Bettendorf IOWA

a premier city

Vision

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

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

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

MONDAY, FEBRUARY 1, 2021

5:00 P.M.

The Bettendorf City Council Committee of the Whole meeting will be open to the public. Additional and necessary measures will be taken to adhere to social distancing recommendations. Any members of the public who choose to attend the meeting are encouraged to wear a face mask. In an effort to practice social distancing and in support of CDC guidelines, the City of Bettendorf will broadcast this public meeting online at http://www.bettendorf.org/live-meeting

Constituents are encouraged to view the meeting online.

AGENDA

I. INTRODUCTION OF NEW FIREFIGHTERS

II. CONSENT AGENDA ITEMS

- Resolution approving a site development plan for 3011 Devils Glen Road and 3050 Middle Drive, submitted by Dan Gunsteen (Case 20-062) – Community Development Director Mark Hunt ***(See Consent Agenda I)***

III. REMAINING CONSENT AGENDA ITEMS

IV. OPERATIONAL ITEMS

V. PRESENTATION

- Recommended FY22 Budget Work Session – Finance Director Jason Schadt and City Administrator Decker Ploehn

VI. 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, FEBRUARY 2, 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. Any members of the public who choose to attend the meeting are encouraged to wear a face mask. In an effort to practice social distancing and in support of CDC guidelines, the City of Bettendorf will broadcast this public meeting online at http://www.bettendorf.org/live-meeting

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

AGENDA

1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION –** Given by Rajan Zed, President, Universal Society of Hinduism

4. **PUBLIC REQUESTS OF COUNCIL**

5. **ORDINANCE**
   Council Member Connors to present the second reading of an ordinance rezoning of property generally located east of 5805 Middle Road and west of Butterfield Court, A-1 Agricultural/Urban Reserve District to R-3, Mixed Residential District (Case 20-063)

6. **ORDINANCE**
   Council Member Webster to present the second reading of an ordinance amending Title 13, Flood Control, Chapter 1 – Flood Area Management, submitted by the City of Bettendorf (Case 20-068)

7. **CONSENT AGENDA**

8. **ADJOURN**

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

CONSENT AGENDA
FEBRUARY 2, 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 January 19, 2021 (Approve and Adopt)

B. Resolution accepting improvements for the Queens Drive Reconstruction Project from Greenbrier Drive to Plymouth Drive. (Approve and Adopt)

C. Resolution accepting improvements for the Greenbrier Drive Reconstruction Project from Spruce Hills Drive to Davenshire Drive. (Approve and Adopt)

D. Resolution accepting improvements for the Downtown Parking Lots Improvements Project. (Approve and Adopt)

E. Resolution authorizing the submittal of Federal Fiscal Year 2021 Certifications and Assurances for Federal Transit Administration Assistance Programs. (Approve and Adopt)

F. Resolution setting a date for a public hearing for rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District submitted by Dan Dolan Homes (Case 21-001). (Approve and Adopt)

G. Resolution setting a date for a public hearing for rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road A-1, Agricultural/Urban Reserve District to R-3, Mixed Residential District submitted by Dan Dolan Homes (Case 21-002). (Approve and Adopt)

H. Resolution approving the final plat of Arrowhead Crossing (replat of Lots 9-10 and 21-22 of Devils Glen Acres), submitted by Quad City Enterprises LLC/Dan Gunsteen (Case 21-003)

I. Resolution approving a site development plan for 3011 Devils Glen Road and 3050 Middle Drive, submitted by Dan Gunsteen (Case 20-062). (Approve and Adopt)

J. Resolution setting a date for a public hearing amending the legal description associated with the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan. (Approve and Adopt)

K. Resolution approving Civil Service List submitted for the Senior Signs and Marking Technician position for the Public Works Department. (Approve and Adopt)

L. Resolution approving the job description and recruitment process for the Parks Construction Technician position for the Public Works Department – Parks Maintenance Division. (Approve and Adopt)

M. Resolution approving the recruitment process for the Sanitation Worker position for the Public Works Department. (Approve and Adopt)

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

N. Resolution approving liquor license renewals for QC Mart (Central Ave location); Hop N Shop Mart; Fareway Stores, Inc. #044; Big 10 Mart #69 (53rd Ave location); The Quarry Bar Works; and a new liquor license for Sonesta Select Bettendorf (f/k/a Courtyard by Marriott). (Approve and Adopt)

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

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

MEETING DATE: January 5, 2021 (SPH)
January 19, 2021 (HPH)

COUNCIL LETTER **REQUESTED BY:** Mark Hunt

ITEM TITLE: Resolution setting a date for a public hearing for rezoning of property generally located east of 5805 Middle Road and west of Butterfield Court, A-1, Agricultural Urban Reserve District to R-3, Mixed Residential District, submitted by Windmiller Development, LLC. (Case 20-063) (1/5/21)

Public hearing and first reading of an ordinance rezoning property generally located east of 5805 Middle Road and west of Butterfield Court, A-1, Agricultural Urban Reserve District to R-3, Mixed Residential District, submitted by Windmiller Development, LLC. (Case 20-063) (1/19/21)

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

Windmiller Development, LLC has submitted an application for rezoning of a portion of the Sartain Farm located east of 5805 Middle Road and west of Butterfield Court (see Aerial Photo - Attachment A). The applicant would like to change the zoning from A-1, Agricultural/Urban Reserve District to R-3, Mixed Residential District. The applicant plans to build 3- and 4-unit structures on the site for a total of 54 single-story townhouse units (see Site Concept and Elevations - Attachments B and C). The Future Land Use Map shows Urban Medium Intensity and Urban Light Intensity land use designations; both permit R-3, Mixed Residential District (see Future Land Use Map - Attachment D). *As stated at the public hearing on January 19, 2021, as a result of meetings with property owners adjacent to the property proposed to be rezoned, the developer has agreed to certain buffering distances between the new development and the residential structures at Red Fox Road (approximately 18 feet) and Kristi Lane (approximately 25 feet). This issue will be reflected on the applicable site plan when it comes before the Council for approval. 2/1/21*

The Planning and Zoning Commission voted by a 7-0 margin to recommend approval of the rezoning at the December 16, 2020 meeting. Consult the staff report for further details.

Enhances the Vision: "The City of Bettendorf is the most livable community for families" is maintained by building townhouses in areas of the City near single-family and two-family housing to act as a buffer from more intense uses closer to Middle Road.

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 Plan; (C) Elevations; (D) Future Land Use 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 PROPERTY GENERALLY LOCATED
EAST OF 5805 MIDDLE ROAD AND WEST OF BUTTERFIELD COURT
A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-3 MIXED RESIDENTIAL DISTRICT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for January 19, 2021, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of a rezoning from A-1, Agricultural/Urban Reserve District to R-3, Mixed Residential District for property legally described as:

Part of the North half of the Northeast quarter (NE ¼) of Section 11, Township 78 North, Range 4 East of the 5th P.M., City of Bettendorf, Scott County, Iowa, described as:

Beginning at the Northwest corner of Century Heights Twelfth Addition as recorded in Book 2002, Page 7869; thence N87°15'12"E, 550.70 feet to the west line of Fieldstone Pointe First Addition as recorded in Book 2003, Page 11153 of the Scott County Records; thence along said West line N32°58'06"W, 523.52 feet; thence along said West line N40°54'53"W, 267.18 feet to the south line of Hopewell Farm First Addition as recorded in Book 2003, Page 64452 of the Scott County Records; thence along said South line S87°16'19"W, 444.02 feet; thence S02°45'33"E, 662.60 feet to the North line of Century Heights Thirteenth Addition as recorded in Book 2001, Page 37716; thence along said North line N87°14'19"E, 312.79 feet to the point of beginning.

Described area contains 10.22 acres and is subject to easements and other restrictions of record.

PASSED, APPROVED, AND ADOPTED this 5th day of January, 2021.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

ORDINANCE NO. _____ - 21

AN ORDINANCE AMENDING THE BETTENDORF, IOWA, ZONE MAP FOR PROPERTY GENERALLY LOCATED EAST OF 5805 MIDDLE ROAD AND WEST OF BUTTERFIELD COURT A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-3, MIXED RESIDENTIAL 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 and described as follows:

Part of the North half of the Northeast quarter (NE ¼) of Section 11, Township 78 North, Range 4 East of the 5th P.M., City of Bettendorf, Scott County, Iowa, described as:

Beginning at the Northwest corner of Century Heights Twelfth Addition as recorded in Book 2002, Page 7869; thence N87°15'12"E, 550.70 feet to the west line of Fieldstone Pointe First Addition as recorded in Book 2003, Page 11153 of the Scott County Records; thence along said West line N32°58'06"W, 523.52 feet; thence along said West line N40°54'53"W, 267.18 feet to the south line of Hopewell Farm First Addition as recorded in Book 2003, Page 64452 of the Scott County Records; thence along said South line S87°16'19"W, 444.02 feet; thence S02°45'33"E, 662.60 feet to the North line of Century Heights Thirteenth Addition as recorded in Book 2001, Page 37716; thence along said North line N87°14'19"E, 312.79 feet to the point of beginning.

Described area contains 10.22 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-3, Mixed Residential 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.

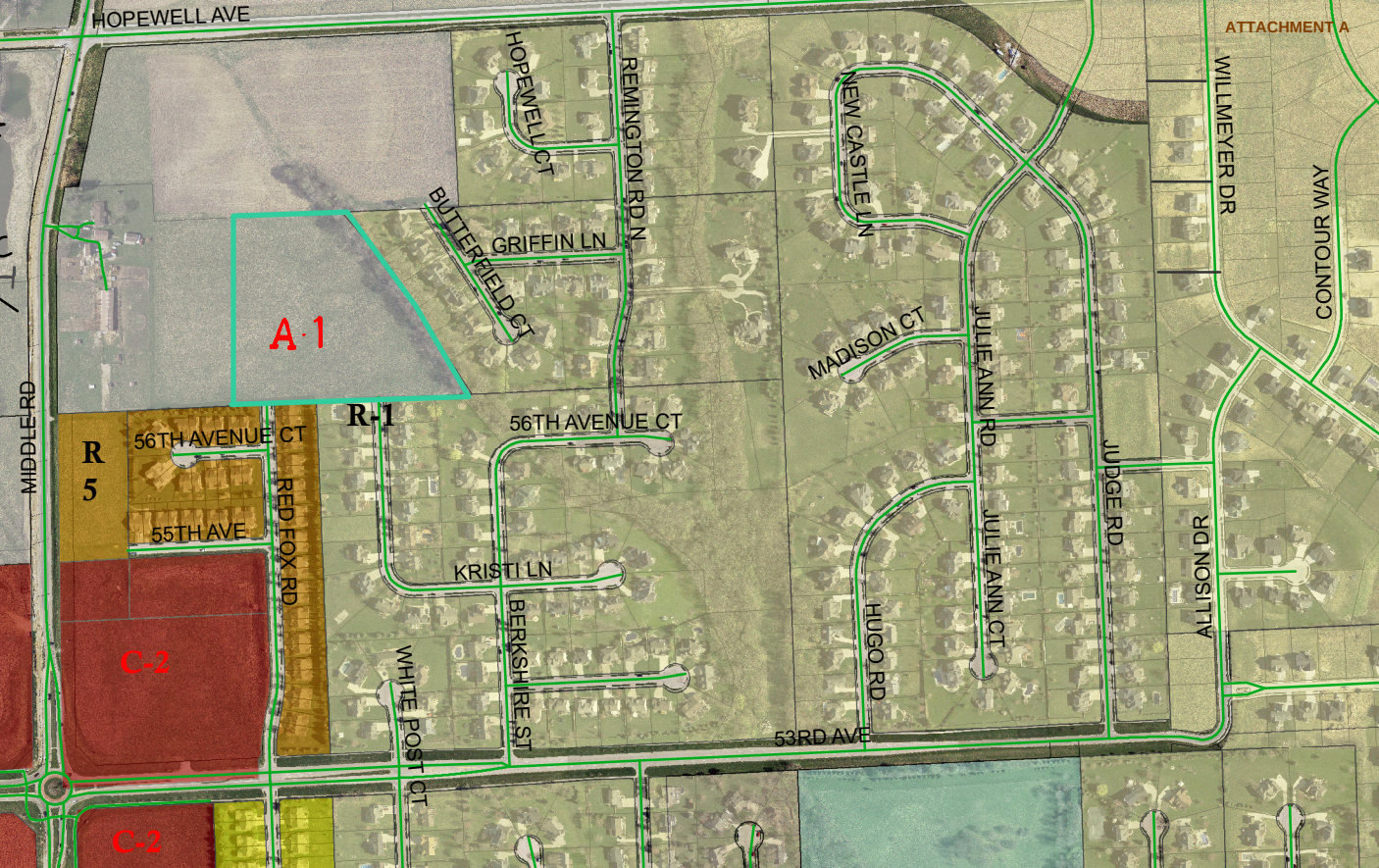
Section 5. Municipal Infraction. Any person, persons, firm, partnerships, or corporation, whether acting alone or in concert with any other, who violates this ordinance shall be guilty of a municipal infraction, and shall be penalized as set forth in Section 1-9 of the Municipal Code of the City of Bettendorf,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

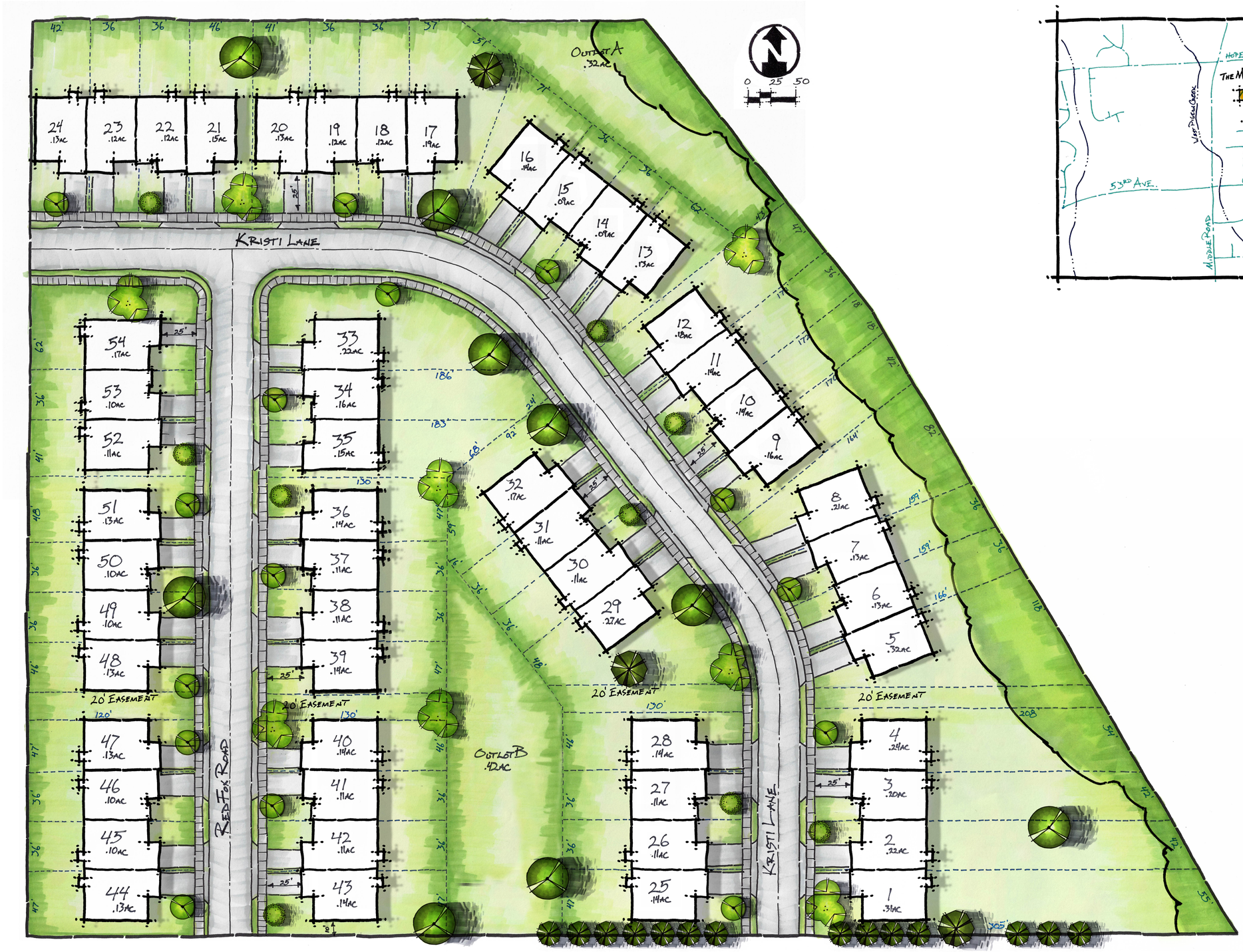
PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2021.

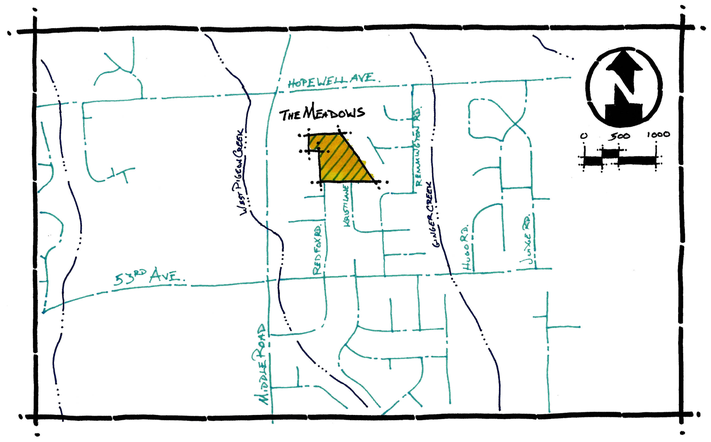
_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk


ATTACHMENT A
HOPEWELL AVE
HOPEWELL CT
REMINGTON RD N
NEW CASTLE LN
WILLMEYER DR
CONTOUR WAY
BUTTERFIELD CT
GRIFFIN LN
A-1
MADISON CT
JULIE ANN RD
JUDGE RD
ALLISON DR
MIDDLE RD
R-1
56TH AVENUE CT
R 5
55TH AVE
RED FOX RD
KRISTI LN
BERKSHIRE ST
HUGO RD
JULIE ANN CT
C-2
WHITE POST CT
53RD AVE
C-2





The Meadows - Bettendorf, Iowa

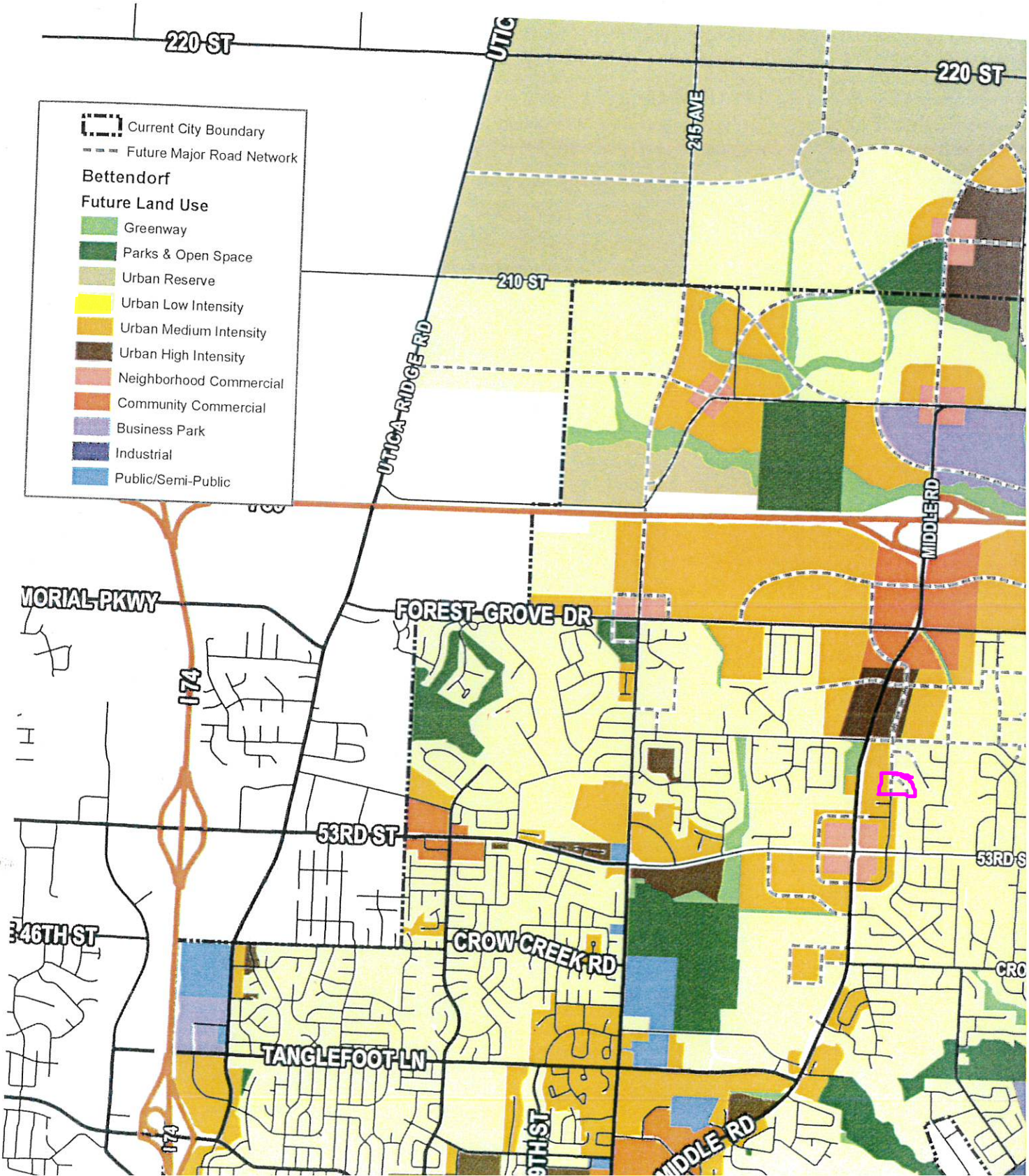
Concept Plan

AXIOM CONSULTANTS


newleaf
landscapes & concrete

FIGURE 1.4 - FUTURE LAND USE MAP

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



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

December 16, 2020

Staff Report

Case No. 20-063

Location: A portion of the Sartain farm east of 5805 Middle Road and west of Butterfield Court
Applicant: Windmiller Development, LLC
Current Zoning Classification: A-1, Agricultural/Urban Reserve District
Proposed Zoning Classification: R-3, Mixed Residential District
Current Land Use Designation: Urban Light Intensity and Urban Medium Intensity

Background Information and Facts

Windmiller Development, LLC has submitted an application for rezoning of a portion of the Sartain farm located east of 5805 Middle Road and west of Butterfield Court (see Aerial Photo - Attachment A). The applicant would like to change the zoning from A-1, Agricultural/Urban Reserve District to R-3, Mixed Residential District. The applicant plans to build 3- and 4-unit structures on the site for a total of 54 single-story townhouse units (see Site Concept and Elevations - Attachments B and C).

Land Use

The land use designations for the site are Urban-Medium Intensity (U-MI) and Urban Light Intensity (U-LI) (see Future Land Use Map - Attachment D) which are compatible with the R-3, Mixed Residential District zoning classification. The two bordering zoning districts are R-5, High-Density Multi-Family Residence District which is found along Red Fox Road and R-1, Single-Family Residence District which is found along Kristi Lane.

Utilities

Utilities are available from Century Heights Twelfth and Thirteenth Additions. Water service, sanitary sewer, and electrical service will originate from the two subdivisions to the south. It is the responsibility of the property owner to connect to all utilities.

Thoroughfare Plan/Access

Red Fox Road, which connects to 53rd Avenue, will extend north into the site; Kristi Lane will extend north and curve to the west through the site intersecting with the extended Red Fox Road.

Storm Water Detention

A portion of the site buffering the tributary to the west fork of Pigeon Creek is in the Special Flood Hazard Area. Delineation of this area of the site will be addressed during the platting phase. Additionally, storm water detention is required for the site, and the design must be approved by the City Engineer at the time a preliminary plat is submitted. Storm water detention will be accommodated for all development within the subdivision.

Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the rezoning based on the land use designations of this parcel.

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

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.
3. Preliminary plat and final plat submittal are required for City Council and Planning and Zoning Commission consideration.

Respectfully submitted,

Greg Beck
City Planner

December 30, 2020

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

SUBJECT: Planning and Zoning Commission's decision on the rezoning of property generally located east of 5805 Middle Road and west of Butterfield Court, A-1 to R-3, submitted by Windmiller Development, LLC. (Case 20-063)

Honorable Mayor and Members of the City Council:

On December 16, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named rezoning request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Rezoning

4. Case 20-063; Property generally located east of 5805 Middle Road and west of Butterfield Court, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by Windmiller Development. (Deferred from meeting of November 18, 2020)

Beck reviewed the staff report.

Hunt read an e-mail he had received from Dan Schlader, 5016 - 55th Avenue, regarding issues he is having with water in his basement and the effect the proposed development may have.

Kappeler asked for clarification of the location of Schlader's home in relation to the proposed preliminary plat. Morlok explained that it is one of the units in the duplex at the end of 55th Avenue. Kappeler asked if staff believes that this is something the city needs to address. Morlok stated that Brian Schmidt, Public Works Director, and Frank Baden, Alderman at Large, have met with Schlader regarding the issue, adding that there are drainage concerns with a private ditch on the west side of his subdivision. He explained that it is not city infrastructure but that there is a known problem there leading to water in basements. He indicated that the west edge of the proposed development does not reach to the west edge of the Century Heights subdivisions.

Wennlund asked what data is used by the city and the developer for storm water calculations. Morlok explained that the data was updated in 2016 which is the most current data that is used across the state of Iowa. He indicated that a 24 hour rainfall event is what is used to calculate detention and that a basin must be sized to accommodate 7 ½ inches of rainfall. He indicated that a one hour 100-year storm event is 3.3 inches. Wennlund asked if there is any other standard that could be used. Morlok stated that there is not.

Kappeler commented that in the future there may be the need to consider a buffer between the proposed development depending on the future use of the adjacent property to the west.

Adam asked if the water issue at 5016 - 55th Avenue is directly connected to the proposed rezoning and subsequent development. Morlok explained that while Schlader is concerned about a negative impact of the proposed development, almost the entire subdivision is being collected between the storm sewer in the roadway piped into two separate detention basins that lead to the creek. He added that there is only approximately 100-150 feet of Red Fox Road that would still drain to the south because of the slope of the land. He indicated that all of the runoff from front yards is being collected as best they can and piped to the storm sewer. Morlok stated that there should be no additional water from this development that would impact property to the west. He commented that when the adjacent land is eventually developed, the issue would have to be looked at because the water will continue to drain to the south.

Adam asked if the land use designation for the property to the west and north of the proposed project is also ULI and UMI. Hunt confirmed this.

Adam asked if the configuration of the proposed development with 3- and 4 unit buildings would have any significant impact on density or traffic patterns given that Red Fox Road has 2-family buildings. Hunt explained that traffic and density are separate concepts. Hunt added that houses are not large trip generators so that he would not expect to see an increase of all-day traffic on the streets. He indicated that both developments are similar in density, adding that a floor area ratio of .7 is allowed.

Gannaway asked for clarification of the term special flood hazard area (SFHA). Morlok explained that it refers to the 100 year flood plain. He added that the current flood maps from FEMA show a portion of the

subdivision in the flood plain. He stated that the draft maps that are set to be approved early next year have the majority of the property coming out of the 100 year flood plain. Morlok indicated that because the new maps are only in draft form, the city has to use the current maps. He explained that this is the reason that the plat must show the outlots which prevent the homeowner's from having to pay flood insurance. Morlok stated that the property west of the creek will likely be removed from the special flood hazard area but that a few of the homes on Butterfield Court would remain.

Gibson asked if staff has any concerns about the proposed development's affecting the flooding of Schlader's property. Morlok stated that he does not, adding that Schlader's problem is a localized one on the west edge of that property. He indicated that the drainage from the proposed development will be directed to the east.

Reed Windmiller, applicant, stated that the number of units per acre for the Red Fox Road area is 4.4 while The Meadows development would be slightly more at 5.3. He added that there would be no runoff from The Meadows to the south. He explained that currently some runoff goes to the south but that it would be reduced as a result of the development.

Eric Drobny, 5649 Red Fox Road, expressed his appreciation to the city and to the developers for holding a neighborhood meeting. He stated that he has a retaining wall on his north property line and that there would be only approximately 10 feet between that wall and the proposed buildings. He indicated that construction equipment moving in and out could put undue stress on the retaining wall. Drobny expressed concern about the long term survival of a dense row of pine trees that are proposed to be planted to provide privacy.

Drobny stated that he believes that the city and the developer must provide more due diligence and oversight regarding flooding issues.

Drobny stated that at the neighborhood meeting he had proposed removing units 44, 43, 25, and 1 from the development to provide a larger buffer. He commented that one of the developers had indicated to him that reducing the number of units would mean that the numbers would not work. Drobny indicated that there is an insufficiency in the platting process. He stated that he believes that rather than maximize the number of units on a parcel in order to make a profit, a developer should present an adequate plan which should be agreed to by the city and the surrounding neighbors which should then dictate the price that should be paid for the land. He stated that he has paid his fair share of taxes and that it is unfair to tax-paying citizens that developers and property owners are worried about what would make a development work financially. Drobny requested that the Commission recommend disapproval or defer the request.

Justin Berry, 5585 Kristi Lane, stated that he also believes that the development process is backwards. He indicated that a developer should not go into a project by calculating how many units must be built to make it work given the price of the property. He added that rather the concern should be what's best for the community. Berry stated that the proposed trees will not provide an adequate buffer given the disparity in price between the existing homes and the proposed units.

Scott Waletzko, 5586 Kristi Lane, stated that he does not believe that there is sufficient space for an adequate buffer given how close the existing homes will be to the proposed buildings. He indicated that he does not believe going from single-family homes to a 4-unit building is an appropriate transition. He added that he had spoken to a realtor who had indicated that the proposed development will reduce his property's value by 10 percent. He suggested that some single-family homes could be incorporated into the design of the development and then transition to multi-family housing.

Becky Griesbach, 5056 - 56th Avenue Court, expressed concern about the proximity of the proposed buildings to her property line. She stated that those homes will create water runoff via the roof and downspouts that will be directed to the south. She commented that the rear yards and basement walls cannot handle the pressure of additional runoff. Griesbach asked if staff is satisfied with the developer's plans to handle runoff.

Morlok explained that the developer's request is for a rezoning only and that the concerns that have been expressed are not issues that are typically discussed at this early stage of a development. He added that there are areas of the farm that currently drain to the south into the rear yards of the adjacent subdivision. He stated that when the homes are built, the front yard will drain to the street while a rear yard storm intake will be installed for every two buildings. He indicated that when engineering plans are available, the detention calculations will be reviewed. He explained that if any runoff escapes a development which is at a higher elevation, Iowa law requires the adjoining property to accept it. Morlok stated that while the developer will make every effort to ensure runoff is directed to the storm sewer system, the city cannot force the developer to contain every drop of water at the property line.

Wennlund explained that the rezoning request is only the first step in the development process, adding that it would not be appropriate for the Commission to consider other issues. He indicated that there will be further meetings to review the preliminary plat, final plat, and site development plan. He stated that further data will be available to review at those later stages.

Drobny asked for clarification of what the time frame would be given that the developer had indicated that he would like to begin moving dirt in March. Morlok explained that the preliminary plat would likely be presented at the January 20, 2021 meeting. He added that the developer would be allowed to begin grading of the property at their own risk at any time if proper erosion control permitting is in place. Hunt added that the final plat and site development plan would likely be presented together at the February 2021 meeting. Morlok stated that the rezoning request requires three ordinance readings at City Council while the plats and site development plan are typically approved at one meeting. He indicated that all requests would likely be approved by the first City Council meeting in March.

Ormsby stated that she believes that it is appropriate for the residents to express their concerns about density at this stage because recommending approval of the R-3 district would mean that a more dense development would be allowed. Morlok confirmed this, adding that storm water drainage or traffic issues would be addressed at a later stage.

Kappeler commented that the Commission can only act on the request that is before them.

Wennlund asked for clarification of Drobny's concern about equipment access between the existing homes and those that are proposed. Drobny explained that he is concerned about access for any necessary equipment given the short distance between his retaining wall and the proposed buildings. Morlok stated that the proposed building layout is based on required setbacks which cannot be changed. Windmiller stated that it appears as though the retaining wall is on Drobny's property line and that he believes his issue can be resolved through some creative grading during the construction process. He added that there will be approximately 20 feet between the structures.

Ormsby asked if the proposed trees would be placed on the property line. Windmiller explained that they would be placed on their property, adding that the buildings on the east side near Kristi Lane could probably be moved slightly to add more room.

Brian Boelk, engineer for the developers, reiterated that the developers would try to grade the property such that Drobny's concerns are alleviated. He added that the building setbacks shown are actually in excess of what is required, adding that the minimum side yard setback is 5 feet but that 10 feet is being provided on the south side. Boelk noted that the rendering showing the landscaping and layout was provided only to give residents an idea of what is proposed during this rezoning stage but that it could be adjusted if necessary to provide additional buffer space between buildings. He reiterated that every attempt will be made to retain all storm water on the site. He explained that the storm water calculations will be completed using the 100 year developed rate and the release rate will be at the 5 year undeveloped release rate.

Hunt stated that staff has not completed a formal review of a site development plan and that it is premature for them to answer questions related to it until such time as it has been submitted by the developer. Wennlund concurred, adding that only the rezoning request is at issue. He stated that it would be helpful for the developer to remain in communication with the residents in an attempt to resolve their concerns.

Ormsby asked if there is any data available to determine whether or not it is accurate that adjacent property values would be reduced as a result of the proposed development. Curran explained that the decision to be made is a legislative one as opposed to the judicial ones that will be made later when the Commission will apply the facts to the City Code at the platting and site development plan stages. He stated that the decision regarding the rezoning request is to determine whether or not the proposed R-3 district is an appropriate and best use for the site.

Adam commented that regardless of how the site is developed, drainage will be an issue. He stated that the issue now is whether or not the request is consistent with what is indicated in the Comprehensive Plan and Land Use Map. He reiterated that the issues regarding site layout and configuration should be addressed later in the process.

Stoltenberg stated that he believes that now is the time to consider density as it relates to how many units the Commission feels is appropriate for the site. He commented that if the property is rezoned to anything other than R-1 or R-2, the density will be increased. He stated that originally the duplexes on Red Fox Road were designed to provide a buffer between the single-family homes on Kristi Lane and a future commercial use along Middle Road. Stoltenberg indicated that he is not in favor of having multi-family buildings located directly adjacent to the houses on Kristi Lane and suggested that perhaps the developer would consider moving the first building further away. He commented that if the property is rezoned to R-3, the city would have no control over the configuration of the site.

Gannaway concurred, adding that the decision is made more difficult because the site abuts both single-family and two-family homes. She commented that possible future development nearby must be considered. Kappeler commented that more uncertainty is created because it is unknown what will eventually be located west of the site on Middle Road.

Adam suggested that perhaps the decision should be deferred. Berry stated that while there has been communication between the residents and the developer, he does not believe that it is appropriate for the Commission to make a decision tonight as the decision will have been made to allow multi-family housing. Wennlund commented that some of those concerns could be mitigated at the site development plan level, but that Berry is correct in saying that the R-3 density standards would be in place. Wennlund commented that while the buildings may seem as though they are very close together, houses in the R-1 district are allowed to be only 10 feet apart. Stoltenberg stated that previously the expectation was that single-family would continue north on Kristi Lane and that multi-family would be located north of Red Fox Road. He commented that since that time there have been changes in the land use map.

Gibson commented that it is not the Commission's role to redesign the site for the developer. She stated that right now the drawing is only a concept and that it is yet unknown exactly where the landscaping will be placed. She indicated that she would not be in favor of deferring the request. Wennlund concurred. He asked what types of uses would be allowed in the districts permitted in the ULI and UMI land use designations. Beck stated that up to the C-1 zoning district is compatible with ULI and that smaller retail uses would be allowed. He added that up to C-2 commercial and R-4 residential is allowed in UMI. He reiterated that the land use map, comprehensive plan, and zoning ordinance were changed in 2017 which affects the uses allowed.

> On motion by Gibson, seconded by Stoltenberg, that the rezoning of property located east of 5805 Middle Road and west of Butterfield Court, A-1 to R-3, be recommended for approval subject to staff recommendations.

Stoltenberg commented that he is hopeful that the developers will do right by the two single-family homeowners who live adjacent to the site. Wennlund concurred, adding that he is also concerned about the transition from single- to multi-family and suggested that having a wider space between them or replacing the 4-unit buildings with a two-family unit might provide a better transition.

Ormsby commented that it does make sense to have a higher intensity of residential to provide a buffer from a possible commercial use along Middle Road in the future.

ROLL CALL ON MOTION

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: January 5, 2021 (SPH)
January 19, 2021 (HPH)

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing on an ordinance amending Title 13, Flood Control, Chapter 1 - Flood Area Management, submitted by the City of Bettendorf. (Case 20-068) (1/5/21)

Public hearing and first reading of an ordinance amending Title 13, Flood Control, Chapter 1 - Flood Area Management submitted by the City of Bettendorf. (Case 20-068) (1/19/21)

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

The City of Bettendorf is proposing an amendment to Sections 13-1-1 through 13-1-16 of TITLE 13 FLOOD CONTROL, CHAPTER 1 - FLOOD AREA MANAGEMENT and adding 13-1-17 SEVERABILITY to the title. As per the guidance from the Federal Emergency Management Agency (FEMA), the City is updating the TITLE 13 FLOOD CONTROL ordinance provisions (see Ordinance - Attachment A). The ordinance is being updated as part of the Flood Insurance Rate Map (FIRM) process underway in Scott County and Bettendorf. The areas in purple are those being added per the guidance of FEMA and those areas lined out being removed. The updated portions of TITLE 13 are to make the ordinance more consistent with State and Federal law.

The Planning and Zoning Commission made a recommendation to recommend approval of the ordinance amendment by a 7-0 margin at the December 16 meeting.

Consult the 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) Staff report to the Planning and Zoning Commission (B) Planning and Zoning Commission report to the Mayor and City Council; (C) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter

RESOLUTION NO. _____ - 21

**RESOLUTION SETTING A DATE FOR PUBLIC HEARING
ON AN ORDINANCE AMENDING
TITLE 13, FLOOD CONTROL
CHAPTER 1 - FLOOD AREA MANAGEMENT OF THE CITY CODE**

BE IT RESOLVED BY THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for January 19, 2021 at 7:00 p.m. in the City Hall Council Chambers, 1609 State Street, on the matter of an ordinance amending Title 13, Flood Control, Chapter 1 - Flood Area Management of the City Code of the City of Bettendorf.

PASSED, APPROVED, AND ADOPTED THIS 5th day of January, 2021.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, 1609 State Street, Bettendorf, IA 52722, 563-344-4000

ORDINANCE _____ - 21

ORDINANCE ADOPTING TITLE 13 FLOOD CONTROL
CHAPTER ONE FLOOD AREA MANAGEMENT

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

WHEREAS, the Flood Control Ordinance is a statement of regulations and policies of the community; and

WHEREAS, the City's current Flood Control Ordinance was adopted in 2014 and 2017 and is being revised to reflect certain aspects of the federal and state laws governing modifying and building in flood plains; and

WHEREAS, the City has initiated development of a revised Flood Control Ordinance with the assistance of the Iowa Department of Natural Resources, Federal Emergency Management Agency, the Planning and Zoning Commission and the City Council; and

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

Section One. An Ordinance to repeal Title 13, known as Flood Control Chapter 1, Flood Area Management of the City of Bettendorf, Iowa, passed and approved February 18, 2014 (Appendix C Flood Area Management Ordinances) and October 17, 2017 (2017 City of Bettendorf Zoning Ordinance) and currently known as Title 13 of the Bettendorf City Code is hereby repealed and amended by replacing as follows:

1. A
2. Bettendorf
3. Bettendorf, IA Code of Ordinances
4. CHAPTER 1 FLOOD AREA MANAGEMENT

TITLE 13
FLOOD CONTROL
CHAPTER 1
FLOOD AREA MANAGEMENT
SECTION:

13-1-1: Legal Authority And Purpose
13-1-2: Findings Of Fact
13-1-3: Definitions
13-1-4: Interpretation
13-1-5: Compliance Required
13-1-6: Administrator, Appointment And Duties
13-1-7: Flood Area Development Permit Requirements
13-1-8: Lands To Which Regulations Apply
13-1-9: Rules For Interpretation Of District Boundaries
13-1-10: Variances
13-1-11: Floodplain Area Standards
13-1-12: Floodway Area
13-1-13: Amendments
13-1-14: Warning And Disclaimer Of Liability
13-1-15: Abrogation And Greater Restrictions
13-1-16: Penalties For Violations
13-1-17: Severability

13-1-1: LEGAL AUTHORITY AND PURPOSE:

A. Legal Authority: Iowa Code chapter 364 grants cities the authority, except as expressly limited by the constitution and if not inconsistent with the laws of the general assembly, to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the city or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents.

B. Purpose: These regulations are established for the purpose of meeting the needs of the rivers and streams to carry floodwaters and to protect the rivers, creek channels, and floodplains from encroachment so that flood heights and flood damage will not be appreciably increased; to provide the necessary regulations for the protection of the public health and safety in areas subject to flooding; and to reduce the financial burdens imposed upon the community by floods. (2008 Code app. C art. I)

13-1-2: FINDINGS OF FACT:

A. The flood hazard areas of Bettendorf are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the peace, safety, health, welfare, comfort, and convenience of its residents.

B. These flood losses, hazards, and related adverse effects are caused by:

1. The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise unprotected from flooding; and

2. The cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

C. This chapter relies upon engineering methodology for analyzing flood hazards which includes the extensive study on flood drainage undertaken by the city. This approach is consistent with the standards established by the department of natural resources. (2008 Code app. C art. I)

13-1-3: DEFINITIONS:

For the purpose of this chapter, the following terms shall have the meanings ascribed to them in this section:

APPURTENANT STRUCTURE: A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

BASE FLOOD: A flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION (BFE): The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

BASEMENT: Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also, see definition of Lowest Floor.

DEVELOPMENT: Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling, grading, or excavating.

ENCLOSED AREA BELOW LOWEST FLOOR: The floor of the lowest enclosed area in a building when all the following criteria are met:

A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of section 13-1-11(H)(1) of this chapter, and

B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and

C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and

D. The enclosed area is not a "basement" as defined in this section.

EXISTING CONSTRUCTION: For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures".

EXISTING FACTORY BUILT HOME PARK OR SUBDIVISION: A factory built home park or subdivision for which the construction of facilities for servicing the lots on which the factory built homes are to be affixed (including, at a minimum, the installation of utilities, the

construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management's regulations adopted by a community.
EXPANSION OF EXISTING FACTORY BUILT HOME PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the factory built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
FACTORY BUILT HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two (2) or more factory built home lots for rent or sale.
~~FACTORY~~ FACTORY-BUILT HOME~~S~~: Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Ordinance factory-built homes include mobile homes, factory-built homes, and modular homes; and also include "recreational vehicles" which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.~~A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".~~
FIVE HUNDRED (500) YEAR FLOOD: A flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.
~~FLOOD FRINGE: That area of the floodplain, outside of the floodway, that on the average is likely to be flooded once every one hundred (100) years (i.e., that has a 1 percent chance of flood occurrence in any 1 year).~~
FLOOD INSURANCE RATE MAP (FIRM): The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.~~An official map of a community on which the flood insurance study has delineated the flood hazard boundaries and the zones establishing insurance rates applicable to the community.~~
FLOOD INSURANCE STUDY: A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM. ~~The official report provided by the federal emergency management agency. The report contains flood profiles, as well as the Scott County flood insurance rate maps and the water surface elevation of the base flood.~~
FLOOD OR FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from: a) the overflow of inland or tidal waters; b) the usual and rapid accumulation of runoff of surface waters from any source.
FLOODPLAIN: Any land area susceptible to being inundated by water from any source (see definition of Flood Or Flooding).
FLOODPLAIN MANAGEMENT: An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

FLOODPROOFING: Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

FLOODWAY OR REGULATORY FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1').

FLOODWAY FRINGE: That area of the special flood hazard area, outside of the floodway.

FREEBOARD: A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE: Any structure that is: a) listed individually in the national register of historic places (a listing maintained by the department of the interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the national register; b) certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district; c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the secretary of the interior; or d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: 1) by an approved state program as determined by the secretary of the interior; or 2) directly by the secretary of the interior in states without approved programs.

LOWEST FLOOR: The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of “enclosed area below lowest floor” are met.~~The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter.~~

MAXIMUM DAMAGE POTENTIAL DEVELOPMENT: Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.

MINOR PROJECTS: Small development activities (except for filling, grading, and excavating) valued at less than five hundred dollars ($500.00).

NEW CONSTRUCTION: For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

NEW FACTORY BUILT HOME PARK OR SUBDIVISION: A factory built home park or subdivision for which the construction of facilities for servicing the lots on which the factory built homes are to be affixed (including at a minimum, the installation of utilities, the

construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

OVERLAY DISTRICT: A district in which additional requirements act in conjunction with the underlying zoning districts. The original zoning district designation does not change.

PRINCIPALLY ABOVEGROUND: At least fifty percent (50%) of the actual cash value of the structure is aboveground.

RECREATIONAL VEHICLE: A vehicle which is: a) built on a single chassis; b) four hundred (400) square feet or less when measured at the largest horizontal projection; c) designed to be self-propelled or permanently towable by a light duty truck; and d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES: Repairs necessary to keep a structure in a safe and habitable condition that do not require a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

A. Normal maintenance of structures such as reroofing, replacing roofing tiles, and replacing siding;

B. Exterior and interior painting, wallpapering, tiling, carpeting, cabinets, countertops and similar finish work;

C. Basement sealing;

D. Repairing or replacing damaged or broken window panes;

E. Repairing plumbing systems, electrical systems, heating or air conditioning systems, and repairing wells or septic systems.

SPECIAL FLOOD HAZARD AREA: The land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.~~The land in the floodplain within a community subject to one percent (1%) or greater chance of flooding in any given year.~~

START OF CONSTRUCTION: For other than new construction or substantial improvements under the coastal barrier resources act (PB. 1. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a ~~manufactured home~~factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

STRUCTURE: Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar uses~~A walled and roofed building that is~~

~~principally above ground, as well as a manufactured home, and a gas or liquid storage tank that is principally above ground.~~

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred. Substantial damage also means flood related damage sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds twenty five percent (25%) of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

SUBSTANTIAL IMPROVEMENT: Any improvement to a structure which satisfies either of the following criteria:

A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (i) before the "start of construction" of the improvement , or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred. ~~Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds twenty five percent (25%) of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed.~~ The term does not, however, include either: a) any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to ensure safe living conditions; or b) any alteration of a "historic structure"; provided, that the alterations will not preclude the structure's continued designation as a "historic structure".

B. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

VARIANCES: A grant of relief to a person from the requirements of this chapter which permits construction in a manner otherwise prohibited by this chapter where specific enforcement would result in unnecessary hardship.

VIOLATION: The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required in these regulations is presumed to be in violation until such time as that documentation is provided. (2008 Code app. C art. VIII; amd. Ord. 02-14, 2-18-2014; Ord. 01-16, 1-5-2016)

13-1-4: INTERPRETATION:

In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes. (2008 Code app. C art. III)

13-1-5: COMPLIANCE REQUIRED:

No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter. (2008 Code app. C art. III)

13-1-6: ADMINISTRATOR, APPOINTMENT AND DUTIES:

A. Enforcement Official: The zoning and building inspector shall administer and enforce the provisions of this chapter and will herein be referred to as the administrator.

B. Duties And Responsibilities: Duties and responsibilities of the administrator shall include, but not necessarily be limited to, the following:

1. Review all floodplain development permit applications to ensure that the provisions of this chapter will be satisfied.

2. Review all floodplain development permit applications to ensure that all necessary permits have been obtained from federal, state or local governmental agencies, including approval when required from the Department of Natural Resources for floodplain construction.

3. Record and maintain a record of: a) the elevation (in relation to ~~national geodetic vertical datum~~North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved buildings; or b) the elevation to which new or substantially improved structures have been floodproofed. Lowest floor elevation figures of structures in zone A need not be maintained unless base flood elevation data from a source other than the flood insurance rate map is obtained.

4. Notify adjacent communities and/or counties and the department of natural resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.

5. Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this chapter.

6. Submit to the Federal Insurance Administration an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.

7. Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.

8. Review subdivision proposals to ~~e~~insure such proposals are consistent with the purpose of this ordinance and advise the (BOARD OF APPEALS) of potential conflict.

9. Maintain the accuracy of the community's Flood Insurance Rate Maps when: a) development placed within the floodway results in any of the following: (i) an increase in the base flood elevations, or (ii) alteration to the floodway boundary; b) development placed in zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or c) development relocates or alters the channel. Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

10. Perform site inspections to ensure compliance with the standards of this chapter. (2008 Code app. C art. II)

13-1-7: FLOOD AREA DEVELOPMENT PERMIT REQUIREMENTS:

A. Permit Required: A flood area development permit issued by the administrator shall be secured prior to initiation of any floodplain development (any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, storage of materials and equipment, excavation or drilling operations) including the placement of factory-built homes.

B. Application For Permit: Application for a floodplain development permit shall be made on forms supplied by the administrator and shall include the following information:

1. Description of the work to be covered by the permit for which application is to be made.

2. Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address or similar description) that will readily identify and locate the work to be done.

3. Indication of the use or occupancy for which the proposed work is intended.

4. Elevation of the ~~100-year flood~~base flood.

5. Elevation (in relation to ~~national geodetic vertical datum~~North American Vertical Datum 1988) of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

6. Location and dimensions of all structures and additions

7. For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.

~~5~~8. Such other information as the administrator deems reasonably necessary for the purpose of this chapter.

C. Action On Permit Application: The administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this chapter and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefor. The administrator shall not issue permits for variances except as directed by the appropriate board.

D. Construction And Use As Provided In Application And Plans:

1. Floodplain development permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this chapter. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the state of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this chapter, prior to the use or occupancy of any structure.

2. The administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, as criteria for requiring that new construction, substantial improvements, or other development in zone A meets the requirements of this chapter. (2008 Code app. C art. II)

13-1-8: LANDS TO WHICH REGULATIONS APPLY:

The provisions of this chapter shall apply to all lands and uses which have significant flood hazards. The flood insurance rate map (FIRM) for Scott County and incorporated areas, city of Bettendorf, panels ~~19163C0360F~~19163C0360G, ~~0367F~~0367G, 369G, ~~0370F~~0370G, ~~0376F~~0376G, ~~0377F~~0377G, ~~0378F~~0378G, ~~0379F~~0379G, ~~0381F~~0381G, ~~0383F~~0383G, 386G, ~~0387F~~0387G, 388G, ~~0391F~~0391G, dated March 23, 2021~~February 18, 2011~~, ~~and panels 190163C0369G, 0386G, 0388G, dated June 9, 2014~~, which were prepared as part of the Scott County flood insurance study, shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the ~~100-year flood~~base flood shall be considered as having significant flood hazards. ~~Where uncertainty exists with respect to the precise location of the 100-year flood boundary, the location shall be determined on the basis of the 100-year flood elevation at the particular site in question.~~ The Scott County flood insurance study is hereby adopted by reference and is made a part of this chapter for the purpose of administering floodplain management regulations. (Ord. 02-14, 2-18-2014)

13-1-9: RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES:

The boundaries of the special flood hazard area ~~district~~s shall be determined by scaling distances on the official ~~floodplain~~ flood insurance rate map. Where uncertainty exists with respect to the precise location of the base flood boundary, the location shall be determined on the basis of the base flood elevation at the particular site in question. Where interpretation is needed as to the exact location of the boundaries as shown on the official map, the administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to present their case and submit technical evidence. (2008 Code app. C art. III)

13-1-10: VARIANCES:

A. Variances Authorized For Certain Building Construction Items: Except for first floor elevation requirements, the building board of appeals may authorize, upon request, a variance from the requirements of this chapter as it relates to the following building construction items:

1. Foundation construction.
2. Floodproofing requirements.
3. Any item closely allied to the aforementioned items.

B. Other Variance Requests: The ~~zoning~~ board of adjustment may authorize a variance from the terms of this chapter on all other requests.

C. Meeting Certain Standards: Variances granted must not be contrary to the public interests and meet the following applicable standards:

1. No variance shall be granted for any development which would result in any increase in flood heights during the occurrence of the ~~100-year flood~~base flood.

2. Variances shall only be granted upon: a) a showing of good and sufficient cause; and b) a determination that owing to special conditions failure to grant the variance would result in exceptional hardship to the applicant; and c) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public.

3. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

4. All variances granted shall have the concurrence or approval of the department of natural resources.

D. Decision Based Upon Certain Factors: In passing upon applications for variances, consideration shall be given to relevant factors specified in other sections of this chapter, and:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments.

2. The danger that materials may be swept onto other land or downstream to the injury of others.

3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.

4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

5. The importance of the services provided by the proposed facility to the city.

6. The requirements of the facility for a floodplain location.

7. The availability of alternative locations not subject to flooding for the proposed use.

8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.

10. The safety of access to the property in times of flood for ordinary and emergency vehicles.

11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwater expected at the site.

12. Such other factors which are relevant to the purpose of this chapter.

E. Conditions Attached To Variances: Upon consideration of the factors listed above, conditions may be attached to the granting of variances as deemed necessary to further the purpose of this chapter. Such conditions may include, but not necessarily be limited to:

1. Modification of waste disposal and water supply facilities.

2. Limitation of periods of use and operation.

3. Imposition of operational controls, sureties, and deed restrictions.

4. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the department of natural resources and are deemed the only practicable alternative to achieving the purpose of this chapter.

5. Floodproofing measures. (2008 Code app. C art. II)

13-1-11: FLOODPLAIN AREA STANDARDS:

A. Location: The location of this area is based on the base flood boundary as delineated on the Scott County flood insurance rate maps dated March 23, 2021~~February 18, 2011, and June 9, 2014~~, and as revised and provided by the federal emergency management agency. The requirements of this section shall take precedence over any conflicting requirement of the city.

B. Uses Allowed: Permitted, special, temporary and accessory uses as set forth and regulated in the Bettendorf zoning ordinance are permitted in this area.

C. Site And Structure Requirements:

1. All uses and buildings shall conform to the requirements of the Bettendorf building code and to the requirements of the district in which the use is located in the Bettendorf zoning ordinance except for the additional requirements which are noted in this chapter.

2. All regulations in regard to area, width, yards, height, floor area ratio, and minimum size of dwelling shall conform to the zoning regulations of the city.

3. All proposed building sites will be reasonably safe from flooding. Earth fill or other materials may be used to raise the elevation of the land, provided it does not increase the flood level more than one foot (1') above the ~~base flood level~~base flood elevation at any point. The amount of fill should not be greater than is necessary to achieve the purpose and requirements of this chapter, as demonstrated by a plan filed by the applicant showing the uses to which the filled land shall be put and the final dimensions of the proposed fill or other materials. Fill or other materials shall be protected against erosion by riprap, vegetative cover, or bulkheading.

4. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where base flood elevations have not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

D. Outside Storage:

1. The outside storage or processing of materials, machinery, or equipment that in the time of flooding are buoyant, flammable, explosive, pollutant or could be injurious to human, animal or plant life, may be permitted, if placed on a fill above the level of inundation for a base flood, or if adequately protected by a dike revetment, levee or similar structure. Storage of other material or equipment may be allowed without flood protection if firmly anchored to prevent flotation or if easily moved.

2. Due to the relative slow rise of the Mississippi River compared to its tributaries, the storage restrictions of this chapter will not be required if located exclusively in the Mississippi floodplain area and if the landowner or tenant can provide assurances in writing to the satisfaction of the building administrator that the aforementioned storage can be removed within a forty eight (48) hour period.

E. Anchoring Requirements: All new and substantially improved structures shall be: 1) designed and adequately anchored to prevent flotation, collapse or lateral movement of the structure; 2) constructed with materials and utility equipment resistant to flood damage; and 3) constructed by methods and practices that minimize flood damage.

F. Residential Elevation Requirements: All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of two feet (2') above the ~~base flood level~~base flood elevation. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

G. Nonresidential Elevation Requirements:

1. All new or substantially improved nonresidential buildings shall have the first floor (including basement) elevated a minimum of two feet (2') above the ~~base flood level~~base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level.

2. When floodproofing is utilized, a professional engineer registered in the state of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the ~~base flood level~~base flood elevation, is watertight with walls substantially impermeable to the passage of water.

3. A record of the certification indicating the specific elevation (in relation to ~~national geodetic vertical datum~~North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the administrator.

H. Foundation And Facilities: Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

1. A minimum of two (2) openings located to permit automatic entry and exit of floodwaters and having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

2. The bottom of all openings shall be no higher than one foot above grade.

~~2~~3. Openings may be equipped with screens, louvers, valves, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

~~3~~4. New and substantially improved structures must be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Flood drains and other openings to sanitary sewers shall be provided with gate valves or similar devices to prevent inflow either directly or indirectly into the public sanitary sewer system.

~~4~~5. Such areas shall be used solely for parking of vehicles, building access, and low damage potential storage.

6. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

I. ~~Manufactured Home~~Factory-built homes:

1. ~~Manufactured home~~All new and substantially improved factory-built homes including those placed in existing factory built home parks or subdivisions shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

2. ~~Manufactured home~~All new and substantially improved factory-built homes including those placed in existing factory built home parks or subdivisions shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of two feet (2') above the ~~base flood level~~base flood elevation.

J. Utility And Sanitary Systems:

1. All new and replacement sanitary sewers must be sealed to prevent undue infiltration. Such infiltration shall not exceed the rate of fifteen (15) gallons per day per one hundred feet (100') of four inch (4") sewer pipe, or twenty two (22) gallons per day per one hundred feet (100') of six inch (6") sewer pipe, or thirty (30) gallons per day per one hundred feet (100') of eight inch (8") sewer pipe.

2. On site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

3. New or replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply treatment facilities shall be provided with a level of protection equal to or greater than two feet (2') above the base flood elevation.

4. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

K. Capacity Of Flood Area: No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.

L. Floodplain Area Standards; Subdivision Requirements:

1. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during a base flood.

2. All proposals for subdivisions, regardless of size or number of lots, shall include base flood elevation data for those areas located within the area of significant flood hazard.

3. Subdivision proposals shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage.

4. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this chapter.

M. Outbuildings And Nonmajor Buildings: Detached garages, sheds, and similar accessory type structures that are incidental to a residential use are exempt from the base flood elevation requirements when the following criteria are satisfied:

1. The structure shall be designed to have low flood damage potential. Its size shall not exceed six hundred (600) square feet in size. Those portions of the structure located less than two feet (2') above the base flood elevation must be constructed of flood resistant materials.

2. The structure shall be designed to have low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

3. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

4. Structures shall be firmly anchored to prevent flotation, collapse and lateral movement which may result in damage to other structures.

5. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least two feet (2') above the ~~base flood level~~base flood elevation.

6. The structure's walls shall include openings that satisfy the provision of subsection H of this section.

N. Recreational Vehicles:

1. Recreational vehicles are exempt from the requirements of subsection I of this section regarding anchoring and elevation of factory built homes when the following criteria are satisfied:

a. The recreational vehicle shall be located on the site for less than one hundred eighty (180) consecutive days; and

b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

2. Recreational vehicles that are located on the site for more than one hundred eighty (180) consecutive days or are not ready for highway use must satisfy requirements of subsection I of this section regarding anchoring and elevation of factory built homes.

O. Flood Control Structural Works: Flood control structural works such as levees, floodwalls, etc., shall provide, at a minimum, protection from a base flood with a minimum of three feet (3') of design freeboard and shall provide for adequate interior drainage. In addition, the department of natural resources shall approve structural flood control works.

P. Watercourse Alterations: Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the department of natural resources.

Q. Stream Crossings: Pipeline river or stream crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

R. Maximum Damage Potential Development: All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a

professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations. (Ord. 01-16, 1-5-2016)

13-1-12: FLOODWAY AREA:

A. Location: The location of this area is based on the Scott County flood insurance rate maps dated March 23, 2021~~February 18, 2011~~, as revised and provided by the federal insurance administrator of the department of housing and urban development. In addition to the Floodplain Area Standards, development within the floodway must meet the following applicable standards. The floodway is that portion of the floodplain which must be protected from developmental encroachment to allow the free flow of flood waters. The requirements of this section shall take precedence over any conflicting requirements of the city.

B. Special Floodway Provisions:

1. Where no floodway data has been provided, the department of natural resources shall be contacted to provide a floodway delineation.

2. The applicant will be responsible for providing the department of natural resources with sufficient technical information to make such determination. (2008 Code app. C art. V)

3. No use shall be permitted in the floodway area that would result in any increase in the ~~100-year flood level~~base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

4. No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or any other drainage facility or system. (Ord. 02-14, 2-18-2014)

C. Uses Permitted: Uses are permitted and regulated in the floodplain area, except:

1. Any use considered to have flood damage potential such as, but not limited to, storage of materials and equipment, fill and a use which could obstruct flood flows is prohibited.

2. Encroachment by fill is prohibited.

3. The erection of a new building, the expansion of an existing building or the placement of a structure~~, unless it is a manufactured home in a manufactured home park, existing previously to this amendment,~~ is prohibited.

D. Watercourse Alterations: Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the department of natural resources.

E. Stream Crossings: Pipeline river or stream crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

F. Site Requirements: Conformance to all zoning regulations in regard to area, width and yards is required. (2008 Code app. C art. V)

13-1-13: AMENDMENTS:

The regulations and standards set forth in this chapter may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the department of natural resources. (2008 Code app. C art. VII)

13-1-14: WARNING AND DISCLAIMER OF LIABILITY:

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This chapter does not imply that areas outside the regulated areas or that uses permitted within the regulated areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Bettendorf or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder. (2008 Code app. C art. III)

13-1-15: ABROGATION AND GREATER RESTRICTIONS:

It is not intended by this chapter to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this chapter imposes greater restrictions, the provisions of this chapter shall prevail. All ordinances inconsistent with this chapter are hereby repealed to the extent of the inconsistency only. (2008 Code app. C art. III)

13-1-16: PENALTIES FOR VIOLATIONS:

Violations of the provisions of this chapter or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction thereof, be subject to penalty as provided in section 1-4-1 of this code. Nothing herein contained shall prevent Bettendorf or a citizen from taking such other lawful action as is necessary to prevent or remedy any violation. (2008 Code app. C art. VI; amd. 2015 Code)

13-1-17: SEVERABILITY:

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

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Section Two. **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 Three. **Severability of Provisions.** If any subsection, sentence, clause, phrase or portion of this ordinance shall 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. Also governing 13-1-17: SEVERABILITY: If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

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

Section Five. **Municipal infraction.** Any persons, firm, partnerships, or corporation, whether acting alone or in concert with any other, who violates this ordinance shall be guilty of a municipal infraction, and shall be penalized as set forth in Section 1-4-2: A of the City Code of the City of Bettendorf, Iowa. Other penalties may apply from federal and state agencies depending on the laws and regulations governing the sections listed within Title 13 Flood Control, Chapter 1 Flood Area Management and may not be limited to 13-1-16, Penalties For Violations.

PASSED, APPROVED, AND ADOPTED THIS _____day of _____, 2021.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

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

December 16, 2020

Staff Report

Case No. 20-068
Ordinance Amendment: Sections 13.1-1 through 13-1-16. TITLE 13 FLOOD CONTROL CHAPTER 1 FLOOD AREA MANAGEMENT
Applicant: City of Bettendorf

Background Information and Facts

The City of Bettendorf is proposing an amendment to Sections 13-1-1 through 13-1-16 of TITLE 13 FLOOD CONTROL; CHAPTER 1 FLOOD AREA MANAGEMENT and adding 13-1-17 SEVERABILITY to the title. As per the guidance from the Federal Emergency Management Agency (FEMA), the City is updating the TITLE 13 FLOOD CONTROL ordinance provisions (see Ordinance - Attachment A). The ordinance is being updated as part of the Flood Insurance Rate Map (FIRM) process underway in Scott County and Bettendorf. The areas in purple are those being added per the guidance of FEMA and those areas lined out being removed. The updated portions of TITLE 13 are to make the ordinance more consistent with State and Federal law.

Staff Recommendation

Staff recommends approval of the ordinance amendments with the following condition:

1. This approval does not waive any other State, Federal, or Local government provisions as required by law.

Respectfully submitted,

Greg Beck
City Planner

December 30, 2020

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

SUBJECT: Planning and Zoning Commission's decision on an ordinance amending Title 13, Flood Control, Chapter 1 - Flood Area Management. (Case 20-068)

Honorable Mayor and Members of the City Council:

On December 16, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named ordinance amendment.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Ordinance Amendment

7. Case 20-068; Title 13, Flood Control, Chapter 1 - Flood Area Management, submitted by City of Bettendorf.

Beck reviewed the staff report.

Kappeler asked if there would be any impact on flood insurance rates for residents. Beck explained that there would not be much of an effect for current property owners but rather for future buyers. He added that premiums will continue to rise by about 8 percent per year. Beck stated that as a result of the amended flood maps, some properties will be removed from the 100 year flood plain. Hunt explained that the net result of the new maps is a net loss of properties in the flood plain. Morlok stated that many of the changes have to do with definitions and nomenclature such as changing the term 100 year flood plain to base flood elevation. He added that there will be significant reductions in the number of properties that will be removed from the flood plain in the Duck Creek area.

On motion by Kappeler, seconded by Gannaway, that the ordinance amending Title 13, Flood Control, Chapter 1 - Flood Area Management be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Ordinance Amendment

7. Case 20-068; Title 13, Flood Control, Chapter 1 - Flood Area Management, submitted by City of Bettendorf.

Beck reviewed the staff report.

Kappeler asked if there would be any impact on flood insurance rates for residents. Beck explained that there would not be much of an effect for current property owners but rather for future buyers. He added that premiums will continue to rise by about 8 percent per year. Beck stated that as a result of the amended flood maps, some properties will be removed from the 100 year flood plain. Hunt explained that the net result of the new maps is a net loss of properties in the flood plain. Morlok stated that many of the changes have to do with definitions and nomenclature such as changing the term 100 year flood plain to base flood elevation. He added that there will be significant reductions in the number of properties that will be removed from the flood plain in the Duck Creek area.

On motion by Kappeler, seconded by Gannaway, that the ordinance amending Title 13, Flood Control, Chapter 1 - Flood Area Management be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

JANUARY 19, 2021

The City Council of Bettendorf, Iowa met in regular session on January 19, 2021 at 7:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

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

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

Council Members Present: Adamson (Zoom), Brown (Zoom), 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 Bettendorf Police Chaplain and Pastor of Bettendorf Presbyterian Church, Pastor Troy Winder.

PROCLAMATION

Mayor Gallagher read a proclamation requested by Big Sisters Big Brothers proclaiming the month of January as Mentoring Month in the Bettendorf community. Big Sister Beth Nolting and her Little were on hand to receive the proclamation and commented on the benefits of mentoring.

PUBLIC REQUESTS OF COUNCIL

No one addressed the Council and the session was closed.

PUBLIC HEARING AND FIRST READING OF AN ORDINANCE REGARDING THE REZONING OF PROPERTY GENERALLY LOCATED EAST OF 5805 MIDDLE ROAD AND WEST OF BUTTERFIELD COURT, A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT, SUBMITTED B WINDMILLER DEVELOPMENT, LLC (CASE 20-063)

Community Development Director Mark Hunt gave an in depth explanation of the ordinance during the Committee of the Whole meeting just prior to this meeting. 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. Eric Drobny of 5649 Red Fox Road and Dan Schlader of 5016 55th Avenue addressed the Council with their comments and concerns. No one else addressed the Council and the Public Hearing was closed.

ORDINANCE

Council Member Connors presented the first reading of an ordinance rezoning property generally located east of 5805 Middle Road and west of Butterfield Court, A-1, Agricultural/Urban Reserve District to R-3, Mixed Residential District, and made a motion to approve the ordinance at its first reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Members Baden and Webster commended the Developer in working with city staff, the Homeowners Associations and residents to address their concerns. Council Members Webster and Sechser questions staff and Community Development Director Mark Hunt and City Attorney Chris Curran responded. 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 AND FIRST READING OF AN ORDINANCE REGARDING AMENDING TITLE 13, FLOOD CONTROL, CHAPTER 1 – FLOOD AREA MANAGEMENT (CASE 20-068)

Community Development Director Mark Hunt gave an explanation of the ordinance. Mayor Gallagher asked for any discussion from Council. None presented. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council and the Public Hearing was closed.

ORDINANCE

Council Member Webster presented the first reading of an ordinance amending Title 13, Flood Control, Chapter 1 – Flood Area Management, and made a motion to approve the ordinance at its first reading as presented. Council Member Baden 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.

ORDINANCE – THIRD AND FINAL READING AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2), "VEHICLES ENTERING STOP INTERSECTION" BY ADDING STOP SIGNS AT VARIOUS INTERSECTIONS ALONG FIELD SIKE DRIVE

Council Member Baden presented the third and final reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop Intersection" by adding stop signs at various intersections along Field Sike Drive, 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 Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); and Webster (aye). The motion passed unanimously.

RESOLUTION APPROVING THE PRELIMINARY PLAT OF TANGLEWOOD PLACE, SUBMITTED BY WINDMILLER DEVELOPMENT, LLC (CASE 20-065)

Council Member Naumann presented a resolution approving the preliminary plat of Tanglewood Place, 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 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 Naumann made a motion to approve the Consent Agenda as presented, and Council Member Webster seconded the motion. Mayor Gallagher asked for questions on the Consent Agenda. Council Member Connors questions staff on Item E and City Administrator Decker Ploehn and Community Development Director Mark Hunt responded. Roll call vote indicated Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); and Webster (aye). The motion passed unanimously.

ADJOURNMENT

There being no further business, Council Member Baden made a motion to adjourn and Council Member Webster seconded the motion. The meeting was adjourned at approximately 7:36 p.m.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

CONSENT AGENDA
JANUARY 19, 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 January 5, 2021 (Approve and Adopt)

B. Resolution authorizing the Finance Director to issue a purchase order to L & L Flooring, in the amount of $275,000 for material and labor to remove and install flooring at the QC Waterfront Convention Center. (Approve and Adopt)

C. Resolution accepting improvements for the 18th Street Reconstruction Project from Central Avenue to Lincoln Road. (Approve and Adopt)

D. Resolution approving the job description and recruitment process for the Parts and Records Control Clerk for the Public Works Department. (Approve and Adopt)

E. Resolution approving Civil Service List submitted for the City Planner position in the Community Development Department. (Approve and Adopt)

F. Resolution approving the Chief of Police to purchase one (1) 2021 Chevrolet Silverado (Detective/Support Service Vehicle) and required emergency/specialty equipment from Karl Chevrolet not to exceed $33,507. (Approve and Adopt)

G. Resolution approving the Chief of Police to purchase one (1) 2021 Dodge 2500 Cargo Van (Emergency Transport/Response Vehicle) and flooring system from Kimberly Car City not to exceed $52,581. (Approve and Adopt)

H. Resolution approving liquor license renewals for D'Lua Fusion Cuisine & Bar; Lot-A-Spirits; State Food Mart; Express Lane Gas and Food Mart; Twin Span Brewing; Azteca III; and Tobacco 4 Less; and a new liquor license for Terraza. (Approve and Adopt)

I. Resolution approving a new Class B Beer license for Nerdspeak Brewery. (Approve and Adopt)

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

MEETING DATE: February 2, 2021
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 2

Item Title:

Resolution accepting improvements for the Queens Drive Reconstruction Project from Greenbrier Drive to Plymouth Drive.

Explanation:

Langman Construction of Rock Island, Illinois has satisfactorily completed all work on the project. The original purchase order was approved for $340,000.00. The final construction cost for the project was $346,358.02. Change Order #1 was issued to cover the added sump pump collection system that was not included in the original bid.

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:

This project (PW0502) was approved with a total budget of $340,000 within the Community Improvement Program (CIP). The initial purchase order was approved for $340,000 and the final construction cost is $346,358.02. The additional construction costs will be covered by funds made available due to other CIP projects that were completed under budget.

List Attachments:
Resolution
CIP Worksheet
Contractor Evaluation Report

RESOLUTION NO._____-21

RESOLUTION ACCEPTING IMPROVEMENTS FOR THE QUEENS DRIVE RECONSTRUCTION PROJECT FROM GREENBRIER DRIVE TO PLYMOUTH DRIVE

WHEREAS, on the 17th day of March, 2020, the City of Bettendorf entered into contract with Langman Construction of Rock Island, Illinois for the construction of certain improvements to the street system of said City; namely, the

Queens Drive Reconstruction Project from Greenbrier Drive to Plymouth Drive

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

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the project is adopted as having been completed in substantial compliance with the specifications and contract. The total project cost thereof is hereby determined to be $347,769.72.

Passed, Approved and Adopted this 2nd day of February, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description:	**Queens Drive Reconstruction**		
Project Manager:	Jerry Bishop	**Project #:**	PW0502
CIP Budget:	340,000.00	**FY Budgeted:**	20/21
		Resol. for award:	103-20
Funding Source:	G.O. Bonds		
Purchase Order Amount:	340,000.00		
Final Total Project Cost:	347,769.72		

Change Orders Detail **(Insert Rows/Categories as Necessary)**

CO Number	Description		Actual
1			6,358.02
			-
			-
			-
	Total Change Orders Amount		6,358.02

Project Cost Summary **(Insert Rows/Categories as Necessary)**

Expenditure Category	Vendor / Description		Actual
Construction Contract	Langman Construction		346,358.02
Testing	Terracon		1,411.70
	Final Total Project Cost		347,769.72

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

Projects: PW0502- Queens Drive Reconstruction Project

Contractor: Langman Construction (Vendor #4316) [X] Primary [ ] Subcontrac

		Point Range	Score		Points Earned
WORK PERFORMANCE: 55%					
A.	Completion on schedule	0 to 3	2.0	x 0.275 =	0.55
B.	Quality of the finished product	0 to 3	3.0	x 0.275 =	0.83
CONTINUITY OF WORK SCHEDULE: 20%					
C.	Minimum gaps between work days	0 to 3	2.0	x 0.20 =	0.40
ORGANIZATION / MANAGEMENT: 15%					
D.	Coordination with suppliers, other contractors and utilities, and engineer	0 to 3	2.0	x 0.05 =	0.10
E.	Adequate and competent labor force	0 to 3	3.0	x 0.05 =	0.15
F.	Inappropriate behavior, language, dealing with citizens, attitude	0 to 3	3.0	x 0.05 =	0.15
EQUIPMENT: 10%					
G.	Equipment on project	0 to 3	3.0	x 0.05 =	0.15
H.	General project safety, signage and traffic control	0 to 3	3.0	x 0.05 =	0.15
			Initial Rating:		2.48
	Liens Filed - If lien(s) have been filed	0 or -1			0.00
			Final Rating:		2.48

Ratings:

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

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

Chimney Seals have yet to be installed as of 1-25-21. (This due to delays w/ manufacturer - Covid-19)

Field Inspector — Date

Engineer — 1-25-21 — Date

Chief Inspector — 1/25/21 — Date

Contractor — S Boone Zimmerman — 1/25/21 — Date

MEETING DATE: February 2, 2021
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: 2

Item Title:

Resolution accepting improvements for the Greenbrier Drive Reconstruction Project from Spruce Hills Drive to Davenshire Drive.

Explanation:

Tri-City Blacktop, Inc. of Bettendorf, Iowa has satisfactorily completed all work on the project. The original purchase order was approved for $500,000.00. The final construction cost for the project was $525,183.79. Change Order #1 was issued for $87,510.00 to cover additional stabilization due to poor soil conditions. An assumed quantity for stabilization was included for the change order, however the final quantity was lower than originally projected.

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:

This project (PW0510) was originally approved with a total budget of $675,000 within the Community Improvement Program (CIP).

List Attachments:
Resolution
CIP Worksheet
Contractor Evaluation Report

RESOLUTION NO._____-21

RESOLUTION ACCEPTING IMPROVEMENTS FOR THE GREENBRIER DRIVE RECONSTRUCTION PROJECT FROM SPRUCE HILLS DRIVE TO DAVENSHIRE DRIVE

WHEREAS, on the 16th day of June, 2020, the City of Bettendorf entered into contract with Tri-City Blacktop, Inc. of Bettendorf, Iowa for the construction of certain improvements to the street system of said City; namely, the

Greenbrier Drive Reconstruction Project from Spruce Hills Drive to Davenshire Drive

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

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the project is adopted as having been completed in substantial compliance with the specifications and contract. The total project cost thereof is hereby determined to be $530,584.23.

Passed, Approved and Adopted this 2nd day of February, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description:	**Greenbrier Drive Reconstruction Project**		
Project Manager:	Brian Fries	**Project #:**	PW0510
CIP Budget:	675,000.00	**FY Budgeted:**	20/21
		Resol. for award:	207-20
Funding Source:	G.O. Bonds		
Purchase Order Amount:	587,510.00		
Final Total Project Cost:	530,584.23		

Change Orders Detail **(Insert Rows/Categories as Necessary)**

CO Number	Description		Actual
1	Additional stabilization due to poor soil conditions		87,510.00
			-
			-
			-
	Total Change Orders Amount		87,510.00

Project Cost Summary **(Insert Rows/Categories as Necessary)**

Expenditure Category	Vendor / Description		Actual
Construction Contract	Tri City Blacktop		525,183.79
Testing	Terracon		1,711.40
Notice of stormwater dischar	QC Times		14.04
NPDES Permit	Iowa DNR		175.00
Cart Rental	M&M Golf Cars		3,500.00
	Final Total Project Cost		530,584.23

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

Projects: PW0510- Greenbrier Drive Reconstruction

Contractor: Tri City Blacktop (Vendor #597) [x] Primary [ ] Subcontrac

	Point Range	Score		Points Earned
WORK PERFORMANCE: 55%				
A. Completion on schedule	0 to 3	2.0	x 0.275 =	0.55
B. Quality of the finished product	0 to 3	3.0	x 0.275 =	0.83
CONTINUITY OF WORK SCHEDULE: 20%				
C. Minimum gaps between work days	0 to 3	2.0	x 0.20 =	0.40
ORGANIZATION / MANAGEMENT: 15%				
D. Coordination with suppliers, other contractors and utilities, and engineer	0 to 3	2.0	x 0.05 =	0.10
E. Adequate and competent labor force	0 to 3	3.0	x 0.05 =	0.15
F. Inappropriate behavior, language, dealing with citizens, attitude	0 to 3	3.0	x 0.05 =	0.15
EQUIPMENT: 10%				
G. Equipment on project	0 to 3	3.0	x 0.05 =	0.15
H. General project safety, signage and traffic control	0 to 3	2.0	x 0.05 =	0.10
		Initial Rating:		2.43
Liens Filed - If lien(s) have been filed	0 or -1			0.00
		Final Rating:		2.43

Ratings:

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

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

Field Inspector — Date

Engineer — 1/21/21 — Date

Chief Inspector — 1/21/21 — Date

Contractor — Kyle Rollins — 1/25/21 — Date

MEETING DATE: February 2, 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 1

Item Title:

Resolution accepting improvements for the Downtown Parking Lot Improvements Project.

Explanation:

Hawkeye Paving Corp. of Bettendorf, Iowa has satisfactorily completed all work on the project. The original purchase order was approved for $400,000.00. The final construction cost for the project was $369,851.15.

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:

This project (DT0029) was approved with a total budget of $700,000 within the Community Improvement Program (CIP).

List Attachments:
Resolution
CIP Worksheet
Contractor Evaluation Report

RESOLUTION NO._____-21

RESOLUTION ACCEPTING IMPROVEMENTS FOR THE DOWNTOWN PARKING LOT IMPROVEMENTS PROJECT

WHEREAS, on the 16th day of June, 2020, the City of Bettendorf entered into contract with Hawkeye Paving Corp. of Bettendorf, Iowa for the construction of certain improvements to the street system of said City; namely, the

Downtown Parking Lot Improvements Project

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

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the project is adopted as having been completed in substantial compliance with the specifications and contract. The total project cost thereof is hereby determined to be $692,315.74.

Passed, Approved and Adopted this 2nd day of February, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description: Downtown Parking Lots Improvements

Project Manager: Brent Morlok

Project #: DT0029

CIP Budget: 700,000.00

FY Budgeted: 20/21

Resol. for award: 208-20

Funding Source: G.O. Bonds

Purchase Order Amount: 400,000.00 Hawkeye

Final Total Project Cost: 692,315.74

Change Orders Detail **(Insert Rows/Categories as Necessary)**

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

Project Cost Summary **(Insert Rows/Categories as Necessary)**

Expenditure Category	Vendor / Description		Actual
Construction Contract	Hawkeye Paving		369,851.15
Testing	Terracon		1,380.00
Electrical	American Electric		160,478.00
Electrical	Various Vendors		77,755.59
Demo Work	G&H Contractors		32,575.00
Environmental Work	RCM Labs		1,171.00
Record Plat	Scott County Recorder		42.00
DT Signage	Lange Sign Group, Inc.		19,586.00
Landscaping	Corn Crib Nursery		29,477.00
	Final Total Project Cost		692,315.74

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

Projects: DT0029- Downtown Parking Lot Improvements

Contractor: Hawkeye Paving (Vendor #224) [x] Primary [ ] Subcontrac

	Point Range	Score		Points Earned
WORK PERFORMANCE: 55%				
A. Completion on schedule	0 to 3	2.0	x 0.275 =	0.55
B. Quality of the finished product	0 to 3	3.0	x 0.275 =	0.83
CONTINUITY OF WORK SCHEDULE: 20%				
C. Minimum gaps between work days	0 to 3	2.0	x 0.20 =	0.40
ORGANIZATION / MANAGEMENT: 15%				
D. Coordination with suppliers, other contractors and utilities, and engineer	0 to 3	3.0	x 0.05 =	0.15
E. Adequate and competent labor force	0 to 3	3.0	x 0.05 =	0.15
F. Inappropriate behavior, language, dealing with citizens, attitude	0 to 3	3.0	x 0.05 =	0.15
EQUIPMENT: 10%				
G. Equipment on project	0 to 3	3.0	x 0.05 =	0.15
H. General project safety, signage and traffic control	0 to 3	2.0	x 0.05 =	0.10
			Initial Rating:	2.48
Liens Filed - If lien(s) have been filed	0 or -1			0.00
			Final Rating:	2.48

Ratings:

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

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

Field Inspector — Date

Engineer — 1/21/21 — Date

Chief Inspector — 1/21/21 — Date

Contractor — 1-21-21 — Date

MEETING DATE: February 2, 2021
REQUESTED BY: Mark Garrow
Transit/Garage Manager
WARD: All

Item Title:

Resolution authorizing the submittal of Federal Fiscal Year 2021 Certifications and Assurances for Federal Transit Administration Assistance Programs.

Explanation:

Each year the Federal Transit Administration (FTA) issues Certifications and Assurances for FTA Assistance Programs.

The Certifications and Assurances encompass twenty-one (21) categories of compliance with FTA Assistance Programs. These include, but are not limited to, regulations such as nondiscrimination, lobbying, procurement, alcohol and controlled substances testing, and charter services. This year sixteen (16) categories are applicable to the City of Bettendorf.

Upon approval of the attached resolution, the City Administrator and City Attorney are to sign the Certifications and Assurances form. The form will then be electronically submitted via FTA's Transit Award Management System (TRAMS).

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

List Attachments:
Resolution
FTA Fiscal Year 2021 Certifications and Assurances

RESOLUTION NO: _____-21

RESOLUTION AUTHORIZING THE SUBMITTAL OF FEDERAL FISCAL YEAR 2021 CERTIFICATIONS AND ASSURANCES FOR FEDERAL TRANSIT ADMINISTRATION ASSISTANCE PROGRAMS

WHEREAS, the United States Secretary of Transportation is authorized to award grants for public transportation projects and the City of Bettendorf is an eligible grant recipient.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the City of Bettendorf understands and agrees to comply with all Federal statutes, regulations, executive orders, and Federal requirements applicable to each application it makes to the Federal Transit Administration (FTA) in Federal Fiscal Year 2021, as applicable to the FTA FFY2021 Certifications and Assurances form submitted on behalf of the City of Bettendorf. The adoption of said FFY2021 Certifications and Assurances shall enhance the continued operation of public transportation services of the City of Bettendorf.

Passed, Approved, and Adopted this 2nd day of February, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

FEDERAL FISCAL YEAR 2021 CERTIFICATIONS AND ASSURANCES FOR FTA ASSISTANCE PROGRAMS

(Signature pages alternate to providing Certifications and Assurances in TrAMS.)

Name of Applicant: City of Bettendorf, IA

The Applicant certifies to the applicable provisions of categories 01–21. _____

Or,

The Applicant certifies to the applicable provisions of the categories it has selected:

Category		Certification
01	Certifications and Assurances Required of Every Applicant	X
02	Public Transportation Agency Safety Plans	X
03	Tax Liability and Felony Convictions	X
04	Lobbying	X
05	Private Sector Protections	X
06	Transit Asset Management Plan	X
07	Rolling Stock Buy America Reviews and Bus Testing	X
08	Urbanized Area Formula Grants Program	X
09	Formula Grants for Rural Areas	
10	Fixed Guideway Capital Investment Grants and the Expedited Project Delivery for Capital Investment Grants Pilot Program	
11	Grants for Buses and Bus Facilities and Low or No Emission Vehicle Deployment Grant Programs	X

12	Enhanced Mobility of Seniors and Individuals with Disabilities Programs	X
13	State of Good Repair Grants	X
14	Infrastructure Finance Programs	X
15	Alcohol and Controlled Substances Testing	X
16	Rail Safety Training and Oversight	
17	Demand Responsive Service	X
18	Interest and Financing Costs	X
19	Construction Hiring Preferences	X
20	Cybersecurity Certification for Rail Rolling Stock and Operations	
21	Tribal Transit Programs	

FEDERAL FISCAL YEAR 2021 FTA CERTIFICATIONS AND ASSURANCES SIGNATURE PAGE

(Required of all Applicants for federal assistance to be awarded by FTA in FY 2021)

AFFIRMATION OF APPLICANT

Name of the Applicant: City of Bettendorf, IA

BY SIGNING BELOW, on behalf of the Applicant, I declare that it has duly authorized me to make these Certifications and Assurances and bind its compliance. Thus, it agrees to comply with all federal laws, regulations, and requirements, follow applicable federal guidance, and comply with the Certifications and Assurances as indicated on the foregoing page applicable to each application its Authorized Representative makes to the Federal Transit Administration (FTA) in federal fiscal year 2021, irrespective of whether the individual that acted on his or her Applicant's behalf continues to represent it.

FTA intends that the Certifications and Assurances the Applicant selects on the other side of this document should apply to each Award for which it now seeks, or may later seek federal assistance to be awarded during federal fiscal year 2021.

The Applicant affirms the truthfulness and accuracy of the Certifications and Assurances it has selected in the statements submitted with this document and any other submission made to FTA, and acknowledges that the Program Fraud Civil Remedies Act of 1986, 31 U.S.C. § 3801 *et seq.*, and implementing U.S. DOT regulations, "Program Fraud Civil Remedies," 49 CFR part 31, apply to any certification, assurance or submission made to

FTA. The criminal provisions of 18 U.S.C. § 1001 apply to any certification, assurance, or submission made in connection with a federal public transportation program authorized by 49 U.S.C. chapter 53 or any other statute

In signing this document, I declare under penalties of perjury that the foregoing Certifications and Assurances, and any other statements made by me on behalf of the Applicant are true and accurate.

Signature_____ Date: _____

Name Decker P. Ploehn Authorized Representative of Applicant

AFFIRMATION OF APPLICANT'S ATTORNEY

For (Name of Applicant): City of Bettendorf, IA

As the undersigned Attorney for the above-named Applicant, I hereby affirm to the Applicant that it has authority under state, local, or tribal government law, as applicable, to make and comply with the Certifications and Assurances as indicated on the foregoing pages. I further affirm that, in my opinion, the Certifications and Assurances have been legally made and constitute legal and binding obligations on it.

I further affirm that, to the best of my knowledge, there is no legislation or litigation pending or imminent that might adversely affect the validity of these Certifications and Assurances, or of the performance of its FTA assisted Award.

Signature_____ Date: _____

Name Christopher Curran Attorney for Applicant

Each Applicant for federal assistance to be awarded by FTA must provide an Affirmation of Applicant's Attorney pertaining to the Applicant's legal capacity. The Applicant may enter its electronic signature in lieu of the Attorney's signature within TrAMS, provided the Applicant has on file and uploaded to TrAMS this hard-copy Affirmation, signed by the attorney and dated this federal fiscal year.

MEETING DATE: February 2, 2021 (SPH)
February 16, 2021 (HPH)

COUNCIL LETTER **REQUESTED BY:** Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing for rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District, submitted by Dan Dolan Homes. (Case 21-001) (2/2/21)

Public hearing and first reading of an ordinance rezoning property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District, submitted by Dan Dolan Homes. (Case 21-001) (2/16/21)

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

Dan Dolan Homes has requested rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road (see Aerial Photo and Land Use Map - Attachments A and B). The petitioner would like to rezone the western portion of the site from A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District. The remainder of the site is proposed to be rezoned from A-1 to R-3, Mixed Residential District (see Concept Plan - Attachment C). The structures will be at most one and one-half stories in height (see Elevations - Attachment D).

The Planning and Zoning Commission voted by a 5-0 margin to recommend approval of the rezoning at its January 20 meeting. Consult the staff report for further details.

Enhances the Vision: "The City of Bettendorf is the most livable community for families" is maintained by placing townhouses in areas of the City nearer single-family and two-family housing to act as a buffer from more intense uses closer to Middle Road.

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) Land Use Map; (C) Concept Plan; (D) Elevations; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. ____ - 21

**RESOLUTION SETTING A DATE FOR PUBLIC HEARING
FOR REZONING OF PROPERTY GENERALLY LOCATED
NORTHWEST OF THE INTERSECTION OF TANGLEFOOT LANE AND TANGLEWOOD ROAD
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 February 16, 2021, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road from A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District and legally described as:

(LEGAL DESCRIPTION TO BE SUBMITTED AT A LATER DATE)

PASSED, APPROVED, AND ADOPTED this 2nd day of February, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

ORDINANCE NO. _____ - 21

AN ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF TANGLEFOOT LANE AND TANGLEWOOD ROAD 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 and described as follows:

(LEGAL DESCRIPTION TO BE SUBMITTED AT A LATER DATE)

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

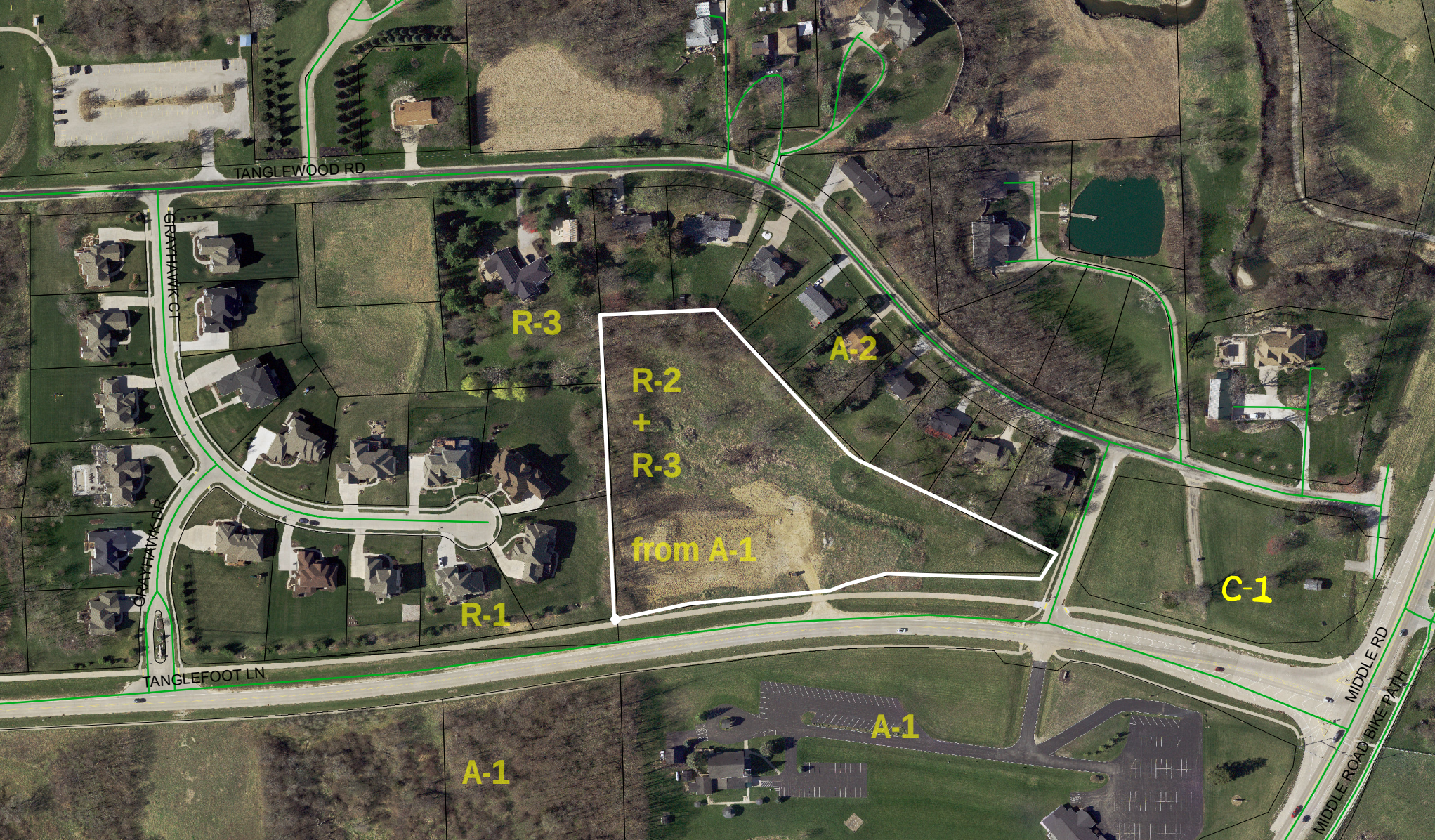
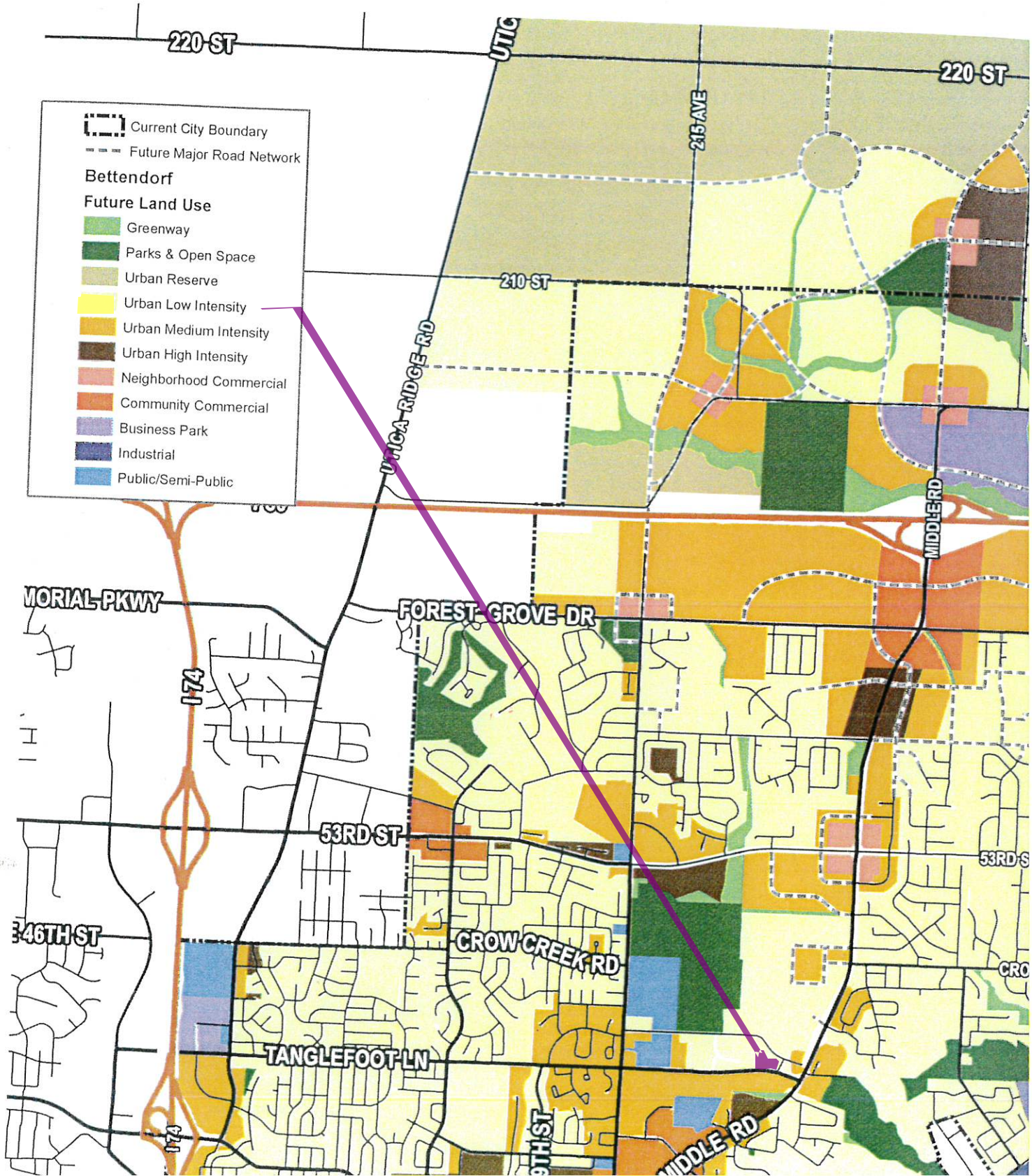

TANGLEWOOD RD
GRAYHAWK CT
GRAYHAWK DR
TANGLEFOOT LN
MIDDLE RD
MIDDLE ROAD BIKE PATH
R-3
R-2
+
R-3
from A-1
A-2
C-1
R-1
A-1
A-1

FIGURE 1.4 - FUTURE LAND USE MAP

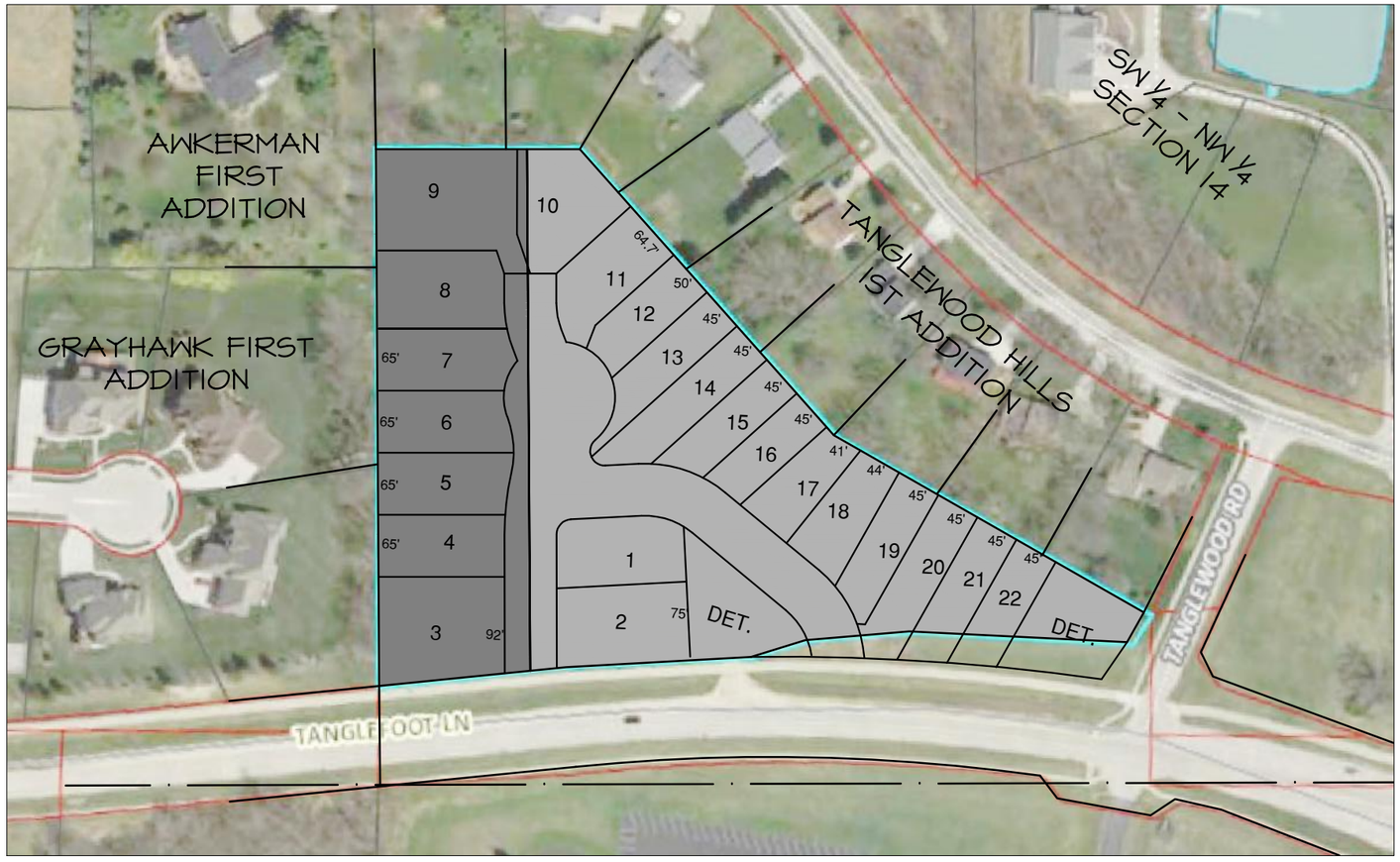
ACTION 4: Use the future land use map to guide all land use decisions, includir
Table 1.1 on page 29 for land use category descriptions.



R4E

T78N

RE-ZONING EXHIBIT



CURRENT ZONING - A-1
DISTRICT: AGRICULTURAL/URBAN RESERVE
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 50'
REAR YARD SETBACK: 50'
MINIMUM LOT WIDTH: 400'
MINIMUM LOT AREA: 5 ACRES

PROPOSED ZONING - R-3 1 FAMILY DETACHED
DISTRICT: MIXED RESIDENTIAL
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 5' MINIMUM/10' TOTAL
REAR YARD SETBACK: 25'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 4200 SQUARE FEET PER UNIT

PROPOSED ZONING - R-3 1 FAMILY ATTACHED
DISTRICT: MIXED RESIDENTIAL
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 5' MINIMUM/10' TOTAL
REAR YARD SETBACK: 25'
MINIMUM LOT WIDTH: 35' PER UNIT
MINIMUM LOT AREA: 4200 SQUARE FEET PER UNIT

PROPOSED ZONING - R-2
DISTRICT: SINGLE FAMILY RESIDENCE
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 25'
MINIMUM LOT WIDTH: 65'
MINIMUM LOT AREA: 8400 SQUARE FEET

DEVELOPER
DAN DOLAN HOMES
KEVIN DOLAN
2660 E. 53RD STREET, SUITE 7
DAVENPORT, IA 52807
PHONE - 563-381-4088

ATTORNEY
LANE AND WATERMAN LLP
DOUGLAS R. LINDSTROM JR.
220 NORTH MAIN STREET, SUITE 600
DAVENPORT, IA 52801
PHONE - 563-333-6629

ENGINEER
MARTIN AND WHITACRE
MICHAEL W. JANECEK
1508 BIDWELL RD.
MUSCATINE, IA 52761
PHONE - 563-263-7691

SURVEYOR
MARTIN AND WHITACRE
SETH A. WHITACRE
1508 BIDWELL RD.
MUSCATINE, IA 52761
PHONE - 563-263-7691

RE-ZONING DESCRIPTION - A-1 to R-2
The West 151' of the East 1005.84 of the Southwest Quarter of the Northwest Quarter which lies Southerly and Westerly of Tanglewood Hills 1st Addition, North of Tanglefoot Lane and East of Grayhawk First Addition and Awkerman First Addition.

RE-ZONING DESCRIPTION - A-1 to R-3
That part of the East 1005.84 of the Southwest Quarter of the Northwest Quarter which lies Southerly and Westerly of Tanglewood Hills 1st Addition, North of Tanglefoot Lane and East of Grayhawk First Addition and Awkerman First Addition, except the West 151'.

north

150 0 150

AREA TO BE RE-ZONED FROM A-1 TO R-3

AREA TO BE RE-ZONED FROM A-1 TO R-2

SURVEY COMPANY / RETURN TO:
Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

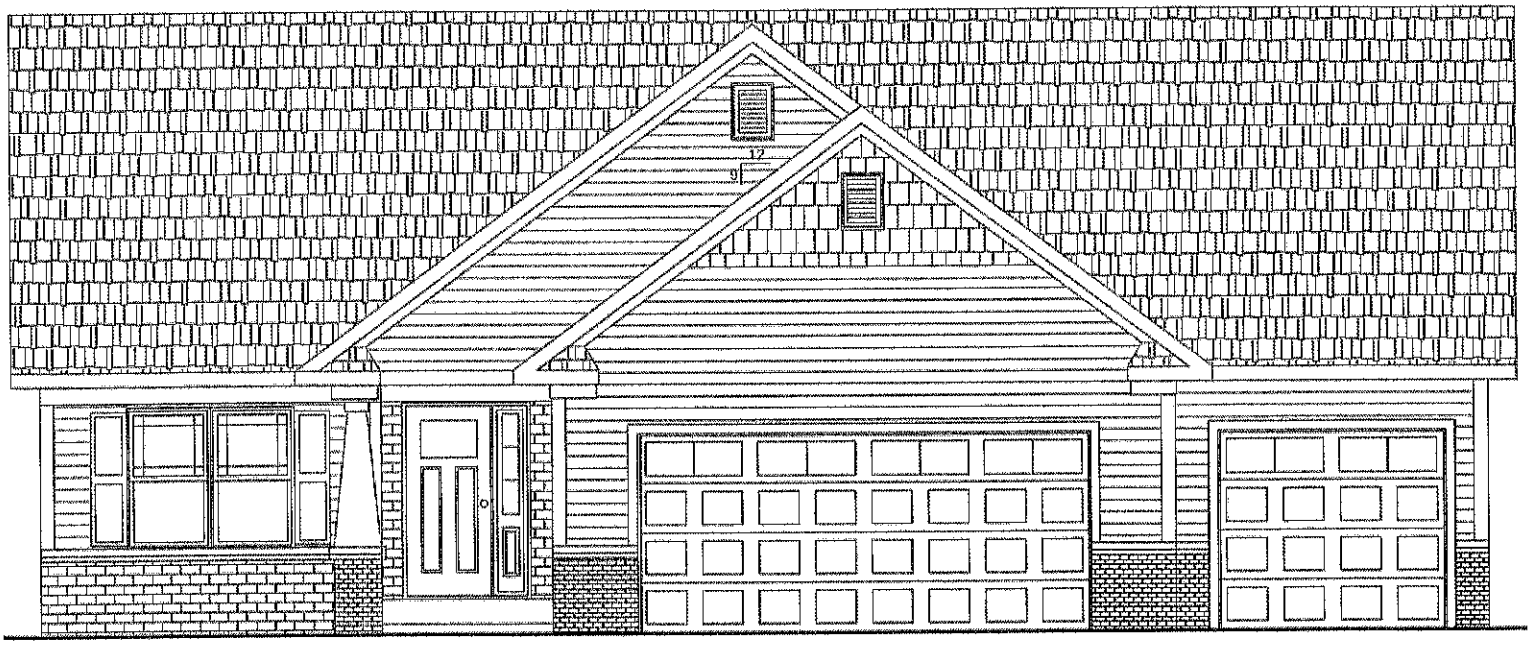
SURVEYOR: SETH A. WHITACRE
PROPRIETOR(S): TANGLEWOOD L.L.C
REQUESTOR: DAN DOLAN HOMES
LOCATION: SW 1/4 - NW 1/4 SECTION 14-78N-R4E
SURVEY TYPE: RE-ZONING EXHIBIT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
BETT	NONE	1"=150'	SAW	GWW	12/22/20	8623.20
REV. 0					SHEET 1	OF

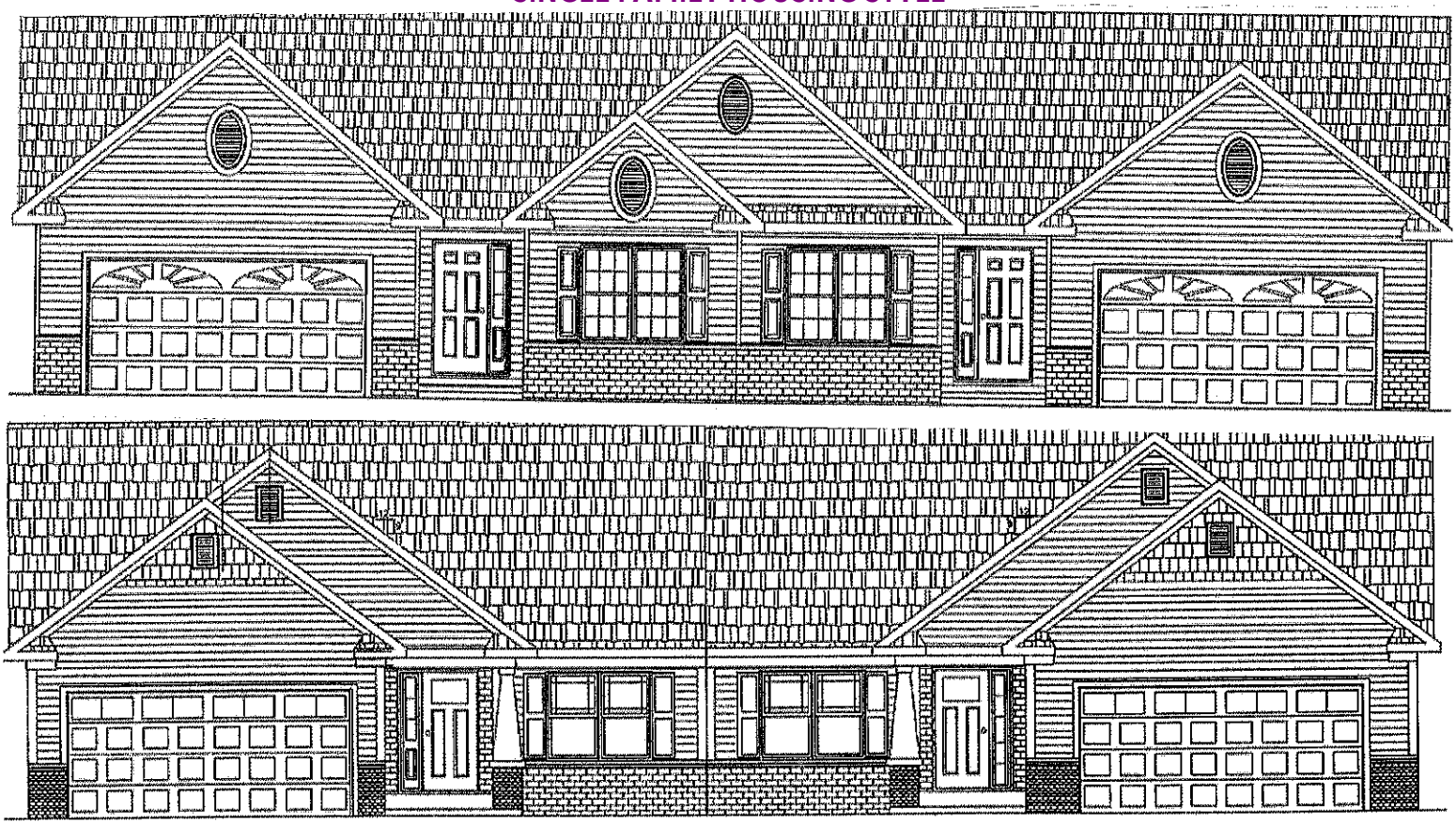



3675


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SINGLE FAMILY HOUSING STYLE



COMMON WALL HOUSING TYPES

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

January 20, 2021

Staff Report

Cases No. 21-001 and 21-002
Location: Northwest of the intersection of Tanglefoot Lane and Tanglewood Road – Rezoning
Applicant: Dan Dolan Homes
Current Zoning Classification: A-1, Agricultural/Urban Reserve District
Proposed Zoning Classifications: R-2, Single-family Residence District and R-3, Mixed Residential District
Current Land Use Designation: Urban Light Intensity

Background Information and Facts

Dan Dolan Homes has submitted applications for rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road (see Aerial Photo and Land Use Plan - Attachments A and B). The petitioner would like to rezone the western portion of the site from A-1, Agricultural/Urban Reserve District to R-2, Single-family Residence District. The remainder of the site is proposed to be rezoned from A-1 to R-3, Mixed Residential District (see Concept Layout - Attachment C).

Land Use

The land use designation for the site is Urban Light Intensity. The land use designations of the surrounding properties are Urban Light Intensity and Urban Medium Intensity. Staff believes that the R-2 and R-3 zoning districts are compatible with the surrounding residential developments and the C-1, Neighborhood Commercial district to the east.

Utilities

Water service, electrical, and sanitary and storm sewer are available from Tanglefoot Lane. It is the responsibility of the property owner to connect to all utilities.

Thoroughfare Plan/Access

Two proposed streets will provide access to the site from Tanglefoot Lane. The west street will terminate with a cul-de-sac to the north, with the east street connecting to the center of the west street. The developer is requesting that excess right-of-way near the intersection of Tanglefoot Lane and Tanglewood Road be vacated.

Storm Water Detention

Storm water detention is required and must be approved by the City Engineer at the time a site development plan is submitted. Storm water detention shall be accommodated for all development within the proposed subdivision.

Recommended Action

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

1. Approval of the rezoning requests does not waive any applicable city, state, or federal provisions as required by law.
2. The vacation of excess right-of-way near the intersection of Tanglefoot Lane and Tanglewood Road must be approved by City Council.

Respectfully submitted,

Greg Beck
City Planner

January 27, 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 property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 to R-2, submitted by Dan Dolan Homes. (Case 21-001)

Planning and Zoning Commission's decision on the rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 to R-3, submitted by Dan Dolan Homes. (Case 21-002)

Honorable Mayor and Members of the City Council:

On January 20, 2021, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named rezoning requests.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Rezoning

6. Case 21-001; Northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Dan Dolan Homes.

7. Case 21-002; Northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by Dan Dolan Homes.

Beck reviewed the staff report. Hunt added that the developer held a neighborhood meeting last week which was attended by 15-20 neighbors.

Gannaway asked for clarification of the staff comment regarding right-of-way. Morlok explained that there is some excess right-of-way on Tanglefoot Lane as a result of the reconstruction project. He added that there is a consistent 100 feet of right-of-way to the west that for some reason flares a little, adding that it is not needed by the city. He stated that City Council approval of the vacation of the right-of-way will be contingent upon approval of the entirety of the proposed development.

Wennlund commented that there is currently one curb cut and asked if there would be 2 on Tanglefoot Lane in the future. Morlok confirmed this, adding that the existing curb cut will be removed. Wennlund asked if there would be any connection to Tanglewood Road. Morlok stated that there would not.

Wennlund asked for clarification of how the developer plans to handle the substantial grade change from the subdivisions to the west and to the north. Mike Janecek, the developer's engineer, explained that because the developer is in the early stage of the project, no surveying has yet been completed. He indicated that the intent is to cut down the area where contractors have been storing excess material and grade the property to ensure proper drainage, detention, and layout of the subdivision.

Juli Sundholm, representing the property owner, explained that this is the first project that has been approved by her parents who feel it is the best use for the property.

Kevin Dolan, the applicant, stated that surrounding properties are zoned R-2, R-3, and C-1 with a commercial use to the south. He explained that in his opinion the varying zoning districts necessitate a transitional project. He indicated that the concept plans shows R-2 zoning on the west side of the development with the remainder's being zoned R-3. Dolan stated that the homes will be built for sale and that while there will be no age restrictions, the development is meant to be an age-in-place townhome concept. He explained that

the homes will be freestanding on the west side and attached duplex units on the east. He indicated that the homes will have features such as stepless entry and a homeowner's association which will take care of lawn care and snow removal.

Gibson asked if the developer has a representation of the proposed homes that could be shown. Dolan confirmed this, adding that he has a photo showing a home in a recent, similar development.

Amanda Yeggy, 4323 Tanglewood Road, asked what the price would be for the proposed homes. Dolan stated that they would be in the range of $400,000 for both products.

Nancy Johnson, 4423 Tanglewood Road, commented that she does not believe that Tanglewood Road can handle the current traffic let alone the traffic from recent and future developments. She stated that no one has given her the details of the layout of the project or exactly where sewer and water will be located. She asked if her subdivision would be connected to sewer and questioned if the streets would be able to handle the additional traffic. Morlok explained that Tanglefoot Lane can obviously handle current and additional traffic, adding that reconstruction of Tanglewood Road might happen in 2 years and that the project would be from Devils Glen Road to the east entrance to the park. He explained that it would be a full city street and would have a trail and sidewalks. Morlok added that the developer is not required to submit engineering plans until such time as the rezoning is complete. He indicated that once the rezoning is approved, the developer is required to submit a preliminary plat, final plat, and a site development plan if any of the proposed homes are multi-family. He stated that because sanitary sewer is available at the southeast corner and storm sewer is there for detention, they would not be available for connection to the homes on Tanglewood Road. Morlok explained that because the proposed development as shown on the concept plan has no connectivity to Tanglewood Road he does not anticipate an increase in traffic on that street. He commented that the only reason he could see for a motorist to use Tanglewood Road is if their destination is the Tangled Wood restaurant.

Johnson asked what would happen to the easement in the rear yard of her property. Morlok stated that the developer would not be able to use her property during construction. Johnson asked if her easement would be taken away. Morlok stated that if the easement is on Johnson's property it would stay. Johnson stated that the easement in question is between her property and the proposed development. Hunt commented that while he has not reviewed the issue, discussion took place at the neighborhood meeting regarding the possibility that a utility easement is already in place. Curran stated that a recorded easement would not be extinguished. Morlok added that both parties to an easement would have to agree to vacate it.

Johnson asked if the developer would be putting sewer in. Morlok confirmed this, adding that it would be only for the use of the proposed subdivision and would likely be in the streets at the front of the lots. Johnson asked if the city is ever going to extend sewer to her home. Morlok stated that the decision on the extension of sewer to Tanglewood Road would be made by the City Council, reiterating that it is not a part of this project. He added that the city is considering some newer technologies for seal coat roads but that a full reconstruction would not take place within the next 5-10 years.

Hunt displayed a rendering that is similar in style to the detached homes that are proposed. Dolan explained that the drawing shows a unit with a 3-car garage which would only fit on the R-2 lots. He stated that the same freestanding or attached home with a 2-car garage could be located on the R-3 lots.

Yeggy asked if the homes would be for sale or if they would be rented. Dolan stated that while there will not be a covenant restriction, he does not anticipate that the units would be rented. Yeggy asked if the existing trees on the common property lines would be removed. Dolan stated that he would like to preserve as many trees as possible but cannot guarantee that some would need to be removed as a result of grading and construction. Yeggy asked how the proposed development would affect her property taxes and the value of her home. Dolan stated that typically new construction is of benefit to adjacent property owners but that Yeggy should consult with the county assessor. Yeggy asked when construction would begin. Dolan stated that he plans to begin in the summer of 2021.

> On motion by Stoltenberg, seconded by Gannaway, that the rezoning of property located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 to R-2, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

> On motion by Stoltenberg, seconded by Gannaway, that the rezoning of property located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 to R-3, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

MEETING DATE: February 2, 2021 (SPH)
February 16, 2021 (HPH)

COUNCIL LETTER **REQUESTED BY:** Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing for rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 Agricultural/Urban Reserve District to R-3, Mixed Residential District, submitted by Dan Dolan Homes. (Case 21-002) (2/2/21)

Public hearing and first reading of an ordinance rezoning property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 Agricultural/Urban Reserve District to R-3, Mixed Residential District, submitted by Dan Dolan Homes. (Case 21-002) (2/16/21)

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

Dan Dolan Homes has requested rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road (see Aerial Photo and Land Use Map - Attachments A and B). The petitioner would like to rezone the eastern portion of the site from A-1, Agricultural/Urban Reserve District to R-3, Mixed Residential District. The remainder of the site is proposed to be rezoned from A-1 to R-2, Single-family Residence District (see Concept Plan - Attachment C). The structures will be at most one and one-half stories in height (see Elevations - Attachment D).

The Planning and Zoning Commission voted by a 5-0 margin to recommend approval of the rezoning at its January 20 meeting. Consult the staff report for further details.

Enhances the Vision: "The City of Bettendorf is the most livable community for families" is maintained by placing townhouses in areas of the City nearer single-family and two-family housing to act as a buffer from more intense uses closer to Middle Road.

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) Land Use Map; (C) Concept Plan; (D) Elevations; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. ___ - 21

**RESOLUTION SETTING A DATE FOR PUBLIC HEARING
FOR REZONING OF PROPERTY GENERALLY LOCATED
NORTHWEST OF THE INTERSECTION OF TANGLEFOOT LANE AND TANGLEWOOD ROAD
A-1, AGRICULTURAL/URBAN RESERVE DISTRICT
TO R-3, MIXED RESIDENTIAL DISTRICT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for February 16, 2021, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road from A-1, Agricultural/Urban Reserve District to R-3, Mixed Residential District for property legally described as:

(LEGAL DESCRIPTION TO BE SUBMITTED AT A LATER DATE)

PASSED, APPROVED, AND ADOPTED this 2nd day of February, 2021.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

ORDINANCE NO. _____ - 21

AN ORDINANCE AMENDING THE BETTENDORF, IOWA, ZONE MAP FOR PROPERTY GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF TANGLEFOOT LANE AND TANGLEWOOD ROAD A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-3, MIXED USE RESIDENTIAL 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 and described as follows:

(LEGAL DESCRIPTION TO BE SUBMITTED AT A LATER DATE)

and which is now zoned A-1, Agricultural/Urban District is hereby repealed and said described land shall hereinafter be zoned R-3, Mixed Residential 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.

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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

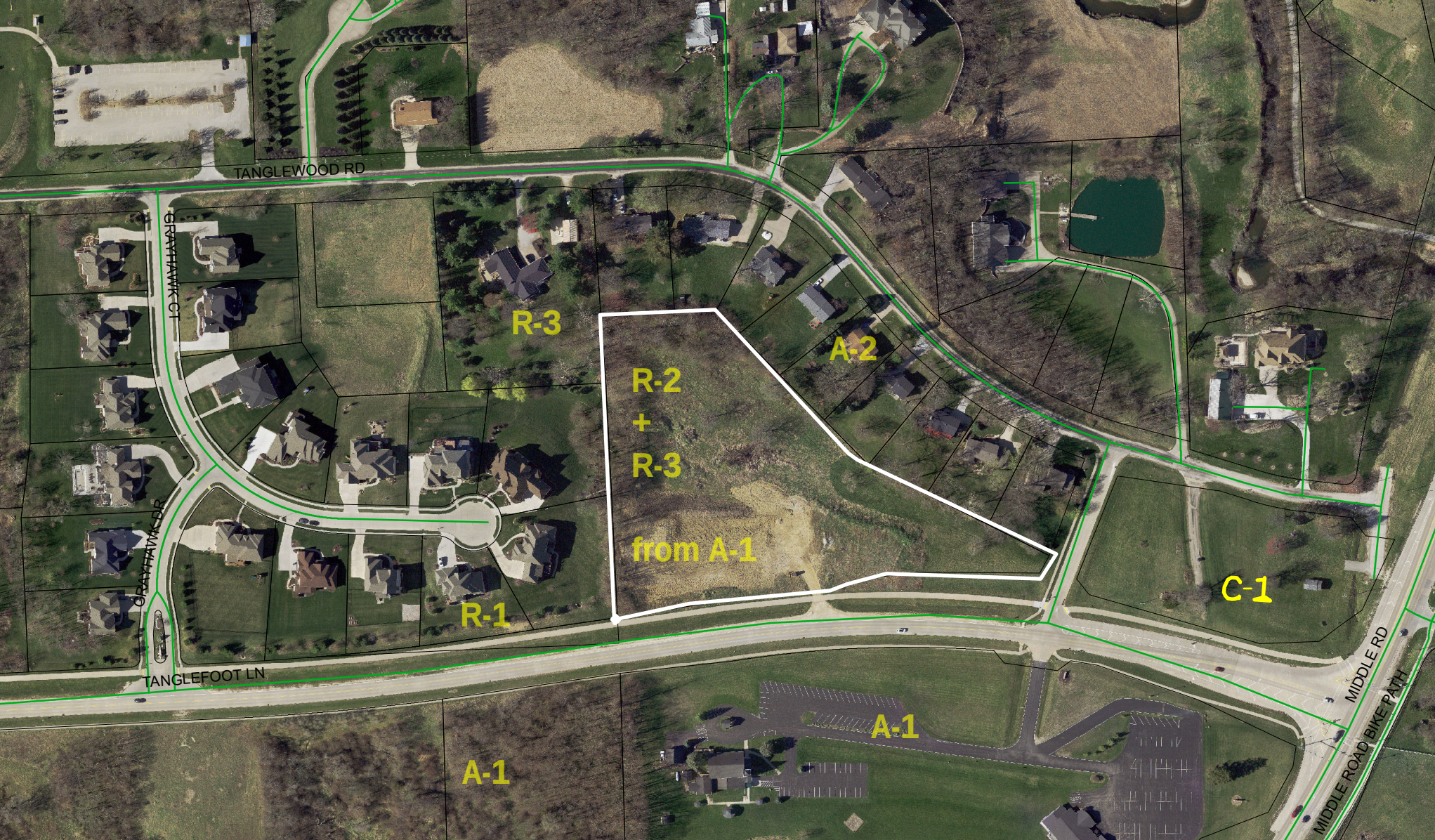
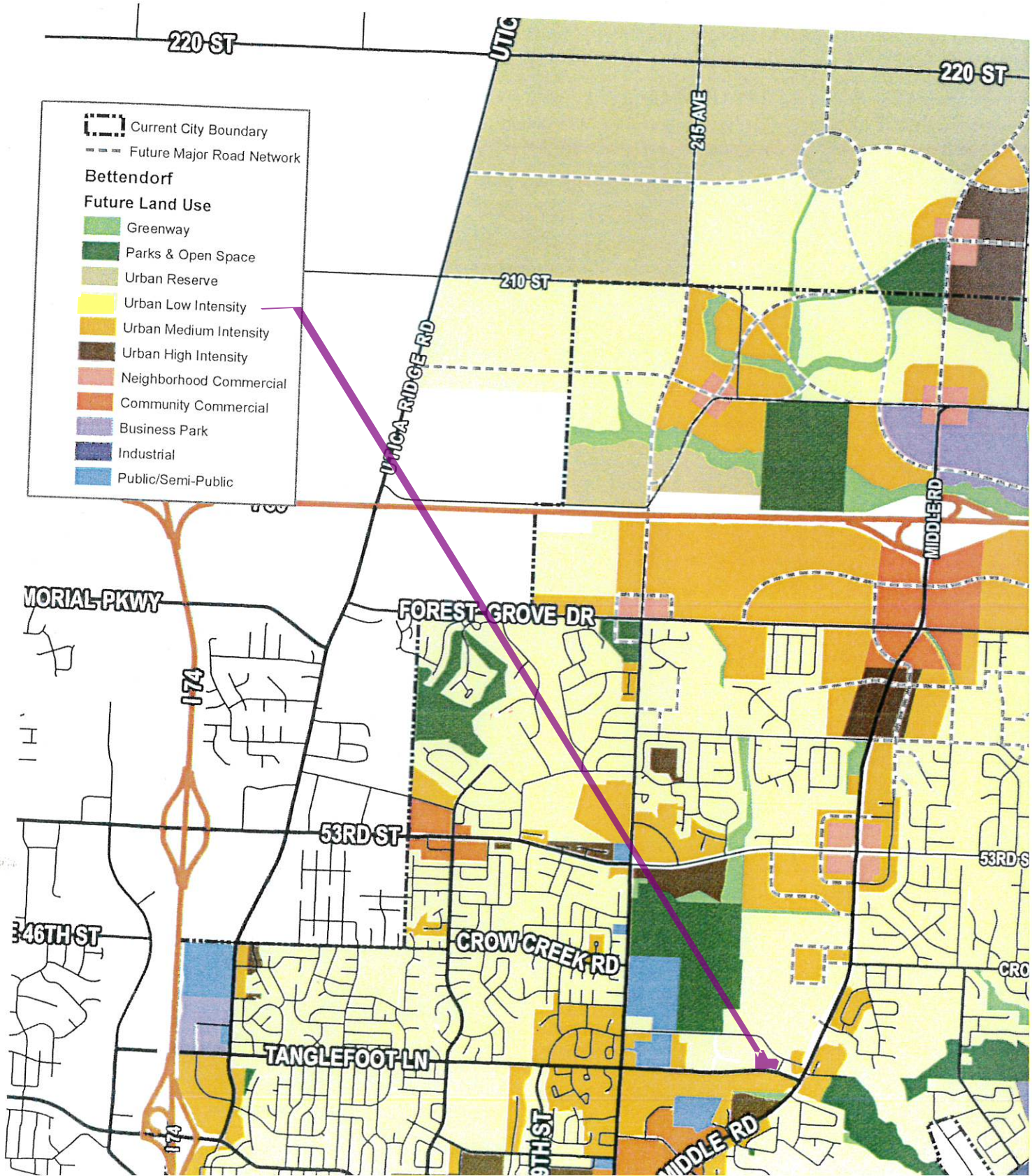

TANGLEWOOD RD
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MIDDLE ROAD BIKE PATH
R-3
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+
R-3
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A-2
C-1
R-1
A-1
A-1

FIGURE 1.4 - FUTURE LAND USE MAP

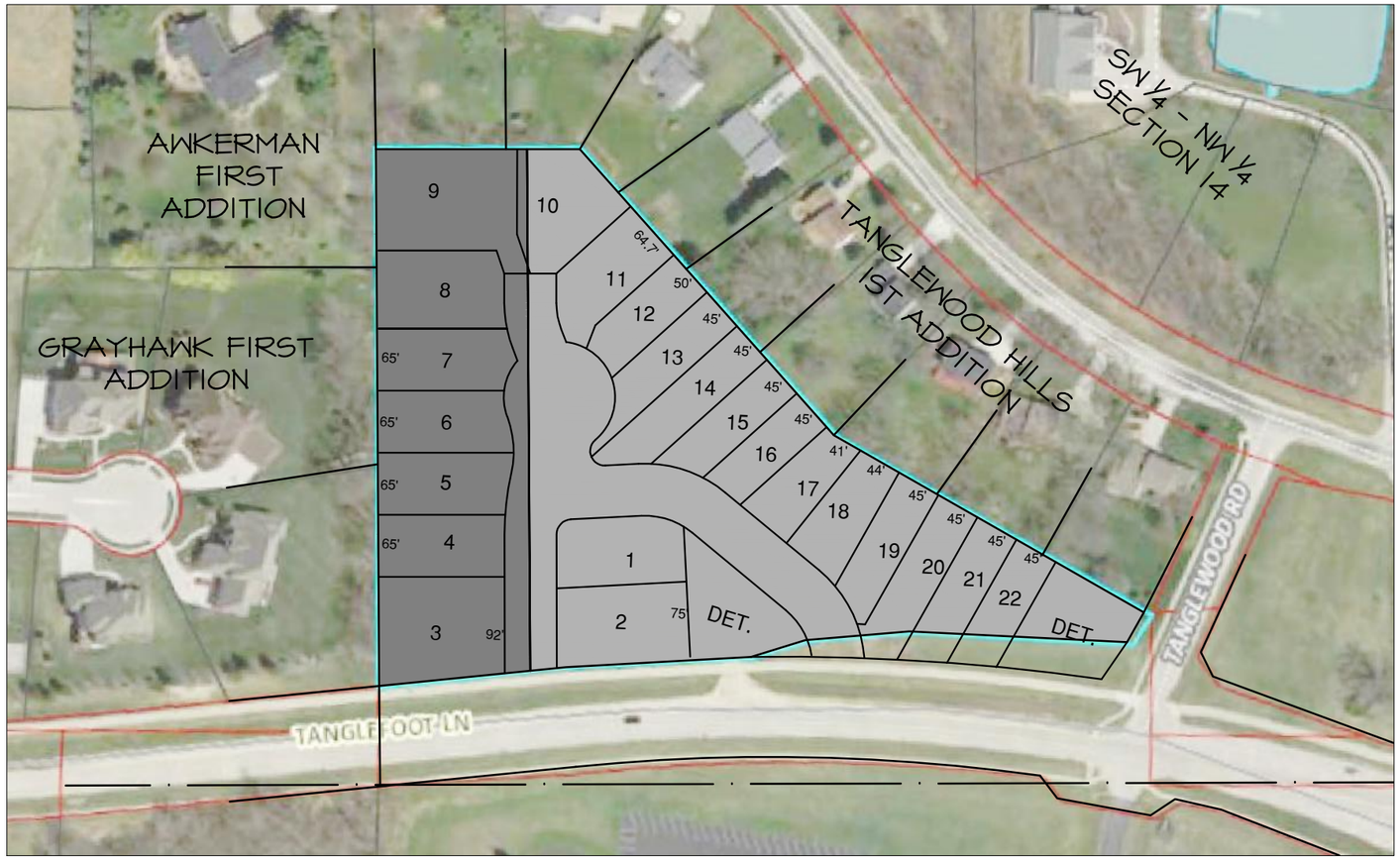
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Table 1.1 on page 29 for land use category descriptions.



R4E

T78N

RE-ZONING EXHIBIT



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MINIMUM LOT AREA: 5 ACRES

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DISTRICT: MIXED RESIDENTIAL
MAX HEIGHT OF BUILDING: 35'
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PROPOSED ZONING - R-3 1 FAMILY ATTACHED
DISTRICT: MIXED RESIDENTIAL
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SIDE YARD SETBACK: 5' MINIMUM/10' TOTAL
REAR YARD SETBACK: 25'
MINIMUM LOT WIDTH: 35' PER UNIT
MINIMUM LOT AREA: 4200 SQUARE FEET PER UNIT

PROPOSED ZONING - R-2
DISTRICT: SINGLE FAMILY RESIDENCE
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 25'
MINIMUM LOT WIDTH: 65'
MINIMUM LOT AREA: 8400 SQUARE FEET

DEVELOPER
DAN DOLAN HOMES
KEVIN DOLAN
2660 E. 53RD STREET, SUITE 7
DAVENPORT, IA 52807
PHONE - 563-381-4088

ATTORNEY
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RE-ZONING DESCRIPTION - A-1 to R-2
The West 151' of the East 1005.84 of the Southwest Quarter of the Northwest Quarter which lies Southerly and Westerly of Tanglewood Hills 1st Addition, North of Tanglefoot Lane and East of Grayhawk First Addition and Awkerman First Addition.

RE-ZONING DESCRIPTION - A-1 to R-3
That part of the East 1005.84 of the Southwest Quarter of the Northwest Quarter which lies Southerly and Westerly of Tanglewood Hills 1st Addition, North of Tanglefoot Lane and East of Grayhawk First Addition and Awkerman First Addition, except the West 151'.

north

150 0 150

AREA TO BE RE-ZONED FROM A-1 TO R-3

AREA TO BE RE-ZONED FROM A-1 TO R-2

SURVEY COMPANY / RETURN TO:
Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

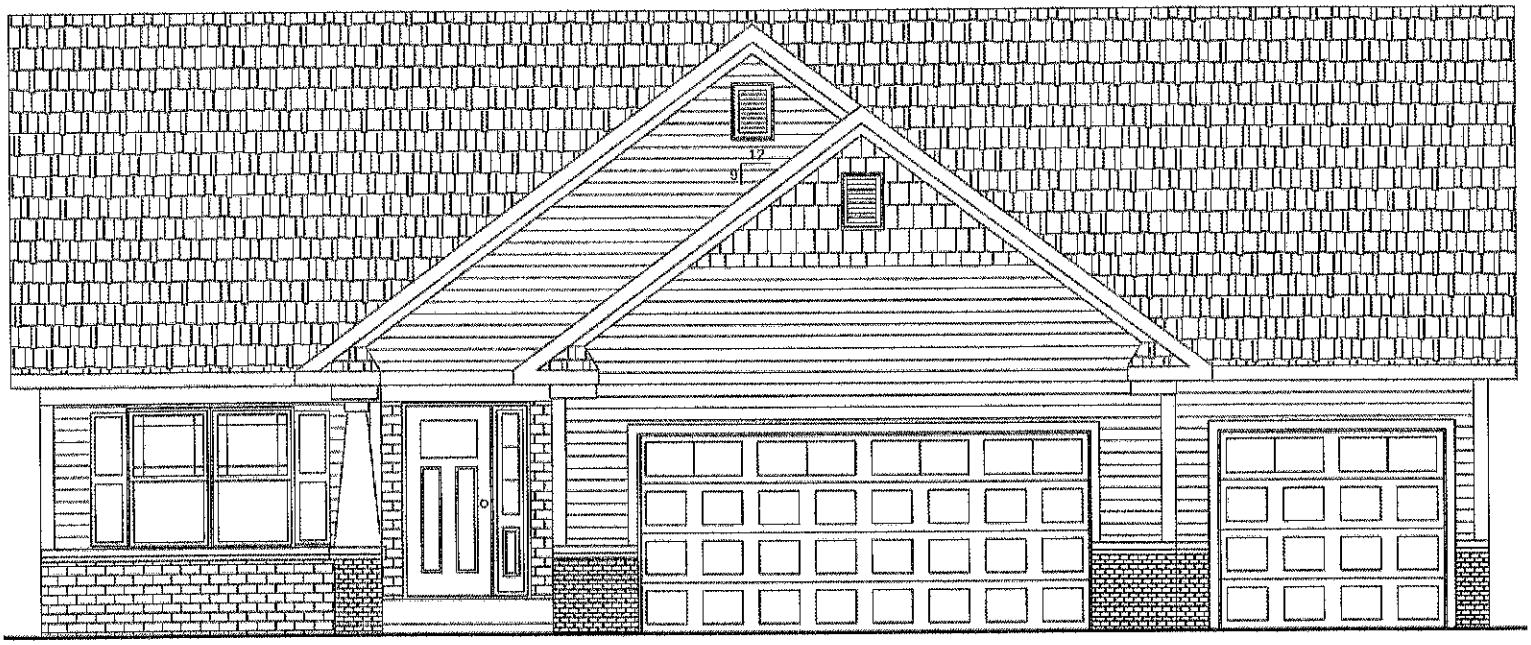
SURVEYOR: SETH A. WHITACRE
PROPRIETOR(S): TANGLEWOOD L.L.C
REQUESTOR: DAN DOLAN HOMES
LOCATION: SW 1/4 - NW 1/4 SECTION 14-78N-R4E
SURVEY TYPE: RE-ZONING EXHIBIT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
BETT	NONE	1"=150'	SAW	GWW	12/22/20	8623.20
REV. 0					SHEET 1	OF

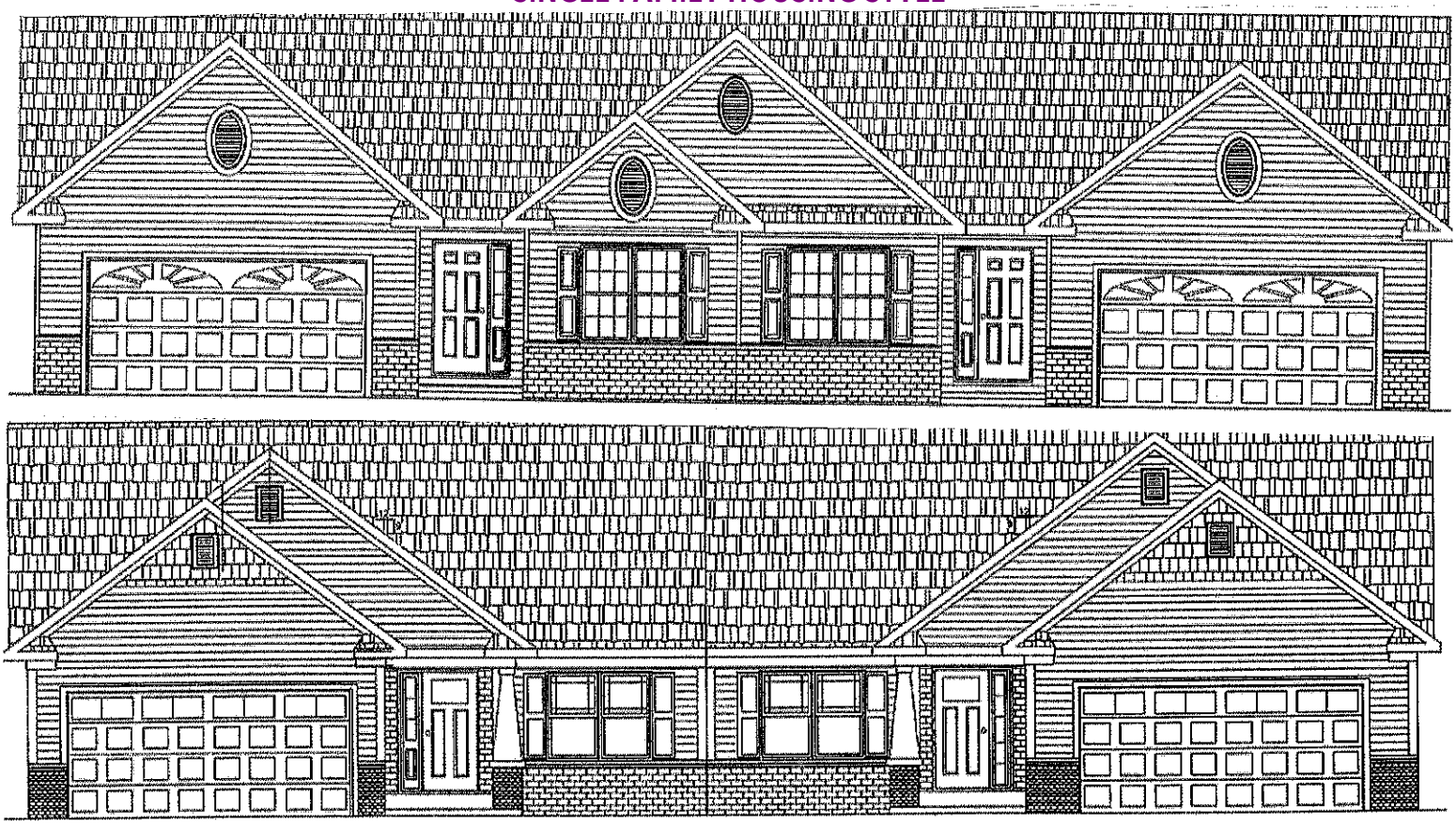



3675


©2019 Google



SINGLE FAMILY HOUSING STYLE



COMMON WALL HOUSING TYPES

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

January 20, 2021

Staff Report

Cases No. 21-001 and 21-002
Location: Northwest of the intersection of Tanglefoot Lane and Tanglewood Road – Rezoning
Applicant: Dan Dolan Homes
Current Zoning Classification: A-1, Agricultural/Urban Reserve District
Proposed Zoning Classifications: R-2, Single-family Residence District and R-3, Mixed Residential District
Current Land Use Designation: Urban Light Intensity

Background Information and Facts

Dan Dolan Homes has submitted applications for rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road (see Aerial Photo and Land Use Plan - Attachments A and B). The petitioner would like to rezone the western portion of the site from A-1, Agricultural/Urban Reserve District to R-2, Single-family Residence District. The remainder of the site is proposed to be rezoned from A-1 to R-3, Mixed Residential District (see Concept Layout - Attachment C).

Land Use

The land use designation for the site is Urban Light Intensity. The land use designations of the surrounding properties are Urban Light Intensity and Urban Medium Intensity. Staff believes that the R-2 and R-3 zoning districts are compatible with the surrounding residential developments and the C-1, Neighborhood Commercial district to the east.

Utilities

Water service, electrical, and sanitary and storm sewer are available from Tanglefoot Lane. It is the responsibility of the property owner to connect to all utilities.

Thoroughfare Plan/Access

Two proposed streets will provide access to the site from Tanglefoot Lane. The west street will terminate with a cul-de-sac to the north, with the east street connecting to the center of the west street. The developer is requesting that excess right-of-way near the intersection of Tanglefoot Lane and Tanglewood Road be vacated.

Storm Water Detention

Storm water detention is required and must be approved by the City Engineer at the time a site development plan is submitted. Storm water detention shall be accommodated for all development within the proposed subdivision.

Recommended Action

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

1. Approval of the rezoning requests does not waive any applicable city, state, or federal provisions as required by law.
2. The vacation of excess right-of-way near the intersection of Tanglefoot Lane and Tanglewood Road must be approved by City Council.

Respectfully submitted,

Greg Beck
City Planner

January 27, 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 property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 to R-2, submitted by Dan Dolan Homes. (Case 21-001)

Planning and Zoning Commission's decision on the rezoning of property generally located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 to R-3, submitted by Dan Dolan Homes. (Case 21-002)

Honorable Mayor and Members of the City Council:

On January 20, 2021, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named rezoning requests.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Rezoning

6. Case 21-001; Northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Dan Dolan Homes.

7. Case 21-002; Northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by Dan Dolan Homes.

Beck reviewed the staff report. Hunt added that the developer held a neighborhood meeting last week which was attended by 15-20 neighbors.

Gannaway asked for clarification of the staff comment regarding right-of-way. Morlok explained that there is some excess right-of-way on Tanglefoot Lane as a result of the reconstruction project. He added that there is a consistent 100 feet of right-of-way to the west that for some reason flares a little, adding that it is not needed by the city. He stated that City Council approval of the vacation of the right-of-way will be contingent upon approval of the entirety of the proposed development.

Wennlund commented that there is currently one curb cut and asked if there would be 2 on Tanglefoot Lane in the future. Morlok confirmed this, adding that the existing curb cut will be removed. Wennlund asked if there would be any connection to Tanglewood Road. Morlok stated that there would not.

Wennlund asked for clarification of how the developer plans to handle the substantial grade change from the subdivisions to the west and to the north. Mike Janecek, the developer's engineer, explained that because the developer is in the early stage of the project, no surveying has yet been completed. He indicated that the intent is to cut down the area where contractors have been storing excess material and grade the property to ensure proper drainage, detention, and layout of the subdivision.

Juli Sundholm, representing the property owner, explained that this is the first project that has been approved by her parents who feel it is the best use for the property.

Kevin Dolan, the applicant, stated that surrounding properties are zoned R-2, R-3, and C-1 with a commercial use to the south. He explained that in his opinion the varying zoning districts necessitate a transitional project. He indicated that the concept plans shows R-2 zoning on the west side of the development with the remainder's being zoned R-3. Dolan stated that the homes will be built for sale and that while there will be no age restrictions, the development is meant to be an age-in-place townhome concept. He explained that

the homes will be freestanding on the west side and attached duplex units on the east. He indicated that the homes will have features such as stepless entry and a homeowner's association which will take care of lawn care and snow removal.

Gibson asked if the developer has a representation of the proposed homes that could be shown. Dolan confirmed this, adding that he has a photo showing a home in a recent, similar development.

Amanda Yeggy, 4323 Tanglewood Road, asked what the price would be for the proposed homes. Dolan stated that they would be in the range of $400,000 for both products.

Nancy Johnson, 4423 Tanglewood Road, commented that she does not believe that Tanglewood Road can handle the current traffic let alone the traffic from recent and future developments. She stated that no one has given her the details of the layout of the project or exactly where sewer and water will be located. She asked if her subdivision would be connected to sewer and questioned if the streets would be able to handle the additional traffic. Morlok explained that Tanglefoot Lane can obviously handle current and additional traffic, adding that reconstruction of Tanglewood Road might happen in 2 years and that the project would be from Devils Glen Road to the east entrance to the park. He explained that it would be a full city street and would have a trail and sidewalks. Morlok added that the developer is not required to submit engineering plans until such time as the rezoning is complete. He indicated that once the rezoning is approved, the developer is required to submit a preliminary plat, final plat, and a site development plan if any of the proposed homes are multi-family. He stated that because sanitary sewer is available at the southeast corner and storm sewer is there for detention, they would not be available for connection to the homes on Tanglewood Road. Morlok explained that because the proposed development as shown on the concept plan has no connectivity to Tanglewood Road he does not anticipate an increase in traffic on that street. He commented that the only reason he could see for a motorist to use Tanglewood Road is if their destination is the Tangled Wood restaurant.

Johnson asked what would happen to the easement in the rear yard of her property. Morlok stated that the developer would not be able to use her property during construction. Johnson asked if her easement would be taken away. Morlok stated that if the easement is on Johnson's property it would stay. Johnson stated that the easement in question is between her property and the proposed development. Hunt commented that while he has not reviewed the issue, discussion took place at the neighborhood meeting regarding the possibility that a utility easement is already in place. Curran stated that a recorded easement would not be extinguished. Morlok added that both parties to an easement would have to agree to vacate it.

Johnson asked if the developer would be putting sewer in. Morlok confirmed this, adding that it would be only for the use of the proposed subdivision and would likely be in the streets at the front of the lots. Johnson asked if the city is ever going to extend sewer to her home. Morlok stated that the decision on the extension of sewer to Tanglewood Road would be made by the City Council, reiterating that it is not a part of this project. He added that the city is considering some newer technologies for seal coat roads but that a full reconstruction would not take place within the next 5-10 years.

Hunt displayed a rendering that is similar in style to the detached homes that are proposed. Dolan explained that the drawing shows a unit with a 3-car garage which would only fit on the R-2 lots. He stated that the same freestanding or attached home with a 2-car garage could be located on the R-3 lots.

Yeggy asked if the homes would be for sale or if they would be rented. Dolan stated that while there will not be a covenant restriction, he does not anticipate that the units would be rented. Yeggy asked if the existing trees on the common property lines would be removed. Dolan stated that he would like to preserve as many trees as possible but cannot guarantee that some would need to be removed as a result of grading and construction. Yeggy asked how the proposed development would affect her property taxes and the value of her home. Dolan stated that typically new construction is of benefit to adjacent property owners but that Yeggy should consult with the county assessor. Yeggy asked when construction would begin. Dolan stated that he plans to begin in the summer of 2021.

> On motion by Stoltenberg, seconded by Gannaway, that the rezoning of property located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 to R-2, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

> On motion by Stoltenberg, seconded by Gannaway, that the rezoning of property located northwest of the intersection of Tanglefoot Lane and Tanglewood Road, A-1 to R-3, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: February 2, 2021
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of Arrowhead Crossing (replat of Lots 9-10 and 21-22 of Devil's Glen Acres), submitted by Quad City Enterprises, LLC/Dan Gunsteen. (Case 21-003)

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

Quad City Enterprises, LLC/Dan Gunsteen has submitted the final plat of Arrowhead Crossing (replat of Lots 9-10 and 21-22 of Devil's Glen Acres) (see Aerial Photo and Sewer Plat - Attachments A and B). The applicant is replatting these lots into a single lot approximately 1.53 acres in size and is providing the City with future right-of-way (see Attachment C - Final Plat). The adjoining subdivision contains a portion of the existing access easement for the residential area straddling Middle Drive (see Attachment D - Burch's Third Addition Final Plat). The Planning and Zoning Commission has reviewed the site development plan (see Attachment E - Site Development Plan).

Enhances the Vision: The construction of a drive through car wash meets the needs of consumers with an updated car wash replacing the older car wash and promoting "a growing competitive business environment" for the City.

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 5-0 margin at its January 20 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Sewer Plat; (C) Final Plat; (D) Burch's Third Addition Final Plat; (E) Site Development Plan; (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 FINAL PLAT OF ARROWHEAD CROSSING REPLAT OF LOTS 9-10 AND 21-22 OF DEVIL'S GLEN ACRES

WHEREAS, Quad City Enterprises, LLC/Dan Gunsteen has submitted the final plat of Arrowhead Crossing (replat of Lots 9-10 and 21-22 of Devil's Glen Acres), 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 Arrowhead Crossing (replat of Lots 9-10 and 21-22 of Devil's Glen Acres) subject to the following conditions:

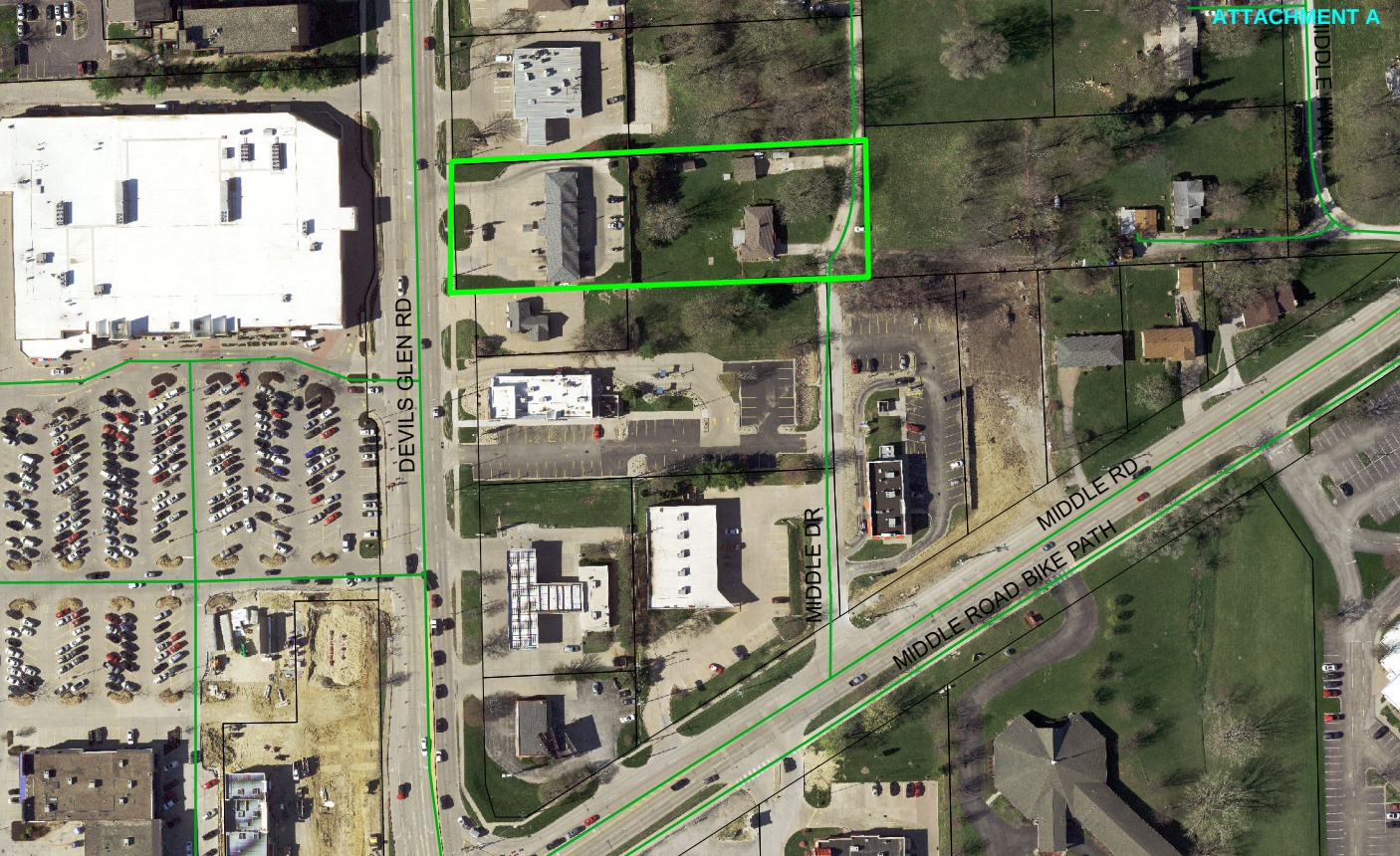
1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. Compliance with utility company standards governing the burial of utilities.

PASSED, APPROVED, AND ADOPTED this 2nd day of February, 2021.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk


ATTACHMENT A
DEVILS GLEN RD
MIDDLE DR
MIDDLE RD
MIDDLE ROAD BIKE PATH
MIDDLE RD

ATTACHMENT B

Devils Glen Acres

INDEX LEGEND

LOCATION: PT SW1/4 OF SE1/4 OF SEC.15-78-4

REQUESTOR: QUAD CITY ENTERPRISES LLC

PROPRIETOR: QUAD CITY ENTERPRISES LLC

SURVEYOR: DAN J. KUEHL - IA PLS#19959

SURVEYOR COMPANY: XCEL CONSULTANTS, INC.
8300 42ND STREET WEST
ROCK ISLAND, IL 61201

RETURN TO: XCEL@XCELCONSULTANTSINC.COM

FINAL PLAT

OF

ARROWHEAD CROSSING

A REPLAT OF LOTS 9, 10, 21 & 22 OF DEVIL'S GLEN ACRES SUBDIVISION IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

N

0 50 100 200

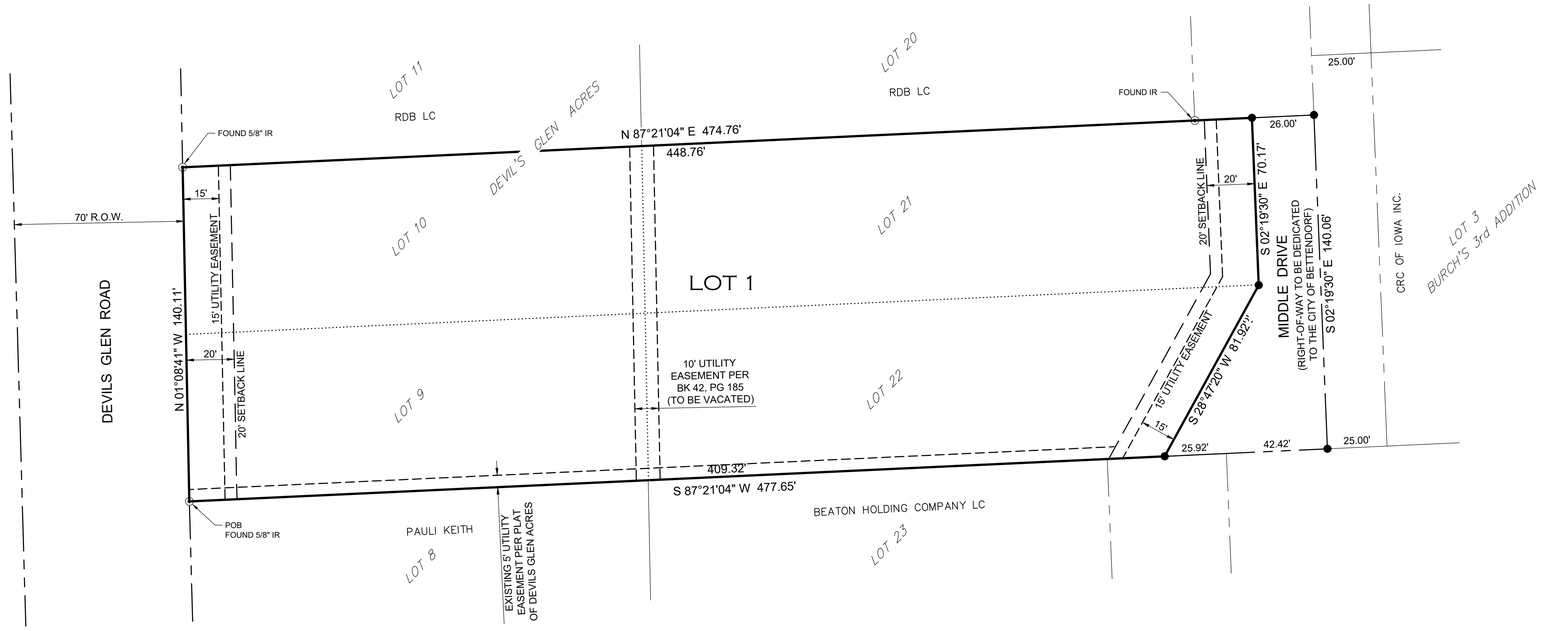
1" = 100'
GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- UNDERLYING LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT 5/8" IR w/ CAP #19959

RECORDER INFORMATION

PRELIMINARY
NOT FOR RECORDING



NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. TOTAL ACREAGE = 66,697 SQ.FT. OR 1.53 ACRES.
3. EXISTING LOTS 9 AND 10 ARE ZONED C-3 AND EXISTING LOTS 21 AND 22 AREA ZONE C-2.
4. 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.
5. ALL CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA.
6. RIGHT-OF-WAY FOR MIDDLE DRIVE WILL BE DEDICATED TO THE CITY OF BETTENDORF.
7. CURB RADIUS AT ALL NEW ENTRANCES AND INTERSECTIONS SHALL BE 25'.
8. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
9. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
10. 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.
11. BLANKET UNDERGROUND EASEMENT GRANTED FOR MIDAMERICAN ENERGY CO. AND CENTURY LINK FOR THE RELOCATION OF EXISTING OVERHEAD LINES.
12. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
13. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
14. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION HAS BEEN COMPLETED OR WITHIN ONE YEAR OF THE FILING OF THE PLAT PER IOWA CODE CHAPTER 355.6/4.

LEGAL DESCRIPTION

A REPLAT OF LOTS 9, 10, 21 AND 22 OF DEVIL'S GLEN ACRES SUBDIVISION, WITHIN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N01°08'41"W, ALONG THE EAST LINE OF DEVILS GLEN ROAD, A DISTANCE OF 140.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE N87°21'04"E, ALONG THE NORTH LINE OF SAID LOTS 10 AND 21, A DISTANCE OF 474.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE S02°19'30"E, ALONG THE EAST LINE OF LOTS 21 AND 22, A DISTANCE OF 140.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE S87°21'04"W, ALONG THE SOUTH LINE OF LOTS 22 AND 9, A DISTANCE OF 477.65 FEET TO THE POINT OF BEGINNING. CONTAINING 66,697 SQUARE FEET OR 1.53 ACRES.

OWNER & DEVELOPER

QUAD CITY ENTERPRISES LLC
ATTN: DAN GUNSTEEN
651 SUTTON ROAD, SUITE 305
STREAMWOOD, IL 60107
PH: 630.688.5843
dhgunsteen@gmail.com

ATTORNEY

KATZ NOWINSKI, PC
ATTN: FRANK L. NOWINSKI
1000 36th AVENUE
MOLINE, IL 61265
PH: 309.277.3394
fnowinski@katzlawfirm.com

ENGINEER

J+M CIVIL DESIGN LLC
2550 MIDDLE ROAD, SUITE 602
BETTENDORF, IA 52722
PH: 563.345.3470
maggie@jmcivildesign.com

SURVEYOR

XCEL CONSULTANTS
8300 42nd STREET WEST
ROCK ISLAND, IL 61201
PH: 309.787.9988
xcel@xcelconsultansinc.com

METRONET

BY: _____

DATE: _____

MID AMERICAN ENERGY COMPANY

BY: _____

DATE: _____

IOWA-AMERICAN WATER COMPANY

BY: _____

DATE: _____

CENTURYLINK

BY: _____

DATE: _____

MEDIACOM

BY: _____

DATE: _____

CITY OF BETTENDORF, IOWA

BY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____

DATE: _____

XCEL Consultants

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY IOWA PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 114A, CODE OF IOWA.

PRELIMINARY
NOT FOR RECORDING

DAN J. KUEHL DATE
PROFESSIONAL LAND SURVEYOR
IA LAND SURVEYOR NUMBER 19959
EXPIRES: DECEMBER 31, 2021
8301 42ND STREET WEST
ROCK ISLAND, IL 61201
TELEPHONE: 309-787-9988

PROFESSIONAL LAND SURVEYOR
DAN J. KUEHL
19959
IOWA

j+m civil design llc

2550 middle road, ste. 602
bettendorf, ia 52722

www.jmcivildesign.com

revision | date | no.

ARROWHEAD CROSSING SUBDIVISION

Bettendorf, Iowa

QUAD CITY ENTERPRISES LLC

jmcd project no.	20-037
designed by:	
drawn by:	cam
checked by:	djk
date:	12.08.2020

FINAL PLAT

C-1 | REV. C-1

EAST 462.5'

EAST 457.98'

658.08'

5820 address

MIDDLE ROAD

S.43° 25' 30"E. 457.36'

452.36'

105.71'

SCALE: 1" = 100'

N

PLAT & SURVEY BY

MAJOR ENGINEERING CO

DATE: July 3, 1963

N 1°14' E. 495'

5500

ACRES

N. 1° 14' E. 495'

1

2

3

4

432.98'

435.14'

165'

165'

165'

165'

50' R.

25' Easement for Public Road

16' Utility Esm't.

16'

131.56'

71.28'

147.27'

Δ = 4° 36'

L = 23.91'

Δ = 2° 11' 46"

L = 11.46'

432.98'

WEST 663.82'

50'

50'

boundary

VICTOR ARCHER'S ADD.

DEVALL'S

ROADWAY EASEMENT

S.W.Cor., S.E. ¼ Sec. 15-78-4

AUDITOR'S PLAT OF

BURCH'S 3rd ADDITION

SUBDIVISION OF PART OF THE S.E. ¼, OF SEC. 15 T-78 N., R-4 E., 5th P.M.

APPROVED BY CITY PLAT COMMISSION

BY: [signature] CHAIRMAN

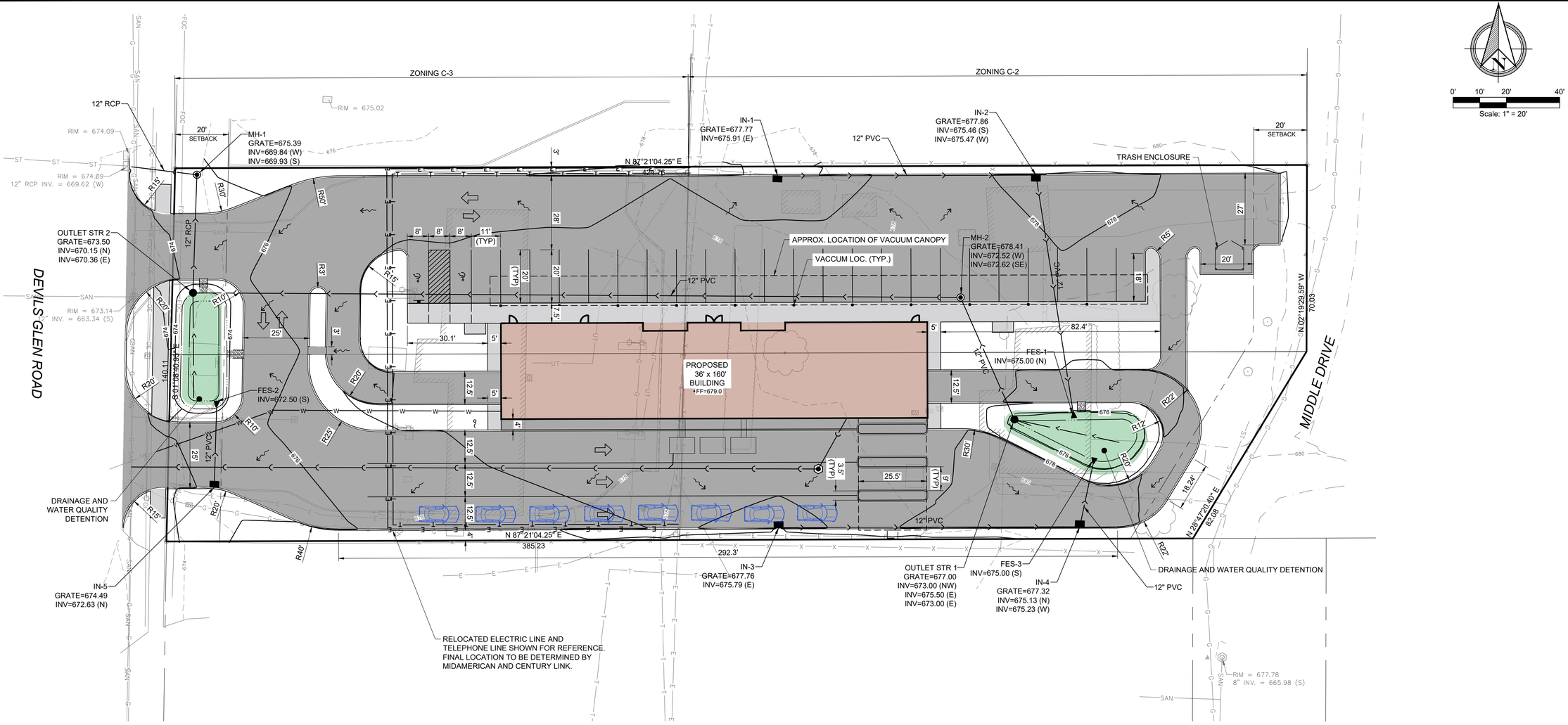
DATE: August 1, 1963

CITY OF BETTENDORF, IOWA

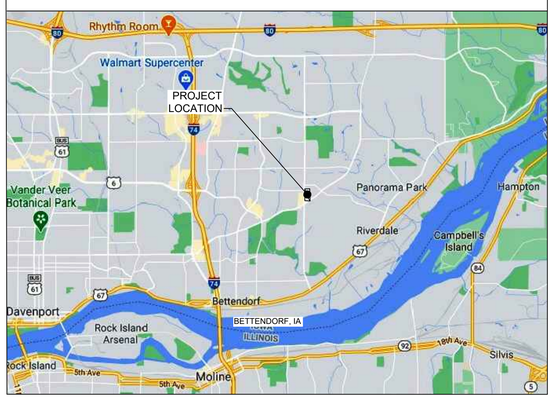
BY: [signature] MAYOR

ATTEST: [signature] CITY CLERK

DATE: August 6, 1963



SITE LOCATION MAP



* THE CONTRACTOR WILL COMPLY WITH MIDAMREICAN ENERY AND CENTURY LINK TO DETERMINE A RELOCATION OF THE UTILITY LINES AND UTILITY EASEMENT WHICH IS DECIDED BY ALL PARTIES. NO REMOVAL OF ANY LINES SHALL BE DONE PRIOR TO APPROVAL BY THE UTILITY COMPANIES.

GENERAL NOTES

1. LEGAL DESCRIPTION: DEVIL'S GLEN ACRES, LOT 21 & 22.
2. ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL CURRENT CODES AND ORDINANCES OF THE CITY OF BETTENDORF, IOWA.
3. THIS SITE IS SERVED BY CITY OF BETTENDORF (SANITARY SEWER), IOWA-AMERICAN WATER COMPANY, AND MID AMERICAN ENERGY CO. (GAS AND ELECTRIC).
4. ALL EXISTING UTILITIES SHOWN WERE LOCATED PARTIALLY IN THE FIELD AND PARTIALLY FROM REVIEW OF EXISTING PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE ALL EXISTING UNDERGROUND LINES PRIOR TO BEGINNING ANY CONSTRUCTION IN THE AREA. ANY DAMAGE DONE TO UTILITIES DUE TO CONSTRUCTION WILL BE REPAIRED AT THE CONTRACTOR'S OWN EXPENSE.
5. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB OR EDGE OF SLAB. ALL ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS ARE TO BE PORTLAND CEMENT CONCRETE AND SHALL BE HANDICAP ACCESSIBLE.
7. ALL INTERIOR DRIVEWAYS AND SIDEWALKS ARE PRIVATELY OWNED AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

OWNER | DEVELOPER

QUAD CITY ENTERPRISES LLC.
651 S. SUTTON, SUIT 305
STREAMWOOD, IL 60107

ARCHITECT | CONTRACTOR

SITE DATA

ZONING: C2 & C3		
SETBACKS REQUIRED:	C-2	C-3
FRONT	20'	20'
SIDE	NONE	NONE
REAR	NONE	20'
BUILDING INFORMATION:		
CONSTRUCTION TYPE: VB		
BUILDING AREA: 5,760 SF		
OCCUPANCY TYPES:		
SPRINKLER SYSTEM: NONE		

PARKING

SPACE USE	REQUIRED	PROVIDED
CAR WASH	10	23
TOTAL (INCUDES 2 ADA SPACES):		25

LEGEND

PROPOSED	EXISTING	
SAN	SAN	SANITARY SEWER
		SANITARY SEWER MH
	ST	STORM SEWER
		STORM SEWER MH
		INLET
		FLAG POLE
590	590	ELEVATION CONTOUR
W	Wx	WATER MAIN
		P.C. CONCRETE PVMT.
		P.C CONCRETE WALK
		PROPOSED BUILDING
		BOUNDARY LINE
		NEW LOT LINE
		ZONING SETBACK LINE
		EASEMENT LINE

j+m civil design llc
2550 middle road, ste. 602
bettendorf, ia 52722
www.jmcivildesign.com

Scale: 1" = 20'

revision | date | no.

ISSUED FOR CITY REVIEW

DEVILS GLEN CAR WASH
BETTENDORF, IOWA
QUAD CITY ENTERPRISES LLC.

jmcd project no.	20-037
designed by:	nhm
drawn by:	ber
checked by:	baj
date:	12.07.2020

DETAILED SITE PLAN

C-0 | REV.

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

January 20, 2021

Staff Report

Case No. 21-003
Subdivision Name: Arrowhead Crossing - Replat (3011 Devils Glen Road and 3050 Middle Drive)
Applicant: Quad City Enterprises, LLC/Dan Gunsteen
Zoning Designation: C-2, Community Commercial District and C-3, General Business District
Land Use Plan Designation: Community Commercial

Facts

Quad City Enterprises, LLC/Dan Gunsteen has submitted the final plat of Arrowhead Crossing (replat of Lots 9-10 and 21-22 Devil's Glen Acres) (see Aerial Photo and Sewer Plat - Attachments A and B). The adjoining subdivision contains a portion of the existing access easement for the residential area straddling Middle Drive (see Attachment C - Burch's Third Addition). The applicant is replatting these lots into a single lot approximately 1.53 acres in size and is providing the City with future right-of-way (see Attachment D - Plat.) The Planning and Zoning Commission has already reviewed the site development plan (see Attachment E - Site Development Plan).

Land Use

The land use designation is Community Commercial which permits both C-2, Community Commercial District and C-3, General Business District. A special use permit to allow a car wash in a C-2 district was granted by the Board of Adjustment on October 8, 2020.

Utilities

Connection to utilities will be the property owner's responsibility. Most utilities currently run along the Devils Glen Road right-of-way. Utilities shall be routed as shown on the site plan with overhead utilities being located underground using a blanket easement as indicated on the final plat.

Thoroughfare Plan/Pedestrian Access

Access to the property is from Devils Glen Road. No access will be permitted from the access easement from Middle Drive. Additional right-of-way designated for future improvement of Middle Drive is noted on the final plat.

Storm Water Detention

Storm water detention will be conducted using detention in two pond areas one west and one east. Storm water detention calculations have been approved by the City Engineer.

Recommended Action

Staff recommends approval of the replat subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions required by law.
2. Compliance with utility company standards governing the burial of utilities.

Respectfully submitted,

Greg Beck
City Planner

January 27, 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 Arrowhead Crossing (replat of Lots 9-10 and 21-22 of Devil's Glen Acres), submitted by Quad City Enterprises, LLC/Dan Gunsteen. (Case 21-003)

Honorable Mayor and Members of the City Council:

On January 20, 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

Replat

8. Case 21-003; Arrowhead Crossing, submitted by Quad City Enterprises, LLC/Dan Gunsteen.

Beck reviewed the staff report. Hunt added that there would be no access from Middle Drive.

> On motion by Gibson, seconded by Stoltenberg, that the final plat of Arrowhead Crossing be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: February 1/2, 2021
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 3011 Devils Glen Road and 3050 Middle Drive, submitted by Dan Gunsteen. (Case 20-062)

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

Dan Gunsteen has submitted a site development plan for 3011 Devils Glen Road and 3050 Middle Drive (see Aerial Photo - Attachment A). The applicant has submitted a replat of these lots which indicates City right-of-way for the future improvement of Middle Drive (see Proposed Plat - Attachment B). The site development plan shows a one-bay car wash with access from Devils Glen Road (see Site Development Plan - Attachment C). The elevations show the proposed structure, and the landscape plan shows that the tree count requirement has been met (see Elevations - Attachment D and Landscape Plan - Attachment E). A utility relocation agreement is required as a part of this process (see Utility Pact - Attachment F).

Enhances the Vision: The construction of the car wash helps meet the needs of consumers by providing an updated facility and will promote "a growing competitive business environment" for the city.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 7-0 margin at its December 16 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Final Plat; (C) Site Development Plan; (D) Elevations; (E) Landscape Plan; (F) Utility Pact; (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 A SITE DEVELOPMENT PLAN FOR 3011 DEVILS GLEN ROAD AND 3050 MIDDLE DRIVE

WHEREAS, Dan Gunsteen has submitted a site development plan for 3011 Devils Glen Road and 3050 Middle Drive, and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it subject to conditions listed below, and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for 3011 Devils Glen Road and 3050 Middle Drive subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. All landscaping shall be installed and maintained according to the approved landscape plan submitted and approved as part of the site development plan. If all plantings cannot be installed by the time the Certificate of Occupancy is requested, then a bond shall be posted equal to 150% of the cost of materials and labor for completion of the planting.
3. Compliance with utility company standards governing the burial of utilities.
4. The City Engineer shall approve storm water calculations as part of the design prior to issuance of building permits.

PASSED, APPROVED, AND ADOPTED this 2nd day of February, 2021.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk


MAPLECREST RD
DEVILS GLEN RD
MIDDLE DR
MIDDLE HWY
OLD BELMONT RD
CHURCH ST
MIDDLE RD
MIDDLE ROAD BIKE PATH

INDEX LEGEND

LOCATION: PT SW1/4 OF SE1/4 OF SEC.15-78-4

REQUESTOR: QUAD CITY ENTERPRISES LLC

PROPRIETOR: DONALD E. & CINDY R. TICE; TICE ENTERPRISES

SURVEYOR: DAN J. KUEHL - IA PLS#19959

SURVEYOR COMPANY: XCEL CONSULTANTS, INC.
8300 42ND STREET WEST
ROCK ISLAND, IL 61201

RETURN TO: XCEL@XCELCONSULTANTSINC.COM

FINAL PLAT

OF

ARROWHEAD CROSSING

A REPLAT OF LOTS 9, 10, 21 & 22 OF DEVIL'S GLEN ACRES SUBDIVISION IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

N

0 50 100 200

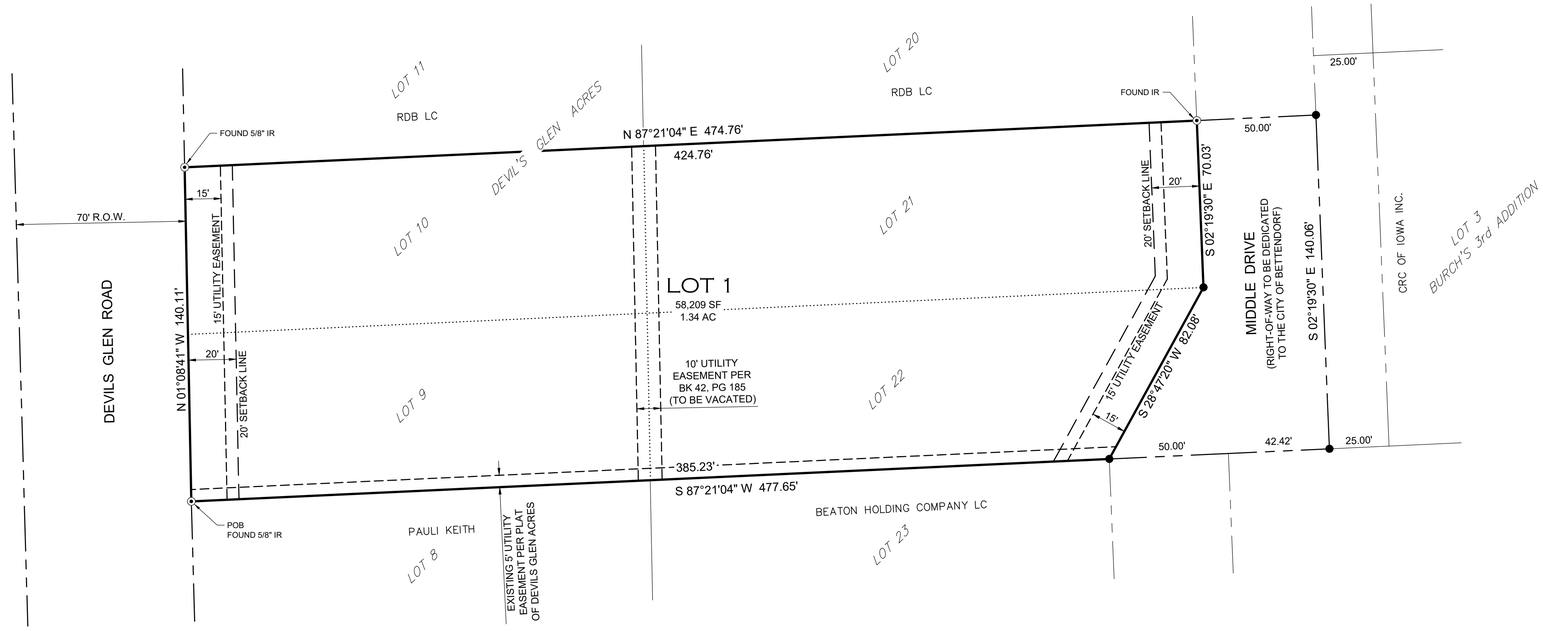
1" = 100'
GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- UNDERLYING LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT 5/8" IR w/ CAP #19959

RECORDER INFORMATION

PRELIMINARY
NOT FOR RECORDING



OWNER

DONALD E. & CINDY R. TICE
TICE ENTERPRISES
3557 DEERTRAIL ROAD
BETTENDORF, IA 52722
PH: 563.505.2431

DEVELOPER

QUAD CITY ENTERPRISES LLC
ATTN: DAN GUNSTEEN
651 SUTTON ROAD, SUITE 305
STREAMWOOD, IL 60107
PH: 630.688.5843
dhgunsteen@gmail.com

ATTORNEY

KATZ NOWINSKI, PC
ATTN: FRANK L. NOWINSKI
1000 36th AVENUE
MOLINE, IL 61265
PH: 309.277.3394
fnowinski@katzlawfirm.com

ENGINEER

J+M CIVIL DESIGN LLC
2550 MIDDLE ROAD, SUITE 602
BETTENDORF, IA 52722
PH: 563.345.3470
maggie@jmcivildesign.com

SURVEYOR

XCEL CONSULTANTS
8300 42nd STREET WEST
ROCK ISLAND, IL 61201
PH: 309.787.9988
xcel@xcelconsultansinc.com

MID AMERICAN ENERGY COMPANY

BY: _____

DATE: _____

IOWA-AMERICAN WATER COMPANY

BY: _____

DATE: _____

CENTURYLINK

BY: _____

DATE: _____

MEDIACOM

BY: _____

DATE: _____

CITY OF BETTENDORF, IOWA

BY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____

DATE: _____

NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. TOTAL ACREAGE = 66,697 SQ.FT. OR 1.53 ACRES.
3. EXISTING LOTS 9 AND 10 ARE ZONED C-3 AND EXISTING LOTS 21 AND 22 AREA ZONE C-2.
4. 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.
5. ALL CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA.
6. RIGHT-OF-WAY FOR MIDDLE DRIVE WILL BE DEDICATED TO THE CITY OF BETTENDORF.
7. CURB RADIUS AT ALL NEW ENTRANCES AND INTERSECTIONS SHALL BE 25'.
8. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
9. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
10. 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.
11. BLANKET UNDERGROUND EASEMENT GRANTED FOR MIDAMERICAN ENERGY CO. AND CENTURY LINK FOR THE RELOCATION OF EXISTING OVERHEAD LINES.
12. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
13. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
14. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION HAS BEEN COMPLETED OR WITHIN ONE YEAR OF THE FILING OF THE PLAT PER IOWA CODE CHAPTER 355.6/4.

LEGAL DESCRIPTION

A REPLAT OF LOTS 9, 10, 21 AND 22 OF DEVIL'S GLEN ACRES SUBDIVISION, WITHIN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N01°08'41"W, ALONG THE EAST LINE OF DEVILS GLEN ROAD, A DISTANCE OF 140.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE N87°21'04"E, ALONG THE NORTH LINE OF SAID LOTS 10 AND 21, A DISTANCE OF 474.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE S02°19'30"E, ALONG THE EAST LINE OF LOTS 21 AND 22, A DISTANCE OF 140.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE S87°21'04"W, ALONG THE SOUTH LINE OF LOTS 22 AND 9, A DISTANCE OF 477.65 FEET TO THE POINT OF BEGINNING. CONTAINING 66,697 SQUARE FEET OR 1.53 ACRES.

XCEL Consultants

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY IOWA PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 114A, CODE OF IOWA.

PRELIMINARY
NOT FOR RECORDING

DAN J. KUEHL — DATE
PROFESSIONAL LAND SURVEYOR
IA LAND SURVEYOR NUMBER 19959
EXPIRES: DECEMBER 31, 2021
8301 42ND STREET WEST
ROCK ISLAND, IL 61201
TELEPHONE: 309-787-9988

PROFESSIONAL LAND SURVEYOR
DAN J. KUEHL
19959
IOWA

j+m civil design llc

2550 middle road, ste. 602
bettendorf, ia 52722

www.jmcivildesign.com

no.	date	revision

ARROWHEAD CROSSING SUBDIVISION

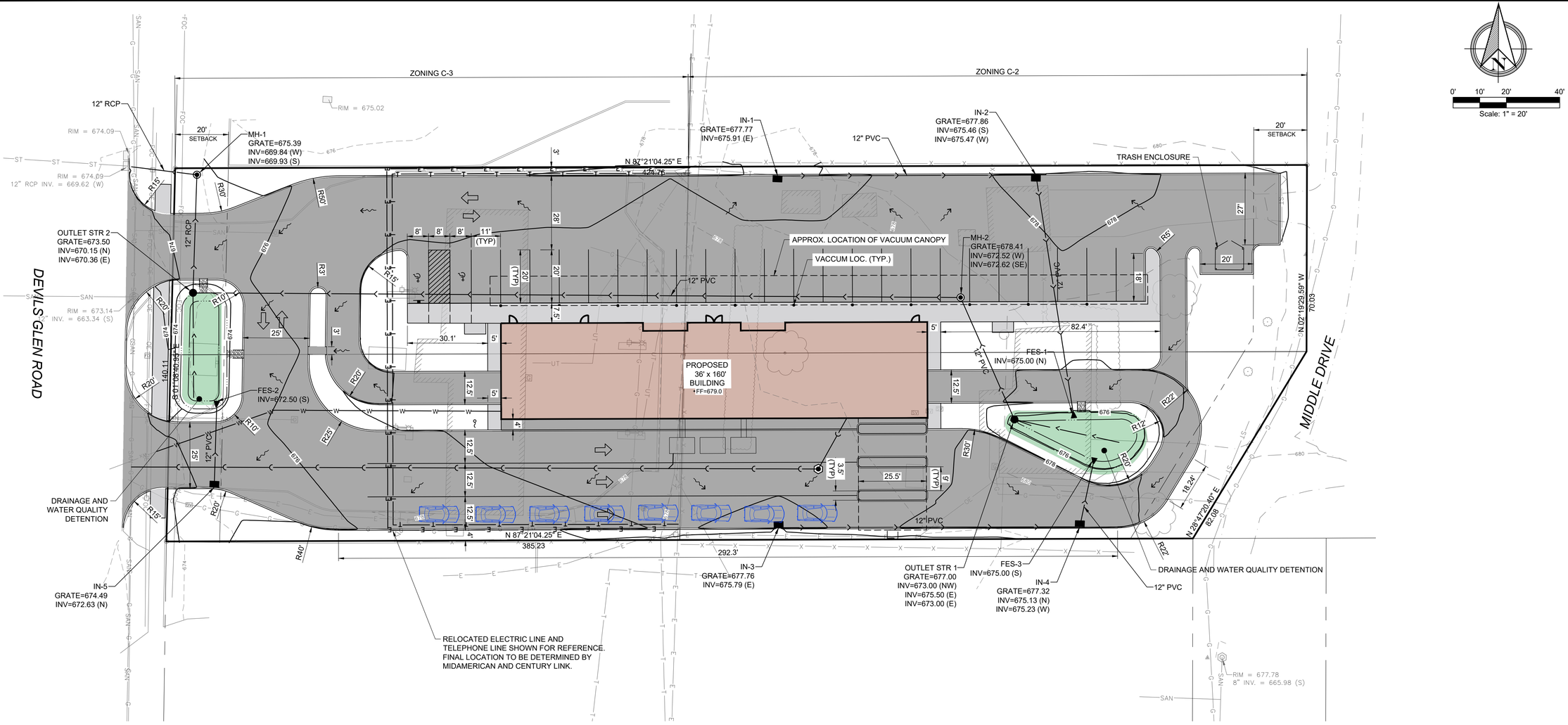
Bettendorf, Iowa

QUAD CITY ENTERPRISES LLC

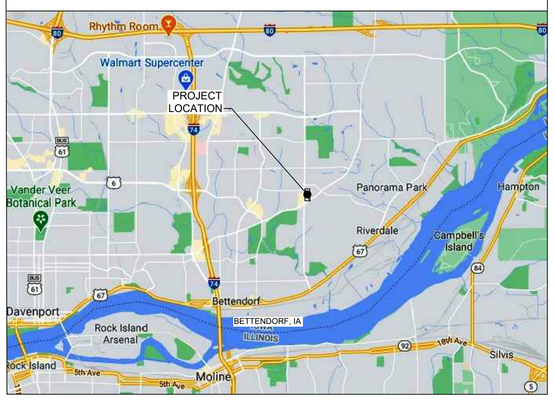
jmcd project no.	20-037
designed by:	
drawn by:	cam
checked by:	djk
date:	12.08.2020

FINAL PLAT

C-1 | REV. C-1



SITE LOCATION MAP



* THE CONTRACTOR WILL COMPLY WITH MIDAMREICAN ENERY AND CENTURY LINK TO DETERMINE A RELOCATION OF THE UTILITY LINES AND UTILITY EASEMENT WHICH IS DECIDED BY ALL PARTIES. NO REMOVAL OF ANY LINES SHALL BE DONE PRIOR TO APPROVAL BY THE UTILITY COMPANIES.

GENERAL NOTES

1. LEGAL DESCRIPTION: DEVIL'S GLEN ACRES, LOT 21 & 22.
2. ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL CURRENT CODES AND ORDINANCES OF THE CITY OF BETTENDORF, IOWA.
3. THIS SITE IS SERVED BY CITY OF BETTENDORF (SANITARY SEWER), IOWA-AMERICAN WATER COMPANY, AND MID AMERICAN ENERGY CO. (GAS AND ELECTRIC).
4. ALL EXISTING UTILITIES SHOWN WERE LOCATED PARTIALLY IN THE FIELD AND PARTIALLY FROM REVIEW OF EXISTING PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE ALL EXISTING UNDERGROUND LINES PRIOR TO BEGINNING ANY CONSTRUCTION IN THE AREA. ANY DAMAGE DONE TO UTILITIES DUE TO CONSTRUCTION WILL BE REPAIRED AT THE CONTRACTOR'S OWN EXPENSE.
5. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB OR EDGE OF SLAB. ALL ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS ARE TO BE PORTLAND CEMENT CONCRETE AND SHALL BE HANDICAP ACCESSIBLE.
7. ALL INTERIOR DRIVEWAYS AND SIDEWALKS ARE PRIVATELY OWNED AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

OWNER | DEVELOPER

QUAD CITY ENTERPRISES LLC.
651 S. SUTTON, SUIT 305
STREAMWOOD, IL 60107

ARCHITECT | CONTRACTOR

SITE DATA

ZONING: C2 & C3		
SETBACKS REQUIRED:	C-2	C-3
FRONT	20'	20'
SIDE	NONE	NONE
REAR	NONE	20'
BUILDING INFORMATION:		
CONSTRUCTION TYPE: VB		
BUILDING AREA: 5,760 SF		
OCCUPANCY TYPES:		
SPRINKLER SYSTEM: NONE		

PARKING

SPACE USE	REQUIRED	PROVIDED
CAR WASH	10	23
TOTAL (INCUDES 2 ADA SPACES):		25

LEGEND

PROPOSED	EXISTING	
SAN	SAN	SANITARY SEWER
		SANITARY SEWER MH
	ST	STORM SEWER
		STORM SEWER MH
		INLET
		FLAG POLE
590	590	ELEVATION CONTOUR
W	Wx	WATER MAIN
		P.C. CONCRETE PVMT.
		P.C CONCRETE WALK
		PROPOSED BUILDING
		BOUNDARY LINE
		NEW LOT LINE
		ZONING SETBACK LINE
		EASEMENT LINE

j+m civil design llc
2550 middle road, ste. 602
bettendorf, ia 52722
www.jmcivildesign.com

Scale: 1" = 20'

revision | date | no.

ISSUED FOR CITY REVIEW

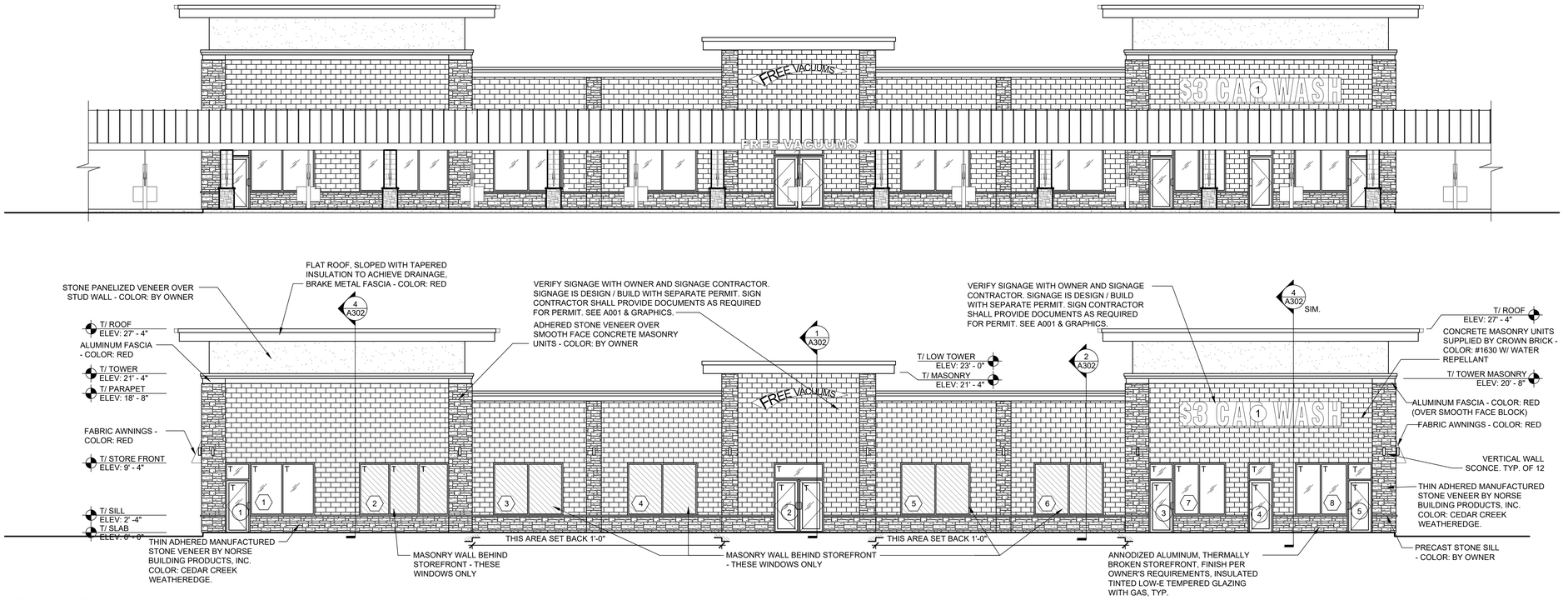
DEVILS GLEN CAR WASH
BETTENDORF, IOWA
QUAD CITY ENTERPRISES LLC.

jmcd project no.	20-037
designed by:	nhm
drawn by:	ber
checked by:	baj
date:	12.07.2020

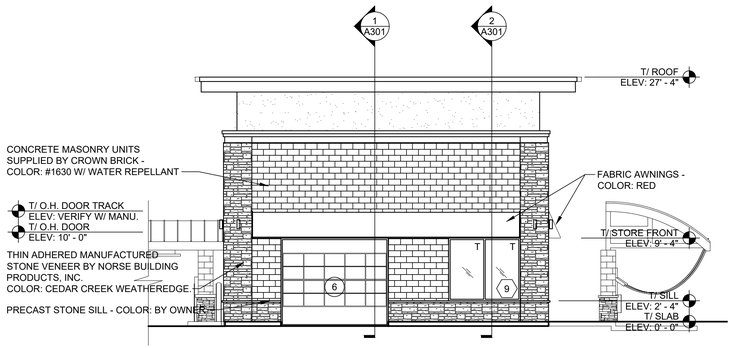
DETAILED SITE PLAN

C-0 | REV.

ATTACHMENT E



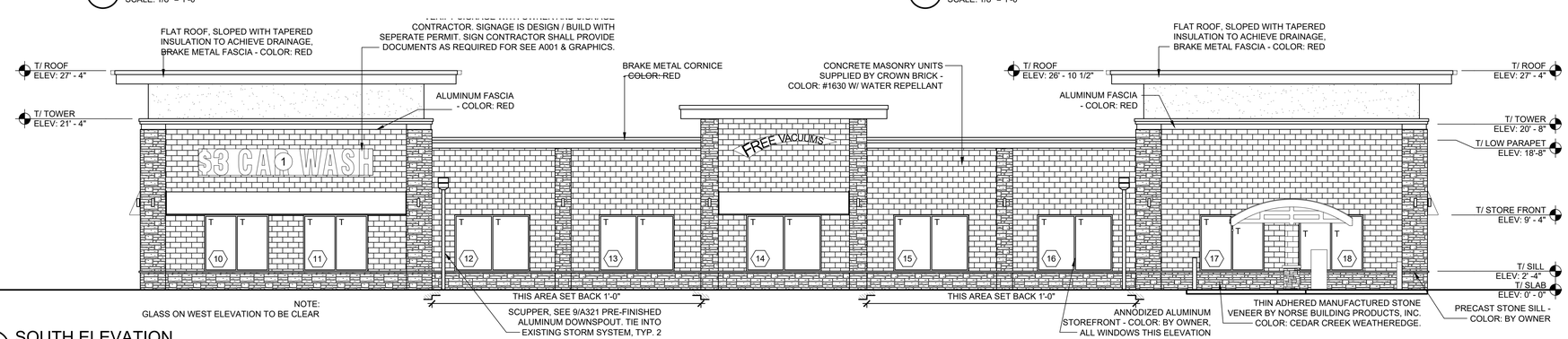
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES

A. ALL METAL COMPONENTS TO BE CORROSION RESISTANT.

B. ALL INSTALLED MATERIALS TO BE COMPATIBLE WITH ONE ANOTHER CAUSING NO DELETERIOUS EFFECTS.

C. PROVIDE WEATHER TIGHT SEAL AROUND ALL PENETRATIONS THROUGH BUILDING ENVELOPE.

ELEVATION LEGEND

(X) DOOR - SEE DOOR SCHEDULE ON SHEET A701

(X) WINDOW - SEE WINDOW SCHEDULE ON SHEET A701

SIGNAGE DESIGN NOTES

1. PROVIDE DRAWINGS FOR OWNER, PERMIT REVIEW, AND APPROVAL
2. PROVIDE AND INSTALL BUILDING SURFACE MOUNTED SIGN BOXES WITH SIGN FACES PER OWNER'S REQUIREMENTS.
3. COORDINATE ELECTRICAL POWER REQUIREMENTS WITH ELECTRICAL CONTRACTOR.
4. VERIFY LOCATION WITH OWNERS

WT GROUP
Engineering with Precision, Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.5353 F: 224.293.5444
wtengineering.com
IL License No: 184.007570-0015 Expires: 04.30.2021

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WT Group
Engineering • Design • Consulting

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING

NEW TUNNEL CARWASH
3011 DEVILS GLEN ROAD
BETTENDORF, IA 52722

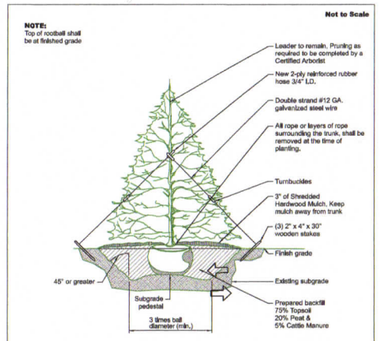
EXTREME CLEAN $3 CARWASH EXPRESS

ISSUE

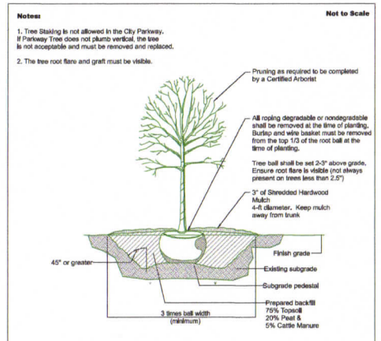
TO	DATE
OWNER	10/29/2020

CHECK:RT
DRAWN:CP
JOB:2002284D

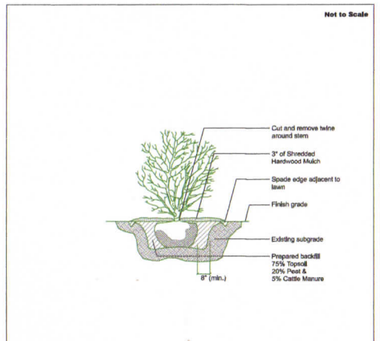
A201
EXTERIOR ELEVATIONS



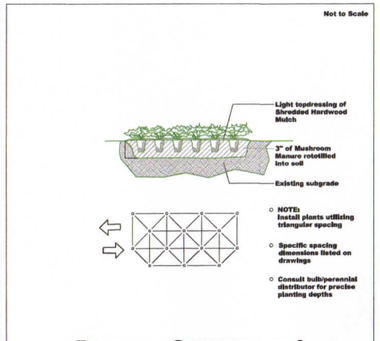
EVERGREEN TREE INSTALLATION DETAIL



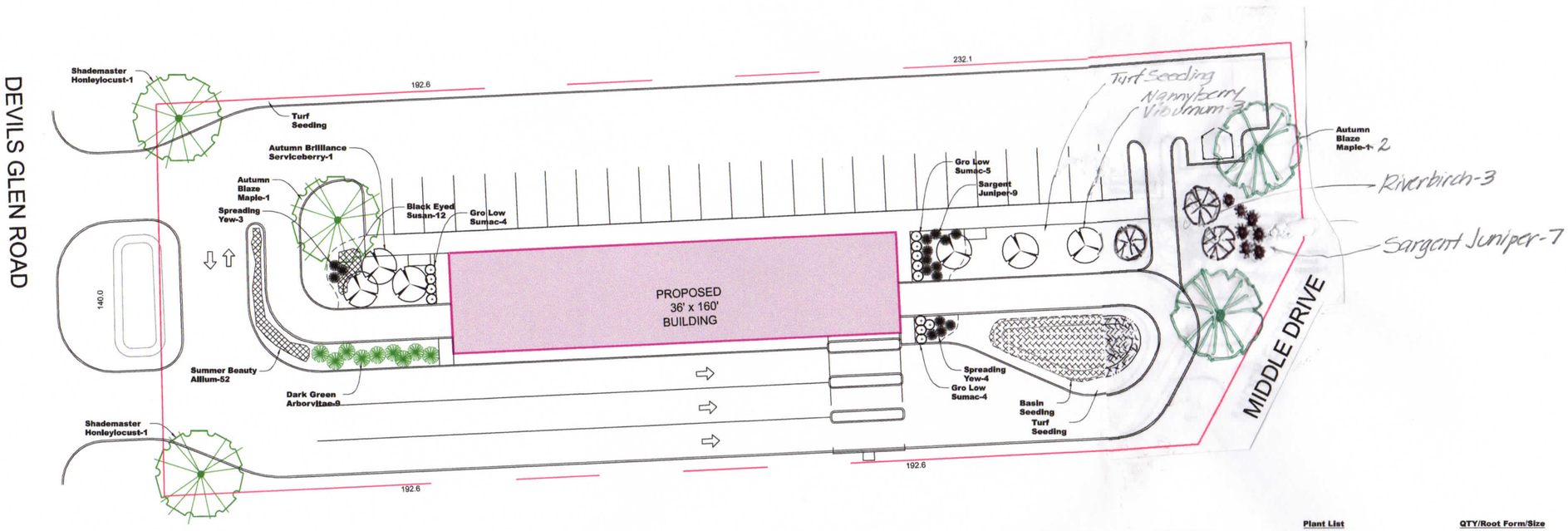
DECIDUOUS TREE INSTALLATION DETAIL



SHRUB INSTALLATION DETAIL



PERENNIAL, GROUNDCOVER & ORNAMENTAL GRASS INSTALLATION DETAIL



Basin Plantings
500 plants total planted on 18" centers

% of total	Species
25	Andropogon gerardii
25	Andropogon scoparius
2	Aster laevis
15	Bouteloua curtipendula
3	Echinacea purpurea
5	Elymus canadensis
10	Panicum virgatum
3	Ratibida pinnata
3	Rudbeckia hirta
3	Scirpus atrovirens
3	Solidago rigida
3	Verbena hastata

Plant List	QTY/Root Form/Size
Autumn Blaze Maple Acer freemanii 'Autumn Blaze'	3/b&b/2"
Summer Beauty Allium Allium 'Summer Beauty'	52/pot/1 gal.
Autumn Brilliance Serviceberry Amelanchier grandiflora 'Autumn Brilliance'	3/b&b/6'
Heritage River Birch Betula nigra 'Heritage'	3/b&b/8' multi stem
Shademaster Honeylocust Gleditsia triacanthos inermis 'Shademaster'	2/b&b/2.5"
Sargent Juniper Juniperus chinensis 'Sargentii'	16/b&b/3 gal.
Gro Low Sumac Rhus aromatica 'Gro Low'	13/b&b/30"
Goldstrum Blackeyed Susan Rudbeckia fulgida 'Goldstrum'	12/pot/1 gal.
Spreading Yew Taxus media 'Dark Green Spreader'	4/b&b/3 gal.
Dark Green Arborvitae Thuja occidentalis 'Nigra'	9/b&b/6'
Nannyberry Viburnum Viburnum lentago	3/b&b/6'

WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
LAND SURVEYING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
Over 100 Years of Service to Clients

0 20 40
GRAPHIC SCALE - FEET

EXTREME CLEAN CAR WASH

Prepared For:
EXPRESS CAR WASH, INC.
651 S. SUTTON, Suite 306
Streamwood, IL 60107
Phone: 630-886-5943

REV#	DATE	REVISION DESCRIPTION
	10-19-19	City Review

JOB # 44398	SURV: Others
DRAWN: BMB	REVIEW: BMB
SCALE: 1"=20'	DATE: 10-29-20

SHEET NAME
LANDSCAPE PLAN

SHEET #
L-1

C:\Users\benb\OneDrive - wmasurvey\BEN Personal\Car Wash Sites\Bettendorf\Landscape Plan.dgn, Model: L-1, Date: 10/29/2020

MIDAMERICAN ENERGY COMPANY
Obsessively, Relentlessly At Your Service™

MidAmerican Energy Company
106 East Second Street
Davenport, IA 52801

December 4, 2020

Quad City Enterprises, LLC
651 S. Sutton Street, Suite 305
Streamwood, Illinois 60107

RE: 3011 Devils Glen Road, Bettendorf, Iowa PCL No. 841553209-1
L9 and 10 Devil's Glen Acres, Scott County, Iowa.
Current Owner: Tice Enterprises, Inc.
Future Owner: Quad City Enterprises, LLC

To whomever it may concern:

Please accept this letter as the intent of the future owner, Quad City Enterprises, LLC, "Grantor", its successors, agents and assigns to grant to MidAmerican Energy Company, "Grantee", any and all necessary blanket underground gas as well as overhead, underground and anchor electric easements, at no cost to Grantee. Grantor agrees to pay for all expenses related to the cost for the installation of new facilities or removal of existing facilities.

Sincerely,

Quad City Enterprises, LLC

By: _____

Its: Member and President of Development
Typed or printed name and title of authorized owner or officer

COMMUNITY DEVELOPMENT

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

December 16, 2020

Staff Report

Case No. 20-062

Location: 3011 Devils Glen Road and 3050 Middle Drive - Site Development Plan
Applicant: Dan Gunsteen
Zoning Designation: C-3, General Business District (3011 Devils Glen Road) and C-2, Community Commercial District (3050 Middle Drive)
Land Use Plan Designation: Community Commercial
Proposed Use: Car wash building (5,760 square feet)

Facts

Dan Gunsteen has submitted a site development plan for 3011 Devils Glen Road and 3050 Middle Drive (Lots 9-10 and 21-22, Devil's Glen Acres)(see Aerial Photo - Attachment A). The applicant is required to submit a replat of these lots which indicates City right-of-way for the future improvement of Middle Drive prior to approval of the site development plan by City Council (see Proposed Plat - Attachment B). The site development plan shows a one-bay car wash with access from Devils Glen Road (see Site Development Plan - Attachment C). The elevations show the proposed structure, and the landscape plan shows that the tree count requirement has been met (see Elevations - Attachment D and Landscape Plan - Attachment E). A utility relocation agreement is required as a part of this process (see Utility Pact - Attachment F).

Land Use

The Land Use Plan anticipates this parcel will contain businesses permitted in the zoning classifications in the Community Commercial land use designation. As noted above, the zoning district classifications of the properties involved are C-2, Community Commercial District and C-3, General Business District. A special use permit was granted by the Board of Adjustment to allow a car wash in the portion of the site zoned C-2.

Utilities

The property owner will be responsible for providing utilities for this site. Most utilities currently run along the Devils Glen Road right-of-way. Utilities shall be routed as shown on the site plan with overhead utilities being relocated underground using a blanket easement as noted on the draft final plat.

Thoroughfare Plan/Pedestrian Access

Access to the property is from Devils Glen Road. No access is permitted from the access easement north of Middle Drive. Additional right-of-way designated for future improvement of Middle Drive is noted on the final plat.

Storm Water Detention

Storm water detention calculations need to be approved by the City Engineer.

Recommended Action

Staff recommends approval of the site development plan subject to the following conditions:

1. All landscaping shall be installed and maintained according to the approved landscape plan submitted and approved as part of the site development plan. If all plantings cannot be installed by the time the Certificate of Occupancy is requested, then a bond shall be posted equal to 150% of the cost of materials and labor for completion of the planting.
2. Compliance with all state, city, and federal legal provisions as provided by law.
3. Compliance with utility company standards governing the burial of utilities.
4. The City Engineer shall approve storm water calculations as part of the design prior to issuance of building permits.
5. A replat of the 4 lots involved which indicates the location of the newly-created utility easement is required prior to City Council approval of the site development plan.
6. Any dumpster located on the site must be screened on three sides.
7. Dedication of right-of-way on Middle Drive is required.

Respectfully submitted,

Greg Beck
City Planner

January 27, 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 3011 Devils Glen Road and 3050 Middle Drive, submitted by Dan Gunsteen. (Case 20-062)

Honorable Mayor and Members of the City Council:

On December 16, 2020, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Site Development Plan

6. Case 20-062; 3011 Devils Glen Road and 3050 Middle Drive, submitted by Dan Gunsteen.

Beck reviewed the staff report.

Wennlund stated that the elevations that were submitted do not match the site development plan, adding the canopy over the parking spaces is not shown. Hunt explained that a revised site plan and landscape plan was submitted late this afternoon which clarifies the connection between the driveway entrance into the tunnel wash and the parking area and shows the general location of the canopy and vacuums. He indicated that because he received the updated drawing late this afternoon he has not completed a full analysis, adding that the only changes are those he noted. Wennlund asked if the canopy structure is connected to the building. Morlok stated that it is freestanding. Wennlund asked if the driveway connection can be used to skip ahead of the queue. Maggie Motto, engineer representing the applicant, explained that the driveway connection is an emergency outlet and that it will be gated.

Wennlund asked how many vacuum stations will be on the site. Motto stated that there will be one vacuum between each two parking spaces for a total of approximately 12 vacuums. Wennlund asked if the parking spaces for the vacuum stations are counted toward the total required number of spaces. Motto explained that only 10 parking spaces are required and that more than an adequate number of spaces is provided. Hunt stated that staff is not opposed to employees of the car wash parking in the vacuum spaces. Motto explained that the decision would be the owner's and that the number of spaces for vacuuming could be reduced if necessary. Reiter stated that the proposed car wash is mostly self-service and that only 1 maintenance employee would be on site from time to time.

Wennlund asked if there would be 12 vacuum stations on the site. Dan Gunsteen, the applicant, explained that every parking stall, with the exception of the handicapped spaces, will have a vacuum adjacent to it. He added that typically 2 spaces are dedicated at the end for employees.

Wennlund asked if the mechanical equipment would be located inside the building or outside. Gunsteen stated that all of the mechanicals for operation of the car wash will be inside the building and that any rooftop equipment will be shielded by parapet walls or fencing. He explained that the canopy structure is not connected to the building and would be located 7 ½ feet from the building. He added that the canopy will be red to match the cornice and coping on the building. He indicated that there are decorative stone columns on every corner, along the length of the building, and on the canopy columns up to the 9-foot mark. He reiterated that the escape lane allows drivers who have some sort of mechanical difficulty to exit as needed.

Stoltenberg asked why there is no access to Middle Drive. Morlok explained that there is a private roadway access easement on Middle Drive and that the city had been sued for allowing public access to commercial businesses across the private roadway easement. He added that in order to avoid that, the developer was given the option to eliminate the Middle Drive access and dedicate the right-of-way for future improvement or bring it up to city standards now. Morlok stated that the applicant chose to eliminate the access and that the final plat will show the dedicated right-of-way. He explained that Middle Drive could eventually be improved and possibly extend to Belmont Road if access is granted.

> On motion by Stoltenberg, seconded by Gannaway, that the site development plan for 3011 Devils Glen Road and 3050 Middle Drive be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Gunsteen asked what the next step in the process would be. Hunt explained that a final plat would be required and that the City Council would have to approve both the final plat and site development plan. Morlok added that final approval of both items would likely be by the first council meeting in February.

COUNCIL LETTER

MEETING DATE: February 2, 2021
REQUESTED BY: Jeff Reiter

ITEM TITLE: RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO AMEND THE BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL PLAN TO CORRECT THE LEGAL DESCRIPTION ASSOCIATED WITH THE URBAN RENEWAL PLAN.

Explanation

On June 5, 2018, the City of Bettendorf amended and restated the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan (URP). During this past holiday season, staff worked with Scott County to conduct its annual TIF certifications. During the certification process, it was discovered that the legal description in the URP did not match the map of the Urban Renewal Area.

While this is simply a process step, it is necessary to amend the Urban Renewal Plan Ordinance, so that that legal description is supportive of the intent of the URP and is reflective of the map. It is important to note that this is not in any way changing the area in question, nor is it modifying the terms and conditions of the URP. This is merely bringing the legal description in alignment with the map to support the Urban Renewal Area, as originally intended.

At this time, staff requests a Public Hearing date be set to amend the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan. Thank you.

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

- Not Applicable

List Attachments:

- Resolution
- Originally Recorded URP Documents
- Revised and Updated Legal Description and Map

RESOLUTION _____-21

Resolution setting a date for a Public Hearing to amend the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan

WHEREAS, on June 5, 2018, the City of Bettendorf updated and restated by Ordinance, the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan, and

WHEREAS, said Urban Renewal plan was accompanied by a map and legal description of the Urban Renewal Area, and

WHEREAS, it has been brought to the attention of City staff by the Scott County Auditor's office that the legal description had misstated the Urban Renewal Area, and

WHEREAS, staff has undertaken the necessary revisions to align the Urban Renewal Area Map with the appropriate legal description.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Bettendorf, Iowa hereby sets Tuesday, February 16, 2021 at 7pm in the Bettendorf City Council Chambers as the date, time and place for a Public Hearing to amend the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan to include the newly revised legal description.

PASSED, APPROVED AND ADOPTED this 2nd day of February, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Doc ID: 021457080033 Type: LAN
Recorded: 06/18/2018 at 11:45:49 AM
Fee Amt: $167.00 Page 1 of 33
Scott County Iowa
Rita A. Vargas Recorder
File 2018-00015361

Type of Document:	**RESOLUTION ADOPTING BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL PLAN (INCLUDING THE PLAN LABELED AS EXHIBIT 1 AND ATTACHED TO THE RESOLUTION)**
Return Document to:	**Jeff Reiter** **City of Bettendorf** **1609 State Street** **Bettendorf, IA 52722**
Preparer Information:	**Nathan J. Overberg** **Ahlers & Cooney, P.C.** **100 Court Ave., Ste. #600** **Des Moines, IA 50309** **(515) 243-7611**
Taxpayer Information:	**N/A**
GRANTORS:	N/A
GRANTEES:	N/A
LEGAL DESCRIPTION:	See Resolution, pages 1-3.

01472682-1\10216-082

COUNTY RECORDER'S CERTIFICATE

I, Rita A Vargas, County Recorder of Scott County, State of Iowa, hereby certify on the 18th day of June, 2018, there was filed in my office a copy of the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan and the Resolution adopting same for the Bettendorf Industrial Park/Highway 67 Urban Renewal Area, of the City of Bettendorf, State of Iowa, all duly certified, for recording and the same is recorded in Book 2018 at Page 15361 of the records in my office.

Dated this 18th day of June, 2018.

Rita A Vargas
County Recorder of Scott County, State of Iowa

(COUNTY SEAL)

01472680-1\10216-082

May 15, 2018

The City Council of the City of Bettendorf, State of Iowa, met in regular session, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at 7:00 P.M., on the above date. There were present Mayor Robert S. Gallagher, in the chair, and the following named Council Members:

Lisa Brown, Debe LaMar, Scott Naumann, Jerry Sechser, Frank Baden and Scott Webster

Absent: Greg Adamson

Vacant: _____

* * * * * * *

Council Member Webster then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL PLAN" and moved:

☐ that the Resolution be adopted.

☒ to defer action on the Resolution and the proposal to the meeting to be held at 7:00 P.M. on the 5th day of June, 2018, at this place.

Council Member Brown seconded the motion. The roll was called and the vote was,

AYES: LaMar; Naumann; Sechser; Baden; Webster; Brown

NAYS: _____

Whereupon, the Mayor declared the measure deferred to the June 5th, 2018 City Council meeting.

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

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

WITNESS my hand and the seal of the Council hereto affixed this 15th day of MAY, 2018.

Denise P. Leach

City Clerk, City of Bettendorf, State of Iowa

June 5, 2018

The City Council of the City of Bettendorf, State of Iowa, met in regular session, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at 7:00 P.M., on the above date. There were present Mayor Pro Tem Greg Adamson, in the chair, and the following named Council Members:

Greg Adamson, Scott Naumann, Jerry Sechser, Frank Baden and Scott Webster

Absent: Lisa Brown and Debe LaMar

Vacant: _____

* * * * * * *

A public hearing on the matter of the adoption of the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan was held on May 15, 2018 and the action was deferred until the June 5, 2018 City Council meeting.

Council Member Webster then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL PLAN" and moved:

☒ that the Resolution be adopted.

☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ _____.M. on the _____ day of _____, 2018, at this place.

Council Member Naumann seconded the motion. The roll was called and the vote was,

AYES: Sechser; Baden; Webster; Adamson; Naumann

_____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 181-18

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL PLAN

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law; and

WHEREAS, a proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Bettendorf Industrial Park/Highway 67 Urban Renewal Area ("Area" or "Urban Renewal Area") described below has been prepared, which proposed Plan has been on file in the office of the City Clerk and which is incorporated herein by reference; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and consequently pursuant to Chapter 403, the City is required to obtain permission from the agricultural land owners for all agricultural land to be included in the Area; and

WHEREAS, the City was unable to obtain permission from all the necessary agricultural land owners; and

WHEREAS, because the City was unable to obtain permission from all the necessary agricultural land owners to include all the property originally proposed to be included in the Urban Renewal Area, the property proposed to be included in the Urban Renewal Area has been reduced and the legal description has been amended to reflect the removal of certain parcels of agricultural land for which permission was not obtained; and

WHEREAS, this proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Area, following the removal of those parcels of agricultural land no longer proposed for inclusion in the Urban Renewal Area, includes and consists of:

Being part of Section 24 and 13 of T78N, R4E and part of Section 18 and 19 of T78N, RSE.
Commencing at the northwest corner of Section 24, T7BN, R4E, thence south along the west line of said section to its intersection with the centerline of Crow creek, thence southeasterly along said centerline to its intersection with the north right of way of State Street, being the point of beginning.

Thence northeasterly along said right-of-way to the easterly corporate limits of the City of Bettendorf; thence south along said corporate limits to the north corporate limits line being the south line of the northeast 1/4 of the northwest 1/4 of said section 18;
thence east along said corporate limits line to the east line of Outlot A of Pleasant Harbor Addition; thence south to the north line of the Replat of Part of Lot 21 and Part of outlet A of Pleasant Harbor Addition;
thence west along said line to the west line of said replat;
thence south along said line and the west line of Pleasant Harbor Addition to the north line of Lot 12 of A.E.Baumbach Estate;
thence west along said line 462 feet more or less; thence south 00°48'17" east32.13';
thence south 9°41'24" west 21.00'; thence south 00°48'17" east 327.07';
thence south 40°43'51" east 276.72'more or less;
thence south 29°46'34" east 244.50' more or less to the median highwater level of the Mississippi River thence southwesterly along the meander of the Mississippi River to the extension of the northeast line of lot 2 of Schutter's First Addition;
thence northwest along said line extended and said line to the most northerly corner of said lot;
thence southwest along the northwesterly line of said lot and the northwest line of lot 1 of said Addition to the most westerly corner of said lot l;
thence southeast along the southwesterly line of said lot l to the most northerly corner of a parcel more particularly described in the warranty deed recorded at Scott County Recorder's Office as record #21806-87;
thence southwesterly along the northwesterly line of said lot and the northwesterly lines of parcels more particularly described in warranty deeds recorded as documents #14499-89, #3442-91, and #5760-86 at said Recorder's Office to the most westerly corner of said parcel described in record #5760-86;
thence southeasterly along the southwesterly line of said parcel and the extension thereof to the Mississippi River; thence southwest along the meander of the Mississippi River to the extension of the southwesterly line of Outlot E of Gehrmann's First Addition;
thence northwesterly along said extension and said line to the most westerly corner of said Outlet E;
thenc.e north 36°15'00" west 52.78';
thence south 43° 53'25" west 27.99' to outlet D;
thence northerly along a curve with a 20 foot radius along the northeast line of said outlet;
thence north 36°15'00" west 137.55' ;
thence north 36°12' 00" west 33.79';
thence southwesterly along the northwesterly lines of Outlets D, C, B, and A of said Addition to the most westerly corner of said Outlet A;
thence southeasterly along said Outlet A to the most southerly corner of said outlet;
thence continuing southeast to the most westerly corner of Clements River's Bend Addition;

thence continuing southeasterly along the southwesterly line and the southwesterly line extended of said addition to the Mississippi River;
thence southwesterly along the meander of the Mississippi River to its confluence with Crow Creek;
thence northerly along the center of said creek to the point of beginning.

EXCEPTING THE FOLLOWING:

Lot 1 of Pendleton's First Addition, Lot 1 of Stafford Industrial Park First Addition, Lot 1 of Tumey's Orchard Valley Addition, Lots 1 and 2 of Tallman's Third Addition, Lot 1 of Stafford Industrial Park Second Addition, and Lot 1, 2, and 3 of Tallman's Fourth Addition all in the South half of Section 13T78N R4E and in the Northwest Quarter of Section 24, t78N, R4E of the Fifth Principal Meridian;
Lots 2, 3, & 4 Zimmerman Industrial Park and Lot 2 LeClaire Manufacturing 1st Addition to the City of Bettendorf;
Riverside Industrial Park Third, Lots 1 & 2;
Riverside Development Park Fifth, Lot 3;
Dodd's Subd. Lot: 005 Dodd's Subdivision NWLY620' Lot 6 & All;
Dodd's Subd. Lot 007 Dodd's Subdivision SEL525' Lot 6 & All;
Sec:13 Twp:78 Rng:04 PT E 1/2 NE SEC 13-78-4 & PT W 1/2 NW SEC 18-78-5 COM NE COR SEC 13-S 363' TO C/L RD-S 81D 25' W 76'-S 65D 07' W 60' TO BEG: S 26D 02' E 862'-S 54D 08' W 786.4'-N 35D 16' W 428'-NLY TO HWY-NELY ALG HWY TO BEG;
Clements Chambers First Addition, All Lots;
Pigeon Creek Park, Doc. No. 07874-92;
Westerly 1.1 acres of Lot 12 of E.A. Baumbach Estate, also Described as Parcel 004 in Doc. No. 1992-00020262;
All Portions of The Auditors Plat for Richard A Jahn Addition that fall within the City Limits of the City of Bettendorf;
Pleasant Valley Redi-Mix Addition;
The Vacated Outlot A of Pleasant Harbor.

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan to be known hereafter as the "Bettendorf Industrial Park/Highway 67 Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the Bettendorf Industrial Park/Highway 67 Urban Renewal Area and adoption of the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report and

recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on April 17, 2018, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Director, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan for the May 15, 2018 meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Quad City Times, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Bettendorf Industrial Park/Highway 67 Urban Renewal Plan" for the area of the City of Bettendorf, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Bettendorf Industrial Park/Highway 67 Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Bettendorf Industrial Park/Highway 67 Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Bettendorf Industrial Park/Highway 67 Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Bettendorf Industrial Park/Highway 67 Urban Renewal Area is an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Bettendorf Industrial Park/Highway 67 Urban Renewal Plan for the Bettendorf Industrial Park/Highway 67 Urban Renewal Area"; the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Bettendorf Industrial Park/Highway 67 Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Bettendorf Industrial Park/Highway 67 Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Scott County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 5th day of June, 2018.

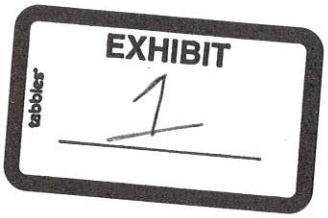
Gregory P. Adamson for BS
Mayor

ATTEST:

Decker P. Leach
City Clerk

Label the Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE PLAN LABELED AS
EXHIBIT 1 HERE



BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL PLAN

for the

BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL AREA

CITY OF BETTENDORF, IOWA

May 2018

Final

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Bettendorf Industrial Park/Highway 67
Urban Renewal Plan
City of Bettendorf, Iowa

A. INTRODUCTION

This Bettendorf Industrial Park/Highway 67 Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Bettendorf Industrial Park/Highway 67 Urban Renewal Area ("Area" or "Urban Renewal Area") has been developed to help local officials promote economic development in the City of Bettendorf. The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial and industrial development.

In order to achieve this objective, Bettendorf (the "City") intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Bettendorf Industrial Park/Highway 67 Urban Renewal Area is described in Exhibit A and illustrated in Exhibit B. A portion of the undeveloped property forming this Area has been removed from the Urban Renewal Area #4 by Amendment No. 1 to the Urban Renewal Plan for Urban Renewal Area #4.

The City reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the City of Bettendorf will designate this Urban Renewal Area as an area that is appropriate for the promotion of economic development (commercial and industrial).

D. BASE VALUE

If the Bettendorf Industrial Park/Highway 67 Urban Renewal Area is legally established, a Tax Increment Financing (TIF) Ordinance is adopted and debt is certified prior to December 1, 2018, the taxable valuation within the area included in the TIF Ordinance as of January 1, 2017, will be considered the frozen "base valuation." If debt is not certified until a later date or if a TIF ordinance is not adopted until later, the "base value" will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area. It may be that separate TIF ordinances for separate parcel(s) may be adopted as development in the Area warrants. If so, each separate TIF ordinance area may have a separate frozen base value.

E. DEVELOPMENT PLAN/ZONING

Bettendorf has a general plan for the physical development of the City as a whole outlined in the Bettendorf Comprehensive Plan adopted October 6, 2015. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the Bettendorf Comprehensive Plan.

The Urban Renewal Area is currently zoned I-2 and I-3. This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new and existing economic development within the Area and to promote economic development (commercial and industrial).

More specific objectives for the development, redevelopment and rehabilitation within the Bettendorf Industrial Park/Highway 67 Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.

3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.

4. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.

5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.

6. To stimulate, through public action and commitment, private investment in new and existing commercial and/or industrial development.

7. To improve the conditions and opportunities for economic development (commercial and industrial).

8. To help develop a sound economic base that will serve as the foundation for future growth and development.

9. To enhance the Bettendorf community by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage orderly development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa*. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.

2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.

3. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.

4. To borrow money and to provide security therefor.

5. To acquire or dispose of property.

6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.

7. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.

8. To undertake the demolition and clearance of existing development.

9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.

10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Bettendorf.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

1. Tax Rebate or other Development Agreements

A. ***Development Agreement with Bettindustrial, LLC:*** Bettindustrial, LLC (or a related entity) plans to construct an industrial "spec" building that will be 50,000 to 150,000 square feet and various public improvements that will serve the "spec" building property and adjacent parcels. Construction is anticipated to begin in 2018 with completion in 2019. City expects to support the project in the form of economic development grants rebating up to 100% of the tax increment generated by the project's construction for up to 10 years, not to exceed $2,450,000. The City's support of the project is conditioned on the execution of a detailed development agreement and developer's compliance with its terms.

B. ***Future Development Agreements*:** The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City's sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to, land, loans, grants, tax rebates, public infrastructure assistance, and other incentives. The costs of such development agreements are estimated not to exceed $12,000,000.

2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Fees and costs	Undetermined	**Not to exceed $10,000**

I. FINANCIAL DATA

1.	July 1, 2017 constitutional debt limit:	$174,794,602
2.	Current outstanding general obligation debt:	$126,215,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in	$14,460,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

	the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	

J. AGREEMENT TO INCLUDE AGRICULTURAL LAND

Because some of the land being added to the Bettendorf Industrial Park/Highway 67 Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), each agricultural land owner has entered into an agreement in which the agricultural land owners agree to allow the City to include real property defined as "Agricultural Land" in the Urban Renewal Area. A copy of the agreements are attached as Exhibit C. The original signed agreements are on file at the City Clerk's office.

K. URBAN RENEWAL FINANCING

The City of Bettendorf intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Bettendorf has the statutory authority to use a variety of tools to finance physical improvements within the Areas. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or economic development incentives associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Bettendorf. It may be the City will elect to

abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development or other urban renewal projects. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Areas. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

L. PROPERTY ACQUISITION/DISPOSITION

If property acquisition/disposition by the City becomes necessary to accomplish the objectives of the Plan, such acquisition/disposition will be carried out, without limitation, in accordance with the Iowa Code.

M. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

N. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend this Plan in accordance with applicable state law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to the property included within the Bettendorf Industrial Park/Highway 67 Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment area, the use of incremental property tax revenues or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance for the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area, for the maximum period allowed by law.

Separate TIF ordinances for separate parcel(s) may be adopted as development in the Area warrants. In this case, each separate TIF ordinance may have a separate base and separate sunset.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the City for activities carried out in the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

Q. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

LEGAL DESCRIPTION OF AREA

The Bettendorf Industrial Park/Highway 67 Urban Renewal Area is described as follows:

Being part of Section 24 and 13 of T78N, R4E and part of Section 18 and 19 of T78N, RSE.
Commencing at the northwest corner of Section 24, T7BN, R4E, thence south along the west line of said section to its intersection with the centerline of Crow creek, thence southeasterly along said centerline to its intersection with the north right of way of State Street, being the point of beginning.
Thence northeasterly along said right-of-way to the easterly corporate limits of the City of Bettendorf; thence south along said corporate limits to the north corporate limits line being the south line of the northeast 1/4 of the northwest 1/4 of said section 18;
thence east along said corporate limits line to the east line of Outlot A of Pleasant Harbor Addition; thence south to the north line of the Replat of Part of Lot 21 and Part of outlet A of Pleasant Harbor Addition;
thence west along said line to the west line of said replat;
thence south along said line and the west line of Pleasant Harbor Addition to the north line of Lot 12 of A.E.Baumbach Estate;
thence west along said line 462 feet more or less; thence south 00°48'17" east32.13';
thence south 9°41'24" west 21.00'; thence south 00°48'17" east 327.07';
thence south 40°43'51" east 276.72'more or less;
thence south 29°46'34" east 244.50' more or less to the median highwater level of the Mississippi River thence southwesterly along the meander of the Mississippi River to the extension of the northeast line of lot 2 of Schutter's First Addition;
thence northwest along said line extended and said line to the most northerly corner of said lot;
thence southwest along the northwesterly line of said lot and the northwest line of lot 1 of said Addition to the most westerly corner of said lot l;
thence southeast along the southwesterly line of said lot l to the most northerly corner of a parcel more particularly described in the warranty deed recorded at Scott County Recorder's Office as record #21806-87;
thence southwesterly along the northwesterly line of said lot and the northwesterly lines of parcels more particularly described in warranty deeds recorded as documents #14499-89, #3442-91, and #5760-86 at said Recorder's Office to the most westerly corner of said parcel described in record #5760-86;
thence southeasterly along the southwesterly line of said parcel and the extension thereof to the Mississippi River; thence southwest along the meander of the Mississippi River to the extension of the southwesterly line of Outlot E of Gehrmann's First Addition;
thence northwesterly along said extension and said line to the most westerly corner of said Outlot E;
thenc.e north 36°15'00" west 52.78';
thence south 43° 53'25" west 27.99' to outlet D;
thence northerly along a curve with a 20 foot radius along the northeast line of said outlet;
thence north 36°15'00" west 137.55' ;
thence north 36°12' 00" west 33.79';

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thence southwesterly along the northwesterly lines of Outlets D, C, B, and A of said Addition to the most westerly corner of said Outlet A;
thence southeasterly along said Outlet A to the most southerly corner of said outlet;
thence continuing southeast to the most westerly corner of Clements River's Bend Addition;
thence continuing southeasterly along the southwesterly line and the southwesterly line extended of said addition to the Mississippi River;
thence southwesterly along the meander of the Mississippi River to its confluence with Crow Creek;
thence northerly along the center of said creek to the point of beginning.

EXCEPTING THE FOLLOWING:

Lot 1 of Pendleton's First Addition, Lot 1 of Stafford Industrial Park First Addition, Lot 1 of Tumey's Orchard Valley Addition, Lots 1 and 2 of Tallman's Third Addition, Lot 1 of Stafford Industrial Park Second Addition, and Lot 1, 2, and 3 of Tallman's Fourth Addition all in the South half of Section 13T78N R4E and in the Northwest Quarter of Section 24, t78N, R4E of the Fifth Principal Meridian;
Lots 2, 3, & 4 Zimmerman Industrial Park and Lot 2 LeClaire Manufacturing 1st Addition to the City of Bettendorf;
Riverside Industrial Park Third, Lots 1 & 2;
Riverside Development Park Fifth, Lot 3;
Dodd's Subd. Lot: 005 Dodd's Subdivision NWLY620' Lot 6 & All;
Dodd's Subd. Lot 007 Dodd's Subdivision SEL525' Lot 6 & All;
Sec:13 Twp:78 Rng:04 PT E 1/2 NE SEC 13-78-4 & PT W 1/2 NW SEC 18-78-5 COM NE COR SEC 13-S 363' TO C/L RD-S 81D 25' W 76'-S 65D 07' W 60' TO BEG: S 26D 02' E 862'-S 54D 08' W 786.4'-N 35D 16' W 428'-NLY TO HWY-NELY ALG HWY TO BEG;
Clements Chambers First Addition, All Lots;
Pigeon Creek Park, Doc. No. 07874-92;
Westerly 1.1 acres of Lot 12 of E.A. Baumbach Estate, also Described as Parcel 004 in Doc. No. 1992-00020262;
All Portions of The Auditors Plat for Richard A Jahn Addition that fall within the City Limits of the City of Bettendorf;
Pleasant Valley Redi-Mix Addition;
The Vacated Outlot A of Pleasant Harbor.

All located within the City of Bettendorf, County of Scott, State of Iowa.

EXHIBIT B

BETTENDORF INDUSTRIAL PARK/HIGHWAY 67

URBAN RENEWAL AREA MAP

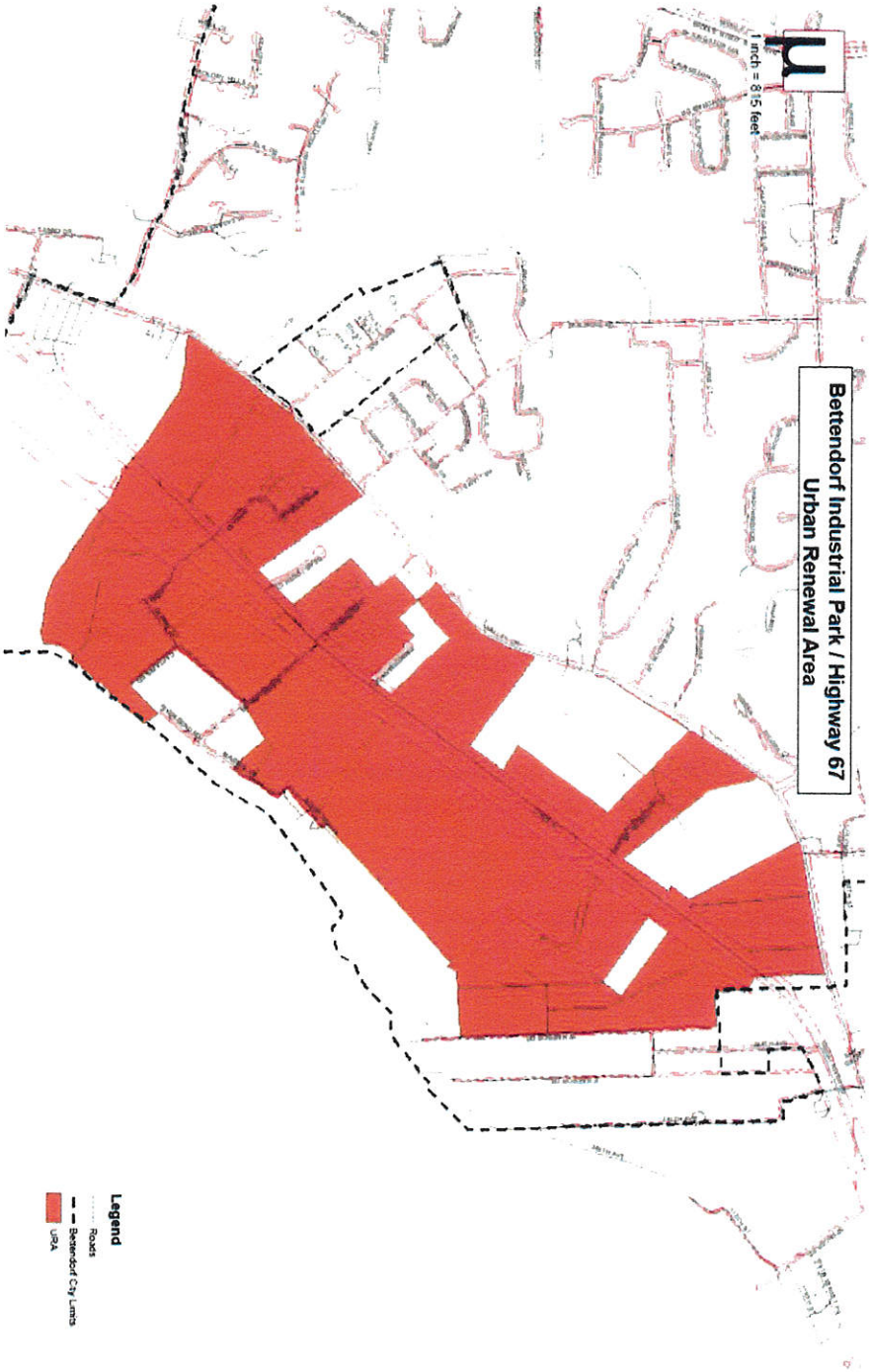


EXHIBIT C

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE
BETTENDORF INDUSTRIAL PARK HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park/Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 2 day of MARCH, 2018.

Name of Agricultural Land Owner: City of Bettendorf
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: Decker P. Ploehn Date: 3-2-18

Print Name: Decker P. Ploehn
CITY ADMINISTRATOR

Witness: _____

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE
BETTENDORF INDUSTRIAL PARK HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 3 day of March, 2018.

Name of Agricultural Land Owner: SWK Enterprises, LLC.
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: _____ Date: 3 3 18

Print Name: Steve Kinsella

Witness: _____

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AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE
BETTENDORF INDUSTRIAL PARK HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park/Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa:

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 5 day of April, 2013.

Name of Agricultural Land Owner: Bettindustrial, LLC.
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: _____ Date: 4/5/13

Print Name: _____

Witness: _____

[illegible]

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE
BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park/Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 11th day of April, 2018.

Name of Agricultural Land Owner: Olympic Steel Iowa, Inc.
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: _____ Date: 4/11/2018

Print Name: Marvin Edie

Witness: _____

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AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE
BETTENDORF INDUSTRIAL PARK HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park/Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

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WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 8 day of May, 2018.

Name of Agricultural Land Owner: FDL Properties, Inc.
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: Fred Dodds Date: 5-8-18

Print Name: FRED DODDS

Witness:

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CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

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

WITNESS my hand and the seal of the Council hereto affixed this 5th day of June, 2018.

Derka P. Peach

City Clerk, City of Bettendorf, State of Iowa

LEGAL DESCRIPTION

Bettendorf Industrial Park/Highway 67

Urban Renewal Area

Being part of Section 24 and 13 inTownship 78 North, Range 4 East and part of Section 18 and 19 in Township 78 North, Range 5 East more particularly described as follows:

Commencing at the northwest corner of said Section 24;

Thence south along the west line of said section to its intersection with the northwesterly right of way of Valley Drive, being the point of beginning;

Thence northeasterly along said right of way line to the northwesterly projection of the southwest line of Lot 8 of Fields Development 1st Addition;

Thence southeasterly along said line and the southwest line of Fields Development 3rd Addition to the northwesterly right of way line of US Route 67;

Thence northeasterly along said right of way line to the northeasterly line of Fields Development 3rd Addition;

Thence northwesterly along said line to the southeasterly line of Stafford Industrial Park 1st Addition;

Thence northeasterly along said line to the northeasterly line of Stafford Industrial Park 1st Addition;

Thence northwesterly along said line to the northwesterly line of Lot 8 in JJZ Addition:

Thence northeasterly along said line to the southwesterly line of LeClaire Manufacturing 1st Addition;

Thence southeasterly along said line to the northwesterly line of Lot 1 in LeClaire Manufacturing 1st Addition;

Thence northeasterly along said line to the northerly right of way line of Zimmerman Drive;

Thence southeasterly along the northerly and northeasterly right of way line of Zimmerman Drive to the northwesterly right of way line of US Route 67;

Thence northeasterly along said right of way line to the northeasterly line of Zimmerman Industrial Park;

Thence northwesterly along said line to the southeasterly line of Lot 1 in Zimmerman Industrial Park;

Thence southwesterly along the southeasterly line of Lot 1 in Zimmerman Industrial Park and the southeasterly line of Lot 1 in Wolf's 1st Addition to the southwesterly line of Lot 1 in Wolf's 1st Addition;

Thence northwesterly along said line and its northwesterly projection to the northwesterly right of way line of Valley Drive;

Thence northeasterly along said right of way line to the northwesterly projection of the southwesterly line of B.F.I. Addition;

Thence southeasterly along said line to the northwesterly right of way line of US Route 67;

Thence northeasterly along said right of way line to the northeasterly line of B.F.I. Addition;

Thence northwesterly along said line to the southeasterly line of Lot 7 in Dodd's Subdivision;

Thence northeasterly along the southeasterly line of Lots 6 and 7 in Dodd's Subdivision to the southwesterly line of Legacy 1st Addition;

Thence northwesterly along said line and the southwesterly line of Fields II 1st Addition and its northwesterly projection to the northwesterly right of way line of Valley Drive;

Thence northeasterly along said right of way line to the northwesterly projection of the northeasterly line of Fields II 1st Addition;

Thence southeasterly along the northeasterly lines of Fields II 1st Addition and Legacy 1st Addition to the northwesterly right of way line of US Route 67;

Thence northeasterly along said right of way line to the southwesterly line of Valley Drive Addition;

Thence northwesterly along said line and its northwesterly projection to the northwesterly right of way line of Valley Drive;

Thence northeasterly along said right of way line to the northerly projection of the west line of Auditor's Plat for Richard A Jahn;

Thence south along said west line to the northwesterly right of way line of US Route 67;

Thence northeasterly along said right of way line to corporate limits line of the City of Bettendorf;

Thence south along said corporate limits to the north corporate limits line being the south line of the northeast quarter of the northwest quarter of said section 18;

thence east along said corporate limits to the west line of Terrell's 1st Addition;

thence south along the west line of Terrell's 1st Addition and the west line of Pleasant Harbor Addition to the southerly line of Lot 11 of A.E. Baumbach Estate;

thence westerly along said line to the southwesterly line of said Lot 11;

thence northwesterly along said line to the northwesterly line of a parcel conveyed to the City of Bettendorf by Deed recorded as Document 1993-05346;

thence southwesterly along said line and the northwesterly line of a parcel conveyed to the City of Bettendorf by Deed recorded as Document 1992-07874 to northeasterly right of way line of Schutter Lane;

thence southeasterly along said right of way line to the southeasterly right of way line of Schutter Lane;

thence southwesterly along said right of way line to the southeasterly projection of the northeasterly line of Lot 3 in Riverside Development 5th Addition;

thence northwesterly along said line to the northwesterly line of said Lot 3;

thence southwesterly along said line to the northeasterly right of way line of Shoreline Drive;

thence westerly to the northerly most corner of Lot 2 in Riverside Development Park 3rd Addition;

thence southwesterly along the northwesterly lines of said Lot 2 and Lot 1 in Riverside Development Park 3rd Addition to the southwesterly line of said Lot 1;

thence southeasterly along said line to the southeasterly line of said Lot 1;

thence northeasterly along said line to the southwesterly line of Clements River's Bend Addition;

thence southeasterly along said line to the Mississippi River;

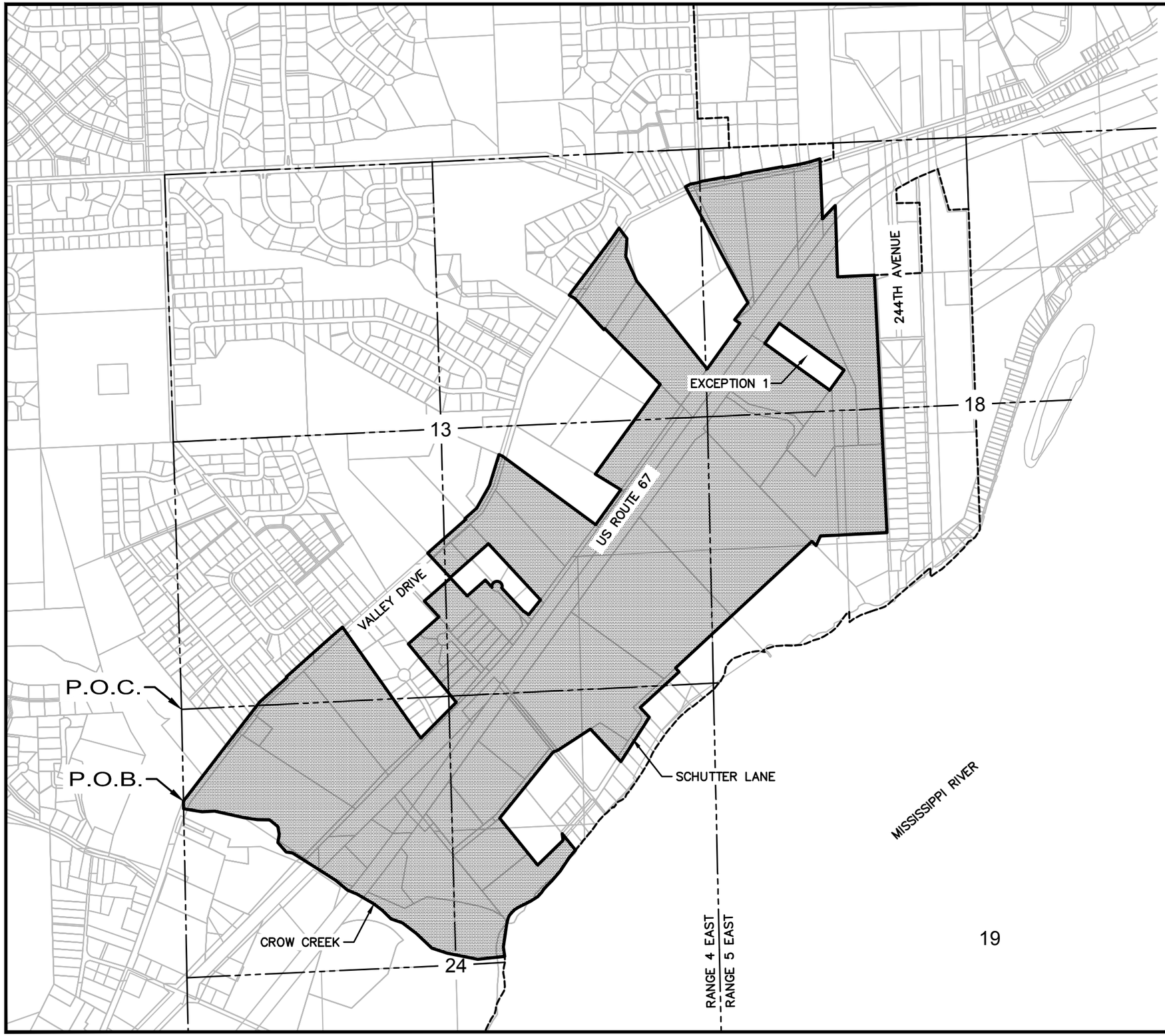
thence southwesterly along the meander of the Mississippi River to its confluence with Crow Creek;

thence northerly along the center of said creek to the point of beginning;

EXCEPTING THE FOLLOWING:

1. Part of Lot 10 in as described in Warranty Deed recorded as Document #2015-01703 in the Scott County Recorder's Office;

All located within the City of Bettendorf, County of Scott, State of Iowa.



REVISIONS

No.	DESCRIPTION	DATE

IMEG
1717 STATE STREET
SUITE 200
BETTENDORF, IA 52722
PH: 563.344.0260
www.imegcorp.com

Urban Renewal Plan

Bettendorf Industrial Park / Highway 67

Exhibit "B"

IMEG Project No:	20006096.00
File Name:	20006096.00 Exhibit B.dwg
COPYRIGHT 2021 ALL RIGHTS RESERVED	
Field Book No:	
Drawn By:	DAB
Checked By:	***
Date:	01/20/2021

Sheet 1 of 1

Wednesday, January 20, 2021 1:56:57 PM
G:\2020\20006096.00\DESIGN\CIVIL\C3D\SURVEY\20006096.00 EXHIBIT B.DWG

COUNCIL LETTER

MEETING DATE: February 2nd, 2021

REQUESTED BY: Kathleen Richlen

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

Resolution approving Civil Service List submitted for the Senior Signs and Marking Technician position for the Public Works Department

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

Due to the retirement of Mark Lichtenberg after 34 years of service, the Senior Signs and Marking Technician position is vacant. We thank Mark for all the work and service provided to the Bettendorf residents!

Staff received approval and conducted the recruitment process and received eight (8) applicants. Through the Civil Service process, the commissioners created a list of one (1) applicant.

This Civil Service List will be valid for one (1) year.

The Senior Signs and Marking Technician position is a full time non-union position with a salary range of $52,844.81 to $77,285.12 annually.

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

The budget contemplates the position and benefit package.

List Attachments:

Resolution
Civil Service List

RESOLUTION - 21

RESOLUTION APPROVING CIVIL SERVICE LIST SUBMITTED FOR THE SENIOR SIGNS AND MARKING TECHNICIAN POSITION FOR THE PUBLIC WORKS DEPARTMENT

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on January 21st, 2021 for the position of Senior Signs and Marking Technician is hereby approved.

PASSED, APPROVED and ADOPTED this 2nd day of February, 2021.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA 1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

January 21, 2021

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following is eligible for the position of Senior Signs and Marking Technician – Public Works:

1. Mike Serrano

This certified list will expire January 20, 2022.

Respectfully,

Ralph W. Heninger Digitally signed by Ralph W. Heninger DN: cn=Ralph W. Heninger, o=Heninger and Heninger PC, ou, email=rwh@hghlaw.com, c=US Date: 2021.01.25 15:42:02 -06'00'

Ralph W. Heninger
Civil Service Commissioner

Jean Z. Dickson
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: February 2nd, 2021

REQUESTED BY: Kathleen Richlen

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

Resolution approving the job description and recruitment process for the Parks Construction Technician position for the Public Works Department – Parks Maintenance Division.

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

Due to an upcoming transfer, the current Parks Construction Technician position will be vacant.

Staff has reviewed and updated the job description. With Council approval, staff will recruit for the position.

The Parks Construction Technician position is a Civil Service Union position. The recruitment process will be dictated by both the Employee Handbook and the Civil Service process. The following steps will be followed once the recruitment process is approved:

1. Position posted internal lateral for 5 business days
2. Position posted internal promotional for 5 business days (if applicable)
3. Position posted external (if applicable)

All applicants must meet the minimum qualifications of the job description in order to be considered a viable candidate. The recruitment process may include testing and the final civil service interview. The recruitment process can take a minimum of a week depending on the qualified internal applicants through internal lateral step, and up to a minimum of 3 months with external postings and testing.

The Parks Construction Technician position is a full time union position with a salary range of $50,781.32 to $74,265.47 annually.

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

The budget contemplates the position and benefit package.

List Attachments:

Resolution
Job Description

RESOLUTION - 21

RESOLUTION APPROVING THE JOB DESCRIPTION AND RECRUITMENT PROCESS FOR THE PARKS CONSTRUCTION TECHNICIAN FOR THE PUBLIC WORKS DEPARTMENT – PARKS MAINTENANANCE DIVISION

WHEREAS, current Parks Construction Technician position will become vacant; and,

WHEREAS, staff reviewed and updated job description to reflect duties of the position; and,

WHEREAS, City Council wishes to approve the job description and recruitment process for the Parks Construction Technician position in the Public Works Department – Parks Maintenance Division

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Parks Construction Technician job description and recruitment process is hereby approved.

PASSED, APPROVED and ADOPTED this 2nd day of February, 2021.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

JOB DESCRIPTION

Title: Park Construction Technician
Department: Public Works
FLSA: Non-exempt
Pay Grade: 114

GENERAL SUMMARY:

Under general supervision, repairs and maintains City parks and open spaces, trails, recreational facilities, public parking lots and park equipment; and performs related work as required.

ESSENTIAL RESPONSIBILITIES AND DUTIES:

1. Inspects, maintains, and repairs City property and facilities, including playgrounds, to assure a safe environment to prevent injury and loss of life.

2. Operates and maintains City equipment, i.e., trucks, heavy and light equipment, tractors, mowers, hand tools.

3. Performs daily cleaning and repair of park and open space grounds and facilities, trails, recreation facilities, and municipal building grounds and public parking lots, including masonry, mechanical, structural, carpentry and painting.

4. Maintains and prepares grounds for projects, including grading dirt, building sidewalks, fences, and walls, and hauling debris.

5. Maintains turf grass in parks, open spaces, and municipal building grounds by mowing, spraying, seeding, or sodding.

6. Removes snow and debris from public parking lots, sidewalks, and trails. Maintains gravel, asphalt, and concrete as needed.

7. Identifies hazardous trees and maintains trees by trimming, pruning, planting, watering, removal, spraying, mulching, and chipping.

8. Attends meetings and training seminars, i.e., playground safety, turf grass, tree care and hazard tree identification, and staff meetings.

9. Provides input into park development, maintenance, operations, and management plans.

10. Prepares facilities for winter shut-down and spring opening, including shelters, boat docks, tennis nets and windscreens.

11. Monitors and inspects the work of contractors to insure compliance with City requirements and safe work practices; prepares and maintains accurate records related to operations, test results, work performed, and materials and supplies used.

12. Adheres to all Occupational Safety Health Administration (OSHA) rules and regulations, including wearing of all designated safety equipment required by the City.

13. Operates snow removal equipment such as a pick-up truck with snow-plow and a large single axle truck, spreads ice melting chemicals (salt) and provides operator level maintenance of plow and spreader equipment if in possession of a Class B CDL.

14. Performs all work duties and activities in accordance with City policies, procedures and safety practices.

15. Responds to emergency calls, flood control, storms, snow, and other severe weather by performing work of a similar nature, and manual labor including shoveling snow, filling sand bags, and other related activities involving time after normal working hours, overtime hours, weekends and holidays, which may involve operating various maintenance equipment.

NON-ESSENTIAL RESPONSIBILITIES AND DUTIES:

1. Performs other duties as assigned.

KNOWLEDGE, SKILLS, AND ABILITIES REQUIRED:

Education:
A level of knowledge normally acquired through the successful completion of high school or a GED equivalency. This position requires the successful completion of the Iowa Civil Service examination, meeting additional requirements stated in the Code of Iowa.

Experience:
Requires three (3) to five (5) years of progressively more responsible work experience in park maintenance (mowing, turf maintenance, landscape maintenance, athletic field maintenance, and tree planting and maintenance), or combination of training and work experience in construction, or other related field.

Analytical Abilities:
Requires the ability to operate equipment and tools in such a manner as to prevent injury to self, co-workers, property and equipment.

Interpersonal Skills:
Requires excellent interpersonal skills necessary to effectively communicate with co-workers, other City employees, residents, and respond to requests made by the general public. Must be an effective team player and requires the ability to work independently.

Licenses/ Training:
- Must possess, and maintain throughout the duration of employment, a valid Class B Commercial Driver's License (CDL), with air brake and tank endorsements
- Pesticide Applicator Certification within six (6) months of employment
- Attend annual Playground Safety Inspector training courses

Working Conditions:
- Requires extensive standing, bending, stooping, pulling, pushing and lifting of materials and equipment ranging in weight from under 1 pound to over 100 pounds from ground to approximately forty inches (40") in height.
- Requires continuous standing for long periods of time.
- Sustained or repetitive reaching may be performed from ground to above shoulder height to complete tree trimming and other related repair tasks.
- Tool usage requires constant and repetitive grasp, and imparts segmental upper body vibration, which may be sustained for up to several hours.
- Frequent climbing is required on and off vehicles and equipment.
- Sustained driving of vehicles may be required for road repair or snow removal.
- Performs the majority of work assignment outdoors in all weather conditions ranging from mild to severe.
- Daily exposed to noise, dust, vibration and fumes.

WORK SCHEDULE:
Generally 7:00 a.m. to 3:30 p.m. Monday through Friday with a half hour unpaid lunch. Hours may vary based on flexible scheduling or needs of the department. Must be available outside of and in addition to these hours for City meetings and emergency activities. Will be required to be on call for snow removal from November 15 and ending March 31 of every year.

REPORTING RELATIONSHIPS:

A. Reports to: Parks Maintenance Manager

B. Supervises: Not responsible for the supervision of other employees. May lead a team of equipment operators and or part time seasonal staff in completing various repair, maintenance, and construction operations.

(01-25-21)

COUNCIL LETTER

MEETING DATE: February 2nd, 2021

REQUESTED BY: Kathleen Richlen

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

Resolution approving the recruitment process for the Sanitation Worker position for the Public Works Department.

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

Due to movement within the Operations Division of the Public Works Department, the Sanitation Worker Civil Service List has become exhausted and staff would like to generate a new list to choose from as Sanitation Worker positions become vacant.

The Sanitation Worker position is a Civil Service Union position. The recruitment process will be dictated by both the Employee Handbook and the Civil Service process. The following steps will be followed once the recruitment process is approved:

1. Position posted internal lateral for 5 business days
2. Position posted internal promotional for 5 business days (if applicable)
3. Position posted external (if applicable)

All applicants must meet the minimum qualifications of the job description in order to be considered a viable candidate. The recruitment process may include testing and the final civil service interview. The recruitment process can take a minimum of a week depending on the qualified internal applicants through internal lateral step, and up to a minimum of 3 months with external postings and testing.

The Sanitation Worker position is a full time union position with a salary range of $42,868.55 to $62,697.15 annually.

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

The budget contemplates the position and benefit package.

List Attachments:

Resolution

RESOLUTION - 21

RESOLUTION APPROVING THE RECRUITMENT PROCESS FOR THE SANITATION WORKER POSITION FOR THE PUBLIC WORKS DEPARTMENT

WHEREAS, current Sanitation Worker Civil Service List became exhausted; and,

WHEREAS, staff would like to begin recruitment process to create an active Sanitation Worker Civil Service list; and,

WHEREAS, City Council wishes to approve the recruitment process for the Sanitation Worker position in the Public Works Department

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Sanitation Worker recruitment process is hereby approved.

PASSED, APPROVED and ADOPTED this 2nd day of February, 2021.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

COUNCIL LETTER

MEETING DATE: February 2, 2021
REQUESTED BY: Michelle Spencer

VISION:

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

ITEM TITLE: RESOLUTION APPROVING LIQUOR LICENSE RENEWALS FOR QC MART (CENTRAL AVE LOCATION); HOP N SHOP MART; FAREWAY STORES #044; BIG 10 MART #69 (53RD AVE LOCATION); AND THE QUARRY BAR WORKS; AND A NEW LIQUOR LICENSE FOR SONESTA SELECT BETTENDORF (F/K/A COURTYARD BY MARRIOTT)

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

The Licensing of these businesses contributes to the mission of a growing, competitive business environment. The applicant has submitted the necessary documentation to issue the respective license and/or permits as required by the State of Iowa.

A criminal history background check has been conducted.

The Bettendorf Fire Department has determined that the application is in compliance with federal, state, and local requirements.

ATTACHMENTS:

- **Resolution**
- **Application(s)**

RESOLUTION_____- 21

RESOLUTION APPROVING LIQUOR LICENSE RENEWALS FOR QC MART (CENTRAL AVE LOCATION); HOP N SHOP MART; FAREWAY STORES #044; BIG 10 MART #69 (53RD AVE LOCATION); AND THE QUARRY BAR WORKS; AND A NEW LIQUOR LICENSE FOR SONESTA SELECT BETTENDORF (F/K/A COURTYARD BY MARRIOTT)

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Iowa Code Chapter 123 the aforementioned applications be approved; and

BE IT FURTHER RESOLVED that the City Clerk is herewith directed to certify to the Iowa Department of Commerce, Alcoholic Beverages Division, the City Council's approval of the above applications.

PASSED, APPROVED AND ADOPTED this 2nd day of February, 2021.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Applicant **License Application (BC0030723)**

Name of Applicant: bethany enterprises, inc

Name of Business (DBA): qc marts

Address of Premises: 2620 central avenue

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 232-1020

Mailing 101 woodland road

City milan **State** IL **Zip:** 61264

Contact Person

Name bill ernst

Phone: (563) 332-2408 **Email** bernst2001@yahoo.com

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 03/15/2021

Expiration Date: 03/14/2022

Privileges:

Class C Beer Permit (BC)

Sunday Sales

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

william m ernst

First Name: william m **Last Name:** ernst

City: bettendorf **State:** Iowa **Zip:** 52722

Position: president

% of Ownership: 100.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company:

Policy Effective Date: **Policy Expiration**

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Temp Transfer Effective **Temp Transfer Expiration Date:**

Applicant **License Application (BC0030720)**

Name of Applicant: Y R INC

Name of Business (DBA): Hop N Shop Mart

Address of Premises: 931 State St.

City Bettendorf **County:** Iowa **Zip:** 52722

Business (563) 214-5146

Mailing 931 State St.

City Bettendorf **State** IA **Zip:** 52722

Contact Person

Name Yam Thapa

Phone: (302) 690-5477 **Email** hopnshop931@gmail.com

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 03/01/2021

Expiration Date: 02/28/2022

Privileges:

Class B Wine Permit

Class C Beer Permit (BC)

Sunday Sales

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Yam Thapa

First Name: Yam **Last Name:** Thapa

City: BETTENDORF **State:** Iowa **Zip:** 52722

Position: Manager

% of Ownership: 100.00% **U.S. Citizen: No**

Insurance Company Information

Insurance Company:

Policy Effective Date: **Policy Expiration**

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Temp Transfer Effective Date **Temp Transfer Expiration Date:**

Applicant **License Application (LE0001628)**

Name of Applicant: Fareway Stores, Inc.

Name of Business (DBA): Fareway Stores, Inc. #044

Address of Premises: 3800 Belmont Road

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 332-0655

Mailing 2300 Industrial Park Road

City Boone **State** IA **Zip:** 50036

Contact Person

Name Tracey L. Wilson

Phone: (515) 433-5336 **Email** twilson@farewaystores.com

Classification Class E Liquor License (LE)

Term: 12 months

Effective Date: 03/22/2021

Expiration Date: 03/21/2022

Privileges:

Class B Wine Permit

Class C Beer Permit (Carryout Beer)

Class E Liquor License (LE)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Fred E. Vitt Control Trust

First Name: Fred E. **Last Name:** Vitt Control Trust

City: Boone **State:** Iowa **Zip:** 50036

Position: Trust

% of Ownership: 10.87% **U.S. Citizen: Yes**

Garrett S Piklapp

First Name: Garrett S **Last Name:** Piklapp

City: Huxley **State:** Iowa **Zip:** 50124

Position: Secretary

% of Ownership: 0.00% **U.S. Citizen: Yes**

Fareway Control Trust

First Name: Fareway **Last Name:** Control Trust

City: Boone **State:** Iowa **Zip:** 50036

Position: Trust

% of Ownership: 55.88% **U.S. Citizen: Yes**

Various Individuals & Trust each holding less than 5%

First Name: Various Individuals & Trust **Last Name:** each holding less than 5%

City: Unknown **State:** Iowa **Zip:** 55555

Position: Stockholders

% of Ownership: 33.25% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company:	Merchants Bonding Company		
Policy Effective Date:	03/22/2021	**Policy Expiration**	01/01/1900
Bond Effective	2	**Dram Cancel Date:**	
Outdoor Service Effective		**Outdoor Service Expiration**	
Temp Transfer Effective		**Temp Transfer Expiration Date:**	

Applicant **License Application (LE0003190)**

Name of Applicant: Molo Oil Company

Name of Business (DBA): Big 10 Mart #69

Address of Premises: 2480 E. 53rd

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 332-1200

Mailing 123 Southern Ave

City Dubuque **State** IA **Zip:** 52003

Contact Person

Name Renee Blosch

Phone: (563) 557-5703 **Email** rblosch@molocompanies.com

Classification Class E Liquor License (LE)

Term: 12 months

Effective Date: 02/20/2021

Expiration Date: 02/19/2022

Privileges:

Class B Wine Permit

Class C Beer Permit (Carryout Beer)

Class E Liquor License (LE)

Sunday Sales

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Molo Petroleum LLC

First Name: Molo Petroleum **Last Name:** LLC

City: Dubuque **State:** Iowa **Zip:** 52003

Position: Owner

% of Ownership: 100.00% **U.S. Citizen: Yes**

Mark Molo

First Name: Mark **Last Name:** Molo

City: Dubuque **State:** Iowa **Zip:** 52003

Position: President

% of Ownership: 0.00% **U.S. Citizen: Yes**

Maureen Molo

First Name: Maureen **Last Name:** Molo

City:	Dubuque	**State:**	Iowa	**Zip:**	52003
Position:	Vice President				
% of Ownership:	0.00%	**U.S. Citizen: Yes**			

Helen Molo

First Name:	Helen	**Last Name:**	Molo		
City:	Dubuque	**State:**	Iowa	**Zip:**	52001
Position:	Secretary				
% of Ownership:	0.00%	**U.S. Citizen: Yes**			

Insurance Company Information

Insurance Company:	Berkley Insurance Company		
Policy Effective Date:	02/20/2021	**Policy Expiration**	01/01/1900
Bond Effective	2	**Dram Cancel Date:**	
Outdoor Service Effective		**Outdoor Service Expiration**	
Temp Transfer Effective		**Temp Transfer Expiration Date:**	

Applicant **License Application (LC0046187)**

Name of Applicant: The Quarry QC LLC

Name of Business (DBA): The Quarry Bar Works

Address of Premises: 3557 Middle Road

City Bettendorf **County:** Scott **Zip:** 52722

Business (563) 344-4900

Mailing 5505 Victoria Avenue

City Davenport **State** IA **Zip:** 52807

Contact Person

Name Michael E Motto

Phone: (563) 344-4900 **Email** michael_motto@yahoo.com

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 02/17/2021

Expiration Date: 02/16/2022

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Jason McCoy

First Name: Jason **Last Name:** McCoy

City: Davenport **State:** Iowa **Zip:** 52806

Position: Owner Manager

% of Ownership: 70.00% **U.S. Citizen: Yes**

Patrick Gadient

First Name: Patrick **Last Name:** Gadient

City: Davenport **State:** Iowa **Zip:** 52803

Position: Owner Manager

% of Ownership: 25.00% **U.S. Citizen: Yes**

Michael Motto

First Name: Michael **Last Name:** Motto

City: Davenport **State:** Iowa **Zip:** 52807

Position: Chief Legal Officer

% of Ownership: 5.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: Illinois Casualty Co	
Policy Effective Date:	**Policy Expiration**
Bond Effective	**Dram Cancel Date:**
Outdoor Service Effective	**Outdoor Service Expiration**
Temp Transfer Effective	**Temp Transfer Expiration Date:**

Applicant **License Application (**)

Name of Applicant: Sonesta International Hotels

Name of Business (DBA): Sonesta Select Bettendorf

Address of Premises: 895 Golden Valley Drive

City Please Select **County:** Scott **Zip:** 52722

Business (563) 355-3999

Mailing 255 Washington Street

City Newton **State** MA **Zip:** 02458

Contact Person

Name Isa Marshall

Phone: (972) 354-6474 **Email** imarshall@bluebonnetconsulting.com

Classification Class B Liquor License (LB) (Hotel/Motel)

Term: 12 months

Effective Date: 02/12/2021

Expiration Date: 01/01/1900

Privileges:

Class B Liquor License (LB) (Hotel/Motel)

Sunday Sales

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

Sonesta Holdco Corporation

First Name: Sonesta Holdco **Last Name:** Corporation

City: Newton **State:** Massachusetts **Zip:** 02458

Position: Sole Shareholder

% of Ownership: 100.00% **U.S. Citizen: Yes**

Adam Portnoy

First Name: Adam **Last Name:** Portnoy

City: Boston **State:** Massachusetts **Zip:** 02116

Position: Director

% of Ownership: 0.00% **U.S. Citizen: Yes**

John Murray

First Name: John **Last Name:** Murray

City: Needham **State:** Massachusetts **Zip:** 02492

Position: Director

% of Ownership: 0.00% **U.S. Citizen: Yes**

Jennifer Clark

First Name: Jennifer **Last Name:** Clark

City: Sadburry **State:** Massachusetts **Zip:** 01776

Position: Director & Secretary

% of Ownership: 0.00% **U.S. Citizen: Yes**

Carlos Flores

First Name: Carlos **Last Name:** Flores

City: Boston **State:** Massachusetts **Zip:** 02116

Position: President

% of Ownership: 0.00% **U.S. Citizen: Yes**

Stephen Miano

First Name: Stephen **Last Name:** Miano

City: Needham **State:** Massachusetts **Zip:** 02492

Position: Vice President, CFO & Treasurer

% of Ownership: 0.00% **U.S. Citizen: Yes**

Vera Manoukian

First Name: Vera **Last Name:** Manoukian

City: Nashua **State:** New Hampshire **Zip:** 03063

Position: Executive VP, Chief Operating Officer

% of Ownership: 0.00% **U.S. Citizen: Yes**

Mark Sherwin

First Name: Mark **Last Name:** Sherwin

City: Oakton **State:** Virginia **Zip:** 22124

Position: Executive VP of Operations

% of Ownership: 0.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company:	
Policy Effective Date:	**Policy Expiration**
Bond Effective	**Dram Cancel Date:**
Outdoor Service Effective	**Outdoor Service Expiration**
Temp Transfer Effective	**Temp Transfer Expiration Date:**

City of Bettendorf
Accounts Payable Listing
February 2, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0000-141.06-00		110679	QUADIENT FINANCE USA, INC	1/27/2021	120420	2,000.00	REFILL POSTAGE AT CITY
			Total for Fund 001	**GENERAL FUND**		**2,000.00**	
			Department N/A				
520-0000-113.00-00		110747	MISCELLANEOUS	2/3/2021	01262021	406.29	MCGINN, KATHLEEN 02-003419-03
			Total for Fund 520	**SEWER UTILITY**		**406.29**	
			Department N/A				
810-0000-205.15-00		110681	AMERICAN FUNDS SERVICE COMPAN	1/29/2021	20210129	50.00	PAYROLL SUMMARY
810-0000-205.15-00		110690	LEGALSHIELD	1/29/2021	20210129	126.61	PAYROLL SUMMARY
810-0000-205.15-00		110694	WASHINGTON NATIONAL LIFE INSUR/	1/29/2021	20210129	35.05	PAYROLL SUMMARY
810-0000-205.20-00		110689	COMMUNITY HEALTH CHARITIES IOW	1/29/2021	20210129	9.00	PAYROLL SUMMARY
810-0000-205.21-00		110685	CITY OF BETTENDORF	1/29/2021	20210129	12,789.34	PAYROLL SUMMARY
810-0000-205.22-00		110685	CITY OF BETTENDORF	1/29/2021	20210129A	187.50	PAYROLL SUMMARY
810-0000-205.23-00		110682	ANCHOR NATIONAL LIFE INSURANCE	1/29/2021	20210129	299.23	PAYROLL SUMMARY
810-0000-205.23-00		110686	CITY OF BETTENDORF/125 PLAN	1/29/2021	20210129	4,409.09	PAYROLL SUMMARY
810-0000-205.23-00		110687	CITY OF BETTENDORF/125 PLAN	1/29/2021	20210129	2,223.97	PAYROLL SUMMARY
810-0000-205.23-00		110688	CITY OF BETTENDORF/125 PLAN	1/29/2021	20210129	1,142.76	PAYROLL SUMMARY
810-0000-205.23-00		110691	LINCOLN LIFE	1/29/2021	20210129	1,391.02	PAYROLL SUMMARY
810-0000-205.23-00		110692	OHIO NATIONAL LIFE INSURANCE CO	1/29/2021	20210129	816.38	PAYROLL SUMMARY
810-0000-205.23-00		110693	PACIFIC LIFE INSURANCE COMPANY	1/29/2021	20210129	494.40	PAYROLL SUMMARY
810-0000-205.28-00		110693	PACIFIC LIFE INSURANCE COMPANY	1/29/2021	20210129A	161.62	PAYROLL SUMMARY
810-0000-205.99-00		110683	BETTENDORF POLICE BENEVOLENT	1/29/2021	20210129	102.00	PAYROLL SUMMARY
810-0000-205.99-00		110684	CITY OF BETTENDORF	1/29/2021	20210129	278.48	PAYROLL SUMMARY
			Total for Fund 810	**LIABILITY CLEARING ACCT.**		**24,516.45**	
			Department N/A				
			Total for Department			**26,922.74**	
001-0101-460.22-90		110714	EIDE AND HEISINGER, LLC	2/3/2021	010121	7,500.00	OTHER PROFESSIONAL SERVIC
001-0101-460.23-40		110733	HY-VEE, INC. PW & AD	2/3/2021	4824136031	50.00	FUNERAL ARRANGEMENT CYNDI KENNEDY (LIB EMPL M
001-0101-460.23-40		110733	HY-VEE, INC. PW & AD	2/3/2021	4824565889	60.00	FUNERAL ARRANGEMENT CAROL CRANE & APRIL CROV

City of Bettendorf
Accounts Payable Listing
February 2, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 001 GENERAL FUND			**7,610.00**	
			Department Mayor & Council				
684-0105-494.22-60		110758	PRESTIGE AUTO BODY LLC	2/3/2021	20262	2,797.80	TRANSIT BUS DAMAGE REPAIR
684-0105-494.22-68		110674	CHANG, HUA-MEI	1/20/2021	011821	116.15	HUA-MEI CHANG CLAIM
684-0105-494.22-68		110676	MEIER, ROBERT P	1/20/2021	011921	1,020.46	ROBERT MEIER CLAIM
684-0105-494.22-92		110735	IMWCA	2/3/2021	INV79228	7,126.59	LARGE DED PMT 12/1/20-12/31/2020
684-0105-494.22-92		110735	IMWCA	2/3/2021	RTN07765	-187.95	LARGE DED PMT 12/1/20-12/31/2020
			Total for Fund 684 RISK MANAGEMENT			**10,873.05**	
			Department Mayor & Council				
686-0106-494.22-83		110717	EMPLOYEE BENEFIT SYSTEM	2/3/2021	000027693	780.55	VISION CLAIMS
			Total for Fund 686 EMPLOYEE INSURANCE			**780.55**	
			Department Mayor & Council				
			Total for Department			**19,263.60**	
001-0202-461.22-50		110721	FIRST HORIZON	2/3/2021	122520	448.00	SAFEKEEPING SERVICE
001-0202-461.23-06		110754	OFFICE EXPRESS OFFICE PRODUCT	2/3/2021	146913-0	16.47	OFFICE SUPPLIES
001-0202-461.23-07		110703	CINTAS FIRST AID & SAFETY #D89	2/3/2021	8404973471	53.94	FIRST AID SUPPLIES
001-0202-461.23-07		110707	CULLIGAN OF DAVENPORT	2/3/2021	0457080	10.80	CITY HALL WATER
001-0202-461.23-07		110707	CULLIGAN OF DAVENPORT	2/3/2021	0457332	10.80	CITY HALL WATER
001-0202-461.23-07		110709	DES MOINES STAMP MFG COMPANY	2/3/2021	1174770	138.70	STOCK STAMPS
001-0202-461.23-07		110709	DES MOINES STAMP MFG COMPANY	2/3/2021	1175500	68.00	POSTED STAMP
			Total for Fund 001 GENERAL FUND			**746.71**	
			Department Finance				
520-0204-490.22-99		110678	MISCELLANEOUS	1/27/2021	KOCH012521	21.55	UTILITY BILLING REIMBURSE MENT
			Total for Fund 520 SEWER UTILITY			**21.55**	
			Department Finance				

City of Bettendorf
Accounts Payable Listing
February 2, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Department			**768.26**	
001-0301-410.23-07		110711	DRESCHER, SARA J.	2/3/2021	0381	137.00	AWARD/MESICK
001-0301-410.23-07		110711	DRESCHER, SARA J.	2/3/2021	0382	375.00	SHADOW BOX/CAPT POIRIER
001-0311-410.12-09		110779	UNIFORM DEN, INC.	2/3/2021	103838	5,705.00	BALLISTIC VESTS
001-0311-410.12-09		110779	UNIFORM DEN, INC.	2/3/2021	105105-02	105.00	UNIFORM WEAR/D SCOTT
001-0311-410.12-09		110779	UNIFORM DEN, INC.	2/3/2021	105375	349.06	UNIFORM WEAR/RAMOS
001-0311-410.23-04		110699	AXON ENTERPRISES INC.	2/3/2021	SI-1709214	5,967.40	TASERS (YEAR 5 BILLING)
001-0315-410.23-06		110751	NAEIR	2/3/2021	G052765	74.50	2021 CATALOG
001-0315-410.23-07		110707	CULLIGAN OF DAVENPORT	2/3/2021	0457081	51.90	WATER
001-0315-410.23-07		110707	CULLIGAN OF DAVENPORT	2/3/2021	0457333	58.75	WATER
			Total for Fund 001 GENERAL FUND			**12,823.61**	
			Department Police				
			Total for Department			**12,823.61**	
001-0411-414.12-09		110756	PANTHER UNIFORMS INC.	2/3/2021	24374	172.00	UNIFORM WEAR
001-0411-414.12-09		110756	PANTHER UNIFORMS INC.	2/3/2021	24412	343.90	UNIFORM WEAR/MCGRATH
001-0411-414.12-09		110756	PANTHER UNIFORMS INC.	2/3/2021	24416	356.90	UNIFORM WEAR/WILLSHER
001-0411-414.12-09		110756	PANTHER UNIFORMS INC.	2/3/2021	24417	94.40	UNIFORM WEAR/MEREDITH
001-0411-414.12-09		110756	PANTHER UNIFORMS INC.	2/3/2021	24418	57.60	UNIFORM WEAR/CRUMP
001-0411-414.12-09		110767	SANDRY FIRE SUPPLY	2/3/2021	INV-014063	395.00	FIRE BOOTS
001-0411-414.12-09		110782	WITMER PUBLIC SAFETY GROUP, INC	2/3/2021	E2020552.002	338.97	UNIFORM WEAR
001-0411-414.12-09		110782	WITMER PUBLIC SAFETY GROUP, INC	2/3/2021	E2020552.003	59.99	UNIFORM WEAR
001-0411-414.12-09		110782	WITMER PUBLIC SAFETY GROUP, INC	2/3/2021	E2022736.003	185.76	UNIFORM WEAR
001-0411-414.12-09		110782	WITMER PUBLIC SAFETY GROUP, INC	2/3/2021	E2022736.004	79.99	UNIFORM WEAR
001-0411-414.12-09		110782	WITMER PUBLIC SAFETY GROUP, INC	2/3/2021	E2022736.005	79.99	UNIFORM WEAR
001-0411-414.12-09		110782	WITMER PUBLIC SAFETY GROUP, INC	2/3/2021	E2031559	152.70	UNIFORM WEAR
001-0411-414.21-06		110700	BREATHING AIR SYSTEMS	2/3/2021	INV-IL74-89	2,483.86	PM/BREATHING AIR SYSTEM
001-0413-414.23-10		110722	GENESIS HEALTH SYSTEM	2/3/2021	I2 11269	44.80	PHARMACY SALES
001-0415-414.21-01		110675	ENDORF'S CREATIVE COUNTERTOPS	1/20/2021	10978	1,938.00	COUNTERTOP AND BACKSPLASH
001-0415-414.21-01		110762	RAYNOR DOOR CO., INC. OF THE QC	2/3/2021	126456	253.75	TRANSFORMER,INTERFACE BOX ST4
001-0415-414.21-06		110741	KLINE SEWER & DRAIN	2/3/2021	11374	109.00	SERVICE EXTRACTOR DRAIN
001-0415-414.23-07		110707	CULLIGAN OF DAVENPORT	2/3/2021	0457079	34.95	WATER
001-0415-414.23-07		110707	CULLIGAN OF DAVENPORT	2/3/2021	0457334	34.95	WATER

City of Bettendorf
Accounts Payable Listing
February 2, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0415-414.23-07		110728	GREENWOOD CLEANING SYSTEMS I	2/3/2021	481446-000	201.98	STATION SUPPLIES
001-0415-414.23-07		110728	GREENWOOD CLEANING SYSTEMS I	2/3/2021	481446-001	9.76	STATION SUPPLIES
001-0415-414.23-07		110728	GREENWOOD CLEANING SYSTEMS I	2/3/2021	481716-000	37.96	STATION SUPPLIES
001-0415-414.23-07		110728	GREENWOOD CLEANING SYSTEMS I	2/3/2021	481746-000	241.77	STATION SUPPLIES
001-0415-414.23-07		110732	HOME DEPOT CREDIT SERVICES	2/3/2021	003093	163.12	STATION SUPPLIES/ST4
001-0418-414.21-06		110744	LIGHTING MAINTENANCE INC.	2/3/2021	8374	327.40	SIREN #7 MOTOR REPAIR
			Total for Fund 001 GENERAL FUND			**8,198.50**	
			Department Fire				
			Total for Department			**8,198.50**	
001-0525-464.21-01	2000LB	110696	ADEL WHOLESALERS, INC.	2/3/2021	2006422	-130.37	LIBRARY, CREDIT
001-0525-464.21-01	2100CH	110706	CRESCENT PARTS & EQUIP	2/3/2021	20009281-00	41.52	CITY HALL, FILTERS
001-0525-464.21-01	2100CH	110706	CRESCENT PARTS & EQUIP	2/3/2021	20009294-00A	49.80	CITY HALL, AIR FILTERS
001-0525-464.21-01	2100MC	110696	ADEL WHOLESALERS, INC.	2/3/2021	2035128	-216.80	MAINT CTR, PLUMBING RETURN
001-0525-464.21-01	2100MC	110696	ADEL WHOLESALERS, INC.	2/3/2021	2036566	56.36	MAINT CTR, PLUMBING
001-0525-464.21-01	2100MC	110708	CUMMINS INC.	2/3/2021	J9-38879	720.36	MAINT CTR, GENERATOR SERV
001-0525-464.21-01	2100MC	110710	DOORS INC.	2/3/2021	299614	82.00	MAINT CTR, DOOR FRAME REPAIR
001-0525-464.22-99	2100CH	110715	ELECTRICAL ENGINEERING & EQUIP.	2/3/2021	6987221-00	764.59	CITY HALL, GENERATOR SERV
001-0526-464.22-99	2101CH	110704	CINTAS LOC 23M	2/3/2021	4072543540	37.10	CITY HALL, MATS
001-0526-464.22-99	2101CH	110704	CINTAS LOC 23M	2/3/2021	4073177226	37.10	CITY HALL, MATS
001-0526-464.22-99	2101LB	110704	CINTAS LOC 23M	2/3/2021	4072252332	229.85	LIBRARY, MATS
001-0526-464.22-99	2101LB	110775	THE MILLARD GROUP	2/3/2021	208681	97.50	LIBRARY, CLEANING SERVICE
001-0526-464.22-99	2101MC	110704	CINTAS LOC 23M	2/3/2021	4072543610	50.53	MAINT CTR, MATS
001-0526-464.22-99	2101MC	110704	CINTAS LOC 23M	2/3/2021	4073177249	50.53	MAINT CTR, MATS
			Total for Fund 001 GENERAL FUND			**1,870.07**	
			Department Public Works				
206-0501-429.23-06		110751	NAEIR	2/3/2021	G052765A	74.50	2021 CATALOG
206-0502-425.12-09		110697	ADVANTAGE ADVERTISING	2/3/2021	41764	211.11	SAFETY SHIRTS & SWEATSHIR FOR INSPECTORS/SPECI
206-0502-425.22-99		110774	TERRACON CONSULTANTS, INC.	2/3/2021	TE64369	232.00	MISC PATCH REPAIRS, PCC CYLINDER TEST, PROJ MN(
206-0502-425.23-07		110740	K & K HARDWARE	2/3/2021	166442	29.94	CLEANING SUPPLIES
206-0511-420.23-07		110719	FASTENAL COMPANY	2/3/2021	IABET138024	23.78	JOBBER DRILL BIT
206-0511-420.23-07		110778	TRI CITY BLACKTOP, INC.	2/3/2021	36420A	540.00	UPM

City of Bettendorf
Accounts Payable Listing
February 2, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
206-0511-420.23-10	COVID	110727	GREAT WESTERN SUPPLY CO.INC.	2/3/2021	159759	270.80	FACE MASKS
206-0512-424.23-07		110701	CARGILL	2/3/2021	2905949201	4,416.46	ROAD DEICING SALT
206-0512-424.23-07		110725	GOLD STAR FS, INC.	2/3/2021	66013314	380.00	SIDEWALK SALT
206-0512-424.23-07		110755	OSSIAN INC.	2/3/2021	146577	3,880.20	FUSION 55, ANTIFOAM
206-0512-424.23-07		110755	OSSIAN INC.	2/3/2021	146611	1,625.60	CALCIUM CHLORIDE
206-0530-423.13-03		110724	GEORGE BUTLER ASSOCIATE, INC.	2/3/2021	0060455	2,770.00	IMSA CERTIFICATION FOR T.FOX & C.HOFFMANN
			Total for Fund 206 ROAD USE FUND			**14,454.39**	
			Department Public Works				
520-0510-490.13-03		110736	INSTITUTE OF BUSINESS PUBLICATIC	2/3/2021	01112021A	132.50	SAFETY ALERT SUBSCRIPTION
520-0510-490.22-99		110738	IOWA ONE CALL	2/3/2021	228501	724.50	805 EMAILS-DECEMBER 2020
520-0510-490.23-07		110718	ENZ USA INC	2/3/2021	2202676	720.00	ROLLER CHAINS W/ PLATES
			Total for Fund 520 SEWER UTILITY			**1,577.00**	
			Department Public Works				
550-0506-491.13-01		110739	IOWA RECYCLING ASSOCIATION	2/3/2021	6025	175.00	IRA MEMBERSHIP-C. GARMAN
			Total for Fund 550 SOLID WASTE/RECYCLING ENT			**175.00**	
			Department Public Works				
560-0525-494.21-01	2100GC	110706	CRESCENT PARTS & EQUIP	2/3/2021	20009294-00	58.80	PALMER CLUBHOUSE, AIR FILTERS
			Total for Fund 560 PALMER HILLS GOLF COURSE			**58.80**	
			Department Public Works				
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2028115	37.12	FITNESS CTR, FLUSH HANDLE
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2033775	7.76	FITNESS CTR, PLUBMING
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2034010	30.73	FITNESS CTR, PLUMBING
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2037255	142.60	FITNESS CTR, CHIMNEY CAPS
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2037264	114.69	FITNESS CTR, VENT PIPE
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2037460	51.35	FITNESS CTR,3' VENT PIPES
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2037751	91.20	FITNESS CTR, VENT PIPE
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2037775	-79.51	FITNESS CTR, VENT PIPE RETURNED
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2038036	33.20	FITNESS CTR, VENT CAP
570-0525-494.21-01	2100LF	110696	ADEL WHOLESALERS, INC.	2/3/2021	2038055	93.66	FITNESS CTR, EXPANSION TANK

City of Bettendorf
Accounts Payable Listing
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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
570-0525-494.21-01	2100LF	110781	WHITE ROOFING CO., INC.	2/3/2021	38614	121.58	FITNESS CTR, ROOF REPAIRS
			Total for Fund 570 LIFE FITNESS CTR FUND			**644.38**	
			Department Public Works				
580-0519-493.13-03		110736	INSTITUTE OF BUSINESS PUBLICATIC	2/3/2021	01112021	132.50	SAFETY ALERT SUBSCRIPTION
			Total for Fund 580 STORM WATER UTILITY			**132.50**	
			Department Public Works				
585-0527-492.21-05	COVID	110713	ECK'S AUTO SHINE	2/3/2021	221	180.00	BUS WASHING 1/2 & 1/9
585-0547-492.21-06		110726	GRAINGER	2/3/2021	9763380061	-24.12	CAR WASH, BUTTON RETURNED
585-0547-492.21-06		110726	GRAINGER	2/3/2021	9764224896	84.33	CAR WASH, DOOR BUTTON
			Total for Fund 585 TRANSIT			**240.21**	
			Department Public Works				
683-0520-494.21-01		110770	SENECA COMPANIES	2/3/2021	1869279	343.25	FUEL PUMP REPAIR
683-0520-494.21-04		110712	EASTERN IOWA TIRE, INC.	2/3/2021	100100086	1,076.60	MOUNT/DISMOUNT/RECON WHEEL
683-0520-494.21-04		110729	H & H CAR CARE & TOWING, LLC	2/3/2021	50800	300.00	0918 TOWED TO GARAGE
683-0520-494.21-04		110746	MARTIN EQUIPMENT OF ILLINOIS, INC	2/3/2021	531766	695.56	#1502 REPAIR-NO THROTTLE ISSUE FIXED
683-0520-494.21-04		110776	THOMPSON TRUCK & TRAILER INC.	2/3/2021	R103029956:01	325.50	AFTERTREATMENT COVERED IN GARBAGE/DEBRIS 180
683-0520-494.21-04		110776	THOMPSON TRUCK & TRAILER INC.	2/3/2021	R103030004:01	310.00	MASS AIR FLOW REPAIRED 1628
683-0520-494.22-31		110704	CINTAS LOC 23M	2/3/2021	4071159547	60.95	LAUNDRY SERVICE
683-0520-494.22-31		110704	CINTAS LOC 23M	2/3/2021	4072002265	60.95	LAUNDRY SERVICE
683-0520-494.22-31		110704	CINTAS LOC 23M	2/3/2021	4072543682	60.95	LAUNDRY SERVICE
683-0520-494.22-31		110704	CINTAS LOC 23M	2/3/2021	4073177228	60.95	LAUNDRY SERVICE
683-0520-494.23-07		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-371844	11.04	BEAD SEALER
683-0520-494.23-07		110703	CINTAS FIRST AID & SAFETY #D89	2/3/2021	8404934803	171.67	FIRST AID SUPPLIES
683-0520-494.23-07		110719	FASTENAL COMPANY	2/3/2021	IABET137068	104.70	CUTTING WHEELS - STOCK
683-0520-494.23-07		110743	LAWSON PRODUCTS, INC.	2/3/2021	9308116579	18.75	WHEEL WEIGHTS
683-0520-494.23-07		110743	LAWSON PRODUCTS, INC.	2/3/2021	9308116580	38.40	PIPE ADAPTOR
683-0520-494.23-07		110743	LAWSON PRODUCTS, INC.	2/3/2021	9308117916	414.79	MISC. STOCK PARTS
683-0520-494.23-07		110743	LAWSON PRODUCTS, INC.	2/3/2021	9308126582	108.30	FITTINGS - STOCK
683-0520-494.23-07		110743	LAWSON PRODUCTS, INC.	2/3/2021	9308129959	29.37	ADAPTERS - STOCK
683-0520-494.23-07		110743	LAWSON PRODUCTS, INC.	2/3/2021	9308140519	885.41	NUTS, BOLTS - STOCK
683-0520-494.23-07		110753	NORTHERN TOOL & EQUIPMENT	2/3/2021	4332126203	279.00	DRILL DRIVER KIT

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683-0520-494.23-07		110759	QUAD CITY SAFETY, INC.	2/3/2021	864370	220.00	NITRILE GLOVES
683-0520-494.23-07		110764	S J SMITH CO. INC.	2/3/2021	579241	173.60	WELD TANK LEASE
683-0520-494.23-07		110764	S J SMITH CO. INC.	2/3/2021	6190982	551.24	WELDING GAS
683-0520-494.23-07		110773	TERMINAL SUPPLY COMPANY	2/3/2021	92632-00	234.60	SHRINK BUTT CONNECTORS & STEP DOWN SPLICES
683-0520-494.23-07		110780	WALT LAMBACH FIRE PROTECTION	2/3/2021	50737	40.80	FIRE EXT. SERVICE
683-0520-494.23-07		110780	WALT LAMBACH FIRE PROTECTION	2/3/2021	50767	51.20	FIRE EXT. SERVICE
683-0520-494.23-07		110784	1ST AYD CORPORATION	2/3/2021	PSI418701	241.05	GLASS CLEANER, SEALANT, BRAKE CLEANER
683-0520-494.23-07		110784	1ST AYD CORPORATION	2/3/2021	PSI421538	113.99	GLASS CLEANER
683-0520-494.23-19		110776	THOMPSON TRUCK & TRAILER INC.	2/3/2021	X103109052:01	550.00	NAVISTAR SOFTWARE RENEW
683-0520-494.23-24		110698	ASPEN EQUIPMENT COMPANY	2/3/2021	70004531	1,141.34	HEADLIGHT SERVICE, STAND ASSMBLY, SHOE KITS-MIS
683-0520-494.23-24		110698	ASPEN EQUIPMENT COMPANY	2/3/2021	70004538	145.18	BEARING KIT
683-0520-494.23-24		110698	ASPEN EQUIPMENT COMPANY	2/3/2021	70004608	329.24	HEADLIGHT & BEARING
683-0520-494.23-24		110698	ASPEN EQUIPMENT COMPANY	2/3/2021	70004632	160.00	PLOW MODULE
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-371756	18.99	TRAILER HITCH BUSHING
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-371793	36.15	TRICO REAR
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-371904	18.47	IDLER PULLEY #9605
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-371912	22.13	SWITCH - STOPLIGHT
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-371943	73.59	BRAKE CHAMBER
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372034	6.89	JB KWIK
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372167	156.12	BRAKE PADS & ROTORS 1815
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372195	16.33	ULTRASTAT 1513
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372205	53.54	FAN CLUTCH - THERMAL 0513
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372404	32.80	HALOGEN HEADLAMP 1815
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372486	113.51	IRIDUIM PLUGS, IGN WIRE SET #1615
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372490	156.12	BRAKE PADS AND ROTORS #1615
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372513	-73.59	RETURN BRAKE CHAMBER
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372520	175.19	WHEEL BEARING/HUB ASSBLY #1615
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372558	156.12	BRAKE PADS AND ROTORS #1708
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372582	90.08	GAS-MAG TRUCK SHK #6050
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372656	-90.08	RETURN GAS-MAG TRUCK SHK
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372734	120.68	STROBE - STOCK
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372735	120.68	STROBE - STOCK
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372769	29.51	TRANSMISSION LINE #0522
683-0520-494.23-24		110702	CARQUEST AUTO PARTS STORE	2/3/2021	6604-372771	20.39	TRANS LINE CONN. #0522
683-0520-494.23-24		110712	EASTERN IOWA TIRE, INC.	2/3/2021	100100087	3,787.79	TIRE REPAIR
683-0520-494.23-24		110716	ELLIOTT EQUIPMENT CO.	2/3/2021	159804	208.95	SPRING ARM #1612

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683-0520-494.23-24		110716	ELLIOTT EQUIPMENT CO.	2/3/2021	159815	165.60	RUBBER GRIPPER BUMPERS STOCK
683-0520-494.23-24		110726	GRAINGER	2/3/2021	9758295795	25.05	9/16 BANJO FITTING
683-0520-494.23-24		110731	HENDERSON TRUCK EQUIPMENT	2/3/2021	328123	51.15	SWITCH #2008
683-0520-494.23-24		110737	INTERSTATE BATTERY OF THE	2/3/2021	256651	469.85	CORES - STOCK
683-0520-494.23-24		110737	INTERSTATE BATTERY OF THE	2/3/2021	34064621	508.80	BATTERIES - STOCK
683-0520-494.23-24		110737	INTERSTATE BATTERY OF THE	2/3/2021	34064724	612.75	BATTERIES - STOCK
683-0520-494.23-24		110745	MACQUEEN EQUIPMENT	2/3/2021	P11786	111.35	HARNESS - DUMP MODE
683-0520-494.23-24		110745	MACQUEEN EQUIPMENT	2/3/2021	P12003	121.85	GASKET, CLAMPS, FILL HOSE END #1315
683-0520-494.23-24		110746	MARTIN EQUIPMENT OF ILLINOIS, INC	2/3/2021	534073	672.84	BOLTS, CUTTING EDGE 0432
683-0520-494.23-24		110748	MIDWEST WHEEL & RIM CO	2/3/2021	2239800-00	152.19	CLEVIS KIT 0514
683-0520-494.23-24		110748	MIDWEST WHEEL & RIM CO	2/3/2021	2243116-00	71.46	HUB CAP PLUG, FLASH TUBE
683-0520-494.23-24		110748	MIDWEST WHEEL & RIM CO	2/3/2021	2243129-00	48.34	FLASH TUBES - STOCK
683-0520-494.23-24		110752	NAPA - DAVENPORT	2/3/2021	674246	273.99	RADIATOR 21711
683-0520-494.23-24		110760	QUAD CITY SPRING	2/3/2021	A201223003	1,785.40	LEAF SPRING, PINS, U-BOLT 0618
683-0520-494.23-24		110760	QUAD CITY SPRING	2/3/2021	A210112007	101.50	BEARINGS AND COVER
683-0520-494.23-24		110765	SADLER POWER TRAIN	2/3/2021	0210137008	144.42	HYDRAULIC HOSE, FEMALE SWIVEL FITTING 1304
683-0520-494.23-24		110765	SADLER POWER TRAIN	2/3/2021	0210137201	89.24	HYDRAULIC HOSES
683-0520-494.23-24		110765	SADLER POWER TRAIN	2/3/2021	0210137262	152.94	HYDRAULIC HOSES & FEMALE SWIVEL HOSE FITTING
683-0520-494.23-24		110776	THOMPSON TRUCK & TRAILER INC.	2/3/2021	X103108640:01	53.34	CLAMP, V BAND 1802
683-0520-494.23-24		110776	THOMPSON TRUCK & TRAILER INC.	2/3/2021	X103108743:01	2,604.38	TURBO KIT 0514
683-0520-494.23-24		110776	THOMPSON TRUCK & TRAILER INC.	2/3/2021	X103108778:01	226.50	LOWER MIRROR BRACKET KITS STOCK
683-0520-494.23-24		110776	THOMPSON TRUCK & TRAILER INC.	2/3/2021	X103108905:01	-546.88	TURBO KIT RETURNED
683-0520-494.23-24		110783	ZURCHER TIRE, INC	2/3/2021	5402112477	961.44	STOCK TIRES
683-0520-494.23-51		110757	PLEASANT VALLEY COMMUNITY	2/3/2021	21.53	24,294.41	DECEMBER 2020 FUEL
683-0520-494.23-52		110766	SAFETY KLEEN SYSTEMS	2/3/2021	85027511	220.00	LUBRICANTS
683-0520-494.23-52		110766	SAFETY KLEEN SYSTEMS	2/3/2021	85027516	655.00	LUBRICANTS
683-0520-494.23-52		110766	SAFETY KLEEN SYSTEMS	2/3/2021	85123780	631.95	LUBRICANTS
683-0520-494.23-52		110766	SAFETY KLEEN SYSTEMS	2/3/2021	85125352	1,125.30	OIL AND LUBE
			Total for Fund 683 MUNICIPAL GARAGE			**50,342.90**	
			Department Public Works				
			Total for Department			**69,495.25**	
555-1101-494.23-06		110709	DES MOINES STAMP MFG COMPANY	2/3/2021	1174500	48.40	CITY BILLS STAMP
555-1101-494.23-07		110704	CINTAS LOC 23M	2/3/2021	4072927206	270.38	MATS FOR WINTER

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555-1102-494.23-07		110777	TOTAL AQUARIUM MAINTENANCE	2/3/2021	336897	75.00	FISH TANK SERVICE
555-1105-494.23-33		110705	CORNER STORE - LEARNING CAMPU	2/3/2021	99452	289.80	BIRTHDAY CERTIFICATES
			Total for Fund 555 FMLY MUSEUM/ARTS &SCIENCE			**683.58**	
			Department Family Museum				
			Total for Department			**683.58**	
001-3001-454.23-06		110772	TALLGRASS BUSINESS RESOURCES	2/3/2021	5530226	14.38	PUSH PINS AIR DUSTERS
001-3002-453.22-05		110768	SCOTT COUNTY RECORDER	2/3/2021	16940-18451	46.00	RECORD D:O/BOA
001-3002-453.22-14		110761	QUAD CITY TIMES	2/3/2021	85727	15.06	NOTICE OF PUBLIC HEARING BOA 1/14/21
001-3003-454.22-99		110695	ACE TREE SERVICE, INC.	2/3/2021	7962	400.00	1231 - 14TH ST DANGEROUS TREE REMOVAL (PARTIAL)
001-3006-416.13-01		110769	SECRETARY OF STATE	2/3/2021	020321	30.00	NOTARY APPLICATION ETHAN STILSON
001-3006-416.23-06		110772	TALLGRASS BUSINESS RESOURCES	2/3/2021	5529771	11.62	DESK PAD CALENDAR BRODERSEN
			Total for Fund 001 GENERAL FUND			**517.06**	
			Department Community Development				
			Total for Department			**517.06**	
001-4001-463.22-90		110763	REX J RIDENOUR LAW OFFICE	2/3/2021	01222021	900.00	REX RIDENOUR OFFICE EXPENSES 7/1/20-12/31/20
001-4001-463.22-90		110768	SCOTT COUNTY RECORDER	2/3/2021	00016571;73	31.00	DEED TRANSFER - JEFFERSON PARK
			Total for Fund 001 GENERAL FUND			**931.00**	
			Department Legal				
			Total for Department			**931.00**	
001-4101-460.23-06		110734	IMPERIAL	2/3/2021	288002:03003702	60.75	COFFEE SUPPLIES FOR CITY HALL & PD
001-4101-460.23-08		110720	FEDEX	2/3/2021	7-243-59532	32.93	OVERNIGHT DA DOCS TO FRANK LEVY, TWIN BRIDGE
001-4102-461.13-01		110771	SOUTHEAST IOWA CITY CLERKS ASS	2/3/2021	012121	20.00	SOUTHEAST IOWA CITY CLERK ASSOCIATION DUES 202
001-4102-461.22-14		110761	QUAD CITY TIMES	2/3/2021	86041	39.10	PUB PH NOT RE REZONE PROP E MIDDLE/W BUTTERFIE
001-4102-461.22-14		110761	QUAD CITY TIMES	2/3/2021	86042	21.77	PUB PH NOT RE AMEND TITLE 13 CHP 1 FLOOD AREA MI
001-4102-461.22-14		110761	QUAD CITY TIMES	2/3/2021	86195	428.72	PUBLISH CITY COUNCIL MTG MINUTES 1/5/21 MEETING

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			Total for Fund 001 GENERAL FUND			**603.27**	
			Department Administration				
			Total for Department			**603.27**	
001-4201-466.13-05		110677	PEITSCHER, SHANE	1/20/2021	012021	2,272.17	TUITION REIMBURSEMENT SHANE PEITSCHER
001-4201-466.22-13		110723	GENESIS OCCUPATIONAL HEALTH	2/3/2021	153646	74.00	EMPLOYEE TESTING
			Total for Fund 001 GENERAL FUND			**2,346.17**	
			Department				
			Total for Department			**2,346.17**	
003-5050-480.22-99	DT0029	110730	HAWKEYE PAVING CORPORATION	2/3/2021	4	14,930.06	PE #4 FINAL & RETAINAGE DOWNTOWN PARKING LOT I
			Total for Fund 003 DOWNTOWN IMPROVEMENTS			**14,930.06**	
			Department Capital Projects				
400-5050-480.22-05	PW0039	110768	SCOTT COUNTY RECORDER	2/3/2021	2020-00015922	24.00	RAW UPPER IA UNI -1ST ADD
400-5050-480.22-90	PW0500	110774	TERRACON CONSULTANTS, INC.	2/3/2021	TE64367	92.00	2020 ALLEY REHAB PCC CYLINDER TEST, PROJ MNGF
400-5050-480.22-99	PW0484	110778	TRI CITY BLACKTOP, INC.	2/3/2021	6	28,006.26	PE #6 RETAINAGE FY20 ALLEY REHAB
400-5050-480.22-99	PW0500	110750	N.J. MILLER INC.	2/3/2021	NJ20053	6,496.40	ALLEY REPAIR HOLMES
400-5050-480.22-99	PW0502	110742	LANGMAN CONSTRUCTION COMPAN	2/3/2021	5	7,841.14	PE #5 QUEENS DR. RECONSTR
400-5050-480.23-07	2CD010	110749	MOBOTREX, INC.	2/3/2021	247889	1,260.00	PREEMPTION HEADS
400-5050-480.70-74	CD0080	2100265	MARC GELLERMAN TRUST ACCT	########	2608GW	102,157.40	PURCHASE OF 2608 GREENWAY DR
400-5050-480.70-74	CD0080	2100266	MARC GELLERMAN TRUST ACCT	########	1310PW	123,867.00	PURCHASE OF 1310 PARKWAY DR
			Total for Fund 400 CAPITAL PROJECTS			**269,744.20**	
			Department Capital Projects				
			Total for Department			**284,674.26**	
			Grand Total			**427,227.30**	

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
520-0000-221.10-00		2100395	TREASURER, STATE OF IOWA	1/19/2021	1019008688	3,213.71	QUARTERLY OCT-DEC 2020
			Total for Fund 520 SEWER UTILITY			**3,213.71**	
			Department N/A				
550-0000-221.10-00		2100395	TREASURER, STATE OF IOWA	1/19/2021	1019008688B	52.68	QUARTERLY OCT-DEC 2020
			Total for Fund 550 SOLID WASTE/RECYCLING ENT			**52.68**	
			Department N/A				
580-0000-221.10-00		2100395	TREASURER, STATE OF IOWA	1/19/2021	1019008688A	2,896.75	QUARTERLY OCT-DEC 2020
			Total for Fund 580 STORM WATER UTILITY			**2,896.75**	
			Department N/A				
722-0000-233.00-00		2100348	WAGEWORKS	12/29/2020	INV2485418	2,182.50	FLEX CLAIMS
722-0000-233.00-00		2100380	WAGEWORKS	1/5/2021	INV2495717	1,299.04	FLEX CLAIMS
			Total for Fund 722 125/PLAN			**3,481.54**	
			Department N/A				
810-0000-205.02-00		2100356	MUNICIPAL FIRE & POLICE	12/31/2020	12/31PAYDATEA	39,114.78	CITY SHARE POLICE PENSION
810-0000-205.02-00		2100356	MUNICIPAL FIRE & POLICE	12/31/2020	12/31PAYDATEE	133.40	CITY SHARE POLICE OVERPAYMENT
810-0000-205.02-00		2100383	MUNICIPAL FIRE & POLICE	1/15/2021	1/15 PAYDATE A	38,523.10	CITY SHARE POLICE PENSION
810-0000-205.04-00		2100356	MUNICIPAL FIRE & POLICE	12/31/2020	12/31PAYDATEC	23,020.81	CITY SHARE FIRE PENSION
810-0000-205.04-00		2100383	MUNICIPAL FIRE & POLICE	1/15/2021	1/15 PAYDATE C	22,525.86	CITY SHARE FIRE PENSION
810-0000-205.05-00		2100360	INTERNAL REVENUE SERVICE	12/31/2020	270140485168707	75,866.92	FEDERAL W/H TAX
810-0000-205.05-00		2100387	INTERNAL REVENUE SERVICE	1/15/2021	27014197169320	78,270.66	FEDERAL W/H TAX
810-0000-205.06-00		2100361	TREASURER,STATE OF IOWA	12/31/2020	366001624	60,223.97	12/18&12/31 PAYDATE IA W/H TAX
810-0000-205.06-00		2100388	TREASURER,STATE OF IOWA	1/15/2021	1015003655	31,126.00	1/15/21 PAYDATE IA W/H TAX
810-0000-205.07-00		2100362	ILLINOIS DEPARTMENT OF REVENUE	12/31/2020	0-874-872-800	2,070.63	ILLINOIS STATE W/H TAX
810-0000-205.07-00		2100389	ILLINOIS DEPARTMENT OF REVENUE	1/15/2021	2-095-081-488	1,995.77	ILLINOIS STATE W/H TAX
810-0000-205.08-00		2100360	INTERNAL REVENUE SERVICE	12/31/2020	27014048516870A	57,976.70	FICA W/H TAX
810-0000-205.08-00		2100374	INTERNAL REVENUE SERVICE	1/5/2021	270140543231073	19.84	FICA W/H TAX
810-0000-205.08-00		2100387	INTERNAL REVENUE SERVICE	1/15/2021	27014197169320A	65,016.84	FICA W/H TAX
810-0000-205.09-00		2100360	INTERNAL REVENUE SERVICE	12/31/2020	27014048516870B	22,457.88	MEDICARE W/H TAX
810-0000-205.09-00		2100374	INTERNAL REVENUE SERVICE	1/5/2021	27014054323107A	4.64	MEDICARE W/H TAX

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810-0000-205.09-00		2100387	INTERNAL REVENUE SERVICE	1/15/2021	27014197169320B	24,044.28	MEDICARE W/H TAX
810-0000-205.10-00		2100363	IPERS COLLECTIONS	12/31/2020	120901173	31,216.51	EMPLOYEE SHARE IPERS
810-0000-205.10-00		2100363	IPERS COLLECTIONS	12/31/2020	120901173A	46,849.62	CITY SHARE IPERS
810-0000-205.10-00		2100363	IPERS COLLECTIONS	12/31/2020	120901173B	-106.30	HEGLAND IPERS REFUND
810-0000-205.10-00		2100375	IPERS COLLECTIONS	1/4/2021	120903612A	15.10	CITY SHARE IPERS
810-0000-205.10-00		2100375	IPERS COLLECTIONS	1/5/2021	120903612	10.06	EMPLOYEE SHARE IPERS
810-0000-205.10-00		2100390	IPERS COLLECTIONS	1/15/2021	120904841	32,124.35	EMPLOYEE SHARE IPERS
810-0000-205.10-00		2100390	IPERS COLLECTIONS	1/15/2021	120904841A	48,212.09	CITY SHARE IPERS
810-0000-205.11-00		2100356	MUNICIPAL FIRE & POLICE	12/31/2020	12/31PAYDATE	14,527.06	EMPLOYEE SHARE POLICE PEN SION
810-0000-205.11-00		2100356	MUNICIPAL FIRE & POLICE	12/31/2020	12/31PAYDATED	49.54	EMPLOYEE SHARE POLICE OVERPAYMENT
810-0000-205.11-00		2100383	MUNICIPAL FIRE & POLICE	1/15/2021	1/15 PAYDATE	14,307.30	EMPLOYEE SHARE POLICE PENSION
810-0000-205.12-00		2100356	MUNICIPAL FIRE & POLICE	12/31/2020	12/31PAYDATEB	8,549.83	EMP SHARE FIRE PENSION
810-0000-205.12-00		2100383	MUNICIPAL FIRE & POLICE	1/15/2021	1/15 PAYDATE B	8,365.99	EMP SHARE FIRE PENSION
810-0000-205.15-00		2100355	ICMA RETIREMENT TRUST - 457	12/31/2020	462326	3,015.63	AFTER TAX ROTH IRA
810-0000-205.15-00		2100357	AFLAC	12/31/2020	PRDATE12/31	131.75	CI WRAP CONTRIBUTIONS
810-0000-205.15-00		2100366	AMERICAN FUNDS ROTH IRA WIRE	12/31/2020	50411	100.00	AFTER TAX ROTH IRA CONTRIBUTIONS
810-0000-205.15-00		2100382	ICMA RETIREMENT TRUST - 457	1/15/2021	1/15/21 PRB	3,149.07	AFTER TAX ROTH IRA
810-0000-205.15-00		2100384	AFLAC	1/15/2021	PR DATE 1/15	131.75	CI WRAP CONTRIBUTIONS
810-0000-205.15-00		2100393	AFLAC	1/15/2021	PR 1/15A	412.11	AFLAC AFTER TAX CONTRIBUTIONS
810-0000-205.15-00		2100394	AMERICAN FUNDS ROTH IRA WIRE	1/15/2021	11521	100.00	AFTER TAX ROTH IRA CONTRIBUTIONS
810-0000-205.19-00		2100365	COLLECTION SERVICES CENTER	12/31/2020	1934998	641.27	CHILD/SPOUSE SUPPORT
810-0000-205.19-00		2100392	COLLECTION SERVICES CENTER	1/15/2021	1940025	2,481.05	CHILD/SPOUSE SUPPORT
810-0000-205.20-00		2100345	UNITED WAY	12/31/2020	PRDATE12/31	532.38	12/31 CONTRIBUTIONS
810-0000-205.20-00		2100381	UNITED WAY	1/15/2021	PRDATE 1/15	585.80	01/15 CONTRIBUTIONS
810-0000-205.23-00		2100355	ICMA RETIREMENT TRUST - 457	12/31/2020	462321	46,897.57	457 CONTRIBUTIONS
810-0000-205.23-00		2100355	ICMA RETIREMENT TRUST - 457	12/31/2020	462321B	53.33	OVERPAYMENT
810-0000-205.23-00		2100358	GREAT AMERICAN PLAN ADMINISTRA	12/31/2020	PRDATE12/31	582.75	12/31 CONTRIBUTIONS
810-0000-205.23-00		2100364	NATIONWIDE RETIREMENT SOLUTIO	12/31/2020	12/31 PAYDATE	525.84	457 CONTRIBUTIONS
810-0000-205.23-00		2100382	ICMA RETIREMENT TRUST - 457	1/15/2021	1/15/21 PR	73,531.65	457 CONTRIBUTIONS
810-0000-205.23-00		2100385	GREAT AMERICAN PLAN ADMINISTRA	1/15/2021	PR DATE 01/15	652.84	01/15 CONTRIBUTIONS
810-0000-205.23-00		2100391	NATIONWIDE RETIREMENT SOLUTIO	1/15/2021	01/15 PAYDATE	525.84	457 CONTRIBUTION
810-0000-205.23-00		2100393	AFLAC	1/15/2021	PR 1/15	608.68	AFLAC PRE TAX
810-0000-205.28-00		2100355	ICMA RETIREMENT TRUST - 457	12/31/2020	462321A	4,306.54	457 LOAN PAYMENTS
810-0000-205.28-00		2100382	ICMA RETIREMENT TRUST - 457	1/15/2021	1/15/21 PRA	4,120.50	457 LOAN PAYMENTS
810-0000-205.29-00		2100351	PRINCIPAL LIFE INSURANCE COMPAN	1/4/2021	12182020	1,211.06	SUPPLEMENTAL LIFE
810-0000-205.99-00		2100359	IOWA C.O.P.S.	12/31/2020	PRDATE12/31	53.00	12/31 CONTRIBUTIONS

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810-0000-205.99-00		2100386	IOWA C.O.P.S.	1/15/2021	PR DATE 01/15	63.00	01/15 CONTRIBUTIONS
			Total for Fund 810 LIABILITY CLEARING ACCT.			**890,926.64**	
			Department N/A				
			Total for Department			**900,571.32**	
686-0106-494.22-81		2100347	WELLMARK BLUE CROSS & BLUE SH	12/28/2020	122220	36,400.24	MEDICAL CLAIMS12/12-12/18
686-0106-494.22-81		2100354	WELLMARK BLUE CROSS & BLUE SH	1/4/2021	12292020	43,422.66	MEDICAL CLAIMS 12/19/20 - 12/25/2020
686-0106-494.22-81		2100369	WELLMARK BLUE CROSS & BLUE SH	12/1/2020	103120C	38,365.96	MEDICAL CLAIMS 10/31/2020
686-0106-494.22-83		2100353	MEDTRAK SERVICES	1/4/2021	121520B	831.50	ADMIN FEES 12/01-12/15/20
686-0106-494.22-83		2100369	WELLMARK BLUE CROSS & BLUE SH	12/1/2020	103120	11,789.95	ADMIN FEES SEP
686-0106-494.22-83		2100370	WELLMARK BLUE CROSS & BLUE SH	1/4/2021	01042021A	11,890.29	ADMIN FEES SEP
686-0106-494.22-83		2100377	MEDTRAK SERVICES	1/11/2021	123120B	726.00	ADMIN FEES 12/16-12/31/20
686-0106-494.22-84		2100369	WELLMARK BLUE CROSS & BLUE SH	12/1/2020	103120A	1,259.60	AGGREGATE SEP
686-0106-494.22-84		2100370	WELLMARK BLUE CROSS & BLUE SH	1/4/2021	01042021B	1,270.32	AGGREGATE SEP
686-0106-494.22-85		2100369	WELLMARK BLUE CROSS & BLUE SH	12/1/2020	103120B	33,652.00	SPECIFIC SEP
686-0106-494.22-85		2100370	WELLMARK BLUE CROSS & BLUE SH	1/4/2021	01042021C	33,938.40	SPECIFIC SEP
686-0106-494.22-88		2100351	PRINCIPAL LIFE INSURANCE COMPAN	1/4/2021	12182020A	11,112.65	LIFE AND LTD
686-0106-494.22-88		2100351	PRINCIPAL LIFE INSURANCE COMPAN	1/4/2021	12182020B	-35.00	BALANCE FORWARD
686-0106-494.22-88		2100351	PRINCIPAL LIFE INSURANCE COMPAN	1/4/2021	12182020C	-202.05	ADJUSTMENTS SINCE LAST BILL
686-0106-494.22-94		2100346	DELTA DENTAL	12/18/2020	352050000202072	4,288.39	DENTAL CLAIMS 12/15-12/21
686-0106-494.22-94		2100352	DELTA DENTAL	1/4/2021	352050000202073	5,367.15	DENTAL CLAIMS 12/22-12/28
686-0106-494.22-94		2100376	DELTA DENTAL	1/4/2021	352050000202121	3,615.96	DENTAL CLAIMS 12/29- 01/04/2021
686-0106-494.22-96		2100367	EMPLOYEE BENEFIT SYSTEM	12/3/2020	12022020	880.71	VISION CLAIMS CKS 1982 - 1986
686-0106-494.22-96		2100368	EMPLOYEE BENEFIT SYSTEM	12/31/2020	12302020	2,667.70	VISION CLAIMS CKS 1997- 2003
686-0106-494.22-96		2100378	EMPLOYEE BENEFIT SYSTEM	1/4/2021	01062021	765.20	VISION CLAIMS CKS 2004- 2006
686-0106-494.22-98		2100353	MEDTRAK SERVICES	1/4/2021	121520A	55,478.28	PHARMACY CLAIMS 12/01-12/15/20
686-0106-494.22-98		2100377	MEDTRAK SERVICES	1/11/2021	123120A	33,904.37	PHARMACY CLAIMS 12/16- 12/31/20
			Total for Fund 686 EMPLOYEE INSURANCE			**331,390.28**	
			Department Mayor & Council				
			Total for Department			**331,390.28**	
001-0201-461.22-44		2100372	MERCHANT SERVICES	1/4/2021	1220F	14.24	BANKCARD FEES 1% SW1 SW2 SW3

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0202-461.22-50		2100349	UMB BANK	12/31/2020	804120	300.00	BOND PAYING AGENT FEES
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805404	250.00	BOND PAYING AGENT FEES 185376571
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805449	250.00	BOND PAYING AGENT FEES 185387354
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805457	250.00	BOND PAYING AGENT FEES 185387347
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805490	250.00	BOND PAYING AGENT FEES 185393550
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805519	250.00	BOND PAYING AGENT FEES 185400470
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805524	250.00	BOND PAYING AGENT FEES 185400488
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805613	250.00	BOND PAYING AGENT FEES 185407905
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805715	250.00	BOND PAYING AGENT FEES 185411964
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805716	250.00	BOND PAYING AGENT FEES 185411972
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805744	250.00	BOND PAYING AGENT FEES 185413937
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805745	250.00	BOND PAYING AGENT FEES 185413945
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805774	250.00	BOND PAYING AGENT FEES 185416070
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805775	250.00	BOND PAYING AGENT FEES 185416088
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	805830	300.00	BOND PAYING AGENT FEES 185419876
001-0202-461.22-50		2100350	UMB BANK	12/22/2020	8805612	250.00	BOND PAYING AGENT FEES 185407897
001-0202-461.22-50		2100379	UMB BANK	1/22/2021	814719	600.00	BOND PAYING AGENT FEES I232
			Total for Fund	**001**	**GENERAL FUND**	**4,714.24**	
			Department	**Finance**			
520-0204-490.22-44		2100371	AUTHORIZE.NET	1/4/2021	1220	30.00	ONLINE PYMT GATEWAY
520-0204-490.22-44		2100372	MERCHANT SERVICES	1/4/2021	1220G	991.62	BANKCARD FEES UT SW1 SW2 SW3
			Total for Fund	**520**	**SEWER UTILITY**	**1,021.62**	
			Department	**Finance**			
			Total for Department			**5,735.86**	
550-0509-491.22-44		2100372	MERCHANT SERVICES	1/4/2021	1220H	1,018.32	BANKCARD FEES RECYCLE SW1 SW2 SW3 50% PW
			Total for Fund	**550**	**SOLID WASTE/RECYCLING ENT**	**1,018.32**	
			Department	**Public Works**			
580-0519-493.22-44		2100372	MERCHANT SERVICES	1/4/2021	1220I	991.62	BANKCARD FEES STRMWTR SW1 SW2 SW3

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Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 580 STORM WATER UTILITY			**991.62**	
			Department Public Works				
585-0507-492.22-44		2100372	MERCHANT SERVICES	1/4/2021	1220J	26.70	BANKCARD FEES 50% PW
			Total for Fund 585 TRANSIT			**26.70**	
			Department Public Works				
			Total for Department			**2,036.64**	
001-0601-440.22-44		2100372	MERCHANT SERVICES	1/4/2021	1220B	136.48	BANKCARD FEES LIBRARY
			Total for Fund 001 GENERAL FUND			**136.48**	
			Department Library				
			Total for Department			**136.48**	
001-0703-443.22-44		2100372	MERCHANT SERVICES	1/4/2021	1220E	12.00	BANKCARD FEES REC (ONLINE)
			Total for Fund 001 GENERAL FUND			**12.00**	
			Department Parks				
560-0711-494.22-44		2100373	VANTIV INTEGRATED PAYMENTS	1/5/2021	122020	823.79	BANK CARD FEES GOLF 73%
560-0713-494.22-44		2100373	VANTIV INTEGRATED PAYMENTS	1/5/2021	122020A	304.69	BANK CARD FEES GRILL 27%
			Total for Fund 560 PALMER HILLS GOLF COURSE			**1,128.48**	
			Department Parks				
			Total for Department			**1,140.48**	
555-1101-494.22-44		2100372	MERCHANT SERVICES	1/4/2021	1220C	472.17	BANKCARD FEES MUS
			Total for Fund 555 FMLY MUSEUM/ARTS &SCIENCE			**472.17**	
			Department Family Museum				

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February 2, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Department			**472.17**	
001-3006-416.22-44		2100372	MERCHANT SERVICES	1/1/2021	1220A	867.07	BANKCARD FEES INSPECTIONS
			Total for Fund 001 GENERAL FUND			**867.07**	
			Department Community Development				
			Total for Department			**867.07**	
001-4102-461.22-44		2100372	MERCHANT SERVICES	1/4/2021	1220D	178.04	BANKCARD FEES BUSINESS LIC
			Total for Fund 001 GENERAL FUND			**178.04**	
			Department Administration				
			Total for Department			**178.04**	
			Grand Total			**1,242,528.34**	

Date: 1/28/2021

City of Bettendorf
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ACCT #	ect PRC	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
590-2001-494.11-21		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121A	4,287.12	SALES/MARKETING SALARY & BENEFITS
590-2001-494.11-21		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121D	4,441.23	FINANCE SALARY/BENEFITS
590-2001-494.11-21		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121E	3,818.53	FACILITIES/MAINTENANCE SALARIES AND E
590-2001-494.11-21		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121K	11,719.82	F&B - SALARIES AND WAGES
590-2001-494.21-01		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121F	816.57	FACILITIES/MAINTENANCE REPAIRS AND M/
590-2001-494.21-01		3216	NORTHWEST MECHANICAL, INC.	2/3/2021	17187	315.00	QCWCC - SEAL KIT FOR SYST EM
590-2001-494.21-09		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121G	257.51	FACILITIES/MAINTENANCE MEDIACOM DEC
590-2001-494.21-12		3214	IOWA AMERICAN WATER COMPAN'	2/3/2021	770952DEC20	123.40	QCWCC - FIRE HYDRANT
590-2001-494.22-08		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121	2,465.09	INSURANCE PREMIUMS DEC
590-2001-494.22-99		3213	CINTAS LOC 23M	2/3/2021	40723380837	554.94	QCWCC - LINENS
590-2001-494.22-99		3213	CINTAS LOC 23M	2/3/2021	4073081592	635.94	QCWCC - LINENS
590-2001-494.22-99		3213	CINTAS LOC 23M	2/3/2021	4073649662	672.69	QCWCC - LINENS
590-2001-494.22-99		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121C	452.35	SALES/MARKETING CONTRACT SERVICES
590-2001-494.22-99		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121H	60.15	FACILITIES/MAINTENANCE CONTRACT SER'
590-2001-494.22-99		3217	THE GREEN THUMBERS	2/3/2021	1-585638	310.00	QCWCC - PLANT SERVICE
590-2001-494.23-06		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121M	191.26	F&B - SUPPLIES GENERAL
590-2001-494.23-28		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121I	-3,135.32	F&B - FOOD INVOICES
590-2001-494.23-29		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121J	-70.08	F&B - BEVERAGE INVOICES
590-2001-494.23-55		3215	ISLE OF CAPRI BETTENDORF, L.C.	2/3/2021	012121B	147.70	SALES/MARKETING FEES & LICENSES
			Total for Fund	**590**		**28,063.90**	
				QC WATERFRONT CONVENTION			
			Department				
			Total for Department			**28,063.90**	
			Grand Total			**28,063.90**	

City of Bettendorf Revenues by month	Dec-20
Property taxes	1,073,435
Other city taxes	1,501,907
Special assessments	5,109
Licenses & permits	93,798
Intergovernmental	847,773
Charges for services	2,033,716
Use of money	126,504
Miscellaneous bond proceeds & transfers in	10,423,599
Total revenues	16,105,841