0000-205.09-00		2100120	INTERNAL REVENUE SERVICE	8/28/2020	27006447533322B	22,059.10	MEDICARE W/H TAX
810-0000-205.09-00		2100145	INTERNAL REVENUE SERVICE	9/11/2020	27006586456188B	22,779.60	MEDICARE W/H TAX
810-0000-205.10-00		2100123	IPERS COLLECTIONS	8/28/2020	120879999	32,656.85	EMPLOYEE SHARE IPERS
810-0000-205.10-00		2100123	IPERS COLLECTIONS	8/28/2020	120879999A	49,011.15	CITY SHARE IPERS
810-0000-205.10-00		2100148	IPERS COLLECTIONS	9/11/2020	120883659	33,642.41	EMPLOYEE SHARE IPERS
810-0000-205.10-00		2100148	IPERS COLLECTIONS	9/11/2020	120883659A	50,490.13	CITY SHARE IPERS
810-0000-205.11-00		2100116	MUNICIPAL FIRE & POLICE	8/28/2020	08/28 PAY DATE	13,975.54	EMPLOYEE SHARE POLICE PENSION
810-0000-205.11-00		2100141	MUNICIPAL FIRE & POLICE	9/11/2020	09/11 PAY DATE	13,859.27	EMPLOYEE SHARE POLICE PENSION
810-0000-205.12-00		2100116	MUNICIPAL FIRE & POLICE	8/28/2020	08/28 PAY DATEB	7,677.26	EMP SHARE FIRE PENSION
810-0000-205.12-00		2100141	MUNICIPAL FIRE & POLICE	9/11/2020	09/11 PAY DATEB	7,882.43	EMPLOYEE SHARE FIRE PENSION
810-0000-205.15-00		109134	AMERICAN FUNDS SERVICE COMPAN	9/25/2020	20200925	50.00	PAYROLL SUMMARY
810-0000-205.15-00		109143	LEGALSHIELD	9/25/2020	20200925	126.61	PAYROLL SUMMARY

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
810-0000-205.15-00		109147	WASHINGTON NATIONAL LIFE INSUR	9/25/2020	20200925	35.05	PAYROLL SUMMARY
810-0000-205.15-00		2100115	ICMA RETIREMENT TRUST - 457	8/28/2020	391901	2,610.52	AFTER TAX ROTH IRA
810-0000-205.15-00		2100117	AFLAC	8/28/2020	PR DATE 08/28	131.75	CI WRAP CONTRIBUTIONS
810-0000-205.15-00		2100126	AMERICAN FUNDS ROTH IRA WIRE	8/28/2020	08/28 PAY DATE	100.00	AFTER TAX ROTH IRA CONTRIBUTIONS
810-0000-205.15-00		2100140	ICMA RETIREMENT TRUST - 457	9/11/2020	399390	2,913.64	AFTER TAX ROTH IRA
810-0000-205.15-00		2100142	AFLAC	9/11/2020	PR DATE 09/11	131.75	CI WRAP CONTRIBUTIONS
810-0000-205.15-00		2100151	AMERICAN FUNDS ROTH IRA WIRE	9/11/2020	09/11 PAY DATE	100.00	AFTER TAX ROTH IRA CONTRIBUTIONS
810-0000-205.19-00		2100125	COLLECTION SERVICES CENTER	8/28/2020	1883382	2,481.05	CHILD/SPOUSE SUPPORT
810-0000-205.19-00		2100150	COLLECTION SERVICES CENTER	9/11/2020	1890068	2,481.05	CHILD/ SPOUSE SUPPORT
810-0000-205.20-00		109142	COMMUNITY HEALTH CHARITIES IOW	9/25/2020	20200925	9.00	PAYROLL SUMMARY
810-0000-205.20-00		2100114	UNITED WAY	8/28/2020	PR DATE 08/28	568.38	08/28 CONTRIBUTIONS
810-0000-205.20-00		2100139	UNITED WAY	9/11/2020	PR DATE 09/11	575.38	09/11 CONTRIBUTIONS
810-0000-205.21-00		109138	CITY OF BETTENDORF	9/25/2020	20200925	14,656.72	PAYROLL SUMMARY
810-0000-205.22-00		109138	CITY OF BETTENDORF	9/25/2020	20200925A	172.50	PAYROLL SUMMARY
810-0000-205.23-00		109135	ANCHOR NATIONAL LIFE INSURANCE	9/25/2020	20200925	572.71	PAYROLL SUMMARY
810-0000-205.23-00		109139	CITY OF BETTENDORF/125 PLAN	9/25/2020	20200925	4,356.71	PAYROLL SUMMARY
810-0000-205.23-00		109140	CITY OF BETTENDORF/125 PLAN	9/25/2020	20200925	1,911.47	PAYROLL SUMMARY
810-0000-205.23-00		109141	CITY OF BETTENDORF/125 PLAN	9/25/2020	20200925	1,112.19	PAYROLL SUMMARY
810-0000-205.23-00		109144	LINCOLN LIFE	9/25/2020	20200925	1,371.13	PAYROLL SUMMARY
810-0000-205.23-00		109145	OHIO NATIONAL LIFE INSURANCE CO	9/25/2020	20200925	816.38	PAYROLL SUMMARY
810-0000-205.23-00		109146	PACIFIC LIFE INSURANCE COMPANY	9/25/2020	20200925	481.30	PAYROLL SUMMARY
810-0000-205.23-00		2100115	ICMA RETIREMENT TRUST - 457	8/28/2020	391863	47,784.52	457 CONTRIBUTIONS
810-0000-205.23-00		2100118	GREAT AMERICAN PLAN ADMINISTRA	8/28/2020	PR DATE 08/28	753.68	08/28 CONTRIBUTIONS
810-0000-205.23-00		2100124	NATIONWIDE RETIREMENT SOLUTIO	8/28/2020	08/28 PAY DATE	525.84	457 CONTRIBUTIONS
810-0000-205.23-00		2100140	ICMA RETIREMENT TRUST - 457	9/11/2020	399383	51,167.10	457 CONTRIBUTIONS
810-0000-205.23-00		2100143	GREAT AMERICAN PLAN ADMINISTRA	9/11/2020	PR DATE 09/11	612.70	09/11 CONTRIBUTIONS
810-0000-205.23-00		2100149	NATIONWIDE RETIREMENT SOLUTIO	9/11/2020	09/11 PAY DATE	525.84	457 CONTRIBUTIONS
810-0000-205.28-00		109146	PACIFIC LIFE INSURANCE COMPANY	9/25/2020	20200925A	161.62	PAYROLL SUMMARY
810-0000-205.28-00		2100115	ICMA RETIREMENT TRUST - 457	8/28/2020	391863A	4,717.89	457 LOAN PAYMENTS
810-0000-205.28-00		2100140	ICMA RETIREMENT TRUST - 457	9/11/2020	399383A	4,643.27	457 LOAN PAYMENTS
810-0000-205.29-00		2100109	PRINCIPAL LIFE INSURANCE COMPAN	9/2/2020	081820	1,463.98	SUPPLEMENTAL LIFE
810-0000-205.99-00		109136	BETTENDORF POLICE BENEVOLENT	9/25/2020	20200925	96.00	PAYROLL SUMMARY
810-0000-205.99-00		109137	CITY OF BETTENDORF	9/25/2020	20200925	298.67	PAYROLL SUMMARY
810-0000-205.99-00		2100119	IOWA C.O.P.S.	8/28/2020	PR DATE 08/28	53.00	08/28 CONTRIBUTIONS
810-0000-205.99-00		2100144	IOWA C.O.P.S.	9/11/2020	PR DATE 09/11	53.00	09/11 CONTRIBUTIONS
810-0000-233.00-00		109169	MISCELLANEOUS	10/7/2020	092520	208.49	IPERS REFUND

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 810 LIABILITY CLEARING ACCT.			**867,752.54**	
			Department N/A				
			Total for Department			**913,972.40**	
001-0101-460.22-13		109117	QC CONVENTION & VISITORS BUREA	9/11/2020	082920	38,060.12	25% HOTEL MOTEL TAX 4TH QUARTER
001-0101-460.22-13		109129	RIVER ACTION, INC.	9/23/2020	939	7,023.00	CATALYST FOR CHANGE CAMPAIGN
001-0101-460.22-13		109197	GRABER, EDMUND C.	10/7/2020	092520	1,832.00	CONSULTING SERVICES 9/1- 9/30/2020
			Total for Fund 001 GENERAL FUND			**46,915.12**	
			Department Mayor & Council				
684-0105-494.22-68		109215	IOWA COMMUNITIES ASSURANCE PC	10/7/2020	103110	592.00	ADDL PROPERTY COVERAGE 7/1/2020 - 7/1/2021
684-0105-494.22-68		109215	IOWA COMMUNITIES ASSURANCE PC	10/7/2020	ICP054542A1	2,184.51	MAILIA DUNN CLAIM
684-0105-494.22-92		109209	IMWCA	10/7/2020	INV78963	991.56	LARGE DED PMT FY1819 8/1/2020-8/31/2020
			Total for Fund 684 RISK MANAGEMENT			**3,768.07**	
			Department Mayor & Council				
686-0106-494.22-81		2100108	WELLMARK BLUE CROSS & BLUE SH	9/1/2020	07312020D	35,022.98	MEDICAL CLAIMS 07/31/2020
686-0106-494.22-81		2100127	WELLMARK BLUE CROSS & BLUE SH	9/1/2020	090120	31,875.15	MEDICAL CLAIMS 8/22-8/28/ 20
686-0106-494.22-81		2100132	WELLMARK BLUE CROSS & BLUE SH	9/11/2020	090820	46,056.75	MEDICAL CLAIMS 09/1-09/4/ 20
686-0106-494.22-81		2100138	WELLMARK BLUE CROSS & BLUE SH	9/18/2020	091520	69,122.30	MEDICAL CLAIMS 9/5/20 9/11/20
686-0106-494.22-83		109186	EMPLOYEE BENEFIT SYSTEM	10/7/2020	000026367	790.53	VISION CLAIMS
686-0106-494.22-83		2100108	WELLMARK BLUE CROSS & BLUE SH	9/1/2020	07312020A	11,338.42	ADMIN FEES JULY
686-0106-494.22-83		2100130	MEDTRAK SERVICES	9/11/2020	083120B	800.00	ADMIN FEESM 08/16/20 08/31/20
686-0106-494.22-83		2100156	MEDTRAK SERVICES	9/24/2020	091520B	698.50	ADMIN FEES 09/01/20-09/15/20
686-0106-494.22-84		2100108	WELLMARK BLUE CROSS & BLUE SH	9/1/2020	07312020B	1,211.36	AGGREGATE JULY
686-0106-494.22-85		2100108	WELLMARK BLUE CROSS & BLUE SH	9/1/2020	07312020C	32,363.20	SPECIFIC JULY
686-0106-494.22-88		2100109	PRINCIPAL LIFE INSURANCE COMPAN	9/2/2020	081820A	11,176.16	LIFE AND LTD
686-0106-494.22-88		2100109	PRINCIPAL LIFE INSURANCE COMPAN	9/2/2020	081820B	945.13	ADJUSTMENTS FROM THE LAST BILL
686-0106-494.22-94		2100110	DELTA DENTAL	9/4/2020	352050000202056	5,071.32	DENTAL CLAIMS 8/25/-8/31/ 20
686-0106-494.22-94		2100135	DELTA DENTAL	9/11/2020	352050000202057	5,601.94	DENTAL CLAIMS 9/1-9/8
686-0106-494.22-94		2100137	DELTA DENTAL	9/18/2020	352050000202058	6,491.12	DENTAL CLAIMS 9/9-9/14/20
686-0106-494.22-96		2100111	EMPLOYEE BENEFIT SYSTEM	9/3/2020	090220	1,139.78	VISION CLAIMS CHECKS 1919-1925
686-0106-494.22-96		2100131	EMPLOYEE BENEFIT SYSTEM	9/10/2020	090920	951.96	VISION CLAIMS CHECKS 1926-1929

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
686-0106-494.22-96		2100133	EMPLOYEE BENEFIT SYSTEM	8/20/2020	081922	4,891.25	VISION CLAIMS 1903 - 1914
686-0106-494.22-96		2100154	EMPLOYEE BENEFIT SYSTEM	9/18/2020	091620	283.00	VISION CLAIMS CHECKS 1930-1932
686-0106-494.22-96		2100157	EMPLOYEE BENEFIT SYSTEM	9/25/2020	092320	2,437.90	VISION CLAIMS CHECKS 1933-1936
686-0106-494.22-98		2100130	MEDTRAK SERVICES	9/11/2020	083120A	21,800.02	PHARMACY CLAIMS 08/16- 8/31/20
686-0106-494.22-98		2100156	MEDTRAK SERVICES	9/24/2020	091520A	23,446.25	PHARMACY CLAIMS 09/01/20-09/15/20
			Total for Fund	**686**	**EMPLOYEE INSURANCE**	**313,515.02**	
			Department	**Mayor & Council**			
			Total for Department			**364,198.21**	
001-0201-461.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820F	7.05	BANKCARD FEES 1% SW1, SW2 SW3
001-0201-470.80-04		109236	MOODY'S INVESTORS SERVICE	10/7/2020	P0347376	23,000.00	GOREF2020B COSTS
001-0202-461.22-90		109261	ROCHESTER ARMORED CAR CO., IN(	10/7/2020	693684	553.94	AUGUST COURIER
001-0202-461.23-07		109173	CINTAS FIRST AID & SAFETY #D89	10/7/2020	8404796448	18.77	FIRST AID SUPPLIES
001-0202-461.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0449380	7.50	WATER DISPENSER RENTAL 09 /01/20-09/30/20 CH
001-0202-461.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0449768	10.80	CITY HALL WATER
001-0202-461.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0450027	10.80	CITY HALL WATER
001-0202-461.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0450307	10.80	CITY HALL WATER
001-0202-461.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0450565	10.80	CITY HALL WATER
001-0202-461.23-07		109276	TALLGRASS BUSINESS RESOURCES	10/7/2020	5523589	37.40	INCODE RECEIPT PAPER
			Total for Fund	**001**	**GENERAL FUND**	**23,667.86**	
			Department	**Finance**			
520-0204-490.22-04		109162	AMERICAN WATER- SEWER USAGE D	10/7/2020	4000199207	1,179.36	USAGE DATE AUGUST 2020
520-0204-490.22-04		109239	MUNICIPAL COLLECTIONS OF AMERI(	10/7/2020	091020A	8.73	AGENCY FEE - SEWER
520-0204-490.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820G	1,823.03	BANKCARD FEES UT, SW1, SW 2,SW3
520-0204-490.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	225718	29.38	FINAL BILLS 08/19
520-0204-490.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	225719	36.53	04 BILLS 08/19
520-0204-490.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	225786	210.54	02 LATE NOTICES
520-0204-490.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	226047	22.13	FINAL BILLS 09/02
			Total for Fund	**520**	**SEWER UTILITY**	**3,309.70**	
			Department	**Finance**			

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
580-0219-493.22-04		109239	MUNICIPAL COLLECTIONS OF AMERI	10/7/2020	091020C	8.15	AGENCY FEE - STORMWATER
580-0219-493.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	225718B	29.39	FINAL BILLS 08/19
580-0219-493.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	225719B	36.53	04 BILLS 08/19
580-0219-493.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	225786B	210.55	02 LATE NOTICES
580-0219-493.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	226047B	22.14	FINAL BILLS 09/02
			Total for Fund 580 STORM WATER UTILITY			**306.76**	
			Department Finance				
688-0231-494.13-04		109201	GRIMM, JOHN	10/7/2020	0918207	43.33	EMPLOYEE MILEAGE REIMBURS EMENT 74.7 MILES
688-0231-494.21-30		109275	SUPERION, LLC	10/7/2020	291498	6,043.62	COGNOS BI ANNUAL MAINT
			Total for Fund 688 INFORMATION SERVICES			**6,086.95**	
			Department Finance				
			Total for Department			**33,371.27**	
001-0310-410.13-03		109230	MIDWEST CRISIS MANAGEMENT	10/7/2020	1006	60.00	REG/TACTICAL COMM (CANNON)
001-0310-410.23-07		109173	CINTAS FIRST AID & SAFETY #D89	10/7/2020	8404796448B	18.76	FIRST AID SUPPLIES
001-0311-410.12-09		109191	GALLS, LLC.	10/7/2020	016307271	154.95	BOOTS/FLICKINGER
001-0311-410.12-09		109271	STREICHER'S INC	10/7/2020	I1450323	95.98	GLOVES
001-0311-410.12-09		109288	UNIFORM DEN, INC.	10/7/2020	103821	164.50	DUTY PANTS/Z THOMAS
001-0311-410.12-09		109288	UNIFORM DEN, INC.	10/7/2020	103852-02	618.85	UNIFORM WEAR/VALDEZ
001-0311-410.12-09		109288	UNIFORM DEN, INC.	10/7/2020	104146-01	265.65	UNIFORM WEAR/WILDEN
001-0311-410.12-09		109288	UNIFORM DEN, INC.	10/7/2020	104146-02	72.50	UNIFORM WEAR/WILDEN
001-0311-410.12-09		109288	UNIFORM DEN, INC.	10/7/2020	104163-01	382.60	UNIFORM WEAR/HIMMELMAN
001-0311-410.12-09		109288	UNIFORM DEN, INC.	10/7/2020	104163-02	66.75	UNIFORM WEAR/HIMMELMAN
001-0311-410.12-09		109288	UNIFORM DEN, INC.	10/7/2020	104446	180.90	UNIFORM WEAR/E POIRIER
001-0311-410.21-04		109202	H & H CAR CARE & TOWING, LLC	10/7/2020	22779	65.00	TOW/VEH 501261
001-0311-410.21-04		109202	H & H CAR CARE & TOWING, LLC	10/7/2020	22796	50.00	TOW/UNIT 205
001-0311-410.21-04		109202	H & H CAR CARE & TOWING, LLC	10/7/2020	22858	50.00	TOW/SQUAD 203
001-0311-410.21-04		109202	H & H CAR CARE & TOWING, LLC	10/7/2020	23186	50.00	TOW/UNIT 205
001-0311-410.23-07		109274	SUNSET DISTR/SUNSET LAW ENFOR	10/7/2020	0004101-IN	5,597.50	SNIPER AMMO
001-0311-410.23-10	COVID	109254	QUAD CITY SAFETY, INC.	10/7/2020	854641A	480.00	N95 MASKS
001-0313-410.13-01		109266	SAM'S CLUB PD	10/7/2020	82820	40.00	RENEWAL/DAVIS
001-0315-410.22-99		109268	SCOTT COUNTY SHERIFF'S OFFICE	10/7/2020	2021-14	475.00	BOOKING FEES (AUG)

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0315-410.22-99		109272	STRYKER-POST PUBLICATIONS	10/7/2020	3129828M	2,257.20	PM AGREEMENT/6 LIFEPAKS
001-0315-410.23-06		109181	DES MOINES STAMP MFG COMPANY	10/7/2020	1168830	32.40	NOTARY STAMP/TRIPP
001-0315-410.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0449076	51.90	WATER
001-0315-410.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0449286	30.00	DISPENSER RENTAL
001-0315-410.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0449769	58.75	WATER
001-0315-410.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0450028	38.20	WATER
001-0315-410.23-08		109207	HY-VEE, INC. PD	10/7/2020	4819075948	5.35	POSTAGE
001-0315-410.23-08		109207	HY-VEE, INC. PD	10/7/2020	5847287445	7.50	POSTAGE
001-0316-410.23-04		109220	KUSTOM SIGNALS, INC.	10/7/2020	577549	192.82	REPAIR LIDAR
			Total for Fund 001 GENERAL FUND			**11,563.06**	
			Department Police				
			Total for Department			**11,563.06**	
001-0411-414.12-09		109246	PANTHER UNIFORMS INC.	10/7/2020	23748	112.00	ALTER COAT/SCHEETZ
001-0411-414.12-09		109246	PANTHER UNIFORMS INC.	10/7/2020	23749	240.30	UNIFORM COAT/A RODRUCK
001-0411-414.12-09		109246	PANTHER UNIFORMS INC.	10/7/2020	23968	145.98	UNIFORM PANTS/SCHEETZ
001-0411-414.12-09		109294	WITMER PUBLIC SAFETY GROUP, INC	10/7/2020	E1994861	54.75	GLOVE STRAP, FLASHLIGHT
001-0411-414.21-04		109156	ALEXIS FIRE EQUIPMENT COMPANY	10/7/2020	0068427-IN	275.00	MAST LIGHT REPAIR/E4
001-0411-414.21-04		109156	ALEXIS FIRE EQUIPMENT COMPANY	10/7/2020	0068428-CM	-55.00	CREDIT/E1 MAST LIGHT
001-0411-414.21-04		109156	ALEXIS FIRE EQUIPMENT COMPANY	10/7/2020	0068429-IN	1,014.00	SIREN REPAIR/E1
001-0411-414.21-04		109156	ALEXIS FIRE EQUIPMENT COMPANY	10/7/2020	0068430-IN	1,495.00	PUMP TEST/E1,E2,E3,E4,T2
001-0411-414.21-04		109156	ALEXIS FIRE EQUIPMENT COMPANY	10/7/2020	0068553-IN	325.19	E3 SCENE LIGHT
001-0411-414.21-06		109160	AMERICAN TEST CENTER, INC.	10/7/2020	2201925	1,218.50	LADDER TEST
001-0411-414.23-04		109233	MIDWEST WHEEL COMPANIES INC.	10/7/2020	2112825-00	38.46	REDUCER SLEEVES
001-0411-414.23-04		109256	RACOM	10/7/2020	FB159335	40.00	ANTENNA
001-0411-480.70-74		109267	SANDRY FIRE SUPPLY	10/7/2020	INV-012452	33,588.00	SCBA BREATHING APPARATUS
001-0413-414.23-10		109185	EMERGENCY MEDICAL PRODUCTS, I	10/7/2020	2199278	364.85	MEDICAL SUPPLIES
001-0413-414.23-10		109193	GENESIS HEALTH SYSTEM	10/7/2020	I2 11105	86.13	PHARMACY
001-0413-414.23-10	COVID	109254	QUAD CITY SAFETY, INC.	10/7/2020	451277	648.00	N95 MASKS
001-0413-414.23-10	COVID	109254	QUAD CITY SAFETY, INC.	10/7/2020	854641	480.00	N95 MASK
001-0415-414.21-06		109165	BETTENDORF N & S LOCK INC.	10/7/2020	47245	135.00	SERVICE DOOR LOCK/ST2
001-0415-414.21-06		109194	GETZ FIRE EQUIPMENT	10/7/2020	I1-785797	100.20	SERVICE FIRE EXTINGUISHER
001-0415-414.21-11		109213	IOWA AMERICAN WATER COMPANY	10/7/2020	061239SEP20	27.20	HYDRANT/ST2
001-0415-414.21-11		109213	IOWA AMERICAN WATER COMPANY	10/7/2020	062188SEP20	61.70	HYDRANT/ST4

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0415-414.21-11		109213	IOWA AMERICAN WATER COMPANY	10/7/2020	334067SEPT20	126.89	WATER USAGE/ST2
001-0415-414.22-99		109184	ELITE COMMERICIAL CLEANING & MA	10/7/2020	10231	325.00	JANITORIAL SERVICE/ST4
001-0415-414.22-99		109234	MILLENNIUM WASTE, INC.	10/7/2020	2996573	55.00	WASTE DISPOSAL/ST4
001-0415-414.22-99		109234	MILLENNIUM WASTE, INC.	10/7/2020	2996749	55.00	WASTE DISPOSAL/ST2
001-0415-414.22-99		109282	THYMET PEST CONTROL	10/7/2020	115831	58.00	MONTHLY SERVICE/ST2
001-0415-414.22-99		109282	THYMET PEST CONTROL	10/7/2020	116195	58.00	MONTHLY SERVICE/ST4
001-0415-414.23-07		109163	BATTERIES PLUS #0130	10/7/2020	P30647356	142.86	BATTERIES
001-0415-414.23-07		109163	BATTERIES PLUS #0130	10/7/2020	P30690686	23.30	BATTERIES
001-0415-414.23-07		109166	BETTENDORF OFFICE PRODUCTS,IN	10/7/2020	0461444-001	59.94	MEMORY CARDS
001-0415-414.23-07		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365415	68.95	DIESEL EXHAUST FLUID
001-0415-414.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0449074	27.20	WATER
001-0415-414.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0449770	33.20	WATER
001-0415-414.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0450029	27.20	WATER
001-0415-414.23-07		109178	CULLIGAN OF DAVENPORT	10/7/2020	0450305	19.45	WATER
001-0415-414.23-07		109200	GREENWOOD CLEANING SYSTEMS I	10/7/2020	477752-000	139.63	STATION SUPPLIES
001-0415-414.23-07		109200	GREENWOOD CLEANING SYSTEMS I	10/7/2020	477780-000	152.62	STATION SUPPLIES
001-0415-414.23-07		109216	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	10662	169.52	FUEL/MARINE 1
001-0415-414.23-07		109223	LINDQUIST FORD, INC.	10/7/2020	378796	113.40	FLOOR MATS/ADM3
001-0415-414.23-07		109253	PS3 ENTERPRISES, INC	10/7/2020	114304	100.00	UNIT RENTAL/TC
			Total for Fund 001 GENERAL FUND			**42,150.42**	
			Department Fire				
			Total for Department			**42,150.42**	
001-0525-464.12-09	2100MC	109155	ADVANTAGE ADVERTISING	10/7/2020	41102	497.09	MAINTENACE CLOTHING
001-0525-464.21-01	2100CH	109130	RR PAINTING	9/23/2020	1058	1,860.00	CITY HALL RAILINGS PAINTE D
001-0525-464.21-01	2100CH	109177	CRESCENT PARTS & EQUIP	10/7/2020	20007009-00	225.83	CITY HALL, AIR FILTERS
001-0525-464.21-01	2100CH	109290	VAN METER INDUSTRIAL INC.	10/7/2020	S011220869.001	57.35	CITY HALL, BALLASTS
001-0525-464.21-01	2100LB	109177	CRESCENT PARTS & EQUIP	10/7/2020	20007008-00	142.20	LIBRARY, AIR FILTERS
001-0525-464.21-01	2100LB	109287	UNCOMMON GROUND	10/7/2020	27435	82.91	LIBRARY,IRRIGATION REPAIR
001-0525-464.21-01	2100MC	109176	CONTROL INSTALLATIONS OF IOWA,	10/7/2020	90254	1,983.46	MAINT CTR, HVAC CONTROLS UPGRADE
001-0525-464.21-01	2100MC	109176	CONTROL INSTALLATIONS OF IOWA,	10/7/2020	90296	862.26	MAINT CTR, HVAC CONTROLS REPAIR
001-0525-464.21-01	2100MC	109177	CRESCENT PARTS & EQUIP	10/7/2020	20007005-00	179.18	MAINT CTR, AIR FILTERS
001-0525-464.21-01	2100MC	109217	JOHNSON H2O EQUIPMENT, INC.	10/7/2020	73834	224.60	MAINT CTR, RO REPAIR
001-0525-464.21-01	2100MC	109217	JOHNSON H2O EQUIPMENT, INC.	10/7/2020	74134	162.45	MAINT CTR, RO SERVICE

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0525-464.21-01	2100MC	109269	SHERWIN WILLIAMS CO.	10/7/2020	4260-1	28.74	MAINT CTR, PAINT
001-0526-464.22-99	2101CC	109211	INTEGRITY CLEANING SYSTEMS, INC	10/7/2020	081520E	262.00	COM CTR, WINDOW CLEANING
001-0526-464.22-99	2101CH	109211	INTEGRITY CLEANING SYSTEMS, INC	10/7/2020	081520A	528.00	CITY HALL,WINDOW CLEANING
001-0526-464.22-99	2101LB	109174	CINTAS LOC 23M	10/7/2020	4061698866	229.85	LIBRARY, MATS
001-0526-464.22-99	2101LB	109211	INTEGRITY CLEANING SYSTEMS, INC	10/7/2020	081520D	1,175.00	LIBRARY, WINDOW CLEANING
001-0526-464.22-99	2101MC	109174	CINTAS LOC 23M	10/7/2020	4061324580	73.48	MAINT CTR, MATS
001-0526-464.22-99	2101MC	109174	CINTAS LOC 23M	10/7/2020	4061979610	76.99	MAINT CTR, MATS
001-0526-464.22-99	2101MC	109211	INTEGRITY CLEANING SYSTEMS, INC	10/7/2020	081520B	360.00	MAINT CTR,WINDOW CLEANING
001-0526-464.23-07	2101MC	109174	CINTAS LOC 23M	10/7/2020	4060687006	76.99	MAINT CTR, MATS
001-0572-442.22-99		109241	NELSON LAND MANAGEMENT LLC	10/7/2020	1203	2,175.00	PIGEON CREEK RESTORATION PROJECT
			Total for Fund 001 GENERAL FUND			**11,263.38**	
			Department Public Works				
206-0501-429.23-06		109173	CINTAS FIRST AID & SAFETY #D89	10/7/2020	8404796452	58.69	FIRST AID SUPPLIES
206-0501-429.23-06		109178	CULLIGAN OF DAVENPORT	10/7/2020	0449916	38.20	SPRING WATER
206-0502-425.22-99		109152	TERRACON CONSULTANTS, INC.	9/29/2020	TD77887	71.25	BETT MIX USE - TESTING
206-0502-425.22-99		109152	TERRACON CONSULTANTS, INC.	9/29/2020	TD83026	1,012.40	COTTAGE GROVE 3RD TESTING
206-0502-425.22-99		109278	TERRACON CONSULTANTS, INC.	10/7/2020	TE13883	278.00	SUMMIT/WELSHIRE CYLINDERS PROJ MNGR
206-0511-420.12-09		109155	ADVANTAGE ADVERTISING	10/7/2020	41103	129.78	POLOS & SWEATSHIRTS - CIN DY & CAITLYN
206-0511-420.23-07		109224	LOGAN CONTRACTORS SUPPLY, INC	10/7/2020	P75562	22.79	J-HOOK RATCHET
206-0511-420.23-07		109285	TRI CITY BLACKTOP, INC.	10/7/2020	35913	72.59	HOT MIX
206-0511-420.23-07		109285	TRI CITY BLACKTOP, INC.	10/7/2020	35945	103.75	COLD PATCH
206-0511-420.23-07		109285	TRI CITY BLACKTOP, INC.	10/7/2020	35970	140.30	HOT MIX
206-0511-420.23-10		109257	REFLECTIVE APPAREL FACOTRY INC	10/7/2020	1945380A	897.23	SAFETY SHIRTS
206-0511-420.23-10		109257	REFLECTIVE APPAREL FACOTRY INC	10/7/2020	1945381A	217.73	SAFETY SHIRTS-WINTER
206-0511-420.23-10		109293	WILL ENTERPRISES	10/7/2020	299454A	426.29	SAFETY CLOTHES, SUMMER & WINTER
206-0511-420.23-10	COVID	109198	GREAT WESTERN SUPPLY CO.INC.	10/7/2020	154853	184.80	FACE MASKS
206-0514-423.23-07		109161	AMERICAN TRAFFIC SAFETY MATERI	10/7/2020	90598	716.25	GREEN & WHITE REFLECTIVE FILM
206-0514-423.23-07		109258	REPUBLIC COMPANIES	10/7/2020	5958659-00	1,319.25	SIGN POSTS
206-0514-423.23-07		109258	REPUBLIC COMPANIES	10/7/2020	5958659-01	253.86	SIGN POSTS
206-0514-423.23-07		109258	REPUBLIC COMPANIES	10/7/2020	5979712-00	733.00	TELSPAR POSTS
206-0514-423.23-07		109269	SHERWIN WILLIAMS CO.	10/7/2020	3487-1	110.56	WHITE PAINT
206-0514-423.23-07		109269	SHERWIN WILLIAMS CO.	10/7/2020	8230-9	334.20	PAINT

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 206 ROAD USE FUND			**7,120.92**	
			Department Public Works				
288-0522-413.22-99	STRM20	109203	H.COOPMAN TRUCKING & EXCAVATI	10/7/2020	20200569	2,970.00	EMERGENCY TREE REMOVAL
288-0522-413.22-99	STRM20	109244	OVERLAND SYSTEMS, INC.	10/7/2020	21946	1,852.50	HAUL STORM DEBRIS TO COMPOST FACILITY
288-0522-413.22-99	STRM20	109244	OVERLAND SYSTEMS, INC.	10/7/2020	21970	4,512.50	TREE DEBRIS REMOVAL
288-0522-413.22-99	STRM20	109244	OVERLAND SYSTEMS, INC.	10/7/2020	22078	10,426.25	STORM DEBRIS REMOVAL
288-0522-413.22-99	STRM20	109283	TLC LAWN CARE LLC	10/7/2020	1157	2,920.00	3403 OVERLAND DR 20-0840 REMOVE TREES,HAUL,FEN
288-0522-413.22-99	STRM20	109283	TLC LAWN CARE LLC	10/7/2020	1160	2,000.00	3103 MAPLECREST 20-0838 REMOVE TREES,HAUL,GUT
288-0522-413.23-07	STRM20	109235	MOBOTREX, INC.	10/7/2020	244734	99.00	STORM TERMINAL BLOCKS
288-0522-413.23-07	STRM20	109254	QUAD CITY SAFETY, INC.	10/7/2020	853067	1,575.50	SAFETY GLOVES
288-0522-413.23-07	STRM20	109254	QUAD CITY SAFETY, INC.	10/7/2020	853900	479.50	GLOVES
288-0522-413.23-07	STRM20	109277	TAPCO	10/7/2020	I676237	4,054.00	SIDE OF POLE & 20 AERIAL BRACKETS
			Total for Fund 288 EMERGENCY MANAGEMENT			**30,389.25**	
			Department Public Works				
520-0502-490.23-04		109131	UTILITY EQUIPMENT CO.	9/23/2020	10086170-000	186.00	PARTS TO REPAIR MANHOLE DAMAGE ON ADELE LN
520-0510-490.22-13		109127	CITY OF DAVENPORT	9/23/2020	1324121	145,786.66	JUNE 2020 SEWAGE TREATMENT PLANT
520-0510-490.23-07		109289	UTILITY EQUIPMENT CO.	10/7/2020	10087381-000	288.00	CONCRETE DONUTS
520-0510-490.23-10		109257	REFLECTIVE APPAREL FACOTRY INC	10/7/2020	1945380B	485.61	SAFETY SHIRTS
520-0510-490.23-10		109257	REFLECTIVE APPAREL FACOTRY INC	10/7/2020	1945381-02A	78.95	SAFETY CLOTHES-WINTER
520-0510-490.23-10		109257	REFLECTIVE APPAREL FACOTRY INC	10/7/2020	1945381C	92.71	SAFETY SHIRTS-WINTER
520-0510-490.23-10		109293	WILL ENTERPRISES	10/7/2020	299454C	174.13	SAFETY CLOTHES, SUMMER & WINTER
			Total for Fund 520 SEWER UTILITY			**147,092.06**	
			Department Public Works				
550-0509-491.22-04		109239	MUNICIPAL COLLECTIONS OF AMERI	10/7/2020	091020B	26.60	AGENCY FEE - GARBAGE
550-0509-491.22-13		109292	WASTE COMMISSION OF SCOTT CO.	10/7/2020	083120L	28,879.80	SOLID WASTE - AUGUST 2020
550-0509-491.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820H	1,850.46	BANKCARD FEES RECYCLE SW1, SW2, SW3, 50% PW
550-0509-491.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	225718A	29.39	FINAL BILLS 08/19
550-0509-491.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	225719A	36.53	04 BILLS 08/19
550-0509-491.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	225786A	210.55	02 LATE NOTICES
550-0509-491.22-99		109231	MIDWEST MAILWORKS INC.	10/7/2020	226047A	22.14	FINAL BILLS 09/02
550-0509-491.23-10		109157	ALTORFER MACHINERY COMPANY	10/7/2020	PC180016889	66.90	RAIN GEAR - JOE SPETH

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
550-0509-491.23-10		109257	REFLECTIVE APPAREL FACOTRY INC	10/7/2020	1945380	1,312.38	SAFETY SHIRTS
550-0509-491.23-10		109257	REFLECTIVE APPAREL FACOTRY INC	10/7/2020	1945381	501.48	SAFETY SHIRTS-WINTER
550-0509-491.23-10		109293	WILL ENTERPRISES	10/7/2020	299454	255.33	SAFETY CLOTHES, SUMMER & WINTER
550-0516-491.21-09		109175	CITY OF DAVENPORT	10/7/2020	1323824	2,200.00	COMPOST - AUGUST 2020
550-0516-491.23-07		109149	CEDAR GRAPHICS, INC.	9/29/2020	184654	115.00	YARD WASTE STICKERS FREIGHT COSTS
550-0528-491.22-13		109263	RUSH ROLL-OFF, INC.	10/7/2020	3798	200.00	TIRES
550-0528-491.22-13		109263	RUSH ROLL-OFF, INC.	10/7/2020	3823	200.00	TIRES
550-0528-491.22-13		109292	WASTE COMMISSION OF SCOTT CO.	10/7/2020	083120BW	5,882.66	BULKY WASTE - AUGUST 2020
			Total for Fund	**550**	**SOLID WASTE/RECYCLING EN**	**11,789.22**	
			Department	**Public Works**			
555-0525-494.21-01	2100FM	109177	CRESCENT PARTS & EQUIP	10/7/2020	20007007-00	281.60	MUSEUM, AIR FILTERS
555-0526-494.22-99	2101FM	109211	INTEGRITY CLEANING SYSTEMS, INC	10/7/2020	081520C	896.00	MUSEUM, WINDOW CLEANING
555-0526-494.22-99	2101FM	109280	THE MILLARD GROUP	10/7/2020	206896	71.40	MUSEUM, CLEANING SERVICE
			Total for Fund	**555**	**FMLY MUSEUM/ARTS &SCIENCE**	**1,249.00**	
			Department	**Public Works**			
570-0525-494.21-01	2100LF	109177	CRESCENT PARTS & EQUIP	10/7/2020	20007006-00	264.06	FITNESS CTR, AIR FILTERS
570-0525-494.21-01	2100LF	109225	LOWE'S COMPANIES, INC.	10/7/2020	92841585	19.95	FITNESS CTR, VAC
570-0526-494.22-99	2101LF	109174	CINTAS LOC 23M	10/7/2020	4055576160	45.10	FITNESS CTR, MATS
570-0526-494.22-99	2101LF	109211	INTEGRITY CLEANING SYSTEMS, INC	10/7/2020	081520	177.00	FITNESS CTR, GUTTER CLEAN ING
570-0526-494.23-07	2101LF	109214	IOWA BATTERY COMPANY, INC.	10/7/2020	83966	324.00	FITNESS CTR, SCRUBBER BATTERIES
			Total for Fund	**570**	**LIFE FITNESS CTR FUND**	**830.11**	
			Department	**Public Works**			
580-0519-493.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820I	1,823.04	BANKCARD FEES STRM WTR SW1,SW2,SW3
580-0519-493.23-07		109157	ALTORFER MACHINERY COMPANY	10/7/2020	PC180016888	107.04	LOCATE PAINT
580-0519-493.23-07		109204	HAHN READY MIX COMPANY	10/7/2020	379862	484.00	WALNUT ST. CATCH BASINS
580-0519-493.23-10		109173	CINTAS FIRST AID & SAFETY #D89	10/7/2020	8404796450	101.89	FIRST AID SUPPLIES
580-0519-493.23-10		109257	REFLECTIVE APPAREL FACOTRY INC	10/7/2020	1945380C	485.60	SAFETY SHIRTS
580-0519-493.23-10		109257	REFLECTIVE APPAREL FACOTRY INC	10/7/2020	1945381B	92.72	SAFETY SHIRTS-WINTER
580-0519-493.23-10		109293	WILL ENTERPRISES	10/7/2020	299454B	174.13	SAFETY CLOTHES, SUMMER & WINTER
580-0522-493.23-07		109224	LOGAN CONTRACTORS SUPPLY, INC	10/7/2020	P79202	33.18	STIHL 2 CYCLE OIL, REBAR
580-0522-493.23-07		109291	VERBRAAK'S WELDING	10/7/2020	4596	120.00	WELD FRAM ON FLOOD WALL

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 580 STORM WATER UTILITY			**3,421.60**	
			Department Public Works				
585-0507-492.22-37		109260	RIVER BEND TRANSIT	10/7/2020	083120	11,021.04	PARATRANSIT SERVICE AUGUST 2020
585-0507-492.22-38		109260	RIVER BEND TRANSIT	10/7/2020	083120B	6,910.91	SATURDAY SERVICES AUGUST 2020
585-0507-492.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820J	27.42	BANKCARD FEES 50% PW
585-0507-492.22-90		109253	PS3 ENTERPRISES, INC	10/7/2020	114312	115.00	PORTA-POTTY RENTAL
585-0527-492.21-05	COVID	109183	ECK'S AUTO SHINE	10/7/2020	212	200.00	BUS WASHING 8/29 & 9/12
			Total for Fund 585 TRANSIT			**18,274.37**	
			Department Public Works				
683-0520-494.21-04		109182	EASTERN IOWA TIRE, INC.	10/7/2020	100094477	505.75	MNT/DSMNT/RECOND WHEELS
683-0520-494.22-31		109174	CINTAS LOC 23M	10/7/2020	4061324618	60.95	LAUNDRY SERVICES
683-0520-494.23-07		109158	ALTORFER RENTS	10/7/2020	PC180016886	43.95	JACKET
683-0520-494.23-07		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365315	59.16	VELCRO
683-0520-494.23-07		109172	CINTAS CORPORATION #342	10/7/2020	8404796451	85.62	FIRST-AID SUPPLIES
683-0520-494.23-07		109195	GFL ENVIRONMENTAL SERVICES USA	10/7/2020	LQ00385616	26.24	USED OIL FILTER REMOVAL
683-0520-494.23-07		109195	GFL ENVIRONMENTAL SERVICES USA	10/7/2020	LQ00393210	135.39	WASTE OIL REMOVED
683-0520-494.23-07		109222	LAWSON PRODUCTS, INC.	10/7/2020	9307850282	303.31	SHOP SUPPLIES DRILL BITS,NUTS,WASHERS
683-0520-494.23-07		109262	ROCKFORD RIGGING INC.	10/7/2020	0548268-IN	55.50	CHAIN
683-0520-494.23-07		109264	S J SMITH CO. INC.	10/7/2020	563451	173.60	WELDING TANKS LEASE
683-0520-494.23-24		109164	BAUER BUILT, INC.	10/7/2020	230097614	1,442.16	POLICE CAR TIRES - STOCK
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-364843	-110.00	CORE CREDITS
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-364936	229.58	BRAKE CALIPERS #20928
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365116	255.98	LOCKING HUBS #21513
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365147	-110.00	CORE CREDITS
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365209	366.48	PARTS FOR STOCK
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365282	115.79	BATTERY #21610
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365513	25.82	FILTERS #20208 & STOCK
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365522	13.12	FILTER #20208
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365567	14.32	FILTERS - STOCK
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365652	47.44	BRAKE PADS - STOCK
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365726	28.13	RAD HOSE - STOCK
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365792	183.27	PADS & ROTORS #21206

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
683-0520-494.23-24		109170	CARQUEST AUTO PARTS STORE	10/7/2020	6604-365793	121.52	PADS & ROTORS #21206
683-0520-494.23-24		109179	CUMMINS INC.	10/7/2020	J9-35073	88.14	PRESS SENSOR #21317
683-0520-494.23-24		109182	EASTERN IOWA TIRE, INC.	10/7/2020	100094478	1,529.65	DRIVE TIRES - STOCK
683-0520-494.23-24		109190	FORCE AMERICA, INC.	10/7/2020	001-1472881	1,024.88	SPREADER CONTROLLER STK
683-0520-494.23-24		109196	GILLESPIE AUTO ELECTRIC, INC.	10/7/2020	98422	325.00	STARTER #21315
683-0520-494.23-24		109199	GREEN BUICK GMC INC.	10/7/2020	149945	111.16	HEATER HOSES #21602
683-0520-494.23-24		109206	HOGLUND BUS CO., INC.	10/7/2020	716859	272.60	WINDOW HANDLES - STOCK
683-0520-494.23-24		109212	INTERSTATE BATTERY OF THE	10/7/2020	34063719	257.90	BATTERIES - STOCK
683-0520-494.23-24		109219	KILBURG EQUIPMENT, LLC.	10/7/2020	1285	501.33	ACTUATORS - STOCK
683-0520-494.23-24		109227	MARTIN EQUIPMENT OF ILLINOIS, INC	10/7/2020	502828	105.62	HYD HOSE #21114
683-0520-494.23-24		109227	MARTIN EQUIPMENT OF ILLINOIS, INC	10/7/2020	508986	135.23	HYD HOSE #21612
683-0520-494.23-24		109237	MOTOR PARTS & EQUIPMENT CORP	10/7/2020	660384	269.69	AIR FILTER #20208
683-0520-494.23-24		109237	MOTOR PARTS & EQUIPMENT CORP	10/7/2020	660445	290.99	FUEL MODULE #20825
683-0520-494.23-24		109238	MTI DISTRIBUTING	10/7/2020	1275055-00	69.63	BELTS - STOCK
683-0520-494.23-24		109259	REXCO EQUIPMENT CO.	10/7/2020	P29265	238.52	GLASS,WEATHERSTRIP 21718
683-0520-494.23-24		109259	REXCO EQUIPMENT CO.	10/7/2020	P29311	178.47	FILTERS #21718 & STOCK
683-0520-494.23-24		109265	SAFETY VISION INC	10/7/2020	0651685-IN	159.78	CAMERA CABLES - STOCK
683-0520-494.23-24		109281	THOMPSON TRUCK & TRAILER INC.	10/7/2020	X103105922:01	460.77	DEFROSTER FANS - STOCK
683-0520-494.23-24		109281	THOMPSON TRUCK & TRAILER INC.	10/7/2020	X103105990:01	86.00	RAD HOSE #21801
683-0520-494.23-24		109295	ZURCHER TIRE, INC	10/7/2020	5402090610	838.00	TIRES - STOCK
683-0520-494.23-24		109295	ZURCHER TIRE, INC	10/7/2020	5402091020	436.00	TIRES - STOCK
683-0520-494.23-51		109251	PLEASANT VALLEY COMMUNITY	10/7/2020	21.05	26,300.67	FUEL AUGUST 2020
			Total for Fund	**683**	**MUNICIPAL GARAGE**	**37,753.11**	
			Department	**Public Works**			
			Total for Department			**299,683.02**	
001-0601-440.22-13		109128	IOWA DEPARTMENT OF TRANSPORTA	9/23/2020	091720	25.00	#20708 REPLACEMENT TITLE
001-0601-440.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820B	204.50	BANKCARD FEES LIBRARY
001-0614-480.70-84		109210	INFOGROUP	10/7/2020	83530187	785.00	ONLINE ADDRESS DATA USE
			Total for Fund	**001**	**GENERAL FUND**	**1,014.50**	
			Department	**Library**			

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Department			**1,014.50**	
001-0701-442.23-07		109173	CINTAS FIRST AID & SAFETY #D89	10/7/2020	8404796448A	18.77	FIRST AID SUPPLIES
001-0703-443.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820E	36.16	BANKCARD FEES REC (ONLINE)
001-0703-443.22-44		2100113	AUTHORIZE.NET	9/2/2020	820	30.75	ONLINE PAYMENT GATEWAY
			Total for Fund 001 GENERAL FUND			**85.68**	
			Department Parks				
206-0708-420.22-99		109153	A CUT ABOVE LAWN AND LANDSCAPI	10/7/2020	10111601	2,051.00	#12 ROW MOWING 9/7 & 9/14
			Total for Fund 206 ROAD USE FUND			**2,051.00**	
			Department Parks				
560-0711-494.22-44		2100152	VANTIV INTEGRATED PAYMENTS	9/4/2020	082020	7,317.29	BANKCARD FEES GOLF
560-0713-494.22-44		2100152	VANTIV INTEGRATED PAYMENTS	9/4/2020	082020A	2,185.69	BANKCARD FEES GRILL
			Total for Fund 560 PALMER HILLS GOLF COURSE			**9,502.98**	
			Department Parks				
			Total for Department			**11,639.66**	
555-1101-494.21-30		109187	EXPLORER SYSTEMS INC	10/7/2020	205413	163.98	CREDIT CARD FEES
555-1101-494.21-30		109187	EXPLORER SYSTEMS INC	10/7/2020	205414	3,300.00	QUARTERLY SUPPORT
555-1101-494.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820C	217.74	BANKCARD FEES MUS
555-1102-494.21-40		109248	PETTY CASH/FAMILY MUSEUM-GENE	10/7/2020	660236	5.80	COURTYARD BUTTERFLY FOOD
555-1102-494.21-40		109248	PETTY CASH/FAMILY MUSEUM-GENE	10/7/2020	660237	35.16	LAUNDRY SOAP
555-1102-494.21-40		109248	PETTY CASH/FAMILY MUSEUM-GENE	10/7/2020	660238	44.94	FIRE BOOTS FOR FIRE TRUCK COSTUMES
555-1102-494.23-04		109248	PETTY CASH/FAMILY MUSEUM-GENE	10/7/2020	660239	48.93	SUPPLIES TO BIULD SHELF P RESCHOOL
555-1102-494.23-07		109248	PETTY CASH/FAMILY MUSEUM-GENE	10/7/2020	660240	2.98	SUPPLIES FOR FM STEM
555-1102-494.23-07		109284	TOTAL AQUARIUM MAINTENANCE	10/7/2020	349131	40.00	FISH TANK SERVICE
555-1102-494.23-13		109168	MISCELLANEOUS	10/7/2020	BROHM	65.00	REFUND FOR OVERPAYMENT OF CLASSES CANCELLED
555-1102-494.23-13		109188	FAMILY MUSEUM FOUNDATION	10/7/2020	BEHRENS	401.70	DONATING CREDIT/REFUND TO THE FM FOUNDATION
555-1102-494.23-13		109188	FAMILY MUSEUM FOUNDATION	10/7/2020	GEIFMAN	297.00	DONATING CREDIT/REFUND TO THE FM FOUNDATION
555-1102-494.23-13		109245	MISCELLANEOUS	10/7/2020	PAARMANN-NIKUL	672.00	REFUND FOR OVERPAYMENT OF CLASSES CANCELLED

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 555 FMLY MUSEUM/ARTS &SCIENCE			**5,295.23**	
			Department Family Museum				
			Total for Department			**5,295.23**	
001-3001-454.23-06		109247	PETTY CASH/CITY ANNEX	10/7/2020	21-004	17.17	COFFEE & FILTERS
001-3001-454.23-06		109247	PETTY CASH/CITY ANNEX	10/7/2020	21-006	25.96	COFFEE - CD
001-3001-454.23-06		109276	TALLGRASS BUSINESS RESOURCES	10/7/2020	5522466	13.41	DRAWER ORGANIZERS
001-3001-454.23-06		109276	TALLGRASS BUSINESS RESOURCES	10/7/2020	5522752	261.42	BOOKCASE - BECK
001-3003-454.22-99		109120	SCOTT COUNTY SHERIFF'S OFFICE	9/15/2020	20002471	33.46	SERVICE OF CITATION GLENN COTABISH 19-0258
001-3003-454.22-99		109120	SCOTT COUNTY SHERIFF'S OFFICE	9/15/2020	20002949	33.46	CITATION SERVICE 20-0186 MARY JO AULIFF
001-3003-454.22-99		109120	SCOTT COUNTY SHERIFF'S OFFICE	9/15/2020	20002950A	33.46	SERVICE OF CITATION RUSSELL AULIFF 20-0187
001-3003-454.22-99		109268	SCOTT COUNTY SHERIFF'S OFFICE	10/7/2020	20003707	15.54	CITATION SERVICE 20-0528 LUANN SCHWARTZ STEMLA
001-3003-454.22-99		109268	SCOTT COUNTY SHERIFF'S OFFICE	10/7/2020	20003708	15.54	CITATION SERVICE 20-0528 LUANN SCHWARTZ STEMLA
001-3003-454.22-99		109268	SCOTT COUNTY SHERIFF'S OFFICE	10/7/2020	20003899	38.62	CITATION SERVICE 20-0529 5655 SHORT ST
001-3003-454.22-99		109268	SCOTT COUNTY SHERIFF'S OFFICE	10/7/2020	20004097	36.90	CITATION SERVICE 20-0789 GREGORY SCOTT LEEDLE
001-3003-454.22-99		109268	SCOTT COUNTY SHERIFF'S OFFICE	10/7/2020	20004169	45.54	CITATION SERVICE 20-0716 DENNY JAMES BENES
001-3003-454.22-99		109268	SCOTT COUNTY SHERIFF'S OFFICE	10/7/2020	20004678	66.90	CITATION SERVICE 20-0598 JOHN LEE SIEM
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1154	55.25	3403 OVERLAND DR 20-0933 MOW/WEED EAT
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1155	55.25	3403 OVERLAND DR 20-0850 MOW/WEED EAT
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1156	55.25	3403 OVERLAND DR 20-0715 MOW/WEED EAT
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1158	67.50	3103 MAPLECREST 20-0752 MOW/WEED EAT
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1159	67.50	3103 MAPLECREST 20-0852 MOW/WEED EAT
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1161	65.50	2514 CYPRESS DR 20-0831 MOW/WEED EAT
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1162	65.50	2514 CYPRESS DR 20-0604 MOW/WEED EAT
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1164	92.00	4485 AMESBURY DR 20-0833 MOW/WEED EAT
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1165	112.50	2013 FAIRMEADOWS DR MOW/WEED EAT 20-0906
001-3003-454.22-99		109283	TLC LAWN CARE LLC	10/7/2020	1166	92.00	1009 - 19TH ST 20-0654 MOW/WEED EAT
001-3003-454.22-99		109296	1-800-GOT-JUNK	10/7/2020	7859050	200.00	814 HILLSIDE DR 20-0903 JUNK PICKUP
001-3003-454.22-99		109296	1-800-GOT-JUNK	10/7/2020	7866332	100.00	2816 HAWTHORNE DR 20-1055 JUNK PICKUP
001-3003-454.23-06		109276	TALLGRASS BUSINESS RESOURCES	10/7/2020	5522900	11.74	DRAWER ORGANIZER/COATHOOK
001-3006-416.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820A	2,903.94	BANKCARD FEES INSPECTIONS
001-3006-416.23-06		109247	PETTY CASH/CITY ANNEX	10/7/2020	21-003	14.37	COFFEE & VINEGAR
001-3006-416.23-06		109247	PETTY CASH/CITY ANNEX	10/7/2020	21-005	39.57	WATER - CONTRACTORS

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 001 GENERAL FUND			**4,635.25**	
			Department Community Development				
			Total for Department			**4,635.25**	
001-3501-451.22-90		109154	ABBEY CARPET GALLERY	10/7/2020	CG001155	150.00	CITY HALL OFFICE CARPET INSTALLATION
001-3503-466.22-14		109118	NETWORK IMAGING SOLUTIONS INC	9/15/2020	731730	3,535.60	POSTAGE CITY VIEW NEWS LETTER 2020 FALL
			Total for Fund 001 GENERAL FUND			**3,685.60**	
			Department				
			Total for Department			**3,685.60**	
001-4001-463.23-08		109189	FEDEX	10/7/2020	7-118-24534	31.75	FED EX TO LYNCH DALLAS PC
			Total for Fund 001 GENERAL FUND			**31.75**	
			Department Legal				
			Total for Department			**31.75**	
001-4101-460.22-90		109228	MAYO CLINIC	10/7/2020	101220	86.00	EMPLOYEE TESTING
001-4101-460.23-06		109119	SAM'S CLUB AD	9/15/2020	001118A	31.38	MEETING SUPPLIES
001-4101-460.23-08		109189	FEDEX	10/7/2020	7-124-47645	30.94	OVERNIGHT GO BOND DOCS TO AHLERS & COONEY 9/4
001-4102-461.22-14		109255	QUAD CITY TIMES	10/7/2020	77593	73.79	PUBLISH PH NOT RE REZONE PROP SW OF LAKESIDE D
001-4102-461.22-14		109255	QUAD CITY TIMES	10/7/2020	77784	273.91	PUBLISH CITY COUNCIL MTG MINUTES 9/1/2020 MTG
001-4102-461.22-44		2100112	MERCHANT SERVICES	9/2/2020	0820D	78.41	BANKCARD FEES BUSINESS LICENSES
			Total for Fund 001 GENERAL FUND			**574.43**	
			Department Administration				
			Total for Department			**574.43**	
001-4201-466.22-03		109252	POCH STAFFING, INC.	10/7/2020	515-5160-12804	250.00	TESTING - BUILDING PERMIT TECHNICIAN
001-4201-466.22-13		109192	GENESIS HEALTH GROUP	10/7/2020	145780	692.00	NEW EMPLOYEE SCREENING
001-4201-466.22-13		109242	NIGHTWATCH SECURITY SERVICES,	10/7/2020	45809	200.00	50 FOBS
001-4201-466.22-13		109249	PHELPS CONSULTING & TRAINING, LI	10/7/2020	091420	300.00	INITIAL EMPLOYEE EVALUATION

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-4201-466.22-13		109286	TSS THE SAFETY SPECIALISTS	10/7/2020	56106	160.00	EMPLOYEE TESTING
001-4201-466.23-06		109250	PIGOTT,INC./OFFICE PAVILION	10/7/2020	121377	827.66	TWO OFFICE CHAIRS
			Total for Fund 001 GENERAL FUND			**2,429.66**	
			Department				
			Total for Department			**2,429.66**	
003-5050-480.22-99	DT0030	109159	AMERICAN ELECTRIC INC.	10/7/2020	4	12,427.05	PE#4 RETAINAGE 15TH ST UTILITY RELOCATION
003-5050-480.23-07	DT0029	109258	REPUBLIC COMPANIES	10/7/2020	5958716-00	1,168.78	CT CABINET
003-5050-480.23-07	DT0029	109279	TERRY-DURIN COMPANY	10/7/2020	59210-02	17,680.00	DT PARKING LOT ELECTRICAL
			Total for Fund 003 DOWNTOWN IMPROVEMENTS			**31,275.83**	
			Department Capital Projects				
206-5050-480.22-99	RU0023	109243	OSTROM PAINTING & SANDBLASTIN(	10/7/2020	2	55,323.82	PE#2 FINAL 2020 PAVEMENT MARKINGS PROG
			Total for Fund 206 ROAD USE FUND			**55,323.82**	
			Department Capital Projects				
400-5050-480.22-90	PK0185	109278	TERRACON CONSULTANTS, INC.	10/7/2020	TE14198	1,681.45	FOREST GROVE DR W TERR CYLINDERS, TECH, MILES
400-5050-480.22-90	PW0480	109208	IMEG CORP	10/7/2020	19002681.00-9	23,509.50	#9 INDIANA AVE OVER SPENCER CREEK BRIDGE
400-5050-480.22-90	PW0505	109278	TERRACON CONSULTANTS, INC.	10/7/2020	TE14083	536.00	EASTBERRY CT RECONST CYLINDERS, PROJ MNGR
400-5050-480.22-99	2CD009	109180	DAVENPORT ELECTRIC CONTRACT	10/7/2020	43433	3,806.00	INTERSECTION UPGRADES
400-5050-480.22-99	CD0054	109180	DAVENPORT ELECTRIC CONTRACT	10/7/2020	43428	4,289.00	INSTALLATION OF SPEED SIGNS
400-5050-480.22-99	CD0080	109150	HOLST TRUCKING AND EXCAVATING	9/29/2020	6179	11,795.00	1129 CRESTVIEW DEMO
400-5050-480.22-99	PW0074	109270	STORMWATER AND MANAGEMENT S	10/7/2020	9773	971.00	ROUNDUP, SEED, FERTILIZER ON DG DUE TO UTILITY W
400-5050-480.22-99	PW0388	109171	CDMI CONCRETE CONTRACTORS, IN	10/7/2020	4	10,037.63	PE# RETAINAGE MIDDLE RD PCC REHAB
400-5050-480.22-99	PW0469	109240	N.J. MILLER INC.	10/7/2020	NJ20031	9,347.50	EMERGENCY PATCH
400-5050-480.22-99	PW0474	109221	LANGMAN CONSTRUCTION COMPAN	10/7/2020	9	41,815.85	PER #9 RETAINAGE SPRUCE H ILLS DR MULTIUSE PATH
400-5050-480.22-99	PW0501	109285	TRI CITY BLACKTOP, INC.	10/7/2020	35909	12,799.00	EMERGENCY SEAL COAT REPAIR
400-5050-480.22-99	PW0503	109205	HAWKEYE PAVING CORPORATION	10/7/2020	4	2,107.90	PE#4 FINAL PLEASANT DR RECONSTR
400-5050-480.23-04	2CD009	109235	MOBOTREX, INC.	10/7/2020	244733	40,950.00	TRAFFIC CONTROLLERS
400-5050-480.23-07	2CD009	109256	RACOM	10/7/2020	20INV1274	1,684.40	WALL & POLE MOUNTS
400-5050-480.23-07	2CD009	109277	TAPCO	10/7/2020	I676237	1,264.50	10 AERIAL BRACKETS
400-5050-480.23-07	2CD009	109289	UTILITY EQUIPMENT CO.	10/7/2020	10087420-000	82.62	LASCO

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
400-5050-480.23-07	2CD011	109235	MOBOTREX, INC.	10/7/2020	244358	708.00	YELLOW ARROWS
400-5050-480.23-07	CD0051	109235	MOBOTREX, INC.	10/7/2020	244184	1,080.00	PEDS HEADS
400-5050-480.23-07	CD0054	109258	REPUBLIC COMPANIES	10/7/2020	5978494-00	1,796.53	METER & ELECTRICAL MATERIALS
400-5050-480.23-07	CD0054	109258	REPUBLIC COMPANIES	10/7/2020	5978494-01	69.50	ELECTRICAL MATERIALS
400-5050-480.23-07	CD0054	109258	REPUBLIC COMPANIES	10/7/2020	5985187-00	69.00	ELECTRICAL MATERIALS
400-5050-480.23-07	CD0067	109235	MOBOTREX, INC.	10/7/2020	244421	640.00	SIDE OF POLE BRACKET
400-5050-480.23-07	CD0082	109258	REPUBLIC COMPANIES	10/7/2020	5974372-00	948.30	JUNCTION BOX FOR CAMERAS
400-5050-480.23-07	CD0101	109279	TERRY-DURIN COMPANY	10/7/2020	64855-00	2,750.00	CONDUIT FOR INTERSECTION
400-5050-480.23-07	PW0510	109226	M & M GOLF CARS, LLC	10/7/2020	0245000-IN	400.00	GREENBRIER DR RECONST GOLF CAR RENTAL
400-5050-480.23-07	PW0510	109226	M & M GOLF CARS, LLC	10/7/2020	0245479-IN	750.00	CART RENTAL FOR GREENBRIER DR CONSTR
400-5050-480.70-74	CD0080	109151	KTS	9/29/2020	083120	1,575.00	STECKER HOURS JULY-AUG 52.5 HOURS @ $30/HR
			Total for Fund	**400**	**CAPITAL PROJECTS**	**177,463.68**	
			Department	**Capital Projects**			
520-5050-499.22-90	SW0091	109229	MCCLURE ENGINEERING CO	10/7/2020	130385	218,648.00	#17 SANITARY SEWER EVAL STUDY 8/1/20-8/31/20
			Total for Fund	**520**	**SEWER UTILITY**	**218,648.00**	
			Department	**Capital Projects**			
560-5050-499.22-90	2GC024	109167	BRAY ASSOCIATES- ARCHITECTS, IN	10/7/2020	3454-05	699.80	#5 PHGC SERVICE BLDG ARCHITECTURAL SERVICES
			Total for Fund	**560**	**PALMER HILLS GOLF COURSE**	**699.80**	
			Department	**Capital Projects**			
580-5050-499.22-99	SM0126	109240	N.J. MILLER INC.	10/7/2020	NJ20045	4,873.15	AUBURN CT STORM SEWER REPAIR
			Total for Fund	**580**	**STORM WATER UTILITY**	**4,873.15**	
			Department	**Capital Projects**			
			Total for Department			**488,284.28**	
			Grand Total			**2,182,528.74**	

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

ACCT #	ect PRC	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
590-0000-221.10-00		2100129	TREASURER, STATE OF IOWA	9/10/2020	0248000428	2,109.00	SALES TAX 08/16-08/31/20
590-0000-221.10-00		2100158	TREASURER, STATE OF IOWA	9/25/2020	091520	1,000.00	SALES TAX 9/1-9/15/20
			Total for Fund	**590**		**3,109.00**	
				QC WATERFRONT CONVENTION			
			Department	**N/A**			
			Total for Department			**3,109.00**	
590-2001-494.11-21		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520A	4,793.51	QCWCC-SALES MARKETING & BENEFITS
590-2001-494.11-21		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520C	7,081.01	QCWCC- FINANCE SALARY/ BENEFITS
590-2001-494.11-21		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520D	7,775.01	QCWCC- FACILITIES/MAINT SALARY WAGES
590-2001-494.11-21		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520K	29,563.84	QCWCC- SALARY WAGES & BENEFITS
590-2001-494.21-01		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520F	2,776.91	QCWCC- REPAIRS & MAINT
590-2001-494.21-08		3177	MID AMERICAN ENERGY	10/7/2020	503262262	11,933.58	QCWCC- UTILITIES
590-2001-494.21-09		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520G	257.51	QCWCC- MEDIACOM
590-2001-494.21-10		3173	AVAYA	10/7/2020	2734355740	600.00	QCWCC - SOFTWARE
590-2001-494.21-12		3175	IOWA AMERICAN WATER COMPAN`	10/7/2020	779052SEPT20	61.70	QCWCC - FIRE HYDRANT
590-2001-494.22-03		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520B	823.95	QCWCC- FEES LICENSES`
590-2001-494.22-08		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520	7,025.15	QCWCC- INSURANCE PREMIUMS AUGUST
590-2001-494.22-15		3172	AUDIO VISUAL RESOURCE QC	10/7/2020	Q3701	320.00	QCWCC - EQUIPMENT RENTAL
590-2001-494.22-99		3174	CINTAS LOC 23M	10/7/2020	4060557802	556.30	QCWCC - LINENS
590-2001-494.22-99		3174	CINTAS LOC 23M	10/7/2020	4061115964	704.21	QCWCC - LINENS
590-2001-494.22-99		3174	CINTAS LOC 23M	10/7/2020	4061864025	689.30	QCWCC - LINENS
590-2001-494.22-99		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520H	60.15	QCWCC- CONTRACT SERVICES
590-2001-494.22-99		3178	THE GREEN THUMBERS	10/7/2020	I-567224	310.00	QCWCC- PLANT SERVICE
590-2001-494.23-06		3171	ADVANCED BUSINESS SYSTEMS, I	10/7/2020	INV189524	60.46	QCWCC - COPIER
590-2001-494.23-06		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520L	255.02	QCWCC- SUPPLIES GENERAL OFFICE
590-2001-494.23-07		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520E	143.24	QCWCC- SUPPLIES
590-2001-494.23-28		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520I	2,951.28	QCWCC- FOOD INVOICES
590-2001-494.23-29		3176	ISLE OF CAPRI BETTENDORF, L.C.	10/7/2020	092520J	3,305.07	QCWCC- BEVERAGE INVOICES
			Total for Fund	**590**		**82,047.20**	
				QC WATERFRONT CONVENTION			
			Department				
			Total for Department			**82,047.20**	

City of Bettendorf
Accounts Payable Listing
October 6, 2020 Council Meeting

ACCT #	ect PRC	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
			Grand Total			**85,156.20**	

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
001-0101-460.13-04		44	US BANK	9/1/2020	08172020	500.00	QUAD CITIES CHAMBER OF C	QUAD CITIES CHAMBER
001-0101-460.13-04		44	US BANK	9/1/2020	08172020	45.55	JIMMY JOHNS - 632	MEETING WITH CITY OF
001-0101-460.23-07		44	US BANK	9/1/2020	08172020	365.76	PROVANTAGE	ONE WIDE VIEW CAMERA TO R
001-0101-460.23-40		44	US BANK	9/1/2020	08172020	63.50	ISABEL BLOOM - HARBORV	ARRANGMENT FOR FORMER
						974.81		
001-0201-461.13-01		44	US BANK	9/1/2020	08172020	30.00	IOWA SECRETARY OF STATE	NOTARY - AMY HENZE
001-0201-461.22-13		44	US BANK	9/1/2020	08172020	445.00	GOVERNMENT FINANCE OFFIC	GFOA BUDGET AWARD APP
001-0202-461.23-06		44	US BANK	9/1/2020	08172020	28.77	AMZN MKTP US*MF5A854T2	ORGANIZATION SUPPLIES &
001-0202-461.23-06		44	US BANK	9/1/2020	08172020	49.67	NAEIR, INC.	SPRING 2020
688-0231-494.21-10		43	US BANK	6/30/2020	08172020	406.34	CENTURYLINK	LONG DISTANCE JULY 2020
688-0231-494.21-10		43	US BANK	6/30/2020	08172020	2,101.44	VZWRLSS*BILL PAY VB	CELL PHONE BILL JULY 2020
688-0231-494.21-10		44	US BANK	9/1/2020	08172020	123.67	CENTURYLINK	LONG DISTANCE JULY 2020
688-0231-494.21-10		44	US BANK	9/1/2020	08172020	1,547.34	CENTURYLINK	PHONE BILL JULY 2020
688-0231-494.21-10		44	US BANK	9/1/2020	08172020	3,629.77	VZWRLSS*BILL PAY VB	CELL PHONE BILL JULY 2020
688-0231-494.21-10		44	US BANK	9/1/2020	08172020	3,339.22	AT&T*BILL PAYMENT	CELL DATA USAGE JULY 2020
688-0231-494.23-07		44	US BANK	9/1/2020	08172020	87.84	AMZN MKTP US*MV3H74MS2	LAPTOP POWER ADAPTERS
688-0231-494.23-07		44	US BANK	9/1/2020	08172020	27.18	AMZN MKTP US*MF1Z24PB1	LAPTOP POWER ADAPTER
688-0231-494.23-07		44	US BANK	9/1/2020	08172020	1,030.00	BACKUPWORKS.COM - DATA ST	BACKUP TAPES TO BACKUP PD
688-0231-494.23-07		44	US BANK	9/1/2020	08172020	89.00	LOGMEIN*GOTOMEETING	LOG ME IN FEE TO USE RESC
688-0231-494.23-07		44	US BANK	9/1/2020	08172020	115.90	BATTERIES PLUS #0130	UPS BATTERIES
688-0231-494.23-07		44	US BANK	9/1/2020	08172020	187.47	NEWEGG INC	2 500GB SSDS AND A WEBCAM
						13,238.61		
001-0301-410.23-07		44	US BANK	9/1/2020	08172020	375.00	IN *QCTK, INC	PLAQUE/DE DAVIS
001-0301-410.23-07		44	US BANK	9/1/2020	08172020	39.87	WM SUPERCENTER #1241	REFRESHMENTS/PD NEW HIRE
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	4.37	HY-VEE JOHNSTON FFE 5902	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	14.90	QUINTON S BAR & DELI	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	15.99	QUINTON S BAR & DELI	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	38.52	KUM & GO #0524	FUEL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	18.00	QUINTON S BAR & DELI	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	68.37	SPORTSFANSPIZZA	FOOD/CHAPLAIN TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	48.12	BUFFALO WILD WINGS 0133	FOOD/CHAPLAIN TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	777.00	PAYPAL *NTOA	NTOA REG/FLICKINGER

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	777.00	PAYPAL *NTOA	NTOA REG/GISH
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	5.57	CASEYS GEN STORE 2783	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	13.90	URBANDALE PIZZA RANCH	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	11.87	JIMMY JOHNS - 2471	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	29.19	RUBY TUESDAY #6640	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	5.44	CASEYS GEN STORE 2783	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	5.69	CASEYS GEN STORE 2783	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	11.89	EL MARIACHI MEXICAN	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	5.64	MCDONALD'S F5631	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	5.69	CASEYS GEN STORE 2783	MEAL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	34.00	CASEYS GEN STORE 2816	FUEL/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	396.00	HAMPTON INNS	LODGING/ILEA TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	20.20	CASEYS GEN STORE 1086	FUEL/ILEAS TRAINING
001-0310-410.13-03		44	US BANK	9/1/2020	08172020	5.82	WM SUPERCENTER #1241	BALLOONS/PD TRAINING
001-0310-410.13-04		44	US BANK	9/1/2020	08172020	255.83	ENTERPRISE RENT-A-CAR	RENTAL CAR TIM DOTTY
001-0311-410.12-09		44	US BANK	9/1/2020	08172020	77.55	OAKLEY, INC.	REPLACE SUNGLASS LENS
001-0311-410.12-09		44	US BANK	9/1/2020	08172020	164.95	AMAZON.COM*MV6YH0I40 AMZN	BOOTS/GISH
001-0311-410.12-09		44	US BANK	9/1/2020	08172020	-164.95	AMAZON.COM AMZN.COM/BILL	RETURN BOOTS/GISH
001-0311-410.12-09		44	US BANK	9/1/2020	08172020	164.95	AMAZON.COM*MF32F5O60 AMZN	BOOTS/GISH
001-0311-410.21-04		44	US BANK	9/1/2020	08172020	156.22	DITTMER S SERVICE	REPLACEMENT TIRE
001-0311-410.21-04		44	US BANK	9/1/2020	08172020	65.71	LENCO INDUSTRIES INC	DOOR HANDLE/BEAR CAT
001-0311-410.23-07	COVID	44	US BANK	9/1/2020	08172020	159.92	AMZN MKTP US*MV8HC3AV0	FACE MASKS
001-0311-410.23-09		44	US BANK	9/1/2020	08172020	224.40	WHITEHAVEN VETERINARY CEN	K9 WELLNESS
001-0313-410.13-04		44	US BANK	9/1/2020	08172020	21.07	CASEYS GEN STORE2920	FUEL/DCI LAB
001-0313-410.13-04		44	US BANK	9/1/2020	08172020	17.34	CASEYS GEN STORE 1941	FUEL/DCI LAB
001-0313-410.23-04		44	US BANK	9/1/2020	08172020	307.63	AMZN MKTP US*MF9N500P0	BATTERIES
001-0313-410.23-04		44	US BANK	9/1/2020	08172020	67.98	AMZN MKTP US*MV4X06M71	EVIDENCE LOCKERS
001-0313-410.23-07		44	US BANK	9/1/2020	08172020	145.25	LEXISNEXIS RISK SOL EPIC	USER FEE (JULY)
001-0315-410.21-06		44	US BANK	9/1/2020	08172020	515.61	ADVANCED BUSINESS SYSTEMS	POLICE RECORDS COPIER SRV
001-0315-410.22-99		44	US BANK	9/1/2020	08172020	1,683.00	L-TRON CORPORATION	OSCR360 SOFTWARE LICENSE
001-0315-410.23-06		44	US BANK	9/1/2020	08172020	49.67	NAEIR, INC.	SPRING 2020
001-0315-410.23-07		44	US BANK	9/1/2020	08172020	322.74	SHRED-IT	SHREDDING
001-0315-410.23-08		44	US BANK	9/1/2020	08172020	4.65	USPS PO 1808460374	POSTAGE
001-0316-410.23-04		44	US BANK	9/1/2020	08172020	1,161.88	DRONE - CAGE	DRONE CAGE
001-0318-410.23-04		44	US BANK	9/1/2020	08172020	263.96	AMZN MKTP US*MF9FR0KC0	RIFLE GUN CASES

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
001-0318-410.23-04		44	US BANK	9/1/2020	08172020	39.96	AMZN MKTP US*MF5CL3U92	SPRAY POUCHES
001-0318-410.23-04		44	US BANK	9/1/2020	08172020	303.45	AMZN MKTP US*MF6FS1UL0	TACTICAL GLOVES/BAGS
						8,736.81		
001-0401-414.23-07		44	US BANK	9/1/2020	08172020	30.00	IN *QCTK, INC	RETIREMENT BRASS PLATES
001-0401-414.23-07		44	US BANK	9/1/2020	08172020	17.06	WALGREENS #6553	SYMPATHY CARDS
001-0411-414.12-09		44	US BANK	9/1/2020	08172020	89.02	WILLIAMSON-DICKIE	JACKETS
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	16.50	SHELL OIL 57442763108	FUEL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	31.94	TGI FRIDAYS MIDWAY	MEAL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	22.57	TST* CRUSADE BURGER BAR	MEAL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	41.82	RAIMONDOS PIZZA AND PUB	MEAL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	12.11	TECALITLAN	MEAL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	4.84	7-ELEVEN 34461	ICE/ERU TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	9.30	SUBWAY 03488392	MEAL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	37.54	TGI FRIDAYS MIDWAY	MEAL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	164.54	HILTON GARDEN INN	LODGING/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	19.00	TST* CRUSADE BURGER BAR	MEAL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	113.78	MY PLACE HOTEL - NORTH	LODGING/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	27.00	RAIMONDOS PIZZA AND PUB	MEAL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	8.36	MCDONALD'S F31817	MEAL/ILTF TRAINING
001-0411-414.13-03		44	US BANK	9/1/2020	08172020	16.04	TECALITLAN	MEAL/ILTF TRAINING
001-0411-414.23-04		44	US BANK	9/1/2020	08172020	439.52	SIGTRONICS CORP	HEADSET AND JACK BOX
001-0412-414.21-06		44	US BANK	9/1/2020	08172020	179.29	ADVANCED BUSINESS SYSTEMS	SPRUCE HILLS FIRE DEPT CO
001-0413-414.23-10		44	US BANK	9/1/2020	08172020	36.12	ROSS MEDICAL SUPPLY	MEDICAL SUPPLIES
001-0415-414.21-01		44	US BANK	9/1/2020	08172020	129.64	SHERWIN WILLIAMS 703241	STATION #4 LIGHT POLE
001-0415-414.21-01		44	US BANK	9/1/2020	08172020	31.44	GREENWOOD CLEANING SYSTE	FIRE STATION #4 PUSH
001-0415-414.21-01		44	US BANK	9/1/2020	08172020	104.11	MENARDS DAVENPORT IA	FIRE STATION #4 FIXTURES
001-0415-414.21-01		44	US BANK	9/1/2020	08172020	27.97	MENARDS DAVENPORT IA	FIRE STATION #4 PLUMBING
001-0415-414.21-01		44	US BANK	9/1/2020	08172020	118.55	ADEL WHOLESALERS	FIRE STATION 4 PLUMBING
001-0415-414.23-07		44	US BANK	9/1/2020	08172020	59.12	SHARKNINJA SALES COMPANY	VACUUM CANISTER/ST1
001-0415-414.23-07		44	US BANK	9/1/2020	08172020	50.00	GREAT PLAINS BLIND FACTOR	REPAIR BLIND/ST4
001-0415-414.23-07		44	US BANK	9/1/2020	08172020	242.14	SAMS CLUB #8238	STATION SUPPLIES
						2,079.32		

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
001-0525-464.21-01	2100LB	44	US BANK	9/1/2020	08172020	384.88	UNCOMMON GROUND	LIBRARY RE-ROUTE
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	108.00	RAYNOR DOOR CO INC OF QC	MAINT CTR CABLE REPLACED
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	109.00	B & B DRAIN TECH	CITY HALL CLEANED TOILET
001-0525-464.21-01	2000MC	44	US BANK	9/1/2020	08172020	135.00	RAYNOR DOOR CO INC OF QC	MAINT CTR GARAGE DOOR
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	2,523.00	JL BRADY COMPANY	CITY HALL/EVIDENCE BLDG
001-0525-464.21-01	2100LB	44	US BANK	9/1/2020	08172020	243.80	JOHNSTONE SUPPLY - DAVENP	LIBRARY PNEUMATIC STAT
001-0525-464.21-01	2100LB	44	US BANK	9/1/2020	08172020	243.80	JOHNSTONE SUPPLY - DAVENP	LIBRARY PNEUMATIC STATS
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	177.75	RAYNOR DOOR CO INC OF QC	CITY HALL GARAGE DOOR
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	99.35	REPUBLIC COMPANIES	MAINT CTR ELECTRICAL
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	472.74	STETSON BUILDING PRODUCTS	MAINT CTR TOOLS
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	109.88	CRESCENT PARTS AND EQUIP	MAINT CTR FLASH LIGHTS
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	9.48	K & K TRUE VALUE	MAINT CTR BATTERY
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	34.96	K & K TRUE VALUE	MAINT CTR SANDING DISCS
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	57.35	VAN METER INC DAVENPORT -	CITY HALL BALLASTS
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	80.00	AVENUE RENTAL	MAINT CTR SCISSOR LIFT
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	6.27	REPUBLIC COMPANIES	MAINT CTR SHORTING CAP
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	189.75	REPUBLIC COMPANIES	MAINT CTR HARDWARE FOR
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	31.13	1000BULBS.COM	CITY HALL LED BULBS
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	11.21	VAN METER INC DAVENPORT -	CITY HALL ELECTRICAL
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	25.11	VAN METER INC DAVENPORT -	CITY HALL BALLAST
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	30.00	REPUBLIC COMPANIES	MAINT CTR PHOTO EYES
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	136.86	REPUBLIC COMPANIES	MAINT CTR WIRE
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	70.89	1000BULBS.COM	CITY HALL LED BULBS
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	96.53	1000BULBS.COM	CITY HALL LED BULBS
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	34.74	MENARDS DAVENPORT IA	MAINT CTR LADDER
001-0525-464.21-01	2100CH	44	US BANK	9/1/2020	08172020	265.89	1000BULBS.COM	CITY HALL LED BULBS
001-0525-464.21-01	2100MC	44	US BANK	9/1/2020	08172020	229.00	LOWES #00107*	MAINT CTR LADDER
001-0525-464.21-11	2000CC	43	US BANK	6/30/2020	08172020	25.83	AMERICAN WATER WORKS COM	COMM CTR WATER
001-0525-464.21-11	2000MC	43	US BANK	6/30/2020	08172020	50.54	AMERICAN WATER WORKS COM	BRINE ROOM WATER
001-0525-464.21-11	2000MC	43	US BANK	6/30/2020	08172020	184.01	AMERICAN WATER WORKS COM	MAINT CTR WATER
001-0525-464.21-11	2000MC	43	US BANK	6/30/2020	08172020	91.76	AMERICAN WATER WORKS COM	MAINT CTR WATER
001-0525-464.21-11	2100CC	44	US BANK	9/1/2020	08172020	29.50	AMERICAN WATER WORKS COM	COMM CTR WATER
001-0525-464.21-11	2100MC	44	US BANK	9/1/2020	08172020	63.31	AMERICAN WATER WORKS COM	BRINE ROOM WATER
001-0525-464.21-11	2100MC	44	US BANK	9/1/2020	08172020	225.39	AMERICAN WATER WORKS COM	MAINT CTR WATER
001-0525-464.21-11	2100MC	44	US BANK	9/1/2020	08172020	112.13	AMERICAN WATER WORKS COM	MAINT CTR WATER

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
001-0525-464.21-11	2100LB	44	US BANK	9/1/2020	08172020	112.65	AMERICAN WATER WORKS COM	LIBRARY FIRE WATER
001-0525-464.21-11	2100CH	44	US BANK	9/1/2020	08172020	29.15	AMERICAN WATER WORKS COM	CITY HALL FIRE WATER
001-0525-464.22-99	2000CC	43	US BANK	6/30/2020	08172020	63.00	THYMET PEST CONTROL	COMM CTR PEST CONTROL
001-0525-464.22-99	2100MC	44	US BANK	9/1/2020	08172020	58.00	THYMET PEST CONTROL	MAINT CTR PEST CONTROL
001-0525-464.22-99	2100CC	44	US BANK	9/1/2020	08172020	63.00	THYMET PEST CONTROL	COMM CTR PEST CONTROL
001-0525-464.22-99	2100LB	44	US BANK	9/1/2020	08172020	60.00	THYMET PEST CONTROL	LIBRARY PEST CONTROL
001-0525-464.22-99	2100CH	44	US BANK	9/1/2020	08172020	85.00	WCI*MILLENNIUM WASTE	CITY HALL DUMPSTER
001-0525-464.22-99	2100LB	44	US BANK	9/1/2020	08172020	203.50	WCI*MILLENNIUM WASTE	LIBRARY DUMPSTER
001-0525-464.22-99	2100CC	44	US BANK	9/1/2020	08172020	178.50	WCI*MILLENNIUM WASTE	COMM CTR DUMPSTER
001-0526-464.23-07	2101MC	44	US BANK	9/1/2020	08172020	114.03	1ST AYD CORP	MAINT CTR GLASS CLEANER
001-0526-464.23-07	2101CH	44	US BANK	9/1/2020	08172020	563.97	GREAT WESTERN SUPPLY COMI	CITY HALL CAN LINERS
001-0526-464.23-07	2101LB	44	US BANK	9/1/2020	08172020	165.31	GREAT WESTERN SUPPLY COMI	LIBRARY CAN LINERS
001-0526-464.23-07	COVID	44	US BANK	9/1/2020	08172020	128.00	GREENWOOD CLEANING SYSTE	MAINT CTR GLOVES
001-0526-464.23-07	2101MC	44	US BANK	9/1/2020	08172020	80.01	GREENWOOD CLEANING SYSTE	MAINT CTR TOWELS
001-0526-464.23-07	COVID	44	US BANK	9/1/2020	08172020	155.20	GREAT WESTERN SUPPLY COMI	MAINT CTR MASKS
001-0526-464.23-07	2101MC	44	US BANK	9/1/2020	08172020	22.00	GREENWOOD CLEANING SYSTE	MAINT CTR FLOOR CLEANER
001-0526-464.23-07	COVID	44	US BANK	9/1/2020	08172020	121.00	THE HOME DEPOT PRO	LIBRARY GLOVES
001-0526-464.23-07	2101MC	44	US BANK	9/1/2020	08172020	66.90	GREENWOOD CLEANING SYSTE	MAINT CTR TP
001-0526-464.23-07	COVID	44	US BANK	9/1/2020	08172020	27.00	GREENWOOD CLEANING SYSTE	LIBARY SPRAY BOTTLES
001-0526-464.23-07	COVID	44	US BANK	9/1/2020	08172020	138.60	GREAT WESTERN SUPPLY COMI	MAINT CTR FACE MASKS
001-0526-464.23-07	2101CH	44	US BANK	9/1/2020	08172020	36.00	GREAT WESTERN SUPPLY COMI	CITY HALL PLATES
001-0572-442.23-23		44	US BANK	9/1/2020	08172020	77.43	THE HOME DEPOT #2111	CIRCUIT BREAKER FOR DECK
206-0501-429.21-06		44	US BANK	9/1/2020	08172020	770.04	ADVANCED BUSINESS SYSTEMS	PW ADMIN COPIER SVC CONTR
206-0501-429.23-06		44	US BANK	9/1/2020	08172020	49.66	NAEIR, INC.	SPRING 2020
206-0502-425.13-04		44	US BANK	9/1/2020	08172020	16.04	ZOOM.US	ZOOM SUBSCRIPTION FOR
206-0502-425.23-04		44	US BANK	9/1/2020	08172020	23.98	NOR*NORTHERN TOOL	TAPE MEASURERS
206-0502-425.23-04		44	US BANK	9/1/2020	08172020	21.74	AMZN MKTP US*MV9JL70B2	TRIMBLE CHARGER
206-0502-425.23-04		44	US BANK	9/1/2020	08172020	28.98	AMZN MKTP US*MV3W11Y32	ENGRAVING TOOL
206-0511-420.13-03		44	US BANK	9/1/2020	08172020	62.91	HY-VEE BETTENDORF 1037	BEVERAGES FOR STORM HELP
206-0511-420.22-99		44	US BANK	9/1/2020	08172020	160.49	GOOGLE*NUANCE ANDROID	DRAGON ANYWHERE APP
206-0511-420.23-06		44	US BANK	9/1/2020	08172020	151.00	AMAZON.COM*MJ2J98I62 AMZN	OFFICE SUPPLIES
206-0511-420.23-06		44	US BANK	9/1/2020	08172020	24.90	AMZN MKTP US*MV5243AY1	OFFICE SUPPLIES
206-0511-420.23-06		44	US BANK	9/1/2020	08172020	46.42	AMAZON.COM*MJ0PZ4YZ2 AMZN	OFFICE SUPPLIES
206-0530-423.23-07		44	US BANK	9/1/2020	08172020	214.35	QUAD CITY SAFETY	SAFETY MATERIALS
206-0530-423.23-07		44	US BANK	9/1/2020	08172020	56.20	GRAYBAR ELECTRIC COMPANY	CABLE

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
206-0530-423.23-07		44	US BANK	9/1/2020	08172020	535.08	GRAYBAR ELECTRIC COMPANY	STAND ASSY TELESCOPING
206-0530-423.23-07		44	US BANK	9/1/2020	08172020	154.25	K & K TRUE VALUE	POSTAGE FOR MERCHANDISE
206-0530-423.23-07		44	US BANK	9/1/2020	08172020	51.94	K & K TRUE VALUE	MATERIALS TO BE SENT BACK
288-0522-413.22-99	STRM20	44	US BANK	9/1/2020	08172020	6,950.00	SQ *SQUIRREL'S TREE	EMERGENCY TREE REMOVAL
288-0522-413.22-99	STRM20	44	US BANK	9/1/2020	08172020	6,230.00	SQ *SQUIRREL'S TREE	EMERGENCY TREE REMOVAL
288-0522-413.23-04	STRM20	44	US BANK	9/1/2020	08172020	3,430.26	MENARDS DAVENPORT IA	GENERATORS FOR STORM
288-0522-413.23-07	STRM20	44	US BANK	9/1/2020	08172020	12.76	KWIK STAR 10300010397	MEAL STORM DAMAGE
288-0522-413.70-74	STRM20	44	US BANK	9/1/2020	08172020	4,150.50	REXCO EQUIP DAVENPORT	GRAPPLE BUCKET
520-0502-490.23-04		44	US BANK	9/1/2020	08172020	199.00	GRAINGER	DEWALT WRENCH KIT
520-0510-490.22-99		44	US BANK	9/1/2020	08172020	1,600.00	CUES, INC	PROCUREMENT CARD PURCHA
520-0510-490.22-99		44	US BANK	9/1/2020	08172020	1,785.00	RIVER BEND PLUMBING	REPAIR OF A SEWER LINE AT
520-0510-490.23-07		44	US BANK	9/1/2020	08172020	42.15	USA BLUE BOOK	QUICK CONNECT FITTINGS
550-0509-491.13-03		44	US BANK	9/1/2020	08172020	59.95	DAIRY QUEEN #40796	FOOD FOR STORM HELP
555-0525-494.21-01	2100FM	44	US BANK	9/1/2020	08172020	51.24	STETSON BUILDING PRODUCTS	MUSEUM WINDOW CAULK
555-0525-494.21-01	2100FM	44	US BANK	9/1/2020	08172020	67.29	K & K TRUE VALUE	MUSEUM PAD LOCKS
555-0525-494.21-01	2100FM	44	US BANK	9/1/2020	08172020	8.25	DOORS INC DAVENPORT	MUSEUM KEYS CUT
555-0525-494.21-01	2100FM	44	US BANK	9/1/2020	08172020	57.58	SHERWIN WILLIAMS 703241	MUSEUM PAINT
555-0525-494.21-01	2100FM	44	US BANK	9/1/2020	08172020	599.00	LOWES #00107*	CLOTHES DRYER
555-0525-494.21-11	2000FM	43	US BANK	6/30/2020	08172020	170.62	AMERICAN WATER WORKS COM	MUSEUM WATER
555-0525-494.21-11	2100FM	44	US BANK	9/1/2020	08172020	492.47	AMERICAN WATER WORKS COM	MUSEUM WATER
555-0525-494.22-99	2100FM	44	US BANK	9/1/2020	08172020	160.00	WCI*MILLENNIUM WASTE	MUSEUM DUMPSTER
555-0526-494.23-07	2101FM	44	US BANK	9/1/2020	08172020	202.38	GREAT WESTERN SUPPLY COMP	MUSEUM CAN LINERS
555-0526-494.23-07	2101FM	44	US BANK	9/1/2020	08172020	187.63	GREAT WESTERN SUPPLY COMP	MUSEUM TOWELS
555-0526-494.23-07	COVID	44	US BANK	9/1/2020	08172020	15.24	GREAT WESTERN SUPPLY COMP	MUSEUM GLOVES
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	7.49	K & K TRUE VALUE	CLUBHOUSE PADLOCK
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	100.80	ADEL WHOLESALERS	CLUB HOUSE FURNACE FILTER
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	2.65	BETTENDORF OFFICE PRODUCT	GOLF COURSE LABELS
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	2.84	BETTENDORF OFFICE PRODUCT	GOLF COURSE CLEAR POUCH
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	-2.84	BETTENDORF OFFICE PRODUCT	RETURN GOLF COURSE CLEAR
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	3.29	K & K TRUE VALUE	GOLF COURSE ENCLOSURE
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	297.90	REPUBLIC COMPANIES	GOLF COURSE FUSES
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	-28.01	K & K TRUE VALUE	CLUBHOUSE PAVILION
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	504.19	REPUBLIC COMPANIES	CLUBHOUSE PAVILION ELEC
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	41.98	K & K TRUE VALUE	CLUBHOUSE PAVILION ELEC
560-0525-494.21-01	2100GC	44	US BANK	9/1/2020	08172020	36.96	K & K TRUE VALUE	PALMER CLUBHOUSE PAVILION

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
560-0525-494.21-11	2000GC	43	US BANK	6/30/2020	08172020	111.25	AMERICAN WATER WORKS COM	GOLF COURSE WATER
560-0525-494.21-11	2100GC	44	US BANK	9/1/2020	08172020	137.03	AMERICAN WATER WORKS COM	GOLF COURSE WATER
560-0525-494.21-11	2100GC	44	US BANK	9/1/2020	08172020	63.65	AMERICAN WATER WORKS COM	CLUBHOUSE FIRE WATER
560-0525-494.22-99	2100GC	44	US BANK	9/1/2020	08172020	180.00	WCI*MILLENNIUM WASTE	CLUBHOUSE DUMPSTER
560-0526-494.23-07	2101GC	44	US BANK	9/1/2020	08172020	11.98	K & K TRUE VALUE	CLUBHOUSE TOWELS
570-0525-494.21-01	2100LF	44	US BANK	9/1/2020	08172020	36.74	K & K TRUE VALUE	FITNESS CTR SOFTENER SALT
570-0525-494.21-01	2100LF	44	US BANK	9/1/2020	08172020	56.00	BATHING BRANDS, INC.	FITNESS CTR SAUNA SENSOR
570-0525-494.21-01	2100LF	44	US BANK	9/1/2020	08172020	188.01	BATHING BRANDS, INC.	FITNESS CTR SAUNA
570-0525-494.21-01	2100LF	44	US BANK	9/1/2020	08172020	279.00	BATHING BRANDS, INC.	FITNESS CTR SAUNA CONTROL
570-0525-494.21-01	2100LF	44	US BANK	9/1/2020	08172020	205.02	EPIC SPORTS	FITNESS CTR VOLLEYBALL
570-0525-494.21-11	2000LF	43	US BANK	6/30/2020	08172020	190.03	AMERICAN WATER WORKS COM	FITNESS CTR WATER
570-0525-494.21-11	2100LF	44	US BANK	9/1/2020	08172020	232.70	AMERICAN WATER WORKS COM	FITNESS CTR WATER
570-0525-494.22-99	2100LF	44	US BANK	9/1/2020	08172020	75.00	WCI*MILLENNIUM WASTE	FITNESS CTR DUMPSTER
570-0525-494.23-04	2100LF	44	US BANK	9/1/2020	08172020	238.89	GIH*GLOBALINDUSTRIALEQ	FAN MOTORS
570-0526-494.23-07	COVID	44	US BANK	9/1/2020	08172020	374.46	GREAT WESTERN SUPPLY COMF	FITNESS CTR SANITIZER
570-0526-494.23-07	2101LF	44	US BANK	9/1/2020	08172020	75.95	GREAT WESTERN SUPPLY COMF	FITNESS CTR STRIP WASHER
570-0526-494.23-07	2101LF	44	US BANK	9/1/2020	08172020	799.16	GREAT WESTERN SUPPLY COMF	FITNESS CTR SOAP
570-0526-494.23-07	COVID	44	US BANK	9/1/2020	08172020	124.48	GREAT WESTERN SUPPLY COMF	FITNESS CTR WIPES
570-0526-494.23-07	COVID	44	US BANK	9/1/2020	08172020	193.15	2 XL CORPORATION	DISINFECTANT WIPES
575-0525-494.21-01	2000PL	43	US BANK	6/30/2020	08172020	1,854.25	HOMETOWN PLUMBING AND HE	PUMP REPAIRS
575-0525-494.21-01	2100PL	44	US BANK	9/1/2020	08172020	116.85	REPUBLIC COMPANIES	SPLASH LIGHT BULBS
575-0525-494.21-01	2100PL	44	US BANK	9/1/2020	08172020	237.50	HOMETOWN PLUMBING AND HE	LEAK IN SAND PLAY AREA
575-0525-494.21-11	2000PL	43	US BANK	6/30/2020	08172020	244.02	AMERICAN WATER WORKS COM	SPLASH WATER
575-0525-494.21-11	2100PL	44	US BANK	9/1/2020	08172020	703.52	AMERICAN WATER WORKS COM	SPLASH WATER
580-0513-493.21-11		43	US BANK	6/30/2020	08172020	62.53	AMERICAN WATER WORKS COM	SWEEPER WATER
580-0513-493.21-11		44	US BANK	9/1/2020	08172020	54.06	AMERICAN WATER WORKS COM	SWEEPER WATER
580-0519-493.13-03		44	US BANK	9/1/2020	08172020	527.85	HAPPY JOES PIZZA - 04	FOOD FOR STORM HELP
580-0519-493.22-99		44	US BANK	9/1/2020	08172020	1,600.00	CUES, INC	PROCUREMENT CARD PURCHA
580-0519-493.23-07		44	US BANK	9/1/2020	08172020	99.53	K & K TRUE VALUE	DECK SCREWS, DRYWALL
580-0519-493.23-07		44	US BANK	9/1/2020	08172020	19.98	K & K TRUE VALUE	DRILL BITS
585-0547-492.21-06		44	US BANK	9/1/2020	08172020	1,117.28	3/S CAR WASH SERVICE C	CAR WASH REPAIRS
585-0547-492.21-11		43	US BANK	6/30/2020	08172020	125.72	AMERICAN WATER WORKS COM	CAR WASH WATER
585-0547-492.21-11		44	US BANK	9/1/2020	08172020	153.91	AMERICAN WATER WORKS COM	CAR WASH WATER
683-0520-494.23-19		44	US BANK	9/1/2020	08172020	479.79	DMI* DELL HLTHCR/PTR	TWO LAPTOPS ONE FOR ADMI
683-0520-494.23-24		44	US BANK	9/1/2020	08172020	39.20	AMZN MKTP US*MV32W1MT0	EXT CABLES #57A

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
683-0520-494.23-24		44	US BANK	9/1/2020	08172020	98.00	AMZN MKTP US*MV9GV59L0	GPS EXTENSION CABLES
683-0520-494.23-24		44	US BANK	9/1/2020	08172020	38.51	ASA ELECTRONICS LLC	HANDHELD MIC #21702
						50,198.64		
001-0601-440.23-06		44	US BANK	9/1/2020	08172020	7.98	QUILL CORPORATION	PAPERCLIPS
001-0601-440.23-06		44	US BANK	9/1/2020	08172020	23.95	QUILL CORPORATION	STAPLERS
001-0610-440.23-06		44	US BANK	9/1/2020	08172020	31.18	AMZN MKTP US*MV7J713H0	LABEL TAPE/ENVELOPE MSTNR
001-0614-440.21-06		44	US BANK	9/1/2020	08172020	96.00	ADVANCED BUSINESS SYSTEMS	BPL PATRON PRINTER COPIER
001-0614-440.23-06		44	US BANK	9/1/2020	08172020	69.00	LOGMEIN*GOTOMEETING	ADULT OFFICE SUPPLIES
001-0614-440.23-06		44	US BANK	9/1/2020	08172020	32.97	AMZN MKTP US*MF43X8QH1	TECH SVC SUPPLIES
001-0614-480.70-77		44	US BANK	9/1/2020	08172020	450.00	VALUE LINE PUBLISHING	PRINT SUBS
001-0614-480.70-77		44	US BANK	9/1/2020	08172020	101.00	NYTIMES	NYT AUTORENEWAL
001-0614-480.70-78		44	US BANK	9/1/2020	08172020	-900.00	LOGMEIN*GOTOMEETING	REFUND - DOUBLE CHARGE
001-0614-480.70-78		44	US BANK	9/1/2020	08172020	2,500.00	THE TRUSTFORTE CORP	ADULT ELEC. SUBSCRIPTIONS
226-0606-440.23-06		44	US BANK	9/1/2020	08172020	5.00	TECHSOUP	FOL 1H 2020
226-0606-440.23-06		44	US BANK	9/1/2020	08172020	254.27	CREATIVE CLOUD INDIV	FOL 1H 2020
226-0606-440.23-06		44	US BANK	9/1/2020	08172020	64.00	LOGMEIN*GOTOMEETING	FOL 6E 2020
226-0606-440.23-06		44	US BANK	9/1/2020	08172020	-14.39	ADOBE PRODUCTS	SALES TAX REFUND
226-0606-440.23-06		44	US BANK	9/1/2020	08172020	94.59	SHRED-IT	SHREDDING
						2,815.55		
001-0701-442.13-01		44	US BANK	9/1/2020	08172020	680.00	IOWA PARK AND RECREATION	IPRA MEMBERSHIPS: LIZ, NA
001-0701-442.23-06		44	US BANK	9/1/2020	08172020	22.47	AMAZON.COM*MF7E20LR0 AMZN	MISC MANILLA ENEVELOPES
001-0703-443.23-07	REC054	44	US BANK	9/1/2020	08172020	110.40	WAL-MART #1241	WK4 VIRTUAL CAMP IN A BAG
001-0703-443.23-07	REC054	44	US BANK	9/1/2020	08172020	32.89	HOBBY-LOBBY #0168	WK4 VIRTUAL CAMP IN A BAG
001-0703-443.23-07	REC054	44	US BANK	9/1/2020	08172020	29.59	AMZN MKTP US*MV6648ZM2	WK5 VIRTUAL CAMP IN A BAG
001-0703-443.23-07	REC054	44	US BANK	9/1/2020	08172020	51.56	WM SUPERCENTER #1241	WK5 VIRTUAL CAMP IN A BAG
001-0703-443.23-07	REC054	44	US BANK	9/1/2020	08172020	138.96	WM SUPERCENTER #1241	WK6 VIRTUAL CAMP IN A BAG
001-0703-443.23-07	REC054	44	US BANK	9/1/2020	08172020	19.98	HOBBY-LOBBY #0168	WK6 VIRTUAL CAMP IN A BAG
001-0703-443.23-07	REC015	44	US BANK	9/1/2020	08172020	18.86	SAMS CLUB #8238	DAY CAMP SUPPLIES
001-0703-443.23-07	REC029	44	US BANK	9/1/2020	08172020	142.07	SQ *QC DEKHOCKEY	S&G FIELD TRIP
001-0703-443.23-07	REC029	44	US BANK	9/1/2020	08172020	5.85	WM SUPERCENTER #1241	SPORTS GAMES SUPPLIES
001-0703-443.23-07	REC015	44	US BANK	9/1/2020	08172020	68.98	WM SUPERCENTER #1241	DAY CAMP SUPPLIES
001-0703-443.23-07	REC015	44	US BANK	9/1/2020	08172020	39.64	WM SUPERCENTER #1241	DAY CAMP SUPPLIES

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
001-0703-443.23-07	REC015	44	US BANK	9/1/2020	08172020	30.10	HY-VEE BETTENDORF 1037	DAY CAMP SUPPLIES
001-0703-443.23-07	REC005	44	US BANK	9/1/2020	08172020	38.10	BEACON ATHLETICS	STRIKE ZONE MATS
001-0703-443.23-07	REC006	44	US BANK	9/1/2020	08172020	38.00	BEACON ATHLETICS	STRIKE ZONE MATS
001-0703-443.23-07	REC007	44	US BANK	9/1/2020	08172020	38.00	BEACON ATHLETICS	STRIKE ZONE MATS
001-0703-443.23-07	REC008	44	US BANK	9/1/2020	08172020	38.00	BEACON ATHLETICS	STRIKE ZONE MATS
001-0703-443.23-07	REC015	44	US BANK	9/1/2020	08172020	150.00	FAMILY MUSEUM ADMISSIONS	DAY CAMP FIELD TRIP
001-0703-443.23-07	REC015	44	US BANK	9/1/2020	08172020	48.38	WAL-MART #1241	DAY CAMP SUPPLIES
001-0703-443.23-07	REC015	44	US BANK	9/1/2020	08172020	45.04	WM SUPERCENTER #1241	DAY CAMP SUPPLIES
001-0703-443.23-07		44	US BANK	9/1/2020	08172020	25.78	WM SUPERCENTER #1241	BINS FOR SHIRTS & CAMP PK
001-0703-443.23-07	REC015	44	US BANK	9/1/2020	08172020	5.99	HY-VEE BETTENDORF 1037	DAY CAMP THANK YOUS
001-0703-443.23-07	REC029	44	US BANK	9/1/2020	08172020	56.20	SKMDQLLC	S&G FIELD TRIP
001-0703-443.23-07	REC015	44	US BANK	9/1/2020	08172020	75.74	SAMS CLUB #8238	DYA CAMP COOKOUT SUPPLIES
560-0713-494.22-15		44	US BANK	9/1/2020	08172020	161.22	AIRGAS USA, LLC	GAS
560-0713-494.23-07		44	US BANK	9/1/2020	08172020	334.55	GIH*GLOBALINDUSTRIALEQ	DRAWSTRING BAGS
560-0713-494.23-07		44	US BANK	9/1/2020	08172020	119.50	BETTENDORF OFFICE PRODUCT	SUPPLIES
560-0713-494.23-07		44	US BANK	9/1/2020	08172020	22.80	PFS/ROMA TPC	SUUPLIES
560-0713-494.23-07		44	US BANK	9/1/2020	08172020	106.99	THE WEBSTAURANT STORE	SUPPLIES
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	98.04	HY-VEE BETTENDORF 1037	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	12.00	HY-VEE BETTENDORF 1037	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	5.00	HY-VEE BETTENDORF 1037	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	14.96	HY-VEE BETTENDORF 1037	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	128.94	HY-VEE BETTENDORF 1037	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	506.38	SAMS CLUB #8238	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	415.11	PFS/ROMA TPC	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	63.34	HY-VEE BETTENDORF 1037	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	112.74	SAMSCLUB #8238	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	30.26	HY-VEE BETTENDORF 1037	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	54.62	HY-VEE BETTENDORF 1037	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	360.32	SAMSCLUB #8238	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	53.56	PFS/ROMA TPC	FOOD
560-0713-494.23-26		44	US BANK	9/1/2020	08172020	59.21	HY-VEE BETTENDORF 1037	FOOD
560-0713-494.23-27		44	US BANK	9/1/2020	08172020	139.12	HY-VEE BETTENDORF 1037	BEER FOR RESALE-PG
560-0713-494.23-27		44	US BANK	9/1/2020	08172020	149.53	HY-VEE BETTENDORF 1037	LIQUOR FOR RESALE-PG
560-0713-494.23-27		44	US BANK	9/1/2020	08172020	240.81	HY-VEE BETTENDORF 1037	BEER FOR RESALE-PG
560-0715-494.23-04		44	US BANK	9/1/2020	08172020	1,170.00	QC POWER EQUIPMENT INC.	PUSH MOWERS

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
560-0715-494.23-07		44	US BANK	9/1/2020	08172020	116.38	STAPLS7311489545000001	INKJET CARTRIDGE FOR BRIA
560-0715-494.23-07		44	US BANK	9/1/2020	08172020	73.04	MTI	IRRIGATION RISERS
560-0715-494.23-07		44	US BANK	9/1/2020	08172020	102.39	K & K TRUE VALUE	ZIP TIES
560-0715-494.23-07		44	US BANK	9/1/2020	08172020	37.54	K & K TRUE VALUE	IRRIGATION
560-0715-494.23-07		44	US BANK	9/1/2020	08172020	67.02	K & K TRUE VALUE	TARPS
560-0715-494.23-07		44	US BANK	9/1/2020	08172020	176.38	MTI	GRINDING WHEELS
560-0715-494.23-07		44	US BANK	9/1/2020	08172020	131.67	MTI	IRRIGATION TOOLS
560-0715-494.23-24		44	US BANK	9/1/2020	08172020	75.70	SADLER POWER TRAIN - DAVE	HYDRAULIC HOSE
560-0715-494.23-24		44	US BANK	9/1/2020	08172020	75.70	SADLER POWER TRAIN - DAVE	HYDRAULIC HOSE
560-0715-494.23-24		44	US BANK	9/1/2020	08172020	314.62	VAN WALL EQUIPMENT	7400 PARTS
560-0715-494.23-24		44	US BANK	9/1/2020	08172020	325.36	CRTIRE	BUNKER MACHINE TIRE
560-0715-494.23-24		44	US BANK	9/1/2020	08172020	68.78	AMZN MKTP US*MF9VN4SJ1 AM	LIGHT KIT
560-0715-494.23-24		44	US BANK	9/1/2020	08172020	252.00	SQ *SUPERIOR TECH PRODUCT	CONTROL BOX ASSEMBLY
560-0715-494.23-24		44	US BANK	9/1/2020	08172020	258.30	MTI	AERIFICATION TINES
560-0715-494.23-24		44	US BANK	9/1/2020	08172020	18.67	MTI	FREIGHT
560-0715-494.23-24		44	US BANK	9/1/2020	08172020	5.30	KWIK STAR 10000010074	NON ETHANOL GAS
570-0706-494.22-02		44	US BANK	9/1/2020	08172020	297.00	TOWNSQ INTERACTIVE LLC	WEBSITE MGMT
570-0706-494.22-02		44	US BANK	9/1/2020	08172020	48.15	EIG*CONSTANTCONTACT.COM	CONSTANT CONTACT MKTG
570-0706-494.23-03		44	US BANK	9/1/2020	08172020	156.72	SAMS CLUB #8238	VENDING SUPPLIES- RESALE
570-0706-494.23-04		44	US BANK	9/1/2020	08172020	399.00	ZEGLINS HOME TV & APPLIAN	LFC DRYER
570-0706-494.23-04		44	US BANK	9/1/2020	08172020	60.97	K & K TRUE VALUE	LFC SUPPLIES
570-0706-494.23-07		44	US BANK	9/1/2020	08172020	19.98	SAMS CLUB #8238	LAUNDRY DETERGENT
570-0706-494.23-07		44	US BANK	9/1/2020	08172020	12.57	WM SUPERCENTER #1241	LAUNDRY DETERGENT
570-0706-494.23-07		44	US BANK	9/1/2020	08172020	-27.02	HY-VEE BETTENDORF 1037	LFC SUPPLIES
570-0706-494.23-07		44	US BANK	9/1/2020	08172020	27.02	HY-VEE BETTENDORF 1037	LFC SUPPLIES
570-0706-494.23-07		44	US BANK	9/1/2020	08172020	25.25	HY-VEE BETTENDORF 1037	LFC SUPPLIES
570-0706-494.23-07		44	US BANK	9/1/2020	08172020	33.95	K & K TRUE VALUE	STAINLESS STEEL POLISH
570-0706-494.23-07		44	US BANK	9/1/2020	08172020	49.96	AMAZON.COM*MF6AP92N2 AMZN	PPE
570-0706-494.23-07		44	US BANK	9/1/2020	08172020	109.00	IDEAFIT	FITNESS MEMBERSHIP
570-0706-494.23-07	COVID	44	US BANK	9/1/2020	08172020	174.26	AMZN MKTP US*MV9CQ5AJ2	FACE MASKS
570-0707-494.21-06		44	US BANK	9/1/2020	08172020	921.88	ADEL WHOLESALERS	LAP POOL DUMONT
575-0704-494.23-07		43	US BANK	6/30/2020	08172020	8,778.29	HOMETOWN PLUMBING AND HE	DEWINTERIZE SPLASH LANDIN
						19,495.41		

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
555-1101-494.21-06		44	US BANK	9/1/2020	08172020	21.87	LOWES #00107*	BUILDING REPAIRS/MAINT
555-1101-494.23-07		43	US BANK	6/30/2020	08172020	32.70	CULLIGAN OF QUAD CITIES	WATER
555-1101-494.23-07		44	US BANK	9/1/2020	08172020	10.00	CULLIGAN OF QUAD CITIES	WATER
555-1101-494.23-07		44	US BANK	9/1/2020	08172020	50.00	AMZN MKTP US*MV6RH20F0	SUMMER CAMP
555-1101-494.23-07		44	US BANK	9/1/2020	08172020	49.00	AMZN MKTP US*MV25Y1P22	MASKS FOR KIDS
555-1101-494.23-07		44	US BANK	9/1/2020	08172020	-149.61	AMZN MKTP US*MJ4F98MD0	FRAUD CHARGE CREDIT
555-1101-494.23-07	COVID	44	US BANK	9/1/2020	08172020	329.90	AMZN MKTP US*MV3SN4VQ1 AM	MASKS/PPE FOR GUESTS
555-1101-494.23-07	COVID	44	US BANK	9/1/2020	08172020	30.28	AMAZON.COM*MV3PB5090	KIDS MASKS
555-1101-494.23-07	COVID	44	US BANK	9/1/2020	08172020	272.52	AMAZON.COM*MV81I97E1 AMZN	MASKS/PPE
555-1102-494.21-06		44	US BANK	9/1/2020	08172020	309.18	ADVANCED BUSINESS SYSTEMS	FM ED OFFICE COPIER SRV
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	39.90	PADDLE.NET* SCARM.INFO	HOLIDAY DISPLAY
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	91.80	AMZN MKTP US*MV01Z2LA0	GALLERY LIGHTING
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	185.36	1000BULBS.COM	GALLERY LIGHTING
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	89.07	LOWES #00107*	LAWN BAGS/STACKING KIT FO
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	19.99	AMZN MKTP US*MV3VG1DI2	PADDING NOODLES/EVENT HAL
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	44.94	SAMS CLUB #8238	RIVERS
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	22.38	AMAZON.COM*MV8RH2A60 AMZI	GALLERY CLEANING; LAUNDRY
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	19.98	AMAZON.COM*MV4AY5QP0	HOLIDAY DISPLAY TRAIN UPG
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	53.99	AMZN MKTP US*MV2573B32	HOLIDAY DISPLAY TRAIN UPG
555-1102-494.21-40		44	US BANK	9/1/2020	08172020	23.58	MCMASTER-CARR	RIVERS WATER TABLE WRINGE
555-1102-494.23-04		44	US BANK	9/1/2020	08172020	166.16	WHENIWORK.COM	RENEWAL
555-1102-494.23-04		44	US BANK	9/1/2020	08172020	162.63	DBC*BLICK ART MATERIAL	IMAG STUDIO SUPPLIES
555-1102-494.23-04	COVID	44	US BANK	9/1/2020	08172020	42.24	VERA BRADLEY	MASKS
555-1102-494.23-04		44	US BANK	9/1/2020	08172020	9.99	AMZN MKTP US*MF23P9EX1	COURTYARD SPIGOT
555-1102-494.23-04		44	US BANK	9/1/2020	08172020	36.29	AMZN MKTP US*MF1553GR1	HOSE NOZZLES
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	109.60	DBC*BLICK ART MATERIAL	PAINT
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	45.40	DBC*BLICK ART MATERIAL	IMAGINAITON STUDIO
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	21.89	HY-VEE BETTENDORF 1037	SUMMER CAMP SUPPLIES
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	28.90	WM SUPERCENTER #1241	SUMMER CAMP SUPPLIES
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	3.99	K & K TRUE VALUE	SUMMER CAMP SUPPLIES
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	13.86	HOBBY-LOBBY #0168	SUMMER CAMP SUPPLIES
555-1102-494.23-07	COVID	44	US BANK	9/1/2020	08172020	38.99	AMZN MKTP US*MV78G8A12	MASKS FOR KIDS
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	3.90	DOLLAR GENERAL #10776	SUMMER CAMP SUPPLIES
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	30.35	WM SUPERCENTER #1241	SUMMER CAMP SUPPLIES
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	6.99	K & K TRUE VALUE	SUMMER CAMP SUPPLIES

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	27.05	PFS/ROMA TPC	PRESCHOOL SUPPLIES
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	37.00	DOLLAR GENERAL #10776	CLASSROOM STORAGE
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	190.25	DBC*BLICK ART MATERIAL	PAINT
555-1102-494.23-07		44	US BANK	9/1/2020	08172020	111.92	SAMS CLUB #8238	COPIER PAPER
555-1102-494.23-09		43	US BANK	6/30/2020	08172020	149.00	NAEIR, INC.	IMAGINATION STUDIO CONSUM
555-1102-494.23-32		44	US BANK	9/1/2020	08172020	37.63	WALMART GROCERY	SUMMER CAMP SUPPLIES
555-1102-494.23-32		44	US BANK	9/1/2020	08172020	16.04	SPOTIFY USA	SPOTIFY MONTHLY SUBSCRIPT
555-1105-494.22-90		44	US BANK	9/1/2020	08172020	29.99	ADOBE INC	STOCK PHOTO SUBSCRIPTION
555-1105-494.22-90		44	US BANK	9/1/2020	08172020	140.00	AMER ALLIANCE MUSEUMS	ENTRY FEE
555-1105-494.22-90		44	US BANK	9/1/2020	08172020	29.99	ADOBE INC	STOCK PHOTO SUBSCRIPTION
555-1107-494.23-08	EX0036	44	US BANK	9/1/2020	08172020	155.00	PAC VAN, INC.	CRATE STORAGE
						3,191.88		
001-3001-454.22-99		43	US BANK	6/30/2020	08172020	399.63	SHRED-IT	SHRED SECTION 8 FILES
001-3003-454.23-07		44	US BANK	9/1/2020	08172020	95.98	AMAZON.COM*MV5655IT2	EXTERNAL HARD DRIVES (2)
001-3006-416.23-04		44	US BANK	9/1/2020	08172020	149.78	SAMSCLUB.COM	SAFE - BLDG DEPT
001-3006-416.23-04		44	US BANK	9/1/2020	08172020	534.00	AMAZON.COM*MV5655IT2	DESKTOP SCANNERS (2)
						1,179.39		
001-3501-451.13-04		44	US BANK	9/1/2020	08172020	36.25	PALMER HILLS GOLF COURSE	MEETING ON COMMUNICATION
001-3501-451.22-49		43	US BANK	6/30/2020	08172020	52.99	ADOBE CREATIVE CLOUD	SOFTWARE
001-3501-451.22-49		44	US BANK	9/1/2020	08172020	12.99	PICMONKEY LLC	SOFTWARE
001-3501-451.22-49		44	US BANK	9/1/2020	08172020	37.00	SMK*SURVEYMONKEY.COM	SOFTWARE
001-3501-451.22-49		44	US BANK	9/1/2020	08172020	15.00	EPIDEMIC SOUND AB	SOFTWARE
001-3501-451.22-49	COVID	44	US BANK	9/1/2020	08172020	16.04	ZOOM.US	SOFTWARE
001-3503-466.22-99		44	US BANK	9/1/2020	08172020	9.99	LEE NEWS SUBSCRIPTION	DIGITAL NEWSPAPER QC TIME
001-3503-466.22-99		44	US BANK	9/1/2020	08172020	1.36	FACEBK *6TXD7TELA2	FACEBOOK AD
001-3503-466.23-04		44	US BANK	9/1/2020	08172020	87.60	AMZN MKTP US*MF8DZ0JW0	MEMORY CARDS FOR EXEC SE
						269.22		
001-4001-463.13-02		44	US BANK	9/1/2020	08172020	289.00	REI*PAYMENT CENTER	LEXIS NEXIS
						289.00		
001-4101-460.13-04		44	US BANK	9/1/2020	08172020	28.93	RIVERSIDE GRILL	MEETING WITH MAYOR

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
001-4101-460.13-04		44	US BANK	9/1/2020	08172020	33.82	TANGLED WOOD	MEETING WITH COM DEV
001-4101-460.23-06		44	US BANK	9/1/2020	08172020	22.47	AMAZON.COM*MF7E20LR0 AMZN	MISC MANILLA ENVELOPES
001-4101-460.23-06		44	US BANK	9/1/2020	08172020	48.14	VISTAPR*VISTAPRINT.COM	BUSINESS CARDS FOR CITY
001-4101-460.23-06		44	US BANK	9/1/2020	08172020	-3.15	VISTAPR*VISTAPRINT.COM	REFUND OF TAX FOR BUSN
001-4101-460.23-19	COVID	44	US BANK	9/1/2020	08172020	479.79	DMI* DELL HLTHCR/PTR	TWO LAPTOPS ONE FOR ADMI
						610.00		
001-4201-466.22-13		44	US BANK	9/1/2020	08172020	2.13	AMAZON PRIME*MV4BK3LI2	CONTINUITY SUBSCRIPTION
001-4201-466.22-13		44	US BANK	9/1/2020	08172020	15.82	AMZN MKTP US*MV3Z64342 AM	BOOK STORE
001-4201-466.22-13		44	US BANK	9/1/2020	08172020	125.00	FMCSA D&A CLEARINGHOUSE	DOT - FMCSA D&A
001-4201-466.22-13		44	US BANK	9/1/2020	08172020	13.90	AMAZON PRIME*MV4TQ06E0	CONTINUITY SUBSCRIPTION
001-4201-466.22-13		44	US BANK	9/1/2020	08172020	49.19	AMZN MKTP US*MV8Q61W50	BOOKSTORE
001-4201-466.22-13		44	US BANK	9/1/2020	08172020	196.60	INQUIREHIRE	NEW EMPLOYEE BACKGROUND
001-4201-466.22-13		44	US BANK	9/1/2020	08172020	109.60	INQUIREHIRE	NEW EMPLOYEE BACKGROUND
001-4201-466.23-07	COVID	44	US BANK	9/1/2020	08172020	392.02	AMZN MKTP US*MJ7P70IA2	PLEXIGLASS SHIELDS
001-4201-466.23-07	COVID	44	US BANK	9/1/2020	08172020	69.98	OFFICE EXPRESS	CLOROX WIPES - CITY HALL
001-4201-466.23-07	COVID	44	US BANK	9/1/2020	08172020	114.14	AMZN MKTP US*MV46Y6AG2	PLEXIGLASS SHIELD
001-4201-466.23-07	COVID	44	US BANK	9/1/2020	08172020	347.89	AMZN MKTP US*MV8R321J0	FACE MASKS FOR CITY HALL
001-4201-466.23-07	COVID	44	US BANK	9/1/2020	08172020	228.28	AMZN MKTP US*MV6J39T02	PLEXIGLASS SHIELDS FOR
001-4201-466.23-07	COVID	44	US BANK	9/1/2020	08172020	16.46	SAMSCLUB #8238	HAND SANITIZER AND
001-4201-466.23-07	COVID	44	US BANK	9/1/2020	08172020	32.98	AMZN MKTP US*MF9C38S82	AUTOMATIC HAND SANITIZER
001-4201-466.23-42		44	US BANK	9/1/2020	08172020	339.67	HY-VEE BETTENDORF 1037	BLOOD DRIVE SUPPLIES
001-4201-466.23-42		44	US BANK	9/1/2020	08172020	8.97	HY-VEE BTTNDRF F&F 5037	BLOOD DRIVE SUPPLILES
						2,062.63		
003-5050-480.23-07	DT0030	44	US BANK	9/1/2020	08172020	3,399.12	GRAYBAR ELECTRIC COMPANY	WIRE FOR LIGHTS
400-5050-480.23-04	2CD009	44	US BANK	9/1/2020	08172020	3,565.00	METRO WIRE & CABLE CORP I	TRAFFIC CABLE
400-5050-480.23-07	PW0388	44	US BANK	9/1/2020	08172020	1,242.92	EARNEST PRODUCTS, INC	CABINET FOR LIGHTING
400-5050-480.23-07	2CD009	44	US BANK	9/1/2020	08172020	142.14	MENARDS DAVENPORT IA	HOSE CLAMPS & CONDUIT
400-5050-480.23-07	2CD009	44	US BANK	9/1/2020	08172020	112.98	THE HOME DEPOT #2111	PVC CUTTER & BATTERIES
400-5050-480.23-07	2CD009	44	US BANK	9/1/2020	08172020	21.08	K & K TRUE VALUE	LAG SCREWS
400-5050-480.23-07	CD0054	44	US BANK	9/1/2020	08172020	162.41	GRAYBAR ELECTRIC COMPANY	LUGS
400-5050-480.23-07	2CD009	44	US BANK	9/1/2020	08172020	5.14	K & K TRUE VALUE	PVC CONNECTORS
400-5050-480.23-07	PW0388	44	US BANK	9/1/2020	08172020	1,114.08	E M JORGENSEN-IL	6X6X12 STEEL TUBES

US Bank Procurement Card Transactions, October 6, 2020 Council Meeting

Account Number	Project #	Pyt #	Vendor Name	Payment Date	Invoice Number	Trans Amt	Card used at:	Description
400-5050-480.23-07	CD0051	44	US BANK	9/1/2020	08172020	1,789.40	AMZN MKTP US*MF1QQ4YE1	CAMERA CABLE
400-5050-480.23-07	CD0054	44	US BANK	9/1/2020	08172020	309.56	AMZN MKTP US*MF4EO2B80	CAMERA CABLE ENDS
400-5050-480.23-07	2CD009	44	US BANK	9/1/2020	08172020	63.00	METRO WIRE & CABLE CORP I	FREIGHT FOR TRAFFIC CABLE
400-5050-480.23-07	PW0388	44	US BANK	9/1/2020	08172020	1,380.19	GRAYBAR ELECTRIC COMPANY	MIDDLE RD TRAFFIC SIGNAL
400-5050-480.23-07	PW0388	44	US BANK	9/1/2020	08172020	602.67	GRAYBAR ELECTRIC COMPANY	MULTI PORT CONNECTOR
400-5050-480.23-07	PW0388	44	US BANK	9/1/2020	08172020	292.30	GRAYBAR ELECTRIC COMPANY	MECHANICAL MULTI PORT
						14,201.99		
						119,343.26		