



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

**NO COMMITTEE OF THE WHOLE MONDAY, MAY 31, 2021
DUE TO THE OBSERVANCE OF MEMORIAL DAY**

**TUESDAY, JUNE 1, 2021
5:45 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. In accordance with CDC recommendations, if you have not been vaccinated, please wear a mask while in City Hall. If you are fully vaccinated, a mask is not required. 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. PRESENTATION

- Discussion of revised Service Agreement and Quarterly Update – Julie Forsythe, Senior Vice President, Business & Economic Growth, Quad Cities Chamber of Commerce

II. CONSENT AGENDA ITEMS

- Resolution approving the preliminary plat of Belmont at Towne Centre Addition, submitted by Dan Elias/DFCA, Inc. (Case 21-007) – City Planner Greg Beck *(See Consent Agenda P)*
- Resolution approving a site development plan for 3221 Devils Glen Road, submitted by MS Consultants (Case 21-038) – City Planner Greg Beck *(See Consent Agenda Q)*
- Resolution approving a site development plan for Villas of Forest Grove Crossing 2nd Addition (proposed), submitted by Youssi Investments of Iowa, LLC (Case 21-040) – City Planner Greg Beck *(See Consent Agenda S)*
- Resolution approving certain design parameters for the Forest Grove Drive Phase III Reconstruction Project – Public Works Director Brian Schmidt and City Administrator Decker Ploehn *(See Consent Agenda H)*

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.

CONSENT AGENDA ITEMS CONT'D

- Resolution approving and adopting updated financial policies, including Revenues, Operating Budget, CIP, Debt, Investment, Revenue, and Financial Reporting – Finance Director Jason Schadt (***Consent Agenda C***)
- Resolution suspending the collection of a security deposit from renters of lien exempt property as allowed by State and City Code – Finance Director Jason Schadt (***Consent Agenda D***)
- Resolution instituting a five dollar administrative fee on liens related to delinquent utility accounts – Finance Director Jason Schadt (***Consent Agenda E***)

III. OPERATIONAL ITEMS

- First reading of an ordinance updating billing practices for the Stormwater Utility, Sewer Utility, and Solid Waste Enterprise Activities of the City – Finance Director Jason Schadt (***Items to Appear 8***)

IV. REMAINING CONSENT AGENDA ITEMS

V. ITEMS ADDED BY MAYOR AND COUNCIL

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, JUNE 1, 2021
7:00 P.M.**

The Bettendorf City Council meeting will be open to the public. Additional and necessary measures will be taken to adhere to social distancing recommendations. Any members of the public who wish to be heard at the Public Requests of Council, or for any Public Hearing scheduled to appear, should attend the Council Meeting in person, or contact 563-344-4013 for specific questions or alternative participation. In accordance with the CDC recommendations, if you have not been vaccinated, please wear a mask while in City Hall. If you are fully vaccinated, a mask is not required. 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 Pastor Ed Hedding of Pleasant View Baptist Church
4. **PROCLAMATION** – LGBT Pride Month, June 2021
5. **PUBLIC REQUESTS OF COUNCIL**
6. **PUBLIC HEARING**
Regarding the 2021 Rural Road Sealcoat Program
7. **RESOLUTION**
Council Member Brown to present a resolution approving the plans, specifications and form of contract for the 2021 Rural Road Sealcoat Program
8. **ORDINANCE**
Council Member Sechser to present the first reading of an ordinance updating billing practices for the Stormwater Utility, Sewer Utility, and Solid Waste Enterprise Activities of the City

9. ORDINANCE

Council Member Adamson to present the second reading of an ordinance rezoning of The Woodlands 5th Addition (proposed), A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District, submitted by Windmill Development, LLC

10. CONSENT AGENDA

11. ADJOURN

CONSENT AGENDA

JUNE 1, 2021

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 May 18, 2021 (Approve and Adopt)
- B. Receipt and File Letter of Partnership between the City of Davenport, the City of Bettendorf, Scott County Sheriff's Office, Davenport National Association for the Advancement of Colored People and Davenport League of United Latin American Citizens. (Approve and Adopt)
- C. Resolution approving and adopting updated financial policies, including Reserves, Operating Budget, CIP, Debt, Investment, Revenue, and Financial Reporting. (Approve and Adopt)
- D. Resolution suspending the collection of a security deposit from renters of lien exempt property as allowed by State and City Code. (Approve and Adopt)
- E. Resolution Instituting a Five Dollar Administrative Fee on Liens related to Delinquent Utility Accounts. (Approve and Adopt)
- F. Resolution setting the date for a public hearing and directing the advertising of bids for the Auburn Court Lift Station Abandonment Project. (Approve and Adopt)
- G. Resolution setting the date for a public hearing and directing the advertising of bids for the 2021 Alley Rehabilitation Program. (Approve and Adopt)
- H. Resolution approving certain design parameters for the Forest Grove Drive Phase III Reconstruction Project. (Approve and Adopt)
- I. Resolution awarding the contract and approving the contract and bond for the 23rd Street Reconstruction Project from Grant Street to State Street. (Approve and Adopt)
- J. Resolution awarding the contract and approving the contract and bond for the Middle Road Rehabilitation Project from Crow Creek Road to 53rd Avenue. (Approve and Adopt)
- K. Resolution awarding the contract and approving the contract and bond for the 2021 Pavement Markings Program. (Approve and Adopt)
- L. Resolution awarding the contract and approving the contract and bond for the Indiana Avenue Friction Seal Project. (Approve and Adopt)
- M. Resolution awarding the contract and approving the contract and bond for the Forest Grove Drive Utility Burial Project. (Approve and Adopt)

- N. Resolution authorizing the Director of Public Works to issue a purchase order to Macqueen Equipment for one (1) new and unused Elgin RegenX street sweeper. (Approve and Adopt)
- O. Resolution setting a date for public hearing on the rezoning of Lot 6, Bettplex Second Addition, C-7 Regional Entertainment District to C-3, General Business District, submitted by Focus Real Estate Development (Case 21-036). (Approve and Adopt)
- P. Resolution approving the preliminary plat of Belmont at Towne Centre Addition, submitted by Dan Elias/DFCA, Inc. (Case 21-007). (Approve and Adopt)
- Q. Resolution approving a site development plan for 3221 Devils Glen Road, submitted by MS Consultants (Case 21-038). (Approve and Adopt)
- R. Resolution approving a final plat of Villas of Forest Grove Crossing 2nd Addition, submitted by Youssi Investments of Iowa, LLC (Case 21-032). (Approve and Adopt)
- S. Resolution approving a site development plan for Villas of Forest Grove Crossing 2nd Addition (proposed), submitted by Youssi Investments of Iowa, LLC (Case 21-040). (Approve and Adopt)
- T. Resolution approving the final plat of Century Heights Twenty Fourth Addition (replat), submitted by Forest Grove Farm, LC (Case 21-039). (Approve and Adopt)
- U. Resolution reapproving the final plat of Century Heights Eighteenth Addition, submitted by Forest Grove Farm, LC (Case 18-020). (Approve and Adopt)
- V. Resolution approving the amended final plat of Century Heights Twenty-Fifth Addition (formerly named Mason Run Addition), submitted by Forest Grove Farm, LC (Case 12-004). (Approve and Adopt)
- W. Resolution approving the final plat of Bettplex Fifth Addition (replat), submitted by Focus Real Estate Development (Case 21-041). (Approve and Adopt)
- X. Resolution approving an appeal to the offer for a home purchased under the Hazard Mitigation Property Acquisition Grant (1124 Parkway Drive). (Approve and Adopt)
- Y. Resolution approving the Chief of Police to purchase two (2) 2021 Ford Police Hybrid Utility Vehicles from Lindquist Ford located in Bettendorf, IA; total cost not to exceed \$76,542.00 (\$38,271.00 per vehicle). (Approve and Adopt)
- Z. Resolution approving annual mobile food unit license renewals for Lopies and Kona Ice; and a special event license for Smokin' Butt BBQ. (Approve and Adopt)
- AA. Resolution approving liquor license renewals for Hy-Vee Fast & Fresh Express and Kwik Star #299 (53rd Ave location); and an Extended Outdoor Service area for Verde for the Be Downtown event on June 5, 2021. (Approve and Adopt)
- BB. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)



Office of the Mayor
Proclamation

WHEREAS, *in the movement toward equal rights for lesbian, gay, bisexual and transgender (LGBT) people, a historic turning point occurred on June 28, 1969, in New York City, with the onset of the Stonewall Riots wherein citizens rose up and fought against the discriminatory criminal laws that have since been declared unconstitutional; and*

WHEREAS, *June is celebrated as LGBT Pride Month nationwide to commemorate the beginning of the Stonewall Riots; and*

WHEREAS, *the City of Bettendorf has a diverse LGBT community that includes people of all ethnicities, religions and professions; and*

WHEREAS, *everyone should be able to live without fear of prejudice, discrimination, violence and hatred based race, religion, gender identity or sexual orientation.*

NOW, THEREFORE, I, Robert S. Gallagher, Mayor of the City of Bettendorf do hereby proclaim the month of **June 2021** as:

"PRIDE MONTH"

in the Bettendorf community and urge all residents to respect and honor our diverse community and celebrate and build a culture of inclusiveness and acceptance.

ADOPTED this, the 1st day of June, 2021.

Mayor Robert S. Gallagher



MEETING DATE: June 1, 2021
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: All

Item Title:

Public hearing for the 2021 Rural Road Sealcoat Program.

Resolution approving the plans, specifications and form of contract for the 2021 Rural Road Sealcoat Program.

Explanation:

The Community Improvement Program provides for sealcoating of rural roads that formerly were gravel. This work is to maintain roadways by placing and compacting asphalt binder and rock chips on a surface prepared by the contractor. Sealcoating is primarily used on rural streets, but also on park driveway areas. Sealcoat will be applied to the following roadways:

1. Criswell Street from Forest Grove Drive to Valley Drive
2. Indiana Avenue from Devils Glen Bridge to Middle Road
3. 76th Street from Bettendorf city limits to Devils Glen Bridge
4. Barr Street from Indiana Avenue to Bettendorf city limits
5. 56th Street from Indiana Avenue to Bettendorf city limits
6. Access Road – 35th Street pump station from 35th Street south to pump station
7. Depot Street from 35th Street to east end of street
8. Indiana Avenue from Middle Road to east of 56th Street at Spencer Creek
9. Middle Road from Indiana Avenue south to Spencer Creek Bridge
10. 42nd Street from State Street south to PCC header (near Tri-City Blacktop)
11. 42nd Street from PCC header (near Creative Fence) south to Elm Street
12. Elm Street from 42nd Street west to PCC header (at Scenic View)

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 overall project (PW0294) was approved with a total budget of \$150,000 within the Community Improvement Program (CIP). One of the local vendors has recently announced they are closing the business however, so General Obligation funds from projects that have come in under budget are being added to project bringing the final budget to \$180,000. This new budget reflects increased pricing due to a reduction in bidders.

List Attachments:

Resolution
Plans and Specifications (on file in the office of the City Engineer)

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT
FOR THE 2021 RURAL ROAD SEALCOAT PROGRAM

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

2021 Rural Road Sealcoat Program

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

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 1st day of June, 2021,

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

Passed, Approved and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk



MEETING DATE: June 1, 2021

COUNCIL LETTER

REQUESTED BY: Schadt

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

- Ordinance updating language in the City Code regarding utility billing frequency to be consistent with current practice

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

Staff is recommending important changes related to billing for the sewer, stormwater and solid waste utilities.

City Code currently addresses the frequency of utility billing by aligning it with Iowa American Water's billing cycle. Since Iowa American has changed to monthly billing for all accounts, this part of the code is inconsistent with our practice of quarterly billing for most accounts. Monthly billing would require a significant increase in staffing. Because this is a change to the City Code, an ordinance is required. The June 1st reading will be the first of three readings of the ordinance.

ATTACHMENTS:

- Ordinance

An Ordinance updating billing practices for the Stormwater Utility, Sewer Utility, and Solid Waste Enterprise activities of the City

Whereas, utility billing frequency is described in the City Code to be consistent with Iowa American Water billing frequency.

Whereas, Iowa American Water's change to monthly billing frequency is inconsistent with the City's quarterly billing.

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

Section One. Section 8-2-6-D

Section 8-2-6-D of the municipal code is hereby deleted, and the following substituted therefore, effective immediately:

"Measurement By Meters: Such rates or charges shall be based upon the amount of water supplied by the Iowa-American Water Company, as shown by the water meter readings of that company."

Section Two. Full Force and Effect.

This ordinance shall be in full force and effect from the date of passage and publication as required by law.

Section Three . Repealer.

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

Section Four . Severability of Provisions.

If any section, 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.

Passed, Approved, and Adopted this _____ day of _____, 2021.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn



MEETING DATE: May 4, 2021 (SPH)
May 18, 2021 (HPH)
REQUESTED BY: Mark Hunt

COUNCIL LETTER

ITEM TITLE: Resolution setting a date for public hearing on the rezoning of The Woodlands 5th Addition (proposed), A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Windmill Development, LLC. (Case 21-033) (5/4/21)

Public hearing and first reading of an ordinance rezoning The Woodlands 5th Addition (proposed), A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Windmill Development, LLC. (Case 21-033) (5/18/21)

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

Windmill Development, LLC has submitted an application to rezone 16.29 acres generally located east of Pandit Drive and south of Ontario Drive from A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District. The proposed use of the property is 32 single-family homes in The Woodlands 5th Addition (see Aerial Photo – Attachment A and Concept Layout – Attachment B).

The future land use designation for the property is Urban Medium Intensity which allows for R-2 zoning district (see Future Land Use Map - Attachment C). Adjacent properties are zoned as follows (see Current Zoning Map – Attachment D):

- A-1, Agricultural/Urban Reserve District
- R-2, Single-Family Residence District
- R-5, High Density Multi-Family Residence District
- C-1, Neighborhood Commercial District.

The Planning and Zoning Commission made a recommendation for approval of the rezoning by a 7-0 margin at its April 21, 2021 meeting.

Relationship to Goals: Orderly growth and quality development.

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; Ordinance; (A) Aerial Photo; (B) Concept Layout; (C) Future Land Use Map; (D) Current Zoning Map; (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. _____ - 21

**RESOLUTION SETTING A DATE FOR PUBLIC HEARING FOR REZONING OF
THE WOODLANDS 5TH ADDITION (PROPOSED) WHICH IS
GENERALLY LOCATED EAST OF PANDIT DRIVE AND SOUTH OF ONTARIO DRIVE
A-1, AGRICULTURAL/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 May 18, 2021, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of rezoning of The Woodlands 5th Addition (proposed) from A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District and which is legally described as:

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 SOUTHWEST CORNER OF THE SHOPS OF THE WOODLANDS, AS RECORDED IN BOOK 2017, PAGE 11175 OF THE SCOTT COUNTY RECORDS, THENCE S02°17'42"E, 932.33 FEET; THENCE N87°20'12"E, 425.39 FEET TO THE WEST LINE OF THE WOODLANDS 4TH ADDITION; THENCE ALONG SAID WEST LINE N02°22'28"W, 116.20 FEET; THENCE ALONG SAID WEST LINE N87°37'32"E, 340.00 FEET; THENCE ALONG SAID WEST LINE N02°22'28"W, 231.08 FEET; THENCE 63.97 FEET ALONG SAID WEST LINE ALONG A 526.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S85°32'36"E, 63.93 FEET); THENCE ALONG SAID WEST LINE 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 ALONG THE WEST LINE OF SAID VILLAGE OF THE WOODLANDS N02°16'06"W, 380.12 FEET TO THE SOUTH LINE OF SAID SHOPS OF THE WOODLANDS; THENCE ALONG SAID SOUTH LINE S87°37'32"W, 828.65 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 16.28 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

PASSED, APPROVED, AND ADOPTED this 4th day of May, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

ORDINANCE NO. _____ - 21

**AN ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR
THE WOODLANDS 5TH ADDITION
WHICH IS GENERALLY LOCATED
EAST OF PANDIT DRIVE AND SOUTH OF ONTARIO DRIVE
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 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to the area known as The Woodlands 5th Addition and which is legally described as follows:

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 SOUTHWEST CORNER OF THE SHOPS OF THE WOODLANDS, AS RECORDED IN BOOK 2017, PAGE 11175 OF THE SCOTT COUNTY RECORDS, THENCE S02°17'42"E, 932.33 FEET; THENCE N87°20'12"E, 425.39 FEET TO THE WEST LINE OF THE WOODLANDS 4TH ADDITION; THENCE ALONG SAID WEST LINE N02°22'28"W, 116.20 FEET; THENCE ALONG SAID WEST LINE N87°37'32"E, 340.00 FEET; THENCE ALONG SAID WEST LINE N02°22'28"W, 231.08 FEET; THENCE 63.97 FEET ALONG SAID WEST LINE ALONG A 526.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S85°32'36"E, 63.93 FEET); THENCE ALONG SAID WEST LINE 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 ALONG THE WEST LINE OF SAID VILLAGE OF THE WOODLANDS N02°16'06"W, 380.12 FEET TO THE SOUTH LINE OF SAID SHOPS OF THE WOODLANDS; THENCE ALONG SAID SOUTH LINE S87°37'32"W, 828.65 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 16.28 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

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 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.

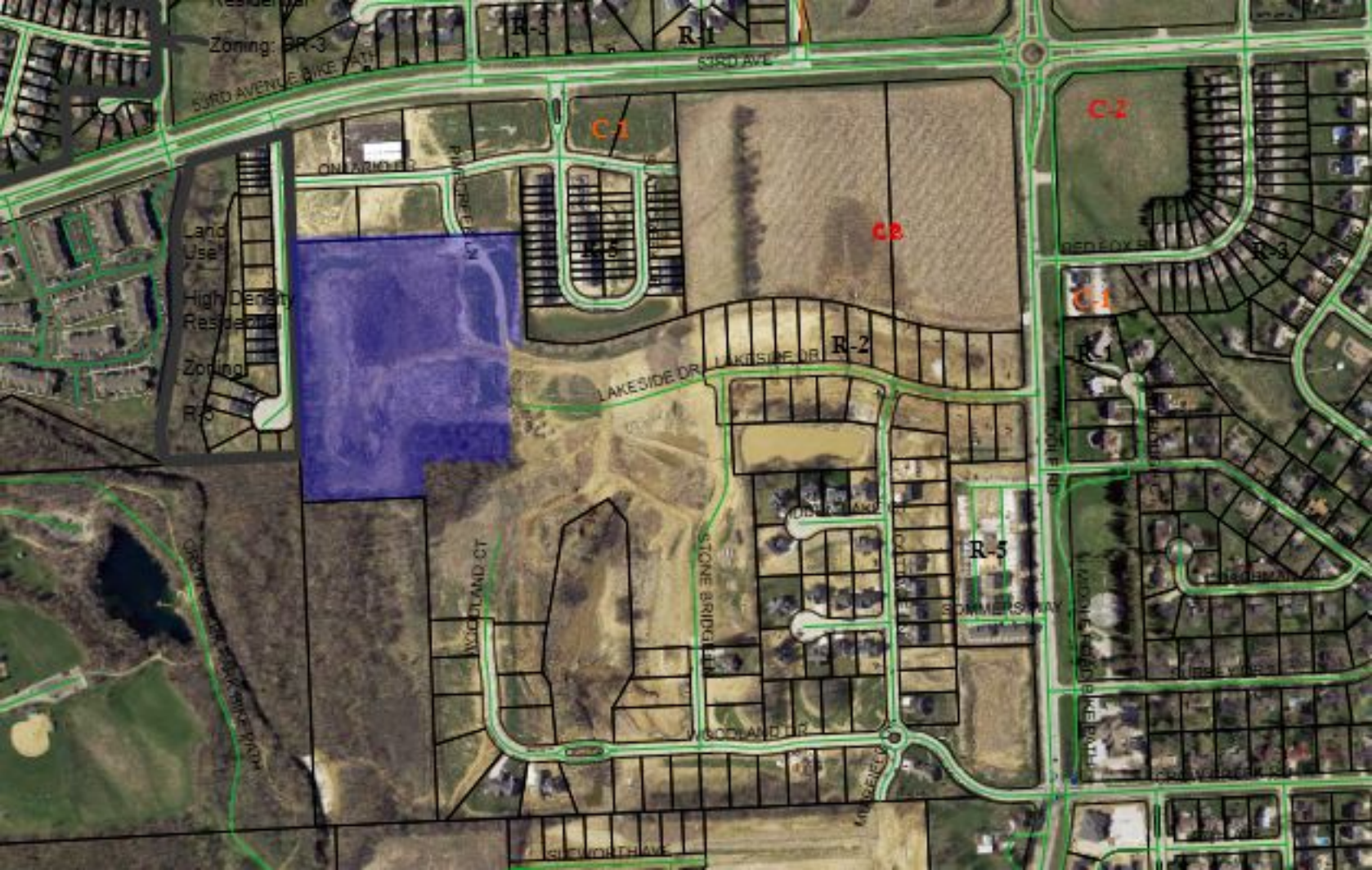
Section 5. Municipal Infraction. Any person, persons, firm, partnerships, or corporation, whether acting alone or in concert with any other, who violates this ordinance shall be guilty of a municipal infraction, and shall be penalized as set forth in Section 1-9 of the City Code of the City of Bettendorf, Iowa.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk



Residential

Zoning: RR-3

Land Use:

High Density Residential

Zoning:

R-5

R-3

R-1

53RD AVE

53RD AVENUE BIKE PATH

C-1

ONTARIO DR

PINEBROOK LN

C-2

C-2

RED FOX DR

C-1

LAKESIDE DR

R-2

R-1

R-5

WOODLAND CT

STONE BRIDGE LN

SHILOH WAY

WOODLAND DR

SHILOH WAY

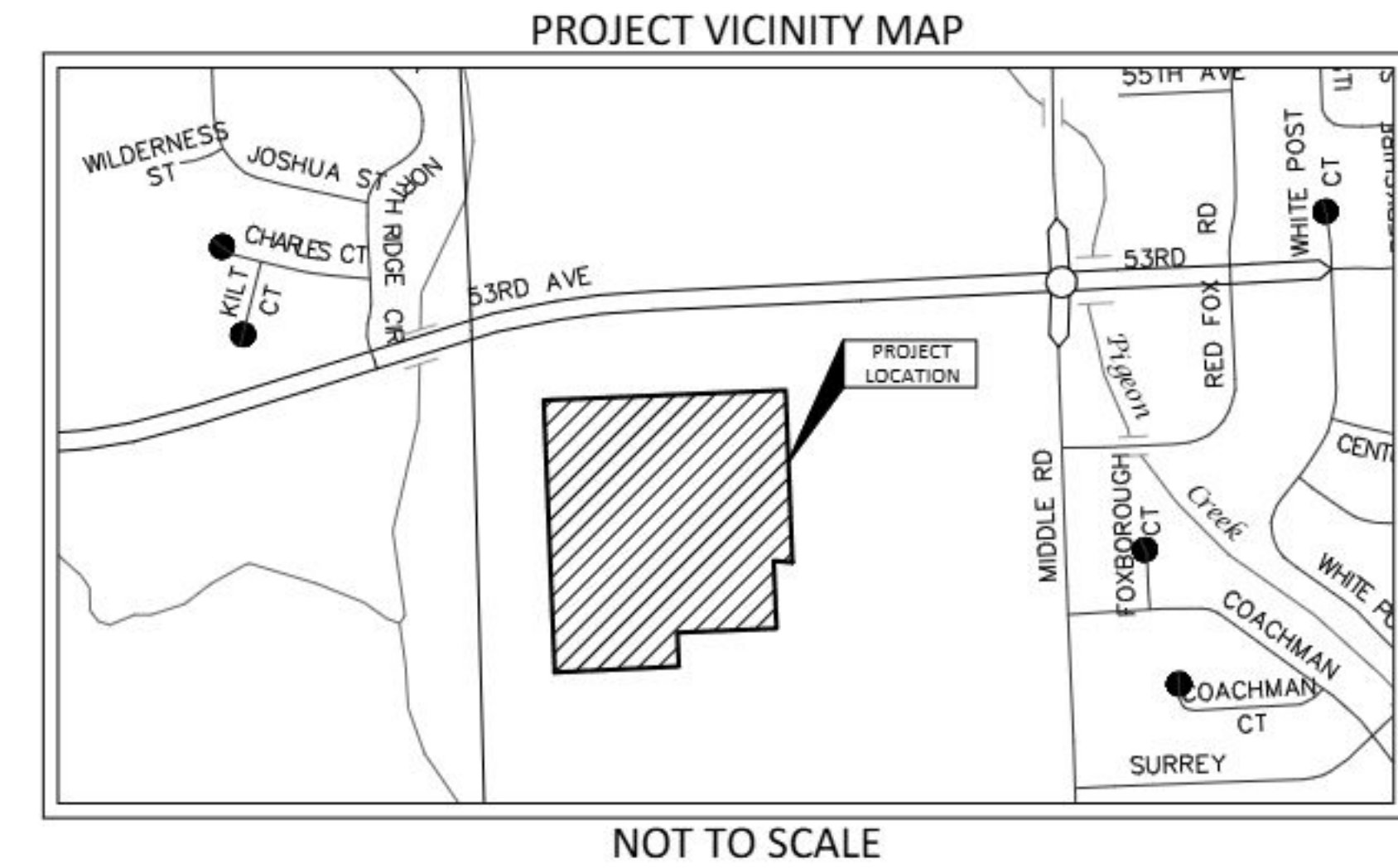
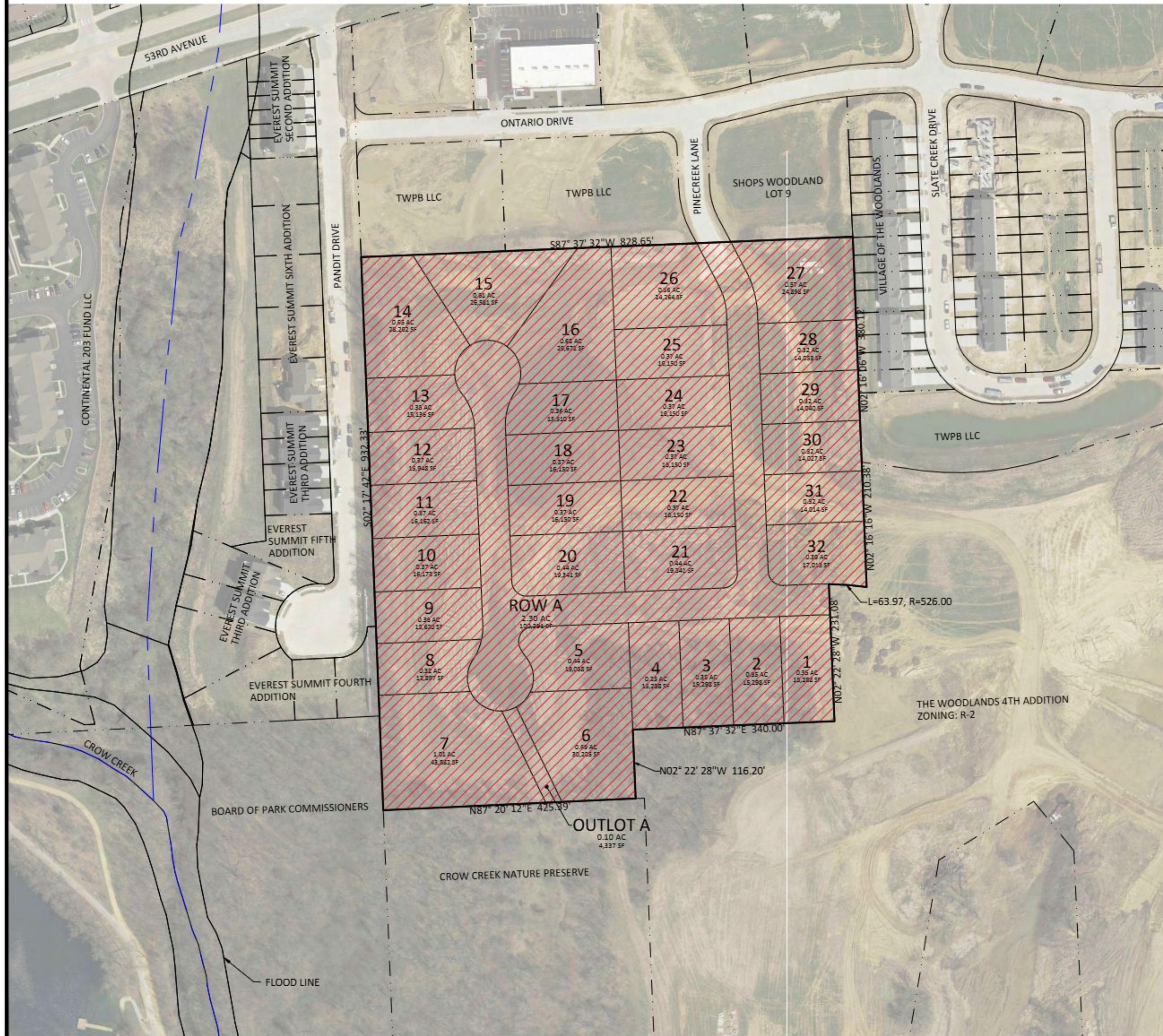
WINDMILL DR

HAVEMEADOWS DR

REZONING EXHIBIT

THE WOODLANDS 5TH ADDITION

BETTENDORF, SCOTT COUNTY, IOWA



APPLICANT INFORMATION:

APPLICANT/OWNER:
 WINDMILLER DEVELOPMENT, LLC
 C/O REED WINDMILLER
 P.O. BOX 809
 BETTENDORF, IOWA 52722
 563-332-4192
 WINDMILLERDEVELOPMENT@GMAIL.COM

PREPARED BY:
 AXIOM CONSULTANTS, LLC
 C/O MICHAEL WELCH
 60 E. COURT STREET, UNIT 3
 IOWA CITY, IOWA 52240
 319-519-6220
 MWELCH@AXIOM-CON.COM

LEGAL DESCRIPTION:

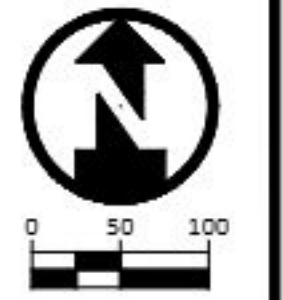
PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA DESCRIBED AS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE SHOPS OF THE WOODLANDS, AS RECORDED IN BOOK 2017, PAGE 11175 OF THE SCOTT COUNTY RECORDS, THENCE S02°17'42"E, 932.33 FEET; THENCE N87°20'12"E, 425.39 FEET TO THE WEST LINE OF THE WOODLANDS 4TH ADDITION; THENCE ALONG SAID WEST LINE N02°22'28"W, 116.20 FEET; THENCE ALONG SAID WEST LINE N87°37'32"E, 340.00 FEET; THENCE ALONG SAID WEST LINE N02°22'28"W, 231.08 FEET; THENCE 63.97 FEET ALONG SAID WEST LINE ALONG A 526.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S85°32'36"E, 63.93 FEET); THENCE ALONG SAID WEST LINE 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 ALONG THE WEST LINE OF SAID VILLAGE OF THE WOODLANDS N02°16'06"W, 380.12 FEET TO THE SOUTH LINE OF SAID SHOPS OF THE WOODLANDS; THENCE ALONG SAID SOUTH LINE S87°37'32"W, 828.65 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 16.29 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

ZONING INFORMATION:

CURRENT ZONING: A-1

PROPOSED ZONING: R-2

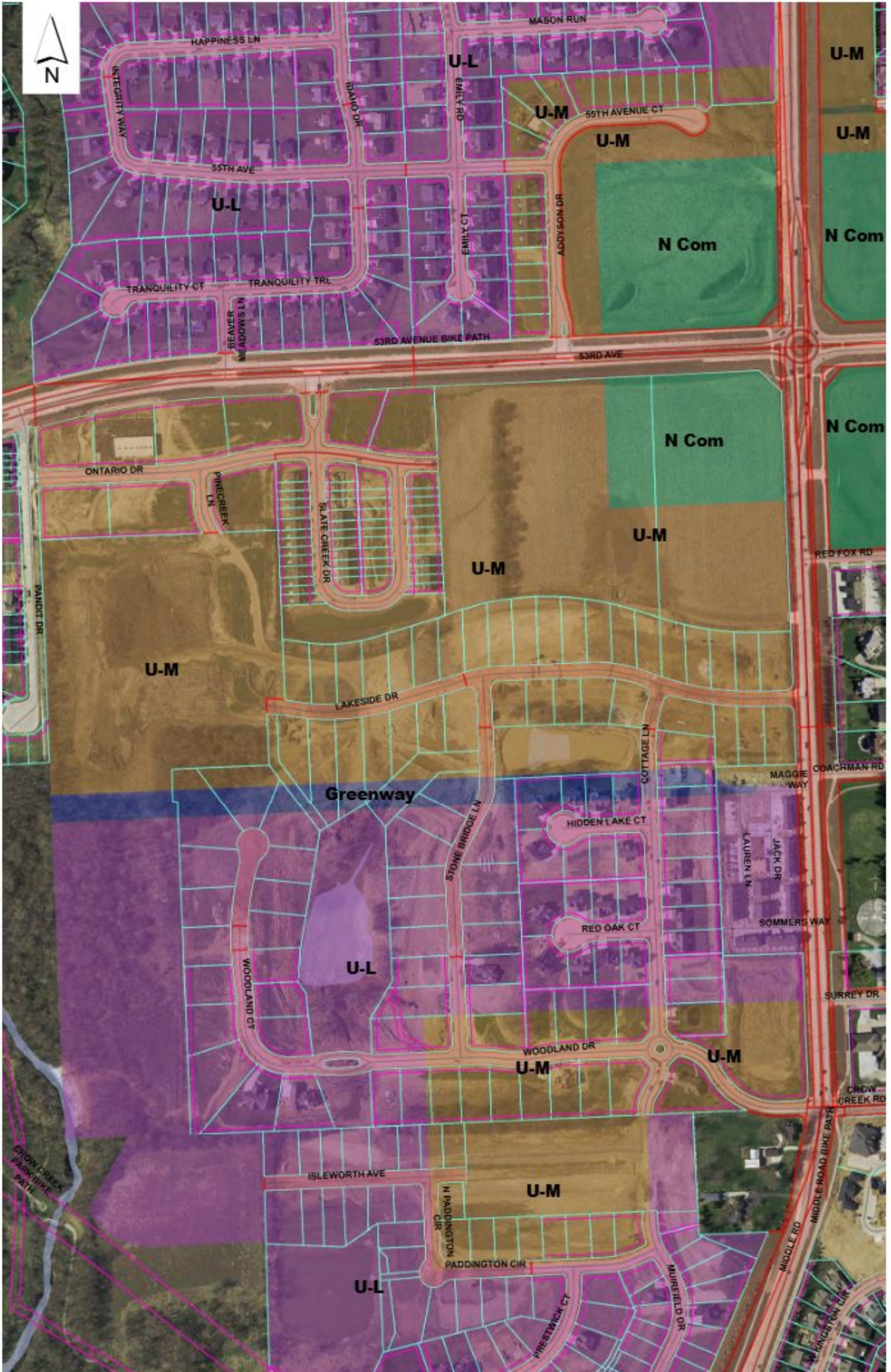


DATE	DESCRIPTION OF CHANGES

PROJECT NAME: THE WOODLANDS 5TH ADDITION
 CLIENT NAME: WINDMILLER DEVELOPMENT, LLC

SHEET NUMBER: 210008
 DRAWN BY: BOELK
 CHECKED BY: BOELK

NOT FOR CONSTRUCTION







COMMUNITY DEVELOPMENT

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

April 21, 2021

Staff Report

Case No. 21-033

Location: East of Pandit Drive and South of Ontario Drive

Applicant: Windmill Development, LLC

Current Zoning Classification: A-1, Agricultural/Urban Reserve District

Proposed Zoning Classification: R-2, Single-Family Residential District

Current Land Use Designation: U-MI (Urban Medium Intensity)

Background Information and Facts

Windmill Development, LLC has submitted an application to rezone 16.29 acres generally located east of Pandit Drive and south of Ontario Drive. The proposed use of the property is 27 single-family homes in the proposed The Woodlands 5th Addition (see Aerial Photo – Attachment A and Concept Layout – Attachment B).

Land Use

The future land use designation for the property is Urban Medium Intensity which allows for R-2 zoning (see Future Land Use Map - Attachment C). Adjacent properties are zoned as follows (see Current Zoning Map – Attachment D):

- A-1, Agricultural/Urban Reserve District
- R-2, Single-Family Residence District
- R-5, High Density Multi-Family Residence District
- C-1, Neighborhood Commercial District.

Utilities

Utility connections will originate from existing connections along Lakeside Drive and Pinecreek Lane. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

The nearest thoroughfare is 53rd Avenue which is approximately 500 feet to the north of the site. Access to the site from 53rd Avenue is via Pandit Drive and Slate Creek Drive which connect to Ontario Drive and ultimately to Pinecreek Lane. Additional connectivity from Middle Road will be provided via the extension of Lakeside Drive to Middle Road.

Storm Water Detention

The site falls within the Crow Creek drainage basin. Storm water will be piped to regional detention areas within the surrounding subdivisions.

Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the rezoning request subject to the following conditions:

1. Approval of the rezoning does not waive any applicable city, state, or federal provisions as required by law.
2. The final plat must be submitted to the Planning and Zoning Commission and approved by the City Council.

Respectfully submitted,

Mark D. Hunt
Community Development Director

April 23, 2021

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 The Woodlands 5th
Addition (proposed), A-1 to R-2, submitted by Windmill Development, LLC. (Case
21-033)

Honorable Mayor and Members of the City Council:

On April 21, 2021, 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 D. Hunt
Director, Community Development

Rezoning/Final Plat

4. Case 21-033; The Woodlands 5th Addition (proposed), A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Windmill Development, LLC. (rezoning)
5. Case 21-027; The Woodlands 5th Addition (proposed), submitted by Windmill Development, LLC. (final plat)

Beck reviewed the staff reports. Hunt added that while the staff report indicated that the Lakeside Drive connection would be built in the future, it is already in place.

Wennlund asked if there are 32 lots as shown on the drawing or 27 as indicated in the staff report. Hunt stated that there are 32 lots proposed.

Kappeler commented that Lots 1-4 are significantly smaller than the others and asked if they will be single-family homes. Reed Windmill, the applicant, confirmed this.

Kappeler asked if there would be any buffering between these homes and the existing development surrounding them. Windmill explained that the townhouses to the east and the commercial buildings to the north have a large berm on which trees will be planted this spring. Morlok added that there is an easement shown on the plat reserved for the berm along the north side of Lots 15, 16, 26, and 27.

Adam asked there are any long term plans to change the forest preserve area to the south or if it will be perpetually preserved. Morlok explained that it will be preserved. Wennlund asked if it is part of Crow Creek Park. Morlok stated that he does not believe so. Wennlund commented that there is an access to it from the subdivision.

Ormsby asked for clarification of the comment in the staff report regarding the Crow Creek drainage basin. Morlok explained that the proposed subdivision is located in the Crow Creek watershed and that detention is handled regionally by the 3 basins that have already been constructed. He added that the runoff is piped to those basins which will eventually make its way to Crow Creek. Ormsby asked if the basins are sized adequately to handle the water from all of the subdivisions. Morlok confirmed this.

On motion by Ormsby, seconded by Stoltenberg, that the rezoning of The Woodlands 5th Addition (proposed) from A-1 to R-2 be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Gannaway, that the final plat of The Woodlands 5th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

**CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES**

MAY 18, 2021

The City Council of Bettendorf, Iowa met in regular session on May 18, 2021 at 7:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

The City of Bettendorf continues to follow CDC Guidelines with respect to the current COVID-19 situation. Additionally, the City of Bettendorf broadcasted this public meeting online at <http://www.bettendorf.org/live-meeting>.

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

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed with an Invocation given by Pastor Rich Pokora of All Saints Lutheran Church.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming the month of May 2021 as Motorcycle Awareness Month in the Bettendorf community. Keith Nims, District Coordinator of A.B.A.T.E. Iowa District 15 was on hand to receive the proclamation. Mr. Nims thanked the Mayor and Council and spoke about the importance of motorists sharing the road and looking out for each other. Council Member Adamson commented on the importance of this proclamation.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming the week of May 16 – 22, 2021 as Public Works Week in the Bettendorf Community. Public Works Director Brian Schmidt was on hand to receive the proclamation. Mr. Schmidt thanked the Mayor and Council for their support as well as all the Public Works employees for their hard work. Mr. Schmidt advised that due to the pandemic, Public Works will not hold their annual Public Works Day this year, but is looking forward to holding it next year.

PUBLIC REQUESTS OF COUNCIL

No one addressed the Council and the session was closed.

PUBLIC HEARING REGARDING THE ADOPTION OF THE CITY'S FY2020/21 BUDGET AMENDMENT

Finance Director Jason Schadt gave an explanation of this resolution at Committee of the Whole. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Naumann presented a resolution adopting the Fiscal Year 2020/21 Budget Amendment, and made a motion to approve the resolution as presented. Council Member Webster seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE 23RD STREET RECONSTRUCTION PROJECT FROM GRANT STREET TO STATE STREET

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Sechser presented a resolution approving the plans, specifications and form of contract for the 23rd Street Reconstruction Project from Grant Street to State Street, and made a motion to approve the resolution as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE MIDDLE ROAD REHABILITATION PROJECT FROM CROW CREEK ROAD TO 53RD AVENUE

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Connors presented a resolution approving the plans, specifications and form of contract for the Middle Road Rehabilitation Project from Crow Creek Road to 53rd Avenue, and made a motion to approve the resolution as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Adamson questioned staff and Public Works Director Brian Schmidt responded. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE 2021 PAVEMENT MARKINGS PROGRAM

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Adamson presented a resolution approving the plans, specifications and form of contract for the 2021 Pavement Markings Program and made a motion to approve the resolution as presented. Council Member Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE INDIANA AVENUE FRICTION SEAL PROJECT

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Baden presented a resolution approving the plans, specifications and form of contract for the Indiana Avenue Friction Seal Project, and made a motion to approve the resolution as presented. Council Member Webster seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE FOREST GROVE DRIVE UTILITY BURIAL PROJECT

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Naumann presented a resolution approving the plans, specifications and form of contract for the Forest Grove Drive Utility Burial Project, and made a motion to approve the resolution as presented. Council Member Sechser seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Webster questioned staff and Public Works Director Brian Schmidt responded. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE CROW CREEK PARK PLAYGROUND EQUIPMENT PROJECT – 2021

Public Works Director Brian Schmidt gave an explanation of this resolution and the following resolution. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Brown presented a resolution approving the plans, specifications and form of contract for the Crow Creek Park Playground Equipment Project – 2021, and made a motion to approve the resolution as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE DEVILS GLEN PARK PLAYGROUND EQUIPMENT PROJECT – 2021

Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Connors presented a resolution approving the plans, specifications and form of contract for the Devils Glen Park Playground Equipment Project – 2021, and made a motion to approve the resolution as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE REZONING OF THE WOODLANDS 5TH ADDITION (PROPOSED), A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT

Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

ORDINANCE

Council Member Adamson presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for The Woodlands 5th Addition which is generally located east of Pandit Drive and south of Ontario Drive, 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 Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

ORDINANCE – THIRD AND FINAL READING AMENDING BETTENDORF CITY CODE SECTION 6-1-131, “NO PARKING ZONES ENUMERATED” BY ADDING A NO PARKING ZONE ON 56TH AVENUE WEST

Council Member Baden presented the third and final reading of an ordinance amending Bettendorf City Code Section 6-1-131, “No Parking Zone Enumerated” by adding a No Parking Zone on 56th Avenue West, and made a motion to approve the ordinance at its final reading as presented. Council Member Webster seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

ORDINANCE – THIRD AND FINAL READING AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2), “VEHICLES ENTERING A STOP INTERSECTION” BY ADDING A STOP SIGN ON WILDERNESS POINTE AT CRISWELL STREET

Council Member Webster presented the third and final reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), “Vehicles Entering a Stop Intersection” by adding a stop sign on Wilderness Pointe at Criswell Street, and made a motion to approve the ordinance at its final reading as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

CONSENT AGENDA

Mayor Gallagher asked Council for any questions on the Consent Agenda. Council Member Webster questioned staff on Item D, and City Administrator Decker Ploehn and City Attorney Chris Curran responded. Council Member Adamson questioned staff on Item L and City Administrator Decker Ploehn and Fire Chief Steve Knorrek responded. Mayor Gallagher asked for a motion to approve the Consent Agenda as presented. Council Member Webster made a motion to approve the Consent Agenda as presented, and Council Member Brown seconded the motion. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Baden (aye); Sechser (aye); Webster (aye); and Adamson (aye). The motion passed unanimously.

ADJOURNMENT

There being no further business, Council Member Webster made a motion to adjourn and Council Member Baden seconded the motion. The meeting was adjourned at approximately 7:33 p.m.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn

CONSENT AGENDA

MAY 18, 2021

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 May 4, 2021 (Approve and Adopt)
- B. Resolution setting the date for a public hearing and directing the advertising of bids for the 2021 Rural Road Sealcoat Program. (Approve and Adopt)
- C. Resolution awarding the contract and approving the contract and bond for the 2021 Sidewalk Repair Program. (Approve and Adopt)
- D. Resolution awarding the contract for the Forest Grove Drive Utility Burial Materials Project. (Approve and Adopt)
- E. Resolution awarding the contract to ABCreative for the Crow Creek Park Playground Equipment Project – 2021. (Approve and Adopt)
- F. Resolution awarding the contract to Cunningham Recreation for the Devils Glen Park Playground Equipment Project – 2021. (Approve and Adopt)
- G. Resolution accepting improvements for the 2020 Intake Repair Program. (Approve and Adopt)
- H. Resolution ordering the installation of street lights in the Quail Hollow Addition. (Approve and Adopt)
- I. Resolution approving a purchase order to Halifax Security, Inc. for traffic monitoring cameras and accessories to be installed at various intersections throughout the City. (Approve and Adopt)
- J. Resolution approving a professional services agreement with Paul Miller Design, Inc. for the design of the Palmer Hills Golf Course Short Course. (Approve and Adopt)
- K. Resolution approving the job description, increase in hours and recruitment process for Museum/Dance Educator position for the Family Museum. (Approve and Adopt)
- L. Resolution authorizing the purchase of the Phoenix G2 Station Alerting System and installation services at the State Street, Spruce Hills, and Surrey Heights Fire Stations; total cost not to exceed \$163,543.25. (Approve and Adopt)
- M. Resolution authorizing the purchase of self-contained breathing apparatus; cost not to exceed \$37,366.00 FY2021/22. (Approve and Adopt)
- N. Resolution approving the purchase order for resurfacing of the indoor tennis courts at the Life Fitness Center. (Approve and Adopt)
- O. Resolution approving an annual mobile foot unit license for Here's the Scoop. (Approve and Adopt)
- P. Resolution approving liquor license renewals for Tanglewood Hills Pavilion and Country Club; Walgreens #06553; Walgreens #05512; QC Mart (18th Street location); Clarion Pointe; and Hy-Vee Club Room. (Approve and Adopt)
- Q. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)



MEETING DATE: June 1, 2021
REQUESTED BY: Decker Ploehn

COUNCIL LETTER

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 TO RECEIVE AND FILE THE IOWA QUAD CITIES LAW ENFORCEMENT COMMUNITY PARTNERSHIP LETTER OF PARTNERSHIP BETWEEN THE CITY OF DAVENPORT, THE CITY OF BETTENDORF, SCOTT COUNTY SHERIFF'S OFFICE, DAVENPORT NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE (NAACP); AND DAVENPORT LEAGUE OF UNITED LATIN AMERICAN CITIZENS (LULAC)

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

The City of Bettendorf has entered into a Law Enforcement Community Partnership with the City of Davenport, Scott County Sheriff's Office, Davenport NAACP and Davenport LULAC to focus on traffic stop studies and broader policing and community issues.

ATTACHMENTS:

- Resolution
- Letter of Partnership

RESOLUTION _____ - 21

RESOLUTION TO RECEIVE AND FILE THE IOWA QUAD CITIES LAW ENFORCEMENT COMMUNITY PARTNERSHIP LETTER OF PARTNERSHIP BETWEEN THE CITY OF DAVENPORT, THE CITY OF BETTENDORF, SCOTT COUNTY SHERIFF'S OFFICE, DAVENPORT NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE; AND DAVENPORT LEAGUE OF UNITED LATIN AMERICAN CITIZENS

WHEREAS, the City of Bettendorf has entered into a Law Enforcement Community Partnership with the City of Davenport, Scott County Sheriff's Office, Davenport NAACP and Davenport LULAC to focus on traffic stop studies and broader policing and community issues; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the City has officially received and filed the Letter of Partnership as stated above.

PASSED, APPROVED AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

IOWA QUAD CITIES LAW ENFORCEMENT COMMUNITY PARTNERSHIP

LETTER OF PARTNERSHIP BETWEEN

THE CITY OF DAVENPORT

THE CITY OF BETTENDORF

SCOTT COUNTY SHERIFF'S OFFICE

DAVENPORT NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

AND

DAVENPORT LEAGUE OF UNITED LATIN AMERICAN CITIZENS

Since June 2020, Iowa Quad Cities Law Enforcement Agencies (Davenport Police Department, Bettendorf Police Department, and Scott County Sheriff) and the City Administrators of Davenport and Bettendorf have met regularly with the NAACP and LULAC along with other community members, to discuss community police reform issues that arose nationally in the summer of 2020. This Iowa Quad Cities Law Enforcement Community Partnership (herein referred to as "Partnership") group has met bi-weekly to discuss larger reform efforts in the community and policing such as disproportionality in police operations, strategies to engage people of color in process improvements and recruitment, and review of current public safety organizational policies and other policing matters. This effort was initiated by the current Mayors and administrators of the governmental bodies.

This Letter of Partnership is the result of the ongoing meetings and work that this group has already begun.

The express intent of the parties to this Letter is to work together, in partnership, to maintain and enhance positive relationships between Iowa Quad Cities' law enforcement agencies and the communities in which they serve. The following outlines the structure of the Iowa Quad Cities Law Enforcement Partnership.

PARTNERSHIP STRUCTURE

Executive Committee

The Partnership Executive Committee shall be comprised of the following representatives: President of LULAC, one additional member of LULAC, President of NAACP, one additional member of NAACP, Davenport City Administrator, Bettendorf City Administrator, and the Scott

County Sheriff. The Executive Committee shall nominate and approve the Partnership participants, set and distribute the agenda, take and distribute meeting notes and propose policy priorities for the Partnership to work on subject to the approval of the Partnership.

Partnership Membership

The Partnership will be representative of the Iowa Quad Cities and will include representation from the following groups: Scott County Sheriff's Office, Davenport Police Department, Bettendorf Police Department, City of Davenport Administration, City of Bettendorf Administration, NAACP President or their designee, LULAC President or their designee and 5-7 additional members nominated by the executive committee. It is intended that the members nominated by the executive committee be a broad representation of our community including racial, age and gender diversity. It has been agreed that the participants of the informal partnership group that were participating prior to December 31, 2020 be nominated and approved to continue their service in the newly formed Partnership. The Partnership group shall affirm the policy priorities proposed by the Executive Committee, discuss and work in partnership with the group to address and advance said policy priorities, work with other community groups to share the goals and work of the Partnership.

Meeting

It is the goal of the Partnership to meet on a regular basis as determined necessary by the Partnership membership.

SCOPE OF WORK

The Partnership will build upon previous work that has been done by the Davenport Community Advisory Panel both in focus area (from Davenport to Scott County) and mission (from a sole focus on traffic stop study to broader policing and community issues). The initial broader policing and community issues include reducing racial disparities in all contacts between Iowa Quad Cities law enforcement and minorities, recruiting more minorities to law enforcement careers, ongoing training for law enforcement officers, education and access to housing and economic resources.

The Partnership will also focus on education and outreach to the community at large.

VOLUNTARY COOPERATION AND INTERACTION

This Letter is the result of voluntary cooperation between the parties. The terms and conditions contained herein are non-contractual and create no independent contractual obligation and/or

duties upon any of the parties hereto. It being distinctly understood and agreed that no party to this Letter shall institute or prosecute any judicial or administrative proceedings of any kind or nature to enforcement any of the terms or conditions herein.

Terms of Letter

Signatory parties of this Letter may mutually choose to amend or extend or dissolve the Letter based on evidence of good faith, mutual compliance and benefits to the members of the Iowa Quad Cities community resulting from this partnership. It is also understood that parties of this Letter agree to work in earnest and convene themselves regularly during a three year term to uphold the tenants of the Letter as described herein. This Letter will remain in force for a three year period upon signature of signatory parties with the option to renew upon review and the mutual agreement of all parties.

Signature of Involved Partnership Participants



City of Davenport



City of Bettendorf



Scott County Sherriff's Department



NAACP



LULAC



MEETING DATE: June 1, 2021

COUNCIL LETTER

REQUESTED BY: Schadt

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

- Resolution approving and adopting updated financial policies, including: Reserves, Operating Budget, CIP, Debt, Investment, Revenue, and Financial Reporting.

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

Updating of the Financial Policies was identified as a high priority in the City's goal setting agenda. After extensive research and review, staff is recommending the approval and adoption of the following updated policies at the June 1st meeting:

- Reserves
- Operating Budget
- CIP
- Debt
- Investment
- Revenue
- Financial Reporting

Missing from this list is the purchasing policy which is under further review and will be proposed for adoption at a future meeting.

ATTACHMENTS:

- Resolution
- Policies

RESOLUTION NO. _____ - 21

Resolution Approving and Adopting Updated Financial Policies

WHEREAS, the City Council of the City of Bettendorf recognizes the importance of sound financial policies as a basis for the financial management of the City.

WHEREAS, an update to the City's financial policies is identified has a high priority in the 2021 Management Agenda.

WHEREAS, the updated policies, as presented, will provide a strong basis for the financial management of the City.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf the Financial Policies, as presented, are hereby approved and adopted.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Mayor, Robert S. Gallagher

Attest:

Decker P. Ploehn

The maintenance of adequate cash reserves provides the City with flexibility and security and is an important factor considered by rating agencies and the underwriting community when reviewing City debt issuance. Along with maintaining the City's credit worthiness, such cash reserves provide the means to handle economic uncertainties, local disasters and other unanticipated financial hardships, as well as, meeting debt cash flow requirements. In addition to the designations noted below, fund balance levels will be sufficient to meet funding requirements for projects approved in prior years that are carried forward into the new year, debt service reserve requirements, reserves for encumbrances and other reserves or designations required by contractual obligations or generally accepted accounting principles. Deviation from the following general policies by Council may occur based on sound decisions and public interest. When such deviations are made, it shall be specifically noted and included within Council minutes.

Purpose

The reserve policy will help the city to accomplish six key objectives:

- Plan for contingencies
- Ensure cash availability when revenue is unavailable
- Maintain good standing with rating agencies
- Avoid unnecessary interest expenses
- Generate investment income
- Create a shared set of guidance for elected officials and staff

General Policies

- Cash reserves should not be used to finance routine operating expenses, which exceed budget levels. Routine operating expenses shall be defined as reasonably anticipated reoccurring annual expenditures.
- Cash reserves should not be used to finance capital improvement projects unless cash reserves have been specifically identified in the budget to finance such project.
- Excess cash reserves may be used to balance revenues and expenditures as long as the minimum cash reserve requirements of this policy are met, provided that said cash reserves may only be used to offset non-reoccurring expenditures.
- Revenues will equal or exceed expenditures for each budget year unless there are funds available in excess of the cash reserves requirements of this policy.
- The City's annual budget is considered balanced if the cash reserve requirements, the working capital requirements and the revenue and expenditure requirements of this policy have been met.

GASB 54

GASB 54 establishes the following five fund balance classifications: Non-spendable, Restricted, Committed, Assigned, and Unassigned. Fund Balance classifications assigned, unassigned, and committed are considered "unrestricted" fund balances. The order of spending will be as follows: restricted, committed, assigned and unassigned. Restricted funds shall be spent according to the purpose for which they were received. Unassigned funds shall always be spent after Committed and Assigned funds have been exhausted. The City Administrator and/or the Finance Director are authorized to assign fund balances according to specific factors involved. The City Council will have authority to commit fund balance.

Governmental Funds:**General Fund**

Reserves In the General Fund, the city's primary operating fund, will be measured by *unrestricted fund balance* as a percentage of expenditures. Fund balance is defined as the excess of assets over liabilities. The Governmental Accounting Standards Board (GASB) Statement No. 54 further defines five categories of fund balance:

- Non-spendable
- Restricted
- Committed
- Assigned
- Unassigned

The last three categories together comprise *unrestricted fund balance*. The use of unrestricted fund balance is either unconstrained or the constraints are self-imposed and could be lifted.

The City of Bettendorf will strive to maintain a minimum *unassigned fund balance* in the General Fund of 20% - 25% of all General Fund expenditures.

In addition, the city will strive to maintain *committed fund balance* of up to 10% all General Fund expenditures to serve as an "Emergency Reserve Fund."

Total *unrestricted fund balance* in the General Fund shall not exceed 35%. Unassigned fund balance in excess of 25% may be committed to the Emergency Reserve Fund only until committed fund balance reaches the 10% cap.

The Emergency Reserve Fund may be used at the discretion of the City Council to:

- Provide resources to make up for temporarily decreased revenues or the elimination of State revenue sources.
- Provide temporary resources in the event of an economic downturn while expenditure reductions are analyzed and implemented.
- Provide resources to meet emergency expenditures in the case of flood, fire, pandemic or other disaster identified by the City Council.

Road Use Tax Fund

Use of Road Use Tax revenue is restricted by Iowa Code to street and roadway maintenance expenditures. The city will strive to maintain a minimum restricted fund balance in the Road Use Tax Fund of 20% - 25% of all Road Use Tax Fund expenditures.

In addition, the city will strive to maintain *committed fund balance* of up to 15% all Road Use Tax Fund expenditures to serve as an "Emergency Reserve Fund."

Total fund balance in the Road Use Tax Fund shall not exceed 40%. Restricted and Unassigned fund balance in excess of 25% may be committed to the Emergency Reserve Fund only until committed fund balance reaches the 15% cap.

The Emergency Reserve Fund may be used at the discretion of the City Council to:

- Provide resources to make up for temporarily decreased revenues or the elimination of State revenue sources.
- Provide temporary resources in the event of an economic downturn while expenditure reductions are analyzed and implemented.
- Provide resources to meet emergency expenditures in the case of extreme winter weather, flood, fire, pandemic or other disaster identified by the City Council.

Capital Replacement Funds

The City may establish and maintain equipment replacement reserve funds to provide for the scheduled purchase of vehicles and equipment and will consider annually appropriating funds to it to provide for the timely upgrading and replacement of vehicles and equipment. The amount added to this fund by annual appropriation should be the amount required to maintain the fund at the approved level after credit for the sale of surplus equipment and interest earned by the fund. It is the City's intent that the reserve fund replaces the City's need to borrow funds for vehicle and equipment acquisitions.

Fund balances in the Vehicle Replacement Fund and Electronic Equipment Replacement Fund are considered *assigned* for those specific purposes. The city recognizes the need for maintaining a fund balance within these funds to respond to unexpected expenditures. However, fund balances shall not exceed \$500,000 unless a higher reserve is necessary to subsidize planned future expenditures. Further, annual allocations to the replacement funds should be at least equal to the annual depreciation expense of assets purchased by those funds.

Debt Service Fund

Use of resources within the Debt Service Fund are restricted for payment of principle and interest on the city's general obligation debt. Fund balance in the Debt Service Fund shall not exceed \$500,000 unless additional reserves are needed to subsidize the tax levy for future, temporary peaks in principle and interest. Additional fund balance may also be carried over in the event of a refunding issuance that requires proceeds to be held in escrow until the refunded bonds are callable.

Summary of Governmental Funds Fund Balance Targets

Fund Balance	Non-Spendable	Restricted	Committed	Assigned	Unassigned	Total Fund Balance
General			10%		20%-25%	30%-35%
Road Use		20%-25%	15%			35%-40%
Capital Repl.				<\$500,000*		
Debt Service		<\$500,000*				

*Maximum of \$500,000 unless additional funds are needed for planned future expenditures.

Business-Type Funds:

Business-Type funds account for operations that have a profit/loss aspect and use accounting methods similar to a private business. Unlike governmental funds, business-type funds report capital assets and long-term debt. Therefore, the difference between assets and liabilities is not equivalent to the fund balance reported in governmental funds and is not a useful measure for reserve policies.

Enterprise Funds

Enterprise funds account for programs that provide a good or service to the public in exchange for a fee and operations are intended to totally or largely self-supporting. A strong reserve policy, based on cash reserves, in these funds can help maintain a stable fee structure.

The City of Bettendorf has several enterprise funds. Operations in the three utility funds (Sanitary Sewer, Solid Waste, & Storm Water) are fully self-supporting. Other programs accounted for as enterprise funds (Family Museum, Palmer Hills Golf Course, Life Fitness Center, Splash Landing, Public Transit & Waterfront Convention Center) require operating support from other funds and therefore do not have the same reserve requirements as the utility funds. Reserve targets for all enterprise funds will be measured by *cash balance, net of bond proceeds*.

Cash reserve targets (excluding bond proceeds) in the self-supporting utility funds shall be a minimum of 25% of annual operating revenue, plus up to 100% of accumulated depreciation on vehicles and capital equipment.

The city will strive to maintain cash reserves (excluding bond proceeds) in the enterprise funds requiring support from other funds equal to 15% of operating expenditures, net of depreciation. However, for funds rely on significant support from the General Fund may not consistently meet the 15% target.

Internal Service Funds

The city's Internal service funds account for the provision of goods or services by one organizational subunit to other subunits. The City of Bettendorf uses Internal service funds to account for the costs of employee health insurance, risk & liability insurance, IT services, and the municipal garage. The costs are then passed on to the internal users of these services by department.

Reserves in the Employee Health Insurance Fund and the Risk Management Fund will be measured by *net position* (assets & deferred outflows, less liabilities & deferred inflows) as a percent of annual operating expenditures. The City will strive to maintain net position in these funds at a minimum of 25% of annual operating expenditures.

Reserves in the IT and Municipal Garage funds will be measured by cash balance in relation to total liabilities. The City will strive to maintain cash reserves equal to or greater than total liabilities in each of these funds. In addition, net position shall never fall below zero.

Summary of Business Type Funds Reserve Targets

Self-Supported Enterprise Funds	Cash (excluding bond proceeds) equal to 25% of annual operating revenue, plus up to 100% of accumulated depreciation
Subsidized Enterprise Funds	Cash (excluding bond proceeds) equal to 15% of annual operating expenditures
Employee Health Insurance & Risk Management Funds	Net position equal to 25% of annual operating expenditures
IT & Municipal Garage Funds	Cash equal to or greater than total liabilities, net position greater than zero

Operating Budget Guidelines

The City Administrator and Finance Director will compile and submit to the City Council a balanced budget by the first week of February each year. The balanced budget will pay for all current expenditures with current revenues whenever possible and existing fund balance as needed and approved by the City Council. Future year forecasts of revenues and expenditures will be presented when possible. Future forecasting will help facilitate annual budget decisions from a five-year planning perspective.

The operating budget for the city will be developed and established to deliver service levels which are consistent with the citizens' willingness to pay and the city's available resources. Budget decisions to reduce service levels or eliminate programs will be based on citywide priorities established by the Mayor and City Council. The city will encourage citizen involvement in the annual budget decision-making process through public hearings, informal meeting, budget briefs and related informational efforts.

New service levels will be considered when additional revenues or offsetting reductions of expenditures are identified, the new services fall within the broad framework of the city operation, or when such services are mandated by the State of Iowa or the federal government. Budget decisions to add new service levels will be based on citywide priorities established by the Mayor and City Council.

The operating budget will emphasize productivity of human resources in providing services, efficient use of available revenue sources, and quality of services to be provided. Employees are one of the city's most valuable resources and are essential to the delivery of high quality, efficient services.

The operating budget will provide funding for the ongoing maintenance and replacement of fixed assets and equipment. These expenditures will be funded from current revenues transferred to the Vehicle Replacement Fund or Electronic Equipment Fund, or from user fees generated in the Enterprise Funds. New capital equipment requests under \$25,000 will also be funded out of current revenues for all funds. Capital leases will be kept to a minimum, especially if subject to referendum. The capitalization threshold for all fixed assets will be established at a minimum of \$5,000 in accordance with federal requirements for governments that are recipients of federal awards.

Gaming Revenue will generally be appropriated towards the funding of capital projects and equipment, or "one-time" priorities identified by the Mayor and Council. With the approval of the City Council, Gaming Revenue can be used to offset operating deficits in the city's enterprise funds. However, the city does not intend to become reliant on gaming revenue to support the general operations of the city due to the volatility of the revenue source. The exact appropriation of gaming revenue will annually be determined through the budget process.

The City will maintain a budgetary control system to monitor its adherence to the approved operating budget. All departments will have access to on-line monthly expense and revenue reports comparing actual revenues and expenditures to budgeted amounts. The Mayor and Council will be provided similar reporting on a quarterly basis. Each year the City will revise current year expenditure projections during the succeeding year's budget preparation process and a final time prior to the state's May 31st deadline for budget amendments.

The city will compile an annual Budget Plan document that will be made available to the general public, bonding and financial consultants, and any other interested citizens and organizations. The Budget document will be submitted to GFOA for their consideration in their "Distinguished Budget Presentation Award" program.

CIP Budget Guidelines

As part of the annual budget process city staff will prepare a 5-year Community Improvement Program, or CIP, to identify capital projects to improve the city's infrastructure and respond to priorities of the Mayor and City Council. The city will complete all capital improvements in accordance with the adopted 5-Year CIP except for emergency capital improvements which are deemed necessary by the City staff and approved individually by the City Council.

In general, projects should be identified on the basis of long-range projected needs rather than on immediate needs in order to minimize future maintenance, replacement and capital costs. Ongoing operating costs associated with the capital improvement will be projected and included as a part of the budget submission in the capital improvement budget.

Estimated costs and anticipated revenue sources will be identified for each project for each of the 5-year plan. The CIP will be developed to ensure the city remains within the limits set by the Debt Management Policy. Alternative revenue sources will be sought and used as available to assist in financing capital improvement projects and reduce reliance on debt financing. Alternative revenue sources include, but are not limited to: local option sales tax, intergovernmental revenue, state and federal grants, riverboat gaming revenue, investment earnings and other miscellaneous revenue sources.

A "Capital Improvement Project Worksheet" will be completed and attached to the final resolution adopted by Council for every CIP project to be completed within the City. The worksheet will identify estimated total project costs including, but are not limited to: the contract bid amount, % of retainage, outside engineering costs, in-house engineering fees, and any contingency amounts. Total budgeted dollars allocated for the project will then be amended to properly reflect this new projected project cost. In accordance with the city's purchasing policy, purchase orders must be issued for all CIP projects.

The City of Bettendorf recognizes that debt is an important tool available to cities to finance necessary infrastructure and other public improvements desired by the community. Debt can impact a government's financial condition over the long term and can limit its flexibility to respond to changing service priorities, revenue inflows, or cost structures in the short term. Accordingly, this debt management policy will serve management and elected officials as a guide for managing the city's use of debt financing. There may be times in which the City Council deviates from policy based on sound decisions and public interest. These deviations will be noted in the City Council minutes.

Use of Debt

Debt shall only be used to finance capital improvement projects, firefighting equipment, participation in state or federal tax credit programs, or economic development projects as authorized by City Council. Debt shall not be used to fund recurring expenses unless associated with capital improvement projects and so provided in the bond indenture/resolution (hereinafter "bond documentation").

Pay-As-You-Go Funding of Capital Outlays

The city shall strive to limit debt and to fund projects on a pay-as-you-go basis when possible, but also recognizes debt financing equitably allocates the cost of projects to current and future beneficiaries of the projects.

Capital Planning

Debt issued for the purpose of funding non-emergency capital improvement projects shall not be authorized by the City Council unless the project has been included in the Five-Year Capital Improvement Plan (CIP). The City Council's adoption of the Five-Year Capital Improvement Plan (CIP) will serve as the City's intent to issue general obligation bonds in the future.

Debt Management

The Finance Director is primarily responsible for ensuring compliance with the terms and conditions described in this policy. The Finance Director shall be assisted by other staff and officials when appropriate and at the Finance Director's discretion. The Finance Director shall also be authorized to retain and consult with advisors in order to carry out the duties and responsibilities of this policy. The Finance Director shall utilize such other professional service organizations as are necessary to ensure compliance, and the Finance Director shall provide training and educational resources to staff responsible for ensuring compliance with any portion of the requirements of this policy.

Debt Defined

For purposes of this policy "debt" is defined as: 1) any short-term or long-term debt obligation under the terms of a new or amended indenture/resolution, loan agreement, lease, or similar contract; 2) a direct purchase of City issued municipal security by an investor; 3) a direct loan by a bank, institution, or other individual or entity; 4) a lease or similar contract that operates as a vehicle to borrow money, or 5) a guarantee thereof.

General Obligation Debt Limits

The city will manage its debt program within the limits set by the State of Iowa. Additionally, the city will strive to limit total direct debt outstanding (net of refunding proceeds) to 4% of the City's total assessed value and has identified a target of total direct debt outstanding per capita of \$4,000.

Debt Service Levy Limits

The City will strive to limit the debt service property tax levy to 40% or less of the total property tax levy; however, City Council may adopt a levy that exceeds this limit for emergencies, changes in property tax laws,

approved bond referendums, avoidance of debt default, or other reasons or purposes deemed critical by the City Council. Additionally, stability and consistency in the property tax levy rate from one year to the next is desired. Adjustments to the levy are appropriate and should be made when tax revenues are projected to fall short or exceed the total amount of funding needed as determined by the City council in its annual review. In such case, deviations from the above threshold limitations may be necessary.

Revenue-Secured Debt Limits

The city may finance capital needs through the issuance of revenue-secured debt obligations. Prior to issuing revenue-secured debt obligations, the appropriate staff will develop financial plans and projections showing the feasibility of the planned financing, required revenues needed to support the planned financing, and the impact of the planned financing on ratepayers, property owners, city departments, and/or other affected parties. For new issues, the amount of revenue-secured debt obligations issued will be limited by the feasibility of the overall financing plan and should have a projected minimum revenue coverage ratio of at least 1.25 times annual debt service at issuance. The coverage ratio may be lower if financial projections show this to be in the best interest of the City, if permitted in the bond documentation, and if additional security features exist which mitigate the risk of a lower coverage ratio. Existing issues shall have a projected revenue coverage ratio that complies with the existing bond documentation.

Annually Appropriated Debt Obligations

The use of annually appropriated debt obligations for the purpose of circumventing the debt limits of this policy is prohibited. For property tax rebates or other liabilities that are contingent on the actions, revenues, or events that are beyond the City's control and which may delay or prevent the City from being required to make payment, the City's preferred practice will be to issue these debts as annually appropriation obligations.

Term of Debt will have a term that does not exceed the maximum term defined by State law

Debt will be structured for the shortest period consistent with a fair allocation of costs to current and future beneficiaries or users. General Obligation bonds will be limited to State law as to the length of debt. The city's standard terms for General obligation bonds is twenty years. All other debt instruments will match the payback period of the project.

Refunding bonds should not have a term that exceeds the remaining term of the refunded bonds. However, the term of the refunding bonds may be extended where a financial plan has determined this to be in the best interest of the city or to meet other financial goals of the city.

Principal Repayment Structure

To the extent possible, repayment of debt should be structured so as to rapidly pay down principal and should use a rapidly amortizing structure whenever possible. Long-term bonded debt should, as a general rule, be structured with level debt service payments; however, uneven payment structures are permissible in order to match debt service with projected revenues used to pay debt service. Long-term bonded debt, including refunding bonds, may also be structured to wrap around existing obligations or to achieve other goals of the City, as permitted by State law. Increasing payment structures, back loaded principal, balloon structures, or long periods of interest only payments should generally not be used. However, these structures may be used to wrap around existing obligations or where a financial plan has determined this to be in the best interest of the city.

Long Term Variable-Rate Debt

Generally, the City shall only use fixed rate debt instruments for long term financing. When appropriate, securities may be issued that pay a rate of interest that varies according to a pre-determined index/formula or results from

a periodic remarketing of the securities. Prior to issuing variable rate debt, the City shall approve a plan to address interest rate risk associated with these instruments. The use of interest rate swaps in concert with variable rate debt to produce synthetic fixed rate debt is prohibited.

Lease-Purchase Obligations

The City may use lease-purchase obligations in lieu of general obligation or revenue bonded debt. Use of these instruments will be limited to specific projects or purposes and will not be utilized as a general practice for the financing of capital improvement projects. Uses of this type of obligation will be limited to those purposes specified in this policy.

Subordinate Lien Obligations

Subordinate lien financing structures, where appropriate, may be used based on the overall financing needs of the City, expected credit ratings, relative cost of a subordinate lien structure, and potential impacts on the City.

Lines of Credit

The City may enter into agreements with commercial banks or other financial entities for purposes of acquiring lines of credit that shall provide access to credit under terms and conditions as specified in such agreements. Before entering into any such agreements, a financial plan will be approved by the City Council to include plans for addressing long-term financing, method of repayment, interest rate risk, and any other potential risks. The line of credit should be established in compliance with any applicable State laws.

Bond Anticipation Notes

The City may choose to issue Bond Anticipation Notes (BANs) or similar structures as a source of interim financing. Before issuing such notes, a financial plan will be approved by the City Council to include plans for addressing long-term financing and interest rate risk. Use of these instruments will be limited to specific projects or purposes and will not be utilized as a general practice for the financing of capital improvement projects.

Tax and Revenue Anticipation Notes

Tax and Revenue Anticipation Notes will be used only on an emergency basis and will not be used as a general practice to finance ongoing operations. Before issuing such notes, a financial plan will be approved by the City Council including cash flow projections and stress testing of revenues and, if applicable, plans for addressing long-term operational or financial issues.

Finance Consultants and Service Providers

The Finance Director shall be responsible for establishing a solicitation and selection process for securing professional services that are required to develop and implement the City's debt program. The solicitation and selection process will comply with City requirements for such services as outlined in the City's Purchasing Manual.

Bond Counsel

The City Attorney's Office and the Finance Director will work together, in accordance with Purchasing Manual, to solicit, select, contract for, and oversee continuation of competent bond counsel services throughout the life of outstanding bonds.

Municipal Advisor (Financial Advisor)

A committee, including the Finance Director, shall make recommendations to the City Manager regarding the selection of municipal advisors to be employed and the duration of such employment. The time period for employment may relate to an individual or a series of financings, or for a specified period of time. The municipal

advisor shall be a registered independent advisor and in no case will the advisor's firm or affiliates be allowed to underwrite bonds for the City.

Other Service Providers

The Finance Director or the appropriate City staff shall solicit for providers of other services necessary to carry out the debt issuance activities of the City. Solicitation of these services may also be accomplished through Bond Counsel or the Municipal Advisor if the contract allows. The cost and perceived quality of service of the proposed service provider shall be used in the evaluation of these services. Potential service providers include:

- Disclosure Counsel
- Tax Counsel
- Issuer Counsel
- Paying Agent
- Escrow Agent
- Trustee Bank
- Verification Agent
- Printing Services
- Arbitrage Rebate and Yield Restriction Services
- Placement Agent
- Other

Competitive Sale

General Obligation new money bonds shall be issued by competitive sale. Any other debt issuance, including General Obligation refunding bonds, may be done through a competitive sale where it is determined that a competitive sale is the best method to achieve a lower interest cost and/or to effectively market the debt.

Negotiated Sale

Debt, except for General Obligation new money bonds, may be sold through a negotiated sale where it is determined to be the best method to achieve a lower interest cost and/or effectively market the debt. Such determination may be made on an issue by issue basis, for a series of issues, or for part or all of a specific financing program.

Private Placement

Debt may be sold through a private placement or limited public offering where it is determined to be in the best interest of the City. Private placements may be done with or without a placement agent. Solicitations for financing terms of a private placement shall be made through selection procedures developed by the Finance Director, consistent with the city's Purchasing Manual.

Debt Service Savings--Advance Refundings

The city may issue advance refunding bonds (as defined for federal tax law purposes) when legally permissible, prudent, and net present value savings equals or exceeds five percent. An analysis should be considered of the net present value savings of executing the advance refunding versus waiting to refund in the future considering potential interest rates and escrow costs.

Debt Service Savings--Current Refundings

The city may issue current refunding bonds (as defined for federal tax law purposes) when legally permissible, prudent, and the net present value savings equals or exceeds three percent.

Restructuring of Debt

The City may choose to refund outstanding indebtedness when existing bond covenants or other financial structures impinge on prudent and sound financial management. Savings requirements for current or advance refundings undertaken to restructure debt may be waived upon a finding that such a restructuring is in the overall best financial interest of the City.

Use of Rating Agencies

The Finance Director or appropriate staff of the issuing entity, in consultation with the City's municipal advisor, shall be responsible for determining whether or not a rating shall be requested on a particular issue, and which of the major rating agencies shall be asked to provide such a rating. Rating agencies shall be selected that are well established with investors.

Long-Term Rating Requirements

The City will strive to maintain a Moody's bond rating of 'Aa2' or higher for its General Obligation Unlimited Tax (GOULT) bonded indebtedness. The City will strive to maintain a Moody's rating of 'Aa2' or higher for its revenue bonded indebtedness.

Use of Credit Enhancement

Credit enhancement (letters of credit, bond insurance, surety bonds, etc.) may be used when such credit enhancement proves cost-effective. Credit enhancement may be used to improve or establish a credit rating on a debt obligation even if such credit enhancement is not cost effective if the use of such credit enhancement meets the city's debt financing goals and objectives.

Continuing Disclosure, Post Issuance Compliance and Covenants

The city shall have a Post Issuance Compliance Policy, administered by the Finance Director that shall ensure a system has been established to meet any post issuance compliance requirements related to debt. These requirements may include:

- Compliance with federal tax code
- Compliance with other State and Federal law
- Continuing disclosure requirements
- Bond indenture requirements and covenants

The city shall also maintain a Bond Disclosure policy to ensure that the City complies with the provisions included in its continuing disclosure certificates and that all applicable debt disclosures for new and existing debt are accurate and complete. Before any debt is incurred, the proposed offering documents shall be presented to, and reviewed by, the City's Finance Director to ensure that all required disclosures are being made.

Derivative Products

The City, as a practice, will not use derivative products (e.g. swaps, hedges, etc.) in financing transactions.

Investment of Bond Proceeds

Bond proceeds, including reserve funds, shall be invested in accordance with the City's Investment Policy, the bond documentation requirements, and State and Federal law.

Annual Reporting

The Finance Director shall provide the City Administrator and City Council an annual long-term debt disclosure report within 180 days after the fiscal year-end regarding the City's outstanding debt and debt program. The

report should include measures of debt related to the limits stated in this policy, a list of any potential upcoming debt issues and a summary of any material events that have occurred in the past year.

The Investment Policy of the City of Bettendorf shall apply to all operating funds, bond proceeds and other funds; and all investment transactions involving operating funds, bond proceeds and other funds accounted for in the financial statements of the City. Each Investment made pursuant to this Investment Policy must be authorized by applicable law and this written Investment Policy.

The investment of bond funds or sinking funds shall comply not only with this Investment Policy, but also be consistent with any applicable bond resolution.

This Investment Policy is intended to comply with Iowa Code Chapter 452.

Upon passage and upon future amendment, if any, copies of this Investment Policy shall be delivered to all of the following:

- The Mayor, City Council and all city officials to which the Investment Policy applies.
- All depository institutions or fiduciaries for public funds of the city.
- The auditor engaged to audit any fund of the city.
- Third parties assisting with or facilitating the investment of city funds.

Delegation of Authority

The Finance Director shall be deemed Treasurer of the City for the purpose of this document. Investment opportunities will be analyzed and proposed by the Finance Director and reviewed and agreed upon by the City Administrator and/or the City Attorney. Only the Finance Director may invest public funds for the City of Bettendorf. The Finance Director may authorize the Manager of Accounting to conduct daily investment transactions under his/her direction and control.

All contracts or agreements with outside persons investing public funds, advising on the investment of public funds, directing the deposit or investment of public funds or acting in a fiduciary capacity for the City shall require the outside person to notify the City in writing within thirty days of receipt of all communications from the Auditor of the outside person or any regulatory authority of the existence of a material weakness in internal control structure of the outside person or regulatory orders or sanctions regarding the type of services being provided to the City by the outside person.

The records of investment transactions made by or on behalf of the City are public records and are the property of the City whether in the custody of the City or in the custody of a fiduciary or other third party.

The Finance Director shall establish a written system of internal controls and investment practices. The controls shall be designed to prevent losses of public funds, to document those officers and employees of the City responsible for elements of the investment process and to address the capability of investment management. The controls shall provide for receipt and review of the audited financial statement and related report on internal control structure of all outside persons performing any of the following for the City of Bettendorf:

- Investing public funds.
- Advising on the investment of public funds.
- Directing the deposit or investment of public funds.
- Acting in a fiduciary capacity for this public body.
- A Bank, Savings and Loan Association or Credit Union providing only depository services shall not be required to provide an audited financial statement and related report on internal control structure.
- The Finance Director is covered under the Public Employee Dishonesty Bond of the City.

Objectives

The primary objectives, in order of priority, of all investment activities involving the financial assets of the City shall be the following:

- **Safety:** Safety and preservation of principal in the overall portfolio is the foremost investment objective.
- **Liquidity:** Maintaining the necessary liquidity to match expected liabilities is the second investment objective.
- **Return:** Obtaining a reasonable return is the third investment objective.

Prudence

The Finance Director of the City, when investing or depositing public funds, shall exercise the care, skill, prudence and diligence under the circumstances then prevailing that a person acting in a like capacity and familiar with such matters would use to attain the above investment objectives. This standard requires that when making investment decisions, the Finance Director shall consider the role that the investment or deposit plays within the portfolio of assets of the City and the investment objectives stated above. Short-term trading gains and losses may be realized to restructure the City's portfolio of assets if it is in the best interest of the City to do so.

The Finance Director shall request competitive investment proposals for comparable credit and term investments from investment providers.

Instruments Eligible for Investment

Assets of the City may be invested in the following:

- Interest bearing savings accounts, interest bearing money market accounts, and interest bearing checking accounts at any bank, savings and loan association or credit union in Scott County or an adjoining Iowa county. Each bank must be on the most recent Approved Bank List as distributed by the Treasurer of the State of Iowa or as amended as necessary by notice inserted in the monthly mailing by the Rate Setting Committee. Each financial institution shall be properly declared as a depository by resolution of the Council of the City of Bettendorf. Deposits in any financial institution shall not exceed the limit approved by the City Council.
- Obligations of the United States government, its agencies and instrumentality's.
- Certificates of deposit and other evidences of deposit at federally insured Iowa depository institutions approved and secured pursuant to Chapter 453.
- Iowa Public Agency Investment Trust (IPAIT).
- Prime bankers' acceptances that mature within 270 days of purchase and that are eligible for purchase by a Federal Reserve Bank.
- Commercial paper or other short-term corporate debt that matures within 270 days of purchase and is rated within the two highest classifications as established by at least one of the standard rating services approved by the Superintendent of Banking.
- Repurchase agreements, provided that the underlying collateral consists of obligations of the United States government, its agencies and instrumentality's and the City takes delivery of the collateral either directly or through an authorized custodian.
- An open-end management investment company registered with the Securities & Exchange Commission under the Federal Investment Company Act of 1940, 15 U.S.C. Section 80 (a) and operated in accordance with 17 C.F.R. Section 270.2a-7, whose portfolio investments are limited to those instruments individually authorized in this investment policy.

All instruments eligible for investment are further qualified by all other provisions of this Investment Policy, including investment maturity limitations and diversification requirements.

Prohibited Investments and Investment Practices

Assets of the City shall not be invested in the following:

- Reverse repurchase agreements.
- Futures and options contracts.
- Zero-Coupon Bonds.

Assets of the City shall not be invested pursuant to the following investment practices:

- Trading of securities for speculation.
- Pursuant to a contract providing for the compensation of an agent or fiduciary based upon the performance of the invested assets.
- If a fiduciary or other third party with custody of public investment transaction records of the City fails to produce requested records when requested by this public body within a reasonable time, the City shall make no new investment with or through the fiduciary or third party and shall not renew maturing investments with or through the fiduciary or third party.

Investment Maturity Limitations

Operating Funds must be identified and distinguished from all other funds available for investment. Operating Funds are defined as those funds which are reasonably expected to be expended during a current budget year or within fifteen months of receipt.

All investments authorized in this policy are further subject to the following investment maturity limitations:

- Operating Funds may only be invested in instruments authorized in this Investment Policy that mature within three hundred ninety-seven (397) days.
- The Finance Director may invest funds of the City that are not identified as Operating Funds in investments with maturities longer than three hundred ninety-seven (397) days. However, all investments of the City shall have maturities that are consistent with the needs and use of the City.

Diversification

Investments of the City are subject to the following diversification requirements:

Prime bankers' acceptances:

- At the time of purchase, no more than ten percent (10%) of the investment portfolio of the City shall be invested in prime bankers' acceptances, and
- At the time of purchase, no more than five percent (5%) of the investment portfolio of the City shall be invested in the securities of a single issuer.

Commercial paper or other short-term corporate debt:

- At the time of purchase, no more than ten percent (10%) of the investment portfolio of the City shall be in commercial paper or other short-term corporate debt;
- At the time of purchase, no more than five percent (5%) of the investment portfolio of the City shall be invested in the securities of a single issuer, and
- At the time of purchase, no more than five percent (5%) of all amounts invested in commercial paper and other short-term debt shall be invested in paper and debt rated in the second highest classification.

Where possible, it is the policy of the City to diversify its investment portfolio. Assets shall be diversified to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer, or a specific class of securities. In establishing specific diversification strategies, the following general policies and constraints shall apply:

- Portfolio maturities shall be staggered in a way that avoids undue concentration of assets in a specific maturity sector. Maturities shall be selected which provide stability of income and reasonable liquidity.
- Liquidity practices to ensure that the next disbursement date and payroll date are covered through maturing investments, marketable U.S. Treasury bills or cash on hand shall be used at all times.
- Risks of market price volatility shall be controlled through maturity diversification so that aggregate price losses on instruments with maturities approaching one year shall not be greater than coupon interest and investment income received from the balance of the portfolio.

Safekeeping and Custody

All invested assets of the City involving the use of a public funds custodial agreement, as defined in Section 452.10, shall comply with all rules adopted pursuant to Section 452.10C. All custodial agreements shall be in writing and shall contain a provision that all custodial services be provided in accordance with the laws of the State of Iowa.

All invested assets of the City eligible for physical delivery shall be secured by having them held at a third party custodian. All purchased investments shall be held pursuant to a written third party custodial agreement requiring delivery versus payment and compliance with all rules set out elsewhere in this section of this Investment Policy.

Ethics and Conflict of Interest

The Finance Director and all officers and employees of the City involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

Reporting

The Finance Director will submit periodic investment reports to the City Council that reflect the current portfolio in terms of maturity, rates of return and summarizes all investment revenue that was earned during the reporting period and compare the investment results with the budgetary expectations. Market value adjustments on the portfolio will be recorded quarterly in compliance with GASB #31.

Investment Policy Review and Amendment

This investment policy shall be reviewed periodically. Notice of amendments to the investment policy shall be promptly given to all parties noted in the Scope Section of this policy.

Revenue policies establish standards and guidelines that support stable, efficient and fair revenue streams. This policy will guide Bettendorf management and elected officials based in seven essential components.

- Revenue Goals
- Non-recurring and volatile revenue sources
- New revenues and changes to revenues
- Revenue estimating
- Property Taxes
- User Fees and enterprise funds
- Grants

Revenue Goals

- The City of Bettendorf will strive to maintain a diverse and stable revenue mix to minimize the impact of fluctuations in any single revenue source. Property taxes remain the city's most stable revenue source, however, the city will continually seek out new sources of revenue to diversify the revenue mix.
- The City of Bettendorf will strive to ensure that revenue is derived in a fair and equitable manner. Generally, services with a citywide benefit shall be financed with revenue from a broad base such as property taxes and state aid. Service that benefit only those who choose to use the service shall be financed by user fees and charges related to the level of service.
- The city will strive to maintain a revenue mix that encourages growth and keeps Bettendorf economically competitive.

Non-Recurring and Volatile Revenue Sources

Non-recurring revenues can introduce instability to the city's financial framework. One-time or special purpose revenues will be utilized to fund one-time expenditures such as capital projects, debt reduction or the building of reserves. Such revenue sources will not be used for ongoing personnel, operating or maintenance costs.

Above normal growth in volatile revenue sources should be treated similarly to non-recurring revenues. The city defines volatile revenue sources as those with the potential to vary by more than 5% from year to year. These revenues will be identified and contingency plans identified in the budget.

New Revenues and Changes to Revenues

In an effort to diversify the revenue mix and reduce the city's reliance on traditional revenue sources, the city will continue to seek out new revenue streams or changes to existing streams. New revenue opportunities should be analyzed by the following features:

- Stability of the revenue source over its expected life
- Suitability to the program or purpose it is intended to fund
- Fair and equitable distribution of the revenue burden on the community
- Acceptability to the community
- Impact on economic competitiveness relative to other communities
- Cost of administering the revenue
- Effect on private economic decisions

Revenue Estimating

Revenue estimates will be based on an objective and analytical process. The city favors conservative revenue estimates, but not so conservative that unnecessary budget balancing measures are taken, such as raising taxes or cutting services.

Revenues shall be objectively estimated at a level to fund estimated expenditures. However, revenues may exceed expenditures to meet reserve targets or if specific revenues, such as bond proceeds, are carried over to fund multi-year projects. Additionally, surplus fund balances may supplement revenues in order to fund estimated expenditures, one-time drawdowns, or capital project expenditures that were funded in previous years.

When feasible, multi-year forecasting will be prioritized to help identify potential future shortfalls and provide management and elected officials sufficient time to react strategically.

Property Taxes

Property taxes represent the largest, most stable revenue source for the City of Bettendorf. Property tax revenues will be established through a tax levy rate which will not exceed limits established by the State of Iowa. Property tax revenues will be used by the city to fund current operations and debt service of programs that provide a general benefit to the community. The city will strive to minimize property tax levy increases by developing additional revenue sources and expanding and diversifying the city's tax base through new residential and commercial development.

User Fees and Enterprise Funds

User fees are an important supplement to property taxes and other taxes in the city's General Fund and the primary revenue source for the city's enterprise funds. Generally, the city intends user fees to recover the full or partial cost of services that largely benefit individuals who choose to use them. User fees in the General Fund will be maintained at a level which will not inhibit participation by all.

The City of Bettendorf's enterprise funds shall attempt to pay for the full cost of providing its service to the public through user fees and other revenue specific to the program. Full cost will include all operating, capital outlay, debt service, and depreciation expense.

Several enterprise funds require supplemental funding from property taxes, sales taxes and gaming revenue. These programs shall strive to maximize user fee revenue in an effort to minimize reliance on supplemental funding.

At least once annually, the city will review and revise user fees to ensure they keep pace with the full cost of providing the service.

Grants

The City of Bettendorf will seek out, apply for and effectively administer federal, state and other grants that address the city's priorities, policy objectives, and provide a positive benefit to the city. Prior to accepting grant funding, management and elected officials will ensure all matching funds and long-term costs are fully understood and available in the budget.

The City will establish and maintain a high standard of accounting practices and procedures which adhere to the concept of full and open public disclosure of all financial activity. The accounting system will be maintained on a basis consistent with Generally Accepted Accounting Principles (GAAP).

Financial statements reported on a modified accrual basis of accounting will be presented to the City Council on a regular basis. Budget vs. actual updates will be presented to the Mayor and City Council on a quarterly basis.

The City's independent public accounting firm will issue an audit opinion regarding the financial statements of the City. This annual audit will be made available to the general public, bonding and financial consultants, and any other interested citizens and organizations.

The Comprehensive Annual Financial Report and accompanying audit opinion will be completed and submitted to the City Council by December 31st following the close of the preceding fiscal year. The City's Comprehensive Annual Financial Report will be submitted annually to GFOA for their consideration in the "Certificate of Achievement for Excellence in Financial Reporting" program.



MEETING DATE: June 1, 2021

COUNCIL LETTER

REQUESTED BY: Schadt

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

- Resolution suspending \$100 Security Deposit for renters of lien exempt residential property
- Resolution instituting a \$5 Administrative Fee on liens against property related to past due and delinquent utility accounts

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

Staff is recommending important changes related to billing for the sewer, stormwater and solid waste utilities.

- 1) Suspension of the \$100 security deposit paid by renters of lien exempt residential property. This can be done by resolution and preserve Council's authority within the City Code to re-institute the deposit if necessary in the future. The deposit is intended to help us collect on delinquent accounts, but is ineffective in practice. We have experienced better results with other collections methods including the state income tax offsets. Licensed rental properties will remain lien exempt provided the property owner completes the required application.
- 2) Addition of a \$5 administrative fee to liens related to delinquent utilities accounts. The fee is allowed under State Code in order to recoup a portion of the costs of placing a lien against property. This fee can be added by resolution.

ATTACHMENTS:

- Resolutions

RESOLUTION NO. _____ - 21

**Resolution suspending the collection of a security deposit from renters of
lien exempt property as allowed by State and City Code**

WHEREAS, the City Council of the City of Bettendorf has exercised its authority to require a security deposit, not to exceed \$100, be paid by renters of lien exempt residential property for the use of City utilities services.

WHEREAS, staff has found the collection, maintenance, and refunding of such deposits to be administratively burdensome, and ineffective as a collections mechanism for delinquent accounts.

WHEREAS, the City has experienced better results with alternative collections methods, including the use of state income tax offsets.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf that the collection of a security deposit from renters of lien exempt residential property be suspended until further action by the City of Council.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Mayor, Robert S. Gallagher

Attest:

Decker P. Ploehn

RESOLUTION NO. _____ - 21

**Resolution Instituting a Five Dollar Administrative Fee on Liens related to
Delinquent Utility Accounts**

WHEREAS, the City Council of the City of Bettendorf has the authority to place a lien against property when City utilities accounts for that property are past due or delinquent.

WHEREAS, the action of placing such liens requires the expenditure of monetary resources and staff time.

WHEREAS, the Code of the State of Iowa allows for such costs to be recouped through an administrative fee.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf that an administrative fee, not to exceed five dollars, is to be assessed on each lien related to delinquent utility accounts.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Mayor, Robert S. Gallagher

Attest:

Decker P. Ploehn



MEETING DATE: June 1, 2021
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 5

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the Auburn Court Lift Station Abandonment Project.

Explanation:

The proposed improvements consist of installing approximately 1,305 lineal feet of eight inch (8") sanitary sewer, six (6) sanitary manholes, abandonment of the existing lift station and related work near Auburn Court in Bettendorf, Iowa.

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 overall project (SW0092) was approved with a total budget of \$350,000.00 within the Community Improvement Program (CIP).

List Attachments:

Resolution
Notice to Bidders

RESOLUTION NO. ____-21

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE
ADVERTISING OF BIDS FOR THE AUBURN COURT LIFT STATION ABANDONMENT
PROJECT

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

Auburn Court Lift Station Abandonment 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 15th day of June, 2021, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at <https://bettendorf.ionwave.net> until 10:00 o'clock a.m. on the 29th day of June, 2021, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

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

Passed, Approved and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at <https://bettendorf.ionwave.net> until 10:00 A.M. on the 29th day of June, 2021, for the **Auburn Court Lift Station Abandonment** project and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed improvements consist of installing approximately 1,305 lineal feet of eight inch (8") sanitary sewer, six (6) sanitary manholes, abandonment of the existing lift station and related work near Auburn Court in 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 Engineer of the Engineering Division of the Public Works Department of Bettendorf, Iowa.

All work on this contract shall be completed by September 30th, 2021. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 (\$500.00) per calendar day shall be charged for every day past the completion date.

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

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

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

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

the maintenance of the improvement for a period of four (4) years from and after its completion and acceptance by the City.

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

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

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

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

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

Brent Morlok, P.E.
City Engineer



MEETING DATE: June 1, 2021
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: All

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the 2021 Alley Rehabilitation Program.

Explanation:

The proposed improvements consist of rehabilitating six (6) alleys by milling the existing surface and subbase, placement of granular subbase, and resurfacing with Hot Mix Asphalt (HMA). The program also includes partial construction of driveways, sodding, and other work related to reconstruct the alley. The following alleys under this year's program are as follows:

- Alley west of 8th Street between Brown Street and Grant Street
- Alley south of Mississippi Boulevard between 19th Street and 20th Street
- Alley south of Mississippi Boulevard between 20th Street and 21st Street
- Alley south of Central Avenue between 21st Street and 23rd Street
- Alley north of Central Avenue between 25th Street and 26th Street
- Alley from Glencoe Lane to 28th Street between Glenn Street and Cody Street

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 overall project (PW0516) was approved with an initial total budget of \$450,000.00 within the Community Improvement Program (CIP). Additional Road Use (RU0030) funds from a Public Works Operations account and General Obligation funds from projects that have come in under budget are being added to project bringing the final budget to \$525,000.

List Attachments:

Resolution
Notice to Bidders

RESOLUTION NO. ____-21

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE
ADVERTISING OF BIDS FOR THE 2021 ALLEY REHABILITATION PROGRAM

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

2021 Alley Rehabilitation Program

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 15th day of June, 2021, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at <https://bettendorf.ionwave.net> until 10:00 o'clock a.m. on the 29th day of June, 2021, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

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

Passed, Approved and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at <https://bettendorf.iowave.net> until 10:00 A.M. on the 29th day of June, 2021, for the 2021 Alley Rehabilitation Program and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed improvements consist of rehabilitating six (6) alleys with an approximate length of 365 feet, 220 feet, 223 feet, 830 feet, 374 feet, and 367 feet respectively. The alley locations are: alley west of 8th Street between Brown Street and Grant Street, alley south of Mississippi Boulevard between 19th Street and 20th Street, alley south of Mississippi Boulevard between 20th Street and 21st Street, alley south of Central Avenue between 21st Street and 23rd Street, alley north of Central Avenue between 25th Street and 26th Street, and the alley from Glencoe Lane to 28th Street between Glenn Street and Cody Street. The proposed improvements consist of milling the existing surface and subbase placement of granular subbase and resurfacing with Hot Mix Asphalt (HMA). The program also includes partial construction of driveways, sodding, and other work related to reconstruct the alley.

The bidder to whom the Contract is awarded shall commence work on or after July 19th, 2021 and no later than the date to begin work set forth in a Notice to Proceed from the City or its authorized representative, to the Contractor. All work shall be done in strict compliance with the plans and specifications prepared by the Engineer of the Engineering Division of the Public Works Department of Bettendorf, Iowa.

All work on this contract shall be completed by October 30, 2021. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 (\$500.00) per calendar day shall be charged for every day past the completion date.

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

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

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

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

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

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

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

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

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

Brent Morlok, P.E.
City Engineer



MEETING DATE: June 1, 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 5

Item Title:

Resolution approving certain design parameters for the Forest Grove Drive Phase III Reconstruction Project.

Explanation:

The next phase of the Forest Grove Drive reconstruction project is currently under design by the City's consulting engineer, HDR, with an anticipated bid letting of December 2021. In accordance with the Iowa Department of Transportation's (IDOT) federal aid project development guidelines, a preliminary plan submittal is being finalized and will be submitted in June. Given the large size and scope of this project, staff desires to formally confirm several design parameters that have been previously discussed with City Council before the first plan submittal. It should be noted that traffic patterns in this area are quite unpredictable, leading to the selection of roundabouts as opposed to traffic signals. The final traffic study for the project confirmed that roundabouts will provide a better level of service in addition to higher degree of safety.

The major design parameters are as follows:

- The traffic signal at the intersection of Middle Road and Forest Grove Drive will be replaced with a multi-lane roundabout
- The traffic signal at the intersection of Middle Road and Competition Drive will be replaced with a multi-lane roundabout
- A single lane roundabout will be constructed at the intersection of Forest Grove Drive and Championship Drive
- Forest Grove Drive will be reconstructed to a typical cross section width of forty-nine feet (49') wide which includes one lane in each direction with a shared left turn lane and bicycle lanes
- Middle Road will be reconstructed to a typical cross section width of sixty-seven feet (67') which includes four (4) total lanes with a raised median
- A ten foot (10') wide recreational trail will be constructed on both sides of Forest Grove Drive between Friendship Path and Middle Road, and along the west side of Middle Road

Relationship to Goals: Upgraded Public Facilities.

RESOLUTION APPROVING CERTAIN DESIGN PARAMETERS FOR
THE FOREST GROVE DRIVE PHASE III RECONSTRUCTION PROJECT

WHEREAS, the design of the Forest Grove Drive Phase III Reconstruction project is ongoing in accordance with the Iowa Department of Transportation federal aid project development guidelines; and

WHEREAS, substantial changes to the traffic control measures currently being utilized at the project intersections are being planned;

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

Section 1. It is hereby found and determined to be necessary and for the best interest of the City and its residents to proceed with the Forest Grove Drive Phase III Reconstruction project.

Section 2. The following design parameters shall be utilized for the project to the greatest extent possible, subject to final engineering and budgeting:

- The traffic signal at the intersection of Middle Road and Forest Grove Drive will be replaced with a multi-lane roundabout
- The traffic signal at the intersection of Middle Road and Competition Drive will be replaced with a multi-lane roundabout
- A single lane roundabout will be constructed at the intersection of Forest Grove Drive and Championship Drive
- Forest Grove Drive will be reconstructed to a typical cross section width of forty-nine feet (49') wide which includes one lane in each direction with a shared left turn lane and bicycle lanes
- Middle Road will be reconstructed to a typical cross section width of sixty-seven feet (67') which includes four (4) total lanes with a raised median
- A ten foot (10') wide recreational trail will be constructed on both sides of Forest Grove Drive between Friendship Path and Middle Road, and along the west side of Middle Road

Passed, Approved and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk



MEETING DATE: June 1 2021
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: 1

Item Title:

Resolution awarding the contract and approving the contract and bond for the 23rd Street Reconstruction Project from Grant Street to State Street.

Explanation:

The proposed improvements consist of reconstructing approximately 340 linear feet of thirty-one feet (31') wide, 8-inch thick P.C.C. pavement on 23rd Street along with 188 linear feet of fourteen feet (14') wide, 6-inch thick P.C.C. pavement on Kohles Court alley. Work includes removal of the existing roadway and alley section, concrete pavement replacement, granular drainable base, drain tile, storm sewer, manhole replacements and adjustments. In addition, the sidewalk will be replaced on the east side of the street, with spot repairs on the west side of the street, and all ADA ramps at the intersections. The program also includes traffic control, erosion control, partial reconstruction of driveways, reshaping the boulevard, pavement marking, placement of topsoil, sod and watering.

Bids were opened on May 25, 2021. Five Cities Construction of Coal Valley, Illinois was the low bidder of seven (7) bids received. Bids ranged from the high of \$490,305.05 to the low of \$284,501.80, which is 17.5% below the engineer's estimate of \$344,922.00.

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 overall project (PW0545) was approved with an initial total budget of \$250,000.00 within the Community Improvement Program (CIP). The project scope was expanded during design to include adjacent alley work. Given that change, additional General Obligation funds from projects that have come in under budget are being added to project bringing the final budget to \$325,000.00.

List Attachments:

Resolution
Bid Tabulation
Contract

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND
FOR THE 23RD STREET RECONSTRUCTION PROJECT
FROM GRANT STREET TO STATE STREET

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

23rd Street Reconstruction Project from Grant Street to State Street

WHEREAS, bids were accepted for the construction of the above project on the 25th day of May, 2021, with Five Cities Construction of Coal Valley, Illinois submitting the lowest responsible bid in the amount of \$284,501.80 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 Five Cities Construction of Coal Valley, Illinois is hereby accepted for the 23rd Street Reconstruction Project from Grant Street to State Street in the amount of \$284,501.80.
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 \$325,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

23rd Street Reconstruction from Grant Street to State Street

Line #	Description	QTY	UOM	Five Cities Construction		N.J. Miller, Inc.		LANGMAN CONSTRUCTION, INC.		Hawkeye Paving Corp		Walker D. Laud, Inc.		Brandt Construction Co		McCarthy Improvement Company	
				Total Price	\$284,501.80	Total Price	\$304,283.25	Total Price	\$353,067.50	Total Price	\$355,710.00	Total Price	\$371,595.50	Total Price	\$385,684.50	Total Price	\$490,505.05
				Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	Traffic Control & Access Provisions	1	LS	\$7,400.00	\$7,400.00	\$18,000.00	\$18,000.00	\$30,000.00	\$30,000.00	\$25,000.00	\$25,000.00	\$7,500.00	\$7,500.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
2	Electronic Information Boards	4	EA	\$8,000.00	\$4,000.00	\$2,500.00	\$10,000.00	\$1,500.00	\$8,000.00	\$700.00	\$2,800.00	\$1,900.00	\$8,000.00	\$1,885.00	\$8,740.00	\$1,500.00	\$8,000.00
3	Filter Sock	780	LF	\$8.00	\$8,240.00	\$1.50	\$1,170.00	\$8.00	\$2,340.00	\$1.00	\$780.00	\$0.30	\$78.00	\$0.15	\$117.00	\$0.10	\$78.00
4	Intake Protection	5	EA	\$200.00	\$1,000.00	\$75.00	\$375.00	\$75.00	\$375.00	\$100.00	\$500.00	\$100.00	\$500.00	\$112.00	\$560.00	\$100.00	\$500.00
5	Pavement, Driveway, and Sidewalk Removal	2447	SY	\$7.00	\$17,129.00	\$15.00	\$38,705.00	\$9.00	\$22,025.00	\$10.00	\$24,470.00	\$18.50	\$40,375.50	\$14.50	\$35,481.50	\$24.25	\$59,335.75
6	Water Service Lines, Lower or Replace	100	LF	\$25.00	\$2,500.00	\$16.00	\$1,600.00	\$25.00	\$2,500.00	\$40.00	\$4,000.00	\$25.00	\$2,500.00	\$25.00	\$2,500.00	\$87.50	\$8,750.00
7	Engineering Fabric	800	SY	\$1.50	\$1,200.00	\$5.00	\$4,000.00	\$4.00	\$3,200.00	\$5.00	\$4,000.00	\$7.00	\$5,600.00	\$5.00	\$4,000.00	\$8.50	\$6,800.00
8	Crushed Rock Stabilization	400	TDN	\$25.00	\$10,000.00	\$20.00	\$8,000.00	\$12.00	\$4,800.00	\$15.00	\$6,000.00	\$30.00	\$12,000.00	\$25.00	\$10,000.00	\$29.50	\$11,800.00
9	Temporary Surfacing	100	TDN	\$80.00	\$8,000.00	\$50.00	\$5,000.00	\$20.00	\$2,000.00	\$15.00	\$1,500.00	\$0.01	\$1.00	\$35.00	\$3,500.00	\$44.00	\$4,400.00
10	DOT Intake, Repair and Adjust	3	EA	\$200.00	\$600.00	\$5,500.00	\$9,900.00	\$1,500.00	\$3,900.00	\$3,200.00	\$9,600.00	\$5,000.00	\$15,000.00	\$1,225.00	\$3,675.00	\$955.00	\$2,865.00
11	Single Intake, Std	1	EA	\$2,300.00	\$2,300.00	\$2,800.00	\$2,800.00	\$2,400.00	\$2,400.00	\$3,800.00	\$3,800.00	\$3,750.00	\$3,750.00	\$3,785.00	\$3,785.00	\$5,500.00	\$5,500.00
12	Single Intake, Inverted (Alloy)	1	EA	\$2,300.00	\$2,300.00	\$2,900.00	\$2,900.00	\$2,800.00	\$2,800.00	\$4,200.00	\$4,200.00	\$4,500.00	\$4,500.00	\$4,050.00	\$4,050.00	\$5,250.00	\$5,250.00
13	Storm Sewer Pipe, 12"	315	LF	\$24.00	\$7,560.00	\$55.00	\$18,825.00	\$80.00	\$18,900.00	\$105.00	\$33,075.00	\$72.00	\$22,680.00	\$75.00	\$22,995.00	\$81.00	\$18,065.00
14	Storm Sewer Pipe, 15"	39	LF	\$29.00	\$1,131.00	\$84.00	\$2,496.00	\$85.00	\$2,535.00	\$120.00	\$4,680.00	\$120.00	\$4,680.00	\$85.00	\$2,482.00	\$82.00	\$2,418.00
15	Pipe Foundation Stabilization	150	TDN	\$22.00	\$3,300.00	\$10.00	\$1,500.00	\$12.00	\$1,800.00	\$15.00	\$2,250.00	\$0.01	\$1.50	\$15.00	\$2,250.00	\$25.50	\$3,825.00
16	Manhole, Std, Repair and Adjust	3	EA	\$400.00	\$3,200.00	\$500.00	\$4,000.00	\$1,000.00	\$8,000.00	\$1,000.00	\$8,000.00	\$700.00	\$5,600.00	\$1,100.00	\$8,800.00	\$1,175.00	\$9,400.00
17	Chimney Seal	1	EA	\$1,100.00	\$1,100.00	\$1,000.00	\$1,000.00	\$780.00	\$780.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$775.00	\$775.00	\$810.00	\$810.00
18	Granular Subbase, 6" (DOT GR 12 or GR 14)	2725	SY	\$10.00	\$27,250.00	\$7.75	\$21,118.75	\$7.50	\$20,437.50	\$12.00	\$32,700.00	\$12.50	\$34,062.50	\$12.50	\$34,062.50	\$11.00	\$29,975.00
19	Perforated, Flexible Drain Tile (4")	950	LF	\$7.90	\$7,505.00	\$9.00	\$8,550.00	\$15.50	\$12,825.00	\$12.00	\$11,400.00	\$14.50	\$13,775.00	\$15.50	\$12,825.00	\$19.75	\$18,782.50
20	P.C.C. Pavement, 6"	1454	SY	\$90.00	\$74,200.00	\$58.00	\$83,104.00	\$75.00	\$115,752.00	\$85.00	\$95,492.00	\$75.50	\$109,074.00	\$85.00	\$100,912.00	\$75.00	\$111,500.00
21	P.C.C. Pavement, 8"	307	SY	\$85.00	\$20,875.00	\$95.00	\$17,192.00	\$70.00	\$21,490.00	\$80.00	\$18,420.00	\$71.50	\$21,950.50	\$85.00	\$19,985.00	\$128.00	\$80,786.00
22	P.C.C. Driveway, 6"	215	SY	\$70.00	\$14,910.00	\$60.00	\$12,780.00	\$79.00	\$16,827.00	\$82.00	\$15,306.00	\$74.50	\$15,885.50	\$87.00	\$14,271.00	\$75.50	\$16,720.50
23	P.C.C. Sidewalk, 4"	3852	SF	\$8.50	\$32,405.80	\$8.00	\$18,410.00	\$7.00	\$25,774.00	\$9.00	\$35,136.00	\$7.50	\$27,615.00	\$8.50	\$11,297.00	\$13.15	\$48,418.50
24	Detachable Warning Surfaces at Curb Ramps	180	SF	\$29.00	\$5,220.00	\$40.00	\$7,200.00	\$50.00	\$14,400.00	\$35.00	\$6,300.00	\$40.00	\$7,200.00	\$28.00	\$5,040.00	\$35.50	\$6,390.00
25	Modular Block Retaining Wall	30	SF	\$35.00	\$1,050.00	\$35.00	\$1,050.00	\$80.00	\$1,800.00	\$90.00	\$2,700.00	\$80.00	\$2,400.00	\$90.00	\$2,700.00	\$80.00	\$2,400.00
26	Select Topsoil, 4"	450	SY	\$7.00	\$3,150.00	\$5.00	\$2,250.00	\$10.00	\$4,500.00	\$10.00	\$4,500.00	\$8.00	\$3,600.00	\$9.00	\$4,050.00	\$8.00	\$3,600.00
27	Sodding and Fertilizing	450	SY	\$8.00	\$2,700.00	\$7.50	\$3,375.00	\$9.00	\$4,050.00	\$5.00	\$2,250.00	\$8.00	\$3,600.00	\$9.00	\$4,050.00	\$8.00	\$3,600.00
28	Chemical Spray Application	450	SY	\$5.00	\$2,250.00	\$0.25	\$112.50	\$0.01	\$4.50	\$0.01	\$4.50	\$0.01	\$4.50	\$0.08	\$27.00	\$0.01	\$4.50
29	Flexible Growth Medium	450	SY	\$5.00	\$1,350.00	\$1.00	\$450.00	\$0.01	\$4.50	\$0.01	\$4.50	\$0.01	\$4.50	\$0.11	\$49.50	\$0.10	\$45.00
30	Pavement Markings, 4-inch	650	LF	\$1.50	\$975.00	\$5.00	\$3,250.00	\$1.00	\$650.00	\$3.00	\$1,950.00	\$1.50	\$975.00	\$0.50	\$325.00	\$0.45	\$292.50
31	Pavement Markings, Symbols	2	EA	\$200.00	\$400.00	\$350.00	\$700.00	\$100.00	\$200.00	\$500.00	\$1,000.00	\$100.00	\$200.00	\$40.00	\$80.00	\$35.00	\$70.00

FORM OF CONTRACT

THIS CONTRACT, made the 1st day of June, 2021, by and between
Five Cities Construction, 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 **23rd Street Reconstruction Project from Grant Street to State Street**, all in strict accordance with the plans and specifications, including any and all addenda prepared by the 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:

\$284,501.80

computed as follows:

Base Bid

Item No.	Description	Units	Quantity	Unit Price	Total Price
1	Traffic Control and Access Provisions	LB	1	\$7,400.00	\$7,400.00
2	Electronic Information Boards	EA	4	\$6,000.00	\$24,000.00
3	Filter Bock	LF	780	\$8.00	\$6,240.00
4	Intake Protection	EA	5	\$200.00	\$1,000.00
5	Pavement, Driveway, and Sidewalk Removal	SY	2,447	\$7.00	\$17,129.00
6	Water Service Lines, Lower or Replace	LF	100	\$28.00	\$2,800.00
7	Engineering Fabric	SY	800	\$1.50	\$1,200.00
8	Crushed Rock Stabilization	TON	400	\$25.00	\$10,000.00
9	Temporary Surfacing	TON	100	\$60.00	\$6,000.00
10	IDOT Intake, Repair and Adjust	EA	3	\$200.00	\$600.00
11	Single Intake, Std	EA	1	\$2,300.00	\$2,300.00
12	Single Intake, Inverted (Alley)	EA	1	\$2,300.00	\$2,300.00
13	Storm Sewer Pipe, 12"	LF	315	\$24.00	\$7,560.00
14	Storm Sewer Pipe, 15"	LF	39	\$29.00	\$1,131.00
15	Pipe Foundation Stabilization	TON	150	\$22.00	\$3,300.00
16	Manhole, Std, Repair and Adjust	EA	8	\$400.00	\$3,200.00
17	Chimney Seal	EA	1	\$1,100.00	\$1,100.00
18	Granular Subbase, 6" (IDOT GRAD 12 or 14)	SY	2,725	\$10.00	\$27,250.00
19	Perforated, Flexible Drain Tile, 4"	LF	950	\$7.90	\$7,505.00
20	P.C.C. Pavement, 8"	SY	1,484	\$50.00	\$74,200.00
21	P.C.C. Pavement, 6"	SY	307	\$68.00	\$20,876.00
22	P.C.C. Driveway, 6"	SY	213	\$70.00	\$14,910.00
23	P.C.C. Sidewalk, 4"	SF	3,682	\$6.90	\$25,405.80
24	Detectable Warning Surfaces at ADA Curb Ramps	SF	180	\$29.00	\$5,220.00
25	Modular Block Retaining Wall	SF	30	\$35.00	\$1,050.00
26	Select Topsoil, 4"	SY	450	\$7.00	\$3,150.00
27	Sodding and Fertilizing	SY	450	\$6.00	\$2,700.00
28	Chemical Spray Application	SY	450	\$5.00	\$2,250.00
29	Flexible Growth Medium	SY	450	\$3.00	\$1,350.00
30	Pavement Markings, 4-inch	LF	650	\$1.50	\$975.00
31	Pavement Markings, Symbols	EA	2	\$200.00	\$400.00

Total Base Bid: \$284,501.80

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 commence on or after July 5, 2021, as weather permits. All work on this contract shall be completed within 90 calendar days from the agreed upon start date, or by October 15, 2021, whichever comes first. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 (\$500.00) per calendar day shall be charged for every day past the completion date.

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.

Five Cities Construction
(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 _____, 2021.



MEETING DATE: June 1 2021
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 5

Item Title:

Resolution awarding the contract and approving the contract and bond for the Middle Road Rehabilitation Project from Crow Creek Road to 53rd Avenue.

Explanation:

The proposed improvements consist of milling the existing Hot Mix Asphalt (HMA) overlay, cracking and seating of the existing pavement, full depth HMA patching of the underlying concrete base as needed, HMA resurfacing and pavement markings on Middle Road between Crow Creek Road and 53rd Avenue.

Bids were opened on May 25, 2021. Brandt Construction Company of Milan, Illinois was the low bidder of four (4) bids received. Bids ranged from the high of \$688,368.50 to the low of \$539,167.20, which is 4.3% below the engineer's estimate of \$563,273.00.

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 overall project (PW0526) was approved with a total budget of \$600,000.00 within the Community Improvement Program (CIP).

List Attachments:

- Resolution
- Bid Tabulation
- Contract

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT
AND BOND FOR THE MIDDLE ROAD REHABILITATION PROJECT
FROM CROW CREEK ROAD TO 53RD AVENUE

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

Middle Road Rehabilitation Project from Crow Creek Road to 53rd Avenue

WHEREAS, bids were accepted for the construction of the above project on the 25th day of May, 2021, with Brandt Construction Company of Milan, Illinois submitting the lowest responsible bid in the amount of \$539,167.20 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 Brandt Construction Company of Milan, Illinois is hereby accepted for the Middle Road Rehabilitation Project from Crow Creek Road to 53rd Avenue in the amount of \$539,167.20.
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 \$575,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

Middle Road Rehabilitation from Crow Creek Road to 53rd Avenue

Line #	Description	QTY	UOM	Brandt Construction Co		Valley Construction Company		Manetta, Inc. - Eastern Iowa Asphalt		Hawkeys Paving Corp	
				Total Price	\$539,167.20	Total Price	\$541,067.95	Total Price	\$552,295.00	Total Price	\$688,368.50
				Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	Rotomilling	11585	SY	\$3.90	\$40,470.50	\$4.00	\$46,252.00	\$4.50	\$49,720.90	\$4.00	\$46,252.00
2	Base Preparation	11585	SY	\$1.80	\$20,853.40	\$1.00	\$11,585.00	\$0.35	\$4,047.05	\$2.50	\$28,907.50
3	Full Depth Patch, HMA	1400	SY	\$85.00	\$119,000.00	\$100.00	\$140,000.00	\$90.00	\$126,000.00	\$80.00	\$112,000.00
4	HMA Hand Method	10	TONS	\$250.00	\$2,500.00	\$425.00	\$4,250.00	\$175.00	\$1,750.00	\$400.00	\$4,000.00
5	HMA Standard Traffic (ST) 5-1, 5/8", PG 58-22 1955		TONS	\$95.00	\$189,825.00	\$90.00	\$174,150.00	\$95.50	\$180,922.50	\$125.00	\$258,005.00
6	HMA Interlayer Base, 3/8", PG 58-34E	750	TONS	\$115.00	\$86,250.00	\$109.00	\$81,750.00	\$112.00	\$84,000.00	\$111.00	\$90,750.00
7	Pavement Markings, 4" White	8099	LF	\$0.40	\$2,439.60	\$0.35	\$2,134.85	\$0.40	\$2,439.60	\$0.40	\$2,439.60
8	Pavement Markings, 4" Yellow	7608	LF	\$0.40	\$3,042.40	\$0.35	\$2,682.10	\$0.40	\$3,042.40	\$0.40	\$3,042.40
9	Painted Symbols	14	EA	\$39.00	\$546.00	\$45.00	\$630.00	\$40.00	\$560.00	\$150.00	\$2,100.00
10	Electronic Information Sign	2	EA	\$1,100.00	\$2,200.00	\$1,000.00	\$2,000.00	\$1,250.00	\$2,500.00	\$1,500.00	\$3,000.00
11	Cracking and Sealing of P.C.C. Pavement	9215	SY	\$3.10	\$28,560.50	\$2.40	\$22,111.20	\$1.35	\$12,457.55	\$4.00	\$36,852.00
12	Granular Shoulders	500	TONS	\$35.00	\$17,500.00	\$31.00	\$15,500.00	\$37.25	\$18,625.00	\$20.00	\$10,000.00
13	Storm Sewer Pipe, 12" RCP	72	LF	\$85.00	\$6,120.00	\$95.00	\$6,840.00	\$157.50	\$9,900.00	\$160.00	\$11,520.00
14	Storm Sewer Flared End Section, 12" RCP	1	EA	\$1,400.00	\$1,400.00	\$1,225.00	\$1,225.00	\$1,350.00	\$1,350.00	\$2,500.00	\$2,500.00
15	Traffic Control	1	LS	\$25,500.00	\$25,500.00	\$20,000.00	\$20,000.00	\$55,000.00	\$55,000.00	\$97,000.00	\$97,000.00

FORM OF CONTRACT

THIS CONTRACT, made the 1st day of June A.D., 2021, by and between
Brandt Construction Company, 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 **Middle Road Rehabilitation - Crow Creek Road to 53rd Avenue**, 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:

\$539,167.20

computed as follows:

Base Bid

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Rotomilling	11,563	SY	\$3.50	\$40,470.50
2	Base Preparation	11,563	SY	\$1.80	\$20,813.40
3	Full Depth Patch, HMA	1,400	SY	\$85.00	\$119,000.00
4	HMA Hand Method	10	TONS	\$250.00	\$2,500.00
5	HMA Standard Traffic (ST) S-I, 3/8", PG 58-28H	1,935	TONS	\$95.00	\$183,825.00
6	HMA Interlayer Base, 3/8", PG 58-34E	750	TONS	\$115.00	\$86,250.00
7	Pavement Markings, 4" White	6,099	LF	\$0.40	\$2,439.60
8	Pavement Markings, 4" Yellow	7,606	LF	\$0.40	\$3,042.40
9	Painted Symbols	14	EA	\$39.00	\$546.00
10	Electronic Information Sign	2	EA	\$1,100.00	\$2,200.00
11	Cracking and Seating Of P.C.C. Pavement	9,213	SY	\$3.10	\$28,560.30
12	Granular Shoulders	500	TONS	\$33.00	\$16,500.00
13	Storm Sewer Pipe, 12" RCP	72	LF	\$85.00	\$6,120.00
14	Storm Sewer Flared End Section, 12" RCP	1	EA	\$1,400.00	\$1,400.00
15	Traffic Control	1	LS	\$25,500.00	\$25,500.00

Total Base Bid: \$539,167.20

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- Work under this contract shall commence on the date specified in the written Notice to Proceed from the City, or its authorized representative, to the Contractor who shall diligently prosecute and complete all work under this contract within 60 calendar days from the agreed upon start date, or by August 14, 2021, whichever comes first.

ARTICLE VI. LIQUIDATED DAMAGES - For each and every calendar day that elapses between the Contract Completion Date and the date on which the work covered by such contract is actually completed, including the removal of all plant and obstructions from the site of such work, the Contractor shall pay to the City as liquidated damages and not as a penalty, the sum of Five Hundred Dollars (\$500.00).

ARTICLE VII. 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.

Brandt Construction Company
(Contractor)

By _____

Title

ATTEST:

Title

ATTEST:

CITY OF BETTENDORF, IA

Robert Gallagher
Mayor

Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 2021.



MEETING DATE: June 1 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: All

<p>Item Title:</p> <p>Resolution awarding the contract and approving the contract and bond for the 2021 Pavement Markings Program.</p>
<p>Explanation:</p> <p>The proposed improvements consist of painting pavement markings on various streets throughout the City. The markings include edge lines, centerlines, barrier lines, double yellow lines, and turn lane lines at intersections, crosswalks and symbols.</p> <p>Bids were opened on May 25, 2021. Ostrom Painting & Sandblasting, Inc. of Rock Island, Illinois was the low bidder of two (2) bids received. Bids ranged from the high of \$459,850.00 to the low of \$152,275.00, which is 10.4% below the engineer's estimate of \$170,000.00.</p> <p>Staff is requesting a contingency be authorized in addition to the low bid total to cover unforeseen changes that may arise during construction.</p> <p>Relationship to Goals: Upgraded City Infrastructure & Public Facilities.</p>
<p>If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:</p> <p>The overall project (RU0027) was approved with a total budget of \$170,000.00 within the Community Improvement Program (CIP).</p> <p>List Attachments:</p> <ul style="list-style-type: none">ResolutionBid TabulationContract

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT
AND BOND FOR THE 2021 PAVEMENT MARKINGS PROGRAM

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

2021 Pavement Markings Program

WHEREAS, bids were accepted for the construction of the above project on the 25th day of May, 2021, with Ostrom Painting & Sandblasting, Inc. of Rock Island, Illinois submitting the lowest responsible bid in the amount of \$152,275.00 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 Ostrom Painting & Sandblasting, Inc. of Rock Island, Illinois is hereby accepted for the 2021 Pavement Markings Program in the amount of \$152,275.00.
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 \$170,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

2021 Pavement Markings Program

				Ostrom Painting & Sandblasting, Inc.		Iowa Plains Signing, Inc	
				Total Price	\$152,275.00	Total Price	\$459,850.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
1	Pavement Markings, 4" White	2E+05	LF	\$0.13	\$23,400.00	\$0.50	\$90,000.00
2	Pavement Markings, 4" Yellow	3E+05	LF	\$0.14	\$42,700.00	\$0.50	\$152,500.00
3	Pavement Markings, 8" White	1500	LF	\$0.40	\$600.00	\$0.90	\$1,350.00
4	Pavement Markings, 8" Yellow	5000	LF	\$0.40	\$2,000.00	\$0.90	\$4,500.00
5	Crosswalk Lines, 6" White	5000	LF	\$1.00	\$5,000.00	\$2.00	\$10,000.00
6	Crosswalk Lines, 8" White	500	LF	\$2.75	\$1,375.00	\$10.00	\$5,000.00
7	Crosswalk Lines 12" White	150	LF	\$3.00	\$450.00	\$10.00	\$1,500.00
8	Painted Stop Bars, 24" White	5000	LF	\$2.75	\$13,750.00	\$3.25	\$16,250.00
9	Pavement Markings, Symbols	200	EA	\$45.00	\$9,000.00	\$175.00	\$35,000.00
10	Painted Crosswalk, 2'x7'	400	EA	\$35.00	\$14,000.00	\$125.00	\$50,000.00
11	Painted Crosswalk, 2'x10'	150	EA	\$50.00	\$7,500.00	\$125.00	\$18,750.00
12	Painted Crosswalk, 3'x7'	500	EA	\$50.00	\$25,000.00	\$125.00	\$62,500.00
13	Painted Crosswalk, 3'x10'	100	EA	\$75.00	\$7,500.00	\$125.00	\$12,500.00

FORM OF CONTRACT

THIS CONTRACT, made the 1st day of June, A.D., 2021, by and between
Ostrom Painting & Sandblasting, 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 2021 Pavement Markings Program, all in strict accordance with the plans and specifications, including any and all addenda prepared by the Engineering Division of 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 \$152,275.00

computed as follows:

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Pavement Markings, 4" White	180,000	LF	\$0.13	\$23,400.00
2	Pavement Markings, 4" Yellow	305,000	LF	\$0.14	\$42,700.00
3	Pavement Markings, 8" White	1,500	LF	\$0.40	\$600.00
4	Pavement Markings, 8" Yellow	5,000	LF	\$0.40	\$2,000.00
5	Crosswalk Lines, 6" White	5,000	LF	\$1.00	\$5,000.00
6	Crosswalk Lines, 8" White	500	LF	\$2.75	\$1,375.00
7	Crosswalk Lines, 12" White	150	LF	\$3.00	\$450.00
8	Painted Stop Bars, 24" White	5,000	LF	\$2.75	\$13,750.00
9	Pavement Markings, Symbols	200	EA	\$45.00	\$9,000.00
10	Painted Crosswalk, 2'x7'	400	EA	\$35.00	\$14,000.00
11	Painted Crosswalk, 2'x10'	150	EA	\$50.00	\$7,500.00
12	Painted Crosswalk, 3'x7'	500	EA	\$50.00	\$25,000.00
13	Painted Crosswalk, 3'x10'	100	EA	\$75.00	\$7,500.00
					\$152,275.00

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- Work under this contract shall commence on the date specified in the written Notice to Proceed from the City, or its authorized representative, to the Contractor who shall diligently prosecute and complete all work under this contract by September 3, 2021.

ARTICLE VI. LIQUIDATED DAMAGES - For each and every calander day that elapses between the Contract Completion Date and the date on which the work covered by such contract is actually completed, the Contractor shall pay to the City as liquidated damages and not as a penalty, the sum of Five Hundred Dollars (\$500.00).

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) Supplemental Special Conditions
- 3) Supplemental General Conditions
- 4) General Conditions
- 5) City of Bettendorf Standard Drawings
- 6) City of Bettendorf Standard Specifications
- 7) Specifications
- 8) Contract With The City
- 9) Contractor's Proposal
- 10) Notice To Bidders
- 11) Instruction To Bidders
- 12) 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.

Ostrom Painting & Sandblasting, Inc.
(Contractor)

By _____

Title

ATTEST:

Title

ATTEST:

CITY OF BETTENDORF, IA

Robert S. Gallagher
Mayor

Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 20____.



MEETING DATE: June 1 2021
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 5

Item Title:

Resolution awarding the contract and approving the contract and bond for the Indiana Avenue Friction Seal Project.

Explanation:

The proposed improvements consist of applying approximately 18,000 square yards of friction seal surface to Indiana Avenue between Middle Road and Wells Ferry Road, within the City of Bettendorf. Due to an excessive amount of oil present in the existing seal coat pavement, the area that was milled and re-compacted two years ago to address severe rutting has experienced areas of delamination and potholing. As part of the project, City street crews will also fill all potholes with hot mix asphalt immediately prior to the friction seal application. These treatments combined will provide a new wearing surface and help prevent water intrusion.

Bids were opened on May 25, 2021. Gee Asphalt Systems, Inc. of Cedar Rapids, Iowa was the low bidder of one (1) bid received in the amount of \$52,910.00, which is 4.4% below the engineer's estimate of \$55,360.00.

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 overall project (RU0028) was approved with a total budget of \$75,000.00 within the Community Improvement Program (CIP).

List Attachments:

Resolution
Bid Tabulation
Contract

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT
AND BOND FOR THE INDIANA AVENUE FRICTION SEAL PROJECT

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

Indiana Avenue Friction Seal Project

WHEREAS, bids were accepted for the construction of the above project on the 25th day of May, 2021, with Gee Asphalt Systems, Inc. of Cedar Rapids, Iowa submitting the lowest responsible bid in the amount of \$52,910.00 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 Gee Asphalt Systems, Inc. of Cedar Rapids, Iowa is hereby accepted for the Indiana Avenue Friction Seal Project in the amount of \$52,910.00.
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 \$60,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

Indiana Avenue Friction Seal Project

Gee Asphalt Systems, Inc.	
Total Price	\$52,910.00
Unit	Extended
\$7,550.00	\$7,550.00
\$3.50	\$45,360.00

Line #	Description	QTY	UOM	Unit	Extended
1	Traffic Control and Access Provisions	1	LS	\$7,550.00	\$7,550.00
2	GSB Friction Seal	12960	SY	\$3.50	\$45,360.00

FORM OF CONTRACT

THIS CONTRACT, made the 1st day of June A.D., 2021, by and between
Gee Asphalt Systems, 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 **Indiana Avenue Friction Seal** 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:

\$52,910.00

computed as follows:

Base Bid

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Traffic Control and Access Provisions	1	LS	\$7,550.00	\$7,550.00
2	GSE Friction Seal	12,960	SY	\$3.50	\$45,360.00
Total Base Bid:					\$52,910.00

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 be completed by August 27, 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 Five Hundred Dollars and No Cents (\$500.00) per calendar day may be recovered by the City.

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

- 1) Addenda to proposed Contract Documents
- 2) Special Conditions
- 3) Plan Drawings
- 4) Supplemental General Conditions
- 5) General Conditions
- 6) City of Bettendorf Standard Drawings
- 7) City of Bettendorf Standard Specifications
- 8) Iowa D.O.T., AASHTO, ANSI and ASTM Specifications
- 9) Contract With The City
- 10) 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.

Gee Asphalt Systems, Inc.
(Contractor)

By

ATTEST:

Title

Title

ATTEST:

CITY OF BETTENDORF, IA

Robert Gallagher
Mayor

Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 2021.



MEETING DATE: June 1 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 5

<p>Item Title:</p> <p>Resolution awarding the contract and approving the contract and bond for the Forest Grove Drive Utility Burial Project.</p>
<p>Explanation:</p> <p>The proposed project consists placing conduit and construction of handholes, vaults and switchgear needed to relocate existing utilities along Forest Grove Drive, from International Drive to east of Middle Road. The installations will include open trenching and directional bores of various conduit sizes ranging from an inch and a quarter (1.25") to six inches (6") in diameter.</p> <p>Bids were opened on May 25, 2021. Utility Service Contractors, Inc of Hiawatha, Iowa was the low bidder of four (4) bids received. Bids ranged from the high of \$712,268.00 to the low of \$266,209.46, which is 37.4% below the engineer's estimate of \$425,000.00.</p> <p>Staff is requesting a contingency be authorized in addition to the low bid total to cover unforeseen changes that may arise during construction.</p> <p>Relationship to Goals: Upgraded City Infrastructure & Public Facilities.</p>
<p>If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:</p> <p>The overall project (PW0520), including both the materials and installation, was approved with a total budget of \$500,000.00 within the Community Improvement Program (CIP).</p> <p>List Attachments: Resolution Bid Tabulation Contract</p>

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT
AND BOND FOR THE FOREST GROVE DRIVE UTILITY BURIAL PROJECT

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

Forest Grove Drive Utility Burial Project

WHEREAS, bids were accepted for the construction of the above project on the 25th day of May, 2021, with Utility Service Contractors, Inc. of Hiawatha, Iowa submitting the lowest responsible bid in the amount of \$266,209.46 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 Utility Service Contractors, Inc. of Hiawatha, Iowa is hereby accepted for the Forest Grove Drive Utility Burial Project in the amount of \$266,209.46.
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 \$325,000.00 which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

Forest Grove Drive Utility Burial

				Utility Service Contractors		American Electric		Kramer Service Group (Kramer Well Drilling, LLC)		TelCom Construction, LLC	
				Total Price \$266,209.46		Total Price \$444,235.00		Total Price \$704,925.00		Total Price \$712,268.00	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	Trenched Conduit (1-4 Conduit)	270	LF	\$10.64	\$2,872.80	\$35.00	\$9,450.00	\$35.00	\$9,450.00	\$36.00	\$9,720.00
2	Trenched Conduit (5-8 Conduit)	4675	LF	\$11.27	\$52,687.25	\$38.00	\$177,650.00	\$45.00	\$210,375.00	\$72.00	\$336,600.00
3	Trenched Conduit (9 or more Conduit)	1035	LF	\$14.80	\$15,318.00	\$45.00	\$46,575.00	\$65.00	\$67,275.00	\$88.00	\$91,080.00
4	Directional Bore (2) 1.25" Conduit	100	LF	\$15.32	\$1,532.00	\$15.00	\$1,500.00	\$25.00	\$2,500.00	\$18.00	\$1,800.00
5	Directional Bore (3) 1.25" Conduit	465	LF	\$18.12	\$8,425.80	\$18.00	\$8,370.00	\$30.00	\$13,950.00	\$22.00	\$10,230.00
6	Directional Bore (1) 2" Conduit	275	LF	\$13.93	\$3,830.75	\$12.00	\$3,300.00	\$25.00	\$6,875.00	\$18.00	\$4,950.00
7	Directional Bore (2) 1.25" (1) 2" Conduit	385	LF	\$17.91	\$6,895.35	\$18.00	\$6,930.00	\$40.00	\$15,400.00	\$23.00	\$8,855.00
8	Directional Bore (2), 2" Conduit	280	LF	\$16.42	\$4,597.60	\$15.00	\$4,200.00	\$40.00	\$11,200.00	\$24.00	\$6,720.00
9	Directional Bore (1) 4" Conduit	3295	LF	\$16.27	\$53,609.65	\$18.00	\$59,310.00	\$35.00	\$115,325.00	\$24.00	\$79,080.00
10	Directional Bore (1) 6" Conduit	665	LF	\$25.34	\$16,851.10	\$30.00	\$19,950.00	\$55.00	\$36,575.00	\$36.00	\$23,940.00
11	Primary Enclosure Install	10	EA	\$1,532.14	\$15,321.40	\$2,300.00	\$23,000.00	\$2,500.00	\$25,000.00	\$3,750.00	\$37,500.00
12	Switchgear Install	6	EA	\$3,064.29	\$18,385.74	\$3,000.00	\$18,000.00	\$6,500.00	\$39,000.00	\$5,016.00	\$30,096.00
13	Hand Hole Install	36	EA	\$1,532.14	\$55,157.04	\$1,000.00	\$36,000.00	\$3,000.00	\$108,000.00	\$1,283.25	\$46,197.00
14	Connect New 4" Conduit to Existing 4"	10	EA	\$766.07	\$7,660.70	\$2,000.00	\$20,000.00	\$2,000.00	\$20,000.00	\$1,850.00	\$18,500.00
15	Transformer/Primary Enclosure Tie - In	4	EA	\$766.07	\$3,064.28	\$2,500.00	\$10,000.00	\$6,000.00	\$24,000.00	\$1,750.00	\$7,000.00

FORM OF CONTRACT

THIS CONTRACT, made the 1st day of June, 2021, by and between
Utility Service Contractors, 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 Forest Grove Drive Utility Burial 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:

\$266,209.46

computed as follows:

Base Bid

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Trenched Conduit (1-4 Conduit)	270	LF	\$10.64	\$2,872.80
2	Trenched Conduit (5-8 Conduit)	4675	LF	\$11.27	\$52,687.25
3	Trenched Conduit (9 or More Conduit)	1035	LF	\$14.80	\$15,318.00
4	Directional Bore (2) 1.25" Conduit	100	LF	\$15.32	\$1,532.00
5	Directional Bore (3) 1.25" Conduit	465	LF	\$18.12	\$8,425.80
6	Directional Bore (1) 2" Conduit	275	LF	\$13.93	\$3,830.75
7	Directional Bore (2) 1.25" & (1) 2" Conduit	385	LF	\$17.91	\$6,895.35
8	Directional Bore (2) 2" Conduit	280	LF	\$16.42	\$4,597.60
9	Directional Bore (1) 4" Conduit	3295	LF	\$16.27	\$53,609.65
10	Directional Bore (1) 6" Conduit	665	LF	\$25.34	\$16,851.10
11	Primary Enclosure Install	10	EA	\$1,532.14	\$15,321.40
12	Switchgear Install	6	EA	\$3,064.29	\$18,385.74
13	Hand Hole Install	36	EA	\$1,532.14	\$55,157.04
14	Connect New 4" Conduit to Existing 4"	10	EA	\$766.07	\$7,660.70
15	Transformer/Primary Enclosure Tie-In	4	EA	\$766.07	\$3,064.28
Total Base Bid:					\$266,209.46

ARTICLE III. UNIT PRICES FOR CHANGES

No.	Description	Units	Unit Price
1	Directional Bore (5) 1.25" Conduit	LF	\$22.00
2	Directional Bore, 8"	LF	\$28.00
3	Transformer Install	EA	\$2,000.00

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

All work on this contract shall be completed by September 3, 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 Five Hundred Dollars and No Cents (\$500.00) per calendar day may be recovered by the City.

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

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

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

Utility Service Contractors
(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 _____, 2021.



MEETING DATE: June 1, 2021
REQUESTED BY: Mark Garrow
Transit/Garage Manager

Item Title:

Resolution authorizing the Director of Public Works to issue a purchase order to Macqueen Equipment for one (1) new and unused Elgin RegenX street sweeper.

Explanation:

The Vehicle Replacement Committee has approved the purchase of a street sweeper for Public Works. This piece of equipment will replace existing sweeper #21608 which is experiencing excessive maintenance and repair costs.

During the selection process for a replacement sweeper, two sweeper models were evaluated. The first one was a Tymco 600 and the second one was the Elgin RegenX. Quotes were received from both vendors. The Sourcwell quote received from Mid-Iowa Solid Waste Equipment for the Tymco 600 totaled \$278,670.00. The Sourcwell quote received from Macqueen Equipment for the Elgin RegenX totaled \$264,743.70 before trade in. Macqueen Equipment is offering \$65,000 trade in value towards the purchase of the new sweeper. After trade in the total is reduced to \$199,743.70. After demonstrations and evaluation of both sweepers, the decision was made to choose the Elgin RegenX.

Macqueen Equipment is an authorized dealer for Elgin Sweeper Company. Elgin Sweeper Company is a vendor for Sourcwell. The City's purchasing policy allows for purchases to be made through joint purchasing groups without going through a separate bidding process. This process has been utilized for this purchase.

Relationship to Goals:

Provide an effective use of resources to ensure the City gets the best value through its Vehicle Replacement Fund for its vehicle purchases.

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

The Vehicle Replacement Fund has sufficient funds budgeted for this purchase.

List Attachments:

Resolution
Quote

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO MACQUEEN EQUIPMENT FOR ONE (1) NEW AND UNUSED ELGIN REGENX STREET SWEEPER.

WHEREAS, the Vehicle Replacement Committee has approved the purchase of a street sweeper; and

WHEREAS, the proposal meets the specifications recommended by staff; and

WHEREAS, Macqueen Equipment is an authorized dealer for Elgin Sweeper Company; and

WHEREAS, Elgin Sweeper Company is an approved vendor for Sourcewell.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Director of Public Works is hereby authorized and directed to issue a Purchase Order to Macqueen Equipment. in the amount of \$199,743.70 for one (1) Elgin RegenX street sweeper.

Passed, Approved, and Adopted this 1st day of June, 2021.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk



ENVIRONMENTAL EQUIPMENT SOLUTIONS AND SUPPORT

May 21st, 2021

Mark Garrow
Garage Manager
City of Bettendorf

Mark,

Per your request, a proposal has been generated based off of the Sourcewell Contract #: 122017-FSC-1 Bid for an Elgin Regen X Sweeper with the enhancements that your public works department has deemed necessary.

Table with 2 columns: Description and Sourcewell Pricing. Includes items like Dual Gutter Broom, Memory Sweep, RH & LH Toolboxes, etc.

- Required Dealer Services Added Not Included in Contract Pricing:
6" Hopper Drain w/ Stainless Steel Standpipe: \$1395.00
LED Rear Bumper Strobes: \$1,285.00
ProVision 3-Camera System w/ DVR Recording: \$3,595.00
Including: Camera System GPS Antennae, Event Marker, Installation
Factory Delivery from Elgin: \$1,310.00
Machine Pre-Delivery Inspection: \$684.00
Delivery to Bettendorf from MacQueen Equipment: \$990.00
Training On-Site in Bettendorf: \$450.00
Chassis Modifications/Alterations: N/C
2022 Freightliner M2 Dual Drive (TRUE DUAL STEERING) Chassis: \$84,680.00
Hopper Vibrator: \$2,205.00
Single Engine Variable Power Gearbox: \$4,307.00

Pricing Summary:
Sourcewell Contract Purchase Price- 2021 Elgin Regen X: \$264,743.70
DEDUCT Trade-In Option: 2016 Elgin Pelican NP Serial #: NP41011: -\$65,000.00

NET Purchase Price: \$199,743.70

Availability: Delivery 6-7 Months after Receipt of Order. Dates dependent upon Chassis Availability.
Warranty: 1 Year Parts & Labor Elgin Warranty, 3-Year Unlimited Mile Marmon-Herrington Variable Power Gearbox Warranty, 5-Year 100,000 Bumper to Bumper Freightliner Chassis Warranty.

If you should have any questions about this proposal, pricing, or equipment please feel free to give me a call.

Thank you.
Mike Osler
MacQueen Equipment
515-864-8171



MEETING DATE: June 1, 2021 (SPH)
June 15, 2021 (HPH)
REQUESTED BY: Mark Hunt

COUNCIL LETTER

ITEM TITLE: Resolution setting a date for public hearing on the rezoning of Lot 6, Bettplex Second Addition, C-7 Regional Entertainment District to C-3 General Business District, submitted by Focus Real Estate Development. (Case 21-036) (6/1/21)

Public hearing and first reading of an ordinance rezoning Lot 6, Bettplex Second Addition, C-7 Regional Entertainment District to C-3 General Business District, submitted by Focus Real Estate Development. (Case 21-036) (6/15/21)

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

Focus Real Estate Development has submitted a rezoning request for a 3.48-acre parcel located northwest of the intersection of Competition Drive and Middle Road and south of Interstate 80 (see Aerial Photo - Attachment A). The petitioner is requesting a rezoning from C-7, Regional Entertainment District to C-3, General Business District. Surrounding properties are generally zoned commercially. Planned Unit Development (PUD) is present to the east across Middle Road. Agricultural/Urban Reserve is present on the south side of Forest Grove Drive (see Zoning Map - Attachment B). The land use category for this site is Community Commercial (see Future Land Use Map -Attachment C). The area to be rezoned is Lot 6 of Bettplex Second Addition (see Final Plat - Attachment D). Lot 6 is intended for commercial use (see Concept Plan - Attachment E). The building designs will be similar to other commercial buildings in the surrounding area (see Elevations - Attachment F).

The Planning and Zoning Commission made a recommendation for approval of the rezoning request by a 6-0 margin at the May 19 meeting.

Relationship to Goals: Attract and Retain Business and Industry..

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) Zoning Map; (C) Future Land Use Map; (D) Final Plat; (E) Concept Plan; (F) 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. _____ - 21

**RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON THE REZONING OF
LOT 6, BETTPLEX SECOND ADDITION
WHICH IS GENERALLY LOCATED NORTHWEST OF THE INTERSECTION
OF COMPETITION DRIVE AND MIDDLE ROAD
C-7, REGIONAL ENTERTAINMENT DISTRICT
TO C-3, GENERAL BUSINESS DISTRICT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for June 15, 2021, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of the rezoning of Lot 6, Bettplex Second Addition from C-7, Regional Entertainment District to C-3, General Business District.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

ORDINANCE NO. _____ - 21

**AN ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR
LOT 6, BETTPLEX SECOND ADDITION
WHICH IS GENERALLY LOCATED
NORTHWEST OF THE INTERSECTION OF COMPETITION DRIVE AND MIDDLE ROAD
C-7, REGIONAL ENTERTAINMENT DISTRICT TO
C-3, GENERAL BUSINESS 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 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to the area known as Lot 6, Bettplex Second Addition and which is now zoned C-7, Regional Entertainment District is hereby repealed and said described land shall hereinafter be zoned C-3, General Business 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 5. Municipal Infraction. Any person, 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 1-9 of the City Code of the City of Bettendorf, Iowa.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2021.

Robert S. Gallagher, Mayor

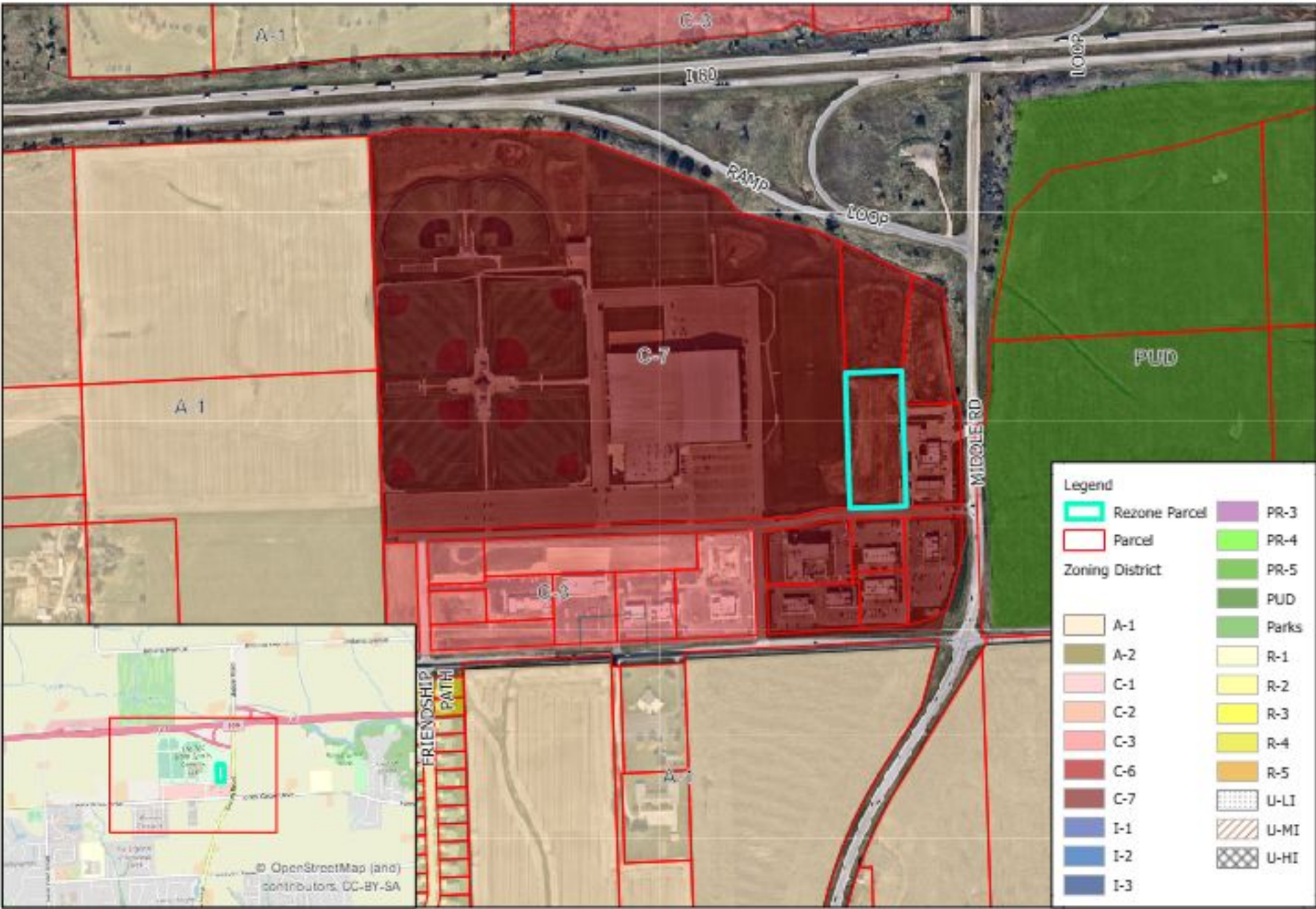
ATTEST:

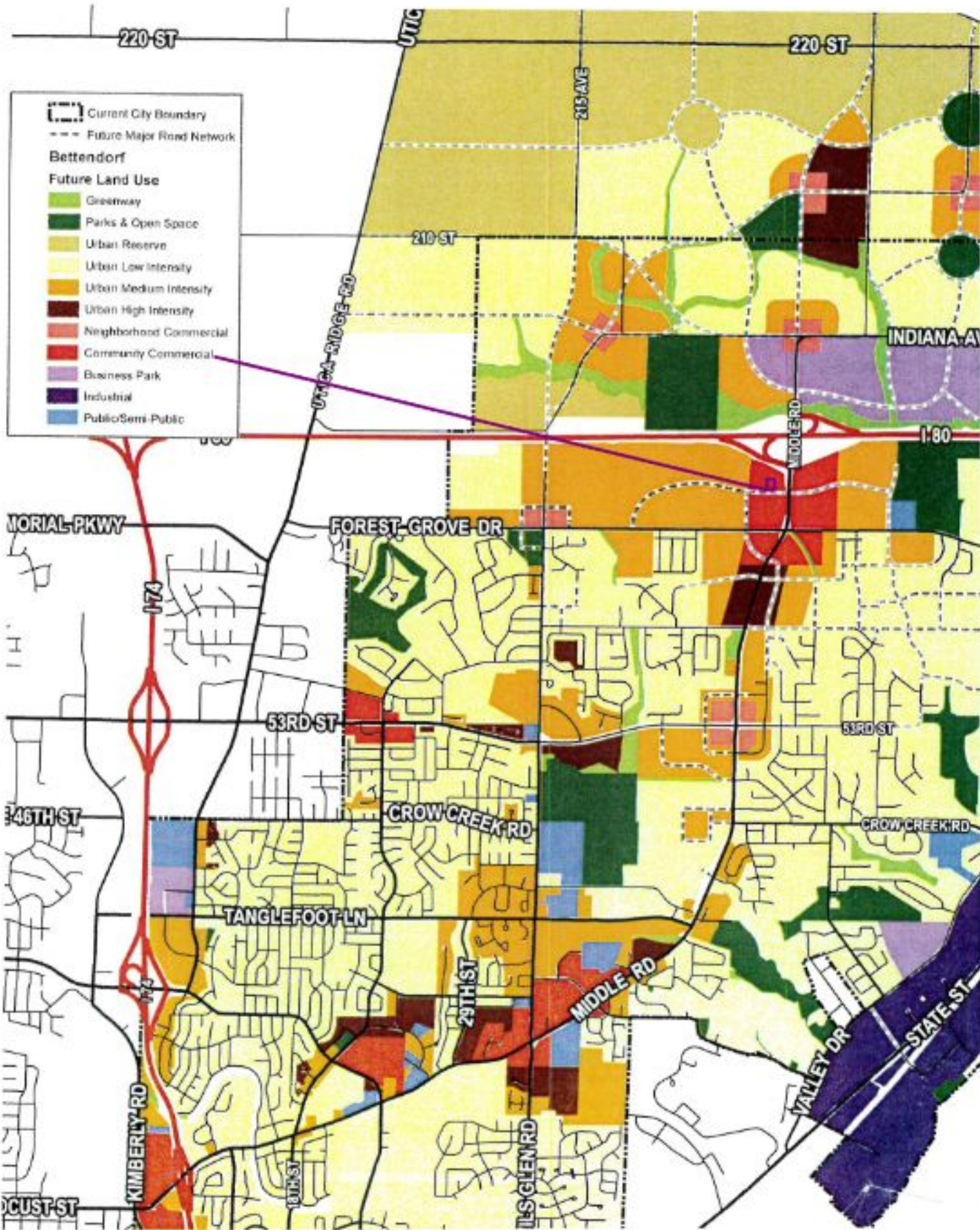
Decker P. Ploehn, City Clerk

Case 21-036: Lot 6 BettPlex 2nd Add. - Rezone C-7 to C-3 Aerial Map

1 Inch = 143 Feet

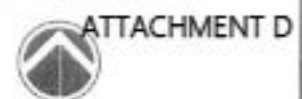






FINAL PLAT
OF
BETTPLEX SECOND ADDITION
A RE-PLAT OF LOTS 3 AND 4 IN BETTPLEX FIRST ADDITION,
IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA
17.66 ACRES±

BASE OF BEARING
KANA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



SCALE: 1" = 100'

LEGEND

- IRMS, FOUND
- ▲ REBAR WITH CAP # _____ FOUND
- △ 60" REBAR WITH CAP #5051 SET
- 12" SQ. PBL FOUND
- P.K. NAIL, FOUND
- ⊙ R.O.W. MARKER FOUND
- SECTION CORNER
- MEASURED DIMENSION
- RECORDED DIMENSION
- LINE CONTINUATION
- QUADRECTOR BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING DEED LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENTS
- VEICATED EASEMENT
- SECTION LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING DETACK LINE
- PROPOSED DETACK LINE

OWNER / SUBOWNER
THE BETTPLEX LLC
KEVIN KOSLINSKI
P.O. BOX 334
BETTENDORF, IOWA 52022
PHONE: (563) 325-2322

ABBREVIATIONS

- AC ALIAS
- L LENGTH
- R RADIUS
- SF SQUARE FEET
- SSL BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- UE UTILITY EASEMENT

NEW EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
CE	26.79	489.00	S 89°41'15" W	26.79
CE	28.29	459.00	N 93°37'42" E	28.29

NEW EASEMENT LINE TABLE

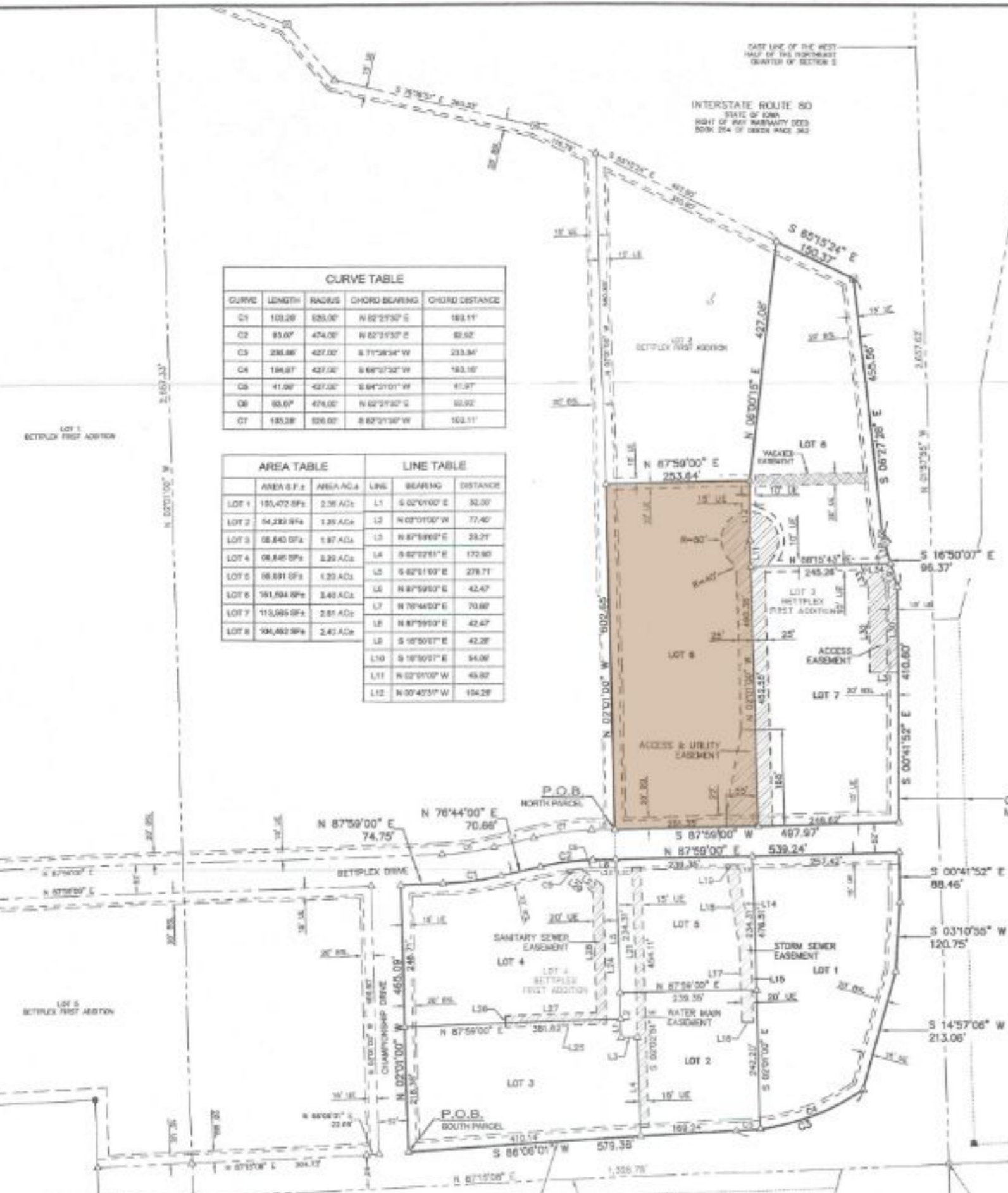
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L13	S 81°59'00" W	28.70	L24	S 02°02'45" E	258.40
L14	S 08°27'30" E	150.06	L25	S 87°58'00" W	178.20
L15	S 02°10'50" E	135.15	L26	N 02°01'00" W	20.00
L16	S 87°58'41" W	30.00	L27	N 87°58'00" E	158.18
L17	N 02°30'19" W	124.06	L28	N 02°02'45" W	210.23
L18	N 02°27'30" W	151.42	L29	S 57°17'20" W	80.34
L19	N 87°58'30" E	20.17	L30	N 07°41'52" W	149.72
L20	N 87°58'30" E	28.05	L31	N 87°58'00" E	50.00
L21	S 02°02'51" E	280.70	L32	S 00°41'52" E	141.53
L22	S 67°58'00" W	40.47	L33	S 16°50'00" E	46.68
L23	S 57°17'20" E	48.88	L34	S 95°16'43" W	51.79

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	103.28	625.00	N 82°27'30" E	183.11
C2	83.00	474.00	N 82°27'30" E	82.52
C3	236.86	427.00	S 71°58'34" W	233.81
C4	198.87	427.00	S 68°17'30" W	183.16
C5	41.30	427.00	S 64°21'01" W	41.30
C6	83.60	474.00	N 82°27'30" E	82.52
C7	183.28	625.00	S 82°27'30" W	183.11

AREA TABLE

LOT #	AREA S.F.	AREA AC±	LINE	BEARING	DISTANCE
LOT 1	150,472.89±	2.38 AC±	L1	S 02°01'00" E	32.00
LOT 2	54,282.89±	1.25 AC±	L2	N 02°01'00" W	77.40
LOT 3	68,840.07±	1.87 AC±	L3	N 87°58'00" E	29.21
LOT 4	68,840.07±	1.87 AC±	L4	S 82°32'51" E	172.90
LOT 5	68,840.07±	1.87 AC±	L5	S 82°31'00" E	278.71
LOT 6	161,584.89±	3.40 AC±	L6	N 87°58'00" E	42.47
LOT 7	112,584.89±	2.81 AC±	L7	N 70°44'00" E	70.69
LOT 8	104,584.89±	2.43 AC±	L8	N 87°58'00" E	42.47
			L9	S 16°50'00" E	42.28
			L10	S 16°50'00" E	94.06
			L11	N 02°01'00" W	48.87
			L12	N 07°42'00" W	154.28



GENERAL NOTES

- This Final Plat was prepared at the request of, and for the exclusive use of, the Applicant.
- 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 local re-orientation, occupation, or other controlling calls or conditions that have occurred in the re-survey of the property.
- This property is subject to any and all easements and encumbrances of record.
- No investigation concerning environmental and soil conditions, or for the existence of underground containers, or other facilities which may affect the use or development of this property was made as a part of this survey.
- No investigation was made as part of this survey to determine or show data concerning utilities, their location, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-282-6883 for information regarding these utilities or facilities.
- No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA or Community Firm Map No. 19164C0249P, 10163C0377P, 10163C0378P and 10163C0379P, all with an Effective Date February 18, 2011.
- Close call are listed in feet and decimal part of a foot.
- All measurements have been found or will be set, as shown on this plat by December 1st 2018.
- Flat notes establish requirements for how a subdivision will develop.
- However, the city reserves the right to its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility easement within the plat. Further, the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or other ground to be regulated.
- Standard underground easements are granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cables, gas service, water service, sewer service, telephone service and cable T.V. to individual structures and street lights.
- Easements designated as "Utility Easements" include all utilities that are provided by either the city of Bettendorf or these companies authorized to provide public utilities within the city of Bettendorf.
- Minimal Redwood Access Easements are granted to Lots 1 thru 6.
- The existing 20' S. Utility Easement across the north line of Proposed Lot 6 is hereby vacated in favor of the proposed Utility Easement along the north line of Proposed Lot 7 and south line of Proposed Lot 6.

IOWA - AMERICAN WATER CO.

BY: *[Signature]*
DATE: 5-2-18

CITY OF BETTENDORF

BY: *[Signature]*
ATTEST: *[Signature]*
DATE: 5-29-18

PLANNING AND ZONING

BY: *[Signature]*
DATE: 5-20-18

MID AMERICAN ENERGY CO.

BY: *[Signature]*
DATE: 5/22/18

MEDIACOM

BY: *[Signature]*
DATE: 5-2-18

CENTURYLINK

BY: *[Signature]*

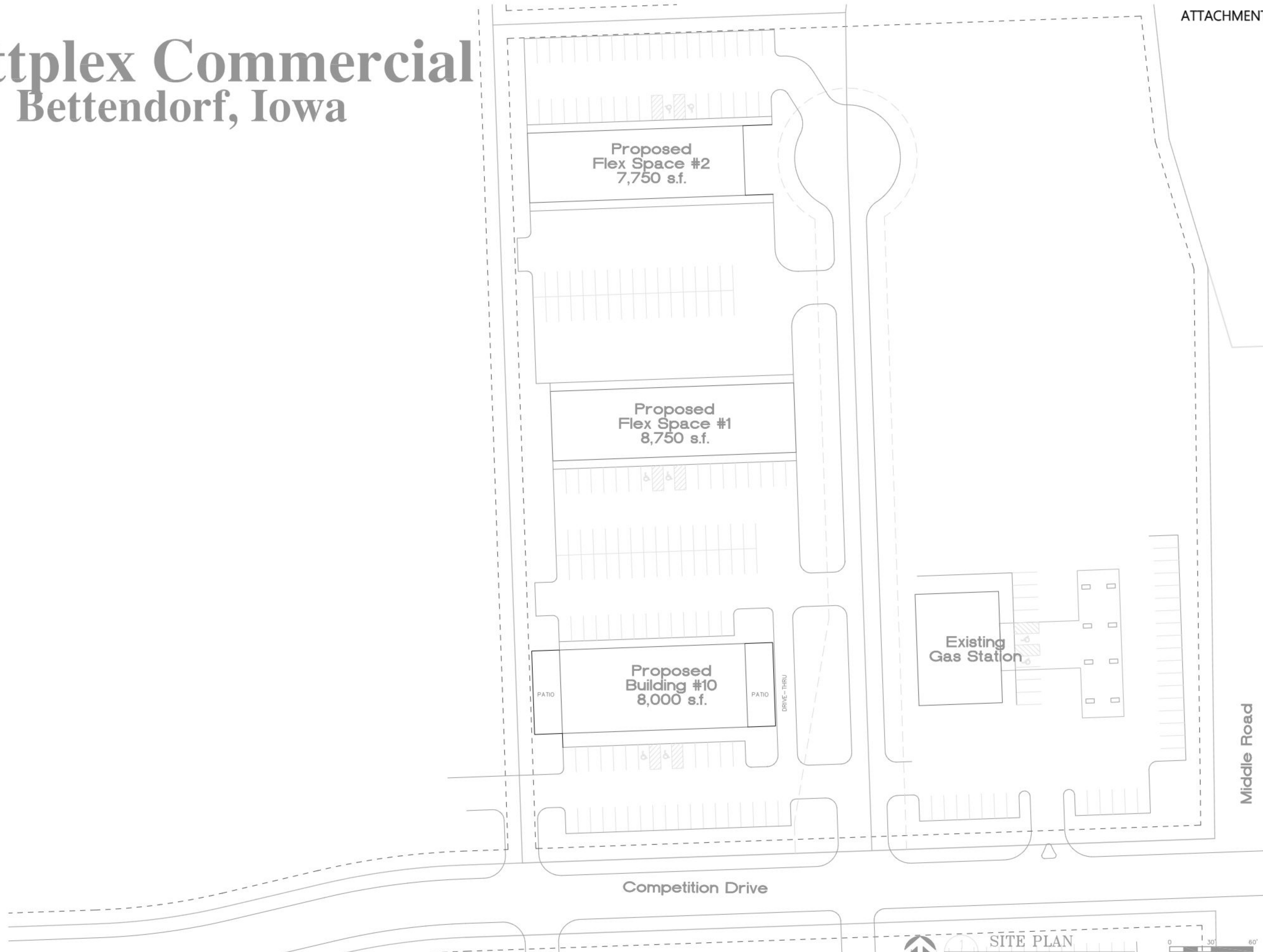
REVISIONS
DESCRIPTION
No.
DATE

IMEG
BETTPLEX SECOND ADDITION
BETTENDORF, IOWA

IMEG Proj # C17L
File Name: C17L188-18899.dwg
COPYRIGHT ALL RIGHTS RESERVED
Field Book
Drawn By:
Checked By:

Bettplex Commercial

Bettendorf, Iowa



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 All rights reserved.
 No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written consent.

REVISIONS

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Preliminary Site Plan for:
Bettplex Commercial
 Middle Road + Forest Grove Drive, Bettendorf, Iowa

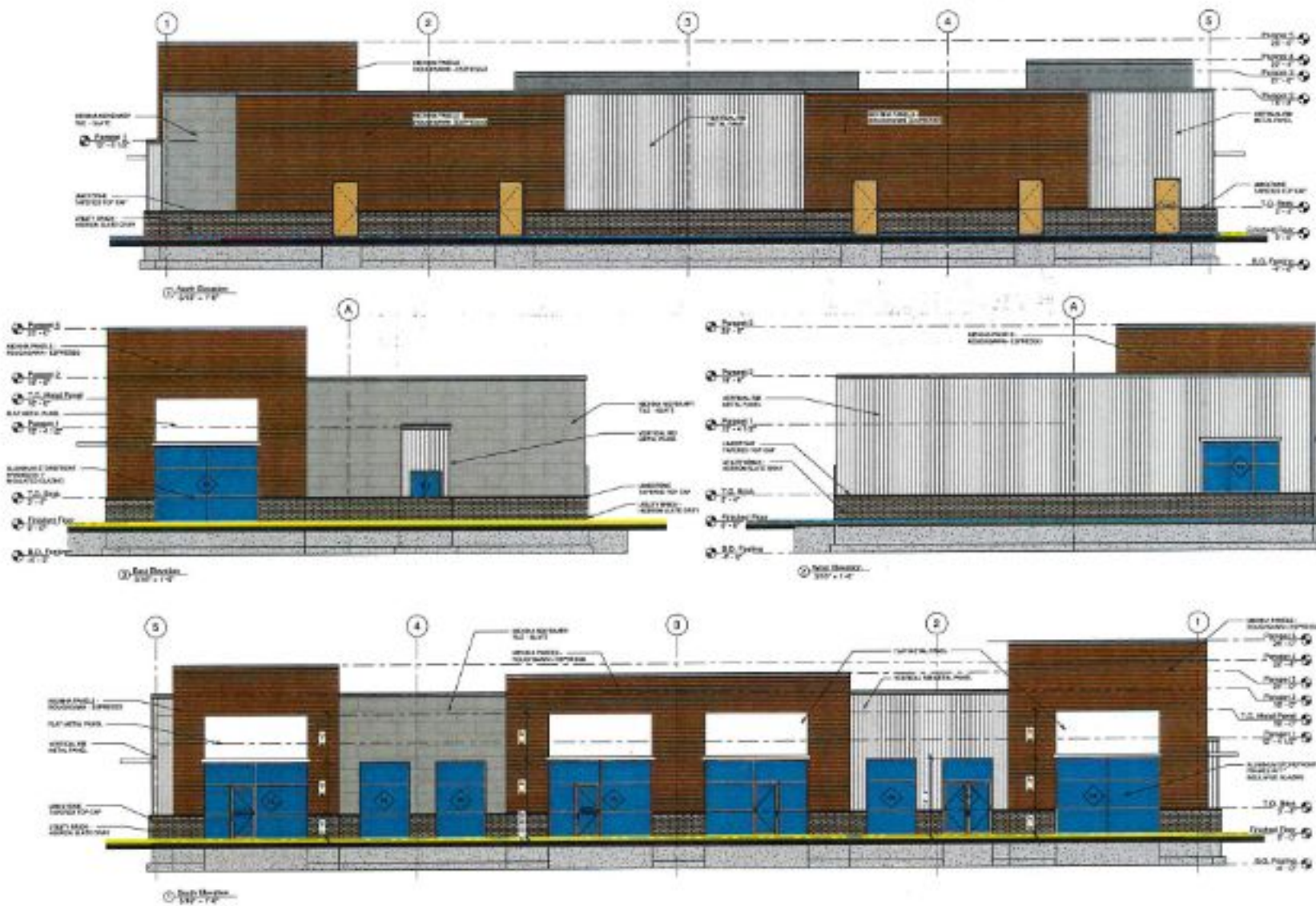
Build to Suit
 INCORPORATED
 1805 Stone Street Suite 101, Bettendorf, Iowa 52722
 Ph: 563-355-2022 Fax: 563-355-7806

PRELIMINARY
 SITE PLAN
 DATE
 26 April 2021

A1
 PROJECT NO.
 #01617

↑ (North Arrow) 1 A1 SITE PLAN 1" = 30' 0 30 60'

JosephArchitecturalGroup, P.C.
 4310 42nd Avenue
 Rock Island, Illinois 61201
 Phone: 309-786-9920
 Cell: 309-249-5297



ARCHITECTURAL
DRAWING
DATE: 11/15/2021
PROJECT NO.: #04621

BTS
BETTS TECHNICAL SERVICES, INC.

11/15/2021

REVISIONS

0000

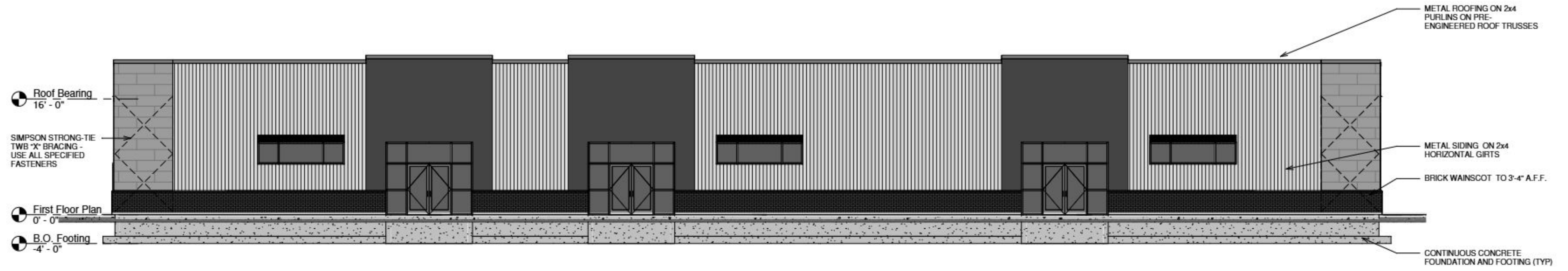
Preliminary Drawings for:
Bettplex Retail #10
Bettendorf, Iowa

BTS
BETTS TECHNICAL SERVICES, INC.

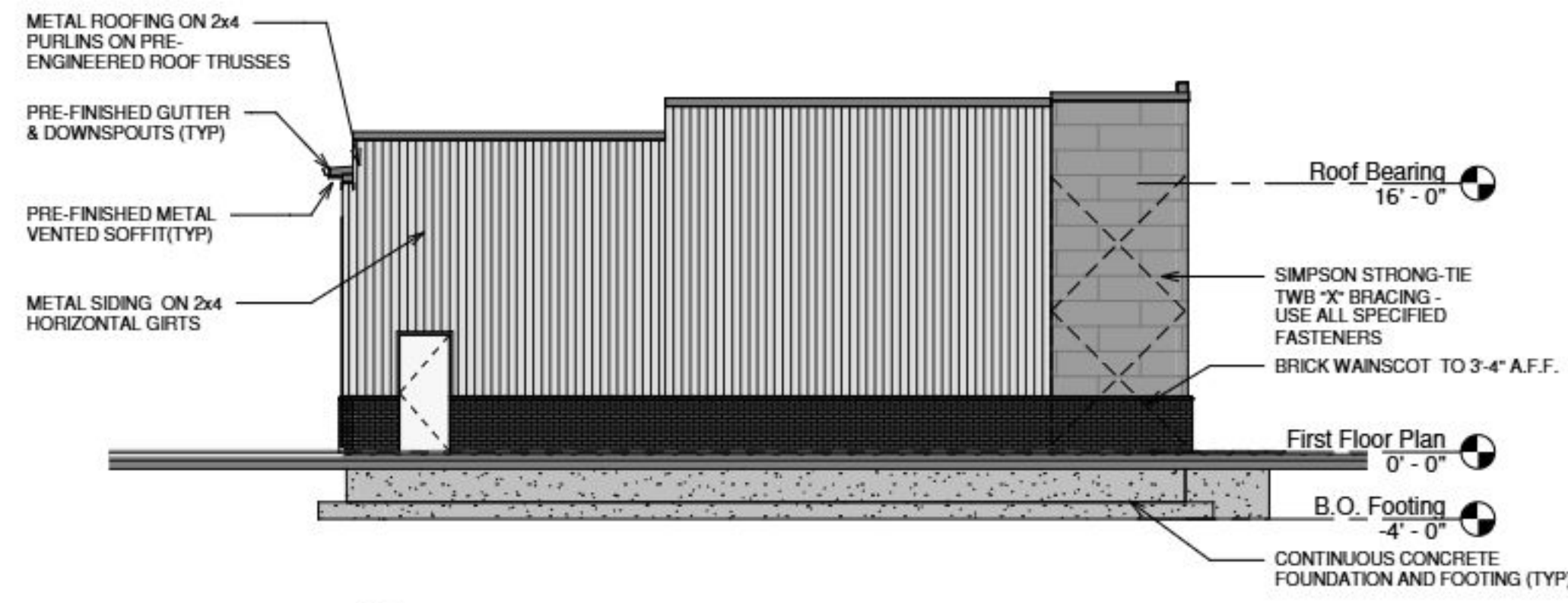
Elevation

DATE: 11/15/2021

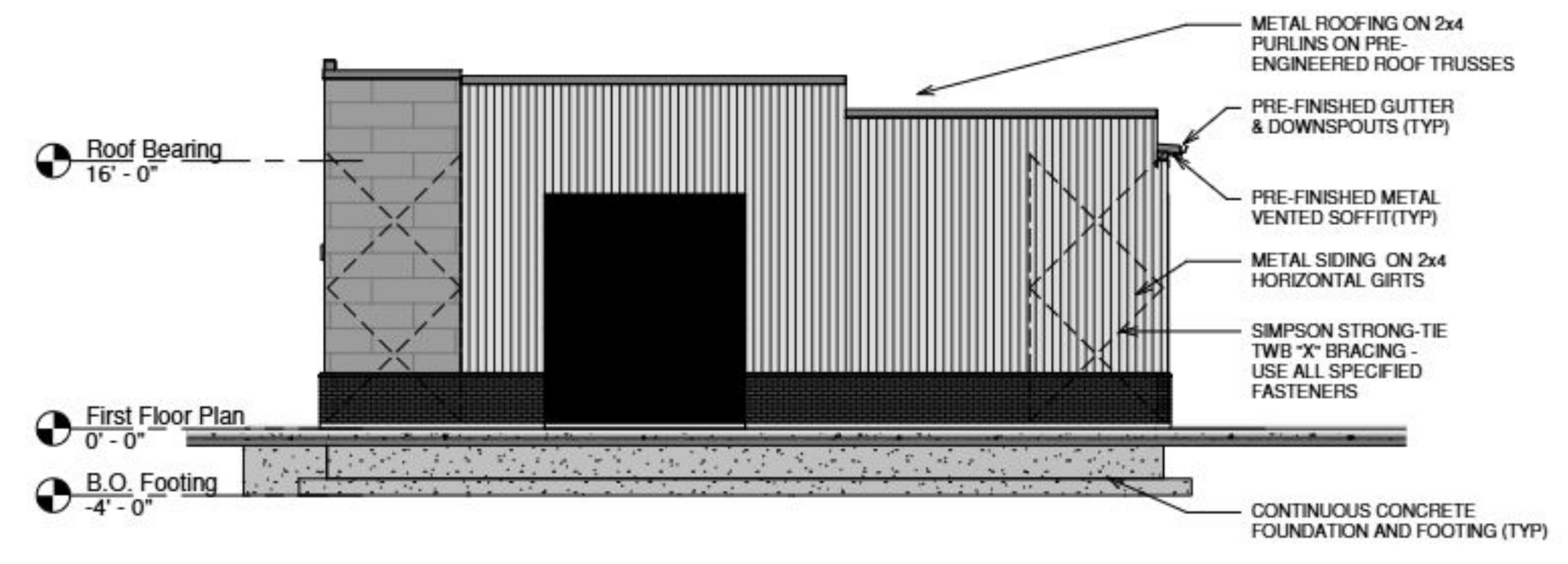
A4
PROJECT NO.: #04621



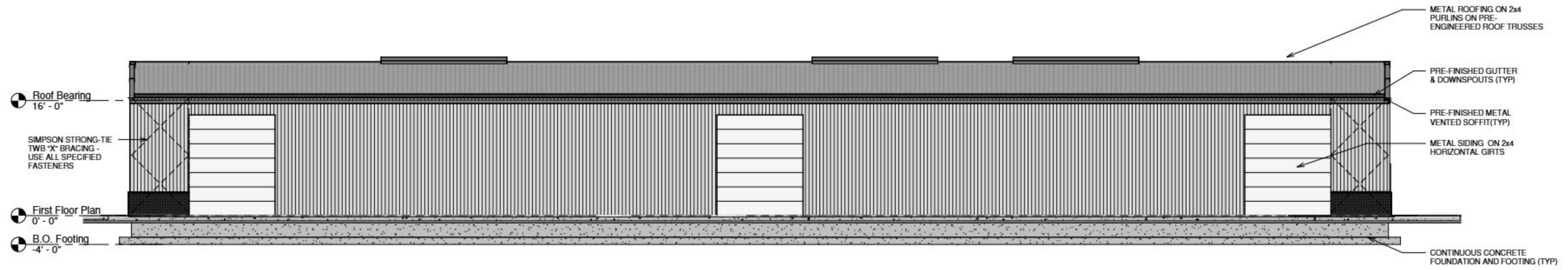
4 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



1 North Elevation
1/8" = 1'-0"



COMMUNITY DEVELOPMENT

City Hall Annex 3. 4403 Devils Glen Road, Bettendorf, Iowa 52722 3. (563) 344-4100

May 19, 2021

Staff Report

Case No. 21-036

Location: Northwest of the intersection of Middle Road and Competition Drive – Rezoning

Applicant: Focus Real Estate Development

Current Zoning Classification: C-7, Regional Entertainment District

Proposed Zoning Classification: C-3, General Business District

Current Land Use Designation: Community Commercial

Background Information and Facts

Focus Real Estate Development has submitted a rezoning request for a 3.48-acre parcel located northwest of the intersection of Competition Drive and Middle Road and south of Interstate 80 (see Aerial Photo - Attachment A). The petitioner is requesting a rezoning from C-7, Regional Entertainment District to C-3, General Business District. The land use category for this site is Community Commercial (see Future Land Use Map - Attachment B). The area to be rezoned is Lot 6 of Bettplex Second Addition (see Final Plat - Attachment C). Lot 6 is intended for commercial use (see Concept Plan - Attachment D). The building designs will be similar to other commercial buildings in the surrounding area (see Elevations - Attachment E).

Land Use

The future land use designation for the site is Community Commercial which facilitates a rezoning to C-3, General Business District. Retail and restaurant uses will go into the proposed structures. Surrounding properties are generally zoned commercially. Planned Unit Development (PUD) is present to the east across Middle Road. Agricultural/Urban Reserve is present on the south side of Forest Grove Drive (see Zoning Map - Attachment F).

Utilities

Utilities are available along Middle Road and from the subdivisions south of Competition Drive. Water service and electrical will originate along Competition Drive from the south. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection to the southwest of the site.

Thoroughfare Plan/Access

The main access to the site will originate from Middle Road via Competition Drive. A secondary route is from Forest Grove Drive to Championship Drive to Competition Drive.

Storm Water Detention

Storm water detention is required, and the design for a detention basin to the north of this lot will accommodate the runoff from this lot.

Recommended Action

Staff recommends the Planning and Zoning Commission approve the rezoning. With Middle Road acting to bring interstate traffic into Bettendorf and Forest Grove Drive being improved with utilities and updated paving, the volume of activity will increase supporting these types of land uses.

Staff would add the following conditions to approval of the rezoning request:

1. Approval of the rezoning does not waive any applicable city, state, or federal provisions as required by law.
2. Designs for the site must be provided during the site development plan process with approval by City Council prior to the issuance of building permits.

Respectfully submitted,

Greg Beck
City Planner

May 24, 2021

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 Lot 6, Bettplex
Second Addition, C-7 to C-3, submitted by Focus Real Estate Development. (Case
21-036)

Honorable Mayor and Members of the City Council:

On May 19, 2021, 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 D. Hunt
Director, Community Development

4. Case 21-036; Lot 6, Bettplex Second Addition, C-7, Regional Entertainment District to C-3 General Business District, submitted by Focus Real Estate Development.

Beck reviewed the staff report.

Kappeler asked if there is any connectivity from the easement to the north. Beck explained that there will be no connection. Kappeler commented that there is only one way in and out. Beck stated that had 52 feet of right-of-way for a city street been platted, the resultant narrowness of the two lots adjacent to the easement would have precluded development. Morlok added that the two lots to the north and east of Lot 6 are used for storm water detention and the soccer fields for the sports complex. He stated that no further accesses will be allowed on Middle Road.

Wennlund commented that during the upcoming site development plan review, he would be paying close attention as to whether there is enough queueing space for the drive-thru shown on the concept plan for Building 10 given the amount of traffic already generated by the convenience store. He asked what the timeframe for the Forest Grove Drive reconstruction project. Morlok stated that the design is approximately 40 percent complete. He explained that because there is federal aid involved, there is a regimented schedule for when plans need to be turned in to the Iowa DOT. He indicated that the first set of plans to be checked by the Iowa DOT is due in a few weeks. Morlok stated that there will likely be a December 2021 or January 2022 letting for the project with construction to begin next fall. He added that it will be a full reconstruction from International Drive through the Middle Road intersection and north on Middle Road to the Competition Drive intersection.

Wennlund asked if there would be a realignment of Middle Road to make it more perpendicular to Forest Grove Drive. Morlok explained that the three intersections, two of which are signalized, in the project area will be replaced with roundabouts. He indicated that the Middle Road and Forest Grove Drive roundabout would be elongated in shape because of the current intersection alignment. He commented that while a realignment was considered, it is not going to be part of the project because of the large amount of property acquisition that would be required.

Kevin Koellner, the applicant, stated that he had just met with his engineer to review proposed site plans and that the drive-up for Building 10 will be taken out. He added that there will be patios on either end of the building. He stated that the driveway on the west side of the lot will align with that for the Cambria Hotel and which should funnel traffic away from Kwik Star.

On motion by Kappeler, seconded by Stoltenberg, that the rezoning of Lot 6, Bettplex Second Addition from C-7 to C-3 be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.



COUNCIL LETTER

MEETING DATE: June 1, 2021
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the preliminary plat of Belmont at Towne Centre, submitted by Dan Elias/DFCA, Inc. (Case 21-007)

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

Dan Elias/DFCA, Inc. has submitted the preliminary plat of Belmont at Towne Centre Addition (see Aerial Photo - Attachment A). The zoning classification of the preliminary plat is C-2, Community Commercial District (see Zoning Map - Attachment B). Originally the ground was platted for a one-lot subdivision, but a more recent plat further divided the lots facing Devils Glen Road (see Hartz First and Fifth Additions – Attachments C and D). The size of the proposed preliminary plat area is 10 acres (see Preliminary Plat - Attachment E).

The Planning and Zoning Commission made a recommendation for approval of the preliminary plat by a 6-0 margin at the May 19, 2021 meeting.

Relationship to Goals: Attract and Retain Business and Industry.

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) Zoning Map; (C) Hartz First Addition Final Plat; (D) Hartz Fifth Addition Final Plat; (E) Belmont at Towne Centre Preliminary Plat; (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. _____ - 21

RESOLUTION APPROVING THE PRELIMINARY PLAT OF
BELMONT AT TOWNE CENTRE

WHEREAS, Dan Elias/DFCA, Inc. has submitted the preliminary plat of Belmont at Towne Centre, and

WHEREAS, the Planning and Zoning Commission has reviewed said preliminary 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 preliminary plat of Belmont at Towne Centre subject to the following conditions:

1. Approval of the preliminary plat does not waive any applicable city, state, or federal provisions as required by law.
2. Approval of a final plat and a site development plan is required before development occurs on any specific lot.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

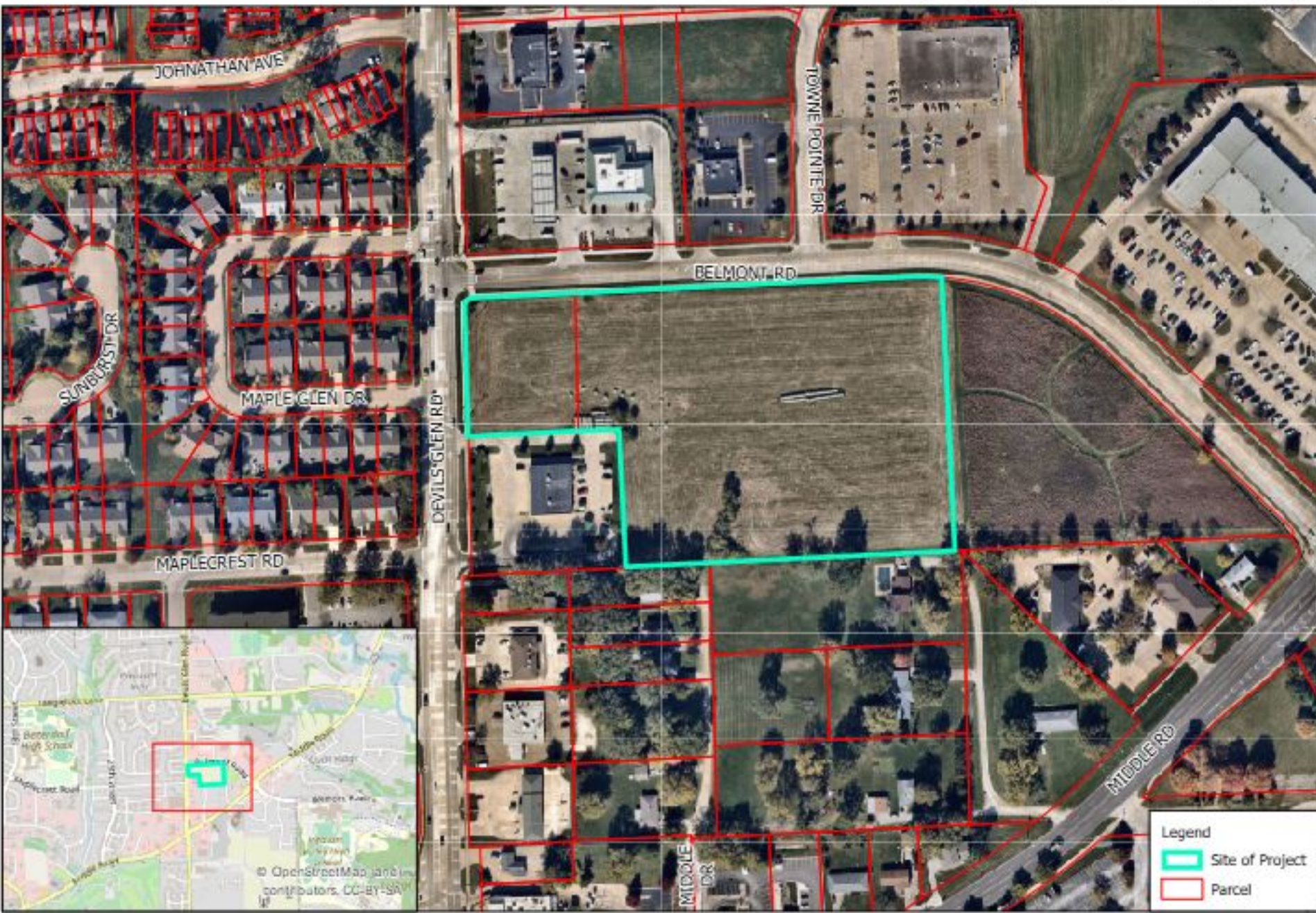
ATTEST:

Decker P. Ploehn, City Clerk

Case 21-007: Belmont at Towne Centre Preliminary Plat

Case 21-038: 3221 Devils Glen Road Site Plan

1 Inch = 222 Feet



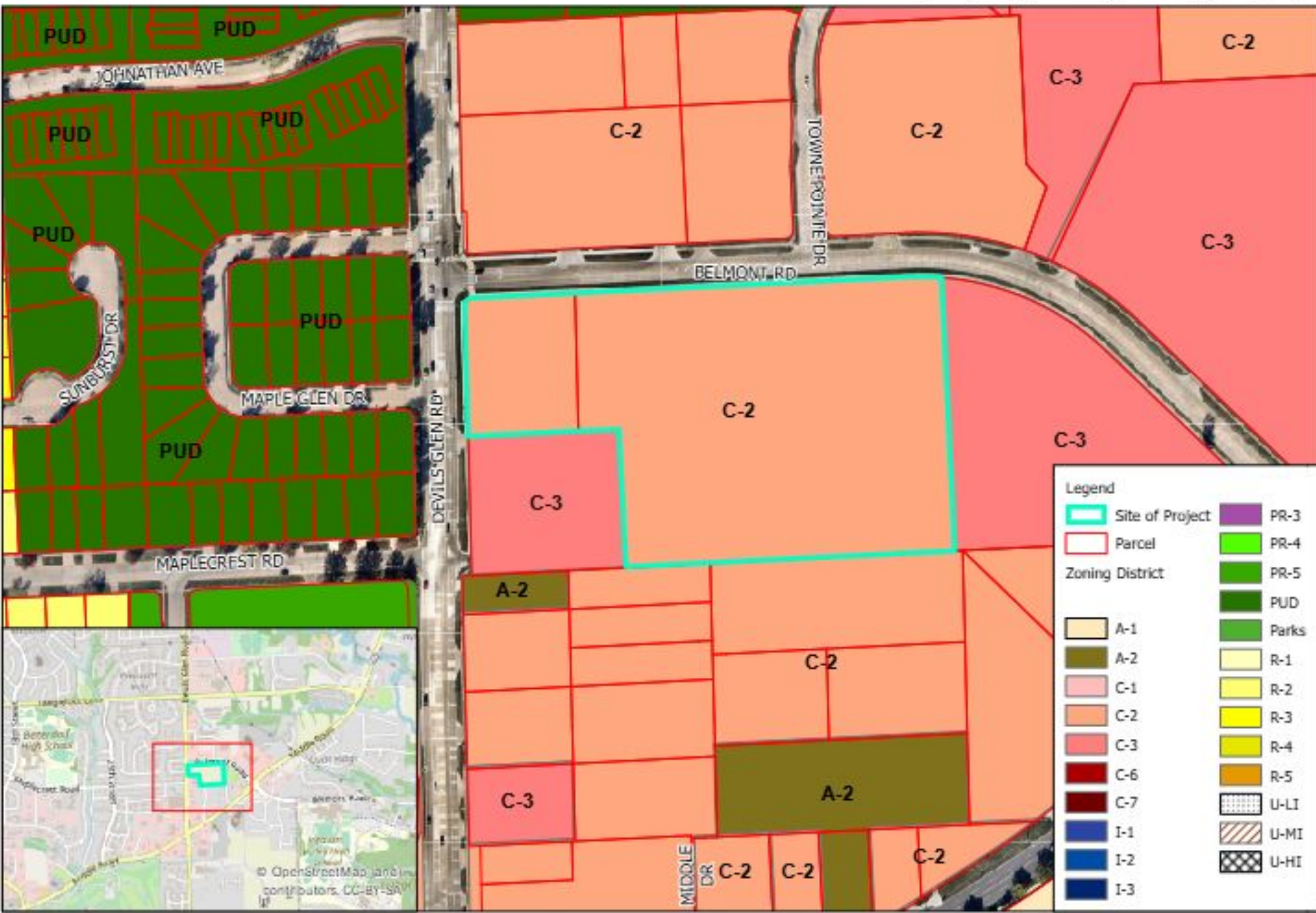
Legend

-  Site of Project
-  Parcel

Case 21-007: Belmont at Towne Centre Preliminary Plat

Case 21-038: 3221 Devils Glen Road Site Plan

1 Inch = 222 Feet



Legend

	Site of Project		PR-3
	Parcel		PR-4
	Zoning District		PR-5
			PUD
			Parks
			R-1
			R-2
			R-3
			R-4
			R-5
			U-LI
			U-MI
			U-HI
			A-1
			A-2
			C-1
			C-2
			C-3
			C-6
			C-7
			I-1
			I-2
			I-3

FINAL PLAT OF HARTZ FIRST ADDITION TO THE CITY OF BETTENDORF, IOWA

PART OF THE SOUTHEAST QUARTER SECTION 15
TOWNSHIP 70 NORTH, RANGE 4 EAST OF THE 5TH P.M.

OWNER - DEVELOPER
HENRY F. & ALVIN H. HARTZ
AGENT: CHET ROBBINS
4327 BUNKER HILL DRIVE
BETTENDORF, IOWA

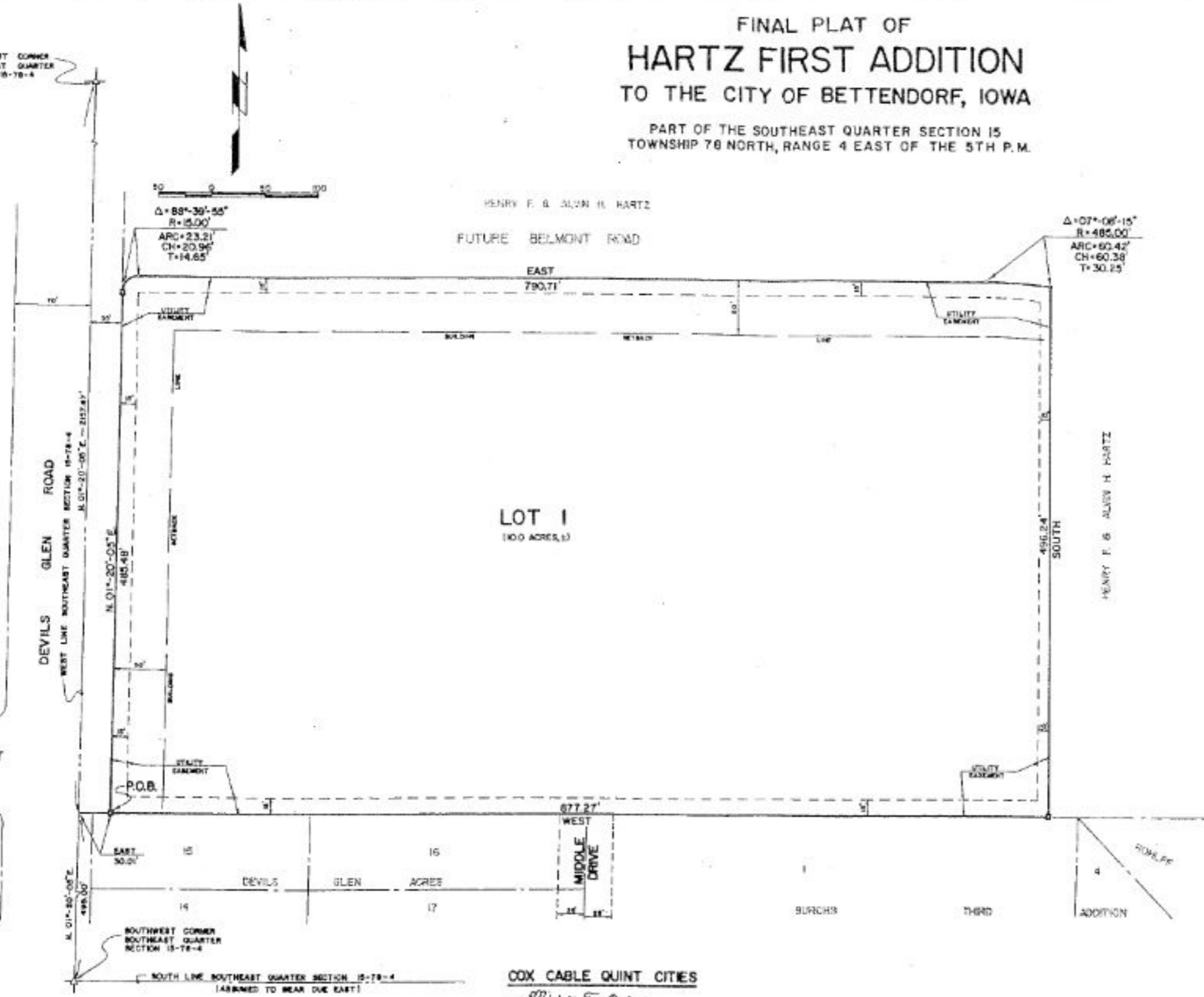
ATTACHMENT C

NORTHWEST CORNER
SOUTHEAST QUARTER
SECTION 15-70-4

PLEASANT VALLEY COMMUNITY SCHOOL DISTRICT

ECREST JAD

LITNER FIRST
ICN



GENERAL NOTES

- IRON MONUMENTS SET SHOWN THUS (1 1/2" x 3'-0")
- CONCRETE MONUMENTS SHOWN THUS (6" x 6" x 4'-0")
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
- SUBDIVISION CONTAINS 10.0 ACRES, MORE OR LESS
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA
- BLANKET UNDERGROUND EASEMENTS GRANTED TO INDIVIDUAL STRUCTURES FOR GAS SERVICE, WATER SERVICE, ELECTRIC SERVICE, TELEPHONE SERVICE, SEWER LATERALS & CABLE T.V.
- SIDEWALK SHALL BE INSTALLED ALONG DEVILS GLEN ROAD AND ALONG BELMONT ROAD WHEN IT IS DEVELOPED
- NO DIRECT ACCESS SHALL BE ALLOWED BETWEEN LOT 1 AND DEVILS GLEN ROAD. ACCESS TO DEVILS GLEN ROAD SHALL BE LIMITED TO THE LOCATION OF FUTURE BELMONT ROAD.

COX CABLE QUINT CITIES

BY Richard J. Carlson
DATE 9/3/86

IOWA ILLINOIS GAS & ELECTRIC CO.

BY R. K. Kambor
DATE 9/1/86

NORTHWESTERN BELL TELEPHONE CO.

BY J. L. G. [Signature]
DATE 8-4-86

DAVENPORT WATER CO.

BY [Signature]
DATE 9-7-86

I, a Registered Land Surveyor under the laws of the State of Iowa, hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that the plat is a true and correct representation of the land surveyed.

David L. Meyer REGISTERED LAND SURVEYOR
STATE OF IOWA Registration No. 1022



CITY OF BETTENDORF, IOWA

BY [Signature]
DATE 9/22/86

PLAN & ZONE COMMISSION

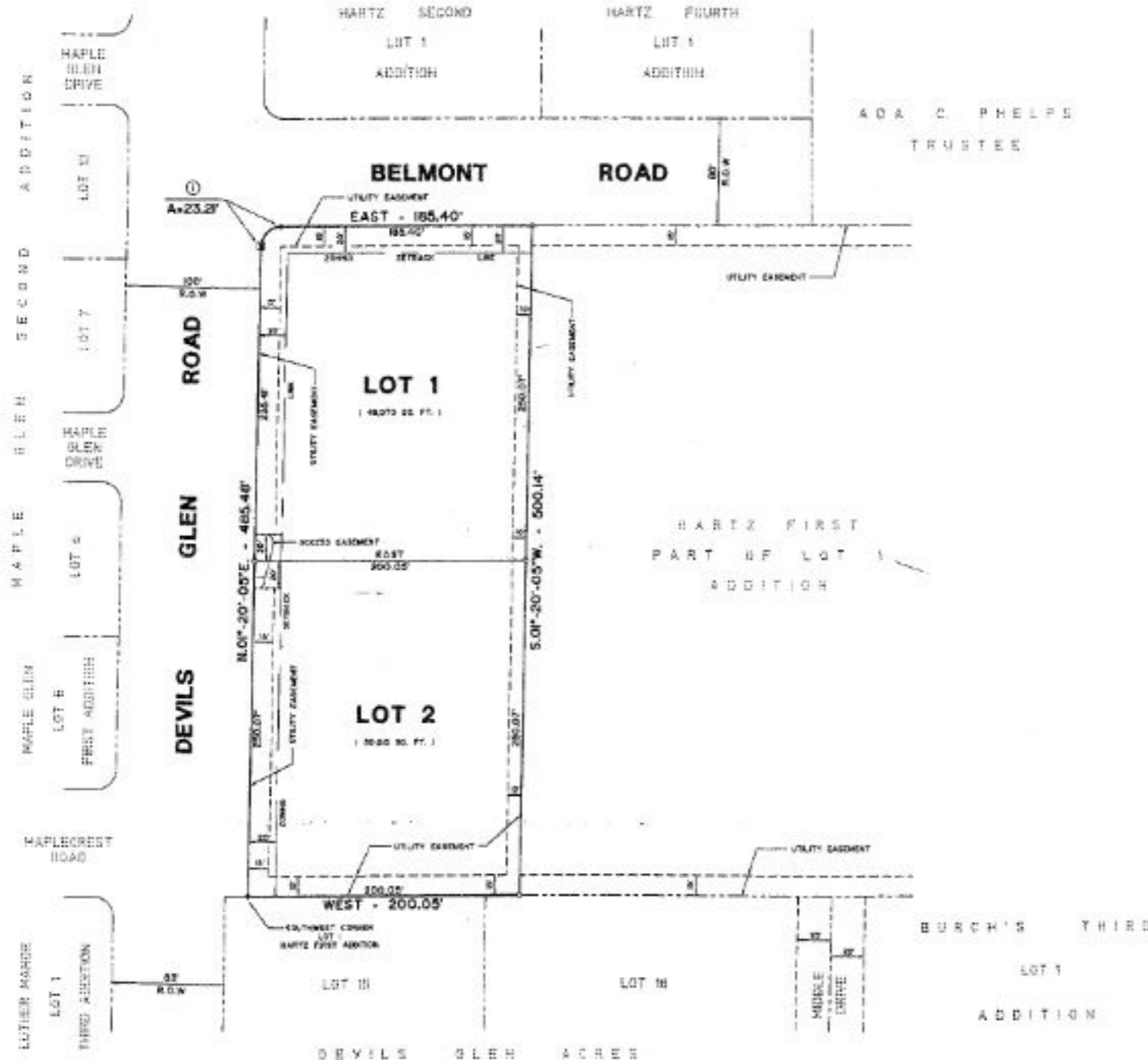
BY [Signature]
DATE 9/22/86

PREPARED BY
VERBEKE - MEYER



FINAL PLAT OF HARTZ FIFTH ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
AND BEING A REPLAT OF PART OF LOT 1
HARTZ FIRST ADDITION



OWNER
FIRST BAPTIST CHURCH OF BETTENDORF
BETTENDORF, IOWA

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	15.00'	88°-32'-55"	23.27'	20.86'	N 45°-40'-00" E	14.65'

DEVELOPER
MEL FOSTER CO. PROPERTIES, INC. OF IOWA
3211 EAST 35th STREET COURT
DAVENPORT, IOWA
ATTN: ROB FICK

- GENERAL NOTES
- CONCRETE MONUMENTS FOUND SHOWN THUS (6" x 6" SQUARE)
 - IRON MONUMENTS FOUND SHOWN THUS (5/8" IRON PIN)
 - IRON MONUMENTS SET SHOWN THUS (5/8" x 30" IRON PIN)
 - DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
 - SUBDIVISION CONTAINS 2.30 ACRES, MORE OR LESS
 - FOR THIS SURVEY THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15-78-4 WAS ASSUMED TO BEAR EAST
 - BLANKET UNDERGROUND EASEMENT GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED
 - 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
 - A SIX FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG DEVILS GLEN ROAD AND A FOUR FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SOUTH SIDE OF BELMONT ROAD
 - BLANKET UNDERGROUND EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS AND PRIMARY ELECTRIC CABLE
 - A SECOND ACCESS FROM LOT 2 TO DEVILS GLEN ROAD, IF NEEDED, MUST BE LOCATED WITHIN THE SOUTH 80 FEET OF LOT 2. ACCESS FROM LOT 1 TO BELMONT ROAD SHALL BE LOCATED WITHIN THE EAST 50 FEET OF LOT 1.

I, Surveyor certify that the land surveyed hereon was prepared by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
Signature: *David L. Meyer*
DAVID L. MEYER, P.E. & C.S., LICENSE NO. 1222
Date: August 5, 1997
At Davenport, Iowa, this 5th day of August, 1997.



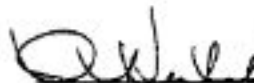
RESOLUTION APPROVING THE FINAL PLAT OF
HARTZ FIFTH ADDITION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Final Plat of Hartz Fifth Addition to the City of Bettendorf, Iowa, as filed with the Community Development Director of said City by Mel Foster Co. Properties, Inc. of IA, be and the same is hereby approved and adopted, subject to the following conditions:

1. That sidewalks be provided along the east side of Devils Glen Road and the south side of Belmont Road.
2. That Lots 1 and 2 share the access as shown on the plat.
3. That a second access to Lot 2 along Devils Glen Road be allowed in the southerly 80 feet only.
4. That access to Lot 1 off of Belmont Road be located along the north-eastern corner of the lot.
5. That the City not extend Middle Drive west to Devils Glen Road so not to interfere with Lot 2.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized and instructed to certify to the adoption of this Resolution upon said plat.

PASSED, APPROVED AND ADOPTED this 2nd day of September,
1997.



Mayor

ATTEST:



City Clerk

C-2 Community Commercial District

11-5-11: The C-2 community shopping district is intended to provide areas to be used as the primary shopping area for the local area and other nearby communities, transients, and for the shopping area for occupants of various business and industrial establishments. The district permits most all types of business and commercial enterprises, offices, and service establishments. This district is normally centrally located with respect to the shopping service area and located at the convergence or along the major thoroughfares of the community.

- 11-5-11B - Site And Structure Requirements:
1. Minimum Lot Area None required, except that each site area per housing unit shall have a ground area of not less than 1,500 square feet.
 2. Front Yard All structures shall be set back at least 20 feet from the front lot line.
 3. Side Yard None required; however, if a yard is provided, it shall be not less than 5 feet. Adjoining a residential district, a side yard equal to the adjacent yard required in the adjoining residential district shall be required.
 4. Rear Yard None required.
 5. Maximum Height No structure or portion thereof shall exceed a height of 10 stories or one 100 feet.

C-3 General Business District

11-5-12: The C-3 general business district is intended to provide mixed-use areas to be used for all types of retailing and service uses, certain wholesale and warehousing uses, and some limited industrial activities that are normally associated with commercial uses. The uses allowed are often large space uses and cater to customers who do not make frequent purchases. The market area for the permitted use extends to an area much larger than the local community. Automotive service type uses and automobile associated uses are normally located in this district to serve passerby traffic. Well-designed larger scale apartment complexes may also be included in this district. The district is normally located along major thoroughfares, where adequately sized parcels of land allow for large setbacks, clear vision, and safe ingress and egress.

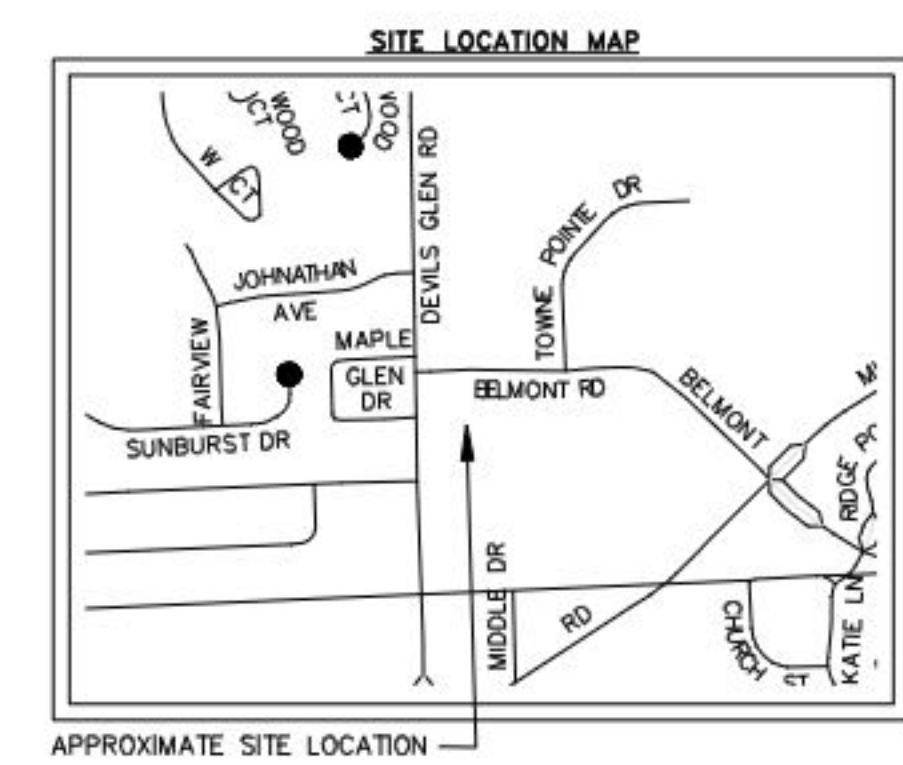
- 11-5-11B - Site And Structure Requirements:
1. Minimum Lot Area None required, except that each site area per housing unit shall have a ground area of not less than 1,500 square feet.
 2. Front Yard All structures shall be set back at least 20 feet from the front lot line.
 3. Side Yard None required; however, if a yard is provided, it shall be not less than 5 feet. Adjoining a residential district, a side yard equal to the adjacent yard required in the adjoining residential district shall be required.
 4. Rear Yard 10% of lot depth to maximum of 10 feet.
 5. Maximum Height No structure or portion thereof shall exceed a height of 10 stories or one 100 feet.

PRELIMINARY PLAT

Belmont at Towne Centre Addition

AN ADDITION TO THE CITY OF BETTENDORF, IOWA

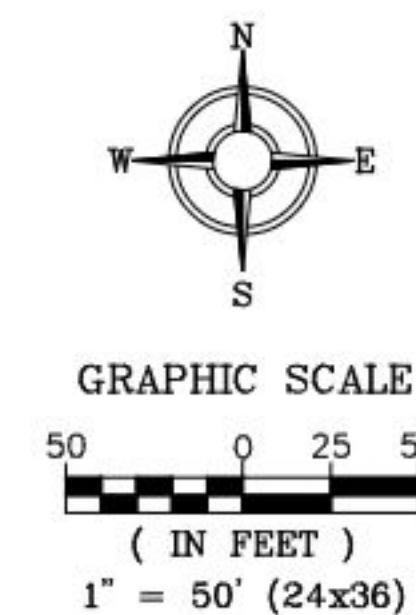
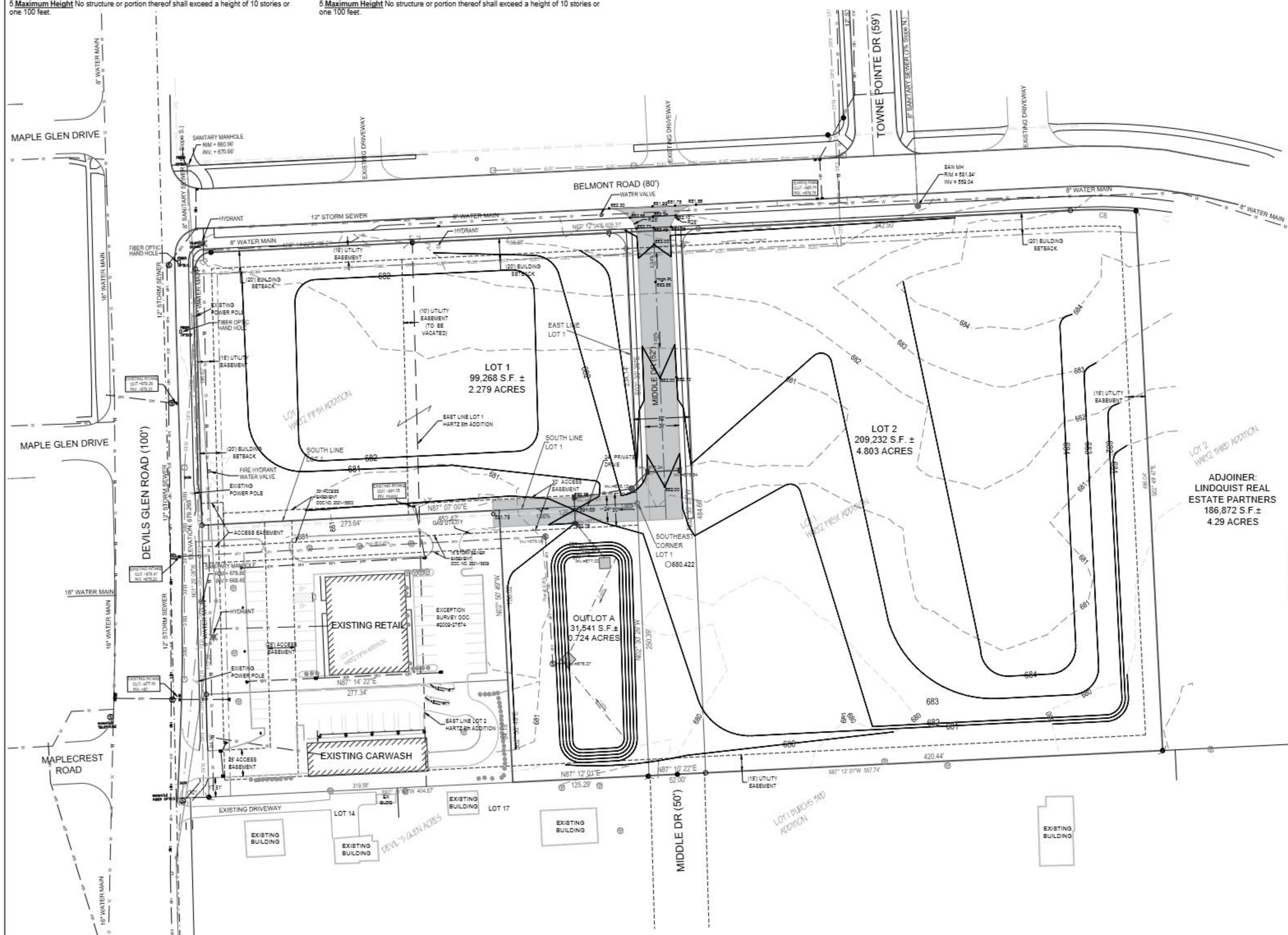
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA AND BEING A REPLAT OF PART OF LOT 1 OF HARTZ 1ST ADDITION AND LOTS 1 AND 2 OF HARTZ 5TH ADDITION



ATTACHMENT E

NOTES:

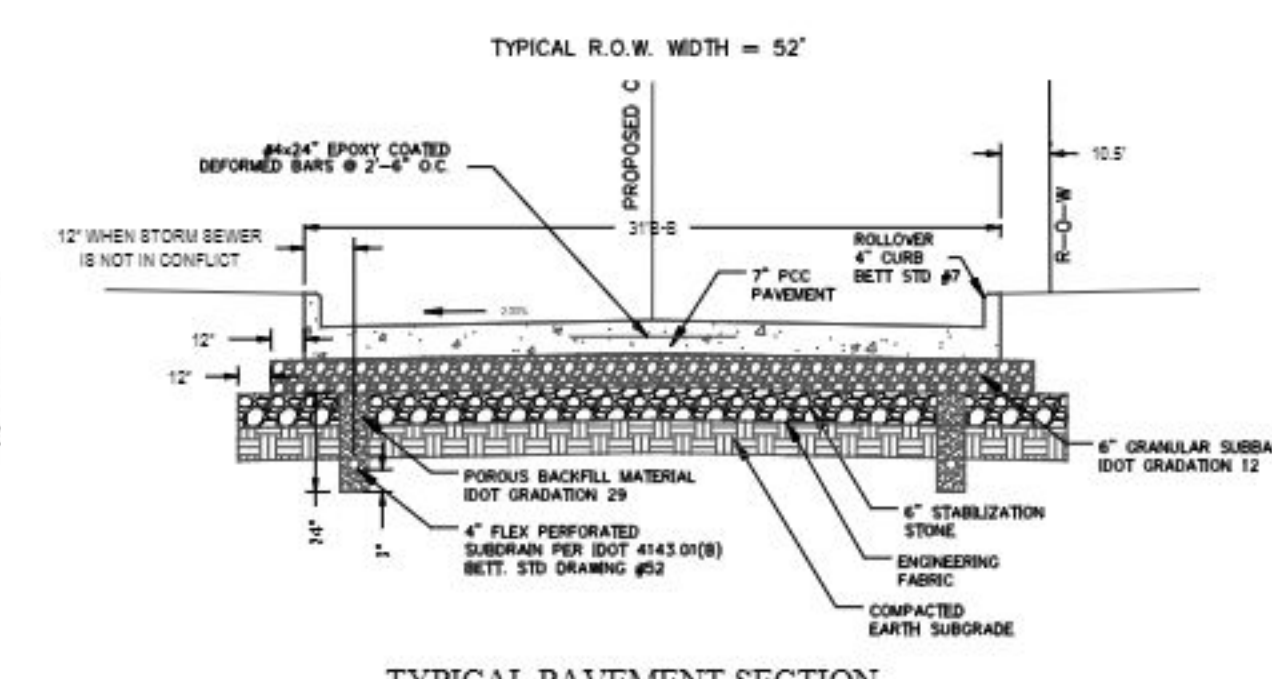
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0386G, EFFECTIVE DATE JUNE 9, 2014.
- OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
- 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.
- STORM WATER QUALITY MUST BE PROVIDED BY EACH LOT OWNER.



Area of Subdivision:
 Gross: 8.405 Acres ±
 R.O.W.: 0.599 Acres ±
 Lots 1-2: 7.082 Acres ±
 Outlot A: 0.724 Acres ±

PLAT INFORMATION

1. Owners:
DFCA INC,
Towne Centre, LLC
P.O. Box 69
Bettendorf, Iowa 52722
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Attorney:
Lane and Waterman
220 N. Main Street, Ste. 600
Davenport, IA 52801
Ph: (563) 333-6660



LEGEND:

EXISTING	EXISTING GAS VALVE	EXISTING CONTOUR LINE
SETBACK LINE	EXISTING WATER VALVE	PROPOSED CONTOUR LINE
CENTERLINE	EXISTING UTILITY POLE	
PROPERTY BOUNDARY	EXISTING LIGHT POLE	
EXISTING FENCE	EXISTING TREE	SPOT ELEVATION TOP OF CURB
EXISTING SANITARY	EXISTING BUSH	SPOT ELEVATION PL. @ SURFACE
PROPOSED SANITARY	EXISTING MANHOLE	SPOT ELEVATION SIDEWALK
EXISTING STORM SEWER	EXISTING FIRE HYDRANT	FINISHED FLOOR ELEVATION
PROPOSED STORM SEWER	FOUND PROPERTY PIN	
EXISTING WATER	CONTROL POINT	
PROPOSED WATER		
EXISTING GAS LINE		
EXISTING ELECTRIC		

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

MICHAEL D. RICHMOND
 Iowa License Number: 23503
 My license renewal date is December 31, 2019
 Date: _____
 Pages or sheets covered by this seal: 1



COMMUNITY DEVELOPMENT

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

May 19, 2021

Staff Report

Case No. 21-007

Subdivision Name: Belmont at Towne Centre Addition - Preliminary Plat

Location: Southeast of the intersection of Devils Glen Road and Belmont Road

Applicant: Dan Elias/DFCA, Inc.

Background Information and Facts

Dan Elias/DFCA, Inc. has submitted the preliminary plat of Belmont at Towne Centre Addition (see Aerial Photo - Attachment A). The zoning classification of the preliminary plat is C-2, Community Commercial District (see Zoning Map - Attachment B). Originally the ground was platted for a one-lot subdivision, but a more recent plat further divided the lots facing Devils Glen Road (see Hartz First and Fifth Additions – Attachments C and D). The size of the proposed preliminary plat area is 10 acres (see Preliminary Plat - Attachment E).

Future Land Use and Comprehensive Plan

The land use designation for the site is Community Commercial in which C-2, Community Commercial zoning is permitted. A variety of commercial retail business may be accommodated by this site. Lot 1 is the proposed for an ALDI grocery store for general food sales, which is a permitted use in the C-2 district. In the Comprehensive Plan, this preliminary plat follows the Goals Plan and Organization, Goal C: Attract and Retain Business and Industry.

Utilities

Utility connections will come from the south along Devils Glen Road and west along Belmont Road. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

The plat includes public right-of-way to create an extension of Middle Drive connecting to Belmont Road. The new intersection of Belmont Road and Middle Drive occurs approximately 430 feet east of Devils Glen Road. Middle Drive will provide access to the proposed grocery store. A second point of access to the site is anticipated from an existing entrance on Devils Glen Road via an access easement between Lots 1 and 2 of Hartz Fifth Addition. While right-of-way has been set aside for Middle Drive to transit fully across the property, only the portion between the private access easement and Belmont Road is required to be completed at this time. Future development of the property will trigger the completion of the remaining Middle Drive segment shown on the plat. The City's standard assessment waiver will be modified to

release the owner of the obligation to pay for the installation of public improvements in the right-of-way dedicated for future construction of Middle Drive.

Storm Water Detention

Storm water detention will be required for the site. Storm water storage and release will be in Outlot A. Storm water detention designs must be approved by the City Engineer prior to the issuance of building permits.

Recommended Action

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

1. Approval of the preliminary plat does not waive any applicable city, state, or federal provisions as required by law.
2. Approval of a final plat and a site development plan is required before development occurs on any specific lot.

Respectfully submitted,

Greg Beck
City Planner

May 24, 2021

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

SUBJECT: Planning and Zoning Commission's decision on the preliminary plat of Belmont at
Towne Centre, submitted by Dan Elias/DFCA, Inc. (Case 21-007)

Honorable Mayor and Members of the City Council:

On May 19, 2021, the Planning and Zoning Commission reviewed and recommended that your
Honorable Body approve the above named preliminary plat request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Preliminary Plat/Site Development Plan

5. Case 21-007; Belmont at Towne Centre Addition, submitted by Dan Elias/DFCA, Inc. (preliminary plat) (Deferred from meeting of April 21, 2021)
6. Case 21-038; 3221 Devils Glen Road, submitted by MS Consultants. (site development plan)

Beck reviewed the staff reports. Hunt stated that the square footage of the proposed ALDI grocery store is 19,209 rather than the 77,000 indicated in the staff report.

Kappeler asked if Middle Drive would be a city street. Beck confirmed this, adding that the section adjacent to Lot 1 would be paved now with the remainder being completed when development occurs on Lot 2. Kappeler asked if Middle Drive is currently considered a city street. Morlok explained that the portion of Middle Drive from Middle Road to the back side of Taco Bell is a city street. He added that right-of-way was dedicated for future improvement of Middle Drive adjacent to the lot for proposed car wash at 3011 Devils Glen Road. He explained that there would be no connection of the segments of Middle Drive that are considered to be city streets at this time and would not be until such time as the city feels that a full city street is needed.

Kappeler asked for clarification of the turning movement for trucks using the loading dock at the rear of the building. Beck explained that trucks would enter the lot from the private drive to the south, turn left, and then back into the loading dock.

Wennlund asked how the dumpster would be emptied given its proximity to the loading ramp and if it would be enclosed. Morlok explained that it is not in an enclosure but is located at the bottom of the ramp which is 4 feet below finished grade. He added that the waste contractor would use the same ramp as delivery trucks. Hunt commented that the ordinance does not require dumpsters to be enclosed but that developers are encouraged to do so.

Wennlund commented that the site plan shows that the drive lanes near the building will be constructed of heavy duty asphalt and suggested that concrete might be a better option.

Andy Nelson, 3160 Middle Haven Drive, expressed concern about the storm water detention for the subdivision negatively affecting his lot. He commented that when the car wash was built he began to have standing water on his lot that extends to Middle Drive. He asked if the proposed development would make his problem worse or would improve it. Morlok explained that only a small portion of the farm field would be graded. He stated

that the storm water detention basin in the southwest part of the property will be piped to Devils Glen Road which should help Nelson's situation. He indicated that at such time as the remainder of the property is developed, the surface runoff will have to be directed to the detention basin.

Melissa Burkle, 3148 Middle Haven Drive, expressed concern about the trash from Dunkin' blowing into her yard and asked if a fence would be a part of the project. Hunt explained that the Code Enforcement Department staff is aware of the problem with trash blowing, adding that they are frustrated with the conditions that they have seen. He stated that he does not believe that ALDI will produce the type of trash that fast food restaurants do. He offered to meet Burkle at her home to discuss the problems that she is having. Burkle stated that because there is no barrier between the fast food restaurants and her home, the trash blows directly into her yard. Hunt explained that he is checking to ensure that any required fencing was installed as per approved site development plans for those restaurants.

Burkle asked if sidewalks would be installed as a part of the project. Morlok stated that the only sidewalks that will be required are those along the new portion of Middle Drive.

On motion by Kappeler, seconded by Stoltenberg, that the preliminary plat of Belmont at Towne Center be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Stoltenberg, that a site development plan for 3221 Devils Glen Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.



COUNCIL LETTER

MEETING DATE: June 1, 2021

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 3221 Devils Glen Road, submitted by MS Consultants. (Case 21-038)

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

MS Consultants has submitted a site development plan for 3221 Devils Glen Road (see Aerial Photo - Attachment A). The zoning classification of the property is C-2, Community Commercial District (see Zoning Map - Attachment B). Originally, the ground was platted for a one-lot subdivision, but a more recent plat further divided the lots facing Devils Glen Road (see Hartz First and Fifth Additions – Attachments C and D). The size of the proposed preliminary plat area is 10 acres (see Preliminary Plat - Attachment E). The site will be the location of an ALDI grocery store. The tree count was met on the perimeter and parking areas (see Site Development Plan/Landscape Plan - Attachment F). The elevations show a 19,209 square foot store as a single story with a loading bay on the south side of the building (see Elevations - Attachment G).

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at its May 19, 2021 meeting.

Relationship to Goals: Attract and Retain Business and Industry.

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) Zoning Map; (C) Hartz First Addition Final Plat; (D) Hartz Fifth Addition Final Plat; (E) Belmont at Towne Centre Preliminary Plat; (F) Site Development Plan/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. _____ - 21

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
3221 DEVILS GLEN ROAD

WHEREAS, MS Consultants has submitted a site development plan for 3221 Devils Glen Road, 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 3221 Devils Glen Road 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. Approval of a final plat is required prior to development on any lot.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

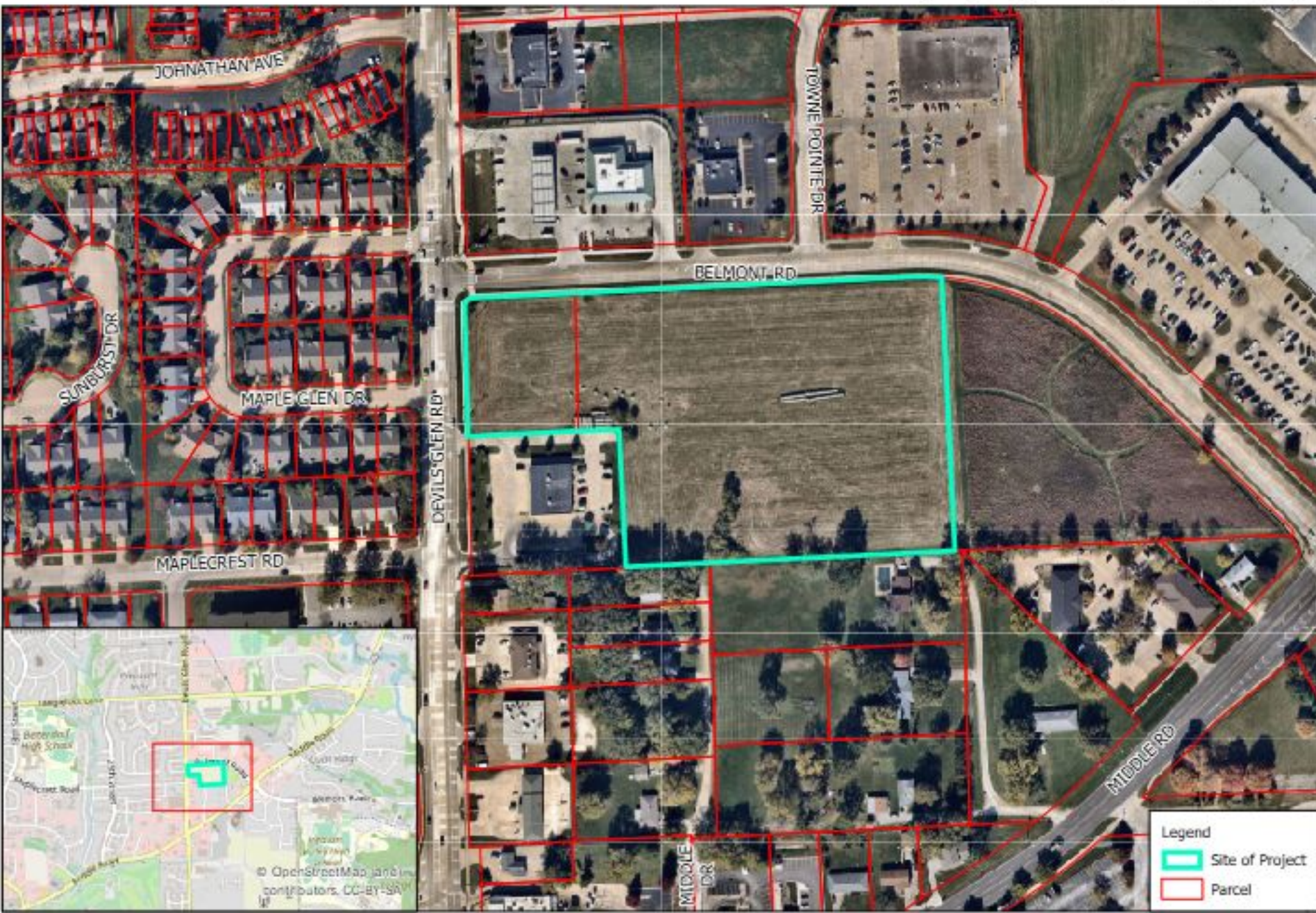
ATTEST:

Decker P. Ploehn, City Clerk

Case 21-007: Belmont at Towne Centre Preliminary Plat

Case 21-038: 3221 Devils Glen Road Site Plan

1 Inch = 222 Feet



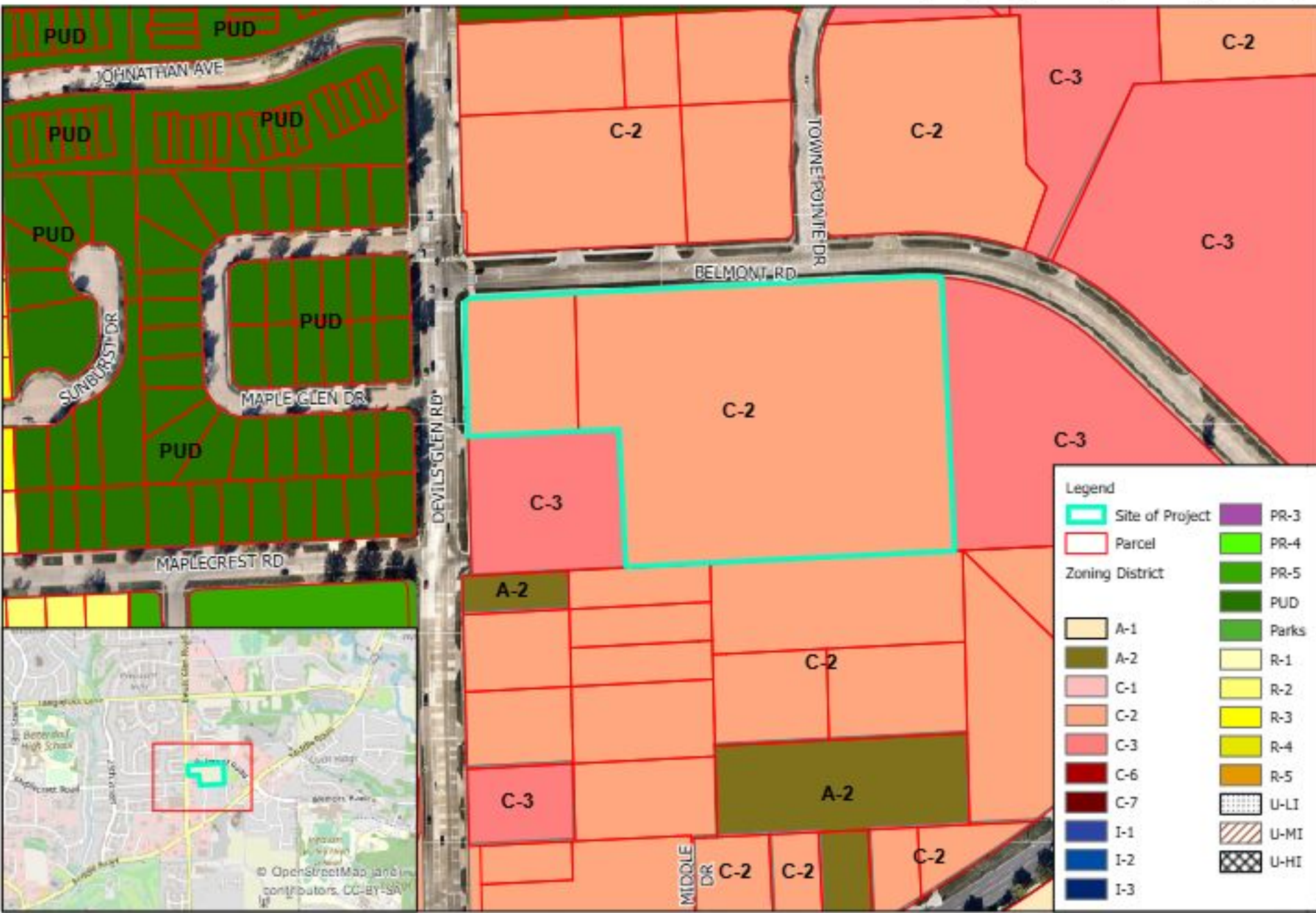
Legend

-  Site of Project
-  Parcel

Case 21-007: Belmont at Towne Centre Preliminary Plat

Case 21-038: 3221 Devils Glen Road Site Plan

1 Inch = 222 Feet



Legend

	Site of Project		PR-3
	Parcel		PR-4
	Zoning District		PR-5
			PUD
			Parks
			R-1
			R-2
			R-3
			R-4
			R-5
			U-LI
			U-MI
			U-HI

FINAL PLAT OF HARTZ FIRST ADDITION TO THE CITY OF BETTENDORF, IOWA

PART OF THE SOUTHEAST QUARTER SECTION 15
TOWNSHIP 70 NORTH, RANGE 4 EAST OF THE 5TH P.M.

OWNER - DEVELOPER
HENRY F. & ALVIN H. HARTZ
AGENT: CHET ROBBINS
4327 BUNKER HILL DRIVE
BETTENDORF, IOWA

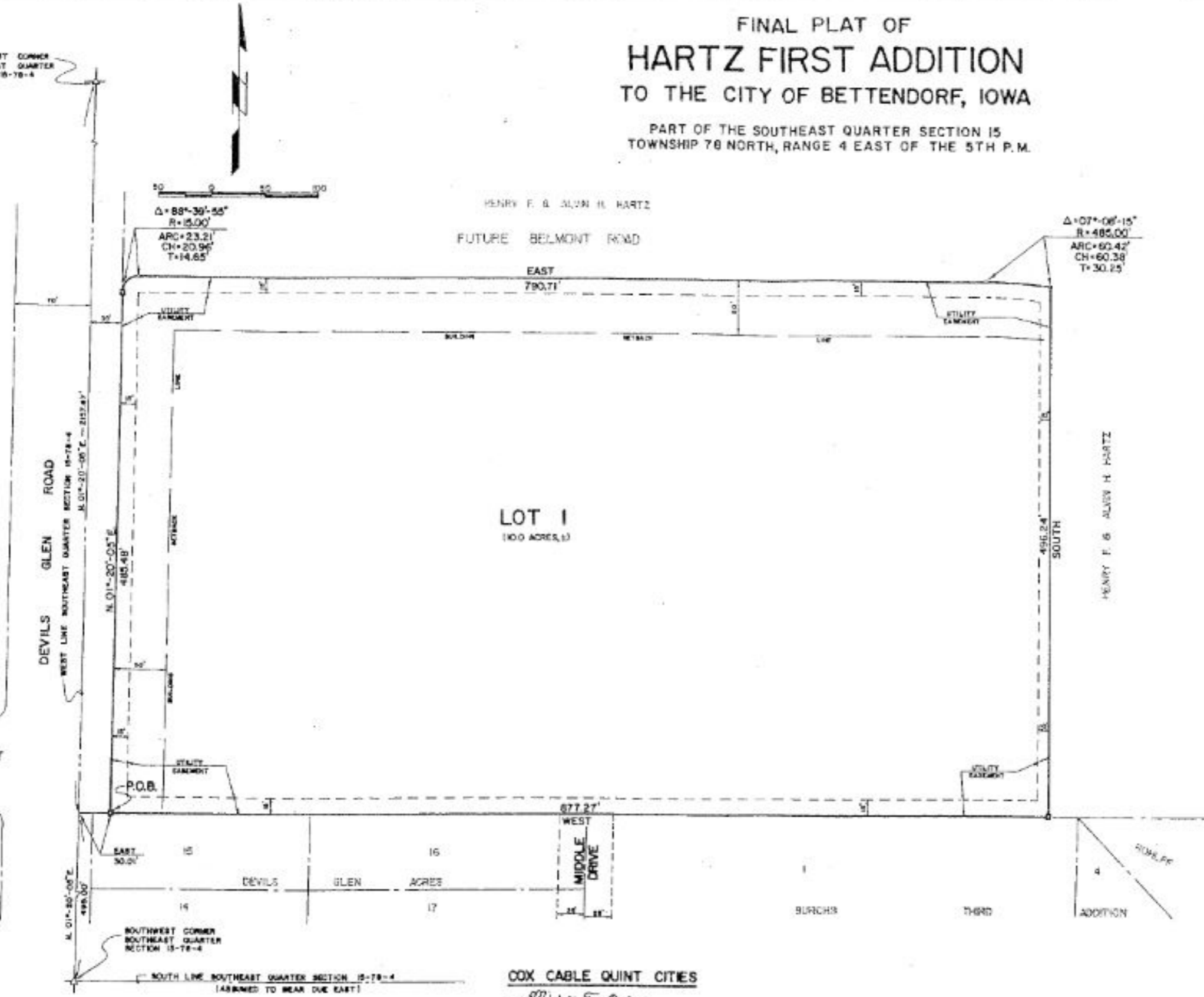
ATTACHMENT C

NORTHWEST CORNER
SOUTHEAST QUARTER
SECTION 15-70-4

PLEASANT VALLEY COMMUNITY SCHOOL DISTRICT

ECREST JAD

LITNER FIRST
ICN



GENERAL NOTES

- IRON MONUMENTS SET SHOWN THUS (1 1/2" x 3'-0")
- CONCRETE MONUMENTS SHOWN THUS (6" x 6" x 4'-0")
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
- SUBDIVISION CONTAINS 10.0 ACRES, MORE OR LESS
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA
- BLANKET UNDERGROUND EASEMENTS GRANTED TO INDIVIDUAL STRUCTURES FOR GAS SERVICE, WATER SERVICE, ELECTRIC SERVICE, TELEPHONE SERVICE, SEWER LATERALS & CABLE T.V.
- SIDEWALK SHALL BE INSTALLED ALONG DEVILS GLEN ROAD AND ALONG BELMONT ROAD WHEN IT IS DEVELOPED
- NO DIRECT ACCESS SHALL BE ALLOWED BETWEEN LOT 1 AND DEVILS GLEN ROAD. ACCESS TO DEVILS GLEN ROAD SHALL BE LIMITED TO THE LOCATION OF FUTURE BELMONT ROAD.

COX CABLE QUINT CITIES
BY Richard J. Carlson
DATE 9/3/86

IOWA ILLINOIS GAS & ELECTRIC CO.
BY R. K. Kambor
DATE 9/1/86

NORTHWESTERN BELL TELEPHONE CO.
BY J. L. G. G. G.
DATE 8-4-86

DAVENPORT WATER CO.
BY Chet Robbins
DATE 9-7-86

I, a Registered Land Surveyor under the laws of the State of Iowa, hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that the plat is a true and correct representation of the land surveyed.
David L. Meyer
DAVID L. MEYER Registered Land Surveyor No. 7222



CITY OF BETTENDORF, IOWA
BY W. J. Meyer
DATE 9/22/86

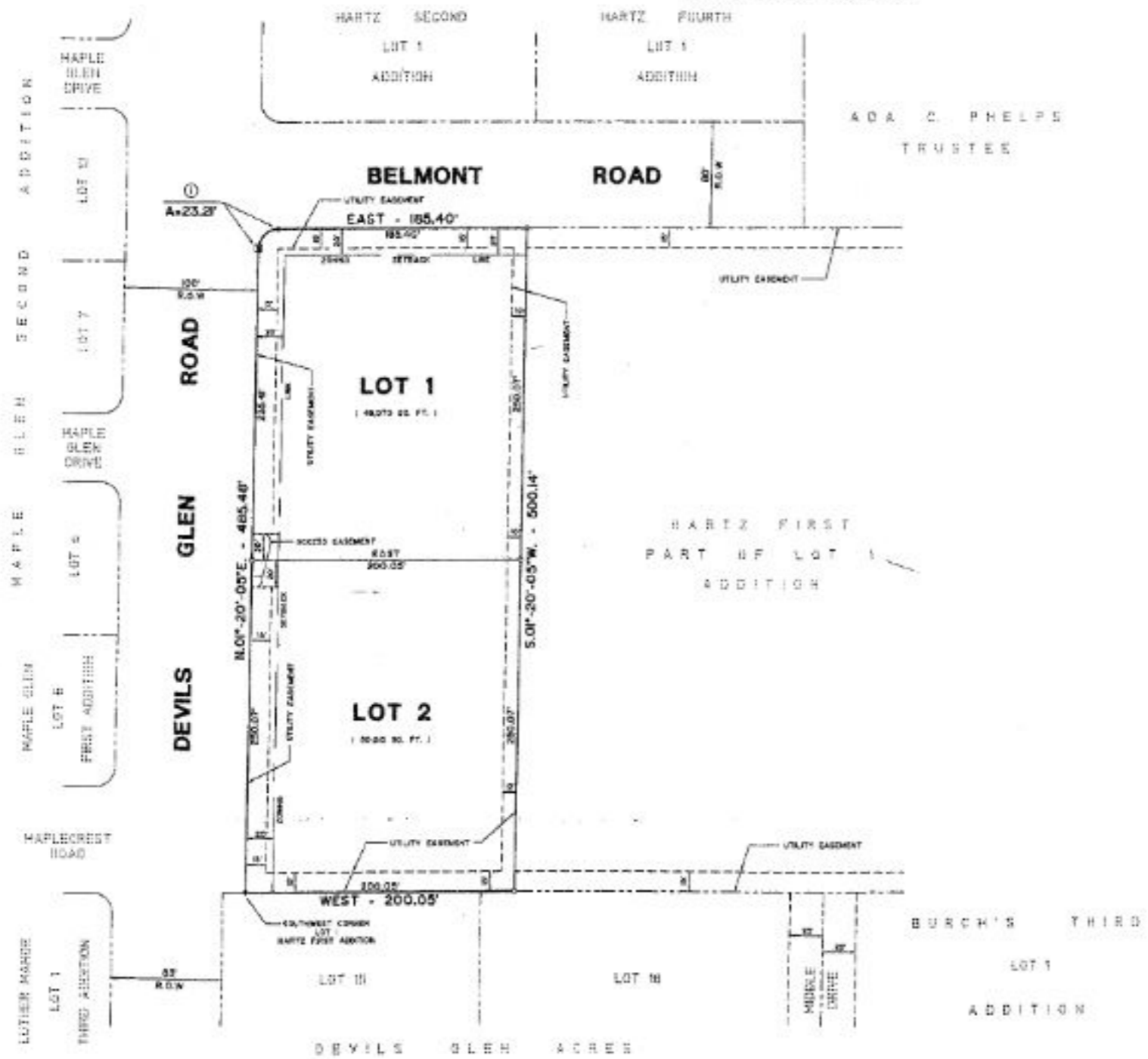
PLAN & ZONE COMMISSION
BY W. J. Meyer
DATE 9/22/86

PREPARED BY
VERBEKE - MEYER



FINAL PLAT OF HARTZ FIFTH ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
AND BEING A REPLAT OF PART OF LOT 1
HARTZ FIRST ADDITION



OWNER
FIRST BAPTIST CHURCH OF BETTENDORF
BETTENDORF, IOWA

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	15.00'	88°-32'-55"	23.27'	20.86'	N-45°-40'-00"E	14.65'

DEVELOPER
MEL FOSTER CO. PROPERTIES, INC. OF IOWA
3211 EAST 35th STREET COURT
DAVENPORT, IOWA
ATTN: ROB FICK

- GENERAL NOTES
- CONCRETE MONUMENTS FOUND SHOWN THUS (6" x 6" SQUARE)
 - IRON MONUMENTS FOUND SHOWN THUS (5/8" IRON PIN)
 - IRON MONUMENTS SET SHOWN THUS (5/8" x 30" IRON PIN)
 - DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
 - SUBDIVISION CONTAINS 2.30 ACRES, MORE OR LESS
 - FOR THIS SURVEY THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15-78-4 WAS ASSUMED TO BEAR EAST
 - BLANKET UNDERGROUND EASEMENT GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED
 - 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
 - A SIX FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG DEVILS GLEN ROAD AND A FOUR FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SOUTH SIDE OF BELMONT ROAD
 - BLANKET UNDERGROUND EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS AND PRIMARY ELECTRIC CABLE
 - A SECOND ACCESS FROM LOT 2 TO DEVILS GLEN ROAD, IF NEEDED, MUST BE LOCATED WITHIN THE SOUTH 80 FEET OF LOT 2. ACCESS FROM LOT 1 TO BELMONT ROAD SHALL BE LOCATED WITHIN THE EAST 50 FEET OF LOT 1.

I, Surveyor certify that the land surveyed hereon was prepared by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
Signature: *David L. Meyer*
DAVID L. MEYER, P.E. & C.S., LICENSE NO. 1222
Date: August 5, 1997
At Davenport, Iowa, this 5th day of August, 1997.



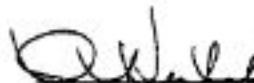
RESOLUTION APPROVING THE FINAL PLAT OF
HARTZ FIFTH ADDITION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Final Plat of Hartz Fifth Addition to the City of Bettendorf, Iowa, as filed with the Community Development Director of said City by Mel Foster Co. Properties, Inc. of IA, be and the same is hereby approved and adopted, subject to the following conditions:

1. That sidewalks be provided along the east side of Devils Glen Road and the south side of Belmont Road.
2. That Lots 1 and 2 share the access as shown on the plat.
3. That a second access to Lot 2 along Devils Glen Road be allowed in the southerly 80 feet only.
4. That access to Lot 1 off of Belmont Road be located along the north-eastern corner of the lot.
5. That the City not extend Middle Drive west to Devils Glen Road so not to interfere with Lot 2.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized and instructed to certify to the adoption of this Resolution upon said plat.

PASSED, APPROVED AND ADOPTED this 2nd day of September,
1997.



Mayor

ATTEST:



City Clerk

C-2 Community Commercial District

11-5-11: The C-2 community shopping district is intended to provide areas to be used as the primary shopping area for the local area and other nearby communities, transients, and for the shopping area for occupants of various business and industrial establishments. The district permits most all types of business and commercial enterprises, offices, and service establishments. This district is normally centrally located with respect to the shopping service area and located at the convergence or along the major thoroughfares of the community.

11-5-11B - Site And Structure Requirements:

1. Minimum Lot Area None required, except that each site area per housing unit shall have a ground area of not less than 1,500 square feet.
2. Front Yard All structures shall be set back at least 20 feet from the front lot line.
3. Side Yard None required; however, if a yard is provided, it shall be not less than 5 feet. Adjoining a residential district, a side yard equal to the adjacent yard required in the adjoining residential district shall be required.
4. Rear Yard None required.
5. Maximum Height No structure or portion thereof shall exceed a height of 10 stories or one 100 feet.

C-3 General Business District

11-5-12: The C-3 general business district is intended to provide mixed-use areas to be used for all types of retailing and service uses, certain wholesale and warehousing uses, and some limited industrial activities that are normally associated with commercial uses. The uses allowed are often large space uses and cater to customers who do not make frequent purchases. The market area for the permitted use extends to an area much larger than the local community. Automotive service type uses and automobile associated uses are normally located in this district to serve passerby traffic. Well-designed larger scale apartment complexes may also be included in this district. The district is normally located along major thoroughfares, where adequately sized parcels of land allow for large setbacks, clear vision, and safe ingress and egress.

11-5-11B - Site And Structure Requirements:

1. Minimum Lot Area None required, except that each site area per housing unit shall have a ground area of not less than 1,500 square feet.
2. Front Yard All structures shall be set back at least 20 feet from the front lot line.
3. Side Yard None required; however, if a yard is provided, it shall be not less than 5 feet. Adjoining a residential district, a side yard equal to the adjacent yard required in the adjoining residential district shall be required.
4. Rear Yard 10% of lot depth to maximum of 10 feet.
5. Maximum Height No structure or portion thereof shall exceed a height of 10 stories or one 100 feet.

PRELIMINARY PLAT

Belmont at Towne Centre Addition

AN ADDITION TO THE CITY OF BETTENDORF, IOWA

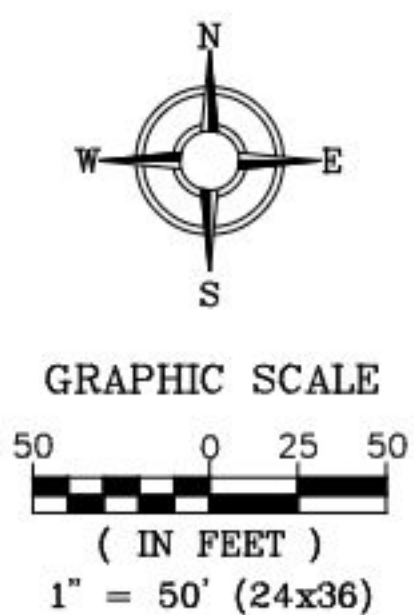
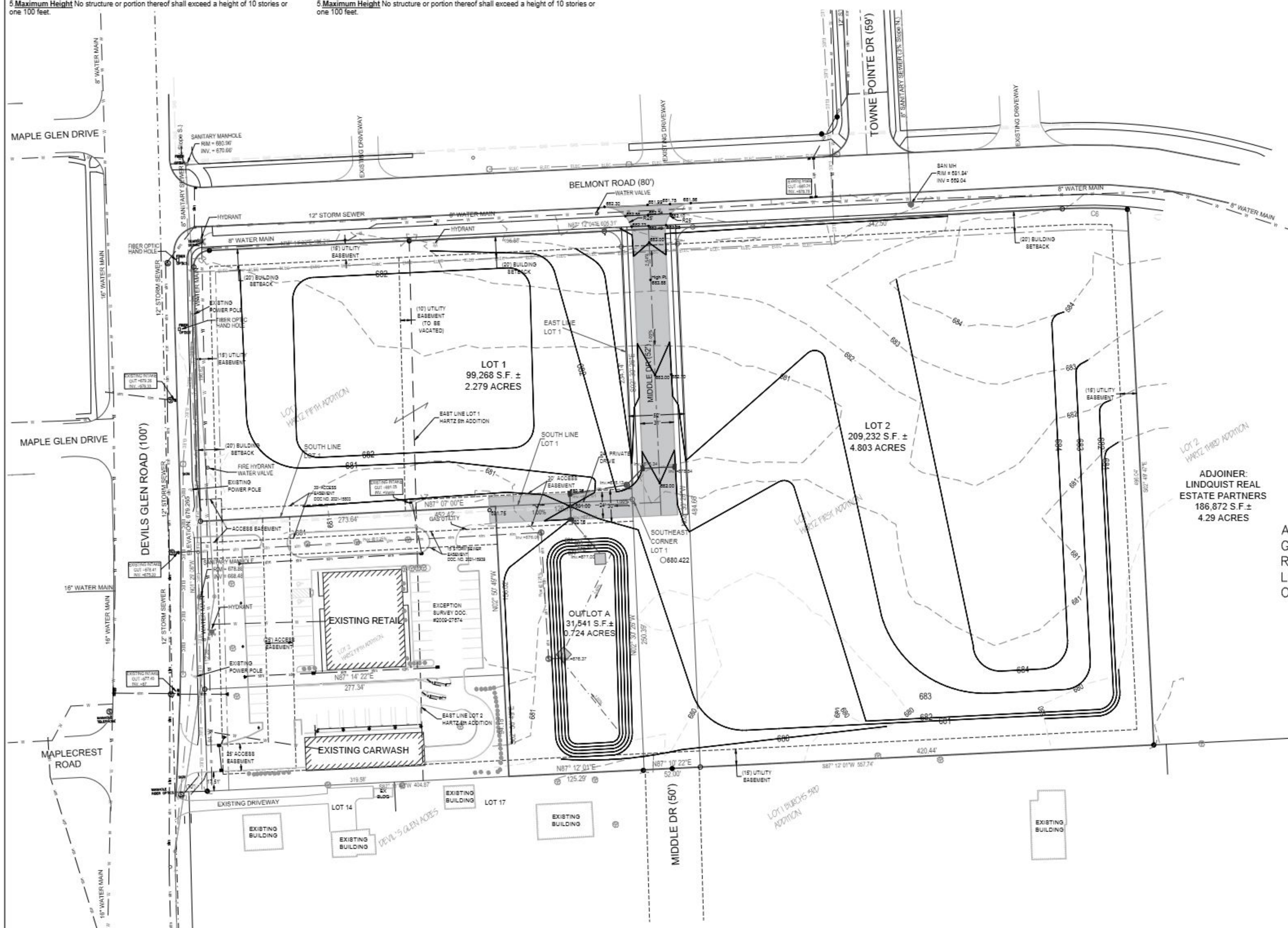
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA AND BEING A REPLAT OF PART OF LOT 1 OF HARTZ 1ST ADDITION AND LOTS 1 AND 2 OF HARTZ 5TH ADDITION



ATTACHMENT E

NOTES:

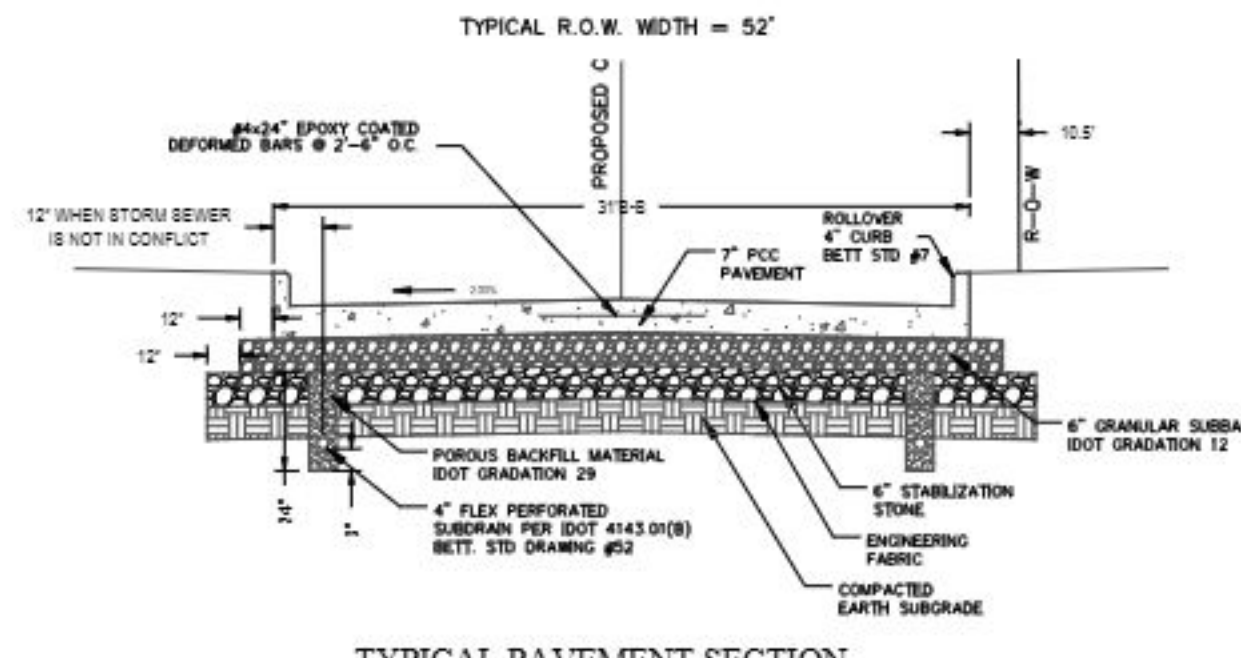
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0386G, EFFECTIVE DATE JUNE 9, 2014.
- OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
- 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.
- STORM WATER QUALITY MUST BE PROVIDED BY EACH LOT OWNER.



Area of Subdivision:
 Gross: 8.405 Acres ±
 R.O.W.: 0.599 Acres ±
 Lots 1-2: 7.082 Acres ±
 Outlot A: 0.724 Acres ±

PLAT INFORMATION

1. Owners:
DFCA INC,
Towne Centre, LLC
P.O. Box 69
Bettendorf, Iowa 52722
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Attorney:
Lane and Waterman
220 N. Main Street, Ste. 600
Davenport, IA 52801
Ph: (563) 333-6660



LEGEND:

EXISTING	EXISTING GAS VALVE	EXISTING CONTOUR LINE
SETBACK LINE	EXISTING WATER VALVE	PROPOSED CONTOUR LINE
CENTERLINE	EXISTING UTILITY POLE	
PROPERTY BOUNDARY	EXISTING LIGHT POLE	
EXISTING FENCE	EXISTING TREE	SPOT ELEVATION TOP OF CURB
EXISTING SANITARY	EXISTING BUSH	SPOT ELEVATION PL. @ OUTLET
PROPOSED SANITARY	EXISTING MANHOLE	SPOT ELEVATION SIDEWALK
EXISTING STORM SEWER	EXISTING FIRE HYDRANT	FINISHED FLOOR ELEVATION
PROPOSED STORM SEWER	FOUND PROPERTY PIN	
EXISTING WATER	CONTROL POINT	
PROPOSED WATER		
EXISTING GAS LINE		
EXISTING ELECTRIC		

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

MICHAEL D. RICHMOND
 Iowa License Number: 23503
 My license renewal date is December 31, 2019
 Date: _____
 Pages or sheets covered by this seal: 1



DATE: 04/27/2021 PROJECT NO: TOWNE CTR 2020
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

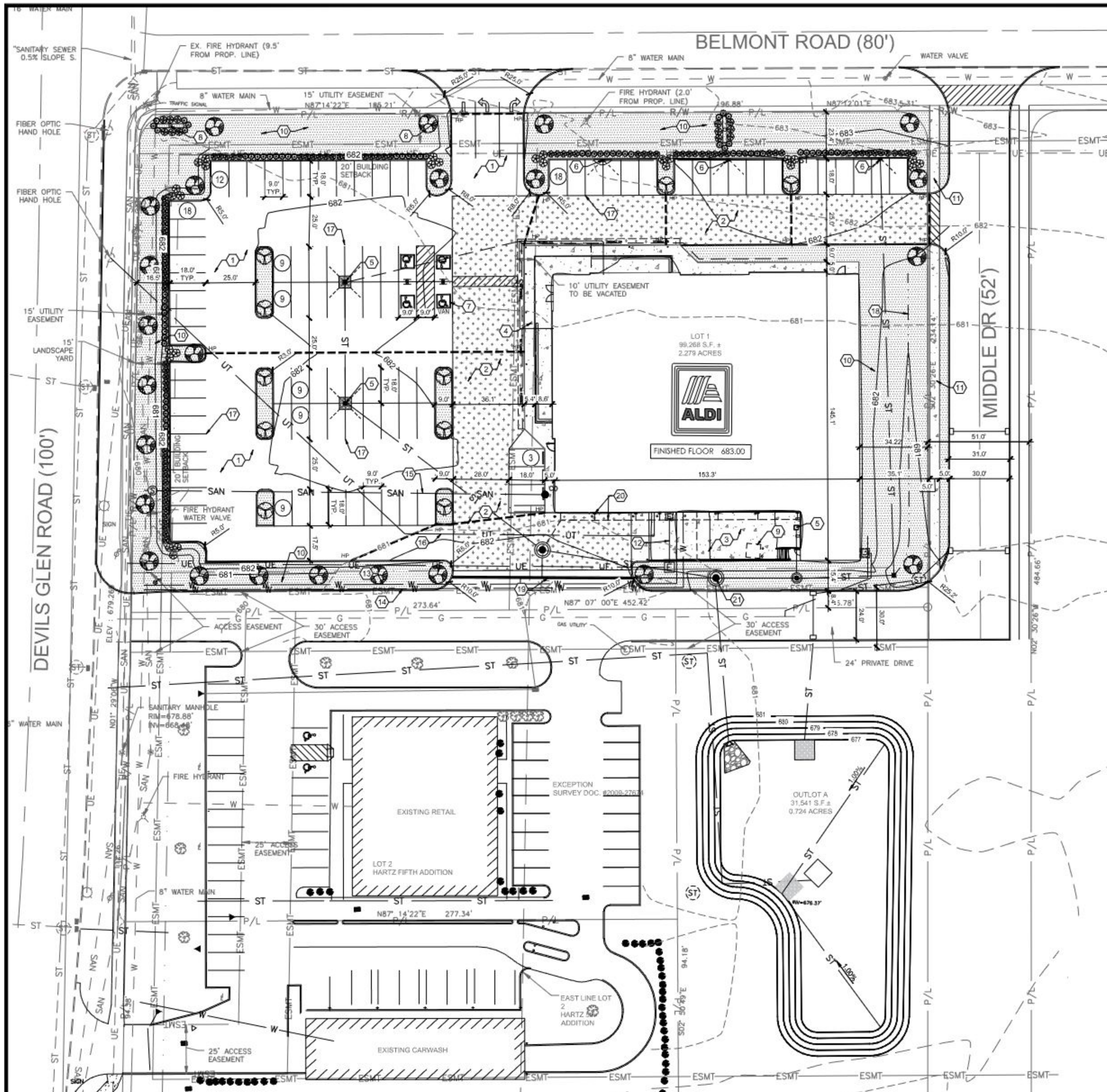
DRAWN BY: TAS CHECKED BY: MDR
 DRAWING LOCATION: S:\ELIAS-DAN\TOWNE CENTER II\TOWNE CENTER 2020

NO.	REVISIONS: DESCRIPTION	DATE
1.	PRE C.O.B. COMMENTS OF 5-6-21	5-10-21

PROJECT: PRELIMINARY PLAT
 BELMONT AT TOWNE CENTRE ADDITION
 BETTENDORF, IOWA 52722

DEVELOPER: DFCA INC.
 P.O. BOX 69
 BETTENDORF, IOWA 52722

SHEET NO. 1 of 1



GENERAL NOTES:

- A. ALL EXISTING UTILITIES, TOPOGRAPHY AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, BY SURVEYOR: TOWNSEND ENGINEERING, 2224 EAST 12 STREET, BETTENDORF, IOWA 52803.
- B. BY GRAPHICAL PLOTTING ONLY, THIS SITE IS SITUATED IN FEMA FLOOD ZONE X PER FIRM #19183C0388G, EFFECTIVE JULY 9, 2014.
- C. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- D. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT.
- E. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- F. ALL PAVEMENT MARKINGS DEPICTING PARKING SPACES, ACCESSIBLE PARKING SPACES, BARRIER FREE SYMBOLS, ACCESS AISLES, NO PARKING SIGNAGE, RESTRICTED PARKING AREAS, DRIVE LANES, VEHICULAR DIRECTION ARROWS AND STOP BARS SHALL BE APPLIED WITH MECHANICAL EQUIPMENT AND TEMPLATES AT THE LOCATIONS AND LENGTHS SHOWN ON THE PLANS (TWO COATS ALL LOCATIONS). PAINT SHALL BE WHITE IN COLOR (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET ALL APPLICABLE REQUIREMENTS OF LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- G. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- H. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.
- I. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- J. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL, HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- K. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE SHOWN. ALL RADII INDICATED ON PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

KEYED NOTES:

- ① PROPOSED STANDARD DUTY ASPHALT PAVEMENT.
- ② PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- ③ PROPOSED CONCRETE LOADING DOCK. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- ④ PROPOSED CONCRETE SIDEWALK. SEE STRUCTURAL PLANS FOR DETAILS.
- ⑤ PROPOSED SQUARE CATCH BASIN.
- ⑥ PROPOSED CURB INLET.
- ⑦ PROPOSED HANDICAP PARKING SPACES.
- ⑧ PROPOSED SITE SIGN. CONTRACTOR TO COORDINATE WITH OWNER. SEE ELECTRICAL PLANS FOR DETAILS.
- ⑨ PROPOSED DUMPSTER. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑩ PROPOSED GRASS LANDSCAPE AREA.
- ⑪ PROPOSED PUBLIC CONCRETE SIDEWALK TO MATCH EXISTING.
- ⑫ PROPOSED ELECTRICAL SERVICE LINE.
- ⑬ PROPOSED 2" TYPE K COPPER DOMESTIC WATER SERVICE.
- ⑭ PROPOSED 8" DUCTILE IRON, CLASS 52 FIRE WATER SERVICE.
- ⑮ PROPOSED 6" SANITARY SERVICE LINE.
- ⑯ PROPOSED TELEPHONE SERVICE LINE.
- ⑰ PROPOSED PAINTED PARKING STRIPING. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS OR SPECIFICATIONS.
- ⑱ PROPOSED DRAINAGE SWALE.
- ⑲ PROPOSED TRENCH DRAIN.
- ⑳ PROPOSED ROOF DRAIN COLLECTOR SYSTEM.
- ㉑ WATER QUALITY MANHOLE.

LEGEND

FEATURE	DESCRIPTION
	CONCRETE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	AREA TO BE GRADED AND SODDED
	GRADING HIGH POINT
	BUILDING SETBACK LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	DEMOLITION LINE
	STORM LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE

PROPOSED PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	FRAXINUS PENNSYLVANIA	GREEN ASH	B+B	2"	24
	POPULUS TREMULOIDES	QUAKING ASPEN	B+B	1"	10
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	SIZE	QTY
	VIBURNUM LENTAGO	NANNYBERRY	B+B	5 GAL.	107
	CORNUS FOEMINA RACEMOSA	GRAY DOGWOOD	B+B	5 GAL.	165
	VIBURNUM TRILOBUM	CRANBERRY Highbush	B+B	5 GAL.	27

SITE DATA

ZONING: C-2, COMMUNITY COMMERCIAL DISTRICT			
	SQ. FT.	ACRES	PERCENT
TOTAL SITE AREA	95,995	2.20	-
BUILDING	19,209	0.44	20.0
PAVEMENT AND WALK	50,401	1.16	52.5
EXISTING PERVIOUS	95,995	2.20	100.0
EXISTING IMPERVIOUS	0	0.00	0.0
TOTAL PROPOSED PERVIOUS	28,385	0.61	27.5
TOTAL PROPOSED IMPERVIOUS	69,610	1.60	72.5

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
FRONT	20'	84.53'
SIDE	5'	212.34'
REAR	20'	23.8'
LANDSCAPE	15'	18'

PARKING DATA

	REQUIRED	PROVIDED
STANDARD	92	92
HANDICAP**	4	4
TOTAL*	96	96

* TOTAL SPACES: 1 PER 200 SQ. FT. FLOOR AREA = 19,209 SQ. FT.
 ** H.C. SPACES: 1 PER 25 STANDARD SPACES

Issued:	Date:
A Concept No. 1	07/22/20
B Preliminary Site Development	04/27/21
C	
D	

Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

DO NOT SCALE PLANS
 Copying, Printing, Software and other processes required to produce these prints can stretch or print the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact your consultants with any need for additional dimensions or clarifications.

ms consultants, inc.
 engineers, architects, planners
 2221 Schrock Road
 Columbus, Ohio 43229-1547
 phone 614.898.7100
 fax 614.898.7570

DRAWN BY: TDB
 REVIEWED BY: PJK

Seal
 PROFESSIONAL OF RECORD:
 IAN AULTMAN No. 082.099531
 EXP. DATE: 11/30/2021

ALDI Inc.
 1 ALDI Drive
 Dwight, IL 60420
 (618) 941-6000
 (618) 941-6001 fax

ALDI Inc. Store #: XX
 Bettendorf, IA
 Devils Glenn & Belmont
 Bettendorf, IA 52722
 Scott County
 Project Name & Location:

Site Plan
 Drawing Name:
 Prototype Rls. 06/04/20 Project No. 40200-95
 Type: RHRD-V7
 C-104
 Scale: As Noted Drawing No.

IOWA ONE CALL
 1-800-292-8989
 www.iowaonecall.com





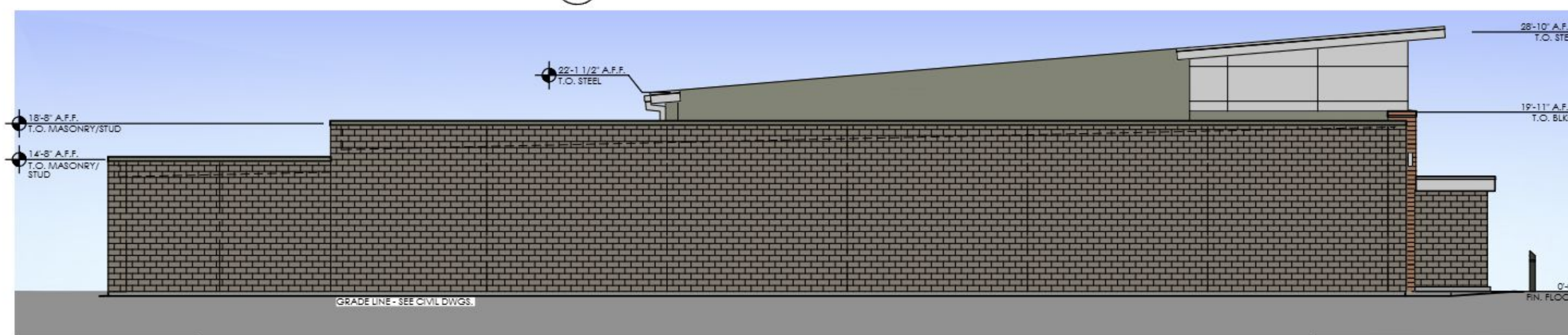
4 Front Elevation
SCALE: 1/8" = 1'-0"



3 Rear Elevation
SCALE: 1/8" = 1'-0"



2 Side Elevation
SCALE: 1/8" = 1'-0"



1 Side Elevation
SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.

Issued:	Date:
Concept No. 1	07/22/20
Revisions:	Date:

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ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: CLS
REVIEWED BY: NAL

Seal



ALDI Inc.
1 ALDI Drive
Dwight, IL 60420
(815) 941-4000
(815) 941-4001 fax

ALDI Inc. Store #: XX
Bettendorf
Devils Glenn & Belmont
Bettendorf, IA
Project Name & Location:

Exterior Elevations
Drawing Name:
Prototype Rls. 06/04/20 Project No. 40200-95
Type: RHRD-V7
A-201
Scale: As Noted Drawing No.



COMMUNITY DEVELOPMENT

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

May 19, 2021

Staff Report

Case No. 21-038

Location: 3221 Devils Glen Road – Site Development Plan

Applicant: MS Consultants

Background Information and Facts

MS Consultants has submitted a site development plan for 3221 Devils Glen Road (see Aerial Photo - Attachment A). The zoning classification of the property is C-2, Community Commercial District (see Zoning Map - Attachment B). Originally, the ground was platted for a one-lot subdivision, but a more recent plat further divided the lots facing Devils Glen Road (see Hartz First and Fifth Additions – Attachments C and D). The size of the proposed preliminary plat area is 10 acres (see Preliminary Plat - Attachment E). The site will be the location of an ALDI grocery store. The tree count was met on the perimeter and parking areas (see Site Development Plan/Landscape Plan - Attachment F). The elevations show a 19,209 square foot store as single story with a loading bay on the south side of the building (see Elevations - Attachment G).

Future Land Use and Comprehensive Plan

The land use designation for the site is Community Commercial in which C-2, Community Commercial zoning is permitted. A variety of commercial retail business may be accommodated by this site. The site is being proposed for General Food Sales, which is a permitted use in the C-2 district. The site development plan is consistent with Goal C: Attract and Retain Business and Industry of the City's Comprehensive Plan.

Utilities

Utility connections will come from the south along Devils Glen Road and west along Belmont Road. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

The plat includes public right-of-way to create an extension of Middle Drive connecting to Belmont Road. The new intersection of Belmont Road and Middle Drive occurs approximately 430 feet east of Devils Glen Road. Middle Drive will provide access to the proposed grocery store. A second point of access to the site is anticipated from an existing entrance on Devils Glen Road via an access easement between Lots 1 and 2 of Hartz Fifth Addition. While right-of-way has been set aside for Middle Drive to transit fully across the property, only the portion between the private access easement and Belmont Road is required to be completed at this

time. Future development of the property will trigger the completion of the remaining Middle Drive segment shown on the plat. The City's standard assessment waiver will be modified to release the owner of the obligation to pay for the installation of public improvements in the right-of-way dedicated for future construction of Middle Drive.

Storm Water Detention

Storm water detention will be required for the site. Storm water storage and release will be in Outlot A. Storm water detention designs must be approved by the City Engineer prior to the issuance of building permits.

Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the site development plan request 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. Approval of a final plat is required prior to development on any lot.

Respectfully submitted,

Greg Beck
City Planner

May 24, 2021

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 3221
Devils Glen Road, submitted by MS Consultants. (Case 21-038)

Honorable Mayor and Members of the City Council:

On May 19, 2021, 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 D. Hunt
Director, Community Development

Preliminary Plat/Site Development Plan

5. Case 21-007; Belmont at Towne Centre Addition, submitted by Dan Elias/DFCA, Inc. (preliminary plat) (Deferred from meeting of April 21, 2021)
6. Case 21-038; 3221 Devils Glen Road, submitted by MS Consultants. (site development plan)

Beck reviewed the staff reports. Hunt stated that the square footage of the proposed ALDI grocery store is 19,209 rather than the 77,000 indicated in the staff report.

Kappeler asked if Middle Drive would be a city street. Beck confirmed this, adding that the section adjacent to Lot 1 would be paved now with the remainder being completed when development occurs on Lot 2. Kappeler asked if Middle Drive is currently considered a city street. Morlok explained that the portion of Middle Drive from Middle Road to the back side of Taco Bell is a city street. He added that right-of-way was dedicated for future improvement of Middle Drive adjacent to the lot for proposed car wash at 3011 Devils Glen Road. He explained that there would be no connection of the segments of Middle Drive that are considered to be city streets at this time and would not be until such time as the city feels that a full city street is needed.

Kappeler asked for clarification of the turning movement for trucks using the loading dock at the rear of the building. Beck explained that trucks would enter the lot from the private drive to the south, turn left, and then back into the loading dock.

Wennlund asked how the dumpster would be emptied given its proximity to the loading ramp and if it would be enclosed. Morlok explained that it is not in an enclosure but is located at the bottom of the ramp which is 4 feet below finished grade. He added that the waste contractor would use the same ramp as delivery trucks. Hunt commented that the ordinance does not require dumpsters to be enclosed but that developers are encouraged to do so.

Wennlund commented that the site plan shows that the drive lanes near the building will be constructed of heavy duty asphalt and suggested that concrete might be a better option.

Andy Nelson, 3160 Middle Haven Drive, expressed concern about the storm water detention for the subdivision negatively affecting his lot. He commented that when the car wash was built he began to have standing water on his lot that extends to Middle Drive. He asked if the proposed development would make his problem worse or would improve it. Morlok explained that only a small portion of the farm field would be graded. He stated

that the storm water detention basin in the southwest part of the property will be piped to Devils Glen Road which should help Nelson's situation. He indicated that at such time as the remainder of the property is developed, the surface runoff will have to be directed to the detention basin.

Melissa Burkle, 3148 Middle Haven Drive, expressed concern about the trash from Dunkin' blowing into her yard and asked if a fence would be a part of the project. Hunt explained that the Code Enforcement Department staff is aware of the problem with trash blowing, adding that they are frustrated with the conditions that they have seen. He stated that he does not believe that ALDI will produce the type of trash that fast food restaurants do. He offered to meet Burkle at her home to discuss the problems that she is having. Burkle stated that because there is no barrier between the fast food restaurants and her home, the trash blows directly into her yard. Hunt explained that he is checking to ensure that any required fencing was installed as per approved site development plans for those restaurants.

Burkle asked if sidewalks would be installed as a part of the project. Morlok stated that the only sidewalks that will be required are those along the new portion of Middle Drive.

On motion by Kappeler, seconded by Stoltenberg, that the preliminary plat of Belmont at Towne Center be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Stoltenberg, that a site development plan for 3221 Devils Glen Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.



COUNCIL LETTER

MEETING DATE: June 1, 2021

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of Villas of Forest Grove Crossing 2nd Addition (replat), submitted by Youssi Investments of Iowa, LLC. (Case 21-032)

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

Youssi Investments of Iowa, LLC has submitted a replat of Lots 25-27, Forest Grove Crossing Fourth Addition which are located east of Forest Grove Crossing Third Addition (see Aerial Photo and Final Plat - Attachments A and B). The replat known as Villas of Forest Grove Crossing 2nd Addition is to provide 9 separate lots for the 9 units (see Proposed Final Plat - Attachment C).

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

Relationship to Goals: Provide Housing Options and Reinvest in Existing Neighborhoods.

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) Proposed 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. _____ - 21

RESOLUTION APPROVING THE FINAL PLAT OF
VILLAS OF FOREST GROVE CROSSING 2ND ADDITION
(REPLAT OF LOTS 25-27, FOREST GROVE CROSSING FOURTH ADDITION)

WHEREAS, Youssi Investments of Iowa, LLC has submitted the final plat of Villas of Forest Grove Crossing 2nd Addition (replat of Lots 25-27, Forest Grove Crossing Fourth 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 Villas of Forest Grove Crossing 2nd Addition (replat of Lots 25-27, Forest Grove Crossing Fourth 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. Sanitary sewer must be accommodated to connect to the east on any future plat.
3. All engineering plans must be approved by the City Engineer prior to City Council consideration of the final plat.
4. A sealcoated road that will be able to accommodate Fire Department equipment must be constructed to connect to Charissa's Place.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk



Legend

-  Replat Site
-  Parcel

FINAL PLAT

ATTACHMENT B

FOREST GROVE CROSSING FOURTH ADDITION

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	38.87	25.00	089°06'04"	35.07
C2	39.67	25.00	090°54'56"	35.64
C3	39.67	25.00	090°54'56"	35.64
C4	38.87	25.00	089°06'04"	35.07
C5	38.87	25.00	089°06'04"	35.07
C6	39.67	25.00	090°54'56"	35.64
C7	39.67	25.00	090°54'56"	35.64
C8	38.87	25.00	089°06'04"	35.07
C9	62.41	99.50	035°56'08"	61.39
C10	62.41	99.50	035°56'08"	61.39
C11	26.11	55.50	026°57'16"	25.87
C12	50.78	55.50	062°25'39"	49.03
C13	45.09	55.50	046°33'12"	43.86
C14	46.05	55.50	047°32'23"	44.74
C15	51.60	55.50	063°16'20"	49.76
C16	24.34	55.50	025°07'25"	24.14

APPROVAL SIGNATURES:

[Signature] 10-20-20
MAYOR DATE:

[Signature] 10-20-20
CITY CLERK DATE:

[Signature] 10-15-20
CHAIRMAN PLAN & ZONE DATE:

[Signature] 10-13-2020
CENTURY LINK DATE:

[Signature] 10-13-2020
IOWA - AMERICAN WATER COMPANY DATE:

[Signature] 10-14-20
MEDIACOM DATE:

[Signature] 10-14-20
MIDAMERICAN ENERGY DATE:

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

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

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

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

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

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

THE SUBJECT PROPERTY WILL BE ZONED UMI: URBAN MEDIUM INTENSITY AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376F AND #19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.

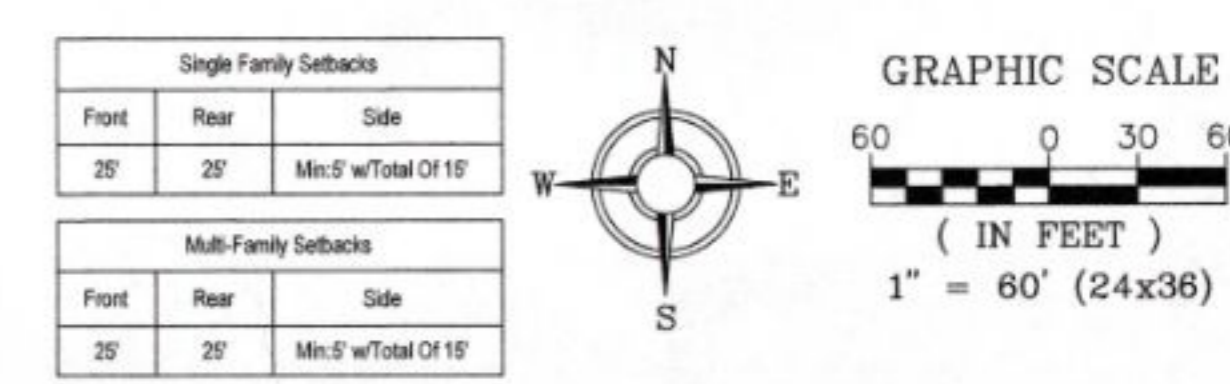
LOTS 1-24 SHALL BE DESIGNATED FOR SINGLE FAMILY USE.

LOTS 25-27 SHALL BE DESIGNATED FOR MULTI-FAMILY USE.

OUTLOT A AND OUTLOT B SHALL BE DESIGNATED FOR STORM WATER DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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.

SIDEWALKS MUST BE INSTALLED ADJACENT TO OUTLOTS PRIOR TO ACCEPTANCE OF THE SUBDIVISION BY THE CITY. SIDEWALK ALONG FOREST GROVE DRIVE SHALL BE 6 FEET WIDE.



PLAT INFORMATION

1. Owner: Youssi Investments of Iowa, LLC
2815 Hamson Way
Belvidere, IL 61008

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

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

4. Attorney: Tom Pastrnak
313 W. 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

Area of Subdivision:
Gross: 11.055 Acres ±
R.O.W.: 2.487 Acres ±
Lots 1-27: 8.568 Acres ±

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

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] 10-20-20
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewed date is December 31, 2021
Pages of sheets covered by this seal: 1

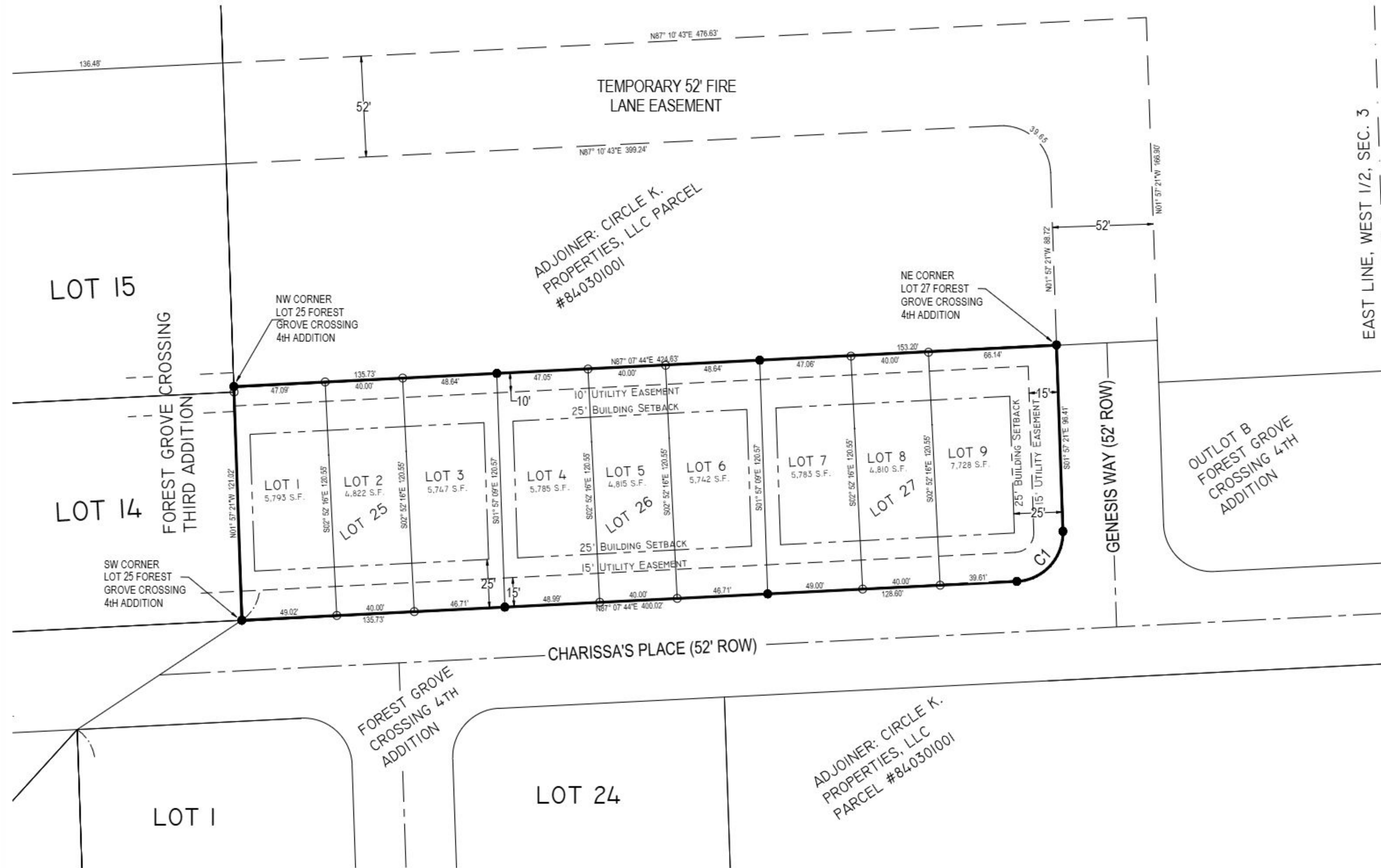
RE-PLAT

VILLAS OF FOREST GROVE CROSSING 2nd ADDITION

BEING A RE-PLAT OF LOTS 25-27 OF FOREST GROVE CROSSING FOURTH ADDITION, PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 3, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA

NOTES:

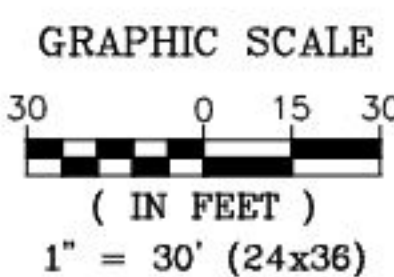
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
- "UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY WILL BE ZONED UMI: URBAN MEDIUM INTENSITY AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376F AND 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.
- STORM WATER DETENTION FOR THIS SUBDIVISION SHALL BE ACCOMMODATED BY OUTLOTS A AND B OF FOREST GROVE CROSSING 4th ADDITION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF THAT SUBDIVISION AND ITS SUBSEQUENT ITERATIONS.
- 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.
- LOTS 1-9 ARE TOWN HOME LOTS. THE LOT LINES COINCIDENTAL WITH THE CENTERLINE OF A PARTY WALL SHALL HAVE A ZERO SETBACK.



APPROVAL SIGNATURES:

- MAYOR _____ DATE: _____
 - CITY CLERK _____ DATE: _____
 - CHAIRMAN PLAN & ZONE _____ DATE: _____
 - CENTURY LINK _____ DATE: _____
 - IOWA - AMERICAN WATER COMPANY _____ DATE: _____
 - METRONET _____ DATE: _____
 - MEDIACOM _____ DATE: _____
 - MIDAMERICAN ENERGY _____ DATE: _____
- APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

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



Area of Subdivision:
 Gross: 1.172 Acres ±
 R.O.W.: 0.00 Acres ±
 Lots 1-9: 1.172 Acres ±

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

Multi-Family Setbacks		
Front	Rear	Side
25'	25'	Min: 5' w/ Total Of 15'

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	38.87'	25.00'	089°06'04"	35.07'	S42° 35' 11"W

PLAT INFORMATION

- Owner: Youssi Investments of Iowa, LLC
9874 Nevada Way
Belvidere, IL 61008
- Engineer: Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor: Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney: Pastmak Law Firm PC
313 W. 3rd Street Suite 1
Davenport, IA 52801
Ph: (563) 323-7737



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
 MICHAEL D. RICHMOND
 Iowa License Number: 23503
 My license renewal date is December 31, 2021
 Pages or sheets covered by this seal: 1



DATE: 3/30/2021
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MDR CHECKED BY: MDR
 DRAWING LOCATION

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: VILLAS OF FOREST GROVE CROSSING 2nd ADDITION FOREST GROVE DRIVE BETTENDORF, IA 52722

DEVELOPER: YOUSSI INVESTMENTS OF IOWA, LLC. 9874 NEVADO WAY BELVIDERE, IL 61008

SHEET NO. 1 OF 1



COMMUNITY DEVELOPMENT

City Hall Annex 1, 4403 Devils Glen Road, Bettendorf, Iowa 52722 1. (563) 344-4100

May 19, 2021

Staff Report

Case No. 21-032

Location: Villas of Forest Grove Crossing 2nd Addition – Final Plat

Applicant: Youssi Investments of Iowa, LLC.

Current Zoning Classification: Urban Medium Intensity

Background Information and Facts

This submittal was deferred from the April 21 meeting because a site development plan had not yet been submitted. Youssi Investments of Iowa, LLC has submitted a replat of Lots 25-27, Forest Grove Crossing Fourth Addition which are located east of Forest Grove Crossing Third Addition (see Aerial Photo and Final Plat - Attachments A and B). The replat known as Villas of Forest Grove Crossing 2nd Addition is to provide an area of open space in front and back of each unit for each lot of record or nine lots for nine units (see Proposed Final Plat - Attachment C).

Future Land Use and Comprehensive Plan

The Urban Medium Intensity (UMI) land use designation is governing this site. The UMI land use designation permitted the Urban Medium Intensity zoning classification. Townhouses are permitted in this zoning classification. In the Comprehensive Plan - Goals and Plan Organization: Housing: Goal D Provide Housing Options and Reinvest in Existing Neighborhoods is indicated.

Utilities

Utilities are available along Forest Grove Drive and from near the Davenport city limits leading to the rest area. Water service and electrical will originate along Forest Grove Drive. All utilities have been extended to these lots through Forest Grove Crossing First and Third Additions. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer will come from available connections to the west and will be stubbed through the subdivision further to the east.

Thoroughfare Plan/Access

Two streets will originate from Forest Grove Drive as a part of the future development of the site. Charissa's Place connects to Grove Crossing which is the major through street off of Forest Grove Drive into the Third Addition. A sealcoated road that will be able to

accommodate Fire Department equipment will be constructed to connect Charissa's Place to act as an additional access from the east.

Storm Water Detention

Storm water detention is required and has been approved by the City Engineer. Storm water detention must be accommodated for all development within the proposed subdivisions.

Recommended Action

Staff recommends the Planning and Zoning Commission support the replatting to facilitate the design needed for transactions of sale of lots.

Staff would add the following conditions to any approval of the final plat:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. Sanitary sewer must be accommodated to connect to the east on any future plat.
3. All engineering plans must be approved by the City Engineer prior to City Council consideration of the final plat.
4. A sealcoated road that will be able to accommodate Fire Department equipment must be constructed to connect to Charissa's Place if determined by the Bettendorf Fire Department to be necessary.

Respectfully submitted,

Greg Beck
City Planner

May 24, 2021

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 and site development plan for Villas of Forest Grove Crossing 2nd Addition, submitted by Youssi Investments of Iowa, LLC. (Cases 21-032 and 21-040)

Honorable Mayor and Members of the City Council:

On May 19, 2021, 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 D. Hunt
Director, Community Development

Replat/Site Development Plan

9. Case 21-032; Villas of Forest Grove Crossing 2nd Addition, submitted by Youssi Investments of Iowa, LLC. (replat) (Deferred from meeting of April 21, 2021)
10. Case 21-040; Villas of Forest Grove Crossing 2nd Addition, submitted by Youssi Investments of Iowa, LLC. (site development plan)

Beck reviewed the staff reports. Hunt commented that a fire lane and paving of Cash's Path is a part of the Forest Grove Crossing 4th Addition that is currently being developed south of the proposed subdivision.

Wennlund commented that the condition in the staff report related to the fire lane indicates that it will be necessary if it is determined by the Fire Department to be necessary. He stated that it has already been determined to be necessary and asked if the verbiage should be changed. Hunt confirmed this, adding that the fire lane is already in place.

Kappeler asked if the next phase of development would have a fire lane. Hunt confirmed this. Morlok added that the next phase is Forest Grove Crossing 4th Addition that was approved approximately a year ago. He indicated that the proposed plat is a replat of 3 of those lots. He stated that he has had a recent discussion regarding the fire lane requirements and building permit issuance.

On motion by Stoltenberg, seconded by Ormsby, that the final plat of Villas of Forest Grove Crossing 2nd Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Adam, that a site development plan for Villas of Forest Grove Crossing 2nd Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.



COUNCIL LETTER

MEETING DATE: June 1, 2021

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for Villas of Forest Grove Crossing 2nd Addition (proposed), submitted by Youssi Investments of Iowa, LLC. (Case 21-040)

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

Youssi Investments of Iowa, LLC has submitted a site development plan for the proposed Villas of Forest Grove 2nd Addition (see Aerial Photo and Final Plat - Attachments A and B). The replat will provide individual lots for the nine units proposed (see Proposed Final Plat - Attachment C). The site development plan shows 3, three-unit townhouses. Ten trees are shown on the site development plan with an additional four being necessary along the street frontage (see Site Development Plan/Landscape Plan - Attachment D).

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at its May 19 meeting.

Relationship to Goals: Provide Housing Options and Reinvest in Existing Neighborhoods.

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) Proposed Final Plat; (D) Site Development Plan/Landscape Plan; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 21

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
VILLAS OF FOREST GROVE CROSSING 2ND ADDITION (PROPOSED)

WHEREAS, Youssi Investments of Iowa, LLC has submitted a site development plan for Villas of Forest Grove Crossing 2nd Addition (proposed), 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 Villas of Forest Grove Crossing 2nd Addition (proposed) 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. Sanitary sewer must be accommodated to connect to the east on any future plat.
3. All engineering plans must be approved by the City Engineer prior to City Council consideration of the final plat.
4. The 52-foot fire lane easement connecting to Charissa's Place must be maintained and remain open until the Bettendorf Fire Department approves its closure.
5. Additional four trees to be planted outside of street frontage.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.



Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk



Legend

-  Replat Site
-  Parcel

FINAL PLAT

FOREST GROVE CROSSING FOURTH ADDITION

ATTACHMENT B

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	38.87	25.00	089°06'04"	35.07
C2	39.67	25.00	090°54'56"	35.64
C3	39.67	25.00	090°54'56"	35.64
C4	38.87	25.00	089°06'04"	35.07
C5	38.87	25.00	089°06'04"	35.07
C6	39.67	25.00	090°54'56"	35.64
C7	39.67	25.00	090°54'56"	35.64
C8	38.87	25.00	089°06'04"	35.07
C9	62.41	99.50	035°56'08"	61.39
C10	62.41	99.50	035°56'08"	61.39
C11	26.11	55.50	026°57'16"	25.87
C12	50.78	55.50	062°25'39"	49.03
C13	45.09	55.50	046°33'12"	43.86
C14	46.05	55.50	047°32'23"	44.74
C15	51.60	55.50	063°16'20"	49.76
C16	24.34	55.50	025°07'25"	24.14

APPROVAL SIGNATURES:

[Signature] 10-20-20
MAYOR DATE:

[Signature] 10-20-20
CITY CLERK DATE:

[Signature] 10-15-20
CHAIRMAN PLAN & ZONE DATE:

[Signature] 10-13-2020
CENTURY LINK DATE:

[Signature] 10-13-2020
IOWA - AMERICAN WATER COMPANY DATE:

[Signature] 10-14-20
MEDIACOM DATE:

[Signature] 10-14-20
MIDAMERICAN ENERGY DATE:

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

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

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

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

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

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

THE SUBJECT PROPERTY WILL BE ZONED UMI: URBAN MEDIUM INTENSITY AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376F AND #19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.

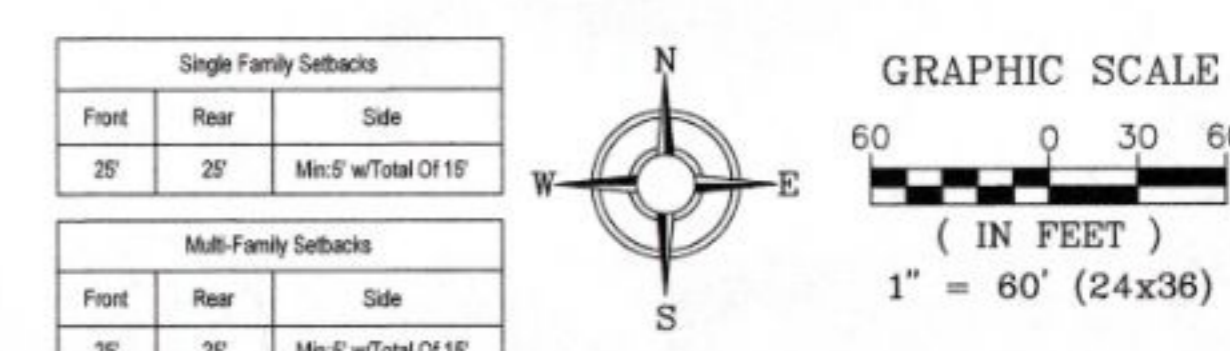
LOTS 1-24 SHALL BE DESIGNATED FOR SINGLE FAMILY USE.

LOTS 25-27 SHALL BE DESIGNATED FOR MULTI-FAMILY USE.

OUTLOT A AND OUTLOT B SHALL BE DESIGNATED FOR STORM WATER DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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.

SIDEWALKS MUST BE INSTALLED ADJACENT TO OUTLOTS PRIOR TO ACCEPTANCE OF THE SUBDIVISION BY THE CITY. SIDEWALK ALONG FOREST GROVE DRIVE SHALL BE 6 FEET WIDE.



PLAT INFORMATION

1. Owner: Youssi Investments of Iowa, LLC
2815 Hamson Way
Belvidere, IL 61008

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

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

4. Attorney: Tom Pastrnak
313 W. 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

Area of Subdivision:
Gross: 11.055 Acres ±
R.O.W.: 2.487 Acres ±
Lots 1-27: 8.568 Acres ±

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND

#5 REBAR, UNLESS NOTED = ●

#5 REBAR W/ YELLOW CAP #23503 = ○

BOUNDARY LINE = _____

ROAD CENTER LINE = _____

EASEMENT LINE = _____

SETBACK LINE = _____

SECTION LINE = _____

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] 10-14-20
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewed date is December 31, 2021
Pages of sheets covered by this seal: 1

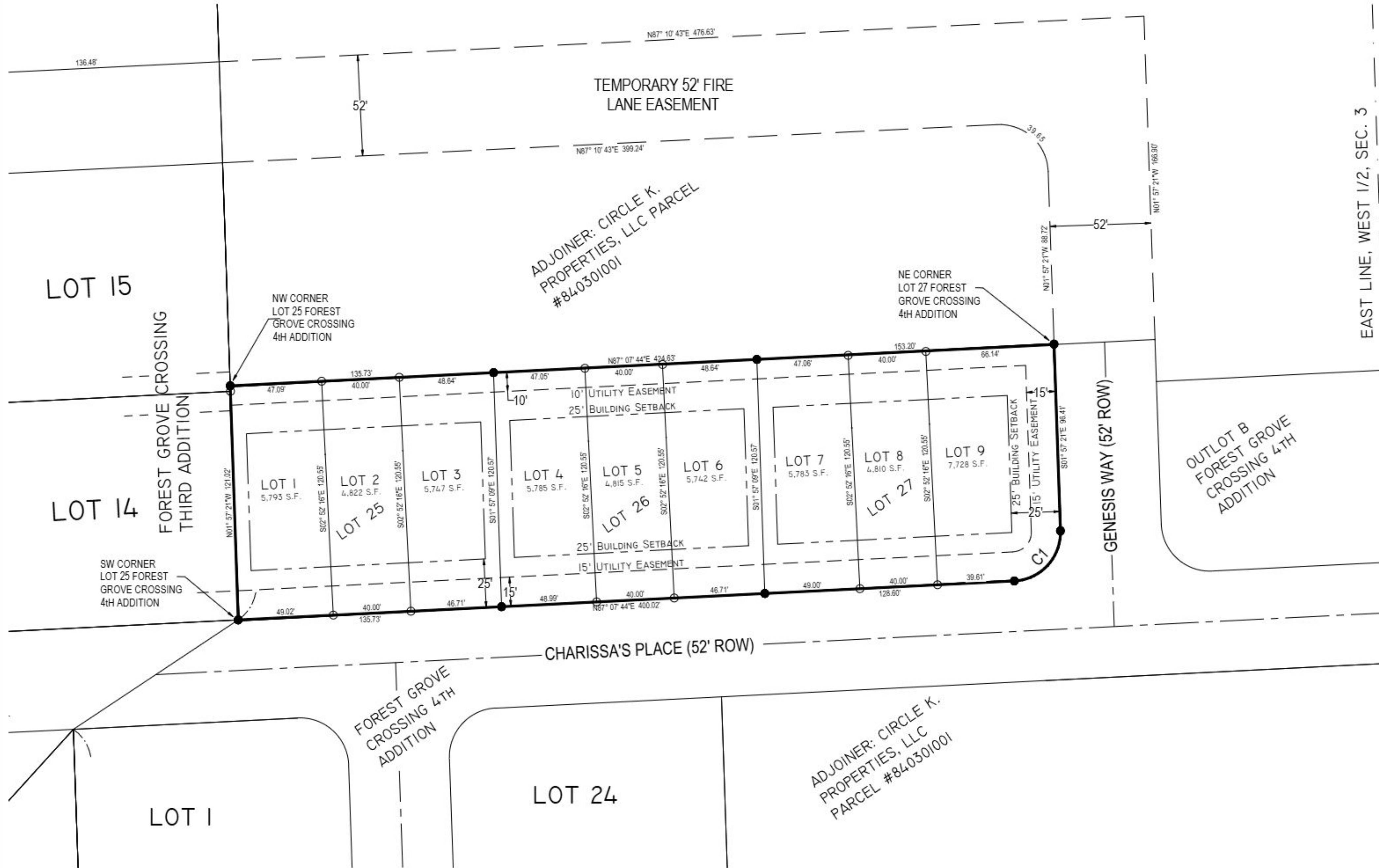
RE-PLAT

VILLAS OF FOREST GROVE CROSSING 2nd ADDITION

BEING A RE-PLAT OF LOTS 25-27 OF FOREST GROVE CROSSING FOURTH ADDITION, PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 3, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA

NOTES:

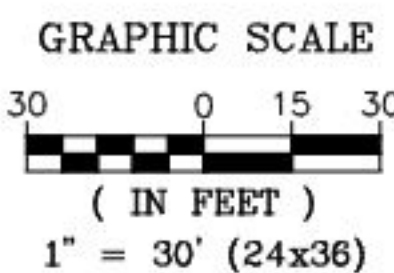
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
- "UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY WILL BE ZONED UMI: URBAN MEDIUM INTENSITY AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376F AND 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.
- STORM WATER DETENTION FOR THIS SUBDIVISION SHALL BE ACCOMMODATED BY OUTLOTS A AND B OF FOREST GROVE CROSSING 4th ADDITION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF THAT SUBDIVISION AND ITS SUBSEQUENT ITERATIONS.
- 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.
- LOTS 1-9 ARE TOWN HOME LOTS. THE LOT LINES COINCIDENTAL WITH THE CENTERLINE OF A PARTY WALL SHALL HAVE A ZERO SETBACK.



APPROVAL SIGNATURES:

- MAYOR _____ DATE: _____
 - CITY CLERK _____ DATE: _____
 - CHAIRMAN PLAN & ZONE _____ DATE: _____
 - CENTURY LINK _____ DATE: _____
 - IOWA - AMERICAN WATER COMPANY _____ DATE: _____
 - METRONET _____ DATE: _____
 - MEDIACOM _____ DATE: _____
 - MIDAMERICAN ENERGY _____ DATE: _____
- APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

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



Area of Subdivision:
 Gross: 1.172 Acres ±
 R.O.W.: 0.00 Acres ±
 Lots 1-9: 1.172 Acres ±

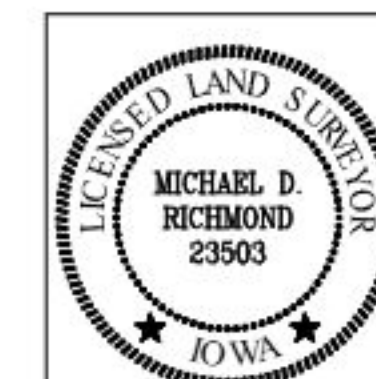
THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

Multi-Family Setbacks		
Front	Rear	Side
25'	25'	Min: 5' w/ Total Of 15'

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	38.87'	25.00'	089°06'04"	35.07'	S42° 35' 11"W

PLAT INFORMATION

- Owner: Youssi Investments of Iowa, LLC
9874 Nevada Way
Belvidere, IL 61008
- Engineer: Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor: Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney: Pastmak Law Firm PC
313 W. 3rd Street Suite 1
Davenport, IA 52801
Ph: (563) 323-7737



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
 MICHAEL D. RICHMOND
 Iowa License Number: 23503
 My license renewal date is December 31, 2021
 Pages or sheets covered by this seal: 1



DATE: 3/30/2021
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MDR CHECKED BY: MDR
 DRAWING LOCATION

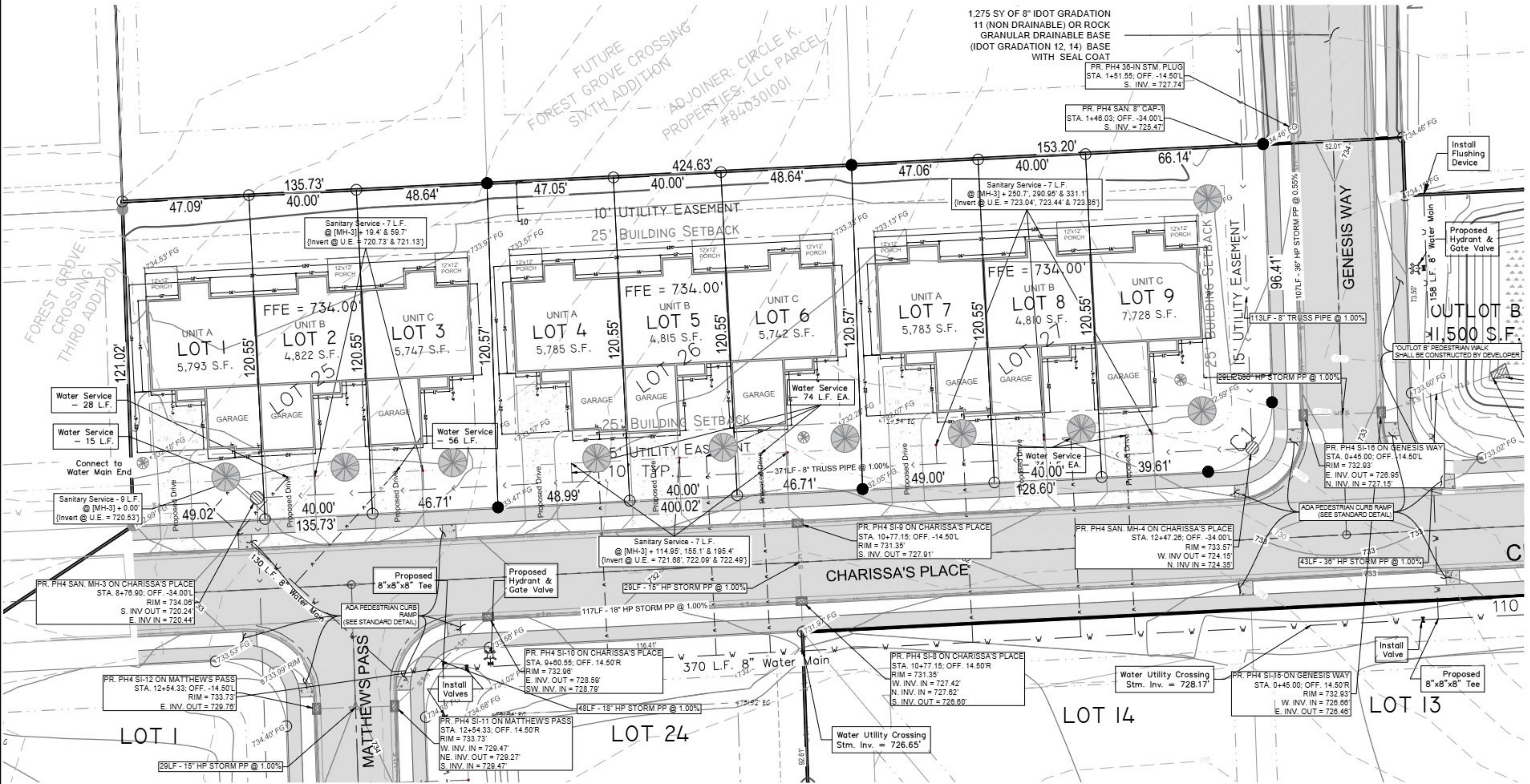
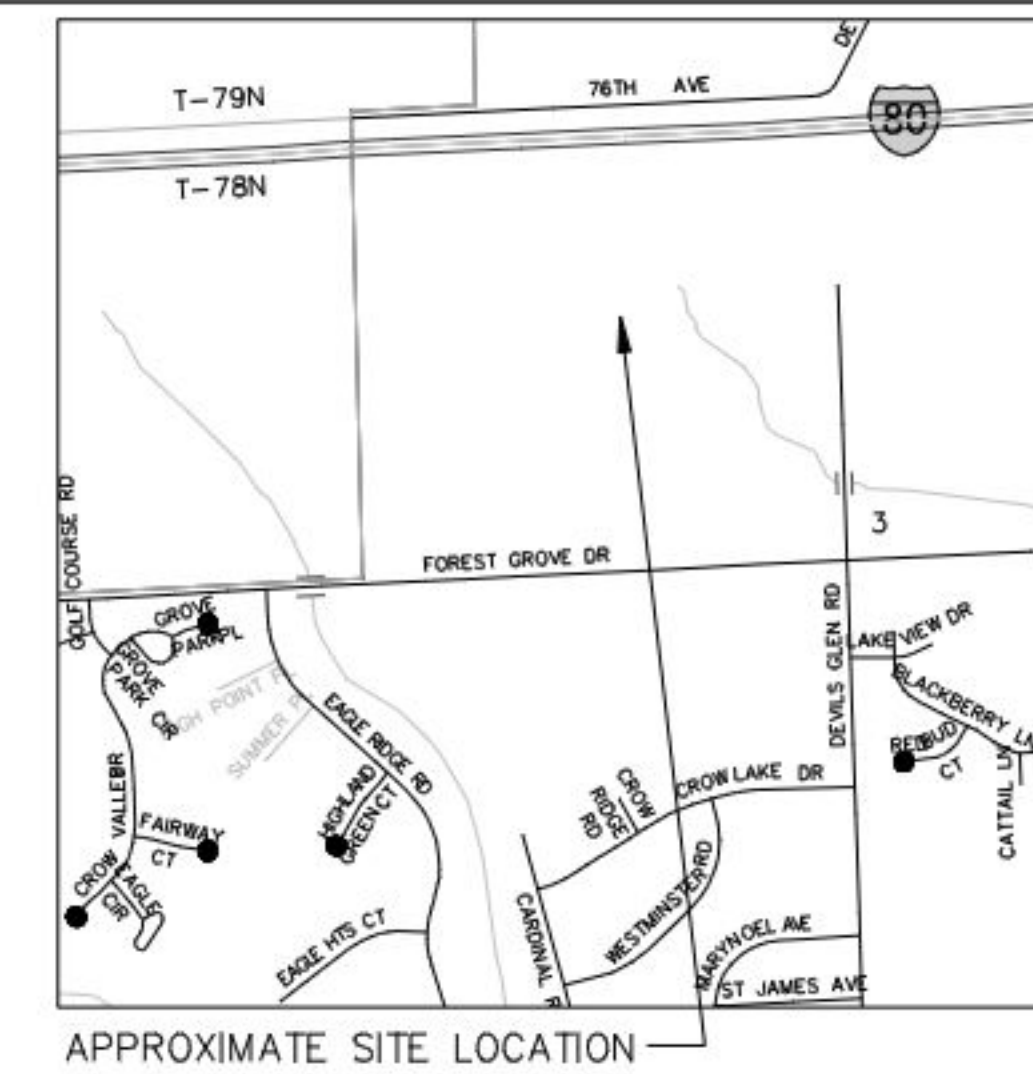
NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: VILLAS OF FOREST GROVE CROSSING 2nd ADDITION FOREST GROVE DRIVE BETTENDORF, IA 52722

DEVELOPER: YOUSSI INVESTMENTS OF IOWA, LLC. 9874 NEVADO WAY BELVIDERE, IL 61008

SITE DEVELOPMENT PLAN
Youssi Real Estate
Villas at Forest Grove Crossing 2nd Addition
 3-PLEX UNITS / LOTS 1-9
 TO THE CITY OF BETTENDORF, IA

ATTACHMENT D



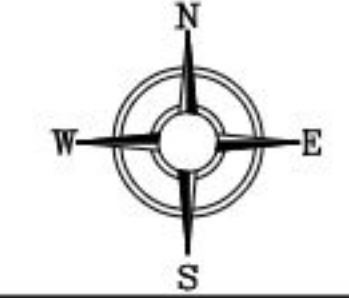
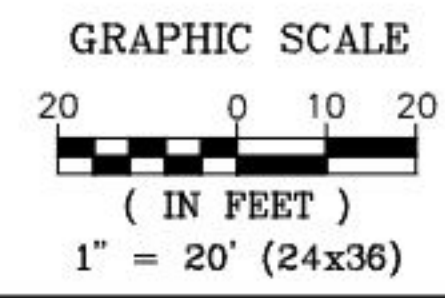
- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
 - LEGAL DESCRIPTION OF PROPERTY: VILLAS AT FOREST GROVE CROSSING SECOND ADDITION LOTS 1-9 BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 3, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA
 - 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.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 - 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.
 - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
 - 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.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
 - NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

- UTILITY GENERAL NOTES**
- 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.
 - ALL PROPOSED WATER MAINS AND SERVICE LINES SHALL BE INSTALLED AT A 5.5 FOOT BURY DEPTH, WRAPPED IN TRACER WIRE.
 - 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.
 - ALL PROPOSED VALVE BOXES AND SERVICE CURB STOP BOXES SHALL BE INSTALLED FLUSH WITH THE FINAL GRADE OR AS INDICATED BY THE ENGINEER.
 - CONNECTIONS TO EXISTING WATER UTILITIES SYSTEM SHALL BE MADE WITH CLASS 52, DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND RESTRAINING FITTINGS. CAST COUPLINGS UTILIZED TO CONNECT TO EXISTING MAINS SHALL BE SERIES 433 OR 431 CAST COUPLINGS, 0.175 PSI PRESSURE CLASS BY ROCKWELL OR APPROVED EQUAL.
 - CONNECTIONS BETWEEN TEES OR CROSSES AND VALVES SHALL BE MADE WITH DUCTILE IRON HOLDING SPOOLS OR DUCTILE IRON PIPE USING TWO 3/4 INCH DIAMETER TIE RODS (ASPHALT COATED).
 - EXISTING DRAINAGE TILES AND SANITARY SEWER SERVICE LINES ARE NOT SHOWN. CONTRACTOR SHALL REPLACE BROKEN OR DISTURBED SERVICES AT NO ADDITIONAL CHARGE TO OWNER.
 - THE EXACT LOCATION OF ALL VALVES AND HYDRANTS MUST BE VERIFIED BY THE CITY ENGINEER PRIOR TO THE INSTALLATION.
 - COMPACTED BACKFILL IS REQUIRED IN ALL AREAS UNLESS OTHERWISE NOTED.
 - ALL DISTURBED AREAS SHALL BE GRADED BACK TO EXISTING OR BETTER CONDITION.
 - SERVICE VALVES SHALL BE PLACED BETWEEN CURB AND SIDEWALK WHERE POSSIBLE.
 - CONTRACTOR NEEDS TO PROVIDE 30 DAY NOTICE PRIOR TO CONSTRUCTION OF NEW MANHOLE.
 - 8" PVC SDR-23.5 SANITARY LATERAL SHALL BE INSTALLED ON LOTS 1-9
 - WATER SERVICE TAPS SHALL BE ONE PER LOT WITH INDIVIDUAL SERVICE BOXES PER UNIT, LOTS 1-9.

LANDSCAPING
 Minimum Street Yard Greenspace requirements:
 Street ROW Required Tree Factors = 23 (Provided N=23)

Symbol	Description	Qty
	Deciduous Overstory Tree: A shade-producing woody plant having a mature height and spread of at least 20 feet with one well-defined trunk and no branches at or near the base.	10
	Deciduous Understory Tree: A woody plant at least 10 feet tall at maturity with one or more well-defined trunks.	10
	Evergreen/Conifer Tree: An upright cone-bearing plant having green needle-like foliage throughout the year and at least 20 feet tall at maturity.	0
	2-inch caliper and 22-inch ball or pot 1.0	0
	4-inch caliper and 40-inch ball or pot 2.0	0
	1 1/2-inch caliper and 16-inch ball or pot 0.5	0
	3-inch caliper and 30-inch ball or pot 1.0	0
	6-foot height and 16-inch ball or pot 0.5	0
	12-inch height and 30-inch ball or pot 1.0	0
	6-foot height and 16-inch ball or pot 0.5	0
	12-foot height and 30-inch ball or pot 1.0	0

BUILDING SQUARE FOOTAGE (N=3) = 5,880
TOTAL = 17,640



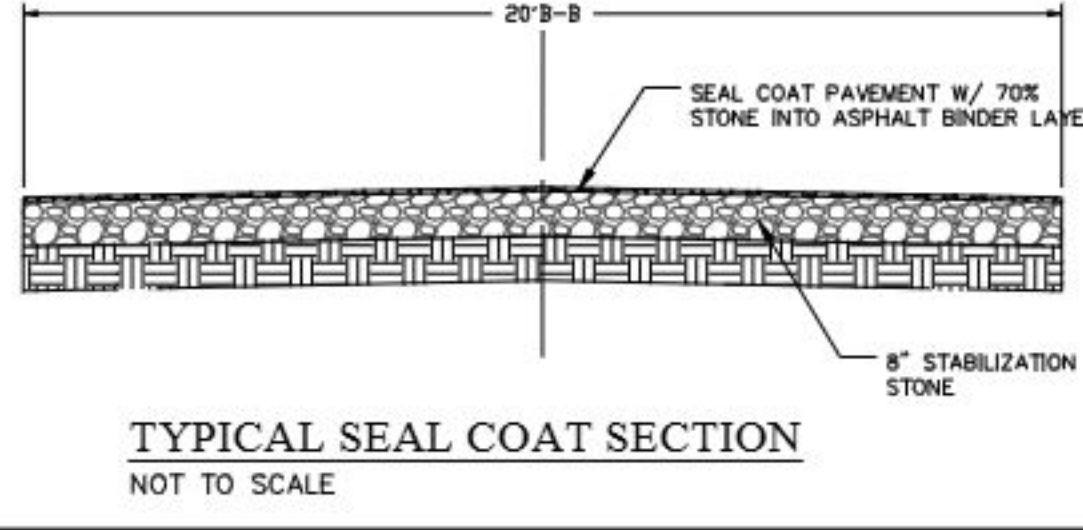
I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

CHRISTOPHER J. TOWNSEND, P.E.
 License number: 14804
 My license renewal date is December 31, 2020
 Paper or sheets covered by this seal. C1

04-27-2021
Date

LEGEND:

	EXISTING GAS VALVE		EXISTING CONTOUR LINE
	EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	EXISTING UTILITY POLE		SPOT ELEVATION TOP OF CURB
	EXISTING LIGHT POLE		SPOT ELEVATION FINISHED FLOOR
	EXISTING TREE		SPOT ELEVATION FINISHED FLOOR
	EXISTING BUSH		SPOT ELEVATION FINISHED FLOOR
	EXISTING MANHOLE		SPOT ELEVATION FINISHED FLOOR
	EXISTING FIRE HYDRANT		SPOT ELEVATION FINISHED FLOOR
	FOUND PROPERTY PIN		SPOT ELEVATION FINISHED FLOOR
	CONTROL POINT		



TOWNSEND ENGINEERING
 CIVIL - STRUCTURAL - LAND DEVELOPMENT

DATE: 5/10/2021

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

DRAWN BY: MDR
 CHECKED BY: CRT

DRAWING LOCATION: S:\YOUSSIFOREST GROVE\DRAWINGS\4TH ADDITION\4TH ADDITION

NO.	REVISIONS: DESCRIPTION	DATE
1.	PER C.O.B. COMMENTS OF 5-6-21	5-10-21

PROJECT
 VILLAS AT FOREST GROVE CROSSING 2ND ADDITION
 SITE DEVELOPMENT PLAN
 3-PLEX UNITS / LOTS 1-9

DEVELOPER
 YOUSSI INVESTMENTS OF IOWA LLC
 2815 HAMSON WAY
 BELVIDERE, IL 61008

SHEET NO.
C1



COMMUNITY DEVELOPMENT

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

May 19, 2021

Staff Report

Case No. 21-040

Location: Villas of Forest Grove Crossing 2nd Addition – Site Development Plan

Applicant: Youssi Investments of Iowa, LLC.

Current Zoning Classification: Urban Medium Intensity

Background Information and Facts

Youssi Investments of Iowa, LLC has submitted a site development plan for the proposed Villas of Forest Grove Crossing 2nd Addition (see Aerial Photo and Final Plat - Attachments A and B). The replat will provide individual lots for the nine units proposed (see Proposed Final Plat - Attachment C). The site development plan shows 3, three-unit townhouses. Ten trees are shown on the site development plan with an additional four being necessary along the street frontage (see Site Development Plan/Landscape Plan - Attachment D).

Future Land Use and Comprehensive Plan

The Urban Medium Intensity (UMI) land use designation governs the site. The UMI land use designation permitted the Urban Medium Intensity zoning classification. Townhouses are permitted in this zoning classification. In the Comprehensive Plan - Goals and Plan Organization: Housing: Goal D Provide Housing Options and Reinvest in Existing Neighborhoods is indicated.

Utilities

Utilities are available along Forest Grove Drive and from near the Davenport city limits leading to the rest area. Water service and electrical will originate along Forest Grove Drive. All utilities have been extended to these lots through Forest Grove Crossing First and Third Additions. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer will come from available connections to the west and will be stubbed through the subdivision further to the east.

Thoroughfare Plan/Access

Two streets will originate from Forest Grove Drive as a part of the future development of the site. Charissa's Place connects to Grove Crossing which is the major through street off of Forest Grove Drive into the Third Addition. A sealcoated road that will be able to

accommodate Fire Department equipment shall be constructed to connect Charrisa's Place to act as an additional access from the east.

Storm Water Detention

Storm water detention is required and has been approved by the City Engineer. Storm water detention must be accommodated for all development within the proposed subdivisions.

Recommended Action

Staff recommends the Planning and Zoning Commission support the site development plan to approve the design needed for transactions of sale of lots.

Staff would add the following conditions to any approval of the site development plan request:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. Sanitary sewer must be accommodated to connect to the east on any future plat.
3. All engineering plans must be approved by the City Engineer prior to City Council consideration of the final plat.
4. The 52-foot fire lane easement connecting to Charissa's Place must be maintained and remain open until the Bettendorf Fire Department approves its closure.
5. Additional four trees to be planted outside of street frontage.

Respectfully submitted,

Greg Beck
City Planner

May 24, 2021

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 and site development plan for Villas of Forest Grove Crossing 2nd Addition, submitted by Youssi Investments of Iowa, LLC. (Cases 21-032 and 21-040)

Honorable Mayor and Members of the City Council:

On May 19, 2021, 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 D. Hunt
Director, Community Development

Replat/Site Development Plan

9. Case 21-032; Villas of Forest Grove Crossing 2nd Addition, submitted by Youssi Investments of Iowa, LLC. (replat) (Deferred from meeting of April 21, 2021)
10. Case 21-040; Villas of Forest Grove Crossing 2nd Addition, submitted by Youssi Investments of Iowa, LLC. (site development plan)

Beck reviewed the staff reports. Hunt commented that a fire lane and paving of Cash's Path is a part of the Forest Grove Crossing 4th Addition that is currently being developed south of the proposed subdivision.

Wennlund commented that the condition in the staff report related to the fire lane indicates that it will be necessary if it is determined by the Fire Department to be necessary. He stated that it has already been determined to be necessary and asked if the verbiage should be changed. Hunt confirmed this, adding that the fire lane is already in place.

Kappeler asked if the next phase of development would have a fire lane. Hunt confirmed this. Morlok added that the next phase is Forest Grove Crossing 4th Addition that was approved approximately a year ago. He indicated that the proposed plat is a replat of 3 of those lots. He stated that he has had a recent discussion regarding the fire lane requirements and building permit issuance.

On motion by Stoltenberg, seconded by Ormsby, that the final plat of Villas of Forest Grove Crossing 2nd Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Adam, that a site development plan for Villas of Forest Grove Crossing 2nd Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.



COUNCIL LETTER

MEETING DATE: June 1, 2021
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of Century Heights Twenty Fourth Addition, submitted by Forest Grove Farm, LC. (Case 21-039)

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

Forest Grove Farm, LC has submitted the final plat of Century Heights Twenty Fourth Addition (east of Middle Road and north of Hopewell Avenue) (see Aerial Photo - Attachment A). The request is to plat the ground north of Century Heights Eighteenth Addition and south of Century Heights Twenty Fifth Addition (previously approved and recorded as Mason Run First Addition) adjacent to Forest Grove Drive.

The developer is proposing a 30-lot subdivision consisting of single-family homes (see Century Heights Twenty Fourth Addition Final Plat - Attachment B). The final plat replicates the layout of the preliminary plat except for changes in the right-of-way width on Ginger Creek Road and Ryan Road (see Mason Run Preliminary Plat - Attachment C). The 50-foot right-of-way width shown in the Preliminary Plat for Century Heights Twenty Fourth Addition has been widened to 53 feet in the final plat. This width is consistent with the adjacent subdivisions connected by Ginger Creek Road to the north and south (see Century Heights Twenty Fifth Addition Final Plat - Attachment D and Century Heights Eighteenth Addition Final Plat - Attachment E). The proposed plat is zoned R-1 Single-Family Residence District (see Zoning Map - Attachment F).

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 6-0 margin at the May 19, 2021 meeting.

Relationship to Goals: Provide Housing Options and Reinvest in Existing Neighborhoods.

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) Century Heights Twenty Fourth Addition Final Plat; (C) Mason Run Preliminary Plat; (D) Century Heights Twenty Fifth Addition Final Plat; (E) Century Heights Eighteenth Addition Final Plat; (F) Zoning Map; (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. _____ - 21

RESOLUTION APPROVING THE FINAL PLAT OF
CENTURY HEIGHTS TWENTY FOURTH ADDITION

WHEREAS, Forest Grove Farm, LC has submitted the final plat of Century Heights Twenty Fourth 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 Century Heights Twenty Fourth Addition subject to the following conditions:

1. Century Heights Eighteenth Addition, Century Heights Twenty Fourth Addition, and Century Heights Twenty Fifth Addition will be considered at the same City Council meeting.
2. Potential requirement for fire lanes is dependent on staged construction schedule. Contact Brent Morlok regarding the phasing of proposed construction.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

FINAL PLAT OF CENTURY HEIGHTS TWENTY FOURTH ADDITION TO THE CITY OF BETTENDORF, IOWA BEING PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. BETTENDORF, IOWA

Description: Part Southwest Quarter Section 1, Township 78 North,
Range 4 East of the 5th P.M.
Requestor: Forest Grove Farm, LC
Proprietor: Forest Grove Farm, LC
Surveyor: David L. Meyer
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
dmeyer@klingner.com (563) 359-1348



OWNER/DEVELOPER:
FOREST GROVE FARM, LC
ATTN: ROB FICK
3211 EAST 35TH STREET COURT
DAVENPORT, IA 52807

SURVEYOR/ENGINEER:
DAVID L. MEYER
KLINGNER & ASSOCIATES PC
4111 EAST 60TH STREET
DAVENPORT, IA 52807

ATTORNEY:
VOLLERTSEN, BRITT & GORSLINE, P.C.
ATTN: MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

MIDAMERICAN ENERGY	DATE
CENTURYLINK	DATE
MEDIACOM	DATE
IOWA AMERICAN WATER	DATE
METRONET	DATE

THIS FINAL PLAT AS SHOWN IS APPROVED:

PLAN & ZONE COMMISSION	DATE
CITY OF BETTENDORF	DATE
ATTEST	DATE

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.56'	15.00'	90°00'00"	N45°00'47"W	21.21'
C2	23.56'	15.00'	90°00'00"	N44°59'13"E	21.21'
C3	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C4	23.56'	15.00'	90°00'00"	N44°59'13"E	21.21'
C5	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C6	23.56'	15.00'	90°00'00"	S44°59'13"W	21.21'
C7	23.56'	15.00'	90°00'00"	N45°00'47"W	21.21'
C8	23.56'	15.00'	90°00'00"	S44°59'13"W	21.21'
C9	64.44'	693.50'	5°19'26"	S02°40'30"E	64.41'
C10	24.48'	15.00'	93°30'24"	S52°05'25"E	21.85'
C11	25.97'	423.50'	3°30'49"	S82°54'48"W	25.97'
C12	24.48'	15.00'	93°30'24"	S34°24'11"W	21.85'
C13	31.02'	693.50'	2°33'45"	S13°37'53"E	31.01'
C14	118.30'	746.50'	9°04'46"	N10°22'22"W	118.17'
C15	28.48'	746.50'	2°11'08"	N13°49'11"W	28.48'
C16	89.82'	746.50'	6°53'38"	N09°16'48"W	89.76'
C17	107.98'	693.50'	8°55'17"	N10°27'07"W	107.88'
C18	194.12'	746.50'	14°53'58"	S07°27'46"E	193.58'
C19	26.88'	746.50'	2°03'47"	S13°52'52"E	26.88'
C20	91.40'	746.50'	7°00'54"	S09°20'31"E	91.34'
C21	75.84'	746.50'	5°49'14"	S02°55'27"E	75.80'
C22	29.22'	476.50'	3°30'49"	N82°54'48"E	29.22'

- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP# 7222
 - RIGHT OF WAY LINE
 - SUBDIVISION BOUNDARY LINE
 - PROPOSED LOT LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - EXISTING LOT LINE

GENERAL NOTES

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 14.23 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.

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.

NO PARKING IS ALLOWED ON GINGER CREEK ROAD BETWEEN NOVEMBER 15 AND MARCH 31 TO FACILITATE SNOW REMOVAL OPERATIONS. THIS TIMEFRAME CORRESPONDS WITH THE CITY'S DESIGNATED ON-CALL SNOW SEASON.

LOT #	SQ. FT.
1	15,149
2	15,039
3	19,750
4	19,469
5	14,571
6	14,461
7	14,351
8	14,240
9	16,472
10	17,741
11	14,629
12	14,629
13	15,213
14	16,380
15	17,547
16	18,614
17	17,620
18	17,436
19	16,317
20	16,426
21	14,631
22	14,629
23	17,742
24	16,471
25	16,856
26	16,352
27	18,879
28	20,699
29	14,132
30	14,091

FOUND P.K. NAIL
NORTHWEST CORNER
SOUTHWEST QUARTER
SECTION 1

S 00°46'00" W
857.06'

P.O.B.

WEST LINE
SOUTHWEST
QUARTER
SECTION 1-78-4

N 00°46'00" E
984.62'

FOUND CUT "X"
SOUTHWEST CORNER
SOUTHWEST QUARTER
SECTION 1

- EASEMENT LEGEND:**
- ① SANITARY SEWER & UTILITY EASEMENT
 - ② WATERMAIN & UTILITY EASEMENT
 - ③ UTILITY EASEMENT
 - ④ DRAINAGE & UTILITY EASEMENT
 - ⑤ STORM SEWER & DRAINAGE EASEMENT



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

Signature: _____
David L. Meyer, P.E. & L.S., License Number 7222
Date: APRIL 20, 2021
My license renewal date is December 31, 2022
THIS SHEET ONLY
Pages or sheets covered by this seal: _____

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.359.1348

© 2021 KLINGNER & ASSOCIATES, P.C.
This document shall not be used for any purpose or project for which it is not intended. Klingner & Associates, P.C. and their Divisions shall be indemnified by the client and held harmless from all claims, damages, liabilities, losses and expenses, including attorney fees and costs, arising out of such reuse or reuse of this document in any form, without the express written consent of the client or as a result of its use.

NO.	DESCRIPTION	DATE	APP.

FINAL PLAT
CENTURY HEIGHTS
TWENTY FOURTH ADDITION
BETTENDORF, IA

DESIGNED	JLR
DRAWN	JLR
FIELD BOOK	
CHECKED	
DLM	

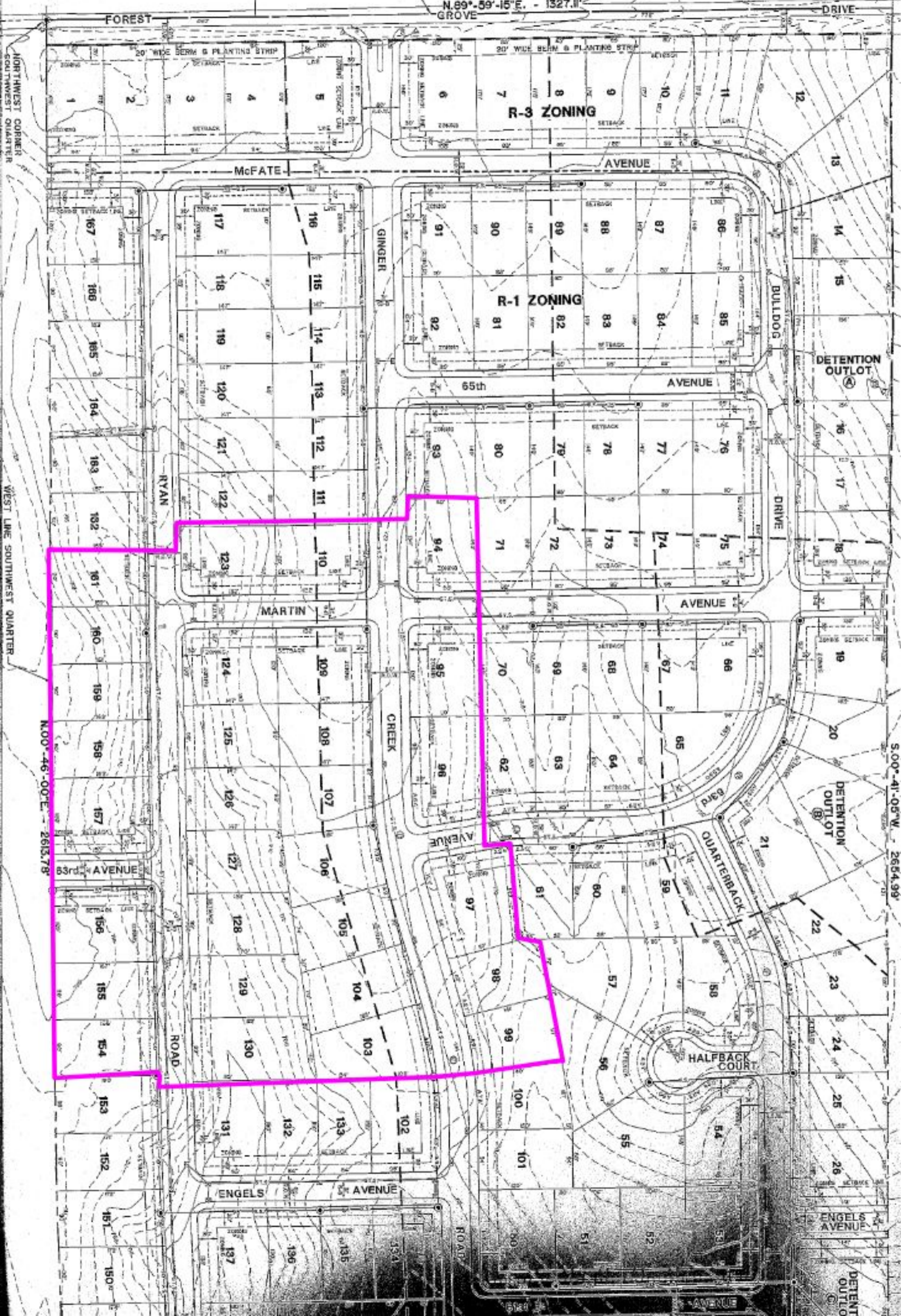
PROJECT NO. 21-6030-FINAL PLAT-5-6-21
4-20-21
SHEET 1 OF 1

NORTH LINE SOUTHWEST
QUARTER SECTION 1-78.4
AND CENTERLINE FOREST
GROVE DRIVE

MASON RUN PRELIMINARY PLAT 2012

ATTACHMENT C

N. 89°-59'-15" E. - 1327.11'



S. 00°-41'-05" W. - 2654.99'

N. 00°-46'-00" E. - 2613.78'

NORTHWEST CORNER
SOUTHWEST QUARTER

WEST LINE SOUTHWEST QUARTER

FOREST DRIVE

DRIVE

R-3 ZONING

R-1 ZONING

DETENTION
OUTLOT (A)

DETENTION
OUTLOT (B)

DETENT
OUTLOT
(C)

HALFBACK
COURT

McFATE AVENUE

AVENUE

GINGER AVENUE

BULLDOG DRIVE

65th AVENUE

DRIVE

MARTIN AVENUE

CREEK AVENUE

RYAN ROAD

63rd AVENUE

ROAD

ENGELS AVENUE

ROAD

AVENUE

FINAL PLAT OF CENTURY HEIGHTS EIGHTEENTH ADDITION TO THE CITY OF BETTENDORF, IOWA BEING PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. SCOTT COUNTY, IOWA

Description: Part Southwest Quarter Section 1, Township 78 North,
Range 4 East of the 5th P.M.
Requestor: Forest Grove Farm, LC
Proprietor: Forest Grove Farm, LC
Surveyor: David L. Meyer
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
dmeyer@klingner.com (563) 359-1348

ATTACHMENT E



- EASEMENT LEGEND:**
- ① SANITARY SEWER & UTILITY EASEMENT
 - ② WATERMAIN & UTILITY EASEMENT
 - ③ UTILITY EASEMENT
 - ④ DRAINAGE & UTILITY EASEMENT
 - ⑤ STORM SEWER & DRAINAGE EASEMENT

OWNER/DEVELOPER:
FOREST GROVE FARM, LC
ATTN: ROB FICK
3211 EAST 35TH STREET COURT
DAVENPORT, IA 52807

SURVEYOR/ENGINEER:
DAVID L. MEYER
KLINGNER & ASSOCIATES PC
4111 EAST 60TH STREET
DAVENPORT, IA 52807

ATTORNEY:
VOLLERTSEN, BRITT & GORSLINE, P.C.
ATTN: MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

MIDAMERICAN ENERGY	DATE
CENTURYLINK	DATE
MEDIACOM	DATE
IOWA AMERICAN WATER	DATE
METRONET	DATE
THIS FINAL PLAT AS SHOWN IS APPROVED:	
PLAN & ZONE COMMISSION	DATE
CITY OF BETTENDORF	DATE
ATTEST	DATE

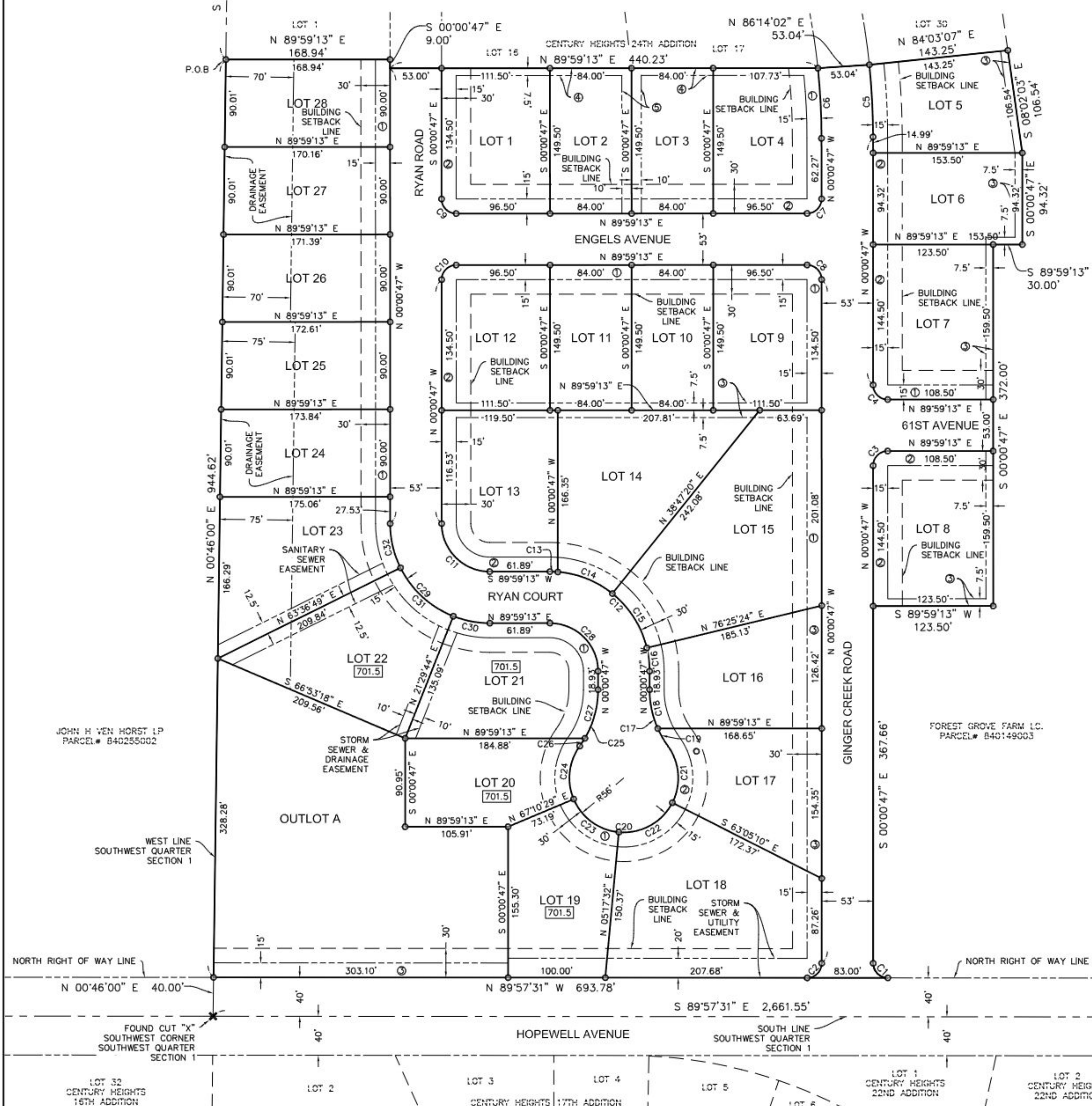
LEGEND

- ✕ FOUND CUT "X" IN CONCRETE
- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP# 7222
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE

GENERAL NOTES

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 16.20 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.
- 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.
- OUTLOT A IS DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
- LOTS 18 AND 19 SHALL NOT HAVE DIRECT ACCESS TO HOPEWELL AVENUE.
- FOR THIS SURVEY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1-78-4 WAS ASSUMED TO BEAR N.00°-46'-00"E.
- THE LOW WATER ENTRY POINT ELEVATION FOR RESIDENCES ON LOTS 19 THROUGH 22 MUST BE EQUAL TO OR GREATER THAN THE ELEVATION SHOWN IN THE BOX ON THE RESPECTIVE LOT.

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.55'	15.00'	89°56'44"	S44°59'09"E	21.20'
C2	23.58'	15.00'	90°03'16"	S45°00'51"W	21.22'
C3	23.56'	15.00'	90°00'00"	S44°59'13"W	21.21'
C4	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C5	75.83'	746.50'	5°49'12"	N02°55'23"W	75.80'
C6	72.36'	693.50'	5°58'41"	N03°00'08"W	72.32'
C7	23.56'	15.00'	90°00'00"	N44°59'13"E	21.21'
C8	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C9	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C10	23.56'	15.00'	90°00'00"	N44°59'13"E	21.21'
C11	77.75'	49.50'	90°00'00"	S45°00'47"E	70.00'
C12	161.01'	102.50'	90°00'00"	N45°00'47"W	144.96'
C13	8.12'	102.50'	4°32'18"	N87°44'39"W	8.12'
C14	61.30'	102.50'	34°15'48"	N68°20'35"W	60.39'
C15	67.33'	102.50'	37°38'05"	N32°23'38"W	66.12'
C16	24.26'	102.50'	13°33'49"	N06°47'41"W	24.21'
C17	62.09'	99.00'	35°56'08"	S17°58'53"E	61.08'
C18	41.21'	99.00'	23°51'13"	S11°56'25"E	40.92'
C19	20.88'	99.00'	12°04'55"	S29°54'29"E	20.84'
C20	246.18'	56.00'	251°52'15"	N89°59'11"E	90.68'
C21	61.44'	56.00'	62°51'49"	N04°31'02"W	58.41'
C22	66.84'	56.00'	68°22'58"	N61°06'21"E	62.94'
C23	60.48'	56.00'	61°52'29"	S53°45'55"E	57.58'
C24	57.42'	56.00'	58°44'59"	S06°32'48"W	54.94'
C25	62.09'	99.00'	35°56'08"	N17°57'16"E	61.08'
C26	9.55'	99.00'	5°31'34"	N33°09'33"E	9.54'
C27	52.54'	99.00'	30°24'34"	N15°11'29"E	51.93'
C28	77.75'	49.50'	90°00'00"	S45°00'47"E	70.00'
C29	161.01'	102.50'	90°00'00"	S45°00'47"E	144.96'
C30	38.48'	102.50'	21°30'31"	S79°15'32"E	38.25'
C31	75.35'	102.50'	42°07'06"	S47°26'43"E	73.66'
C32	47.18'	102.50'	26°22'23"	S13°11'59"E	46.77'



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 4, 2021
My license renewal date is December 31, 2022
THIS SHEET ONLY
Pages or sheets covered by this seal:

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.359.1348

**FINAL PLAT
CENTURY HEIGHTS EIGHTEENTH ADDITION
BETTENDORF, IA**

REVISION HISTORY		
NO.	DESCRIPTION	DATE

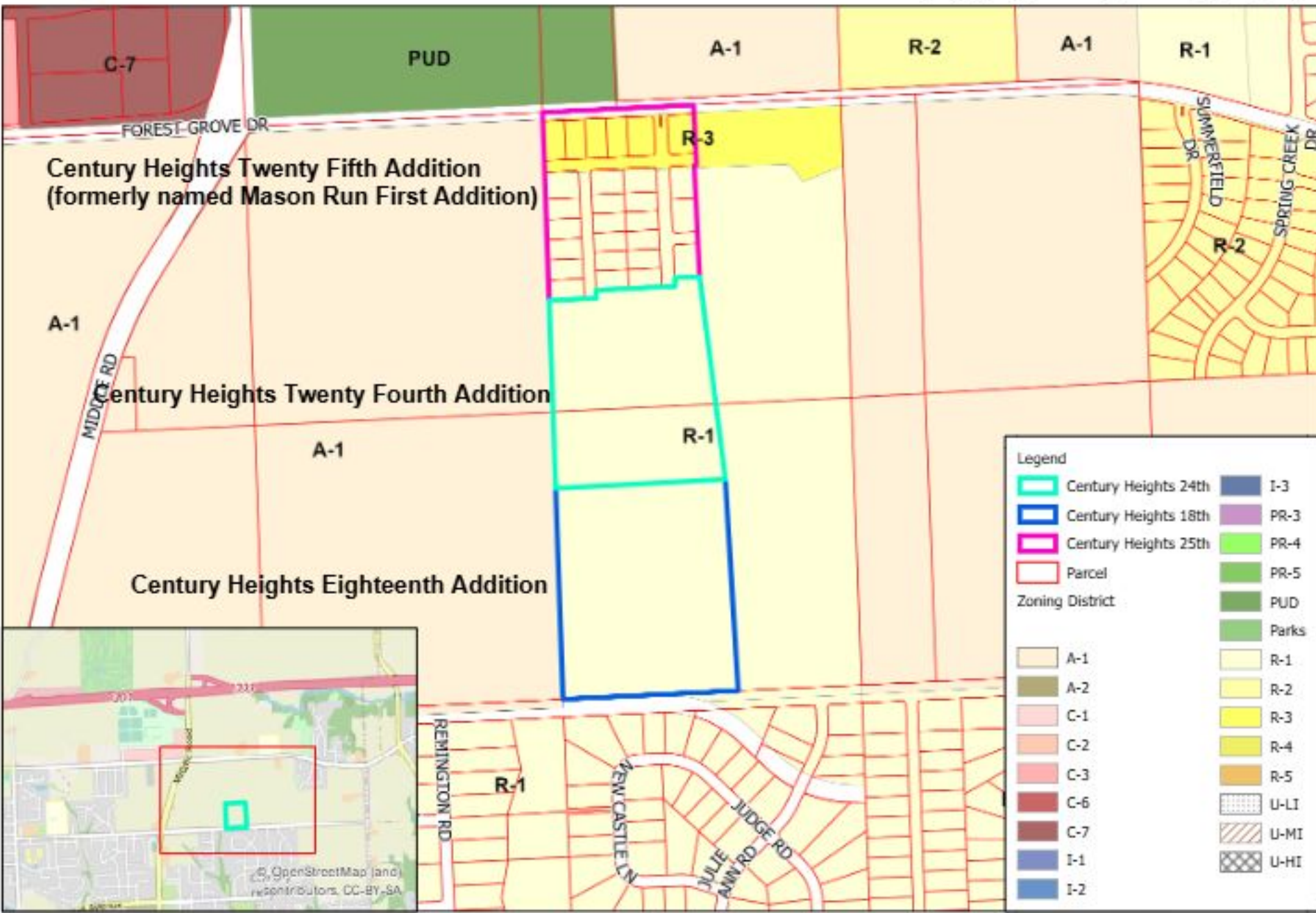
Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE
DLM	

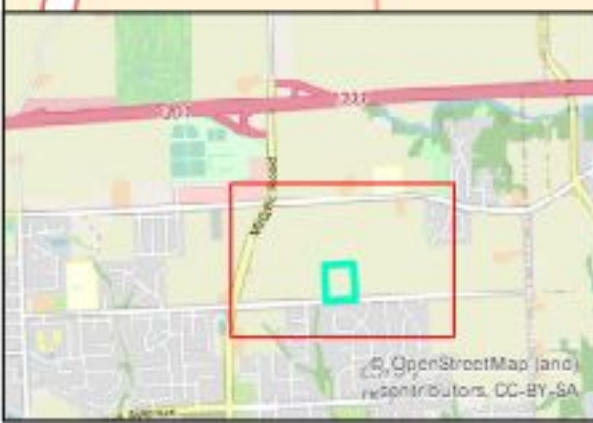
FINAL PLAT
PROJECT NO. 21-6026-FINAL PLAT-5-7-21
5-4-21
SHEET 1 OF 1



1 Inch = 516 Feet



Legend	
	Century Heights 24th
	Century Heights 18th
	Century Heights 25th
	Parcel
Zoning District	
	A-1
	A-2
	C-1
	C-2
	C-3
	C-6
	C-7
	I-1
	I-2
	I-3
	PR-3
	PR-4
	PR-5
	PUD
	Parks
	R-1
	R-2
	R-3
	R-4
	R-5
	U-LI
	U-MI
	U-HI





COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4079

May 19, 2021

Staff Report

Case No. 21-039

Request: Century Heights Twenty Fourth Addition - Final Plat

Location: South of Forest Grove Drive and north of Hopewell Avenue

Zoning Classification: R-1, Single-Family Residence District

Current Land Use Designation: Urban Low Intensity

Background Information and Facts

Forest Grove Farm, LC has submitted the final plat of Century Heights Twenty Fourth Addition (east of Middle Road and north of Hopewell Avenue) (see Aerial Photo - Attachment A). The request is to plat the ground north of Century Heights Eighteenth Addition and south of Century Heights Twenty Fifth Addition (previously known and approved as Mason Run First Addition) adjacent to Forest Grove Drive.

The developer is proposing a 30-lot subdivision consisting of single-family homes (see Century Heights Twenty Fourth Addition Final Plat - Attachment B). The final plat replicates the layout of the preliminary plat except for changes in the right-of-way width on Ginger Creek Road and Ryan Road (see Mason Run Preliminary Plat - Attachment C). The 50-foot right-of-way width shown in the Preliminary Plat for Century Heights Twenty Fourth Addition has been widened to 53 feet in the Final Plat. This width is consistent with the adjacent subdivisions connected by Ginger Creek Road to the north and south (see Century Heights Twenty Fifth Addition Final Plat - Attachment D and Century Heights Eighteenth Addition Final Plat - Attachment E).

Land Use

The land use designation for the site is Urban Low Intensity. The proposed plat is zoned R-1 Single-Family Residence District (see Zoning Map - Attachment F). The proposed Century Heights Twenty Fifth Addition to the north is zoned R-1 and R-3. Century Heights Eighteenth Addition to the south is zoned entirely R-1. Farmland to the west and east remains zoned A-1 Agricultural/Urban Reserve District.

Utilities

Utility connections will originate primarily from connections south out of the Century Heights Twenty Fifth and north of Century Heights Eighteenth Additions. Sanitary sewer and water

will be provided from the north and the south. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

The primary accesses to the site is anticipated by Ginger Creek Road connecting to Forest Grove Drive through Century Heights Twenty Fifth Addition to the north and Hopewell Avenue through a future subdivision to the south. Ryan Road will provide interior lot access to the three subdivisions, but not intersect with Forest Grove Drive or Hopewell Avenue. Martin Avenue and Bulldog Avenue will provide connections to future development to the east. Future connections for development to the west is provided by 63rd Avenue.

Storm Water Detention

Storm water detention will be required for the site. The storm water will be piped to Outlot A located in Century Heights Eighteenth Addition (see Century Heights Eighteenth Addition Final Plat - Attachment G).

Recommended Action

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

1. Century Heights Eighteenth Addition, Century Heights Twenty Fourth Addition, and Century Heights Twenty Fifth Addition will be considered at the same City Council meeting.
2. Potential requirement for fire lanes is dependent on staged construction schedule. Contact Brent Morlok regarding the phasing of proposed construction.

Respectfully submitted,

Taylor Beswick
City Planner

May 24, 2021

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 Century Heights
Twenty Fourth Addition, submitted Forest Grove Farm, LC. (Case 21-039)

Honorable Mayor and Members of the City Council:

On May 19, 2021, 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 D. Hunt
Director, Community Development

Final Plat

7. Case 21-039; Century Heights Twenty Fourth Addition, submitted by Forest Grove Farm, LC.

Beswick reviewed the staff report.

Wennlund asked for clarification of the platting timeline of the subdivisions in the area. Morlok explained that the developer had indicated to staff that they would like to begin grading in Mason Run First Addition and Century Heights Eighteenth Addition which are located north and south of the proposed subdivision, respectively. He stated that he has been working with the developer to incorporate some of the upcoming subdivision ordinance changes into these subdivisions. He explained that he and the developer discussed a sump pump collection system and that he has agreed to increase the street right-of-way width to 53 feet. Morlok stated that Ginger Creek Road was originally platted with a 60-foot wide right-of-way with the intent that it may become a collector street. He indicated that he does not believe that a true collector street which does not allow street parking should be the responsibility of a developer. He added that because Ginger Creek Road will likely serve as a collector for the area in the short term, no parking will be allowed during the winter months as was the case for Tanglewood Place. Morlok stated that there is an opportunity for a collector street further to the east in a future subdivision. He explained that Mason Run First Addition will be replatted as Century Heights Twenty Fifth Addition and will need to be approved by the City Council. He added that he did not feel that the subdivision needed to be considered by the Commission because the only change is the increase in the right-of-way width. Morlok explained that the City Council will need to reapprove Century Heights Eighteenth Addition, adding that there have been only minor changes to that subdivisions as well. He indicated that all three subdivisions will be presented to the City Council at the next meeting.

Wennlund asked if the subdivisions will be developed in phases. Morlok stated that the entire property will be graded. Ryan Fick, the applicant, stated that they would begin work in Century Heights Eighteenth Addition and work north. Morlok commented that beginning on the south end will be necessary so that sewer connections can be made.

Ormsby asked what conclusion had been reached with regard to the sump pump collection system. Morlok stated that the developer has agreed to install the system and that the city would cost share with them. He added that the cost share arrangement is similar to the ones that were in place for a few years when the subdivision ordinance changed to require drainable base and larger cul-de-sacs.

On motion by Stoltenberg, seconded by Ormsby, that the final plat of Century Heights Twenty Fourth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.



COUNCIL LETTER

MEETING DATE: June 1, 2021

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution reapproving the final plat of Century Heights Eighteenth Addition, submitted by Forest Grove Farm, LC. (Case 18-020)

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

The final plat of Century Heights Eighteenth Addition was submitted by Forest Grove Farm, LC and approved by City Council on April 3, 2018 by Resolution No. 113-18. The allowable 60-day time period for recording of the plat and legal documents has expired, necessitating reapproval of the final plat.

In 2019 the minimum right-of-way radius for cul-de-sacs was increased from 50 ½ feet to 55 ½ feet. In order to accommodate the larger cul-de-sac radius, the size of the lots adjacent to Ryan Court have been adjusted. At the time the plat was originally approved, it was anticipated that Ginger Creek Road would become a collector street, and it was platted with a 60-foot right-of-way width. A collector street to serve the area will likely be located in a future subdivision to the east so the width of Ginger Creek Road has been reduced to 53 feet (see Revised Final Plat - Attachment A).

Forest Grove Farm, LC has submitted the final plat of Century Heights Eighteenth Addition which is located north of Hopewell Avenue, south of Forest Grove Drive, and east of Middle Road (see Aerial Photo - Attachment B). The preliminary plat shows 167 lots; Lots 49, 50, 100-102, and 131-153 are included in this final plat (see Preliminary Plat - Attachment C). The proposed final plat area is located in the southwest corner of the subdivision and has 28 lots (see Final Plat - Attachment D).

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

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 7-0 margin at its March 21, 2018 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) Revised Final Plat (B) Aerial Photo; (C) Century Heights Phase III 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. _____ - 21

**RESOLUTION REAPPROVING THE FINAL PLAT OF
CENTURY HEIGHTS EIGHTEENTH ADDITION**

WHEREAS, the final plat of Century Heights Eighteenth Addition was submitted by Forest Grove Farm, LC and approved by City Council on April 3, 2018 by Resolution No. 113-18, and

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

WHEREAS, because the minimum right-of-way radius for cul-de-sacs was increased from 50 ½ feet to 55 ½ feet in 2019, the size of the lots adjacent to Ryan Court have been adjusted to accommodate the larger required cul-de-sac radius, and

WHEREAS, because it was anticipated that Ginger Creek Road would become a collector street at the time the plat was originally approved it was platted with a 60-foot right-of-way width, and

WHEREAS, because a collector street to serve the area will likely be located in a future subdivision to the east, the width of Ginger Creek Road has been reduced to 53 feet.

NOW, THEREFORE, BE IT RESOLVED, that the City Council reapproves the final plat of Century Heights Eighteenth Addition subject to the following conditions:

1. Reapproval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. All double-frontage lots will require a landscaping buffer of 20 feet from the property line facing Hopewell Avenue or fencing with one pine tree every 25 feet to be placed along either of these front yards facing Hopewell Avenue.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

FINAL PLAT OF CENTURY HEIGHTS EIGHTEENTH ADDITION TO THE CITY OF BETTENDORF, IOWA BEING PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. SCOTT COUNTY, IOWA

Description: Part Southwest Quarter Section 1, Township 78 North,
Range 4 East of the 5th P.M.
Requestor: Forest Grove Farm, LC
Proprietor: Forest Grove Farm, LC
Surveyor: David L. Meyer
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
dmeyer@klingner.com (563) 359-1348

ATTACHMENT A



- EASEMENT LEGEND:**
- ① SANITARY SEWER & UTILITY EASEMENT
 - ② WATERMAIN & UTILITY EASEMENT
 - ③ UTILITY EASEMENT
 - ④ DRAINAGE & UTILITY EASEMENT
 - ⑤ STORM SEWER & DRAINAGE EASEMENT

OWNER/DEVELOPER:
FOREST GROVE FARM, LC
ATTN: ROB FICK
3211 EAST 35TH STREET COURT
DAVENPORT, IA 52807

SURVEYOR/ENGINEER:
DAVID L. MEYER
KLINGNER & ASSOCIATES PC
4111 EAST 60TH STREET
DAVENPORT, IA 52807

ATTORNEY:
VOLLERTSEN, BRITT & GORSLINE, P.C.
ATTN: MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

MIDAMERICAN ENERGY	DATE
CENTURYLINK	DATE
MEDIACOM	DATE
IOWA AMERICAN WATER	DATE
METRONET	DATE
THIS FINAL PLAT AS SHOWN IS APPROVED:	
PLAN & ZONE COMMISSION	DATE
CITY OF BETTENDORF	DATE
ATTEST	DATE

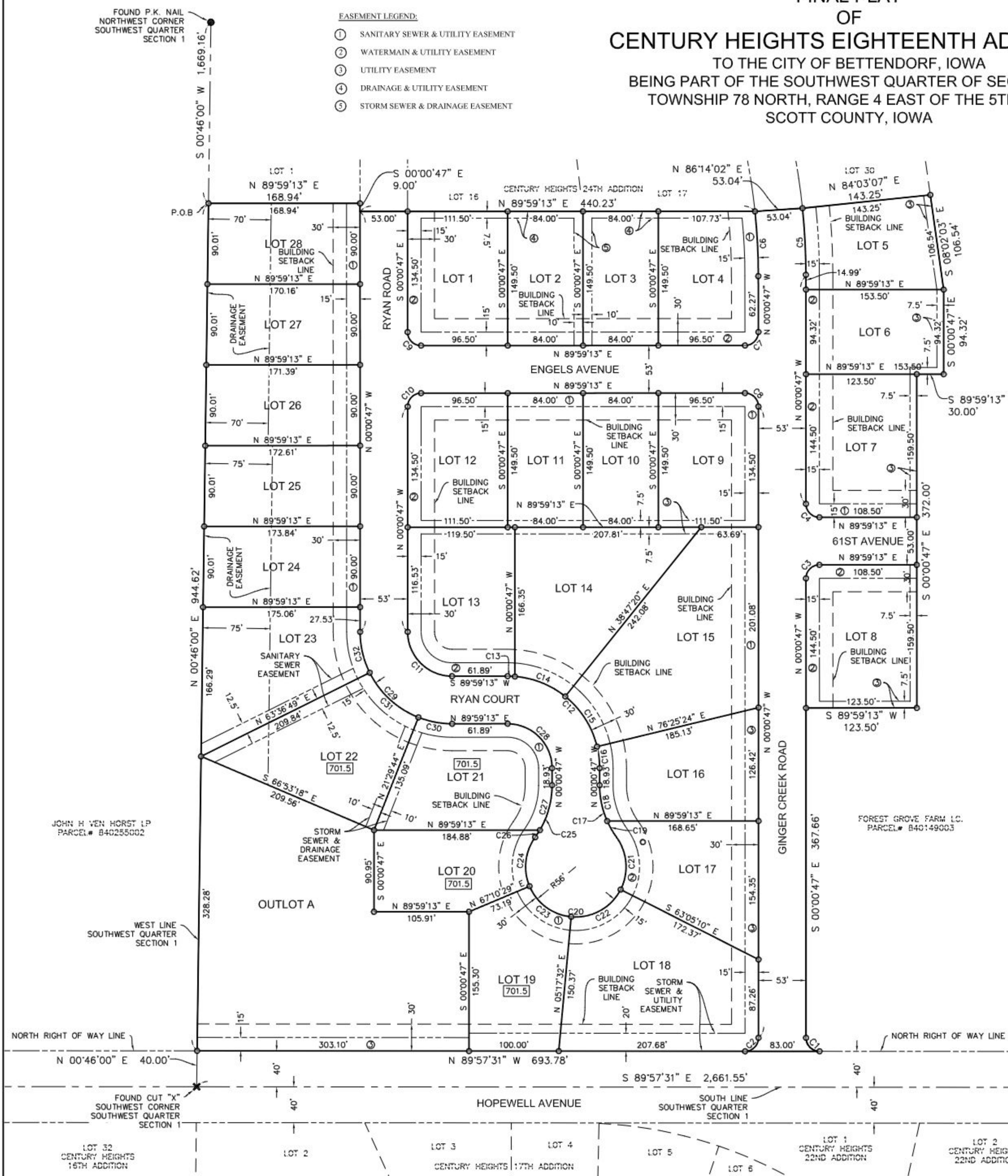
LEGEND

- ✕ FOUND CUT "X" IN CONCRETE
- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP# 7222
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE

GENERAL NOTES

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 16.20 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.
- 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.
- OUTLOT A IS DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS' ASSOCIATION.
- LOTS 18 AND 19 SHALL NOT HAVE DIRECT ACCESS TO HOPEWELL AVENUE.
- FOR THIS SURVEY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1-78-4 WAS ASSUMED TO BEAR N.00°-46'-00"E.
- THE LOW WATER ENTRY POINT ELEVATION FOR RESIDENCES ON LOTS 19 THROUGH 22 MUST BE EQUAL TO OR GREATER THAN THE ELEVATION SHOWN IN THE BOX ON THE RESPECTIVE LOT.

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.55'	15.00'	89°56'44"	S44°59'09"E	21.20'
C2	23.58'	15.00'	90°03'16"	S45°00'51"W	21.22'
C3	23.56'	15.00'	90°00'00"	S44°59'13"W	21.21'
C4	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C5	75.83'	746.50'	5°49'12"	N02°55'23"W	75.80'
C6	72.36'	693.50'	5°58'41"	N03°00'08"W	72.32'
C7	23.56'	15.00'	90°00'00"	N44°59'13"E	21.21'
C8	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C9	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C10	23.56'	15.00'	90°00'00"	N44°59'13"E	21.21'
C11	77.75'	49.50'	90°00'00"	S45°00'47"E	70.00'
C12	161.01'	102.50'	90°00'00"	N45°00'47"W	144.96'
C13	8.12'	102.50'	4°32'18"	N87°44'39"W	8.12'
C14	61.30'	102.50'	34°15'48"	N68°20'35"W	60.39'
C15	67.33'	102.50'	37°38'05"	N32°23'38"W	66.12'
C16	24.26'	102.50'	13°33'49"	N06°47'41"W	24.21'
C17	62.09'	99.00'	35°56'08"	S17°58'53"E	61.08'
C18	41.21'	99.00'	23°51'13"	S11°56'25"E	40.92'
C19	20.88'	99.00'	12°04'55"	S29°54'29"E	20.84'
C20	246.18'	56.00'	251°52'15"	N89°59'11"E	90.68'
C21	61.44'	56.00'	62°51'49"	N04°31'02"W	58.41'
C22	66.84'	56.00'	68°22'58"	N61°06'21"E	62.94'
C23	60.48'	56.00'	61°52'29"	S53°45'55"E	57.58'
C24	57.42'	56.00'	58°44'59"	S06°32'48"W	54.94'
C25	62.09'	99.00'	35°56'08"	N17°57'16"E	61.08'
C26	9.55'	99.00'	5°31'34"	N33°09'33"E	9.54'
C27	52.54'	99.00'	30°24'34"	N15°11'29"E	51.93'
C28	77.75'	49.50'	90°00'00"	S45°00'47"E	70.00'
C29	161.01'	102.50'	90°00'00"	S45°00'47"E	144.96'
C30	38.48'	102.50'	21°30'31"	S79°15'32"E	38.25'
C31	75.35'	102.50'	42°07'06"	S47°26'43"E	73.66'
C32	47.18'	102.50'	26°22'23"	S13°11'59"E	46.77'



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 4, 2021
My license renewal date is December 31, 2022
THIS SHEET ONLY
Pages or sheets covered by this seal:

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.359.1348

**FINAL PLAT
CENTURY HEIGHTS EIGHTEENTH ADDITION
BETTENDORF, IA**

REVISION HISTORY		
NO.	DESCRIPTION	DATE

DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE
DLM	

FINAL PLAT

PROJECT NO. 21-6026-FINAL PLAT-5-7-21

5-4-21

SHEET 1 OF 1

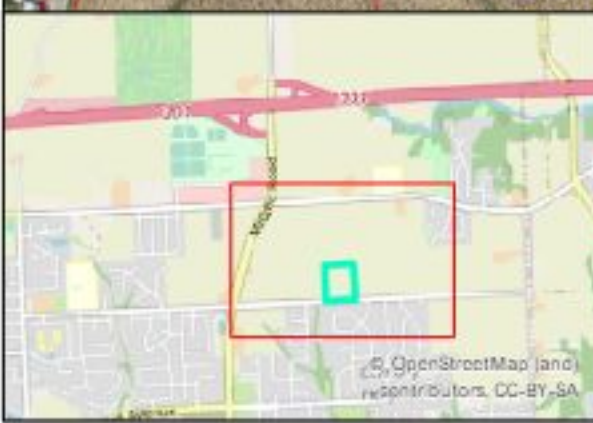
1 Inch = 516 Feet



**Century Heights Twenty Fifth Addition
(formerly named Mason Run First Addition)**

Century Heights Twenty Fourth Addition

Century Heights Eighteenth Addition



Legend

- Century Heights 24th
- Century Heights 18th
- Century Heights 25th
- Parcel

N ↑

1" = 100'

N ↑

1" = 200'



GENERAL NOTES

1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT SHALL BE THE FINAL SET OF DRAWINGS AND SPECIFICATIONS.

2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE DESIGNER HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS OR TESTS.

3. THE DESIGNER HAS ASSUMED THAT ALL UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY UTILITY LOCATIONS OR DEPTH SURVEYS.

4. THE DESIGNER HAS ASSUMED THAT ALL ELEVATIONS SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY ELEVATION SURVEYS.

5. THE DESIGNER HAS ASSUMED THAT ALL DIMENSIONS SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY DIMENSION SURVEYS.

6. THE DESIGNER HAS ASSUMED THAT ALL PROPERTY LINES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY PROPERTY LINE SURVEYS.

7. THE DESIGNER HAS ASSUMED THAT ALL ZONING REGULATIONS SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY ZONING SURVEYS.

8. THE DESIGNER HAS ASSUMED THAT ALL REGULATORY AGENCIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY REGULATORY AGENCY SURVEYS.

9. THE DESIGNER HAS ASSUMED THAT ALL ADJACENT PROPERTIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY ADJACENT PROPERTY SURVEYS.

10. THE DESIGNER HAS ASSUMED THAT ALL NEIGHBORHOOD CHARACTERISTICS SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY NEIGHBORHOOD CHARACTERISTICS SURVEYS.

11. THE DESIGNER HAS ASSUMED THAT ALL ENVIRONMENTAL CONDITIONS SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY ENVIRONMENTAL CONDITIONS SURVEYS.

12. THE DESIGNER HAS ASSUMED THAT ALL SOCIAL AND ECONOMIC CONDITIONS SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY SOCIAL AND ECONOMIC CONDITIONS SURVEYS.

13. THE DESIGNER HAS ASSUMED THAT ALL CULTURAL AND HISTORICAL CONDITIONS SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY CULTURAL AND HISTORICAL CONDITIONS SURVEYS.

14. THE DESIGNER HAS ASSUMED THAT ALL POLITICAL AND LEGISLATIVE CONDITIONS SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY POLITICAL AND LEGISLATIVE CONDITIONS SURVEYS.

15. THE DESIGNER HAS ASSUMED THAT ALL JUDICIAL AND EXECUTIVE CONDITIONS SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED ANY JUDICIAL AND EXECUTIVE CONDITIONS SURVEYS.



SCALE: 1" = 100'

NORTHWEST CORNER
SOUTHWEST QUARTER
SECTION 178-4
(1" PLANS FROM DATA BOOK #1
FILE NO. 202-21)

FOREST GROVE FARM L.C.

ATTACHMENT D

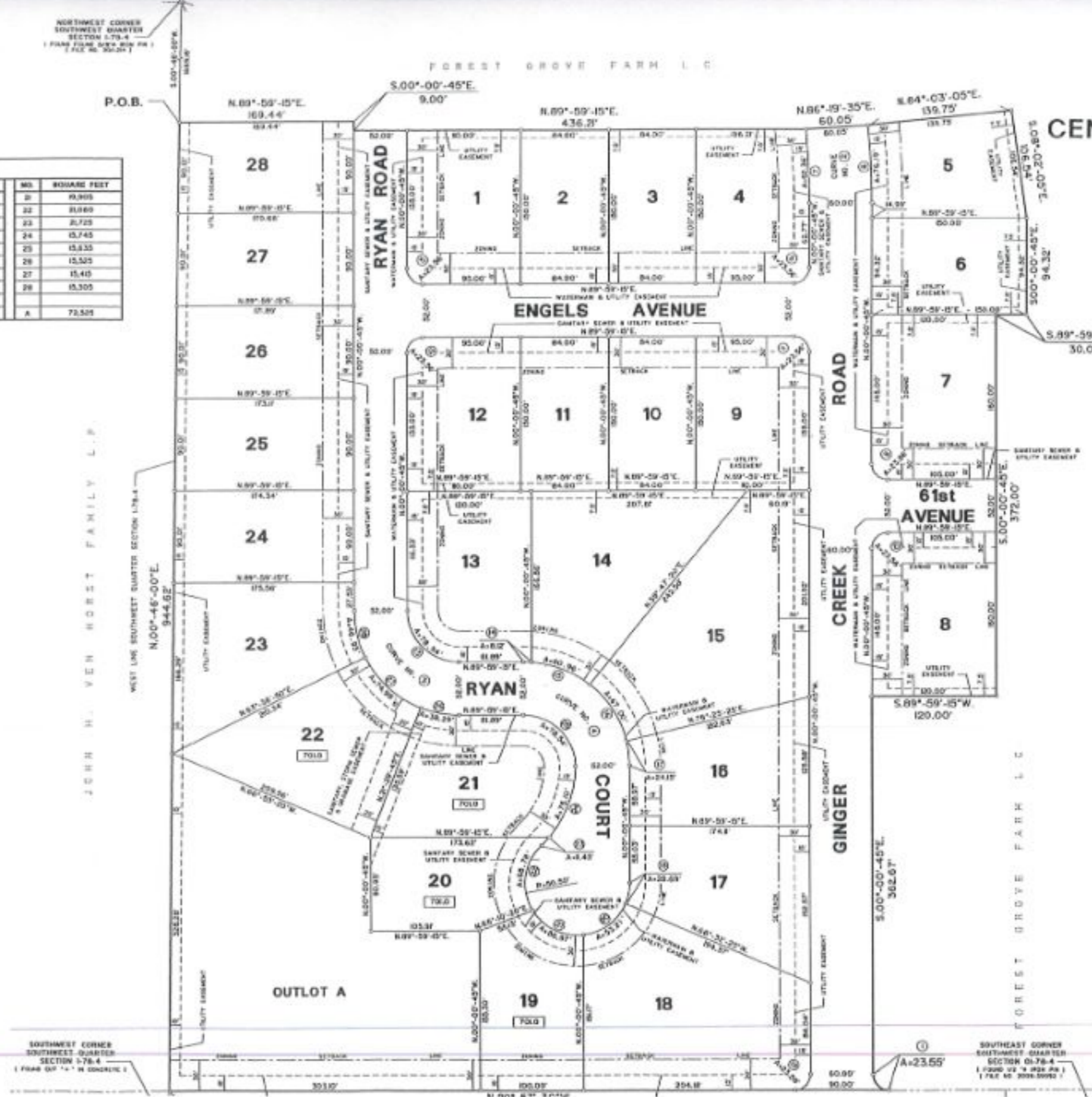
FINAL PLAT OF CENTURY HEIGHTS EIGHTEENTH ADDITION

TO THE CITY OF BETTENDORF, IOWA
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

OWNER - DEVELOPER
FOREST GROVE FARM, LC
3211 EAST 35th STREET COURT
DAVENPORT, IOWA 52807
ATTN: ROB PICK

LOT AREAS					
NO.	SQUARE FEET	NO.	SQUARE FEET	NO.	SQUARE FEET
1	12,450	9	12,500	17	15,800
2	12,800	10	16,450	18	15,800
3	12,800	11	16,450	19	15,800
4	12,360	12	24,300	20	15,745
5	14,000	13	32,540	21	15,335
6	14,100	14	18,230	22	15,525
7	16,500	15	20,000	23	15,410
8	16,500	16	3,350	24	15,300
9	12,800	18	15,025	25	15,300
10	12,800	20	15,690	26	72,520

JOHN H. VEH HOBST FAMILY L.P.



CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARINGS	CENTERS
1	840.00	87°-00'-00"	215.00	8.20	S 84°-00'-00" W	M 89
2	100.00	187°-34'-48"	14.37	14.24	S 82°-26'-32" W	M 11
3	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
4	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
5	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
6	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
7	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
8	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
9	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
10	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
11	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
12	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
13	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
14	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
15	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
16	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
17	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
18	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
19	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
20	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
21	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
22	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
23	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
24	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
25	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
26	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
27	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20
28	15.00	87°-30'-00"	23.58	23.48	S 87°-00'-00" W	M 20

GENERAL NOTES

- IRON MONUMENTS SET SHOWN THIS (5/8" x 3" ROD PER I.C.)
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SECTION CONTAINS 2.23 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 LATERALS, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- ALL STREET RIGHT OF WAYS ARE DEEDS TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.
- LOTS ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT 1)
- 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.
- SEWERAGE SHALL BE INSTALLED ALONG BOTH SIDES OF ALL THROUGH STREETS.
- PLAT NOTES ESTABLISH REQUIREMENTS FOR NON-DEVELOPER 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 PORTION OF WAY OR UTILITY EASEMENT DEPICTED WITHIN THE PLAT. FURTHER, THE CITY RECEIVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW DRIVING TO BE REPLACED.
- OUTLOT A IS DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE AND STORM WATER EXTENSION BASH EASEMENT AND SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS' ASSOCIATION.
- LOTS 16 AND 18 SHALL NOT HAVE DIRECT ACCESS TO HOPWELL AVENUE.
- FOR THIS SURVEY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 178-4 WAS ASSUMED TO BEAR N 89°-59'-15" W.
- THE LOW WATER ENTRY POINT ELEVATION FOR RESIDENCES ON LOTS 16 THROUGH 22 MUST BE EQUAL TO OR GREATER THAN THE ELEVATION SHOWN IN THE BOX ON THE RESPECTIVE LOT.

SOUTHWEST CORNER
SOUTHWEST QUARTER
SECTION 178-4
(1" PLANS FROM DATA BOOK #1
FILE NO. 202-21)

SOUTHWEST CORNER
SOUTHWEST QUARTER
SECTION 178-4
(1" PLANS FROM DATA BOOK #1
FILE NO. 202-21)



COMMUNITY DEVELOPMENT

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

March 21, 2018

Staff Report

Case No. 18-020

Subdivision Name: Century Heights Eighteenth Addition - Final Plat

Applicant: Forest Grove Farm, LC.

Current Zoning Classification: R-1, Single-family Residence District

Current Land Use Designation: Urban Low Intensity

Background Information and Facts

Forest Grove Farm, LC has submitted the final plat of Century Heights Eighteenth Addition located north of Hopewell Avenue, south of Forest Grove Drive, and east of Middle Road (see Aerial Photo - Attachment A). The preliminary plat shows 167 lots; Lots 49, 50, 100-102, and 131-153 are included in this final plat (see Preliminary Plats - Attachment B). The proposed final plat area is located in the southwest corner of the subdivision and has 28 lots. (see Final Plat - Attachment C).

Land Use/Zoning

The land use designation for the proposed subdivision Urban Light Intensity, and the zoning classification is R-1, Single-family Residence District

Utilities

Utilities will be extended to the site from the south. Sanitary sewer will extend from Century Heights Seventeenth Addition. Water will come from Hopewell Avenue. All other utilities will come from Century Heights Seventeenth Addition to the south.

Thoroughfare Plan/Pedestrian Access

Access to the proposed subdivision will be from Hopewell Avenue on the south side with Ginger Creek Road acting as the entry from Hopewell Avenue.

Storm Water Detention

The developer will design storm water detention to meet the City's requirements. Storm water detention designs will be approved by the City Engineer prior to City Council's approval of the final plat.

Staff Recommendation

Staff recommends that the petitioner's request for approval of the final plat be granted subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. Show the lowest water entry level for any buildings near any drainage easements or the detention basin Outlot A.
3. Provide maintenance agreements for Outlots A to be part of platting paperwork for recording.
4. Storm water detention calculations must be approved by the City Engineer prior to the final plat approval by City Council.
5. All double-frontage lots will require a landscaping buffer of 20 feet from the property line facing Hopewell Avenue or fencing with one pine tree every 25 feet to be placed along either of these front yards facing Hopewell Avenue.
6. All required engineering plans to be presented to the City Engineer and have the approval prior to issuance of any building permits.

Respectfully submitted,

Greg Beck
City Planner

March 28, 2018

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 Century Heights
Eighteenth Addition, submitted by Forest Grove Farm, LC. (Case 18-020)

Honorable Mayor and Members of the City Council:

On March 21, 2018, 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,

Bill Connors
Director, Community Development

10. Case 18-020; Century Heights Eighteenth Addition, submitted by Forest Grove Farm, LC.

Beck reviewed the staff report.

On motion by Rafferty, seconded by Kappeler, that the final plat of Century Heights Eighteenth Addition be approved subject to staff recommendations.

ALL AYES

Motion carried



COUNCIL LETTER

MEETING DATE: June 1, 2021

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the amended final plat of Century Heights Twenty Fifth Addition (formerly named Mason Run First Addition), submitted by Forest Grove Farm, LC. (Case 12-004)

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

The final plat of Mason Run First Addition was submitted by Forest Grove Farm, LC and approved by City Council on February 7, 2012 by Resolution No. 22-12. The plat was recorded on March 23, 2012 as Document Number 2012-00008080. The developer wishes to rename the subdivision to Century Heights Twenty Fifth Addition, and at the request of the City has made several changes in accordance with proposed subdivision ordinance revisions.

At the time the plat was originally recorded, the required right-of-way width was 52 feet. In addition, Ginger Creek Road was anticipated to become a collector street and was platted with a 60-foot right-of-way width. Upcoming revisions to the subdivision ordinance will include a minimum right-of-way width of 53 feet. The developer has agreed to increase the width of the internal streets to 53 feet. Because a collector street to serve the area will likely be located in a future subdivision to the east, the width of Ginger Creek Road has been reduced to 53 feet (see Amended Final Plat - Attachment A).

Forest Grove Farm, LC has submitted the final plat of Mason Run First Addition located north of Hopewell Avenue, south of Forest Grove Drive, and east of Middle Road (see Aerial Photo - Attachment B). The preliminary plat shows 167 lots (see Mason Run Additions Preliminary Plat - Attachment C). The proposed final plat area is located in the northwest corner of the preliminary plat area and has 27 lots (see Mason Run First Addition Final Plat - Attachment D).

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 4-0 margin at its January 18, 2012 meeting.

Relationship to Goals: Provide Housing Options and Reinvest in Existing Neighborhoods.

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) Amended Century Heights Twenty Fifth Addition Final Plat; (B) Aerial Photo; (C) Mason Run Additions Preliminary Plat; (D) Mason Run First Addition Final Plat; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION APPROVING THE AMENDED FINAL PLAT OF
CENTURY HEIGHTS TWENTY FIFTH ADDITION
(FORMERLY NAMED MASON RUN FIRST ADDITION)

WHEREAS, the final plat of Mason Run First Addition was submitted by Forest Grove Farm, LC and approved by City Council on February 7, 2012 by Resolution No. 22-12 and recorded on March 23, 2012 as Document Number 2012-00008080, and

WHEREAS, the developer wishes to rename the subdivision to Century Heights Twenty Fifth Addition and at the request of the City has made several changes in accordance with proposed subdivision ordinance revisions, and

WHEREAS, upcoming revisions to the subdivision ordinance will include a minimum right-of-way width of 53 feet, and

WHEREAS, the developer has agreed to increase the width of the internal streets to 53 feet, and

WHEREAS, because it was anticipated that Ginger Creek Road would become a collector street at the time the plat was originally approved it was platted with a 60-foot right-of-way width, and

WHEREAS, because a collector street to serve the area will likely be located in a future subdivision to the east, the width of Ginger Creek Road has been reduced to 53 feet.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the amended final plat of Century Heights Twenty Fifth 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. No access will be allowed from lots adjoining Forest Grove Drive.
3. All double frontage lots will require either a 20-foot wide landscape buffer measured from the property line adjacent to Forest Grove Drive or fencing with one pine tree every 25 feet to be placed along the front yards facing Forest Grove Drive.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

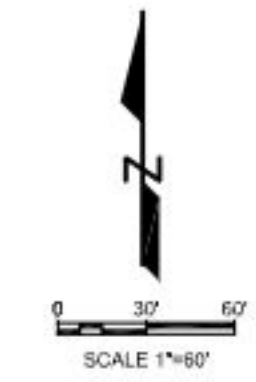
ATTEST:

Decker P. Ploehn, City Clerk

FINAL PLAT OF CENTURY HEIGHTS TWENTY FIFTH ADDITION TO THE CITY OF BETTENDORF, IOWA BEING PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., IN PART BEING A REPLAT OF PART OF MASON RUN FIRST ADDITION BETTENDORF, IOWA

Description: Part Southwest Quarter Section 1, Township 78 North, Range 4 East of the 5th P.M.
Requestor: City of Bettendorf
Proprietor: City of Bettendorf & Forest Grove Farm, LC
Surveyor: David L. Meyer
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
dmeyer@klingner.com (563) 359-1348

ATTACHMENT A



EASEMENT LEGEND:

- ① SANITARY SEWER & UTILITY EASEMENT
- ② WATERMAIN & UTILITY EASEMENT
- ③ UTILITY EASEMENT
- ④ DRAINAGE & UTILITY EASEMENT
- ⑤ STORM SEWER, DRAINAGE & UTILITY EASEMENT

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

MIDAMERICAN ENERGY _____ DATE _____

CENTURYLINK _____ DATE _____

MEDIACOM _____ DATE _____

IOWA AMERICAN WATER _____ DATE _____

METRONET _____ DATE _____

THIS FINAL PLAT AS SHOWN IS APPROVED:

PLAN & ZONE COMMISSION _____ DATE _____

CITY OF BETTENDORF _____ DATE _____

ATTEST _____ DATE _____

LEGEND

- ✕ FOUND CUT "X" IN CONCRETE
- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP# 7222
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.56'	15.00'	90°00'00"	N45°00'44"W	21.21'
C2	23.56'	15.00'	90°00'00"	S44°59'11"W	21.21'
C3	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C4	23.56'	15.00'	90°00'00"	N44°59'13"E	21.21'
C5	23.56'	15.00'	90°00'00"	N45°00'47"W	21.21'
C6	23.56'	15.00'	90°00'00"	S44°59'13"W	21.21'
C7	23.56'	15.00'	90°00'00"	S45°00'47"E	21.21'
C8	23.56'	15.00'	90°00'00"	S44°59'13"W	21.22'
C9	23.56'	15.00'	90°00'00"	S44°59'13"W	21.21'
C10	23.56'	15.00'	90°00'00"	N45°00'47"W	21.21'

GENERAL NOTES

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 11.80 ACRES, MORE OR LESS.
- FOR THIS SURVEY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1-78-4 WAS ASSUMED TO BEAR SOUTH 00 DEGREES 46 MINUTES 00 SECONDS WEST.
- 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 FOR STREET LIGHTS.
- ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.
- 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.
- 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.
- SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.
- LOTS 1 THROUGH 6 SHALL NOT HAVE DIRECT ACCESS TO FOREST GROVE DRIVE.
- LOTS 1 THROUGH 6 ARE ZONED R-3 (SINGLE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT), LOTS 7 THROUGH 27 ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT). ALL LOTS WILL BE SINGLE-FAMILY RESIDENCES.

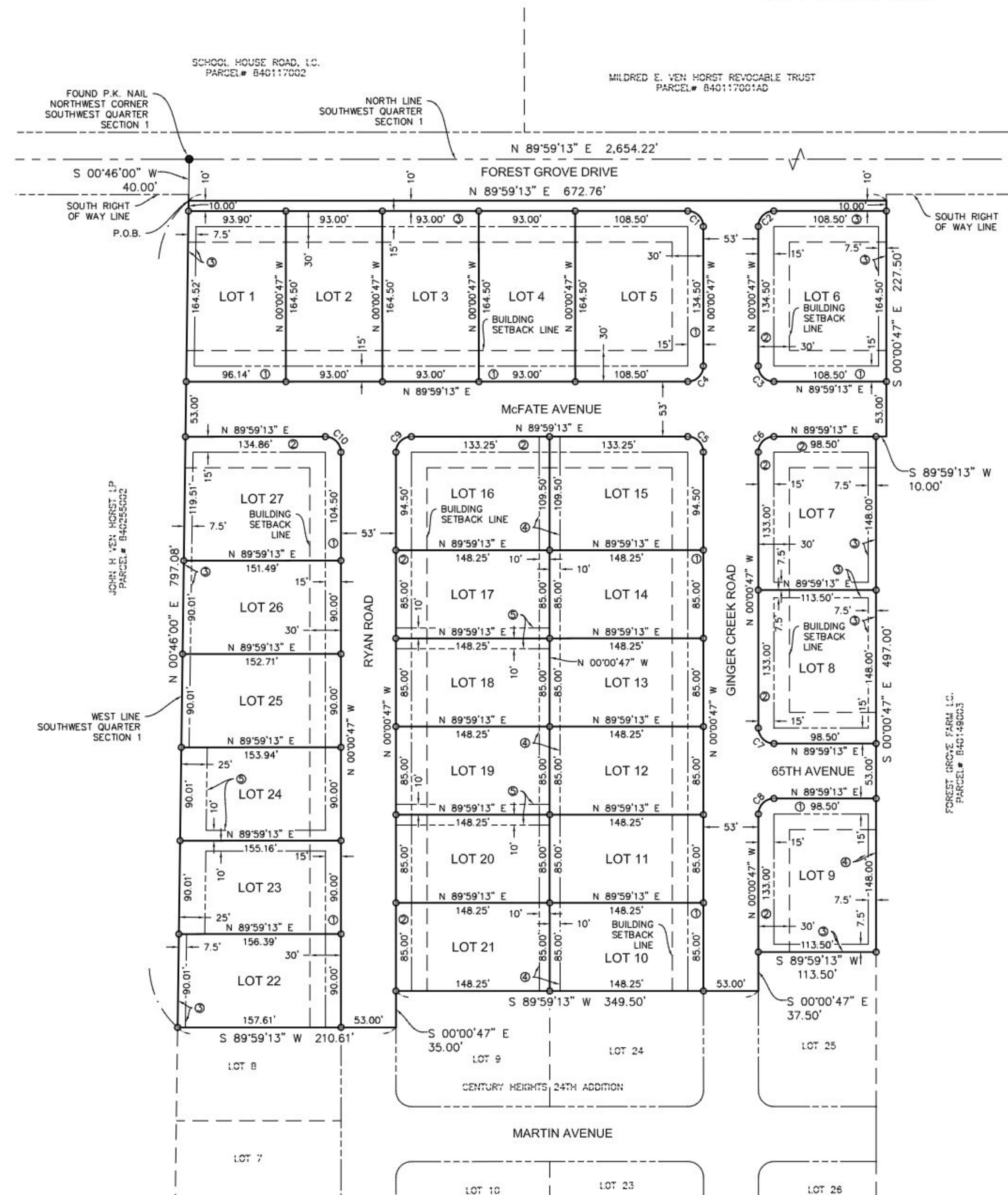
OWNER/DEVELOPER:
FOREST GROVE FARM, LC
ATTN: ROB FICK
3211 EAST 35TH STREET COURT
DAVENPORT, IA 52807

OWNER:
CITY OF BETTENDORF
4403 DEVILS GLEN ROAD
BETTENDORF, IA 52807

SURVEYOR/ENGINEER:
DAVID L. MEYER
KLINGNER & ASSOCIATES PC
4111 EAST 60TH STREET
DAVENPORT, IA 52807

ATTORNEY:
VOLLERTSEN, BRITT & GORSLINE, P.C.
ATTN: MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807

LOT #	SQ. FT.
1	15,630
2	15,299
3	15,299
4	15,299
5	20,219
6	20,219
7	16,750
8	16,750
9	16,750
10	12,601
11	12,601
12	12,601
13	12,601
14	12,601
15	16,185
16	16,185
17	12,601
18	12,601
19	12,601
20	12,601
21	12,601
22	14,130
23	14,020
24	13,910
25	13,799
26	13,689
27	17,957



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 4, 2021
My license renewal date is December 31, 2022
THIS SHEET ONLY
Pages or sheets covered by this seal: _____

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.359.1348

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REVISION HISTORY			
NO.	DESCRIPTION	DATE	BY

FINAL PLAT
CENTURY HEIGHTS
TWENTY FIFTH ADDITION
BETTENDORF, IA

DESIGNED	DRAWN
	JLR
FIELD	FIELD BOOK
CHECKED	CHECK DATE
DLM	

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

FINAL PLAT
PROJECT NO. 21-6045-FINAL-PLAT-25TH-ADDITION
5-4-21
SHEET 1 OF 1

Century Heights 18th, 24th, 25th Additions Final Plats Aerial Map

1 Inch = 516 Feet



**Century Heights Twenty Fifth Addition
(formerly named Mason Run First Addition)**

Century Heights Twenty Fourth Addition

Century Heights Eighteenth Addition

- Legend
-  Century Heights 24th
 -  Century Heights 18th
 -  Century Heights 25th
 -  Parcel

FINAL PLAT OF ATTACHMENT D

MASON RUN FIRST ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

OWNER - DEVELOPER
FOREST GROVE FARM, LC
3211 EAST 35th STREET COURT
DAVENPORT, IOWA 52807
ATTN: ROB FICK

GENERAL NOTES

IRON MONUMENTS SET SHOWN THUS (5/8"φ x 30" IRON PIN).
DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
SUBDIVISION CONTAINS 12.43 ACRES, MORE OR LESS.
FOR THIS SURVEY THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1-78-4 WAS ASSUMED TO BEAR N.89°-59'-15"E.

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

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

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.

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 REPLANTED.

SIDEWALKS SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF EACH LOT SHOWN.

LOTS 1 THROUGH 6 SHALL NOT HAVE DIRECT ACCESS TO FOREST GROVE DRIVE. THESE LOTS ALSO NEED A TWENTY FOOT WIDE BERM AND PLANTING STRIP ALONG FOREST GROVE DRIVE AS SHOWN ON THE PLAT.

LOTS 1 THROUGH 6 ARE ZONED R-3 (SINGLE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT). LOTS 7 THROUGH 27 ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT). ALL LOTS WILL BE SINGLE-FAMILY RESIDENCES.

FOR LOTS 7 THROUGH 27 THAT ARE ZONED R-1, AS AN ALTERNATIVE TO THE STAGGERED FRONT YARD SETBACK, THE FRONT YARD SETBACK MAY BE A MINIMUM OF THIRTY FEET IF AT LEAST TWENTY FIVE PERCENT OF THE STRUCTURE IS OFFSET TO PROVIDE A NONUNIFORM FRONTAGE APPEARANCE. THIS WILL ALSO APPLY FOR LOTS 1 THROUGH 6 THAT ARE ZONED R-3.

THE TEMPORARY DRAINAGE & DETENTION EASEMENT WILL REMAIN IN PLACE UNTIL THAT AREA IS SUBDIVIDED.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	15.00'	90°-00'-00"	23.56'	21.21'	N.44°-59'-15"E	15.00'
2	15.00'	90°-00'-00"	23.56'	21.21'	N.45°-00'-45"W	15.00'
3	15.00'	90°-00'-00"	23.56'	21.21'	N.44°-59'-15"E	15.00'
4	15.00'	90°-00'-00"	23.56'	21.21'	N.45°-00'-45"W	15.00'
5	15.00'	90°-00'-00"	23.56'	21.21'	N.44°-59'-15"E	15.00'
6	15.00'	90°-00'-00"	23.56'	21.21'	N.45°-00'-45"W	15.00'
7	15.00'	90°-00'-00"	23.56'	21.21'	N.44°-59'-15"E	15.00'
8	15.00'	90°-00'-00"	23.56'	21.21'	N.45°-00'-45"W	15.00'
9	15.00'	90°-00'-00"	23.56'	21.21'	N.44°-59'-15"E	15.00'
10	15.00'	90°-00'-00"	23.56'	21.21'	N.45°-00'-45"W	15.00'

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	16,615	11	12,475
2	16,275	12	12,475
3	16,275	13	12,475
4	16,275	14	12,475
5	20,905	15	16,095
6	20,905	16	16,095
7	16,285	17	12,475
8	16,285	18	12,475
9	16,285	19	12,475
10	12,475	20	12,475
		21	12,475
		22	14,175
		23	14,065
		24	13,955
		25	13,845
		26	13,735
		27	16,090
		A	110

PLAN & ZONE COMMISSION CITY OF BETTENDORF, IOWA

BY Rob Fick BY Rob Fick
DATE 3-14-12 ATTEST Debra P. Beck
DATE 3-19-12

CENTURYLINK MIDAMERICAN ENERGY COMPANY IOWA-AMERICAN WATER CO. MEDIACOM

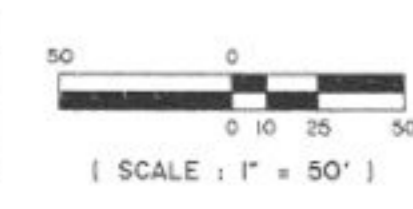
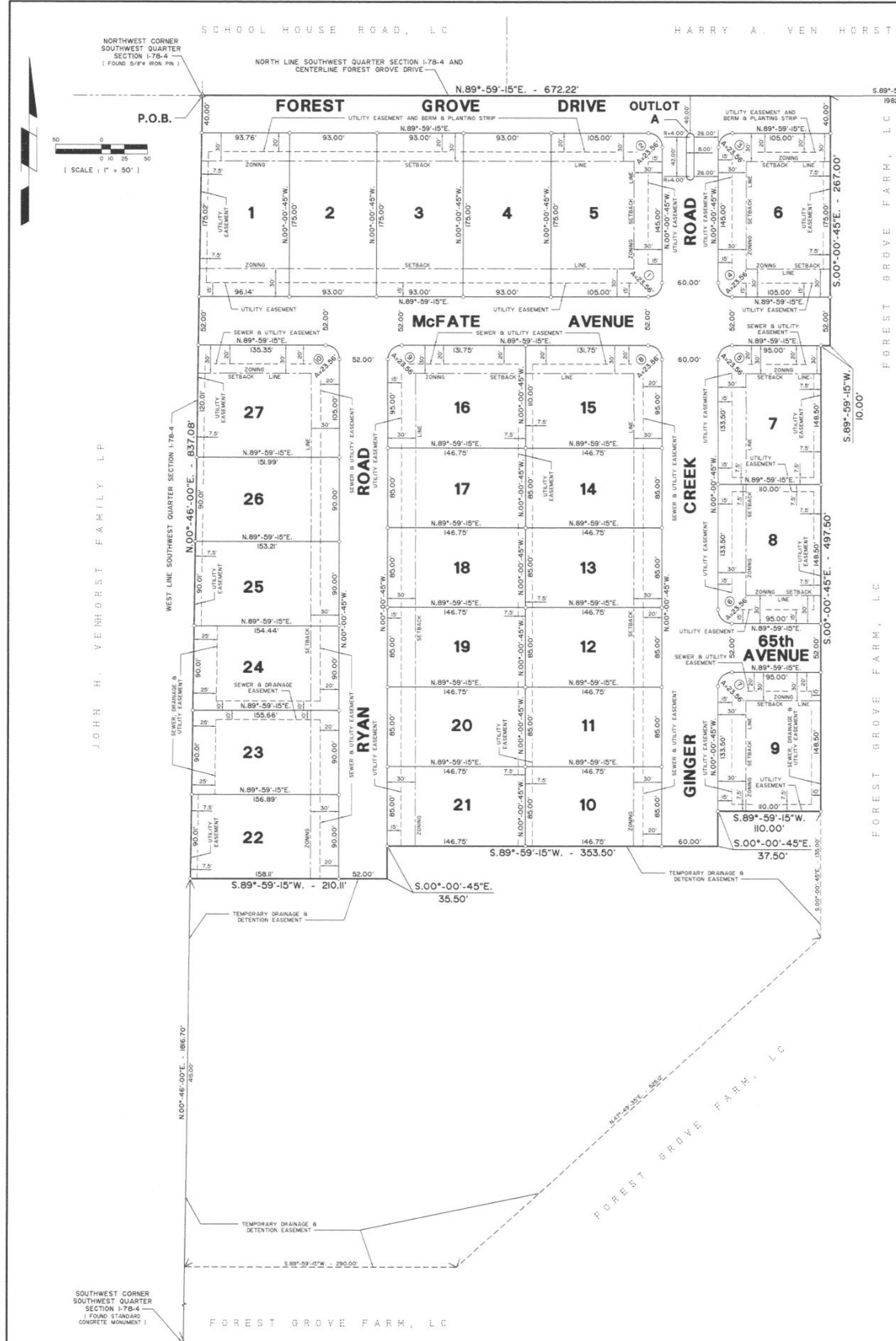
BY Mike Gallant BY Mike Gallant BY John D. Smith
DATE 3-12-12 DATE 3-12-12 DATE 3-12-12

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
Signature: David L. Meyer
David L. Meyer, P.E. & L.S., License Number 7222
Date: DECEMBER 22, 2011
THIS SHEET ONLY
Pages or sheets covered by this seal:

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



SOUTHWEST CORNER SOUTHWEST QUARTER SECTION 1-78-4 (FOUND STANDARD CONCRETE MONUMENT)

FOREST GROVE FARM, LC



COMMUNITY DEVELOPMENT

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

January 18, 2012

Staff Report

Case No. 12-004

Subdivision Name: Mason Run First Addition - Final Plat

Applicant: Forest Grove Farm, LC.

Current Zoning Classification: R-3, Single- and two-family Residence District and R-1, Single-family Residence District

Current Land Use Designation: Traditional Residential

Background Information and Facts

Forest Grove Farm, LC has submitted the final plat of Mason Run First Addition located north of Hopewell Avenue, south of Forest Grove Drive, and east of Middle Road (see Aerial Photo, Attachment A). The preliminary plat shows 167 lots (see Preliminary Plats, Attachment B). The proposed final plat area is located in the northwest corner of the subdivision and has 27 lots. (see Final Plat, Attachments C and D).

Land Use

The land use designation for the proposed subdivision is Traditional Residential and Medium-density Residential. The zoning follows the same boundaries as the land use designations with R-3, Single- and two-family Residence District for Lots 1-6 and R-1, Single-family Residence District for Lots 7-27.

Utilities

Utilities will be extended to the site from the south. Sanitary sewer will extend from Century Heights Seventeenth Addition. Water will come from Forest Grove Drive. All other utilities will come from Century Heights Seventeenth Addition to the south.

Thoroughfare Plan/Pedestrian Access

Access to the proposed subdivision will be from Forest Grove Drive on the north side through Ginger Creek Road which will access McFate Avenue and Ryan Road to the southwest and 65th Avenue to the east. Ginger Creek Road is eventually intended to extend to Hopewell Avenue.

Storm Water Detention

The developer will design storm water detention to a two-year release rate. Storm water detention designs will be approved by the City Engineer prior to City Council approval of the final plat.

Staff Recommendation

Staff recommends that the petitioner's request for approval of the final plat be granted subject to the following conditions:

1. All off-site storm water detention flow will require dissipation measures so as not to allow concentrated flow of storm water onto properties adjoining the proposed subdivision.
2. This approval does not waive any other state, federal, or local government provisions as required by law.
3. Show the lowest water entry level for any buildings near any drainage easements.
4. Provide maintenance agreements for Outlots A, B, C, and D.
5. Storm water detention calculations must be approved by the City Engineer prior to the final plat approval by City Council.
6. The lowest buildable elevation shall be shown on all final plats for the building of structures on lots adjoining the 100 year flood plain.

Respectfully submitted,

Greg Beck
City Planner

January 31, 2012

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

SUBJECT: Planning and Zoning Commission's decision on the proposed final plat of
Mason Run First Addition, submitted by Forest Grove Farm, LC. (Case 12-
004)

Honorable Mayor and Members of the City Council:

On January 18, 2012, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat.

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

Sincerely,

Bill Connors
Director, Community Development

5. Case 12-004; Mason Run First Addition, submitted by Forest Grove Farm, L.C.

Beck reviewed the staff report.

Kappeler asked if the proposed plat has the same layout as the preliminary plat. Beck confirmed this, adding that the only change is the numbering of the lots.

Kappeler asked if the reason that there are no hammerhead turnarounds indicated on the plat is because of its small size. Beck explained that although it is not shown on the drawing, there would be a hammerhead turnaround at the end of Ryan Road.

On motion by Stoltenberg, seconded by Laas, that the final plat of Mason Run First Addition be approved subject to staff recommendations and the installation of a hammerhead turnaround at the end of Ryan Road.

ALL AYES

Motion carried.



COUNCIL LETTER

MEETING DATE: June 1, 2021

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of Bettplex Fifth Addition (replat), submitted by Focus Real Estate Development. (Case 21-041)

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

Focus Real Estate Development has submitted the final plat of Bettplex Fifth Addition which is a replat of Lots 3 and 4 of Bettplex Third Addition and located southwest of the intersection of Championship Drive and Competition Drive (see Aerial Photo - Attachment A). The petitioner has proposed reconfiguring the property from two lots into four lots (see Final Plat and Proposed Plat - Attachments B and C).

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 6-0 margin at its May 19, 2021 meeting.

Relationship to Goals: Attract and Retain Business and Industry.

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) Proposed 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. _____ - 21

RESOLUTION APPROVING THE FINAL PLAT OF
BETTPLEX FIFTH ADDITION
(REPLAT OF LOTS 3 AND 4, BETTPLEX THIRD ADDITION)

WHEREAS, Focus Real Estate Development has submitted the final plat of Bettplex Fifth Addition (replat of Lots 3 and 4, Bettplex Third 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 Bettplex Fifth Addition (replat of Lots 3 and 4, Bettplex Third 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.

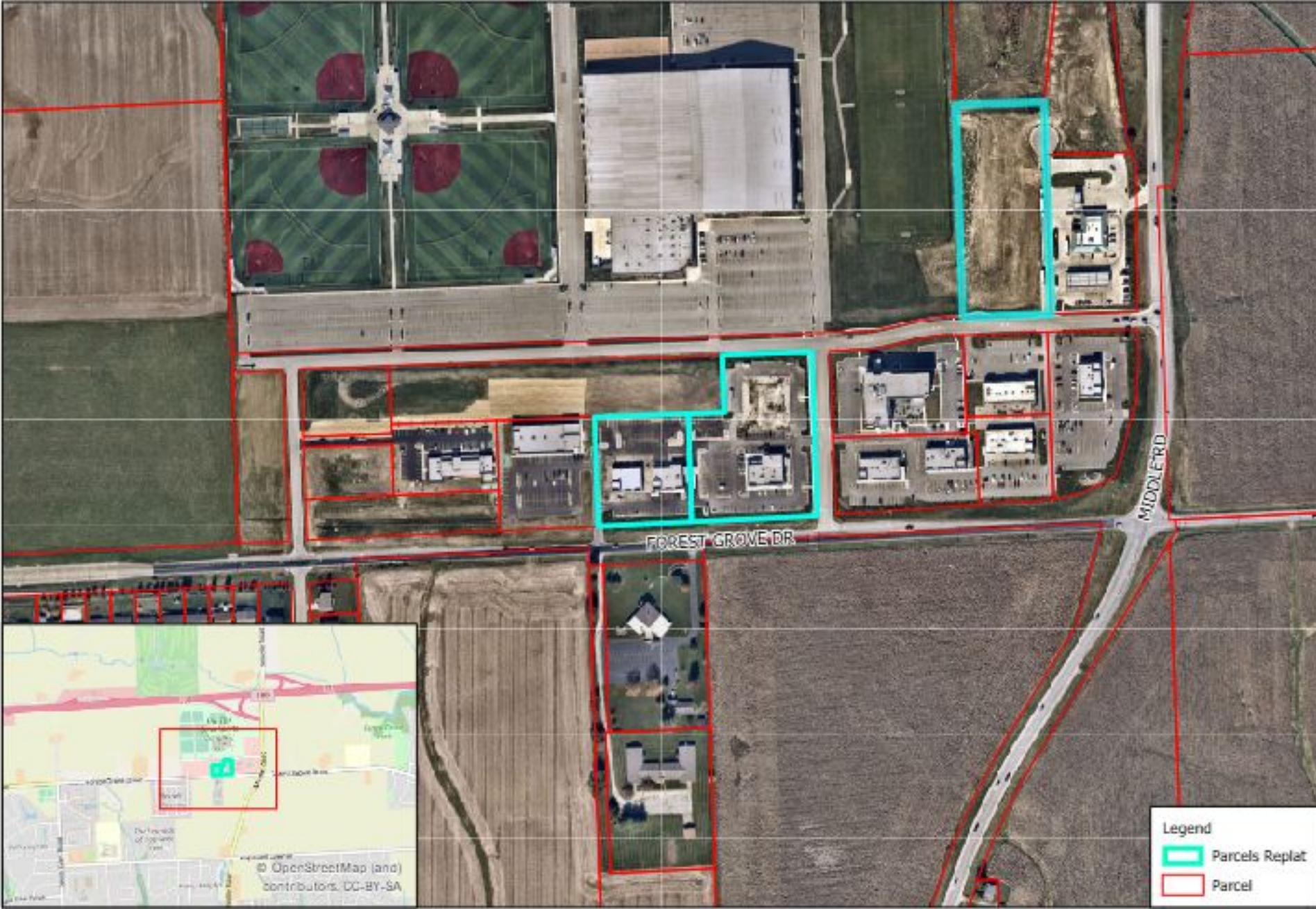
PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

Case 21-041: BettPlex Fifth Add. - Replat Aerial Map



SANITARY SEWER EASEMENT I

PART OF LOTS 3 AND 4
OF BETTPLEX THIRD ADDITION,
IN THE CITY OF BETTENDORF,
SCOTT COUNTY, IOWA

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Build to Suit.

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

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

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

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

No part of this subdivision is not subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0376F, 19163C0377F, 19163C0378F and 19163C0379F, all with an Effective Date February 18, 2011.

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

All monuments have been found or will be set as shown on this plat by July 1st 2019.

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 notes, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

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

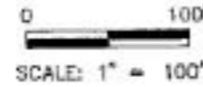
Lot 6 is dedicated as a Drainage and Storm Water Easement.

Easements designated as "Utility Easements" include all utilities that are provided by either the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf.

The 30'-Access Easement centered along the west and east lines of Lot 4 are for the benefit of Lots 3, 4 and 5 only. Access to Forrest Grove Road will only be allowed via the Access Easements as shown. Lot 2 has access to Competition Drive only and does not share in either of these Access Easements.

30' Utility Easements across Lot 2 are for public utilities only.

Proposed Right of Way shown by this plat is hereby fully dedicated to the public right of

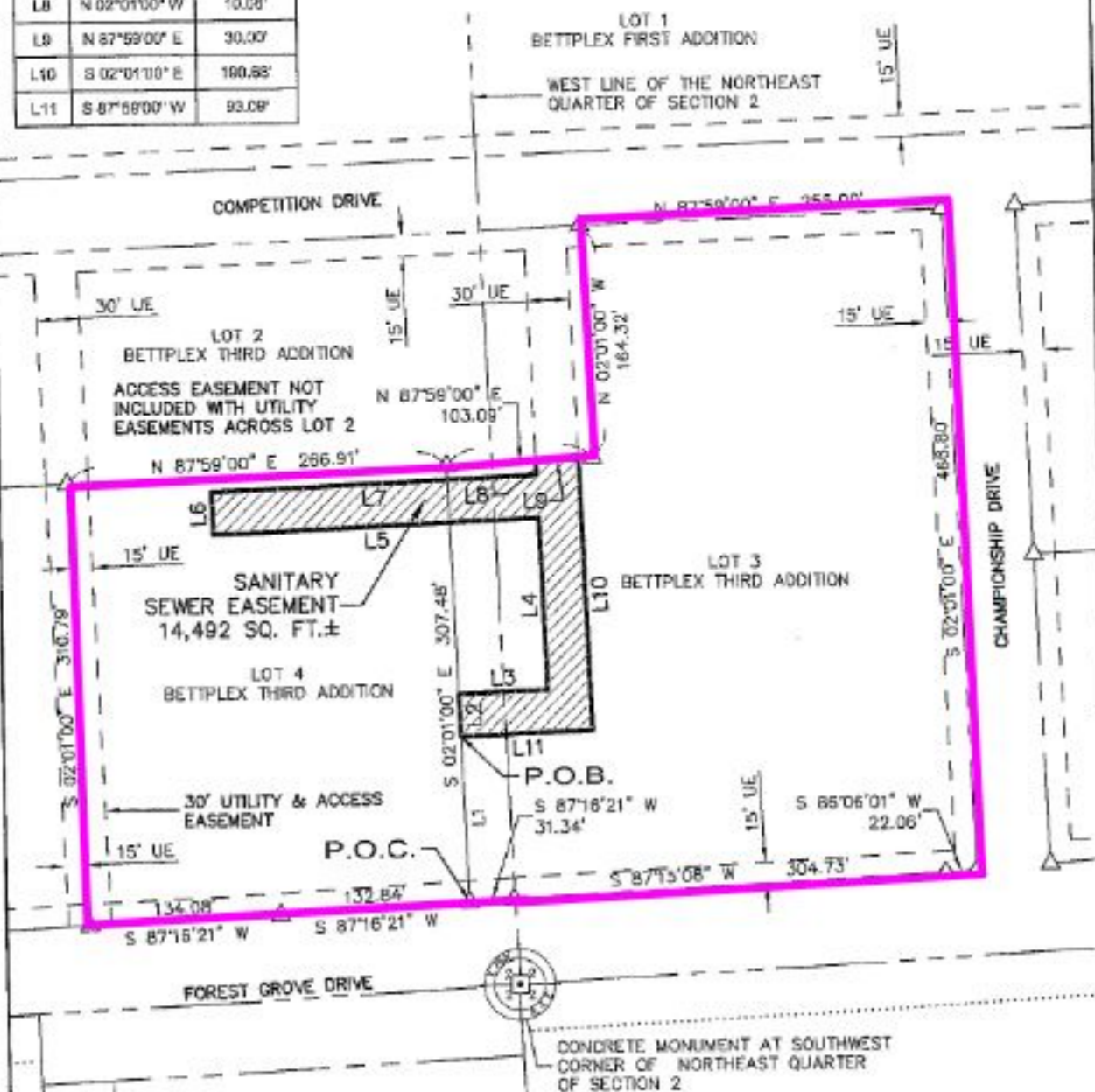


BEARINGS ARE BASED ON THE IOWA
STATE PLANE COORDINATE SYSTEM SOUTH
ZONE NORTH AMERICAN DATUM OF 1983
(2011 ADJUSTMENT)

LEGEND

- SANITARY SEWER EASEMENT
- LOT LINES
- EXISTING EASEMENT LINES
- R.O.W. LINE
- LOT CORNER TO BE SET

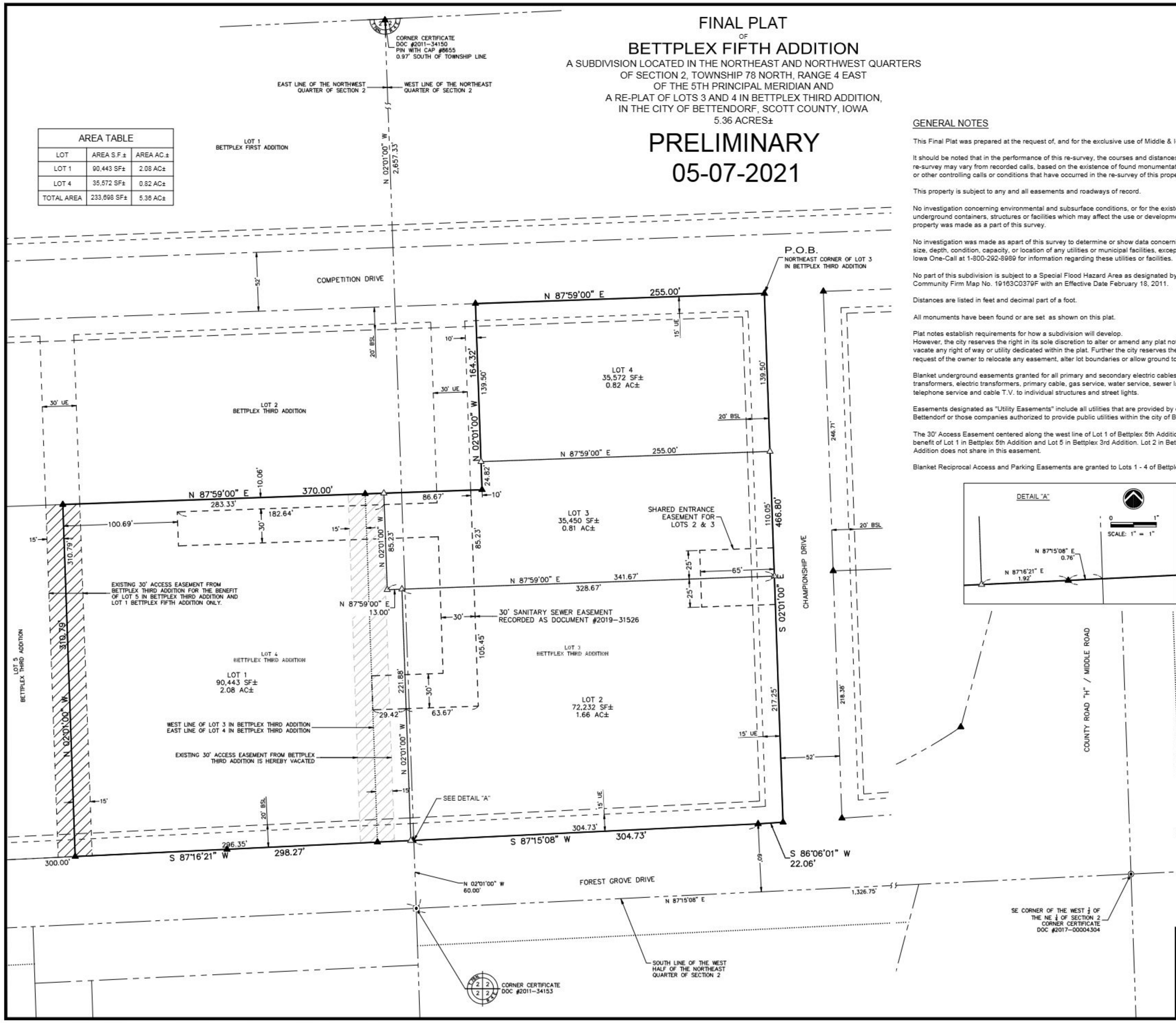
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°01'00" W	118.80'
L2	N 02°01'00" W	30.00'
L3	N 87°59'00" E	63.09'
L4	N 02°01'00" W	120.61'
L5	S 87°59'00" W	229.31'
L6	N 02°01'00" W	30.00'
L7	N 87°59'00" E	229.31'
L8	N 02°01'00" W	10.08'
L9	N 87°59'00" E	30.00'
L10	S 02°01'00" E	180.88'
L11	S 87°59'00" W	93.09'



FINAL PLAT
OF
BETTPLEX FIFTH ADDITION
A SUBDIVISION LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS
OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST
OF THE 5TH PRINCIPAL MERIDIAN AND
A RE-PLAT OF LOTS 3 AND 4 IN BETTPLEX THIRD ADDITION,
IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA
5.36 ACRES±

PRELIMINARY
05-07-2021

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	90,443 SF±	2.08 AC±
LOT 4	35,572 SF±	0.82 AC±
TOTAL AREA	233,698 SF±	5.36 AC±



GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.

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

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

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

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

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0379F with an Effective Date February 18, 2011.

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

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

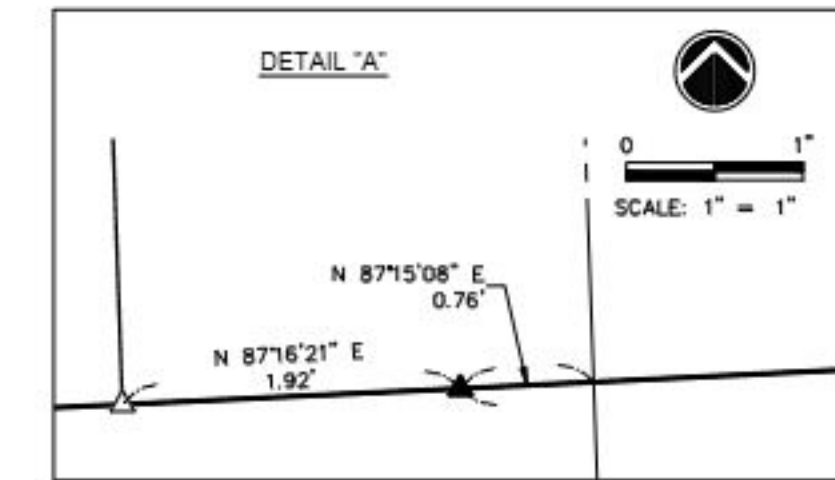
Plat notes establish requirements for how a subdivision will develop. However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner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

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

Easements designated as "Utility Easements" include all utilities that are provided by either the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf.

The 30' Access Easement centered along the west line of Lot 1 of Bettplex 5th Addition is for the benefit of Lot 1 in Bettplex 5th Addition and Lot 5 in Bettplex 3rd Addition. Lot 2 in Bettplex 3rd Addition does not share in this easement.

Blanket Reciprocal Access and Parking Easements are granted to Lots 1 - 4 of Bettplex 5th Addition.



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



SCALE: 1" = 40'

LEGEND

- △ 5/8" REBAR WITH CAP #13581 SET
- ▲ 5/8" REBAR WITH CAP #13581 SET
- CONCRETE MONUMENT, FOUND
- LINE CONTINUATION
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING R.O.W. LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- /// ACCESS EASEMENT
- /// VACATED ACCESS EASEMENT

ABBREVIATIONS

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

OWNER / SUBDIVIDER
MIDDLE & I-80 LLC

KEVIN KOELLNER
1805 STATE STREET SUITE 101
BETTENDORF, IOWA 52722
PHONE: (563) 355-2022

IOWA - AMERICAN WATER CO.

BY _____
DATE _____

CITY OF BETTENDORF

BY _____
ATTEST _____
DATE _____

PLANNING AND ZONING

BY _____
DATE _____

MID AMERICAN ENERGY CO.

BY _____
DATE _____

MEDIACOM

BY _____
DATE _____

CENTURYLINK

BY _____
DATE _____

NO.	REVISIONS	DESCRIPTION	DATE

IMEG
IOWA MEASUREMENT ENGINEERS & SURVEYORS
1117 STATE STREET
SUITE 201
BETTENDORF, IA 52722
www.imeg.com

McClure
Engineering & Surveying, Inc.

Bettplex 5th Addition
Bettendorf, Iowa
Final Plat

BY _____
DATE _____

IMEG Project No:
18000927.22

File Name:
18000927-22 Property.dwg

© COPYRIGHT 2021
ALL RIGHTS RESERVED

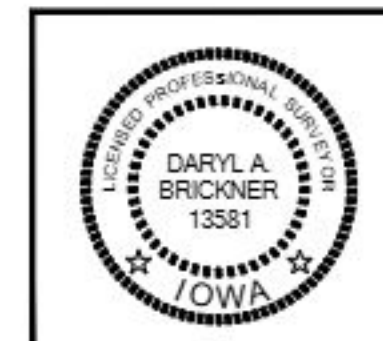
Field Book No:

Drawn By: DAB

Checked By: ***

Date: 4/22/2021

Sheet 1 of 1



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and in accordance with the laws of the State of Iowa.

PRELIMINARY
05-07-2021

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



COMMUNITY DEVELOPMENT

City Hall Annex 2, 4403 Devils Glen Road, Bettendorf, Iowa 52722 2 (563) 344-4100

May 19, 2021

Staff Report

Case No. 21-041

Subdivision Name: Bettplex Fifth Addition - Replat

Location: Southwest of the intersection of Competition Drive and Championship Drive

Applicant: Focus Real Estate Development

Current Zoning Classification: C-3, General Business District

Land Use Designation: Community Commercial

Background Information and Facts

Focus Real Estate Development has submitted the final plat of Bettplex Fifth Addition which is a replat of Lots 3 and 4 of Bettplex Third Addition and located southwest of the intersection of Championship Drive and Competition Drive (see Aerial Photo - Attachment A). The petitioner has proposed reconfiguring the property from two lots into four lots (see Final Plat and Proposed Plat - Attachments B and C).

Future Land Use and Comprehensive Plan

The future land use designation for the site is Community Commercial. The C-3, General Business District zoning is consistent with the future land use map. The development associated with the proposed replat is consistent with Goal C: Attract and Retain Business and Industry of the City's comprehensive plan.

Utilities

Utility connections were made during an earlier development phase.

Thoroughfare Plan/Access

Primary access to the site will originate from Forest Grove Drive from Championship Drive.

Storm Water Detention

Storm water detention is provided on Lot 6 of Bettplex Third Addition.

Recommended Action

Staff recommends the Planning and Zoning Commission approve the final plat 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.

Respectfully submitted,

Greg Beck
City Planner

May 24, 2021

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 Bettplex Fifth
Addition (replat), submitted Focus Real Estate Development. (Case 21-041)

Honorable Mayor and Members of the City Council:

On May 19, 2021, 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 D. Hunt
Director, Community Development

8. Case 21-041; Bettplex Fifth Addition, submitted by Focus Real Estate Development.

Beck reviewed the staff report.

Wennlund commented that the developer named is different on the agenda and the final plat. He asked if the sewer easements would remain. Kevin Koellner, the applicant, confirmed this.

On motion by Kappeler, seconded by Adam, that the final plat of Bettplex Fifth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.



COUNCIL LETTER

MEETING DATE: June 1, 2021

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving an appeal to the offer price for a home (1124 Parkway Drive) purchased under the Hazard Mitigation Property Acquisition Grant (Sub-Award Agreement No. DR-4386-0019-10)

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

In January 2020 the City was awarded funding from the Iowa Homeland Security and Emergency Management Division (HSEMD) and the Federal Emergency Management Agency (FEMA) to be used to purchase real estate located within the Duck Creek flood plain. The purchased homes would then be demolished leaving the area as greenspace. The grant award included a total budget of \$2,954,200 with the local match not to exceed \$443,130, the Federal share not to exceed \$2,215,650, and the State share not to exceed \$295,420.

An offer of \$125,000 was made to Marc and Annetta Cooper for their home located at 1124 Parkway Drive based on an appraisal commissioned by the City in September 2017. Subsequent to that offer, the homeowners provided an appraisal of their home showing a value of \$165,000.

Staff recommends that the City Council approve the appeal of the offer price for 1124 Parkway Drive.

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

N/A

List Attachments:

Resolution.

RESOLUTION APPROVING AN APPEAL TO THE OFFER PRICE FOR A HOME (1124 PARKWAY DRIVE)
PURCHASED UNDER THE HAZARD MITIGATION PROPERTY ACQUISITION GRANT
(SUBAWARD AGREEMENT NO. DR-4386-0019-10)

WHEREAS, the City of Bettendorf, Iowa (hereinafter called "the Subgrantee"), County of Scott, has made a grant application through the Iowa Homeland Security and Emergency Management Division (HSEMD) to the Federal Emergency Management Agency (FEMA) for funding from the Hazard Mitigation Grant Program, and

WHEREAS, the Subgrantee was, in January 2020, approved for a grant award from the Iowa Homeland Security and Emergency Management Division (HSEMD) and the Federal Emergency Management Agency (FEMA) for funding from the Hazard Mitigation Grant Program to purchase real estate within the Duck Creek Floodplain of Bettendorf, Iowa, and

WHEREAS, said grant included a total budget of \$2,954,200 with a local match not to exceed \$443,130, a Federal share not to exceed \$2,215,650, and a State share not to exceed \$295,420 through said grant program, and

WHEREAS, the Subgrantee has adopted an Administrative Plan for said grant that details various policies and procedures relative to the grant including appeals to the offer price for real estate purchased under the grant, and

WHEREAS, the real estate known as Lot 14 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa and addressed as 1124 Parkway Drive, Bettendorf, Iowa was approved to be purchased under said grant, and

WHEREAS, Marc and Annetta Cooper are the owners of Lot 14 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1124 Parkway Drive), and

WHEREAS, the Subgrantee offered Marc and Annetta Cooper \$125,000 for Lot 14 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1124 Parkway Drive) based on an appraisal commissioned by the City in September of 2017, and

WHEREAS, Marc and Annetta Cooper, at their own expense, provided the Subgrantee an appraisal of Lot 14 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1124 Parkway Drive showing a value of \$165,000, and

WHEREAS, the Subgrantee has received and reviewed an appeal to its offer price for real estate described as Lot 14 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1124 Parkway Drive).

NOW, THEREFORE, BE IT RESOLVED, that the Subgrantee approves the purchase price of \$165,000 for the real estate located at Lot 14 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1124 Parkway Dr.).

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk



COUNCIL LETTER

MEETING DATE: June 1, 2021

REQUESTED BY: Keith Kimball

ITEM TITLE:

Resolution approving the Chief of Police to purchase two (2) 2021 Ford police hybrid utility vehicles from Lindquist Ford located in Bettendorf, IA; total cost not to exceed \$76,542.00 (\$38,271.00 per vehicle).

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

The police department had two front line patrol vehicles involved in collisions. Working through the city's insurance carrier (ICAP), these vehicles were deemed unrepairable and will be salvaged out.

The police department obtained bids from three local dealers in April 2021 for fiscal year vehicle replacement. Those vehicle purchases were awarded to Lindquist Ford. Lindquist is able to honor the same pricing and amend the original order to include two additional vehicles.

Quotes were obtained for the vehicle purchase from three local Ford dealers. Dahl Ford from Davenport provided the lowest bid at \$38,121.90 per vehicle. Lindquist provided a quote of \$38,271.00 per vehicle. There is a difference of only \$149.10 per vehicle, because of this minute difference staff recommends purchasing the vehicles from Lindquist Ford of Bettendorf.

The police department is in the process of putting emergency equipment and installation services out for quote to ensure the lowest pricing and vendor efficiencies. Generally, attempts are made to put all vehicle costs into one council request. Due to long build times and lack of vehicle production because of the semi-conductor shortage, these vehicles need ordered as soon as possible.

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

List Attachments

Resolution

RESOLUTION NO. - 21

Resolution Approving the Purchase of Two (2)
2021 Ford Police Hybrid Utility Vehicles

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Resolution approving the Chief of Police to purchase two (2) 2021 Ford police hybrid utility vehicles from Lindquist Ford located in Bettendorf, IA; total cost not to exceed \$76,542.00 (\$38,271.00 per vehicle).

PASSED, APPROVED, and ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

CNGP530

VEHICLE ORDER CONFIRMATION

04/15/21 12:15:48

==>

Dealer: F41201

2021 EXPLORER 4-DOOR

Page: 1 of 2

Order No: B123 Priority: F5 Ord FIN: QD669 Order Type: 5B Price Level: 125

Ord Code: 500A Cust/Flt Name: BETTPDEXP PO Number:

		RETAIL	DLR INV		RETAIL	DLR INV
K8A	4DR AWD POLICE	\$40845	\$39620.00	43D	COURTESY DISABL	\$25 \$24.00
	.119" WHEELBASE			47A	ENGINE IDLE	260 244.00
UM	AGATE BLACK			51T	SPT LAMP DR LED	420 394.00
9	CLTH BKTS/VNL R			55B	BLIND SPOT INFO	545 512.00
6	EBONY			55F	KEYLESS - 4 FOB	340 320.00
500A	EQUIP GRP			59E	KEY CODE 1435X	50 47.00
	.AM/FM STEREO			60R	NOISE SUPPRESS	100 94.00
99W	.3.3L HYBRID	NC	NC	66A	FRONT HDLMP PKG	895 841.00
44B	.10-SP MOD HYBRD	NC	NC			
52P	DR LOCK PLUNGER	160	150.00		TOTAL BASE AND OPTIONS	45775 43109.92
	JOB #3 ORDER				TOTAL	45775 43109.92
17T	CARGO DOME LAMP	50	47.00		*THIS IS NOT AN INVOICE*	
18D	GBL LOCK/UNLOCK	NC	NC		* MORE ORDER INFO NEXT PAGE *	
19V	R CAM ON DEMAND	230	217.00		F8=Next	
425	50 STATE EMISS	NC	NC		F3/F12=Veh Ord Menu	

F1=Help

F2=Return to Order

F4=Submit F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QC20051

V1DP0448

2,6

Sale price - \$41,171.90
 Rebate - \$ 3,050.00

Total - \$38,121.90

x 3

\$114,365.70



STEVEN GALANUS
 SALES & LEASING

DAHL FORD 1510 EAST KIMBERLY RD. DAVENPORT, IOWA 52807
 563-391-2600 CALL 563-505-1534 FAX 563-391-6741
 STEVEN.GALANUS@DAHLFORD.US
 WWW.DAHLFORD.COM

Bid by
 Steven Galanus
 4/15/21

CNGP530

VEHICLE ORDER CONFIRMATION

04/15/21 12:15:58

==>

Dealer: F41201

2021 EXPLORER 4-DOOR

Page: 2 of 2

Order No: B123 Priority: F5 Ord FIN: QD669 Order Type: 5B Price Level: 125

Ord Code: 500A Cust/Flt Name: BETTPDEXP PO Number:

	RETAIL	DLR INV	RETAIL	DLR INV
.GRILL WIRING				
68G RR DR/LK INOP	NC	NC		
76P PRE COLL ASSIST	145	136.00		
76R REVERSE SENSING	275	259.00		
85R RR MOUNT PLATE	45	42.00		
86T RR TAILLAMP HSG	60	56.00		
92R SOLAR TINT 2ND	85	80.00		
153 FRT LICENSE BKT	NC	NC		
SP FLT ACCT CR		(1224.00)		
FUEL CHARGE		5.92		
DEST AND DELIV	1245	1245.00		

TOTAL BASE AND OPTIONS 45775 43109.92

TOTAL 45775 43109.92

THIS IS NOT AN INVOICE

F7=Prev

F1=Help F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC20051

V1DP0448

2,6

CNGP530

VEHICLE ORDER CONFIRMATION

04/15/21 15:35:07

==>

Dealer: F41202

2021 EXPLORER 4-DOOR

Page: 1 of 2

Order No: 0415 Priority: F5 Ord FIN: 00669 Order Type: 5B Price Level: 125

Ord Code: 500A Cust/Flt Name: CITY OF BETTENDORF PO Number:

		RETAIL	DLR INV			RETAIL	DLR INV
K8A	4DR AWD POLICE	\$40845	\$39620.00	43D	COURTESY DISABL	\$25	\$24.00
	.119" WHEELBASE			47A	ENGINE IDLE	260	244.00
UM	AGATE BLACK			51T	SPT LAMP DR LED	420	394.00
9	CLTH BKTS/VNL R			55B	BLIND SPOT INFO	545	512.00
6	EBONY			55F	KEYLESS - 4 FOB	340	320.00
500A	EQUIP GRP			59E	KEY CODE 1435X	50	47.00
	.AM/FM STEREO			60R	NOISE SUPPRESS	100	94.00
99W	.3.3L HYBRID	NC	NC	66A	FRONT HDLMP PKG	895	841.00
44B	.10-SP MOD HYBRD	NC	NC				
52P	DR LOCK PLUNGER	160	150.00		TOTAL BASE AND OPTIONS	45775	43109.92
	JOB #3 ORDER				TOTAL	45775	43109.92
17T	CARGO DOME LAMP	50	47.00		*THIS IS NOT AN INVOICE*		
18D	GBL LOCK/UNLOCK	NC	NC				
19V	R CAM ON DEMAND	230	217.00		* MORE ORDER INFO NEXT PAGE *		
425	50 STATE EMISS	NC	NC		F8=Next		

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

5006 - MORE DATA IS AVAILABLE.

QC00523

CITY OF BETTENDORF

MSRP \$ 45,775.00

YOUR PRICE \$ 43,109.92

GPC DISCOUNT \$ - 3,050.00

\$ 40,059.92

(PER VEHICLE)

PLUS TAX, TITLE,
LICENSE FEES
IF APPLICABLEDan Johnson
Commercial SalesOffice 309.792.9530
Cell 309.269.5446

dan.johnson@kunescountry.com

Kunes Ford of East Moline
1900 Avenue of the Cities - East Moline, IL 61244
KunesQuadCities.com

Local Preference

In the interest of supporting local business the city will apply a local preference for some qualifying purchases. Businesses located in Bettendorf who have an active Bettendorf business license and have paid city property taxes on a plant, office or store occupied by the business for the past year; or have paid rent to a landlord or owner who has paid city property taxes for the past year are eligible for the local preference.

Not all purchases are subject to local preference. The following are not included:

- Purchases subject to the competitive laws of the State of Iowa
- Purchases subject to federal, state or other grant stipulations
- Purchases from the State of Iowa or other national contracts
- Sole source purchases

For bids, quotes and proposals greater than \$1,000, local preference shall be given when the local vendor's bid or quote exceeds the acceptable low bid by no more than:

- 10% for bids of \$1,000 to \$24,999
- 5% (max. \$5,000) for bids of \$25,000 to \$199,999
- 1% (max \$10,000) for bids equal to or greater than \$200,000



MEETING DATE: June 1, 2021
REQUESTED BY: Michelle Spencer

COUNCIL LETTER

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 ANNUAL MOBILE FOOD UNIT LICENSE RENEWALS FOR LOPIEZ AND KONA ICE; AND A SPECIAL EVENT LICENSE FOR SMOKIN' BUTT BBQ

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

The Licensing of these mobile food units 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 City of Bettendorf's Municipal Code, Ordinance 09-18, adopted May 1, 2018.

ATTACHMENTS:

- Resolution

RESOLUTION _____ - 21

**RESOLUTION APPROVING ANNUAL MOBILE FOOD UNIT
LICENSE RENEWALS FOR LOPIEZ AND KONA ICE; AND
A SPECIAL EVENT LICENSE FOR SMOKIN' BUTT BBQ**

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Bettendorf Municipal Code, Ordinance 09-18 that was adopted on May 1, 2018, the aforementioned application(s) are hereby approved.

PASSED, APPROVED AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk



MEETING DATE: June 1, 2021
REQUESTED BY: Michelle Spencer

COUNCIL LETTER

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 AND REQUESTS

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

The Licensing of businesses contribute to the mission of a growing, competitive business environment. The applicants for Hy-Vee Fast and Fresh Express and Kwik Star #299 (53rd Ave location); and Verde, have 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 applicants are in compliance with federal, state, and local requirements.

ATTACHMENTS:

- Resolution

RESOLUTION APPROVING LIQUOR LICENSE RENEWALS AND REQUESTS

WHEREAS, the City Council of the City of Bettendorf, Iowa has received application for the following liquor license renewals and/or requests:

Renewals for Hy-Vee Fast and Fresh Express and Kwik Star #299 (53rd Ave location); and an Extended Outdoor Service Area for Verde for the Be Downtown event on June 5, 2021.

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Iowa Code Chapter 123 the 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 said applications.

PASSED, APPROVED AND ADOPTED this 1st day of June, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

City of Bettendorf
Accounts Payable Listing
June 1, 2021 **Council Meeting**

Date: 5/27/2021

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0000-350.01-00		112077	MISCELLANEOUS	6/2/2021	21-01191	100.00	REFUND RIGHT-OF-WAY VACATION APPLICATION
001-0000-395.11-00		112089	MISCELLANEOUS	6/2/2021	REF05112021	115.00	MISTAKEN OFFSET REFUND
Total for Fund			001	GENERAL FUND		215.00	
			Department	N/A			
520-0000-113.00-00		111981	MISCELLANEOUS	5/19/2021	2995 REDWING CT	113.25	DBL PYMT ON ACCT 0200713302
520-0000-113.00-00		112033	MISCELLANEOUS	5/26/2021	2929 HAWTHORNE	138.35	REFUND CREDIT BALANCE ON 02-004488-11
520-0000-113.00-00		112038	MISCELLANEOUS	5/26/2021	6724 GROVER STA	102.95	REFUND CREDIT BALANCE ON FINAL ACCT 02-017900-0
520-0000-113.00-00		112048	MISCELLANEOUS	5/26/2021	6081 EAGLERIDGE	561.08	REFUND CREDIT BALANCE ON FINAL ACCT 02-009321-0
520-0000-221.10-00		2100604	TREASURER, STATE OF IOWA	5/20/2021	1132002187	5,305.64	QUARTERLY JAN-MAR 2021
520-0000-261.12-00		2100621	UMB BANK	5/27/2021	0185387354D	130,000.00	GO REFUNDING 2012B \$1.13M PRINCIPAL
520-0000-261.13-00		2100621	UMB BANK	5/27/2021	0185393550F	75,000.00	GO 2013A \$1.5M PRINCIPAL
520-0000-261.13-00		2100621	UMB BANK	5/27/2021	0185416088M	90,000.00	GO REFUNDING 2017D \$1.15M PRINCIPAL
520-0000-261.14-00		2100621	UMB BANK	5/27/2021	0185400488B	165,000.00	GO 2014A \$1.43M PRINCIPAL
520-0000-261.15-00		2100621	UMB BANK	5/27/2021	0185407905D	140,000.00	GO REFUNDING 2015B \$1.22M PRINCIPAL
520-0000-266.00-00		2100619	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721	95,000.00	SEWER REVENUE CAPITAL NO 2016 \$2.03 PRINCIPAL
520-0000-266.00-00		2100619	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721D	165,000.00	SEWER REVENUE CAPITAL LOAN NOTE 2017 \$4.045 PRIN
520-0000-266.00-00		2100619	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721H	75,000.00	SEWER REVENUE CAPITAL LOAN NOTE 2020 \$2.03 PRIN
Total for Fund			520	SEWER UTILITY		941,219.27	
			Department	N/A			
550-0000-221.10-00		2100604	TREASURER, STATE OF IOWA	5/20/2021	1132002187B	41.09	QUARTERLY JAN-MAR 2021
550-0000-261.09-00		2100621	UMB BANK	5/27/2021	0185419964F	145,000.00	GO 2016C \$700K PRINCIPAL
Total for Fund			550	SOLID WASTE/RECYCLING		186,041.09	
			Department	N/A			
560-0000-221.10-00		2100624	TREASURER, STATE OF IOWA	5/19/2021	1139002108A	5,217.52	APR SALES TAX PHGC
Total for Fund			560	PALMER HILLS GOLF COURSES		5,217.52	
			Department	N/A			
570-0000-221.10-00		2100624	TREASURER, STATE OF IOWA	5/19/2021	1139002108	1,225.08	APR SALES TAX LFC
570-0000-221.10-00		2100624	TREASURER, STATE OF IOWA	5/19/2021	1139002108C	829.53	APR SALES TAX RECREATION

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund	570	LIFE FITNESS CTR FUND	2,054.61	
			Department	N/A			
575-0000-221.10-00		2100624	TREASURER, STATE OF IOWA	5/19/2021	1139002108B	140.07	APR SALES TAX SPLASH
			Total for Fund	575	AQUATIC CENTER FUND	140.07	
			Department	N/A			
580-0000-221.10-00		2100604	TREASURER, STATE OF IOWA	5/20/2021	1132002187A	8,634.63	QUARTERLY JAN-MAR 2021
580-0000-261.12-00		2100621	UMB BANK	5/27/2021	0185387354F	130,000.00	GO REFUNDING 2012B \$1.125 M PRINCIPAL
580-0000-261.12-00		2100621	UMB BANK	5/27/2021	0185416088J	110,000.00	GO REFUNDING 2017D \$1.35M PRINCIPAL
580-0000-261.13-00		2100621	UMB BANK	5/27/2021	0185393550D	75,000.00	GO 2013A \$1.5M PRINCIPAL
580-0000-261.15-00		2100621	UMB BANK	5/27/2021	0185407905F	140,000.00	GO REFUNDING 2015B \$1.23M PRINCIPAL
580-0000-266.00-00		2100619	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721B	95,000.00	STRM WTR REVENUE CAPITAL NOTE 2016 \$2.03 PRINCIPAL
580-0000-266.00-00		2100619	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721F	85,000.00	STRM WTR REVENUE CAPITAL LOAN NOTE 2017 2.03 PRINCIPAL
580-0000-266.00-00		2100620	SAUK VALLEY BANK	5/27/2021	052721	80,000.00	STRM WTR REVENUE CAPITAL LOAN NOTE 2020 2.03 PRINCIPAL
			Total for Fund	580	STORM WATER UTILITY	723,634.63	
			Department	N/A			
585-0000-359.23-00		112122	RIVER BEND TRANSIT	6/2/2021	043021C	-59.50	FARES COLLECTED APRIL 2021
585-0000-359.24-00		112122	RIVER BEND TRANSIT	6/2/2021	043021A	-1,171.25	REVENUES COLLECTED APRIL 2021
			Total for Fund	585	TRANSIT	-1,230.75	
			Department	N/A			
722-0000-233.00-00		2100614	WAGeworks	5/4/2021	INV2754540	2,401.78	FLEX CLAIMS
722-0000-233.00-00		2100615	WAGeworks	5/11/2021	INV2768261	1,849.01	FLEX CLAIMS
722-0000-233.00-00		2100616	WAGeworks	5/18/2021	INV2781535	5,085.25	FLEX CLAIMS
722-0000-233.00-00		2100627	WAGeworks	5/25/2021	INV2792937	2,913.64	FLEX CLAIMS
			Total for Fund	722	125/PLAN	12,229.68	
			Department	N/A			
810-0000-205.02-00		2100593	MUNICIPAL FIRE & POLICE	5/7/2021	05/07 PAYDATE A	36,897.51	CITY SHARE POLICE PENSION
810-0000-205.04-00		2100593	MUNICIPAL FIRE & POLICE	5/7/2021	05/07 PAYDATE C	23,465.26	CITY SHARE FIRE PENSION

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810-0000-205.05-00		2100597	INTERNAL REVENUE SERVICE	5/7/2021	84389548	68,075.97	FEDERAL WH TAX
810-0000-205.06-00		2100598	TREASURER, STATE OF IOWA	5/7/2021	11270003415	27,747.45	5/7 PAYDATE IA WH TAX
810-0000-205.07-00		2100599	ILLINOIS DEPARTMENT OF REVENUE	5/7/2021	1-100-992-784	1,863.04	ILLINOIS STATE WH TAX
810-0000-205.08-00		2100597	INTERNAL REVENUE SERVICE	5/7/2021	84389548A	62,385.82	FICA WH TAX
810-0000-205.09-00		2100597	INTERNAL REVENUE SERVICE	5/7/2021	84389548B	21,992.62	MEDICARE WH TAX
810-0000-205.10-00		2100600	IPERS COLLECTIONS	5/7/2021	120925762	31,747.20	EMPLOYEE SHARE IPERS
810-0000-205.10-00		2100600	IPERS COLLECTIONS	5/7/2021	120925762A	47,646.11	CITY SHARE IPERS
810-0000-205.11-00		2100593	MUNICIPAL FIRE & POLICE	5/7/2021	05/07 PAYDATE	13,629.29	EMPLOYEE SHARE POLICE PENSION
810-0000-205.12-00		2100593	MUNICIPAL FIRE & POLICE	5/7/2021	05/07 PAYDATE B	8,714.88	EMP SHARE FIRE PENSION
810-0000-205.15-00		111989	AMERICAN FUNDS SERVICE COMPAN	5/21/2021	20210521	50.00	PAYROLL SUMMARY
810-0000-205.15-00		111988	LEGALSHIELD	5/21/2021	20210521	112.16	PAYROLL SUMMARY
810-0000-205.15-00		112002	WASHINGTON NATIONAL LIFE INSUR	5/21/2021	20210521	35.05	PAYROLL SUMMARY
810-0000-205.15-00		2100592	ICMA RETIREMENT TRUST - 457	5/7/2021	050721	3,380.08	AFTER TAX ROTH IRA
810-0000-205.15-00		2100594	AFLAC	5/7/2021	PR DATE 05/07	120.58	CI WRAP CONTRIBUTIONS
810-0000-205.15-00		2100603	AMERICAN FUNDS ROTH IRA WIRE	5/7/2021	7988491083517	100.00	AFTER TAX ROTH IRA CONTRIBUTIONS
810-0000-205.19-00		2100602	COLLECTION SERVICES CENTER	5/7/2021	1983639	2,403.98	CHILD/SPOUSE SUPPORT
810-0000-205.20-00		111997	COMMUNITY HEALTH CHARITIES IOW	5/21/2021	20210521	9.00	PAYROLL SUMMARY
810-0000-205.20-00		2100591	UNITED WAY	5/7/2021	PR DATE 5/07	585.80	05/07/2021 CONTRIBUTIONS
810-0000-205.21-00		111993	CITY OF BETTENDORF	5/21/2021	20210521	12,765.71	PAYROLL SUMMARY
810-0000-205.22-00		111993	CITY OF BETTENDORF	5/21/2021	20210521A	195.00	PAYROLL SUMMARY
810-0000-205.23-00		111990	ANCHOR NATIONAL LIFE INSURANCE	5/21/2021	20210521	205.67	PAYROLL SUMMARY
810-0000-205.23-00		111994	CITY OF BETTENDORF/125 PLAN	5/21/2021	20210521	4,409.09	PAYROLL SUMMARY
810-0000-205.23-00		111995	CITY OF BETTENDORF/125 PLAN	5/21/2021	20210521	2,223.97	PAYROLL SUMMARY
810-0000-205.23-00		111996	CITY OF BETTENDORF/125 PLAN	5/21/2021	20210521	1,680.94	PAYROLL SUMMARY
810-0000-205.23-00		111999	LINCOLN LIFE	5/21/2021	20210521	1,351.51	PAYROLL SUMMARY
810-0000-205.23-00		112000	OHIO NATIONAL LIFE INSURANCE CO	5/21/2021	20210521	821.59	PAYROLL SUMMARY
810-0000-205.23-00		112001	PACIFIC LIFE INSURANCE COMPANY	5/21/2021	20210521	493.95	PAYROLL SUMMARY
810-0000-205.23-00		2100592	ICMA RETIREMENT TRUST - 457	5/7/2021	534383	47,921.60	457 CONTRIBUTIONS
810-0000-205.23-00		2100595	GREAT AMERICAN PLAN ADMINISTR	5/7/2021	PR DATE 05/07	560.03	05/07 CONTRIBUTIONS
810-0000-205.23-00		2100601	NATIONWIDE RETIREMENT SOLUTIO	5/7/2021	05/07 PAYDATE	525.84	457 CONTRIBUTIONS
810-0000-205.28-00		112001	PACIFIC LIFE INSURANCE COMPANY	5/21/2021	20210521A	161.62	PAYROLL SUMMARY
810-0000-205.28-00		2100592	ICMA RETIREMENT TRUST - 457	5/7/2021	534383A	4,486.58	457 LOAN PAYMENTS
810-0000-205.29-00		2100617	PRINCIPAL LIFE INSURANCE COMPAN	5/3/2021	05312021	1,218.11	VOLUNTARY LIFE INSURANCE
810-0000-205.99-00		111991	BETTENDORF POLICE BENEVOLENT	5/21/2021	20210521	100.00	PAYROLL SUMMARY
810-0000-205.99-00		111992	CITY OF BETTENDORF	5/21/2021	20210521	202.74	PAYROLL SUMMARY
810-0000-205.99-00		2100596	IOWA C.O.P.S.	5/7/2021	PR DATE 05/07	63.00	05/07 CONTRIBUTIONS

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund	810	LIABILITY CLEARING ACCT.	430,128.75	
			Department	N/A			
			Total for Department	2,258,649.87			
001-0101-460.13-04		112149	WATERFRONT DELI & RESTAURANT	6/2/2021	051821	102.55	LUNCH MEETING W/ STAFF & COUNCIL 5/18/21
001-0101-460.13-04		112149	WATERFRONT DELI & RESTAURANT	6/2/2021	052021	116.65	LUNCH MEETING W/ STAFF & COUNCIL 5/21/21
			Total for Fund	001	GENERAL FUND	219.20	
			Department	Mayor & Council			
684-0105-494.22-58		112115	PRESTIGE AUTO BODY LLC	6/2/2021	20281	2,481.13	2017 TAHOE #21710 REPLACE HOOD COLLISION DAMAG
684-0105-494.22-60		111975	ADMOSPHERES MEDIA & MARKETIN	5/19/2021	21050401	150.00	VINYL DAMAGE REPLACEMENT BUS #1631
684-0105-494.22-60		111985	WALCOTT COLLISION	5/19/2021	5451	1,445.00	TRANSIT VEHICLE REPAIR #1631
684-0105-494.22-68		112043	MILLER, COLLEEN MARIE	5/28/2021	052521	147.58	COLLEEN MILLER LIABILITY CLAIM
684-0105-494.22-92		112088	IMWCA	6/2/2021	INV79275	812.49	LARGE DED PMT FY1819 4/1/2021-4/30/2021
			Total for Fund	684	RISK MANAGEMENT	5,036.20	
			Department	Mayor & Council			
688-0106-494.22-81		2100613	WELLMARK BLUE CROSS & BLUE SH	5/14/2021	05072021	61,112.45	MEDICAL CLAIMS 5/1-5/7/21
688-0106-494.22-81		2100618	WELLMARK BLUE CROSS & BLUE SH	5/3/2021	03312021	-29.63	MEDICAL CLAIMS 3/27-3/31
688-0106-494.22-81		2100628	WELLMARK BLUE CROSS & BLUE SH	5/14/2021	05112021	61,112.45	MEDICAL CLAIMS 5/1-5/7/21
688-0106-494.22-81		2100629	WELLMARK BLUE CROSS & BLUE SH	5/21/2021	05182021	32,900.52	MEDICAL CLAIMS 5/8-5/14
688-0106-494.22-82		2100618	WELLMARK BLUE CROSS & BLUE SH	5/3/2021	03312021D	-44,347.04	STOP LOSS REIMBURSEMENTS
688-0106-494.22-83		112078	EMPLOYEE BENEFIT SYSTEM	6/2/2021	000029206	797.30	VISION CLAIMS
688-0106-494.22-83		2100618	WELLMARK BLUE CROSS & BLUE SH	5/3/2021	03312021A	12,365.84	ADMIN FEES MAR
688-0106-494.22-83		2100631	MEDTRAK SERVICES	5/28/2021	051521B	688.50	ADMIN FEES 5/1-5/15/2021
688-0106-494.22-84		2100618	WELLMARK BLUE CROSS & BLUE SH	5/3/2021	03312021B	1,286.40	AGGREGATE MAR
688-0106-494.22-85		2100618	WELLMARK BLUE CROSS & BLUE SH	5/3/2021	03312021C	36,875.11	SPECIFIC MAR
688-0106-494.22-88		2100617	PRINCIPAL LIFE INSURANCE COMPA	5/3/2021	05312021A	11,014.49	LIFE AND LTD
688-0106-494.22-88		2100617	PRINCIPAL LIFE INSURANCE COMPA	5/3/2021	05312021B	33.37	ADJUSTMENTS FROM LASTBILL
688-0106-494.22-90		112037	INSURANCE STRATEGIES CONSULTI	5/28/2021	2882	975.00	509A STUDY FOR PLAN YEAR ENDING 2/28/2021
688-0106-494.22-94		2100609	DELTA DENTAL	5/7/2021	352050000202138	8,561.54	DENTAL CLAIMS 4/27-5/3/21
688-0106-494.22-94		2100610	DELTA DENTAL	5/14/2021	352050000202139	4,353.10	DENTAL CLAIMS 5/3-5/11/21
688-0106-494.22-94		2100630	DELTA DENTAL	5/21/2021	352050000202140	4,870.14	DENTAL CLAIMS 5/12-5/17

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686-0106-494.22-98		2100611	EMPLOYEE BENEFIT SYSTEM	5/7/2021	05052021	1,316.63	VISION CLAIMS CK2075-2077
686-0106-494.22-98		2100612	EMPLOYEE BENEFIT SYSTEM	5/14/2021	05122021	264.40	VISION CLAIMS CK2078-2079
686-0106-494.22-98		2100632	EMPLOYEE BENEFIT SYSTEM	5/21/2021	05192021	475.00	VISION CLAIMS CKS 2080- 2081
686-0106-494.22-98		2100631	MEDTRAK SERVICES	5/26/2021	051521A	39,488.42	PHARMACY CLAIMS 5/1-5/15
Total for Fund			686	EMPLOYEE INSURANCE		234,113.99	
Department			Mayor & Council				
Total for Department			239,369.39				
001-0201-481.22-44		2100605	MERCHANT SERVICES	5/3/2021	421F	6.94	BANKCARD FEES 1% SW1 SW2 SW3
001-0202-481.22-90		112124	ROCHESTER ARMORED CAR CO., INC	6/2/2021	712120	1,066.96	COURIER -APRIL
001-0202-481.23-07		112063	CINTAS FIRST AID & SAFETY #D89	6/2/2021	8405126484	34.36	FIRST AID SUPPLIES
001-0202-481.23-07		112068	CULLIGAN OF DAVENPORT	6/2/2021	0464141	38.35	CITY HALL WATER
001-0202-481.23-07		112116	PROFORMA XTREME	6/2/2021	BC81002118A	324.61	BLANK CHECK STOCK
Total for Fund			001	GENERAL FUND		1,471.22	
Department			Finance				
242-0209-470.80-01		2100623	TRIUMPH COMMUNITY BANK	6/1/2021	051921	95,262.58	TIF REVENUE BONDS 2016 \$4.9 PRINCIPAL
242-0209-470.80-02		2100623	TRIUMPH COMMUNITY BANK	6/1/2021	051921A	121,529.23	TIF REVENUE BONDS 2016 \$4.9 INTEREST
Total for Fund			242	SPORTS CENTER TIF		216,791.81	
Department			Finance				
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185376571	780,000.00	GO REFUNDING 2010B \$7.18M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185387347	570,000.00	GO 2012A \$11.34M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185387347C	290,000.00	GO REFUNDING 2012A \$2.145 M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185387354	235,000.00	GO REFUNDING 2012B \$2.62M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185387354B	355,000.00	GO REFUNDING 2012B \$2.62M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185393550	495,000.00	GO 2013A \$9.985M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185393550B	35,000.00	GO 2013A \$700K PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185400470	880,000.00	GO 2014A \$18.77M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185400470B	35,000.00	GO 2014A \$700K PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185400470D	35,000.00	GO 2014A \$700K PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185400488	300,000.00	GO 2014B \$2.58M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185407897	85,000.00	GO 2015A \$8.885M PRINCIPAL

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311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185407897B	35,000.00	GO 2015A \$700M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185407905	270,000.00	GO REFUNDING 2015B \$2.545 M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185407905B	525,000.00	GO REFUNDING 2015B \$4.59M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185411972	80,000.00	GO 2016D \$1.4K PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185413937	145,000.00	GO UR 2017A \$3.18M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185413945	105,000.00	TAXABLE GO UR 2017B \$2.19 5M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185416070	395,000.00	GO 2017C \$10.350M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185416088	525,000.00	GO REFUNDING 2017D \$5.685 M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185416088B	35,000.00	GO REFUNDING 2017D \$.390M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185416088D	35,000.00	GO REFUNDING 2017D \$.390M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185416088F	30,000.00	GO REFUNDING 2017D \$.370M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185416088H	610,000.00	GO REFUNDING 2017D \$7.32M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185419876	345,000.00	GO 2019A \$9.105M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185419876B	65,000.00	GO 2019A \$1.83M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185419964	405,000.00	GO 2018C \$8.945M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185419964B	30,000.00	GO 2018C \$700K PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	0185419964D	30,000.00	GO 2018C \$700K PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	I232	335,000.00	GO 2020A \$8.88M PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	I232B	25,000.00	GO 2020A \$700K PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	I232D	25,000.00	GO 2020A \$700K PRINCIPAL
311-0209-470.80-01		2100621	UMB BANK	5/27/2021	I656	430,000.00	GO 2020C \$8.29K PRINCIPAL
311-0209-470.80-01		2100622	IOWA FINANCE AUTHORITY	6/1/2021	050621	18,000.00	SRF \$0.445M CURRENT PRINCIPAL
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185376571A	19,035.00	GO REFUNDING 2010B \$7.18M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185387347A	121,106.25	GO 2012A \$11.34M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185387347D	5,800.00	GO REFUNDING 2012A \$2.145 M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185387354A	7,125.00	GO REFUNDING 2012B \$2.62M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185387354C	10,800.00	GO REFUNDING 2012B \$2.62M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185393550A	111,025.00	GO 2013A \$9.985M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185393550C	7,781.24	GO 2013A \$700K INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185400470A	287,300.00	GO 2014A \$18.77M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185400470C	9,943.75	GO 2014A \$700K INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185400470E	9,943.75	GO 2014A \$700K INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185400488A	22,950.00	GO 2014B \$2.58M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185407897A	116,730.62	GO 2015A \$8.885M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185407897C	8,371.88	GO 2015A \$700M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185407905A	45,500.00	GO REFUNDING 2015B \$2.545 M INTEREST

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311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185407905C	90,625.00	GO REFUNDING 2015B \$4.59M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185411972A	19,522.50	GO 2016D \$1.4K INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185413937A	34,362.50	GO UR 2017A \$3.18M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185413945A	31,518.74	TAXABLE GO UR 2017B \$2.19 5M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185416070A	180,784.37	GO 2017C \$10.350M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185416088A	125,525.00	GO REFUNDING 2017D \$5.685 M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185416088C	8,600.00	GO REFUNDING 2017D \$3.390M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185416088E	8,600.00	GO REFUNDING 2017D \$3.390M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185416088G	8,050.00	GO REFUNDING 2017D \$3.370M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185416088I	159,475.00	GO REFUNDING 2017D \$7.32M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185416088L	195,525.00	GO REFUNDING 2017D \$8.48M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185419878A	200,050.00	GO 2019A \$9.105M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185419878C	37,825.00	GO 2019A \$1.83M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185419984A	122,585.62	GO 2018C \$8.945M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185419984C	9,600.00	GO 2018C \$700K INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	0185419984E	9,600.00	GO 2018C \$700K INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	I232A	161,888.75	GO 2020A \$8.88M INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	I232C	12,003.13	GO 2020A \$700K INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	I232E	12,003.12	GO 2020A \$700K INTEREST
311-0209-470.80-02		2100621	UMB BANK	5/27/2021	I656A	128,694.45	GO 2020C \$8.29K INTEREST
311-0209-470.80-02		2100622	IOWA FINANCE AUTHORITY	6/1/2021	050621A	587.46	SRF \$0.445M CURRENT INTEREST
Total for Fund				311	DEBT SERVICE FUND	10,903,798.13	
Department				Finance			
402-0243-480.70-74		111983	SUPERION, LLC	5/19/2021	300406	8,600.00	COGNOS TRAINING
402-0243-480.70-74		112135	TAG COMMUNICATIONS INC.	6/2/2021	20889	8,000.00	GENERIC PROMOTIONAL VIDEO
Total for Fund				402	ELEC.EQUIP.REPLACEMENT	16,600.00	
Department				Finance			
520-0204-490.22-44		2100806	MERCHANT SERVICES	5/3/2021	421G	1,589.31	BANKCARD FEES UT SW1 SW2
520-0204-490.22-44		2100806	AUTHORIZE.NET	5/4/2021	421	32.70	ONLINE PYMT GATEWAY
520-0204-498.80-02		2100819	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721A	27,900.00	SEWER REVENUE CAPITAL NO 2016 \$2.03 INTEREST
520-0204-498.80-02		2100819	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721E	64,842.50	SEWER REVENUE CAPITAL LOAN NOTE 2017 \$4.045 INTE
520-0204-498.80-02		2100819	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721I	36,671.25	SEWER REVENUE CAPITAL LOAN NOTE 2020 \$2.03 INTE

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520-0204-498.80-02		2100621	UMB BANK	5/27/2021	0185387354E	3,900.00	GO REFUNDING 2012B \$1.13M INTEREST
520-0204-498.80-02		2100621	UMB BANK	5/27/2021	0185393550G	16,700.00	GO 2013A \$1.5M INTEREST
520-0204-498.80-02		2100621	UMB BANK	5/27/2021	0185400488C	12,712.50	GO 2014A \$1.43M INTEREST
520-0204-498.80-02		2100621	UMB BANK	5/27/2021	0185407905E	24,125.00	GO REFUNDING 2015B \$1.22M INTEREST
520-0204-498.80-02		2100621	UMB BANK	5/27/2021	0185416088N	26,725.00	GO REFUNDING 2017D \$1.15M INTEREST
Total for Fund				520	SEWER UTILITY	215,198.26	
			Department	Finance			
580-0219-498.80-02		2100619	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721C	27,900.00	STRM WTR REVENUE CAPITAL NOTE 2016 \$2.03 INTEREST
580-0219-498.80-02		2100619	CEDAR RAPIDS BANK & TRUST	5/27/2021	052721G	32,560.00	STRM WTR REVENUE CAPITAL LOAN NOTE 2017 2.03 INTEREST
580-0219-498.80-02		2100620	SAUK VALLEY BANK	5/27/2021	052721A	32,861.25	STRM WTR REVENUE CAPITAL LOAN NOTE 2020 2.03 INTEREST
580-0219-498.80-02		2100621	UMB BANK	5/27/2021	0185387354G	3,975.00	GO REFUNDING 2012B \$1.125 M INTEREST
580-0219-498.80-02		2100621	UMB BANK	5/27/2021	0185393550E	16,700.00	GO 2013A \$1.5M INTEREST
580-0219-498.80-02		2100621	UMB BANK	5/27/2021	0185407905G	24,250.00	GO REFUNDING 2015B \$1.23M INTEREST
580-0219-498.80-02		2100621	UMB BANK	5/27/2021	0185416088K	29,375.00	GO REFUNDING 2017D \$1.35M INTEREST
Total for Fund				580	STORM WATER UTILITY	167,621.25	
			Department	Finance			
Total for Department						11,519,480.67	
001-0301-410.23-45		112145	UNIFORM DEN, INC.	6/2/2021	105834	780.95	UNIFORM (CHAPLAIN CARVER)
001-0310-410.13-03		112092	IOWA LAW ENFORCEMENT ACADEMY	6/2/2021	318046	100.00	TASER INSTRUCTOR RENEWAL M POIRIER, E POIRIER
001-0311-410.12-09		112120	RAY O'HERRON CO. INC.	6/2/2021	2084378-IN	354.80	VEST POUCHES, MOUNTS CHAMPION, MESICK
001-0311-410.12-09		112120	RAY O'HERRON CO. INC.	6/2/2021	2112325-IN	44.04	TASER HOLSTER
001-0311-410.12-09		112120	RAY O'HERRON CO. INC.	6/2/2021	2112927-IN	120.00	TASER HOLSTERS
001-0311-410.12-09		112120	RAY O'HERRON CO. INC.	6/2/2021	2112959-IN	40.00	OC AEROSOLS
001-0311-410.12-09		112145	UNIFORM DEN, INC.	6/2/2021	106547	130.32	UNIFORM SHIRT/CLAUSSEN
001-0311-410.12-09		112145	UNIFORM DEN, INC.	6/2/2021	106993	59.95	UNIFORM SHIRT/HIMMELMAN
001-0311-410.21-04		112119	RACOM	6/2/2021	FB165174	315.00	REPLACE LIGHTS/SQ 304
001-0311-410.21-04		112142	TOWNE CENTRE LLC	6/2/2021	043021	154.00	CAR WASH (APRIL)
001-0315-410.22-99		112131	SCOTT COUNTY SHERIFF'S OFFICE	6/2/2021	2021-124	1,200.00	BOOKING FEES (APRIL)
Total for Fund				001	GENERAL FUND	3,299.06	
			Department	Police			

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Total for Department						3,299.06	
001-0401-414.13-01		112130	SCOTT COUNTY FIRE CHIEF'S ASSOC	6/2/2021	052121	50.00	2021 DUES
001-0401-414.23-13		111977	BOEH, LOGAN	5/19/2021	05122021	220.00	TRAVEL ADVANCE REQUEST 2021 FIRE COLLEGE
001-0401-414.23-13		111979	MCFARLAND, MITCHELL	5/19/2021	05122021	220.00	TRAVEL ADVANCE REQUEST 2021 FIRE COLLEGE
001-0401-414.23-13		111980	FLOESSL, CHRIS	5/19/2021	05122021	220.00	TRAVEL ADVANCE REQUEST 2021 FIRE COLLEGE
001-0401-414.23-13		111984	TAGGART, CHASE	5/19/2021	05122021	220.00	TRAVEL ADVANCE REQUEST 2021 FIRE COLLEGE
001-0411-414.12-09		112151	WITMER PUBLIC SAFETY GROUP, INC	6/2/2021	E2064035.001	214.17	UNIFORM/BOEH
001-0411-414.12-09		112151	WITMER PUBLIC SAFETY GROUP, INC	6/2/2021	E2068857.001	179.95	DUTY BOOTS/WYENN
001-0411-414.12-09		112151	WITMER PUBLIC SAFETY GROUP, INC	6/2/2021	E2074368	957.35	FIRE HELMETS
001-0411-414.21-04		112129	SANDRY FIRE SUPPLY	6/2/2021	INV-015795	902.57	PUMP CHARGER/T2
001-0413-414.23-04		112059	BOUND TREE MEDICAL, LLC	6/2/2021	84055892	105.20	CARRYING CASE SIDE POUCH
001-0413-414.23-04		112059	BOUND TREE MEDICAL, LLC	6/2/2021	84057481	26.30	CARRYING CASE SIDE POUCH
001-0414-414.23-12		112104	MES - MIDAM	6/2/2021	IN1578432	405.54	LIQUID LEVEL SENSORS
001-0415-414.21-11		112091	IOWA AMERICAN WATER COMPANY	6/2/2021	061239MAY21	27.20	HYDRANT/ST2
001-0415-414.21-11		112091	IOWA AMERICAN WATER COMPANY	6/2/2021	062188MAY21	61.70	HYDRANT/ST4
001-0415-414.23-07		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6804-380521	55.16	DIESEL EXHAUST FLUID
001-0415-414.23-07		112083	GREENWOOD CLEANING SYSTEMS I	6/2/2021	485481-000	10.00	STATION SUPPLIES
001-0415-414.23-07		112083	GREENWOOD CLEANING SYSTEMS I	6/2/2021	485530-000	138.09	STATION SUPPLIES
001-0415-414.23-07		112117	PS3 ENTERPRISES, INC	6/2/2021	120688	100.00	UNIT RENTAL/I74 TRT TRNG
Total for Fund 001 GENERAL FUND						4,111.23	
			Department	Fire			
Total for Department						4,111.23	
001-0525-464.21-01	2100CC	112121	REPUBLIC COMPANIES	6/2/2021	6094101-00	43.74	COM CTR, LIGHT BULBS
001-0525-464.21-01	2100CH	112087	CRESCENT PARTS & EQUIP	6/2/2021	20011835-00	237.34	CITY HALL, AIR FILTERS
001-0525-464.21-01	2100LB	112087	CRESCENT PARTS & EQUIP	6/2/2021	20011834-00	148.20	LIBRARY, AIR FILTERS
001-0525-464.21-01	2100MC	112055	ADEL WHOLESALERS, INC.	6/2/2021	2048300	127.57	MAINT CTR, PLUMBING
001-0525-464.21-01	2100MC	112087	CRESCENT PARTS & EQUIP	6/2/2021	20011827-00	200.15	MAINT CTR, AIR FILTERS
001-0525-464.21-01	2100MC	112087	CRESCENT PARTS & EQUIP	6/2/2021	20011890-00	20.91	MAINT CTR, V-BELT
001-0525-464.21-01	2100MC	112101	LOVEWELL FENCING	6/2/2021	54895	12,540.00	REPLACE EAST SIDE GATE AT MAINTENANCE CENTER
001-0525-464.21-01	2100MC	112121	REPUBLIC COMPANIES	6/2/2021	6093633-00	38.00	MAINT CTR, LIGHT ADAPTER
001-0525-464.21-01	2100MC	112121	REPUBLIC COMPANIES	6/2/2021	6093878-00	11.17	MAINT CTR, ELECTRICAL
001-0525-464.22-99	2100CC	112054	ACCESS ELEVATOR, INC.	6/2/2021	25746	510.00	COM CTR, CHAIR LIFT SAFETY TEST

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001-0525-464.22-99	2100CH	112040	KONE INC.	5/26/2021	959857570B	189.77	CITY HALL, ELEVATOR MAINT ENANCE
001-0525-464.22-99	2100LB	112040	KONE INC.	5/26/2021	959857570A	379.54	LIBRARY ELEVATOR MAINTENANCE
001-0525-464.22-99	2100LB	112094	JOHNSON CONTROLS SECURITY SO	6/2/2021	35882030	2,362.85	LIBRARY, FIRE ALARM MONITORING
001-0525-464.22-99	2100MC	112040	KONE INC.	5/26/2021	959857570C	189.77	MAINT CTR, ELEVATOR MAINT ENANCE
001-0526-464.22-99	2101LB	112084	CINTAS LOC 23M	6/2/2021	4083406565	280.38	LIBRARY MATS
001-0526-464.22-99	2101MC	112084	CINTAS LOC 23M	6/2/2021	4084341567	76.99	MAINT CTR, MATS
001-0526-464.23-07	2101MC	112048	1ST AYD CORPORATION	5/26/2021	PSI420001A	114.03	MAINT CTR, GLASS CLEANER
001-0526-464.23-07	2101MC	112083	GREENWOOD CLEANING SYSTEMS I	6/2/2021	484563-000	-29.94	MAINT CTR, TP RETURNED
001-0572-442.21-04		112140	TNT LANDSCAPING	6/2/2021	37558	163.55	PARTS FOR VENTRAC
001-0572-442.22-99		112106	MILLENNIUM WASTE, INC.	6/2/2021	3144174	85.00	DUMPSTERS
001-0572-442.22-99		112106	MILLENNIUM WASTE, INC.	6/2/2021	3144210	85.00	DUMPSTERS
001-0572-442.22-99		112112	PETERSEN PLUMBING & HEATING	6/2/2021	207181D	4,252.30	MCMANUS REPAIR
001-0572-442.22-99		112112	PETERSEN PLUMBING & HEATING	6/2/2021	207200S	365.00	PLUMBING REPAIR
001-0572-442.22-99		112112	PETERSEN PLUMBING & HEATING	6/2/2021	207509D-1	2,847.00	CURB REPAIR
001-0572-442.22-99		112112	PETERSEN PLUMBING & HEATING	6/2/2021	207509D-2	3,463.00	KIWANIS CONFINED SPACE REMOVAL
001-0572-442.22-99		112112	PETERSEN PLUMBING & HEATING	6/2/2021	207509D-3	3,667.00	PLUMBING REPAIR KIWANIS
001-0572-442.22-99		112112	PETERSEN PLUMBING & HEATING	6/2/2021	207538S	2,300.00	PLUMBING - BACKFLOW REPAIR
001-0572-442.22-99		112112	PETERSEN PLUMBING & HEATING	6/2/2021	207875S	1,050.00	BACKFLOW CHECK
001-0572-442.22-99		112126	S J SMITH CO. INC.	6/2/2021	595221	63.00	GAS, O2 SUPPLY
001-0572-442.23-07		112055	ADEL WHOLESALERS, INC.	6/2/2021	2048856	98.51	SINK
001-0572-442.23-07		112055	ADEL WHOLESALERS, INC.	6/2/2021	2048857	16.52	SINK REPAIR
001-0572-442.23-10		112063	CINTAS FIRST AID & SAFETY #D89	6/2/2021	8405126488	68.84	FIRST AID
001-0572-442.23-23		112114	PPG ARCHITECTURAL FINISHES	6/2/2021	945202073219	83.94	FIELD PAINT
001-0572-442.23-23		112114	PPG ARCHITECTURAL FINISHES	6/2/2021	945202073278	125.91	FIELD PAINT
001-0572-442.23-23		112114	PPG ARCHITECTURAL FINISHES	6/2/2021	945202073435	125.91	FIELD PAINT
001-0572-442.23-23		112152	YOUNG ART & SIGN	6/2/2021	6104	2,450.00	SIGN FOR MEMORIAL
Total for Fund				001	GENERAL FUND	38,750.95	
			Department	Public Works			
206-0501-429.23-08		112063	CINTAS FIRST AID & SAFETY #D89	6/2/2021	8405126488	36.18	FIRST AID SUPPLIES
206-0501-429.23-08		112068	CULLIGAN OF DAVENPORT	6/2/2021	0464035	38.20	WATER - ANNEX
206-0501-429.23-08		112087	IMPERIAL	6/2/2021	288002:056725	62.25	COFFEE AND CREAMER
206-0501-429.23-08		111982	QUADIENT FINANCE USA, INC	5/19/2021	042621	1,610.01	POSTAGE - ANNEX
206-0502-425.22-99		112137	TERRACON CONSULTANTS, INC.	6/2/2021	TF01843	287.50	MIS PATCH REPAIRS POC CYLINDER TESTING
206-0502-425.22-99		112137	TERRACON CONSULTANTS, INC.	6/2/2021	TF08521	582.30	WOODLANDS 4TH TESTING

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206-0511-420.23-07		112100	LOGAN CONTRACTORS SUPPLY, INC	6/2/2021	Q45658	166.01	KNIFE, LUBRICANT, BROOM HANDLE
206-0511-420.23-07		112103	MANATT'S INC.	6/2/2021	5019439	724.50	CONCRETE, 2927 48TH AVE
206-0511-420.23-07		112103	MANATT'S INC.	6/2/2021	5020301	392.44	CONCRETE - 5130 GREYSTONE
206-0511-420.23-07		112103	MANATT'S INC.	6/2/2021	5020310	513.19	CONCRETE - 5247 BRENTWOOD
206-0511-420.23-07		112103	MANATT'S INC.	6/2/2021	5021077	1,086.75	CONCRETE
206-0511-420.23-07		112103	MANATT'S INC.	6/2/2021	5021080	422.63	CONCRETE
206-0511-420.23-07		112123	RIVERSTONE GROUP INC.	6/2/2021	1039566	244.85	GRAVEL
206-0511-420.23-07		112123	RIVERSTONE GROUP INC.	6/2/2021	1041546	246.15	GRAVEL
206-0511-420.23-07		112143	TRI CITY BLACKTOP, INC.	6/2/2021	36825	68.75	UPM
206-0511-420.23-07		112143	TRI CITY BLACKTOP, INC.	6/2/2021	36835	258.03	HOT MIX
206-0511-420.23-07		112143	TRI CITY BLACKTOP, INC.	6/2/2021	36853	64.05	HOT MIX
206-0511-420.23-07		112143	TRI CITY BLACKTOP, INC.	6/2/2021	36870	61.00	HOT MIX
206-0511-420.23-07		112143	TRI CITY BLACKTOP, INC.	6/2/2021	36896	62.22	HOT MIX
206-0511-420.23-07		112143	TRI CITY BLACKTOP, INC.	6/2/2021	36909	74.42	HOT MIX
206-0511-420.23-10		112063	CINTAS FIRST AID & SAFETY #D89	6/2/2021	8405126485	122.27	FIRST AID SUPPLIES
206-0514-423.23-07		112150	WENSCO SIGN SUPPLY	6/2/2021	3399053	85.13	SIGNS
Total for Fund			206	ROAD USE FUND		7,208.83	
			Department	Public Works			
520-0502-490.23-15		112133	STAN'S INDUSTRIAL WOODWORK, IN	6/2/2021	30819	1,569.45	WOOD SURVEY STAKES & LATH
520-0510-490.22-13		112085	CITY OF DAVENPORT	6/2/2021	1327198	90,888.06	MARCH 2021 SEWAGE TREATMENT PLANT
Total for Fund			520	SEWER UTILITY		92,257.51	
			Department	Public Works			
550-0509-491.22-13		112148	WASTE COMMISSION OF SCOTT CO.	6/2/2021	043021L	25,546.80	SOLID WASTE - APRIL 2021
550-0509-491.22-44		2100605	MERCHANT SERVICES	5/3/2021	421H	1,618.62	BANKCARD FEES RECYCLE SW1 SW2 50%PW
550-0509-491.23-10		112062	CERTASITE, LLC	6/2/2021	9199303	96.80	SAFETY GLOVES
550-0509-498.80-02		2100621	UMB BANK	5/27/2021	0185419964G	2,175.00	GO 2016C \$700K INTEREST
550-0528-491.22-13		112125	RUSH ROLL-OFF, INC.	6/2/2021	4072	200.00	TIRES
550-0528-491.22-13		112148	WASTE COMMISSION OF SCOTT CO.	6/2/2021	043021BW	5,588.62	BULKY WASTE - APRIL 2021
550-0528-491.22-13		112148	WASTE COMMISSION OF SCOTT CO.	6/2/2021	043021E(A)	20.00	E-WASTE APRIL 2021
550-0528-491.23-10		112056	ALTORFER RENTS	6/2/2021	PC180017483	66.90	RAIN GEAR - PATRICK MULCRONE

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Total for Fund			550	SOLID WASTE/RECYCLING ENR		5,312.74	
Department			Public Works				
555-0525-494.21-01	2100FM	112087	CRESCENT PARTS & EQUIP	6/2/2021	20011833-00	296.20	MUSEUM, AIR FILTERS
555-0525-494.21-01	2100FM	112096	KLINE SEWER & DRAIN	6/2/2021	11387	109.00	MUSEUM, DRAIN CLEARED
555-0525-494.22-99	2100FM	112040	KONE INC.	5/26/2021	959857570	189.79	MUSEUM ELEVATOR MAINTENAN CE
555-0526-494.22-99	2101FM	112138	THE MILLARD GROUP	6/2/2021	210487	112.50	MUSEUM, CLEANING SERVICE
Total for Fund			555	FMLY MUSEUM/ARTS & SCIENCE		707.49	
Department			Public Works				
580-0525-494.22-99	2100GC	112093	JOHNSON CONTROLS FIRE PROTEC	6/2/2021	22269053	944.15	CLUBHOUSE, FIRE ALARM TESTING
580-0525-494.22-99	2100GC	112111	NIGHTWATCH SECURITY SERVICES,	6/2/2021	47104	216.00	CLUBHOUSE ALARM MONITORIN G
Total for Fund			560	PALMER HILLS GOLF COURSE		1,160.15	
Department			Public Works				
570-0525-494.21-01	2100LF	112087	CRESCENT PARTS & EQUIP	6/2/2021	20011832-00	73.20	FITNESS CTR, AIR FILTERS
570-0525-494.21-01	2100LF	112081	GRAINGER	6/2/2021	9891820491	1.12	FITNESS CTR, V-BELT
570-0525-494.21-01	2100LF	112081	GRAINGER	6/2/2021	9898822534	79.60	FITNESS CTR, FUSES
570-0525-494.21-01	2100LF	112146	UNITED RENTALS (NORTH AMERICA)	6/2/2021	192972855-001	679.50	FITNESS CTR, SCISSOR LIFT
570-0525-494.22-99	2100LF	112094	JOHNSON CONTROLS SECURITY SO	6/2/2021	35882031	603.43	FITNESS CTR, ALARM MONITORING
570-0526-494.22-99	2101LF	112084	CINTAS LOC 23M	6/2/2021	4083018575	23.19	FITNESS CTR, MATS
Total for Fund			570	LIFE FITNESS CTR FUND		1,460.04	
Department			Public Works				
580-0513-493.23-07		112102	MACQUEEN EQUIPMENT	6/2/2021	P12993	1,762.57	SWEEPER PARTS
580-0519-493.22-44		2100605	MERCHANT SERVICES	5/3/2021	4211	1,589.30	BANKCARD FEES STRM WTR SW1 SW2
580-0519-493.22-99		112081	GRAINGER	6/2/2021	9897557584	86.99	LOCKOUT TAGOUT KIT
580-0519-493.23-07		112100	LOGAN CONTRACTORS SUPPLY, INC	6/2/2021	Q50004	49.90	DRILL BIT
580-0519-493.23-07		112100	LOGAN CONTRACTORS SUPPLY, INC	6/2/2021	Q50008	-42.49	RETURN - DRILL BIT
Total for Fund			580	STORM WATER UTILITY		3,446.27	
Department			Public Works				

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585-0507-492.22-37		112122	RIVER BEND TRANSIT	6/2/2021	043021	14,773.45	PARATRANSIT SERVICE APRIL 2021
585-0507-492.22-38		112122	RIVER BEND TRANSIT	6/2/2021	043021B	5,742.58	SATURDAY SERVICE APRIL 2021
585-0507-492.22-44		2100605	MERCHANT SERVICES	5/3/2021	421J	29.33	BANKCARD FEES 50% PW
585-0527-492.21-05	COVID	112075	ECK'S AUTO SHINE	6/2/2021	229	160.00	BUS WASHING - 5/8 & 5/15
Total for Fund			585	TRANSIT		20,705.34	
			Department	Public Works			
683-0520-494.21-01		112081	CENTRAL PETROLEUM EQUIPMENT	6/2/2021	45888	268.37	REPLACED BREAKAWAY & CHANGED FILTERS
683-0520-494.21-01		112113	PLEASANT VALLEY COMMUNITY	6/2/2021	21-98	205.00	HALF COST OF FUEL PUMP REPAIRS
683-0520-494.21-04		112074	EASTERN IOWA TIRE, INC.	6/2/2021	100106652	2,053.55	TIRE REPAIR
683-0520-494.21-04		112074	EASTERN IOWA TIRE, INC.	6/2/2021	100106670	795.00	TIRE REPAIR
683-0520-494.21-04		112080	GM FLEETTRAC	6/2/2021	20210512117075	560.59	OUTSIDE REPAIRS BILLED THRU GMFLEETTRAC
683-0520-494.21-04		112084	H & H CAR CARE & TOWING, LLC	6/2/2021	51174	260.00	TOW 1628 TO THOMPSON
683-0520-494.21-04		112084	H & H CAR CARE & TOWING, LLC	6/2/2021	51187	150.00	TOW 1630 FROM MUSEUM TO SHOP
683-0520-494.21-04		112115	PRESTIGE AUTO BODY LLC	6/2/2021	20271A	1,284.20	BUS #1630 REPAIR-SNOW
683-0520-494.21-04		112119	RACOM	6/2/2021	FB163392	826.50	TRANSIT RADIO REPAIR #1630
683-0520-494.21-04		112139	THOMPSON TRUCK & TRAILER INC.	6/2/2021	R103031093.01	1,688.77	OUTSIDE REPAIR #1728
683-0520-494.21-04		112147	WALCOTT COLLISION	6/2/2021	5450	1,266.00	BUS REPAIR-SNOW
683-0520-494.21-30		112086	COMPUTERIZED FLEET ANALYSIS	6/2/2021	14610	1,795.00	SUPPORT SERVICES
683-0520-494.22-31		112084	CINTAS LOC 23M	6/2/2021	4083664554	72.21	LAUNDRY SERVICES
683-0520-494.22-31		112084	CINTAS LOC 23M	6/2/2021	4084341521	72.21	LAUNDRY SERVICE
683-0520-494.23-07		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-380191	39.58	LUBE
683-0520-494.23-07		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-380192	36.79	BARREL PUMP
683-0520-494.23-07		112083	CINTAS FIRST AID & SAFETY #D89	6/2/2021	8405128487	50.53	FIRST AID SUPPLIES
683-0520-494.23-07		112074	EASTERN IOWA TIRE, INC.	6/2/2021	100106369	45.00	FLOWTHRU VALVE CAPS
683-0520-494.23-07		112079	FASTENAL COMPANY	6/2/2021	IABET141883	6.40	HEX NUTS
683-0520-494.23-07		112088	LAWSON PRODUCTS, INC.	6/2/2021	9308412584	118.21	NUTS & SCREWS
683-0520-494.23-07		112126	S J SMITH CO. INC.	6/2/2021	595045	189.00	WELDING SUPPLIES
683-0520-494.23-24		112057	BAUER BUILT, INC.	6/2/2021	230103222	1,406.32	TIRES
683-0520-494.23-24		112057	BAUER BUILT, INC.	6/2/2021	230103276	296.14	TIRES
683-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379697	213.21	BRAKE PADS, ROTORS, OIL SEAL, AXLE FLANGE #2051
683-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379705	-110.00	RETURN CALIPERS
683-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379714	98.47	PARKING SHOE, PARK KIT AXLE, BRAKE DUST SHIELD
683-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379818	40.60	AIR FILTER - STOCK
683-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379819	121.80	AIR FILTERS - STOCK

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883-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379879	12.56	OIL FILTERS - STOCK
883-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379891	42.99	COOLANT RESERVOIR #1617
883-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379927	169.99	STARTER #21217
883-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379939	91.34	WINDOW MOTOR #20513
883-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-379984	-32.00	STARTER CORE RETURN
883-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-380251	18.84	OIL FILTER - STOCK
883-0520-494.23-24		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-380318	3.14	OIL FILTER -#21918
883-0520-494.23-24		112073	DULTMEIER SALES LLC	6/2/2021	3812094	151.00	115V SHURFLO PUMP - STOCK
883-0520-494.23-24		112076	ELLIOTT EQUIPMENT CO.	6/2/2021	161883	473.40	RUBBER GRIPPERS - STOCK
883-0520-494.23-24		112081	GRAINGER	6/2/2021	9893111105	1,930.29	AIR COMPRESSOR -#21703 AIR FILTERS - STOCK
883-0520-494.23-24		112081	GRAINGER	6/2/2021	9894713990	20.42	AC PORT -#21811
883-0520-494.23-24		112088	I.W.I. MOTOR PARTS	6/2/2021	11329512	379.94	STOCK SUPPLIES
883-0520-494.23-24		112088	I.W.I. MOTOR PARTS	6/2/2021	12262754	420.56	DISC BRAKE ROTORS - STOCK
883-0520-494.23-24		112088	I.W.I. MOTOR PARTS	6/2/2021	12263318	54.95	POWER STOP #21701
883-0520-494.23-24		112088	I.W.I. MOTOR PARTS	6/2/2021	1848074	275.60	DISC BRAKE ROTORS - STOCK
883-0520-494.23-24		112090	INTERSTATE BATTERY OF THE	6/2/2021	34085620	133.95	BATTERY - STOCK
883-0520-494.23-24		112099	LINDQUIST FORD, INC.	6/2/2021	380893	97.42	COVER #21515
883-0520-494.23-24		112099	LINDQUIST FORD, INC.	6/2/2021	380969	233.80	CONDENSER, VALVE ASSMBLY #21720
883-0520-494.23-24		112102	MACQUEEN EQUIPMENT	6/2/2021	P13014	899.39	PARTS #1626
883-0520-494.23-24		112102	MACQUEEN EQUIPMENT	6/2/2021	P13035	92.51	PARTS #1626
883-0520-494.23-24		112108	MTI DISTRIBUTING	6/2/2021	1299609-00	1,162.11	PARTS FOR #21511 & #21918
883-0520-494.23-24		112108	MTI DISTRIBUTING	6/2/2021	1299609-01	155.20	PARTS FOR #21918
883-0520-494.23-24		112108	MTI DISTRIBUTING	6/2/2021	1300762-00	233.37	PULLEY, HUBS #20910
883-0520-494.23-24		112109	MUTUAL WHEEL COMPANY	6/2/2021	0609137	1,170.00	AMBER LIGHT BARS - STOCK
883-0520-494.23-24		112127	SADLER POWER TRAIN	6/2/2021	0210144404	106.61	HYDRAULIC HOSES & ENDS
883-0520-494.23-24		112139	THOMPSON TRUCK & TRAILER INC.	6/2/2021	X103112558-01	-104.45	REGULATOR RETURN
883-0520-494.23-52		112080	CARQUEST AUTO PARTS STORE	6/2/2021	6604-380184	137.90	DEF
883-0520-494.23-52		112128	SAFETY KLEEN SYSTEMS	6/2/2021	86038310	694.15	OIL & LUBE
Total for Fund			683	MUNICIPAL GARAGE		22,854.43	
Department			Public Works				
Total for Department						223,863.75	
001-0601-440.22-44		2100605	MERCHANT SERVICES	5/3/2021	421B	163.35	BANKCARD FEES LIBRARY

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Total for Fund			001	GENERAL FUND		163.35	
Department			Library				
Total for Department							163.35
001-0703-443.22-44		2100805	MERCHANT SERVICES	5/3/2021	421E	130.68	BANKCARD FEES REC ONLINE
001-0703-443.23-50		112071	DOG WASTE DEPOT	6/2/2021	396183	1,927.37	DOG WASTE BAGS
Total for Fund			001	GENERAL FUND		2,058.05	
Department			Parks				
206-0708-420.22-99		112053	A CUT ABOVE LAWN AND LANDSCAP	6/2/2021	10111703	2,051.00	MOW ROW WEEK OF 5/3&5/10
206-0709-450.22-99		112082	GREENSPACE ASSOCIATES, INC.	6/2/2021	128349	260.00	MISC SHRUBS/TREES
206-0709-450.22-99		112097	LAWNS UNLIMITED OF IOWA INC.	6/2/2021	20938	363.00	MULCH
Total for Fund			206	ROAD USE FUND		2,674.00	
Department			Parks				
560-0711-494.22-44		2100807	VANTIV INTEGRATED PAYMENTS	5/5/2021	042021	3,878.03	BANKCARD FEES GOLF
560-0713-494.22-44		2100807	VANTIV INTEGRATED PAYMENTS	5/5/2021	042021A	1,093.24	BANKCARD FEES GRILL
Total for Fund			560	PALMER HILL S GOLF COURSE		4,969.27	
Department			Parks				
Total for Department							9,701.32
555-1101-494.22-44		2100805	MERCHANT SERVICES	5/3/2021	421C	90.00	BANKCARD FEES MUSEUM
555-1101-494.22-44		2100807	VANTIV INTEGRATED PAYMENTS	5/5/2021	042021B	788.64	BANKCARD FEES MUSEUM
555-1102-494.21-40		112132	SHERWIN WILLIAMS CO.	6/2/2021	4279-0	89.67	CURIOUS GEORGE TOUCH UP PAINT
555-1102-494.23-07		112141	TOTAL AQUARIUM MAINTENANCE	6/2/2021	355089	45.00	FISH TANK SERVICE
555-1102-494.23-13		112058	MISCELLANEOUS	6/2/2021	BESS	140.00	REFUND - MOVING
555-1102-494.23-13		112072	MISCELLANEOUS	6/2/2021	DUCEY	81.00	REFUND FOR CANCELLED CAMP
555-1102-494.23-13		112085	MISCELLANEOUS	6/2/2021	HAMANN	190.00	REFUND - MOVING

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			Total for Fund	555	FMLY MUSEUM/ARTS & SCIENCE	422.31	
			Department	Family Museum			
			Total for Department	1,422.31			
001-3001-454.23-08		112138	TALLGRASS BUSINESS RESOURCES	6/2/2021	5535953	30.75	BINDER DIVIDER TABS
001-3002-453.22-14		112118	QUAD CITY TIMES	6/2/2021	93262	21.77	NOTICE OF PUBLIC HEARING BOA 5/13/21
001-3003-454.22-09		112095	KIMBERLY'S KLEANING	6/2/2021	2704/12-512	44.00	2704-12 MAGNOLIA DR DEBRIS REMOVAL 21-0399
001-3003-454.22-09		112131	SCOTT COUNTY SHERIFF'S OFFICE	6/2/2021	21001849	36.72	CITATION SERVICE 20-0785 4/07/21 RASHID
001-3003-454.22-09		112131	SCOTT COUNTY SHERIFF'S OFFICE	6/2/2021	21001903	40.08	CITATION SERVICE 20-1427 4/12/21 HUDSON
001-3003-454.22-09		112131	SCOTT COUNTY SHERIFF'S OFFICE	6/2/2021	21002210	35.04	CITATION SERVICE 20-0385 4/23/21 JAY AMBE CORP
001-3006-416.22-44		2100605	MERCHANT SERVICES	5/3/2021	421A	2,666.82	BANKCARD FEES INSPECTIONS
001-3006-416.23-03		112089	INTERNATIONAL CODE COUNCIL, INC	6/2/2021	1001347010	2,440.72	MERCH FOR RESALE CODE BOOKS BLDG
			Total for Fund	001	GENERAL FUND	5,315.90	
			Department	Community Development			
			Total for Department	5,315.90			
242-3502-451.22-09		112026	ASCENTRA CREDIT UNION	5/26/2021	052121	99,841.00	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112027	BETTENDORF HOTEL ASSOCIATES, L	5/26/2021	052121	106,467.50	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112028	BETTPLEX, LLC	5/26/2021	052121	44,012.50	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112029	BOWE MACHINE COMPANY	5/26/2021	052121	38,438.50	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112030	CDCQC, LLC	5/26/2021	052121	18,465.00	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112031	DOWNTOWN BETTENDORF ORGANIZ	5/26/2021	052121	73,059.81	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112032	DUCK CREEK II INVESTORS LLC	5/26/2021	052121	42,988.00	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112034	FIELDS DEVELOPMENT, LLC	5/26/2021	052121	15,351.00	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112035	GENESEO COMMUNICATIONS	5/26/2021	052121	2,745.50	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112038	ISLE OF CAPRI BETTENDORF, L.C.	5/26/2021	052121	398,515.00	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112039	JNB HOMETOWN HARBOR	5/26/2021	052121	33,913.00	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112041	LECLAIRE MANUFACTURING CO	5/26/2021	052121	19,588.50	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112042	MIDDLE & I-80 LLC	5/26/2021	052121	56,665.50	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112044	NEWBERRY MANAGEMENT CO	5/26/2021	052121	135,480.00	FY21 2ND 1/2 TIF REBATE
242-3502-451.22-09		112047	TANGLEFOOT INVESTORS, LLC	5/26/2021	052121	28,596.50	FY21 2ND 1/2 TIF REBATE

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Accounts Payable Listing
June 1, 2021 **Council Meeting**

Date: 5/27/2021

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund	242	SPORTS CENTER TIF	1,114,127.31	
			Department				
			Total for Department			1,114,127.31	
001-4001-483.22-99		112134	STERLING CODIFIERS, INC.	6/2/2021	8306	190.00	COPY OF CITY CODE FOR COMMUNITY DEVELOPME
			Total for Fund	001	GENERAL FUND	190.00	
			Department	Legal			
			Total for Department			190.00	
001-4101-480.23-08		112087	IMPERIAL	6/2/2021	288002:055227	82.45	COFFEE SUPPLIES FOR CITY HALL & POLICE DEPT.
001-4101-480.23-08		112110	NATIONAL PEN COMPANY	6/2/2021	112031297	888.90	REPLENISH CITY LOGO'D PEN SUPPLY
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	93402	130.44	PUBLISH PUBLIC HRG NOT RE AMEND FY20/21 CITY BUD
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	93912	46.92	PUB PH NOT RE REZONE WOODLANDS 5TH ADD A1-F
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	93916	21.21	PUB PH NOT RE DEVILS GLEN PARK PLAYGROUND EQU
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	93919	21.21	PUB PH NOT RE CROW CREEK PARK PLAYGROUND EQ
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	93921	21.21	PUB PH NOT RE FOREST GR DR UTILITY BURIAL PROJE
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	93922	21.21	PUB PH NOT RE INDIANA AVE FRICTION SEAL PROJECT
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	93924	21.21	PUBLISH PH NOTICE RE 2021 PAVEMENT MARKINGS PR
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	93925	21.77	PUB PH NOT RE MIDDLE RD REHAB CROW CREEK TO 5
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	93926	21.77	PUB PH NOT RE 23RD STREET RECONST GRANT TO STA
001-4102-481.22-14		112118	QUAD CITY TIMES	6/2/2021	94129	441.01	PUBLISH CITY COUNCIL MTG MINUTES 5/4/21 MEETING
001-4102-481.22-44		2100605	MERCHANT SERVICES	5/3/2021	421D	168.07	BANKCARD FEES BUSINESS LICENSE
			Total for Fund	001	GENERAL FUND	1,907.38	
			Department	Administration			
			Total for Department			1,907.38	
001-4201-488.13-05		111978	HENZE, AMY	5/19/2021	051821	1,008.75	TUITION REIMBURSEMENT AMY HENZE
001-4201-488.13-05		112045	PEITSCHER, SHANE	5/28/2021	052621	2,152.71	TUITION REIMBURSEMENT SHANE PEITSCHER
001-4201-488.22-03		111976	ASCHLIMAN, JILLIAN	5/19/2021	051721	1,889.61	JILLIAN ASCHLIMAN RELOCATION REIMBURSEMENT
001-4201-488.22-90		112144	TRUENORTH	6/2/2021	115626	6,000.00	BENEFITS QUARTERLY CONSULTING FEE Q2 2021

City of Bettendorf
Accounts Payable Listing
June 1, 2021 **Council Meeting**

Date: 5/27/2021

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund	001	GENERAL FUND	11,051.07	
			Department				
			Total for Department				11,051.07
400-5050-480.22-99	CD0080	112105	MID AMERICAN ENERGY	6/2/2021	512803381	20.67	UTILITIES - FLOOD HOUSE 2528 GREENWAY DR
400-5050-480.70-74	CD0080	2100626	MARC GELLERMAN TRUST ACCT	5/21/2021	1036HWTHRN	114,101.03	PURCHASE OF 1036 HAWTHORN E DRIVE
400-5050-480.70-74	CD0101	112107	MOBOTREX, INC.	6/2/2021	250406	5,542.00	#4 INTERSECTION TRAFFIC SIGNAL MATERIALS
400-5050-480.70-74	CD0101	112107	MOBOTREX, INC.	6/2/2021	250566	7,950.00	#5 INTERSECTION TRAFFIC SIGNAL MATERIALS
400-5050-480.70-74	CD0101	112107	MOBOTREX, INC.	6/2/2021	250606	-2,517.78	#7 INTERSECTION TRAFFIC SIGNAL MATERIALS CREDIT
400-5050-480.70-74	CD0101	112107	MOBOTREX, INC.	6/2/2021	250606	-14.22	#8 INTERSECTION TRAFFIC SIGNAL MATERIALS CREDIT
400-5050-480.70-74	CD0101	112107	MOBOTREX, INC.	6/2/2021	250606	16,245.00	#6 INTERSECTION TRAFFIC SIGNAL MATERIALS
			Total for Fund	400	CAPITAL PROJECTS	141,326.70	
			Department	Capital Projects			
580-5050-499.22-99	2GC024	112070	DAVENPORT ELECTRIC CONTRACT	6/2/2021	45102	546.06	INSTALL CONDUIT FOR FIBER AT PHGC PAVILLION
			Total for Fund	560	PALMER HILLS GOLF COURSE	546.06	
			Department	Capital Projects			
			Total for Department				141,872.76
			Grand Total				15,534,525.37

City of Bettendorf
Accounts Payable Listing
June 1, 2021 Council Meeting

Date: 5/27/2021

ACCT #	ect PRD	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
590-0000-221.10-00		2100608	TREASURER, STATE OF IOWA	5/10/2021	1130003230	2,140.81	SALES TAX 4/16-4/30
590-0000-221.10-00		2100625	TREASURER, STATE OF IOWA	5/19/2021	1139002127	750.00	SALES TAX 5/1-5/15/21
Total for Fund				590		2,890.81	
QC WATERFRONT CONVENTION							
Department				N/A			
Total for Department						2,890.81	
590-2001-494.11-21		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921A	3,878.25	SALES/MARKETING SALARY AND BENEFITS
590-2001-494.11-21		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921D	4,819.12	FINANCE SALARY/BENEFITS
590-2001-494.11-21		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921E	5,098.86	FACILITIES/MAINTENANCE SALARY WAGES
590-2001-494.11-21		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921L	20,118.37	F&B SALARY/WAGES & BENEFIT
590-2001-494.21-01		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921G	6,228.29	FACILITIES/MAINTENANCE REPAIRS AND M
590-2001-494.21-09		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921H	258.00	FACILITIES/MAINTENANCE MEDIACOM APR
590-2001-494.21-12		3253	IOWA AMERICAN WATER COMPAN	6/2/2021	9052MAY21	61.70	QCWCC - FIRE HYDRANT
590-2001-494.22-08		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921	2,465.09	INSURANCE PREMIUMS APRIL
590-2001-494.22-99		3252	CINTAS LOC 23M	6/2/2021	4083587590	487.43	QCWCC - LINENS
590-2001-494.22-99		3252	CINTAS LOC 23M	6/2/2021	4084181782	756.66	QCWCC - LINENS
590-2001-494.22-99		3252	CINTAS LOC 23M	6/2/2021	4084884968	487.43	QCWCC - LINENS
590-2001-494.22-99		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921C	452.35	SALES/MARKETING CONTRACT SERVICES
590-2001-494.22-99		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921I	60.15	FACILITIES/MAINTENANCE CONTRACT SER
590-2001-494.22-99		3255	ROCHESTER ARMORED CAR CO.,	6/2/2021	712119	21.66	QCWCC - COURIER APRIL
590-2001-494.22-99		3256	THE GREEN THUMBERS	6/2/2021	1-602928	310.00	QCWCC - PLANT SERVICE
590-2001-494.23-06		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921M	1,152.43	F&B SUPPLIES GENERAL/ OFFICE
590-2001-494.23-07		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921F	406.37	FACILITIES/MAINTENANCE SUPPLIES
590-2001-494.23-28		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921J	2,753.00	ISLE FOOD INVOICES
590-2001-494.23-29		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921K	4,524.53	ISLE BEVERAGE INVOICES
590-2001-494.23-55		3254	ISLE OF CAPRI BETTENDORF, L.C.	6/2/2021	051921B	2,769.55	SALES/MARKETING FEES AND LICENSES
Total for Fund				590		57,109.24	
QC WATERFRONT CONVENTION							
Department							
Total for Department						57,109.24	

City of Bettendorf
Accounts Payable Listing
June 1, 2021 Council Meeting

Date: 5/27/2021

ACCT #	ect PR	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
			Grand Total			60,000.05	

City of Bettendorf Library Accounts Payable, 05-13-21 Meeting

ACCT #	PROJ#	VENDOR	CK #	CK DATE	INV #	AMOUNT	DESCRIPTION
001-0601-440.22-02		BULLSEYE DIRECT MAIL	111800	5/13/2021	18121	249.37	library admin advertising
001-0601-440.22-02		QUAD CITY PRESS	111817	5/13/2021	818835	798.00	library admin advertising
001-0601-440.22-15		PITNEY BOWES GLOBAL FINANCIAL S	111816	5/13/2021	1017961822	138.12	postage meter lease
001-0601-440.23-06		CINTAS CORPORATION #342	111801	5/13/2021	4082804178	250.85	wipes/sanitizer stands,
001-0601-440.23-08		U.S. POSTAL SERVICE	111819	5/13/2021	2021PERMIT9	245.00	ANNUAL BULK MAIL PERMIT 9
001-0610-440.22-15		UNIQUE MANAGEMENT SERVICES INC	111820	5/13/2021	600486	17.90	march placements
001-0610-440.23-06		ELM USA, INC.	111806	5/13/2021	38932	354.50	disc cleaner repair
001-0612-480.70-76		MIDWEST TAPE EXCHANGE	111811	5/13/2021	500238789	26.98	juv video
001-0612-480.70-76		MIDWEST TAPE EXCHANGE	111811	5/13/2021	500258218	15.74	juv video
001-0612-480.70-76		AMAZON CAPITAL SERVICES INC.	111796	5/13/2021	1V1K-XQRD-DXWY	106.61	juv video
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703329	4.79	young adult
001-0612-480.70-82		BAKER & TAYLOR, INC.	111798	5/13/2021	2035883905	151.90	young adult
001-0612-480.70-82		BAKER & TAYLOR, INC.	111798	5/13/2021	2035902293	157.04	young adult
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703902	26.11	young adult
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62704406	268.25	young adult
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62704404	17.98	young adult
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67294105	6.59	young adult
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705490	18.58	young adult
001-0612-480.70-82		BAKER & TAYLOR, INC.	111798	5/13/2021	2035927219	191.32	young adult
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707152	51.58	young adult
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707154	7.79	young adult
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708440	9.59	young adult
001-0612-480.70-82		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708437	54.04	young adult
001-0612-480.70-82		BAKER & TAYLOR, INC.	111798	5/13/2021	2035385877	20.70	young adult past due
001-0612-480.70-82		BAKER & TAYLOR, INC.	111798	5/13/2021	2035206731	91.18	young adult past due
001-0612-480.70-82		BAKER & TAYLOR, INC.	111798	5/13/2021	2035391551	632.30	young adult past due
001-0612-480.70-85		BAKER & TAYLOR, INC.	111798	5/13/2021	2035874883	25.58	juv
001-0612-480.70-85		EDUCATIONAL DEVELOPMENT CORP	111805	5/13/2021	DIR9100228	127.10	juv
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703323	10.92	juv
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703325	242.03	juv
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703327	424.89	juv
001-0612-480.70-85		BAKER & TAYLOR, INC.	111798	5/13/2021	2035889602	11.19	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703897	47.69	juv

City of Bettendorf Library Accounts Payable, 05-13-21 Meeting

ACCT #	PROJ#	VENDOR	CK #	CK DATE	INV #	AMOUNT	DESCRIPTION
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703901	203.48	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703900	78.66	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62704402	151.67	juv
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67294514	11.49	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67294551	20.85	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67294515	35.88	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705486	4.59	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705489	4.59	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705533	14.36	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705487	80.42	juvenile
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707149	108.20	juv
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708441	36.78	juv
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708433	123.14	juv
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708435	14.93	juv
001-0612-480.70-85		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708436	45.96	juv
001-0612-480.70-85		OVERDRIVE	111814	5/13/2021	05530CO21128898	4,022.96	juv
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54899850	281.94	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54922300	8.81	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54921830	10.28	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54920640	23.51	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54922500	8.08	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54921840	10.28	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54929400	13.95	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H55074470	8.81	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H55113700	10.28	juv audio
001-0612-480.70-86		OVERDRIVE	111814	5/13/2021	05530CO21166929	1,853.84	juvenile audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54958580	11.01	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54958620	8.81	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54979820	9.54	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H54979890	13.22	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H55001040	11.75	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H55001080	8.81	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H55004660	19.09	juv audio

City of Bettendorf Library Accounts Payable, 05-13-21 Meeting

ACCT #	PROJ#	VENDOR	CK #	CK DATE	INV #	AMOUNT	DESCRIPTION
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H55001120	10.28	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H55001050	9.54	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H55041240	10.28	juv audio
001-0612-480.70-86		BAKER & TAYLOR, INC.	111798	5/13/2021	H55041190	9.54	juv audio
001-0612-480.70-86		OVERDRIVE	111814	5/13/2021	05530CO21179547	848.07	juv audio
001-0614-440.22-20		OVERDRIVE	111814	5/13/2021	MR0553021179075	178.50	contractual services
001-0614-440.22-20		OCLC, INC.	111812	5/13/2021	1000116923	840.70	cataloging and metadata
001-0614-480.70-76		AMAZON CAPITAL SERVICES INC.	111796	5/13/2021	1X9L-K8L7-HFDY	88.86	adult video
001-0614-480.70-76		MIDWEST TAPE EXCHANGE	111811	5/13/2021	500201505	103.45	adult video
001-0614-480.70-76		MIDWEST TAPE EXCHANGE	111811	5/13/2021	500236768	338.80	adult video
001-0614-480.70-76		MIDWEST TAPE EXCHANGE	111811	5/13/2021	500236768	220.40	adult video
001-0614-480.70-76		MIDWEST TAPE EXCHANGE	111811	5/13/2021	500256216	148.42	adult video
001-0614-480.70-76		MIDWEST TAPE EXCHANGE	111811	5/13/2021	500295164	318.60	adult video
001-0614-480.70-76		MIDWEST TAPE EXCHANGE	111811	5/13/2021	500295166	14.99	adult video
001-0614-480.70-76		MIDWEST TAPE EXCHANGE	111811	5/13/2021	500326944	61.47	adult video
001-0614-480.70-77		AUDUBON SOCIETY	111797	5/13/2021	AUDUBON21	20.00	print subscription
001-0614-480.70-77		OUR IOWA	111813	5/13/2021	IOWA2021	19.98	print subscriptions
001-0614-480.70-80		AMAZON CAPITAL SERVICES INC.	111796	5/13/2021	1W3G-36XH-VXGT	49.00	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62701233	149.58	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62701228	34.06	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62701782	33.76	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62702367	831.62	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67291505	164.25	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703324	46.57	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703326	265.32	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703898	62.93	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62704403	226.82	adult nonfiction
001-0614-480.70-80		BAKER & TAYLOR, INC.	111798	5/13/2021	5016884371	83.61	adult fiction/nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705485	10.17	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705488	139.00	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705534	11.99	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705532	11.99	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707146	11.97	adult nonfiction

City of Bettendorf Library Accounts Payable, 05-13-21 Meeting

ACCT #	PROJ#	VENDOR	CK #	CK DATE	INV #	AMOUNT	DESCRIPTION
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707148	136.63	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67298933	39.99	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707150	401.74	adult nonfiction
001-0614-480.70-80		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708434	175.29	adult nonfiction
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74021876	28.49	adult fiction s/o
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74022132	80.22	adult fiction s/o
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62701784	72.63	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62701780	34.74	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62702315	10.19	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67290927	20.37	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67290924	9.59	adult fiction
001-0614-480.70-81		OVERDRIVE	111814	5/13/2021	05530DA21112595	171.98	adult fiction ebooks
001-0614-480.70-81		OVERDRIVE	111814	5/13/2021	05530CO21121867	305.47	adult fiction ebooks
001-0614-480.70-81		OVERDRIVE	111814	5/13/2021	05530DA21124230	53.50	adult fiction ebooks
001-0614-480.70-81		OVERDRIVE	111814	5/13/2021	05530DA21134079	104.99	adult fiction ebooks
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	51983086	-5.39	CREDIT adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703322	31.81	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703330	256.00	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703903	14.98	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703896	16.67	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62704405	47.17	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62704401	52.83	adult fiction
001-0614-480.70-81		OVERDRIVE	111814	5/13/2021	05530DA21143297	55.00	adult fiction ebooks
001-0614-480.70-81		AMAZON CAPITAL SERVICES INC.	111796	5/13/2021	1Y4H-LN7X-RDKM	5.60	adult fiction
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74105470	38.92	adult fiction s/o
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74117850	176.93	adult fiction s/o
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74117896	156.69	adult fiction s/o
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74118129	54.73	adult fiction s/o
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74131880	78.72	adult fiction s/o
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74173344	28.49	adult fiction s/o
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74175997	39.73	adult fiction s/o
001-0614-480.70-81		GALE GROUP, THE	111807	5/13/2021	74175313	72.72	adult fiction s/o
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705491	22.06	adult fiction

City of Bettendorf Library Accounts Payable, 05-13-21 Meeting

ACCT #	PROJ#	VENDOR	CK #	CK DATE	INV #	AMOUNT	DESCRIPTION
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705535	15.54	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705537	1,223.99	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67296919	269.67	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67296918	14.24	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707155	310.36	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707153	133.59	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707147	16.67	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67298934	9.49	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708432	49.50	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708438	160.92	adult fiction s/o
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708442	204.77	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62709240	61.37	adult fiction
001-0614-480.70-81		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62709236	66.12	adult fiction
001-0614-480.70-81		OVERDRIVE	111814	5/13/2021	05530CO21145467	723.93	adult fiction ebooks
001-0614-480.70-81		OVERDRIVE	111814	5/13/2021	05530DA21161640	130.00	adult fiction ebooks
001-0614-480.70-83		DUKE UNIVERSITY LIBRARIES	111804	5/13/2021	7491	15.00	reference - ill
001-0614-480.70-84		MANUFACTURERS' NEWS, INC.	111810	5/13/2021	B02544-00 2021	231.90	reference s/o
001-0614-480.70-86		OVERDRIVE	111814	5/13/2021	05530CO21130306	2,500.86	adult audio e-audio
001-0614-480.70-86		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67290676	46.99	adult audio
001-0614-480.70-86		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67291658	171.19	adult audio
001-0614-480.70-86		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67291751	30.45	adult audio
001-0614-480.70-86		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67292297	27.35	adult audio\
001-0614-480.70-86		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67293354	27.34	adult audio
001-0614-480.70-86		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67293353	24.59	adult audio
001-0614-480.70-86		BLACKSTONE AUDIO INC	111799	5/13/2021	1218112	100.76	adult audio
001-0614-480.70-86		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67293945	27.34	adult audio
001-0614-480.70-86		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67300858	51.94	adult audio
226-0606-440.23-06		DREAMT BY DESIGN	111803	5/13/2021	FOL2A	50.00	fol 2a
226-0606-440.23-06		LEASMAN, RANDY EARL II	111809	5/13/2021	FOL2A2020	50.00	fol 2a 2020
226-0606-440.23-06		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62709239	16.68	adopted author
226-0606-440.23-06		CROWN TROPHY OF THE QUAD CITIE	111802	5/13/2021	151436	458.98	fol 4e
226-0606-440.23-06		PEPSI COLA BOTTLING CO. OF DAV.	111815	5/13/2021	1781221	101.20	pop for pepsi machine
226-0606-440.23-06		SHRED-IT USA LLC	111818	5/13/2021	8181869878	106.32	shredding

City of Bettendorf Library Accounts Payable, 05-13-21 Meeting

ACCT #	PROJ#	VENDOR	CK #	CK DATE	INV #	AMOUNT	DESCRIPTION
226-0606-440.23-62		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703331	28.74	adopted author
226-0606-440.23-62		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62705536	16.67	adopted author
226-0606-440.23-62		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62708439	5.39	adopted author
226-0606-480.70-87		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703328	704.81	foundation laas donation
226-0606-480.70-87		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62703899	14.35	foundation laas donation
226-0606-480.70-87		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	67294552	225.28	foundation laas donation
226-0606-480.70-87		INGRAM LIBRARY SERVICES, LLC	111808	5/13/2021	62707151	10.34	foundation laas donation
226-0606-480.70-87		OVERDRIVE	111814	5/13/2021	05530CO21185820	1,496.90	foundation - ebook
						30,167.71	

City of Bettendorf Parks Accounts Payable, 06-01-21 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
001-0572-442.22-15		MILLENNIUM WASTE, INC.	112168	6/2/2021	3143832	150.00	DUMPSTER SERVICE
001-0572-442.23-07		K & K HARDWARE	112162	6/2/2021	172220	5.98	SUPPLIES
001-0572-442.23-07		K & K HARDWARE	112162	6/2/2021	172553	60.75	MISC ITEMS
001-0572-442.23-07		K & K HARDWARE	112162	6/2/2021	173968	37.90	CONCRETE MIX
001-0572-442.23-07		K & K HARDWARE	112162	6/2/2021	174256	40.97	SUPPLIES
001-0572-442.23-07		K & K HARDWARE	112162	6/2/2021	174009	37.90	SACK CRETE
400-5050-480.70-74	PK0199	ALL-AMERICAN ARENA PRODUCTS	112049	5/26/2021	2712	269,456.00	CHILLER FOR ICE RINK
560-0000-102.90-10		PETTY CASH - PARK BOARD	112171	6/2/2021	052121	600.00	PETTY CASH - GOLF
560-0000-201.10-00		M & M GOLF CARS, LLC	111987	5/19/2021	113020	4,319.30	GOLF CART PAYABLES-NOV20
560-0000-201.10-00		M & M GOLF CARS, LLC	111987	5/19/2021	123120	364.50	GOLF CART PAYABLES-DEC20
560-0000-201.10-00		M & M GOLF CARS, LLC	111987	5/19/2021	033121	2,172.80	GOLF CART PAYABLES-MAR21
560-0000-201.10-00		M & M GOLF CARS, LLC	111987	5/19/2021	043021	7,809.19	GOLF CART PAYABLES-APR21
560-0000-201.14-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	MAR21D	614.98	CLUB REPAIR
560-0000-201.14-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	APR21D	524.91	CLUB REPAIR
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	MAR21A	12,267.60	PROSHOP PAYABLES
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	MAR21B	898.45	PROSHOP TAX
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	MAR21C	-415.60	CITY'S 3%
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	APR21A	22,270.33	PROSHOP PAYABLES
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	APR21B	1,594.92	PROSHOP TAX
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	APR21C	-893.57	CITY'S 3%
560-0000-201.18-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	MAR21E	8,590.00	LESSONS
560-0000-201.18-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	APR21E	6,475.00	LESSONS
560-0000-201.19-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	MAR21F	1,585.93	TAX EXEMPT SALES
560-0000-201.19-00		JON WADDELL GOLF SHOP LLC	111988	5/19/2021	APR21F	848.75	TAX EXEMPT SALES
560-0525-494.21-01	2100GC	MILETICH LANDSCAPE & DESIGN	112167	6/2/2021	258	1,530.00	YEARLY POND MAINTENANCE
560-0526-494.22-99	2101GC	JANUS BUILDING SERVICES, INC.	112160	6/2/2021	12627	60.00	WINDOW WASHING
560-0711-494.13-01		WADDELL, JON	112176	6/2/2021	1437-5149	537.75	PGA ANNUAL DUES
560-0711-494.22-02		LOCALS LOVE US - QUAD CITIES, LLC	112163	6/2/2021	20856	1,800.00	LOCALS LOVE US ADVERTISIN
560-0711-494.22-02		ONMEDIA	112170	6/2/2021	437057	900.00	MEDIA COM ADVERTISING
560-0711-494.22-02		ONMEDIA	112170	6/2/2021	437056	1,200.00	MEDIA COM ADVERTISING
560-0711-494.22-02		TOWNSQUARE MEDIA QUAD CITIES, LI	112173	6/2/2021	2149886C-7	62.00	TOWNSQUARE ADVERTISING
560-0711-494.22-02		TOWNSQUARE MEDIA QUAD CITIES, LI	112173	6/2/2021	2149886C-10	186.00	TOWNSQUARE ADVERTISING
560-0711-494.22-02		TOWNSQUARE MEDIA QUAD CITIES, LI	112173	6/2/2021	2149886C-8	0.01	TOWNSQUARE ADVERTISING

City of Bettendorf Parks Accounts Payable, 06-01-21 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
560-0711-494.22-02		TOWNSQUARE MEDIA QUAD CITIES, LI	112173	6/2/2021	2149888C-9	201.07	TOWNSQUARE ADVERTISING
560-0711-494.22-02		TOWNSQUARE MEDIA QUAD CITIES, LI	112173	6/2/2021	2149888B-2	982.00	TOWNSQUARE ADVERTISING
560-0711-494.22-02		TOWNSQUARE MEDIA QUAD CITIES, LI	112173	6/2/2021	2149888A-2	110.00	TOWNSQUARE ADVERTISING
560-0711-494.22-02		HIGHTECH SIGNS	112158	6/2/2021	24714C	17.00	LOGO YARD SIGN
560-0711-494.23-04		PRESTWICK GOLF GROUP	112172	6/2/2021	INV1294	2,902.50	DRIVING RANGE DIVIDERS AN
560-0711-494.23-07		JON WADDELL GOLF SHOP LLC	112161	6/2/2021	210413	235.37	STAFF SHIRTS
560-0713-494.22-13		SCOTT COUNTY HEALTH DEPARTMEN	111988	5/19/2021	050121	300.00	PALMER GRILL FOOD SERVICE
560-0713-494.23-07		ADVANTAGE ADVERTISING	112153	6/2/2021	41941	184.00	LOGO SHIRTS FOR STAFF
560-0713-494.23-07		CINTAS FIRST AID & SAFETY #D89	112155	6/2/2021	8405127158	73.74	FIRST AID SUPPLIES
560-0713-494.23-07		MARTIN BROTHERS DISTRIBUTING CO	112164	6/2/2021	8938163A	199.72	SUPPLIES
560-0713-494.23-07		TPC	112174	6/2/2021	6656316	36.19	SUPPLIES
560-0713-494.23-26		TRI CITY EQUIPMENT COMPANY	112175	6/2/2021	INV003808	27.00	FOOD
560-0713-494.23-26		COCA-COLAATLANTIC BOTTLING CO	112156	6/2/2021	961460	715.44	POP
560-0713-494.23-26		MARTIN BROTHERS DISTRIBUTING CO	112164	6/2/2021	8938163	2,665.44	FOOD
560-0713-494.23-26		MARTIN BROTHERS DISTRIBUTING CO	112164	6/2/2021	8942218	439.28	FOOD
560-0713-494.23-26		TPC	112174	6/2/2021	6653920	187.37	FOOD
560-0713-494.23-26		TPC	112174	6/2/2021	6656316A	186.45	FOOD
560-0713-494.23-27		ANOTHER ROUND LIQUOR	112154	6/2/2021	2900	366.42	LIQUOR FOR RESALE
560-0713-494.23-27		ANOTHER ROUND LIQUOR	112154	6/2/2021	2849	1,073.50	LIQUOR FOR RESALE
560-0713-494.23-27		IOWA BEVERAGE SYSTEMS INC	112159	6/2/2021	W4043315	1,734.05	BEER FOR RESALE
560-0713-494.23-27		7G DISTRIBUTING LLC	112177	6/2/2021	411308	1,178.40	BEER FOR RESALE
560-0713-494.23-27		7G DISTRIBUTING LLC	112177	6/2/2021	411309	138.90	BEER FOR RESALE
560-0713-494.23-27		7G DISTRIBUTING LLC	112177	6/2/2021	311247CR	-61.00	CREDIT ON BEER FOR RESALE
560-0713-494.23-27		IOWA BEVERAGE SYSTEMS INC	112050	5/26/2021	W-4049559	548.80	BEER FOR RESALE
560-0713-494.23-27		IOWA BEVERAGE SYSTEMS INC	112050	5/26/2021	W-4056233	1,448.75	BEER FOR RESALE
560-0713-494.23-27		7G DISTRIBUTING LLC	112051	5/26/2021	413382	857.40	BEER FOR RESALE
560-0713-494.23-27		7G DISTRIBUTING LLC	112051	5/26/2021	415664	1,319.05	BEER FOR RESALE
560-0715-494.22-99		MILLENNIUM WASTE, INC.	112168	6/2/2021	3144407	180.00	DUMPSTER SERVICE
560-0715-494.23-07	PHG014	K & K HARDWARE	112162	6/2/2021	174120	6.24	IRRIGATION
560-0715-494.23-07		MENARDS, INC.	112165	6/2/2021	58463	34.66	BUCKETS
560-0715-494.23-24		MULGREW OIL & PROPANE	112169	6/2/2021	962557	2,499.19	UNLEADED GAS
560-0715-494.23-24		MULGREW OIL & PROPANE	112169	6/2/2021	962556	909.39	DIESEL FUEL
570-0703-494.22-02		HIGHTECH SIGNS	112158	6/2/2021	24714A	17.00	LOGO YARD SIGN

City of Bettendorf Parks Accounts Payable, 06-01-21 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
570-0703-494.23-07	REC012	CROWN TROPHY OF THE QUAD CITIE	112157	6/2/2021	151561	29.80	COED VB PLAQUES
570-0703-494.23-07	REC010	CROWN TROPHY OF THE QUAD CITIE	112157	6/2/2021	151561A	72.00	WOMENS VB PLAQUES
570-0703-494.23-07	REC011	CROWN TROPHY OF THE QUAD CITIE	112157	6/2/2021	151561B	12.00	MENS VB PLAQUES
570-0703-494.23-07	REC012	CROWN TROPHY OF THE QUAD CITIE	112157	6/2/2021	151561C	90.00	COED VB SHIRTS
570-0703-494.23-07	REC011	CROWN TROPHY OF THE QUAD CITIE	112157	6/2/2021	151561D	94.00	mens VB SHIRTS
570-0703-494.23-07	REC010	CROWN TROPHY OF THE QUAD CITIE	112157	6/2/2021	151623	174.00	WOMENS VB SHIRTS
570-0706-494.22-02		HIGHTECH SIGNS	112158	6/2/2021	24714	17.00	LOGO YARD SIGN
570-0706-494.22-02		MIDWEST MAILWORKS INC.	112166	6/2/2021	228264C	915.82	LFC INSERT 1/5 BILL
570-0706-494.23-07		CINTAS FIRST AID & SAFETY #D89	112155	6/2/2021	8405127157	45.95	FIRST AID SUPPLIES
575-0704-494.22-02		HIGHTECH SIGNS	112158	6/2/2021	24714B	17.00	LOGO YARD SIGN
575-0704-494.23-03		ADVANTAGE ADVERTISING	112153	6/2/2021	41968	135.94	SUNGLASSES TO SELL @ SPL
575-0704-494.23-03		ADVANTAGE ADVERTISING	112153	6/2/2021	41966	118.50	GOGGLES 2 SELL AT SPL
575-0704-494.23-03		ADVANTAGE ADVERTISING	112153	6/2/2021	41969	171.10	WATER BOTTLES TO SELL AT
575-0704-494.23-03		ADVANTAGE ADVERTISING	112153	6/2/2021	41967	149.50	GOGGLES TO SELL AT SPL
						369,448.44	