

**CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES**

AUGUST 3, 2021

The City Council of Bettendorf, Iowa met in regular session on August 3, 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 introduced Boy Scout Troop 199 who helped Mayor Gallagher open the meeting with the Pledge of Allegiance followed with an Invocation given by Bettendorf Police Chaplain and Pastor of Hope Baptist Church, Pastor Mark Cannon.

PUBLIC REQUESTS OF COUNCIL

Dave Duncombe, 1104 Kimberly Rd #406, President of the Manor HOA; Joe Kehoe, 442 Mississippi Blvd; Gale Hoff, 1104 Kimberly Rd #1103; Kirk Vandecar, 1646 Broadlawn Ave, Davenport; Bob Andersen, 1104 Kimberly Rd #907; Sean Liddell, 1651 Broadlawn Ave, Davenport; Heather Hanell, 32 Riverview Park Dr; Slyvi Summers, 3032 E 18th St, Davenport; Ray Youngman, 508 River Dr; Carol Ryan, 3432 Crestline Dr, Davenport; Libbet Brooke, 1726 Broadlawn Ave; Gordon Siokos, 1104 Kimberly Rd #904; Paula Teel, 39 Riverview Park Dr; Hailey Jones, 1605 Coffelt Ave; Veronique Fernandez, 903 Mississippi Blvd; Alexa Florence, 1023 Kimberly Ridge Rd, and Brent Rouse, 3437 Middle Rd, Davenport, all addressed the Council with their concerns and opposition regarding the proposed development of the Cottages at McClellan Heights by Dan Dolan Homes.

Kevin Dolan of Dan Dolan Homes, Developer for the Cottages, stated this senior-oriented development is a result of nearly six months of collaboration with city staff. He gave a synopsis of their proposed development. Mr. Dolan stated he understands everyone's concerns and will do his best to maintain the character of the current community. He further stated he will change the name of the development from Cottages at McClellan Heights, and asked for approval of the preliminary plat due to it meeting all city requirements.

No one else addressed the Council and the session was closed.

RESOLUTION APPROVING THE PRELIMINARY PLAT OF COTTAGES AT MCCLELLAN HEIGHTS, SUBMITTED BY KEVIN DOLAN/DAN DOLAN HOMES (CASE 21-050)

Community Development Director Mark Hunt and City Engineer Brent Morlok gave an explanation of the resolution. Council Member Webster questioned the developer, Kevin Dolan, regarding the planting of new trees due to the removal of so many existing trees, and his consideration of putting a fountain in the wet retention pond to reduce algae and to keep the water from becoming stagnant. Mr. Dolan stated he would be planting some new trees and is working with city staff regarding the landscape plan and, in the spirit of cooperation, he would be willing to install a fountain in the retention pond.

Council Member Sechser questioned staff regarding pedestrian safety at the s-curve and on Lincoln Road and asked if a sidewalk could be put in for connectivity to the existing sidewalks on Middle and Lincoln Roads. City Engineer Brent Morlok responded stating that if it is Council's desire, he would look into next year's Sidewalk Repair Program budget to have that done and have a conversation with the affected property owner.

Council Member Baden questioned staff about the possibility of extending Middle Road straight through to Kimberly Road to take the pressure off the s-curve. City Engineer Brent Morlok stated that Bettendorf does have the right-of-way and he has consulted with the City of Davenport's City Engineer. He further stated that Davenport said that they would work with us on this matter to have both cities study that possibility, as it does line up with the Burlington Coat Factory entrance and would give a direct connection to a Davenport street and no additional traffic would be added to Bettendorf.

Council Member Naumann asked for clarification of the red zone in the Comprehensive Plan. Community Development Director Mark Hunt responded. Mr. Naumann further asked what the legal ramifications would be with respect to Council's decision on this matter. City Attorney Chris Curran responded.

Council Member Webster presented a resolution approving the preliminary plat of Cottages at McClellan Heights, and made a motion to approve the resolution as presented. Council Member Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Brown and Sechser made several comments regarding their opposition of this development and resolution. Council Members Connors, Adamson and Webster made their comments regarding why their vote will be affirmative.

Roll call vote indicated Adamson (aye); Brown (nay); Connors (aye); Naumann (aye); Sechser (nay); Baden (aye); and Webster (aye). The motion passed 5-2

Council took a short break while the guests departed the Council Chambers.

PUBLIC HEARING REGARDING AMENDING THE BETTENDORF MUNICIPAL CODE, TITLE 12, ENTITLED "SUBDIVISION REGULATIONS" AND TITLE 7, ENTITLED "PUBLIC WAYS AND PROPERTY"

Mayor Gallagher stated that this public hearing was left open at the last Council meeting of July 20, 2021. City Engineer Brent Morlok gave an update on the details that transpired since that time. City Administrator Decker Ploehn commented as well. Mayor Gallagher asked Council for questions. Council Member Connors questioned staff and City Engineer Brent Morlok responded. Mayor Gallagher asked for any comments from the public. No one addressed the Council and the Public Hearing was closed.

ORDINANCE

Council Member Baden presented the first reading of an ordinance amending Bettendorf Municipal Code Title 12, entitled "Subdivision Regulations" and Title 7, entitled "Public Ways and Property", and made a motion to approve the ordinance at its first reading as presented. Council Member Webster seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); and Webster (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE 18TH STREET RECONSTRUCTION FROM ST. ANDREWS CIRCLE AND BARCELONA STREET

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher asked Council for questions. Council Member Adamson thanked staff for their diligence on this 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 then opened the Public Hearing. No one addressed the Council and the Public Hearing was closed.

RESOLUTION

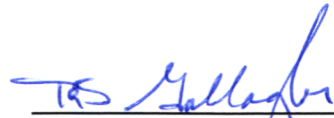
Council Member Adamson presented a resolution approving the plans, specifications and form of contract for the 18th Street Reconstruction Project from St. Andrews Circle to Barcelona Street and made a motion to approve the resolution as presented. Council Member Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); and Webster (aye). The motion passed unanimously.

CONSENT AGENDA

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

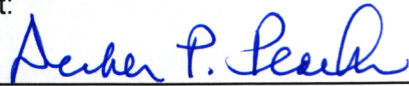
ADJOURNMENT

There being no further business, Council Member Connors made a motion to adjourn and Council Member Webster seconded the motion. The meeting was adjourned at approximately 8:41 p.m.



Mayor Robert S. Gallagher

Attest:



City Clerk Decker P. Ploehn

**CONSENT AGENDA
AUGUST 3, 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 July 20, 2021 (Approve and Adopt)
- B. Receive and File correspondence regarding the proposed Dan Dolan Homes development on Kimberly Road. (Approve and Adopt)
- C. Resolution approving the purchase of road de-icing salt from Compass Minerals in the amount of \$424,347.00. (Approve and Adopt)
- D. Resolution approving the City of Bettendorf participation in the Iowa Department of Transportation Traffic Safety Improvement Funding Program. (Approve and Adopt)
- E. Resolution accepting improvements for the 2020 Street Resurfacing Program. (Approve and Adopt)
- F. Resolution approving the preliminary plat of Cottages at McClellan Heights, submitted by Kevin Dolan/Dan Dolan Homes (Case 21-050). (Approve and Adopt)
- G. Resolution approving a revised site development plan for The Meadows subdivision, submitted by Windmill Development (Case 21-011). (Approve and Adopt)
- H. Resolution approving a site development plan for 2505 Maplecrest Road, submitted by PV Land Co., LLC (Case 21-055). (Approve and Adopt)
- I. Resolution to approve the purchase order for purchasing a fairway mower, cyclone debris blower, and golf lift for Palmer Hills Maintenance. (Approve and Adopt)
- J. Resolution approving the job description and recruitment process for the Exhibit Coordinator position at the Family Museum. (Approve and Adopt)
- K. Resolution approving the job description and recruitment process for the Social Media Coordinator position for the Family Museum and Parks and Recreation Department. (Approve and Adopt)
- L. Resolution reappointing members to the City of Bettendorf's Family Museum Board of Trustees. (Approve and Adopt)
- M. Resolution approving liquor license renewals and requests. (Approve and Adopt)
- N. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)