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, MAY 3, 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. PRESENTATION

- DBO update on one-year accomplishments in the SSMID and preview of FY22 budget and work plan – DBO Executive Director Ryan Jantzi

II. CONSENT AGENDA ITEMS

- Resolution approving a site development plan for 6820 Championship Drive, submitted by Build to Suit, Inc./Kevin Koellner (Case 21-029) – Community Development Director Mark Hunt ***(See Consent S)***

- Resolution approving a site development plan for 3296 and 3297 Fields Drive, submitted by Precision Builders, Inc. (Case 21-031) – Community Development Director Mark Hunt ***(See Consent T)***

III. REMAINING CONSENT AGENDA ITEMS

IV. OPERATIONAL ITEMS

V. ITEMS ADDED BY MAYOR AND COUNCIL

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

CITY OF BETTENDORF CITY COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL

TUESDAY, MAY 4, 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 Bettendorf Police Chaplain and Pastor of Mighty Fortress Church, Pastor Alex Sierra

4. **AWARDS –** Former Elected Park Board Members

5. **PROCLAMATION –** Month of May as NF Awareness Month and May 17, 2021 as World Neurofibromatosis (NF) Awareness Day

6. **PUBLIC REQUESTS OF COUNCIL**

7. **RESOLUTION – CONSENT AGENDA W ADDED AT COMMITTEE OF THE WHOLE MEETING AT REQUEST OF COUNCIL MEMBER SECHSER 5/3/21**

   Council Member Adamson to present a resolution to close the indoor pool at the Life Fitness Center and to pursue bids to modify the area

8. **PUBLIC HEARING**

   Regarding the 2021 Sidewalk Repair Program

9. **RESOLUTION**

   Council Member Brown to present a resolution approving the plans, specifications and form of contract for the 2021 Sidewalk Repair Program

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.

10. PUBLIC HEARING

Regarding the Forest Grove Drive Utility Burial Materials Project

11. RESOLUTION

Council Member Connors to present a resolution approving the plans, specifications and form of contract for the Forest Grove Drive Utility Burial Materials Project

12. PUBLIC HEARING

Regarding the vacation and conveyance of excess right-of-way along Tanglefoot Lane (Case 21-031)

13. RESOLUTION

Council Member Naumann to present a resolution approving the vacation and conveyance of excess right-of-way along Tanglefoot Lane

14. ORDINANCE

Council Member Baden to present the second reading of an ordinance amending Bettendorf City Code Section 6-1-131, "No Parking Zones Enumerated" by adding a No Parking Zone on 56th Avenue West

15. ORDINANCE

Council Member Webster to present the second reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicle Entering Stop Intersection" by adding a stop sign on Wilderness Pointe at Criswell Street

16. CONSENT AGENDA

17. ADJOURN

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

CONSENT AGENDA
MAY 4, 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 April 20, 2021 (Approve and Adopt)

B. Resolution setting a public hearing date to adopt the City's FY2020/21 Budget Amendments. (Approve and Adopt)

C. Resolution authorizing staff to enter into a Consulting Services Agreement with Berry Dunn McNeil & Parker, LLC (BerryDunn) for the purposes of a citywide IT Needs Assessment. (Approved and Adopt)

D. Resolution setting the date for a public hearing and directing the advertising of bids for the 23rd Street Reconstruction Project from Grant Street to State Street. (Approve and Adopt)

E. Resolution setting the date for a public hearing and directing the advertising of bids for the Middle Road Rehabilitation Project from Crow Creek Road to 53rd Avenue. (Approve and Adopt)

F. Resolution setting the date for a public hearing and directing the advertising of bids for the 2021 Pavement Markings Program. (Approve and Adopt)

G. Resolution setting the date for a public hearing and directing the advertising of bids for the Indiana Avenue Friction Seal Project. (Approve and Adopt)

H. Resolution setting the date for a public hearing and directing the advertising of bids for the Forest Grove Drive Utility Burial Project. (Approve and Adopt)

I. Resolution setting the date for a public hearing and directing the advertising for bids for the Crow Creek Park Playground Equipment Project – 2021. (Approve and Adopt)

J. Resolution setting the date for a public hearing and directing the advertising for bids for the Devils Glen Park Playground Equipment Project – 2021. (Approve and Adopt)

K. Resolution awarding the contract and approving the contract and bond for the Public Works Entrance Rehabilitation Project. (Approve and Adopt)

L. Resolution awarding the contract and approving the contract and bond for the Duck Creek Recreational Trail Resurfacing project from 18th Street to 23rd Street. (Approve and Adopt)

M. Resolution approving a cost sharing agreement with Geifman First Equity for stormwater detention. (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 the contract extensions with scheduled price increases for Dial-A-Bus and Saturday Service contracts with River Bend Transit. (Approve and Adopt)

O. Resolution authorizing the Director of Public Works to issue a purchase order to Altec Industries, Inc. for one (1) new and unused aerial bucket truck. (Approve and Adopt)

P. Resolution supporting an application for a COVID-19 Relief Recreational Trails Program Grant for the Crow Creek Road Recreational Trail from Middle Road to Valley Drive. (Approve and Adopt)

Q. Resolution approving the final plat of Quail Hollow, submitted by Dan Dolan Homes (Case 21-028). (Approve and Adopt)

R. Resolution approving the final plat of Bettendorf Industrial Park 4th Addition (replate of Lots 1 and 2, Bettendorf Industrial Park 2nd Addition), submitted by Kevin Koellner (Case 21-030). (Approve and Adopt)

S. Resolution approving a site development plan for 6820 Championship Drive, submitted by Build to Suit, Inc./Kevin Koellner (Case 21-029). (Approve and Adopt)

T. Resolution approving a site development plan for 3296 and 3297 Field Drive, submitted by Precision Builders, Inc. (Case 21-031). (Approve and Adopt)

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

V. Resolution approving Road Dedication Agreement by and among the City of Bettendorf, CDCQC, LLC, Spruce Hill Hospitality, LLC, Kwik Trip Inc., and Utica Properties, LLC. (Approve and Adopt)

W. MOVED TO ITEMS TO APPEAR #7 AT REQUEST OF COUNCIL MEMBER SECHSER

X. Resolution approving the upgrade to the Control System by Nightwatch Security. (Approve and Adopt)

Y. Resolution approving the Civil Service List submitted for the Sanitation Worker position in the Public Works Department. (Approve and Adopt)

Z. Resolution approving the Civil Service List submitted for the Parks Construction Technician position in the Parks Maintenance Division of 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.

AA. Resolution approving the recruitment process for the Parks Light Equipment Operator position for the Public Works Department – Parks Maintenance Division. (Approve and Adopt)

BB. Resolution approving the purchase of three (3) 2021 Ford Police Hybrid Utility Vehicles from Lindquist Ford located in Bettendorf, IA; total cost not to exceed $114,813.00 or $38, 271.00 per vehicle. (Approve and Adopt)

CC. Resolution approving the City endorsed 'Be Downtown' Event on June 5, 2021. (Approve and Adopt)

DD. Resolution approving the TBK Sports Complex & LiveFit with Lupus Autoimmune Awareness Race (5K and 10K) to be held June 12, 2021. (Approve and Adopt)

EE. Resolution approving an annual mobile food unit license for Smash and Café Fresh. (Approve and Adopt)

FF. Resolution approving liquor license renewals for Zeke's Island Café; Cambria Hotel Bettendorf; Home2Suites by Hilton Bettendorf; Los Amigos; The Bulldog Arms; QC Mart (Middle Rd location); CVS #8633; The Tangled Wood; and Casey's General Store. (Approve and Adopt)

GG. 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.

Bettendorf IOWA
a premier city

Office of the Mayor
Proclamation

WHEREAS, *Neurofibromatosis (NF) is a rare genetic disorder that causes tumors to grow on nerves throughout the body and also can affect the development of the brain, cardiovascular system, bones, and skin, and affects all populations equally, regardless of race, ethnicity or gender; and*

WHEREAS, *over 2 million people around the world are living with NF and 1 in every 3,000 births is diagnosed with NF. The disorder can lead to blindness, deafness, bone abnormalities, disfigurement, learning disabilities, disabling pain, and cancer; and*

WHEREAS, *The Children's Tumor Foundation leads efforts to promote and financially sponsor world-class medical research aimed at finding effective treatments and, ultimately, a cure for NF; and*

WHEREAS, *The Children's Tumor Foundation works to improve access to quality patient healthcare through its national NF Clinic Network and provides patient and family support through its information resources, youth programs, and local chapter activities.*

NOW, THEREFORE, *I, Robert S. Gallagher, Mayor of the City of Bettendorf, Iowa, in recognition of this important initiative, do hereby proclaim the month of May 2021 as "NF Awareness Month" and May 17, 2021 as "World Neurofibromatosis (NF) Awareness Day" in our community.*

DATED *this 4th day of May, 2021.*

_____

Mayor Robert S. Gallagher

MEETING DATE: May 4, 2021
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: All

Item Title:

Public hearing for the 2021 Sidewalk Repair Program.

Resolution approving the plans, specifications and form of contract for the 2021 Sidewalk Repair Program.

Explanation:

This project consists of removing and replacing 4-inch and 6-inch thick P.C.C. sidewalk and ADA curb ramps compliant with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Work includes removal and replacement of existing P.C.C. sidewalk, driveway and curb ramps, installing detectable warning tile at ADA curb ramps, constructing a modular block retaining wall, sidewalk curb, P.C.C. curb and gutter removal and replacement and reshaping disturbed areas and grades including 4-inch deep select topsoil and related fertilizing, sodding and watering.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

This project (PW0515) was approved with a total budget of $400,000.00 within the Community Improvement Program.

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

RESOLUTION NO._____-21

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE 2021 SIDEWALK REPAIR PROGRAM

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

2021 Sidewalk Repair Program

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

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 4th day of May, 2021,

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

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

MEETING DATE: May 4, 2021
REQUESTED BY: Brent O. Morlok. P.E.
City Engineer
WARD: 5

Item Title:

Public hearing for the Forest Grove Drive Utility Burial Materials Project.

Resolution approving the plans, specifications and form of contract for the Forest Grove Drive Utility Burial Materials Project.

Explanation:

The proposed project consists of the acquisition of approximately fifty-two thousand feet (52,000') of underground coiled conduit of various sizes ranging from an inch and a quarter (1.25") to six inches (6") in diameter, thirty-six (36) handholes and other related materials for the Forest Grove Drive Utility Burial project.

A separate contract for the installation of the materials will be coming before City Council for approval at a later date. The materials currently have a long lead time and thus this bid is being brought forward first.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

The overall project (PW0520) was approved with a total budget of $500,000.00 within the Community Improvement Program (CIP). After further design and discussions with MidAmerican Energy, staff will be increasing this budget during the May CIP amendments.

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

RESOLUTION NO._____-21

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE FOREST GROVE DRIVE UTILITY BURIAL MATERIALS PROJECT

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

Forest Grove Drive Utility Burial Materials Project

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

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 4th day of May, 2021,

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

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Bettendorf IOWA
a premier city

MEETING DATE: April 20, 2021 (SPH)
May 4, 2021 (HPH)

COUNCIL LETTER **REQUESTED BY:** Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing on the vacation and conveyance of excess right-of-way along Tanglefoot Lane. (Case 21-024) (4/20/21)

Public hearing on the vacation and conveyance of excess right-of-way along Tanglefoot Lane. (Case 21-024) (5/4/21)

Resolution approving the vacation and conveyance of excess right-of-way along Tanglefoot Lane. (Case 21-024) (5/4/21)

Explanation (Background and How it Responds to Vision, Mission, or Goals)
Dan Dolan Homes/Kevin Dolan has submitted the preliminary plat of Quail Hollow which is located on the north side of the 4200 block of Tanglefoot Lane (see Aerial Photo - Attachment A and Preliminary Plat - Attachment B). The developer has requested that the right-of-way that was acquired to facilitate the Tanglefoot Lane reconstruction project and that is no longer needed, be vacated and conveyed to him so that it can be included in the proposed subdivision. The Tanglefoot Lane right-of-way adjacent to the proposed subdivision is no longer needed for public purposes. A condition of approval of the preliminary plat is that the vacation and conveyance of the right-of-way in question be approved by City Council prior to consideration of a final plat.

The Planning and Zoning Commission made a recommendation for approval of the vacation and conveyance of excess right-of-way along Tanglefoot Lane by a 7-0 margin at its March 17 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:
The right-of-way in question should be transferred to the developer at a cost of $1 per square foot in accordance with past practice when requested by the adjoining property owner. The right-of-way proposed to be vacated is .23 acres in size.

List Attachments:
Resolutions; (A) Aerial Photo; (B) Preliminary Plat; (C) Staff report to the Planning and Zoning Commission; (D) Planning and Zoning Commission report to the Mayor and City Council; (E) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 21

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON THE VACATION OF EXCESS RIGHT-OF-WAY ALONG TANGLEFOOT LANE AND CONVEYANCE TO ADJOINING PROPERTY OWNER

WHEREAS, the City of Bettendorf (the "City") is the owner of certain right-of-way along Tanglefoot Lane (the "Property") specifically described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14; THENCE NORTH 89°10'58" EAST 314.06 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14; THENCE NORTH 01°08'24" WEST 98.85 FEET TO THE CURRENT NORTHERLY RIGHT OF WAY LINE OF TANGLEFOOT LANE; THENCE NORTH 83°35'22" EAST 187.21 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 86°10'46" EAST 185.27 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE NORTH 72°09'19" EAST 56.94 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 84°32'00" EAST 103.97 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE SOUTH 87°52'29" EAST 217.92 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY LINE OF TANGLEWOOD ROAD; THENCE SOUTH 28°51'33" WEST 48.06 FEET TO THE BEGINNING OF A 2050.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY WHOSE 353.01 FOOT CHORD BEARS NORTH 86°17'38" WEST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 353.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES, and

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

WHEREAS, the contiguous and adjoining property owner, Dan Dolan Homes, is interested in accepting the Property, and

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

NOW, THEREFORE, BE IT RESOLVED, that this Council will conduct a public hearing to vacate and convey excess right-of-way along Tanglefoot Lane in the City Hall Council Chambers at 1609 State Street, Bettendorf, Iowa at 7:00 p.m. on the 4th day of May, 2021, and the City Clerk is hereby instructed to give notice of said hearing, said notice to be published at least once as provided by law, not less than 4 days nor more than 20 days before the date set for the hearing.

PASSED, APPROVED, AND ADOPTED this 20th day of April, 2021.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

RESOLUTION NO. _____ - 21

RESOLUTION APPROVING THE VACATION AND CONVEYANCE OF EXCESS RIGHT-OF-WAY ALONG TANGLEFOOT LANE

WHEREAS, the City of Bettendorf (the "City") is the owner of certain right-of-way along Tanglefoot Lane (the "Property") specifically described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14; THENCE NORTH 89°10'58" EAST 314.06 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14; THENCE NORTH 01°08'24" WEST 98.85 FEET TO THE CURRENT NORTHERLY RIGHT OF WAY LINE OF TANGLEFOOT LANE; THENCE NORTH 83°35'22" EAST 187.21 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 86°10'46" EAST 185.27 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE NORTH 72°09'19" EAST 56.94 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 84°32'00" EAST 103.97 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE SOUTH 87°52'29" EAST 217.92 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY LINE OF TANGLEWOOD ROAD; THENCE SOUTH 28°51'33" WEST 48.06 FEET TO THE BEGINNING OF A 2050.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY WHOSE 353.01 FOOT CHORD BEARS NORTH 86°17'38" WEST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 353.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES.

, and

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

WHEREAS, the contiguous and adjoining property owner Dan Dolan Homes is interested in accepting the Property, and

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

WHEREAS, this Council deems it necessary and advisable to vacate City right-of-way that is no longer needed for public purposes to the adjacent property owner to wit:

Vacate excess right-of-way along Tanglefoot Lane

WHEREAS, a public hearing on the proposed vacation of excess right-of-way along Tanglefoot Lane was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 p.m. on the 4th day of May 2021.

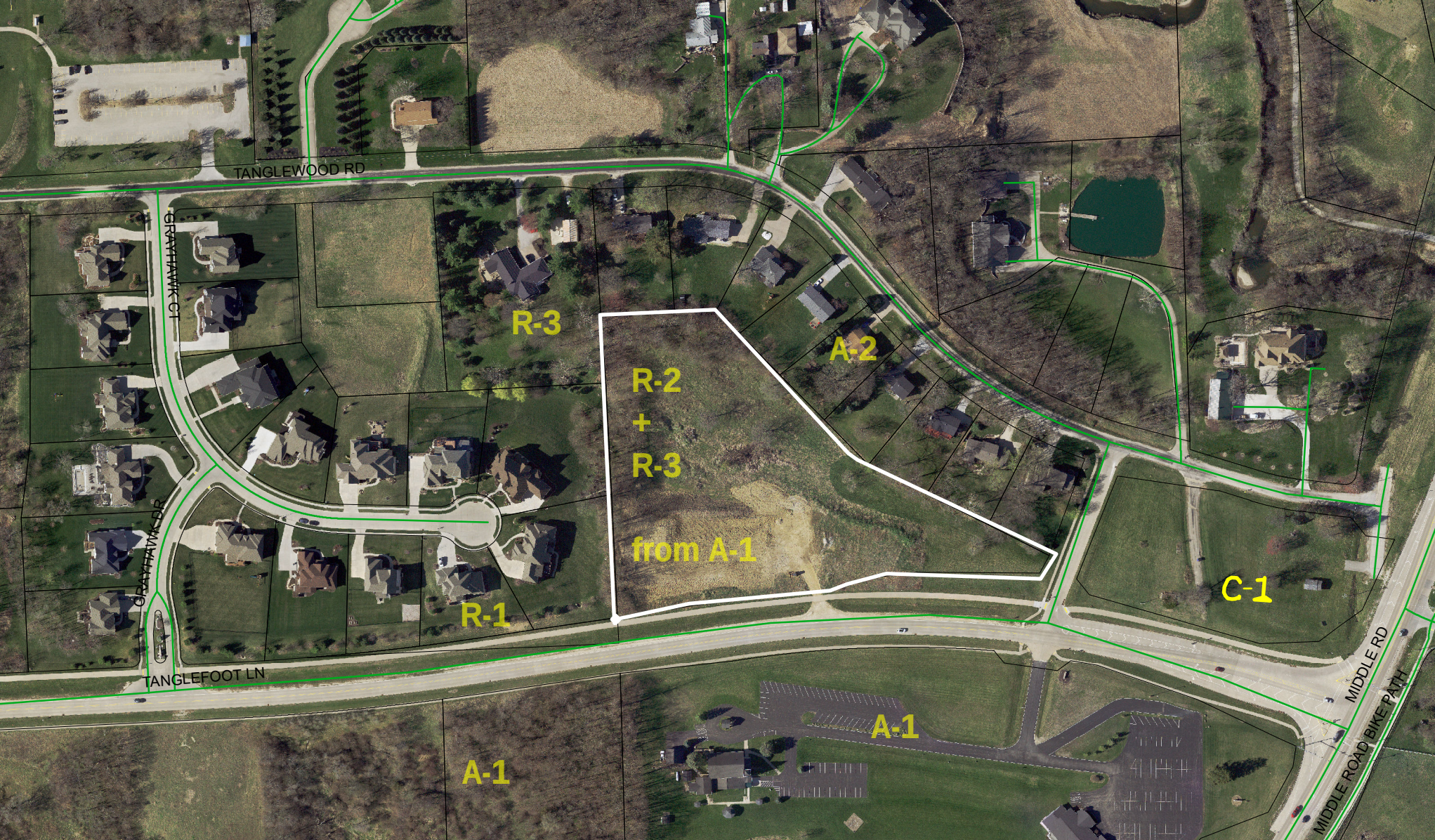
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the City hereby vacates the Property and approves conveyance of the Property to the adjoining property owner, Dan Dolan Homes, and directs the City Attorney to prepare such documents as necessary to transfer title to the transferee and further authorizes the Mayor and City Clerk to sign said documents.

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

PRELIMINARY PLAT OF
QUAIL HOLLOW

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PM, BETTENDORF, IN SCOTT COUNTY, IOWA

PROJECT ENGINEER
MICHAEL W. JANECEK, P.E.
MARTIN & WHITACRE, INC
1508 BIDWELL ROAD
MUSCATINE, IOWA 52761
563-263-7691

OWNER / DEVELOPER
DAN DOLAN HOMES, LC
2660 E 53RD STREET
DAVENPORT, IOWA 52807
563-381-4088

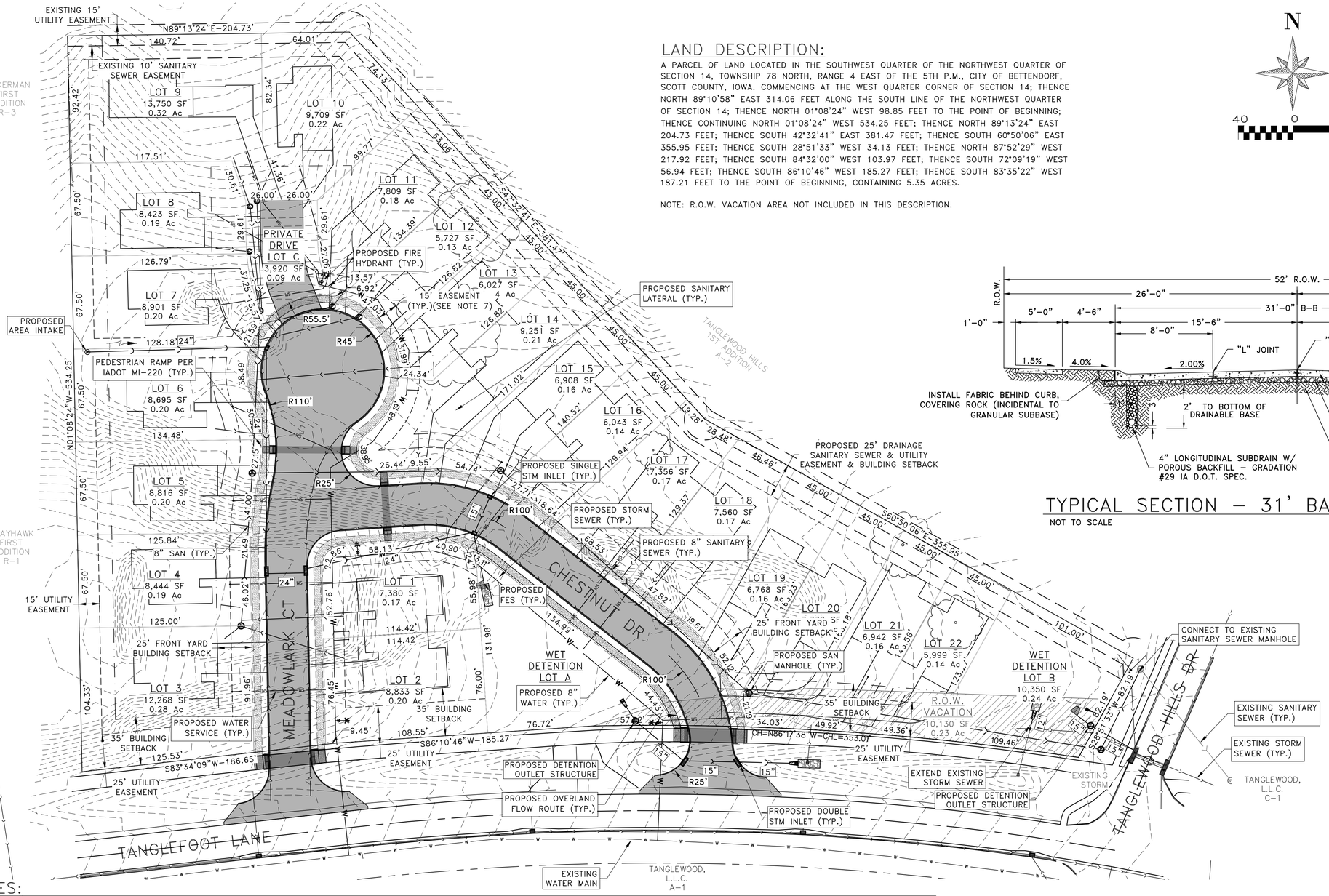
SURVEYOR
MATT W. KRAUSE, P.L.S.
MARTIN & WHITACRE, INC
1508 BIDWELL ROAD
MUSCATINE, IOWA 52761
563-263-7691

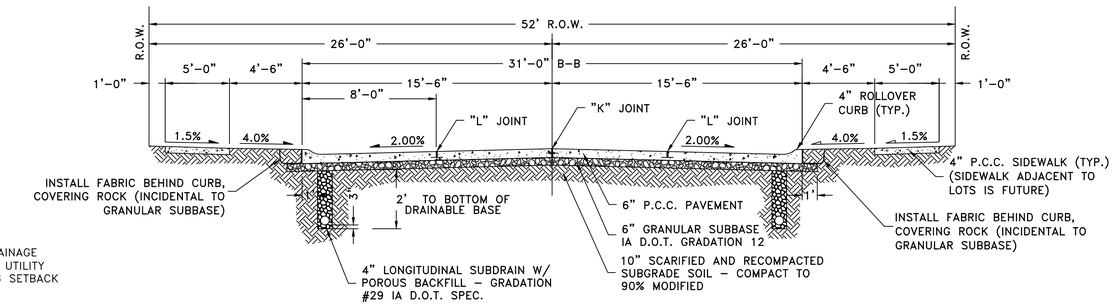
ATTORNEY
LANE & WATERMAN, L.L.P.
DOUGLAS R. LINDSTROM, JR.
220 NORTH MAIN STREET, STE 600
DAVENPORT, IOWA 52801
563-333-6629

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA. COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14; THENCE NORTH 89°10'58" EAST 314.06 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14; THENCE NORTH 01°08'24" WEST 98.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°08'24" WEST 534.25 FEET; THENCE NORTH 89°13'24" EAST 204.73 FEET; THENCE SOUTH 42°32'41" EAST 381.47 FEET; THENCE SOUTH 60°50'06" EAST 355.95 FEET; THENCE SOUTH 28°51'33" WEST 34.13 FEET; THENCE NORTH 87°52'29" WEST 217.92 FEET; THENCE SOUTH 84°32'00" WEST 103.97 FEET; THENCE SOUTH 72°09'19" WEST 56.94 FEET; THENCE SOUTH 86°10'46" WEST 185.27 FEET; THENCE SOUTH 83°35'22" WEST 187.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.35 ACRES.

NOTE: R.O.W. VACATION AREA NOT INCLUDED IN THIS DESCRIPTION.





TYPICAL SECTION - 31' BACK TO BACK (52' R.O.W.)

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

NOTES:

1. LOTS A, B AND C SHALL HAVE BLANKET UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS & BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. NO LOTS SHALL HAVE ACCESS OFF OF TANGLEFOOT LANE.
3. ALL LANDSCAPING WILL BE COMPLIANT WITH CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
4. THIS PLATTED AREA SHALL DRAIN INTO THE STORM WATER WET DETENTION PONDS. (LOTS A & B). DETENTION OVERFLOWS MUST BE DIRECTED ONTO LOCAL STREETS, NOT ACROSS THE RECREATIONAL TRAIL.
5. ALL PROPOSED SANITARY SEWER AND WATER MAINS SHALL BE 8"ø.
6. STORM & SANITARY SEWER SHALL BE OWNED AND MAINTAINED BY CITY OF BETTENDORF, IOWA.
7. ALL EASEMENTS CONGRUENT WITH RIGHT OF WAY SHALL BE 15' UTILITY EASEMENTS. SAID EASEMENTS FOR LOTS 1, 2 & 11-14 SHALL BE WATER EASEMENTS; LOTS 3-7 & 14-22 SHALL BE SANITARY SEWER EASEMENTS; LOTS 12 & 19-21 SHALL BE ACCESS EASEMENTS; LOT 1 SHALL BE STORM SEWER EASEMENT.
8. LOT 20 SHALL HAVE ACCESS THROUGH LOT 19 UTILITY & ACCESS EASEMENT.
9. LOTS 21 & 22 WILL SHARE A PRIVATE DRIVE WITH ACCESS THROUGH LOT 20 UTILITY & ACCESS EASEMENT.
10. LOTS 8, 9 & 10 SHALL HAVE ACCESS THROUGH THE PRIVATE DRIVE (LOT C). NO OTHER LOTS SHALL ACCESS THE PRIVATE DRIVE.
11. LOTS 2, 3, & 20-22 WILL HAVE A LANDSCAPING BERM ALONG THEIR FRONTAGE WITH TANGLEFOOT LANE.
12. LOT 11 SHALL HAVE ACCESS THROUGH LOT 12 UTILITY & ACCESS EASEMENT.
13. EASEMENTS SHALL BE DELINEATED BY TYPE WITH THE RECORDING OF THE FINAL PLAT.

CURRENT ZONING - A-1 AGRICULTURAL/URBAN RESERVE

MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 50'
REAR YARD SETBACK: 50'
MIN. LOT WIDTH: 400'
MIN. LOT AREA: 5 ACRES

PROPOSED ZONING - R-2 SINGLE FAMILY RESIDENCE

LOTS 3-9
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 25'
MIN. LOT WIDTH: 65'
MIN. LOT AREA: 8400 SQ. FT.

PROPOSED ZONING - R-3 MIXED RESIDENTIAL 1-FAMILY ATTACHED

LOTS 1-2 & 11-22
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 5' MIN. / 10' TOTAL
REAR YARD SETBACK: 25'
MIN. LOT WIDTH: 35' PER UNIT
MIN. LOT AREA: 4200 SQ. FT PER UNIT

PROPOSED ZONING - R-3 MIXED RESIDENTIAL 1-FAMILY DETACHED

LOT 10
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 5' MIN. / 10' TOTAL
REAR YARD SETBACK: 25'
MIN. LOT WIDTH: 60'
MIN. LOT AREA: 4200 SQ. FT. PER UNIT

NOT TO BE RECORDED

#	DATE	DESCRIPTION	BY

DESIGNED BY: CAM
DRAWN BY: CAM
PROJECT ENGR: MWJ

Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD MUSCATINE, IOWA
PHONE (563) 263-7691 EMAIL info@martin-whitacre.com

QUAIL HOLLOW
DAN DOLAN HOMES
BETTENDORF, IOWA

PRELIMINARY PLAT

PROJ NO:	8623.20
CONST PROJ:	000
SCALE:	AS NOTED
DATE:	2021/02/23
DRAWING NO:	001
SHEET NO:	1 OF 1

F:\CIVIL3D PROJECTS\8623 DOLAN TANGLEFOOT VILLAS\15 SURVEY DRAWINGS\8623 PRELIMINARY PLAT.DWG PLOTTED: 3/25/2021

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

March 17, 2021

Staff Report

Case No. 21-022 and 21-024
Request: Quail Hollow - Preliminary Plat (21-022) and Vacation of right-of-way (21-024)
Location: North side of the 4200 block of Tanglefoot Lane
Applicant: Dan Dolan Homes/Kevin Dolan

Background Information and Facts

Dan Dolan Homes/Kevin Dolan has submitted the preliminary plat of Quail Hollow which is located on the north side of the 4200 block of Tanglefoot (see Aerial Photo and Surrounding Plats - Attachments A, B, and C). The 5.35 acres of ground is intended for single-family housing and townhouse structures (see Preliminary Plat – Attachment D).

Land Use

The future land use designation for the site is Urban Low Intensity in which R-3, Mixed Residential and R-2 Single-Family Residence zoning districts are permitted. A 4-unit townhouse design is permitted in the R-3 zoning district.

Utilities

Utility connections will come from the south along Tanglefoot Lane. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

The access to the site is anticipated from Tanglefoot Lane by two streets - Meadowlark Court and Chestnut Lane. A private drive will connect Lots 8, 9, and 10 to Meadowlark Court. Vacation of city right-of-way is shown along the frontage of Lots 19-22 and Lot B. Shared access easements will be required for access to Lots 19-22.

Stormwater Detention

Stormwater detention will be required for the site. Lot A and Lot B will contain stormwater management for the subdivision as wet ponds. No detention outflow may be directed onto the recreational trail. Stormwater detention designs must be approved by the City Engineer prior to the issuance of building permits.

Recommended Action

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

1. Approval of the preliminary plat does not waive any applicable city, state, or federal provisions as required by law.
2. Lots 1-14 will be addressed from Meadowlark Court and Lots 15-22 from Chestnut Lane.
3. The vacation of excess right-of-way near the intersection of Tanglefoot Lane and Tanglewood Road that is included in this plat must be approved by City Council prior to consideration of a final plat and site development plan.
4. The private drive shall be maintained and repaired by the owners of Lots 8, 9, and 10.

Respectfully submitted,

Greg Beck
City Planner

April 12, 2021

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

SUBJECT: Planning and Zoning Commission's decision on the vacation and conveyance of excess right-of-way along Tanglefoot Lane, submitted by Kevin Dolan/Dan Dolan Homes. (Case 21-024)

Honorable Mayor and Members of the City Council:

On March 17, 2021, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named right-of-way vacation request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

5. Case 21-022; Quail Hollow, submitted by Kevin Dolan/Dan Dolan Homes.

Beck reviewed the staff report.

Hunt commented that staff had worked with the developer to ensure that the street names are acceptable to the Scott Emergency Communications Center.

Wennlund asked if the issues regarding location and existence of the easement adjacent to the homes on the north side of the subdivision have been resolved. Beck stated that there is a utility easement adjacent to the homes on Tanglewood Road for the use of the homeowners in the proposed subdivision and those in the existing houses to the north. Morlok explained that there already was a 25-foot wide drainage and utility easement but that staff had requested that the developer designate it as a sanitary sewer easement as well. He stated that this will provide a dedicated location for a future installation of sanitary sewer for the residents on Tanglewood Road who are currently on septic. He added that the city does not plan to install the sewer at this time. Morlok commented that he does not believe that the developer plans to disturb the ground all the way to the rear property line. He added that when the sewer is eventually installed, the tree cover would have to be removed. He commented that it is his understanding that the septic systems are functioning well at this time.

Pete Miller, 3940 Grayhawk Drive, asked for clarification of how the developer plans to maintain the integrity of the elevation change between Grayhawk First Addition and the proposed subdivision. Mike Janecek, the developer's engineer, explained that the existing grade will be matched at the property line and then go down at a 3:1 cut slope to approximately the building setback line where the ground will be sloped back to the road. He added that at such time as development occurs, it will be up to the developer whether a retaining wall will be built or the ground sloped at such time as development occurs.

Wennlund asked what the determining factor would be as to whether or not a retaining wall is built. Janecek explained that ultimately the decision would be made based on how large the future homeowner would like the rear yard to be. He stated that if a resident would like to have a larger yard, a small retaining wall might be built. Dan Dolan, the developer, explained that while the final grade is yet to be determined, there will not be more than a 3:1 slope in the subdivision. He indicated that if the final grade is more than 3:1, a retaining wall will be installed.

Nancy Johnson, 4423 Tanglewood Road, stated that at the last meeting the reconstruction of Tanglewood Road was discussed and that it would cause her to lose part of her rear yard and that the city would take part of her front yard. She indicated that no details seem to be available as to what will be occurring. Morlok explained that the street reconstruction

of Tanglewood Road would be from Devils Glen Road to the entrance to Crow Creek Park and that the project would not affect her at all. He stated that at such time as the street is reconstructed in front of her home, no additional right-of-way would be required. He explained that Johnson's property line does not extend to the roadway or even to the ditch. He stated that the sewer easement that was discussed is entirely on the developer's property, not hers. He reiterated that there are no plans with regard to the section of Tanglewood Road where she lives. Johnson asked if she would connected to the sewer. Morlok stated that there are no current plans to install sanitary sewer and that the easement in question will provide access at such time as it is installed. Johnson asked if there would be enough room to install the sewer. Morlok confirmed this. Johnson asked if she would be responsible for maintaining the easement. Wennlund reiterated that the easement is entirely on the developer's property. Johnson asked if she would be losing the easement on her property. Morlok stated that her easement is on her property and the developer is not allowed to do anything on it. He explained that the easement is for the city's or a utility company's use. Johnson asked if she would be allowed to address a problem with her septic system. Morlok confirmed this, reiterating that it is her property. He commented that it is unlikely that anything except for sewer would ever be located in that easement. He stated that the utilities for the proposed subdivision will be located in the front yards.

Janecek stated that while the preliminary plat shows the street name Chestnut Lane, the correct name is Chestnut Drive.

Eric Drobny, 5649 Red Fox Road, asked for clarification of the plan for water in the subdivision which does not seem to have been addressed. He stated that even though his interest is not in this case, after having listened to the discussion it is apparent to him that there does not appear to have been any good collaboration between the developer and the adjacent residents. He asked what the City and the Commission are going to do to facilitate that communication. Hunt stated that the developer held a neighborhood meeting which was attended by approximately 15 people. Wennlund added that he and other Commission members listened to the meeting online. He stated that despite Drobny's perception, there has been significant communication with the neighbors regarding the project. Morlok explained that there will be two detention basins in the subdivision and that the developer has requested that the city vacate some excess right-of-way along Tanglefoot Lane to maximize the amount of storm water detention. He added that the wet basins, which provide for better water quality, will be larger than required.

> On motion by Stoltenberg, seconded by Gannaway, that the preliminary plat of Quail Hollow be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

MEETING DATE: April 20, 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 4

Item Title:

Ordinance amending Bettendorf City Code Section 6-1-131, "No Parking Zones Enumerated" by adding a No Parking Zone on 56th Avenue West.

Explanation:

56th Avenue West is a thirty-six foot (36') wide street connecting Utica Ridge Road in Davenport and 18th Street in Bettendorf. With a significant amount of development occurring along this road in the past several years, traffic has increased accordingly with the street now serving as a collector between those two arterials. Both Cities believe it is appropriate at this time to convert the street to a two lane road with a continuous two way left turn lane in the center. To do so, parking will need to be restricted along the entire length. All of the adjacent developments have sufficient off-street parking to accommodate this change.

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

The cost of publication and the erection of signs.

List Attachments:
Ordinance

ORDINANCE NO._____-21

ORDINANCE AMENDING BETTENDORF CITY CODE
SECTION 6-1-131, "NO PARKING ZONES ENUMERATED"
BY ADDING A NO PARKING ZONE ON 56TH AVENUE WEST

Section One. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Bettendorf City Code Section 6-1-131 entitled, "No Parking Zones Enumerated" is hereby amended by **adding** thereto the following no parking zone:

"56th Avenue West, on both sides, from 18th Street west to the City limits"

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

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

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

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

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

MEETING DATE: April 20, 2021
REQUESTED BY: Brent Morlok, P.E.
City Engineer
WARD: 5

Item Title:

Ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop Intersection" by adding a stop sign intersection on Wilderness Pointe at Criswell Street.

Explanation:

The streets within Wilderness Pointe First Addition have recently been paved. A full stop intersection is required by Ordinance for any streets intersecting arterial streets. Wilderness Pointe within this addition meets this criteria and will require a stop intersection.

This Ordinance meets the City's mission by providing a quick response to concerns for safety.

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

The cost of publication and the erection of signs for this work is funded in the operations budget.

List Attachments:
Ordinance

ORDINANCE NO._____-21

ORDINANCE AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2), "VEHICLES ENTERING STOP INTERSECTION" BY ADDING A STOP SIGN INTERSECTION ON WILDERNESS POINTE AT CRISWELL STREET

Section One. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Bettendorf City Code Section 6-1-322(A)(2) entitled, "Vehicles Entering Stop Intersection" is hereby amended by **adding** thereto the following full stop intersection:

Wilderness Pointe at Criswell Street

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

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

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

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

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

APRIL 20, 2021

The City Council of Bettendorf, Iowa met in regular session on April 20, 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, the majority of our Department Heads attended tonight's meeting via Zoom.

Council Members Present: Adamson, Brown, Connors, Naumann, Baden, Webster
Council Members Absent: Sechser
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 proclaiming the week of April 25 – May 1, 2021 as "Salute to Teens Week" in the Bettendorf community. Mary Ann McLeod, Director of Community Services and Wendy Burrows, Prevention Specialist of Bethany for Children & Families and Bettendorf High School Student Charly Erpelding were on hand to receive the proclamation. Both Ms. McLeod and Ms. Erpelding thanked the Council for their support, and expressed the importance of supporting our youth and bringing awareness to teen anxiety, depression, suicide and teen pregnancy.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming April 30, 2021 as "Arbor Day" in the Bettendorf community. Ron Phillips, Chairman and Bob Sartor, Board Member of the Trees Are Us Committee were on hand to receive the proclamation. Mr. Sartor thanked the Council for their continued support and invited everyone to celebrate Arbor Day on April 30th at 10 am at the new Mark Twain School where a tree will be planted in memory of Tom Seymour whose house was adjacent to the new school expansion. Mr. Phillips invited everyone to help plant trees this Thursday, April 22nd at Hollowview Park at 10 am.

PUBLIC REQUESTS OF COUNCIL

No one addressed the Council and the session was closed.

PUBLIC HEARING REGARDING THE PUBLIC WORKS ENTRANCE REHABILITATION PROJECT

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher asked for any questions from Council. Council Member Bill Connors questioned staff and Public Works Director Brian Schmidt responded. Mayor Gallagher then opened the Public Hearing. No one else addressed the Council and the Public Hearing was closed.

RESOLUTION

Council Member Naumann presented a resolution approving the plans, specifications and form of contract for the Public Works Entrance Rehabilitation Project, and made a motion to approve the resolution as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Adamson questioned staff and Public Works Director Brian Schmidt responded. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); and Baden (aye). The motion passed 6-0.

PUBLIC HEARING REGARDING THE DUCK CREEK RECREATIONAL TRAIL RESURFACING PROJECT FROM 18TH STREET TO 23RD STREET

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

RESOLUTION

Council Member Brown presented a resolution approving the plans, specifications and form of contract for the Duck Creek Recreational Trail Resurfacing Project from 18th Street to 23rd Street, 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 Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); and Baden (aye). The motion passed 6-0.

RESOLUTION – APPROVING THE FINAL PLAT OF DUTRAC PROFESSIONAL PARK 1ST ADDITION, SUBMITTED BY DUTRAC COMMUNITY CREDIT UNION (CASE 21-019)

Council Member Adamson presented a resolution approving the final plat of DuTrac Professional Park 1st Addition, and made a motion to approve the resolution as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Naumann thanked staff for their hard work and collaboration in addressing Council's concerns. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); and Baden (aye). The motion passed 6-0.

RESOLUTION – APPROVING A SITE DEVELOPMENT PLAN FOR PROPOSED LOT 1, DUTRAC PROFESSIONAL PARK 1ST ADDITION, SUBMITTED BY DUTRAC COMMUNITY CREDIT UNION (CASE 21-020)

Council Member Connors presented a resolution approving a site development plan for proposed Lot 1, DuTrac Professional Park 1st Addition, and made a motion to approve the resolution as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); and Baden (aye). The motion passed 6-0.

ORDINANCE – FIRST READING AMENDING BETTENDORF CITY CODE SECTION 6-1-131, "NO PARKING ZONES ENUMERATED" BY ADDING A NO PARKING ZONE ON 56TH AVENUE WEST

Council Member Baden presented the first reading of an ordinance amending Bettendorf City Code Section 6-1-131, "No Parking Zone Enumerated" by adding a No Parking Zone on 56th Avenue West, and made a motion to approve the ordinance at its first reading as presented. Council Member Webster seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); and Baden (aye). The motion passed 6-0.

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

Council Member Webster presented the first reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering a Stop Intersection" by adding a stop sign on Wilderness Pointe at Criswell Street, and made a motion to approve the ordinance at its first reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); and Baden (aye). The motion passed 6-0.

CONSENT AGENDA

Mayor Gallagher asked for a motion to approve the Consent Agenda presented. Council Member Webster made a motion approve the Consent Agenda as presented, and Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); and Baden (aye). The motion passed 6-0.

SUPPLEMENTAL

Mayor Gallagher asked Police Chief Keith Kimball to advise the Council of any local issues that may have arisen as a result of the activities in Minneapolis, Minnesota today. Chief Kimball responded that he is in constant contact with other area law enforcement agencies and at this point in time, he is not aware of any known issues. He further added that he will stay in constant contact with the other local law enforcement agencies and monitor any situations as they may arise. Each law enforcement agency will be on hand to help each other out if needed.

ADJOURNMENT

There being no further business, Council Member Naumann made a motion to adjourn and Council Member Baden seconded the motion. The meeting was adjourned at approximately 7:22 p.m.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

CONSENT AGENDA
APRIL 20, 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 April 6, 2021 (Approve and Adopt)

B. Resolution setting the date for a public hearing and directing the advertising for bids for the 2021 Sidewalk Repair Program. (Approve and Adopt)

C. Resolution setting the date for a public hearing and directing the advertising for bids for the Forest Grove Drive Utility Burial Materials Project. (Approve and Adopt)

D. Resolution awarding the contract and approving the contract and bond for the 2021 Full Depth Patching Program. (Approve and Adopt)

E. Resolution awarding the contract to Advantage Weed and Feed LLC for the Weed Control Services Contract (2021-2023). (Approve and Adopt)

F. Resolution authorizing the Director of Public Works to issue a purchase order to Daiken Applied for the Library Condensing Unit Replacement Project. (Approve and Adopt)

G. Resolution authorizing the Director of Public Works to issue a purchase order to Kilburg Equipment for one (1) new and unused Labrie automated garbage packer body. (Approve and Adopt)

H. Resolution authorizing the Director of Public Works to issue a purchase order to Thompson Truck & Trailer for one (1) new and unused truck chassis to fit a Labrie automated garbage packer body. (Approve and Adopt)

I. Resolution authorizing the Director of Public Works to issue a purchase order to Henderson Truck Equipment to install one (1) existing stainless steel spreader, one (1) existing Munibody spreader/box combo, three (3) new front plows and three (3) new mid-mount wing plows on three (3) new single axle chassis. (Approve and Adopt)

J. Resolution authorizing the Director of Public Works to issue a purchase order to Thompson Truck & Trailer for three (3) single axle truck chassis to be fitted with one (1) existing stainless steel Munibody spreader/dump box combo, one (1) existing stainless steel spreader, and one (1) new stainless steel spreader and three (3) new front and three (3) new mid-mount plows. (Approve and Adopt)

K. Resolution establishing fees for weed mowing for 2021. (Approve and Adopt)

L. Resolution setting a date for public hearing on the vacation and conveyance of excess right-of-way along Tanglefoot Lane (Case 21-024). (Approve and Adopt)

M. Resolution authorizing the Family Museum/Parks & Recreation Director to issue a purchase order to All-American Arena Products for a new ice rink chiller for Frozen Landing. (Approve and Adopt)

N. Resolution authorizing signatures for all 457 Deferred Compensation Plan Documents for the City of Bettendorf. (Approve and Adopt)

O. Resolution approving the job description and recruitment process for the Mechanic position in the Public Works Department. (Approve and Adopt)

P. Resolution approving the recruitment process for the Records Specialist position in the Police Department. (Approve and Adopt)

Q. Resolution approving the purchase of one (1) 2021 Chevrolet Tahoe 4WD, and emergency equipment and graphics for said vehicle, FY20/21, total vehicle cost not to exceed $52,031.67. (Approve and Adopt)

R. Resolution approving a new liquor license for Verde. (Approve and Adopt)

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

MEETING DATE: May 4, 2021

COUNCIL LETTER

REQUESTED BY: Schadt

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

- **Resolution setting a public hearing date to adopt the City's FY 2020-21 Budget Amendments**

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

Attached, please find a resolution setting a public hearing date on May 18, 2021 at 7:00 p.m. to adopt the City's FY 2020-21 Budget Amendments. Budget Amendments must be formally adopted by resolution by May 31 each year to reflect Council action taken throughout the year, or the City will be in violation of the State code.

The FY 2020-21 budget amendments reflect Council action already taken for the fiscal year through April 30 and anticipated Council action to be taken by June 30, 2021.

ATTACHMENTS:

- Resolution

RESOLUTION #: _____- 21

Resolution setting Public Hearing Date to Adopt the City's FY 2020-21 Budget Amendments

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a public hearing will be held on May 18, 2021 at 7:00 p.m. in the Council Chambers of the City of Bettendorf, 1609 Sate Street, Bettendorf, Iowa to receive public input on the adoption of the FY 2020-21 Budget Amendments.

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

_____
Mayor, Robert S. Gallagher

Attest:

_____
Decker P. Ploehn

Bettendorf IOWA
a premier city

MEETING DATE: May 4th, 2021

COUNCIL LETTER

REQUESTED BY: Schadt

VISION:

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

ITEM TITLE:

- **Resolution authorizing staff to enter into a consulting services agreement with Berry Dunn McNeil & Parker, LLC (BerryDunn) for the purposes of a citywide IT needs assessment.**

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

An assessment of IT needs citywide is identified as a Top Priority in the Management Agenda and is budgeted for in the Electronic Equipment Replacement Fund. Staff has analyzed and recommends approval of a proposal from BerryDunn in the amount of $59,000. BerryDunn has consulted on previous projects for the city and completed a similar project for Scott County. Based on their expertise, past performance, and knowledge of the City's requirements, staff recommends we use BerryDunn for the IT needs assessment.

The project will result in an IT needs report, prioritized list of strategic issues, prioritized list of projects and an IT strategic plan.

ATTACHMENTS:

- Resolution
- Proposal
- Contract

RESOLUTION NO. _____- 21

Resolution authorizing staff to enter into a consulting services agreement with Berry Dunn McNeil & Parker, LLC (BerryDunn) for the purposes of a citywide IT needs assessment.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that staff is hereby authorized to enter into a consulting services agreement with Berry Dunn McNeil & Parker, LLC for the purposes of a citywide IT needs assessment.

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

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

BerryDunn

PROPOSAL TO CONDUCT AN

Citywide Technology Assessment

TO BENEFIT THE

City of Bettendorf, Iowa

BerryDunn
100 Middle Street, Portland, ME 04101
207-541-2200

Chad Snow, Principal
csnow@berrydunn.com

Erin Provazek, Project Manager
eprovazek@berrydunn.com

Proposal Submitted On:
November 13, 2020

TABLE OF CONTENTS

1. About BerryDunn 1

2. Relevant Experience 2

Technology Assessment and Strategic Planning Experience 2

References 6

3. Team Leadership 7

4. Proposed Approach 8

Overview 8

Detailed Approach 9

Applied Methodologies 13

5. Cost Proposal 15

Appendix A: Staff Resumes 16

December 6, 2020

Jason Schadt, Finance Director
City of Bettendorf
1609 State Street
Bettendorf, IA 52722

Dear Jason,:

Thank you for the opportunity to submit this proposal to describe how Berry Dunn McNeil & Parker, LLC (BerryDunn) may assist the City of Bettendorf (City) conduct a Citywide Technology Assessment. We value our existing relationship with the City after working with you on a previous software replacement project, and are thrilled to provide additional consulting services.

How Our Team Can Help the City

BerryDunn has developed an efficient, effective, and proven methodology for assisting our local government clients in assessing their existing technology processes. Strengths we can bring to this project include:

- **Our team's experience in public sector technology management will enable the City to receive a complete analysis of its technology needs.** The City will benefit from BerryDunn's deep understanding of operations within local government, and the systems and business processes required to provide services to internal departments and constituents. We have gained this understanding through our work with more than 300 state and local government clients across the country, as well as through our team members' prior work in various roles in local government. In fact, 75% of consultants within our Local Government Consulting Practice Area have prior public sector experience.
- **Our structured and collaborative assessment methodology is designed to include City employees as active project participants.** BerryDunn has developed a structured and collaborative approach to conducting technology assessment engagements. Central to our approach is involving City stakeholders from the beginning of the project to gain an understanding of strengths, challenges, weaknesses, and opportunities in the systems the City's departments currently use. We have found that engaging a broad range of personnel in the planning process results in greater buy-in and support for the recommendations.
- A key differentiator that BerryDunn brings to this project is our **independence from the vendor community.** Our firm does not sell, develop, software or hardware. This allows us to provide truly independent services and assessment of the City's systems, working only in your best interest at all times.

Should you have any questions, please do not hesitate to contact me by telephone at 207-541-2294 or by email at csnow@berrydunn.com. We look forward to working with the City on this important initiative.

Sincerely,

Chad Snow, PMP®, CFE
Principal

1. ABOUT BERRYDUNN

BerryDunn Contact Information

100 Middle Street, Portland, ME 04101
Telephone: 207-541-2200
Email: csnow@berrydunn.com
www.berrydunn.com

BerryDunn was founded in 1974 as a Limited Liability Company. We are headquartered in Portland, Maine, with additional offices in Bangor, Maine; Manchester, New Hampshire; Glastonbury, Connecticut; Charleston, West Virginia; Phoenix, Arizona; and Waltham, Massachusetts.

BerryDunn's Government Consulting Group (GCG) has been serving state, local, and quasi-governmental agencies through independent management and information technology (IT) consulting for over 30 years. Our firm has been working with local governments to assess their technology environments for 15 years.

With 500+ employees (including over 200 in our Government Consulting Group) and 51 principals, our firm's culture is centered on a deep understanding of our clients' commitment to serving the public. BerryDunn proudly tailors its projects to recognize the work our clients do every day. We care about what we do, and we care about the people impacted by our work.

The City will benefit from the experience BerryDunn brings to this project, gained through our work with more than **300 local and state agencies throughout the country.** The GCG's mission is ***to help our clients inspire and strengthen the trust of the public through quality services.*** We believe that effective government helps to make lives better for all and to ensure our country is competitive in the world economy.

Figure 1: Local Government Consulting Practice Area Structure

Within the GCG, our dedicated Local Government Consulting Practice Area (LPA) is committed to understanding municipal and county government operations, as well as the systems and business processes that are required to provide necessary services to internal departments and constituents. We are dedicated to providing government entities with services to help them ensure compliance, and manage risk related to IT and information systems (IS). Our teams bring top-notch experience to our clients, offering a cost-effective blend of technology and business process management. Figure 1, on the right, illustrates the LPA's structure.

A key differentiator that BerryDunn brings to this project is our **independence from the vendor community.** Our team members have many years of large-scale state and local government technology assessment experience, but our firm does not sell, develop, or provide staff augmentation services for software or hardware. This allows us to provide truly independent services, working only **in the best interest of the City** at all times.

2. RELEVANT EXPERIENCE

Technology Assessment and Strategic Planning Experience

Table 1 below is a representative list of our relevant experience conducting technology-focused projects with public sector clients. We will apply this experience to help the City successfully approach this initiative.

Table 1: IT Assessment and Strategic Planning Experience

Client	Estimated Population	Project Description
Local Public Sector Organizations		
City of Burleson, Texas	46,000	IT Strategic Plan
City of Burlington, Vermont	42,000	Citywide Business Process Technology Analysis
City of Cambridge, Massachusetts	107,000	IT Staffing Assessment and Realignment
City of Concord, New Hampshire	43,000	IT and Business Master Plan
City of Dover, Delaware	37,000	Strategic Technology Plan
City of Farmers Branch, Texas	37,000	IT Staffing Analysis
City of Harrisonburg, Virginia	50,000	Strategic Technology Plan
City of Jackson, Mississippi	176,000	Strategic Technology Plan
City of La Vista, Nebraska	16,000	Strategic Technology Plan
City of Louisville, Colorado	19,000	Strategic Technology Plan
City of Loveland, Colorado	68,000	Strategic Technology Plan
City of Midland, Texas	136,000	IT Strategic Plan
City of Port Orange, Florida	57,000	Strategic Technology Plan
City of Rio Rancho, New Mexico	96,000	Technology Needs Assessment (in progress)
City of Santee, California	53,000	Strategic IT Master Plan
City of South Jordan, Utah	51,000	Strategic Technology Plan
City of Vancouver, Washington	176,000	IT Strategic Planning
City of Winchester, Virginia	27,000	Strategic Technology Plan
City of Worcester, Massachusetts	185,000	IT Strategic Plan (in progress)
Fairfax Public Schools, Virginia	166,000	Network Assessment

Client	Estimated Population	Project Description
Lindbergh Public Schools, Missouri	2,300 students supported	Technology Services Assessment
Metro Parks Tacoma, Washington	210,000	IT Strategic Plan
Spokane Public Schools, Washington	28,700	Technology Assessment
Springfield Water and Sewer Commission, Massachusetts	250,000	IT Department Evaluation
Three Rivers Park District (Minnesota)	11,000 annual visitors	Technology Systems Plan
Town of Farragut, Tennessee	22,000	IT Strategic Plan
Town of Greenwich, Connecticut	61,000	Strategic Technology Plan
Town of Wayland, Massachusetts	13,000	Strategic Technology Plan
Town of Weston and Public Schools, Massachusetts	11,000	IT Assessment
Counties and State Agencies		
Carroll County, Maryland	168,000	Strategic Technology Plan
Dakota County, Minnesota	410,000	IT Strategic Plan for Community Services Division
Galveston County, Texas		Comprehensive Technology Assessment and Strategic Technology Plan
Glynn County, Georgia	80,000	IT Department Opportunities and Risk Assessment
Kent County, Delaware	165,000	Strategic Technology Plan
Loudoun County, Virginia	375,000	Technology Staffing Analysis
Mobile County, Alabama	415,000	IT Strategic Plan for Health Department
Montgomery County, Pennsylvania	826,000	IT Staffing Assessment
New Hampshire Department of Administrative Services	1,321,000	Statewide Strategic Technology Plan
New Hampshire Department of Resources and Economic Development	1,321,000	Statewide Strategic Telecommunications Plan

Client	Estimated Population	Project Description
Ottawa County, Michigan	290,000	Technology-Focused Business Process Analysis for Countywide Procurement
Scott County, Iowa	167,000	IT Assessment and IT Strategic Plan
Somerset County Parks Commission, New Jersey	335,000	IT Assessment and Master Plan
Waukesha County, Wisconsin	400,000	IT Staffing Analysis
Westchester County, New York	956,000	Strategic Technology Plan

Table 2 presents our depth of experience with the typical key assessment areas for IT assessments and planning.

Table 2: Experience with Key Governmental IT Planning Assessment Areas

	Assessment Area	Tactics and Considerations	
Administration	**Service Delivery**	• Project Management • Helpdesk/Troubleshooting • Email and Messaging • Document Management	• Software/Hardware Deployment • Vendor Management • Cost Allocation
	IT Strategy	• Current Projects and Initiatives • Project Prioritizations • Procurement Strategy • Technology Governance	• Budgeting • Business Case Development • Infrastructure
	Policy	• User Policies and Procedures • IT Policies and Procedures • IT Security Planning	• Business Continuity/Disaster Recovery (BC/DR) Planning
	Staffing Analysis	• IT Skills Review • Staffing Skills and Gaps Analysis • Organizational Improvements Recommendations	• Training Needs Identification • Staff Planning and Development Review • Identification of opportunities to incorporate outsourced or contracted services
Operations	**Leadership**	• Technical Leadership Role • Business Leadership Role • Organizational Structure	• Succession Planning • Staff Compensation

	Assessment Area	Tactics and Considerations	
	Support	• Staff Competencies • Staff Training • Job Descriptions • Performance Evaluations/Management	• Recruiting Practices • Steering Committee Role • External Service Providers • Service Level Agreements
	Performance	• Responsiveness • Effectiveness	• Communication • Performance Measurements

Technology	**Internet**	• Remote Access
		• Web Strategy
		  ○ Content Management
		  ○ Reporting/Analytics
		  ○ Web Site
			○ Social Media
			○ Open Data
			○ Citizen Self Service
			○ Security
			• Cloud Computing

	Data	• Ownership • Integrity • Security	• Warehousing • Backup
	Network (LAN/WAN)	• Servers/Storage • Network Operating System • Licensing	• Cabling • Telecomm

	Applications	• Enterprise Applications
		  ○ GIS
		  ○ SCADA
		  ○ Enterprise Resource Planning (ERP)
		• Line of Business Applications
		• Application Security
			• Reporting/Analytics
			• Integration
			• Databases
			• Deployment
			  ○ Vendor-hosted
			• Software as a Service (SaaS)

	End-User Computing	• Workstation Strategy • Printers • Audio/Video • Office Automation	• Operating System • Refresh • Mobile Device Strategy • BYOD vs. Client-Owned

References

Scott County, Iowa

IT Assessment and Strategic Plan

Contact Information

Matt Hirst, IT DIrector
Tel: 563-328-3261
Email: mhirst@scottcountyiowa.com

Address
400 West 4th Street
Davenport, IA 52801

Project Background

Scott County retained BerryDunn to assist in creating a five-year Strategic Technology Plan.

Services and Outcomes

As part of the strategic planning process, BerryDunn conducted a technology assessment of five focus areas, including enterprise application architecture, internet access and development, LAN/WAN network, organization structure, and technology project management. Findings and recommendations from the assessment became the foundation for many of the strategic initiatives presented in the plan.

One of the strategic initiatives highlighted in the Strategic Technology Plan related to the need to add new resources to the IT Department to carry out critical IT functions, including the addition of help desk focused and security-focused positions.

City of Bloomington, Minnesota

IT Strategic Planning, Data Governance Review, and IT Project Management Consulting

Contact Information

Amy Cheney, CIO
Tel: 952-563-4877
Email: acheney@bloomingtonmn.gov

Address
1800 West Old Shakopee Road
Bloomington, MN 55431

Project Background

The City of Bloomington engaged BerryDunn in 2016 to assist in developing a five-year IT Strategic Plan for its Information Services (IS) department. A key area of focus was aligning the IS strategy and projects with the overarching goals set forth in the City's Imagine Bloomington 2025 comprehensive plan.

Services and Outcomes

Our team began this project by requesting background documentation and administering a SWOT web survey to a wide variety of department users of technology and conducting fact-finding interviews, which resulted in a preliminary list of strategic IT issues and opportunities. Each strategic IT issue was categorized to one of three areas: management and operations, applications, and technical. Department representatives were asked to review the preliminary list and complete initiative-planning worksheets to document technology projects that would address the strategic IT issues and opportunities. We used five weighted prioritization categories to develop the prioritized list for inclusion in the IT strategic plan.

The result of this effort was a comprehensive five-year plan for addressing gaps in the City's technology, IS services, and governance. The plan included a timeline and cost estimates for implementing each actionable recommendation.

3. TEAM LEADERSHIP

Our proposed team works exclusively with local public sector clients like the City, and is part of our Technology Management Practice within the LPA. **This practice has assisted public sector clients throughout the project life cycle of IT assessment, gap analysis, and strategic planning projects**—from evaluating current IT environments, identifying strategic issues, prioritizing long-term technology goals, and developing plans tailored to fit our clients' goals and needs.

As principal, Chad Snow will oversee the work of our team—working closely with the City's project team and our project manager, Erin Provazek, to plan for and execute our tasks.

Chad Snow, PMP®, CFE
Project Principal

Chad is the principal and leader of the LPA. He has more than 27 years of experience working with local government agencies, as well as extensive experience assisting government clients with project management, technology planning, business process improvement, system implementation and design, and enterprise systems. He has served in a similar position for the Cites of Boston, MA, and Rio Rancho, NM.

As **project principal,** Chad will have overall responsibility for the services we have proposed to the City.

Erin Provazek, MBA, ITIL, CGCIO, Prosci® CCP, COBIT 2019, PMP®
Project Manager

Erin is an experienced IS executive with extensive public sector experience. Most recently, she served as the Assistant IT Director for the City of College Station, Texas. With over 20 years of experience working with local government agencies and extensive experience assisting public sector entities in planning, problem solving, and service delivery, Erin has demonstrated skills in enhancing operational efficiency and maximizing use of limited resources.

As **project manager,** Erin will act as primary liaison with the City and be responsible for maintaining a constructive and clear line of communication between City staff and BerryDunn. In addition, she will monitor the progress of the project, track the initiation and completion of tasks and milestones, facilitate our meetings and information-gathering activities, and lead the development of project deliverables. Erin serves a similar role on engagements with the City of Pasco, WA and Galveston County, TX.

4. PROPOSED APPROACH

Overview

BerryDunn will conduct a comprehensive assessment of the City's current technology environment. This phase will involve interviews with City officials and department representatives, a review of the City's network architecture, and a study of the City's current technology resource allocation, including the following elements:

- Service to customers
- Consistency of practice and clarity of purpose
- Organizational structure and leadership
- Collaborative processes and procedures
- Organizational infrastructure

Our team will work closely with members of the City's Project Team, which includes City officials, department stakeholders, and the City's technology staff, to conduct an analysis of the current processes and practices that are affected by the City's use and administration of technology. Through an approach that emphasizes collaboration and open communication, we will then work with the City to develop an actionable recommendations. The technology assessment resulting from this engagement will provide the City with an evaluation of its strengths and efficiency opportunities related to technology.

The City can rely on BerryDunn's commitment to serving as your strategic partner, providing realistic and actionable recommendations and strategies that align with your goals and resources. Our approach is illustrated in Figure 1.

Figure 1: BerryDunn Approach

Phase 1

PROJECT PLANNING AND DATA COLLECTION

Building strong relationships with our clients is key to our collaborative service approach, and collaborating on a clear project timeline and scope of work is the first step in the process.

1.1 Conduct initial project planning and facilitate a teleconference with the City project manager to:

- Clarify goals and known project constraints
- Introduce project stakeholders
- Establish collaboration site, communication plan, and escalation plan

1.2 Develop a draft Project Work Plan and Schedule.

1.3 Facilitate a remote work session to review the draft Project Work Plan and Schedule with the City, and implement needed edits before finalizing.

1.4 Submit a document request to the City and review documentation. In addition to details relating to the previously provided IT inventory list per department, materials may include IT policies and procedures; network infrastructure diagrams; any further purchased, customized, and/or custom developed applications or interfaces; and technology services' funding, budget, and citywide expense information.

1.5 Administer a strengths, weaknesses, opportunities, and threats (SWOT) survey, with the following goals:

- Identify current challenges (e.g., have Public Works staff encountered usability or integration issue with BlueBeam?)
- Assess the satisfaction of City systems and IT staff to support business and technology needs
- Gauge technical readiness/skills of respondents to use technology to drive and support business change
- Identify service-level expectations by department

1.6 Submit biweekly project status updates, which will include a description of the activities, accomplishments, and encountered issues for the reporting period; plans for the upcoming period; anticipated challenges that may impact project delivery; and mitigation strategies.

Phase 1 Differentiators

- ✓ Our team will apply project management principles from A Guide to the Project Management Body of Knowledge (PMBOK® Guide) to establish a measurable timeline.
- ✓ The Project Work Plan will incorporate agreed-upon procedures between BerryDunn and the City related to project control, including quality management and deliverable submission/acceptance.
- ✓ Applied Prosci® change management methodology prepares City staff for change at each step.
- ✓ The SWOT survey collects input from broad sampling of City staff from each of the City's 12 departments.

DELIVERABLES

D1 – PROJECT WORK PLAN AND SCHEDULE

D2 – BIWEEKLY STATUS UPDATES

Phase 2

IT NEEDS ANALYSIS

The foundation of our research and recommendations will come from City input. The tasks outlined in this phase will allow our team to build a strong knowledge of your processes, challenges, and visions for success.

2.1 Facilitate a project kickoff presentation for City staff to review the scope of the project, review project goals, review project approach, and answer questions.

2.2 Conduct fact-finding interviews with City IT staff and key representatives from each City department, including Administration, Finance, Police, Fire, Public Works, Library, Parks, Family Museum, Community Development, Economic Development, Legal, and Human Resources (HR).

The purpose of these interviews is to provide our team with an understanding of the current environment as it relates to infrastructure; data storage and management requirements; telephony; access controls; video surveillance; legal and security requirements; staffing; funding; software applications; business processes; technology maintenance; online presence; fiber infrastructure; and other IT investments and resources currently in use by the City.

2.3 Develop draft IT Needs Analysis Report, which will include an assessment of the existing technology environment, security risks, IT operations, service levels, technology governance, and technology requirements. The existing technology environment will be assessed in these areas:

- Organizational overview and governance
- Network configuration and capacity
- Network perimeter management
- Server configuration and capacity
- Configuration management
- Database management
- Change control
- Data Security
- Disaster Recovery and Business Continuity
- Physical and environmental controls
- End-user devices management
- Performance measurements and Service Level Agreements
- Software Asset Management
- Application management

The report will conclude with improvement recommendations surrounding any gaps found in the current environment and the needs of the City, improvements to the technology environment that could increase operational effectiveness, standardization, emerging technologies, and IT personnel staffing levels and training.

2.4 Review draft IT Needs Analysis Report via teleconference and update to a final version based on City feedback.

Phase 2

IT NEEDS ANALYSIS

Phase 2 Differentiators

- ✓ The fact-finding interviews help to identify operational needs, and assess the current environment to identify gaps and opportunities for improvement, consolidation, and maximize efficiencies.
- ✓ We will conduct fact-finding meetings with representatives from all departments and IT staff to gauge current uses of technology and identify areas for improvement, and will include meetings with City leadership relating to mission, vision, and goals.
- ✓ City has the opportunity to review and give feedback before a deliverable is finalized.

DELIVERABLES

D3 – FACT-FINDING MEETINGS

D4 – IT NEEDS ANALYSIS REPORT

Phase 3

STRATEGY FORMATION

We will aim to synthesize information gathered and work with the City to walk through our takeaways and recommendations. The outputs will lay the foundation for a cohesive list of projects and form a strategic technology vision for the City.

3.1 Develop a Preliminary List of Strategic IT Issues based on IT Needs Analysis, drawing from sources such as ITIL, Computer Economics, PMI, Prosci® Change Management, International Organization for Standardization (ISO), COBIT 2019 Framework (COBIT), and National Institute of Standards and Technology (NIST).

3.2 Confirm and prioritize strategic IT issues during a remote work session with key department stakeholders, City management, and IT staff.

3.3 Identify and document current and planned IT projects.

3.4 Develop and distribute IT initiatives planning templates to project stakeholders.

3.5 Develop a Preliminary List of IT Projects and Initiatives based on planning template.

3.6 Conduct a meeting to review the Preliminary List of IT Projects and Initiatives and have each City department vote to prioritize these initiatives.

3.7 Prioritize List of IT Projects and Initiatives based on City votes and BerryDunn recommendations.

3.8 Develop a draft IT Strategic Plan to implement the recommended strategies addressing the most critical needs of the City over the next five years.

3.9 Review the draft IT Strategic Plan via teleconference and update based on City feedback.

3.10 Conduct a work session to review the draft IT Strategic Plan with representatives from key stakeholder groups and departments. At the end of this meeting, each stakeholder will be asked to vote to on projects and initiatives based on priority.

3.11 Make final updates to the draft IT Strategic Plan based on feedback collected during review session.

Phase 3
STRATEGY FORMATION

3.12 Develop a final presentation of the IT Strategic Plan for City Council and other leadership, or other group of the City's choosing.

3.13 Facilitate a teleconference to review the presentation with the City project team and finalize based on feedback.

3.14 Deliver a presentation outlining the final IT Strategic Plan to City Council, project team, and key stakeholders.

Differentiators

- ✓ The list of strategic IT issues will leverage our understanding of municipal best practices.
- ✓ Voting and prioritization of the IT issues will allow the City stakeholders to take an active role in shaping the major challenges and solutions around which the future IT Strategic Plan will be structured.
- ✓ Quality assurance (QA) process includes deliverable expectation document, internal reviews, and draft-to-final process to help ensure client satisfaction.
- ✓ Reviewing the IT Strategic Plan with all City departments will allow all project participants to feel vested in the process and in the outcome of the plan.
- ✓ The final presentation will help build buy-in for the recommendations outlined in the IT Strategic Plan and providing an opportunity for stakeholders to ask our team and the City's project team questions.

DELIVERABLES

D5 – PRELIMINARY LIST OF STRATEGIC IT ISSUES

D6 – PRIORITIZED LIST OF STRATEGIC IT ISSUES

D7 – PRELIMINARY LIST OF IT PROJECTS AND INITIATIVES

D6 – PRIORITIZED LIST OF PROJECTS AND INITIATIVES

D7 – IT STRATEGIC PLAN

D8 – FINAL PRESENTATION TO THE CITY

Applied Methodologies

Project Management Practices

To help ensure that project objectives are met, and initiation and completion of project work are conducted in a timely manner, each BerryDunn project is led by an experienced project manager who understands and utilizes project management best practices. Our Government Consulting Group employs project management best practices from the Project Management Institute's (PMI®'s) Project Management Body of Knowledge (PMBOK®), Version 6. Our approach includes applying standard processes across the project management life cycle.

Our proposed team is committed to bringing project management expertise to the City's project. Our proposed Project Manager is a certified PMP®, which will enable her to apply PMI® standards and best practices to the selection of a permitting solution. The City can be assured that this project will be conducted efficiently and effectively.

Staying Connected

BerryDunn expects the COVID-19 outbreak to continue to influence how we work with our clients. The City can rely on our team's ability to stay flexible and use existing tools and methods to keep your projects moving along. For the daily management and undertaking of project tasks, we use technology that is familiar or intuitive to most users in addition to our project resources assembled from years of public sector consulting, as detailed below in Figure 2.

Figure 2: Tools and Technology Toolkit

Preparing the City for Change

Projects like an IT assessment have the potential to introduce a lot of potential change, which by definition can make staff nervous. In every project, we aim to integrate change management best practices because we know from experience that organizational improvement is only as good as individual acceptance and willingness to engage.

We will work with you to proactively address resistance by:

- Engaging stakeholders at the right level throughout the project—from initial planning through potential strategy formation—to build understanding for the need for change and gain support from the people who will be using the future solutions, and who are most familiar with current processes
- Developing and executing a communications plan that considers the information needs of each stakeholder group
- Documenting current business processes, and working with stakeholders to understand how their work will be performed in the future environment
- Monitoring training activities to help ensure that users will be prepared on day one

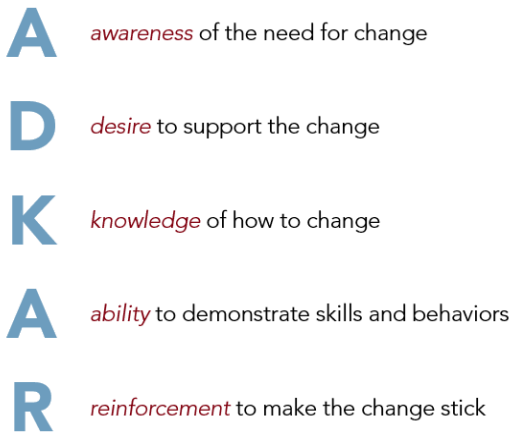
BerryDunn has adopted the Prosci® change management methodology and trained ***over 100 consultants to become Prosci® Certified Change Practitioners (CCPs), including four of our proposed team members.*** A central focus of the Prosci® change management approach is the belief that, in order for change to work in an organization, individuals must be willing to make change and understand the change. Based on this belief, Prosci® developed the ADKAR change management approach, defined in Figure 3.

Consistent with the Prosci® methodology, the City can expect our change management approach to involve three stages:

1: Preparing for Change | Developing change management strategies, based on input from the Commission's stakeholders on the existing environment.

2: Managing Change | Overseeing assigned roles and tasks, providing training and coaching, using tools effectively, and executing a clear communication plan.

3: Reinforcing Change | Evaluating action plans, reviewing the sustainability of change management activities, and promoting individual and team successes.



5. COST PROPOSAL

Table 3 presents the fees for our proposed work plan, broken down by deliverables and inclusive of any related travel expenses. Our billings are submitted as the project progress, with invoices typically provided monthly; however, we are happy to work based on agreed-upon milestones with the City.

We developed our costs based on the following factors:

- Our detailed work plan narrative presented in our proposal
- Our staffing plan and resource allocation, which provides City with the appropriate number of resources and a level of expertise to complete the desired tasks
- Our experience conducting projects of similar scope and size

Table 3: BerryDunn Cost by Project Deliverable

Deliverable	Fee
D1. Project Work Plan and Schedule	$2,000.00
D2. Biweekly Status Updates	$1,000.00
D3. Fact-Finding Meetings	$12,000.00
D4. IT Needs Analysis Report	$8,000.00
D5. Preliminary List of Strategic IT Issues	$7,000.00
D6. Prioritized List of Strategic IT Issues	$6,400.00
D7. Preliminary List of IT Projects and Initiatives	$5,000.00
D6. Prioritized List of Projects and Initiatives	$6,400.00
D7. IT Strategic Plan	$10,000.00
D8. Final Presentation to the City	$1,200.00
Total	**$59,000.00**

APPENDIX A: STAFF RESUMES

CHAD SNOW, PMP®, CFE

Principal in Charge

Chad has more than 27 years of experience working with local government agencies and has extensive experience assisting government clients with project management, technology planning, business process improvement, system implementation and design, and enterprise systems. Prior to joining BerryDunn in 2006, Chad worked for a public-sector system vendor, where he provided in-depth demonstrations on ERP, revenue, and public safety applications to prospective government clients in addition to providing project management and implementation support. He also served as a Maine police officer for 10 years.

Key Qualifications

- Leads Local Government Consulting Practice Area
- Provides project leadership for planning, selection, and implementation of a variety of public-sector systems for dozens of clients
- Experienced in full life cycle of planning for and procuring new systems
- Experienced in leading IT assessments and strategic planning efforts

Relevant Experience

Strategic Technology Planning Chad has led numerous strategic technology planning initiatives during his time at BerryDunn, and has been instrumental in establishing a flexible methodology that can be applied to park districts, 100-person county IT departments, to small technology divisions seeking to bring operations in-house. His engagement style is defined by establishing clear expectations and developing meaningful relationships with stakeholders to help identify necessary technology projects, gaps in service, and a clear path to continued growth and exceptional services.

Operational and Organizational Assessments: Chad has over 20 years of experience leading local government operational and organizational assessments. Past projects have focused on analyzing organizations' operational efficiency and progress against strategic and tactical goals. Components of these projects, include, but are not limited to, scope involving staffing, organizational structure review, and collaboration across departments.

Key Local Government Clients

- City of Beaverton, OR
- City of Bloomington, MN
- City of Boston, MA
- City of Cambridge, MA
- City of Midland, TX
- City of Pasco, WA
- City of Rapid City, SD
- City of Philadelphia, PA
- City of Springfield, MA
- Loudoun County, VA
- Metro Parks Tacoma, WA
- Montgomery County, PA
- Outagamie County, WI
- Somerset County Parks District, NJ
- Three Rivers Park District, MN
- Town of Leesburg, VA
- Westchester County, NY

Education and Memberships

BA, Criminology, University of Southern Maine

AS, Law Enforcement Technology, Southern Maine Technical College

Project Management Professional® (PMP®), Project Management Institute®

Certified Fraud Examiner (CFE) Association of CFEs

ERIN PROVAZEK, MBA, Prosci® CCP, CGCIO, ITIL, PMP®

Project Manager

Erin is a senior consultant with over 20 years of experience performing and managing all levels of information technology (IT) operations and projects for local governments (20 years at the City of College Station). Her operational experience includes budgeting and administration; IT service management design and effectively aligned processes; building strategic business partnerships with departments performing the mission and vision of the local government; and project management.

Key Qualifications

- Extensive experience performing, managing, and planning all levels of IT operations
- Skillful recognition, understanding, and translation of technical and operational process terminology
- Strong ability to manage and facilitate teams

Relevant Experience

Assistant IT Director: As an Assistant IT Director for the City of College Station, TX, Erin managed, supervised, set goals and achievements, and performed strategic planning for the City's IT. Erin directly supervised software divisions, business processes, desktop user environments, and customer support for all technical programs. Over 14 different city departments used these programs and services. Erin also planned, oversaw, and administered a budget of $3.9 million.

Business Systems Manager: Erin managed the administration, setup, maintenance, inventory, and integration of enterprise hardware, application servers, and software. This experience provides Erin with strong project management skills. Erin also managed a systems analyst staff of six, while performing the same system analyst duties. She was able to provide and met long-term goals for the City of College Station's System Analyst Division and keep within a budget, which included a $700,000 hardware/software support and maintenance budget for over 100 vendors.

Systems Analyst: As a System Analyst, Erin evaluated, analyzed, supported, and modified existing and/or proposed databases, systems, interfaces, and related devices. She provided technical direction and support for information modeling concepts, data access, and reporting tools, which included: designing and implementing in-house applications; identifying and interpreting technical information to develop data solutions; and/or performing other technical-related activities to support the City's business processes and requirements.

Selected Local Government Clients

- City of Fountain Valley, CA
- City of Grand Prairie, TX
- City of Irving, TX
- City of Minot, ND
- City of Pasco, WA
- Galveston County, TX
- City of Weatherford, TX
- Lindbergh Schools, MO
- Metro Parks Tacoma, WA

Education and Memberships

BBA, Information and Operations Management, Texas A&M University
Harvard Executive Education Program, "Leadership for the 21st Century: Chaos, Conflict and Courage"
MBA, Information Technology Management, Western Governors University
Certified Project Management Professional®
Information Technology Infrastructure Library (ITIL) v3 Foundations
Prosci® Certified Change Management Practitioner
Certified Government Chief Information Officer (CGCIO), University of North Carolina Chapel Hill
COBIT 2019 Foundation Certified

AGREEMENT BETWEEN CITY OF BETTENDORF AND

BERRY DUNN MCNEIL & PARKER, LLC dba BERRYDUNN

This AGREEMENT, made and entered into this, the _____ day of April, 2021, by and between the City of Bettendorf, Iowa, whose location is 1609 State Street, Bettendorf, IA 52722, hereinafter referred to as the "CITY," party of the first part, and Berry Dunn McNeil & Parker, LLC dba BerryDunn, with an office located at 2211 Congress Street, Portland, ME 04102, hereinafter referred to as the "CONSULTANT," party of the second part.

WITNESSETH: That the CONSULTANT does hereby agree with the CITY for the consideration named herein, to perform the services stipulated in this AGREEMENT.

1. CONSULTANT'S SERVICES

A. The CONSULTANT, on behalf of the CITY, shall perform and carry out in a professional manner components essential for a Citywide Technology Assessment.

B. The Scope of Work shall be defined by the CONSULTANT'S Proposal dated November 13, 2020, incorporated herein by reference and attached as Exhibit A

C. Compensation for work provided by CONSULTANT will be as follows:

Please see page 15 "Cost Proposal" of CONSULTANT'S Proposal dated November 13, 2020

2. THE CITY SHALL PROVIDE

A. Access to pertinent information and available data requested by the CONSULTANT.

B. Certain assumptions that may be necessary to the CONSULTANT.

C. Attendance and participation at all scheduled meetings and work sessions.

D. Timely review of draft and preliminary materials submitted by the CONSULTANT.

3. DOCUMENTS

All documents and services provided by the CONSULTANT pursuant to this AGREEMENT are instruments of service with respect to this project. Upon receipt of payment for services due, the CONSULTANTS, documents and material developed by the CONSULTANT under this AGREEMENT are the property of the CITY. The CITY shall have the right to re-use documents and computer software on extensions of the project or for other projects; such re-use shall be at the CITY'S sole risk and without liability or legal exposure to the CONSULTANT.

4. NONDISCLOSURE OF PROPRIETARY INFORMATION

The CONSULTANT shall consider all information provided by the CITY and all reports, studies, and other documents resulting from the CONSULTANT'S performance of this service to be proprietary unless such information is available from public sources. The CONSULTANT shall not

publish or disclose proprietary information for any purpose other than the performance of the services without the prior written authorization of the CITY or in response to legal process. The CONSULTANT shall maintain all originals in the CONSULTANT'S files for a period of not less than two years from the final report and shall provide the CITY access to and the right to examine and copy information contained in the files pertaining to the services. The rights of access, examination, and copying thereunder shall continue until any litigation, appeals, claims, or arbitration shall have been finally disposed of.

5. CHANGES AND ADDITIONS

A. It shall be the responsibility of the CONSULTANT to notify the CITY, in writing, of any necessary modifications or additions in the Scope of this AGREEMENT. Compensation for changes or additions in the Scope of this AGREEMENT will be negotiated and approved by the CITY and CONSULTANT in writing.

B. It is understood and agreed to by both the CITY and the CONSULTANT that such modifications or additions to this AGREEMENT shall be made only by the full execution of the CONSULTANT'S standard contract change order form.

6. ADDITIONAL SERVICES

The CITY, at its discretion, may request additional services. When requested by the CITY, in writing, the CONSULTANT may perform additional services, associated with this project, which are outside the original scope of services. Compensation for these additional services will be based on current billing rates plus reasonable travel expenses. The CITY shall approve the scope, number of hours, and fee schedule for such services with the CONSULTANT before any additional work commences.

7. NOTICE

Any notice, demand, or request required by or made pursuant to this AGREEMENT shall be deemed properly made if personally delivered in writing or deposited in the United States mail, postage prepaid, to the representative specified below or as otherwise designated in writing and mutually agreed. However, any notice of suspension or termination pursuant to paragraph 9 hereof, if mailed, shall be sent by United States certified mail, postage prepaid, return receipt requested and shall not become effective until the date of receipt. Nothing contained in this Article shall be construed to restrict the transmission or routine communications between representatives of the CONSULTANT and the CITY.

A. The CITY'S Representative's will be the Finance Director, as otherwise designated in writing
Jason Schadt, Finance Director, 1609 State Street Bettendorf, IA 52722

B. The CONSULTANT'S Representative shall be Charles Snow, Principal, or as otherwise designated in writing and accepted by the CITY in writing: Nothing contained in this Article shall be construed to restrict the transmission or routine communications between representative(s) of the CONSULTANT and the CITY.

8. MANNER OF PAYMENT

A. The CONSULTANT shall furnish the CITY with timely progress invoices each month for services rendered to date for each project phase. The terms of payment will be net thirty (30) days.

B. Late payment charge can be assessed at the rate of one percent (1%) per month for any past due payments.

C. Should any statement be the subject of a legitimate dispute between the parties, no late payment charge shall apply to any amounts not paid by the CITY because of said dispute; CITY shall pay all amounts not reasonably deemed to be included in the dispute.

9. FORCE MAJEURE

We will endeavor and use commercially reasonable efforts to complete all work contemplated under this Agreement. However, neither party shall be liable to the other for any failure or delay of performance of any obligation under this AGREEMENT to the extent such failure or delay shall have been wholly or principally caused by acts or events beyond its reasonable control rendering performance illegal or impossible. As used in this section, “force majeure” means any cause beyond the reasonable control of a party including, but not limited to, an act of God, nature, act of aggression, fire, strike, flood, riot, war, delay of transportation, terrorism, pandemics or other widespread outbreaks of infectious diseases or inability due to the aforementioned causes to obtain necessary labor, material, or facilities.

10. TERMINATION OR SUSPENSION OF CONTRACT

A. The obligation to continue services under this AGREEMENT may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party; provided, however, that the terminating party has first given the other party written notice of the reason for such termination and the other party has failed to cure or rectify the issue or matter within fifteen(15) days of receipt of such notice. The CITY has the right to terminate this AGREEMENT for convenience upon thirty (30) days written notice to CONSULTANT.

B. In the event the CITY terminates the CONSULTANT’S services as permitted under Section 10.A of this AGREEMENT, the CITY shall pay the CONSULTANT for all services performed to the effective date of termination. The CONSULTANT shall be entitled to receive only the fair value of services rendered and direct out of pocket expenses incurred hereunder prior to the effective date of such termination. Upon restart of a project previously terminated, equitable adjustment may be made to compensation for remobilization of the project.

11. ASSIGNMENT

Neither the CITY nor the CONSULTANT shall assign or transfer their rights or obligations in the AGREEMENT without consent of the other; such consent shall not be unreasonably withheld.

12. HOLD HARMLESS AND INSURANCE

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

The CONSULTANT shall purchase and maintain insurance coverage. Insurances shall cover all employees while performing any work incidental to the performance of the agreement between the CITY and the CONSULTANT.

13. ETHICS IN PUBLIC CONTRACTING

The CONSULTANT certifies that its proposal is made without collusion or fraud and that CONSULTANT has not offered or received any kickbacks or inducements from any other contractor, supplier, manufacturer or subcontractor in connection with CONSULTANT'S proposal, and that CONSULTANT has not conferred with any public employee having official responsibility for this procurement transaction nor has CONSULTANT received any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

14. SEVERABILITY

If any part, term, or provision of this AGREEMENT shall be found by the Court to be legally invalid or unenforceable, then such provision or portion thereof, shall be performed in accordance with applicable laws to the extent possible. The invalidity or unenforceability of any provision or portion of this AGREEMENT or any contract document shall not affect the validity of any other provision or portion of this AGREEMENT or any contract document.

15. AGREEMENT CONSTRUED UNDER IOWA LAWS

The AGREEMENT is deemed to be executed and performed in the State of Iowa and shall be construed in accordance with the laws of Iowa.

16. ENTIRE UNDERSTANDING

This AGREEMENT comprises the entire understanding between the parties and cannot be modified, altered or amended, except in writing and signed by all parties.

IN WITNESS WHEREOF, the parties hereto have executed and sealed this AGREEMENT as of the day and year first above written.

CITY OF BETTENDORF

BY: _____
Jason Schadt, Finance Director

BERRY, DUNN, MCNEIL & PARKER, LLC dba BERRYDUNN

BY: _____
Charles Snow, Principal

MEETING DATE: May 4, 2021
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: 1

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the 23rd Street Reconstruction Project from Grant Street to State Street.

Explanation:

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

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

The overall project (PW0545) was approved with a total budget of $250,000.00 within the Community Improvement Program (CIP).

List Attachments:
Resolution
Notice to Bidders

RESOLUTION NO._____-21

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE 23RD STREET RECONSTRUCTION PROJECT FROM GRANT STREET TO STATE STREET

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

23rd Street Reconstruction Project from Grant Street to State Street

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 18th day of May, 2021, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 25th day of May, 2021, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

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

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **25th day of May, 2021**, for the **23rd Street Reconstruction from Grant Street to State Street** project and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

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

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

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

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

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

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

days or until a contract is awarded or rejection is made, whichever is sooner. Other checks and Bid Bonds will be returned after the tabulation of the bids is completed.

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

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

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

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

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

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

Brent Morlok, P.E.
City Engineer

MEETING DATE: May 4, 2021
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 5

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the Middle Road Rehabilitation Project from Crow Creek Road to 53rd Avenue.

Explanation:

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

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

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

List Attachments:
Resolution
Notice to Bidders

RESOLUTION NO._____-21

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE MIDDLE ROAD REHABILITATION PROJECT FROM CROW CREEK ROAD TO 53RD AVENUE

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

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

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 18th day of May, 2021, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 25th day of May, 2021, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

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

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **25th day of May, 2021**, for the **Middle Road Rehabilitation – Crow Creek Road to 53rd Avenue** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

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

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

All work on this contract shall be completed within 60 calendar days from the agreed upon start date, or by August 14, 2021, whichever comes first. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 ($500.00) per calendar day shall be charged for every day past the completion date.

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

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

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

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

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

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

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

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

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

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

Brent Morlok, P.E.
City Engineer

MEETING DATE: May 4, 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: All

Item Title:

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

Explanation:

The proposed improvements consist of painting pavement markings on various streets throughout the City. The markings include edge lines, centerlines, barrier lines, double yellow lines, and turn lane lines at intersections, crosswalks and symbols.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

The overall project (RU0027) was approved with a total budget of $170,000.00 within the Community Improvement Program (CIP).

List Attachments:
Resolution
Notice to Bidders

RESOLUTION NO._____-21

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE 2021 PAVEMENT MARKINGS PROGRAM

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

2021 Pavement Markings Program

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 18th day of May, 2021, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 25th day of May, 2021, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

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

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **25th day of May, 2021**, for the **2021 Pavement Markings Program** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed improvements consist of painting pavement markings on various streets throughout the City. The markings include edge lines, centerlines, barrier lines, double yellow lines, turn lane lines at intersections, cross walks, and symbols.

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

All work on this contract shall be completed within 90 calendar days from the agreed upon start date, or by September 3, 2021, whichever comes first. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 ($500.00) per calendar day shall be charged for every day past the completion date.

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

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

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

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

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

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

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

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

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

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

Brent Morlok, P.E.
City Engineer

MEETING DATE: May 4, 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 5

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the Indiana Avenue Friction Seal Project.

Explanation:

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

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

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

List Attachments:
Resolution
Notice to Bidders

RESOLUTION NO._____-21

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE INDIANA AVENUE FRICTION SEAL PROJECT

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

Indiana Avenue Friction Seal Project

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 18th day of May, 2021, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 25th day of May, 2021, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

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

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **25th day of May, 2021**, for the **Indiana Avenue Friction Seal** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed improvements consist of applying approximately 18,000 square yards of friction seal surface to Indiana Avenue between Middle Road and Wells Ferry Road, within the City of Bettendorf.

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

All work on this contract shall be completed by July 31, 2021. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 ($500.00) per calendar day shall be charged for every day past the completion date.

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

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

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

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

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

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

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

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

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

Brent Morlok, P.E.
City Engineer

MEETING DATE: May 4, 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 5

Item Title:

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

Explanation:

The proposed project consists placing conduit and construction of handholes, vaults and switchgear needed to relocate existing utilities along Forest Grove Drive, from International Drive to east of Middle Road. The installations will include open trenching and directional bores of various conduit sizes ranging from an inch and a quarter (1.25") to six inches (6") in diameter.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

The overall project (PW0520) was approved with a total budget of $500,000.00 within the Community Improvement Program (CIP). After further design and discussions with MidAmerican Energy, staff will be increasing this budget during the May CIP amendments.

List Attachments:
Resolution
Notice to Bidders

RESOLUTION NO._____-21

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE FOREST GROVE UTILITY BURIAL PROJECT

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

Forest Grove Drive Utility Burial Project

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 18th day of May, 2021, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 25th day of May, 2021, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

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

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **25th day of May, 2021**, for the **Forest Grove Drive Utility Burial Project** and related work as described in the specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed project consists placing conduit and construction of handholes, vaults and switchgear needed to relocate existing utilities along Forest Grove Drive, from International Drive to east of Middle Road. The installations will include open trenching and directional bores of various conduit sizes ranging from 1.25 inches (1.25") to six inches (6").

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

All work on this contract shall be completed by September 3, 2021. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 ($500.00) per calendar day shall be charged for every day past the completion date.

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

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

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

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

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

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

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

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

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

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

Brent Morlok, P.E.
City Engineer

MEETING DATE: May 4, 2021
REQUESTED BY: Jason Manfull
Parks Maintenance Supervisor
WARD: 4

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the Crow Creek Park Playground Equipment Project - 2021.

Explanation:

The proposed improvements consist of two (2) phases as follows:

1. Design, procurement and installation of a new inclusive playground area adjacent to the existing playground on a synthetic turf safety surface, and
2. Place synthetic turf safety surface on the existing playground at Crow Creek Park in the City of Bettendorf, Iowa located at 4800 Devils Glen Road.

Work is to include the design of a play system within the expanded play area boundaries, as well as the installation of commercial grade playground equipment, equipment footings, drainage materials (if required), synthetic turf safety surface on an aggregate base, and bordered by concrete curbing around the entire perimeter. All materials and equipment will be provided, assembled and installed by the Supplier.

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 (PK0165) was approved with a total budget of $200,000.00 within the Community Improvement Program.

List Attachments:
Resolution
Request for Proposals

RESOLUTION NO._____-21

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE CROW CREEK PARK PLAYGOUND EQUIPMENT PROJECT- 2021

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

Crow Creek Park Playground Equipment Project- 2021

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, request for proposals, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 18th day of May, 2021, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net.

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Iowa
Public Works Department – Park Maintenance Division

Request for Proposals (RFP)

Crow Creek Park Playground Equipment- 2021

Summary:
The City of Bettendorf, Iowa, is currently requesting proposals to design, supply, and installation of playground equipment on a synthetic turf safety surface at Crow Creek Park in the City of Bettendorf, Iowa located at 4800 Devils Glen Road.

Scope of Work:
This project consists of two (2) phases as follows:

1. Design, procurement and installation of a new inclusive playground area adjacent to the existing playground on a synthetic turf safety surface, and
2. Place synthetic turf safety surface on the existing playground at Crow Creek Park in the City of Bettendorf, Iowa located at 4800 Devils Glen Road.

Work is to include the design of a play system within the expanded play area boundaries, as well as the installation of commercial grade playground equipment, equipment footings, drainage materials (if required), synthetic turf saftey surface on an aggregate base, and bordered by concrete curbing around the entire perimeter. All materials and equipment will be provided, assembled and installed by the Supplier.

The City of Bettendorf requires Suppliers to design a play system that meets or exceeds all current federal CPSC, ASTM, IPEMA standards and ADA requirements. The proposals shall include the costs of delivered play systems as designed, inclusive of the equipment structures, components, hardware, detailed technical installation instructions and maintenance & operations manuals from manufacturer.

Inquiries:
Inquiries regarding the scope of services described or the requirements of this RFP are to be made in writing to Jason Manfull, Parks Maintenance Supervisor, at jmanfull@bettendorf.org. The request must contain the contractor name, contact person, address, phone number and email.

Be advised that any conversations (in reference to this proposal) between bidders and any City employee, City official or City Project Manager, outside of the Public Works Department, during the entire competitive bidding process is strictly prohibited. Such actions will result in removal of the vendor from the bidder's list and rejection of the vendor's bid. The **ONLY** official position of the City is that position which is stated in writing and issued by the Public Works Department. No other means of communication, whether written or oral, shall be construed as a formal or official response statement.

MEETING DATE: May 4, 2021
REQUESTED BY: Jason Manfull
Parks Maintenance Supervisor
WARD: 3

Item Title:

Resolution setting the date for a public hearing and directing the advertising of bids for the Devils Glen Park Playground Equipment Project - 2021.

Explanation:

This project consists of the design, procurement and installation of a playground on a synthetic turf safety surface at Devils Glen Park in the City of Bettendorf, Iowa located at 1101 Devils Glen Road. Work is to include the design of a play system within the constructed play area boundaries, as well as the installation of commercial grade playground equipment, equipment footings, drainage materials (if required), synthetic turf saftey surface on an aggregate base, and bordered by concrete curbing around the entire perimeter. This playgound will also include three (3) inclusive playground features. All materials and equipment will be provided, assembled and installed by the Supplier.

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 (PK0165) was approved with a total budget of $200,000.00 within the Community Improvement Program.

List Attachments:
Resolution
Request for Proposals

RESOLUTION NO._____-21

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE DEVILS GLEN PARK PLAYGOUND EQUIPMENT PROJECT- 2021

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

Devils Glen Park Playground Equipment Project- 2021

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, request for proposals, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 18th day of May, 2021, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net.

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Iowa
Public Works Department – Park Maintenance Division

Request for Proposals (RFP)

Devils Glen Park Playground Equipment- 2021

Summary:
The City of Bettendorf, Iowa, is currently requesting proposals to design, provide and install playground equipment on a synthetic turf safety surface at Devils Glen Park in the City of Bettendorf, Iowa located at 1101 Devils Glen Road.

Scope of Work:
This project consists of the design, procurement and installation of a playground on a synthetic turf safety surface at Devils Glen Park in the City of Bettendorf, Iowa located at 1101 Devils Glen Road. Work is to include the design of a play system within the constructed play area boundaries, as well as the installation of commercial grade playground equipment, equipment footings, drainage materials (if required), synthetic turf saftey surface on an aggregate base, and bordered by concrete curbing around the entire perimeter. All materials and equipment will be provided, assembled and installed by the Supplier.

The City of Bettendorf requires Suppliers to design a play system that meets or exceeds all current federal CPSC, ASTM, IPEMA standards and ADA requirements. The proposals shall include the costs of delivered play systems as designed, inclusive of the equipment structures, components, hardware, detailed technical installation instructions and maintenance & operations manuals from manufacturer.

Inquiries:
Inquiries regarding the scope of services described or the requirements of this RFP are to be made in writing to Jason Manfull, Parks Maintenance Supervisor, at jmanfull@bettendorf.org. The request must contain the contractor name, contact person, address, phone number and email.

Be advised that any conversations (in reference to this proposal) between bidders and any City employee, City official or City Project Manager, outside of the Public Works Department, during the entire competitive bidding process is strictly prohibited. Such actions will result in removal of the vendor from the bidder's list and rejection of the vendor's bid. The **ONLY** official position of the City is that position which is stated in writing and issued by the Public Works Department. No other means of communication, whether written or oral, shall be construed as a formal or official response statement.

The City of Bettendorf shall be exempt for any liability for costs incurred by unsuccessful Suppliers in preparation of the proposals.

MEETING DATE: May 4, 2021
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 4

Item Title:

Resolution awarding the contract and approving the contract and bond for the Public Works Entrance Rehabilitation Project.

Explanation:

The proposed improvements consist of approximately 1,500 square yards of full depth Portland Cement Concrete (PCC) patching, 2,220 square yards of scarification (milling) and resurfacing with Hot Mix Asphalt (HMA) and other related work along the entrance road to the Public Works facility in the City of Bettendorf, Iowa.

Engineering staff has also been in discussions with the United States Postal Service about possibly reconfiguring their entrances along this drive to help relieve congestion near the Devils Glen Rd entrance. We are proposing to turn their closest entrance to Devils Glen Rd into an exit only, and push entrance traffic further east away from the intersection to their secondary entrance. The local postmaster has forwarded the proposal to their district management for review. Staff also explored the construction of a dedicated left turn into the property but there is not sufficient room for stacking and taper lengths due to the proximity to Devils Glen Rd.

Bids were opened on April 27, 2021. Hawkeye Paving Corp. of Bettendorf, Iowa was the low bidder of seven (7) bids received. Bids ranged from the high of $298,719.50 to the low of $192,125.50, which is 5.6% below the engineer's estimate of $203,540.00.

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

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

This project (PW0511) was approved with a total budget of $200,000.00 within the Community Improvement Program. Additional funding to cover the contingency amount will be taken from other projects being awarded below their budgeted amounts.

List Attachments:
Resolution
Bid Tabulation
Contract

RESOLUTION NO._____-21

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE PUBLIC WORKS ENTRANCE REHABILITATION PROJECT

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

Public Works Entrance Rehabilitation Project

WHEREAS, bids were accepted for the construction of the above project on the 27th day of April, 2021, with Hawkeye Paving Corp. of Bettendorf, Iowa submitting the lowest responsible bid in the amount of $192,125.50 and

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

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

1. The bid of Hawkeye Paving Corp. of Bettendorf, Iowa is hereby accepted for the Public Works Entrance Rehabilitation Project in the amount of $192,125.50.

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

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

4. A total purchase order amount of $225,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

	Public Works Entrance Rehabilitation			**Hawkeye Paving Corp**		**CDMI Concrete Contractors Inc.**		**McClintock Trucking & Excavating**		**Brandt Construction Co**		**N.J. Miller, Inc.**		**Emery Construction Group Inc.**		**Tri CityBlacktop, Inc.**	
	Bid Open: April 27, 2021 10:00am			**Total Price**	**$192,125.50**	**Total Price**	**$219,764.00**	**Total Price**	**$229,092.30**	**Total Price**	**$234,758.00**	**Total Price**	**$234,932.50**	**Total Price**	**$249,420.25**	**Total Price**	**$298,719.50**
Line #	**Description**	**QTY**	**UOM**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**
1	PCC Repair Patch, 9"	323	SY	**$77.00**	$24,871.00	$88.00	$28,424.00	$109.00	$35,207.00	$125.00	$40,375.00	$81.00	$26,163.00	$127.00	$41,021.00	$125.00	$40,375.00
2	Pavement, 7" PCC	1184	SY	**$52.00**	$61,568.00	$65.00	$76,960.00	$53.00	$62,752.00	$55.00	$65,120.00	$60.00	$71,040.00	$62.00	$73,408.00	$100.00	$118,400.00
3	Granular Subbase, 6" (Grad 11)	1507	SY	**$10.00**	$15,070.00	$12.00	$18,084.00	$15.00	$22,605.00	$18.00	$27,126.00	$13.00	$19,591.00	$17.00	$25,619.00	$16.00	$24,112.00
4	Rotomilling	2343	SY	**$4.00**	$9,372.00	**$4.00**	$9,372.00	$10.00	$23,430.00	$6.00	$14,058.00	$5.50	$12,886.50	$5.75	$13,472.25	$5.00	$11,715.00
5	Base Preparation	2343	SY	$1.50	$3,514.50	$2.00	$4,686.00	$1.10	$2,577.30	**$0.50**	$1,171.50	$3.00	$7,029.00	$2.50	$5,857.50	$2.50	$5,857.50
6	Pavement, Driveway and Sidewalk Removal	1507	SY	**$10.00**	$15,070.00	$14.00	$21,098.00	$13.00	$19,591.00	$15.00	$22,605.00	$14.00	$21,098.00	$12.50	$18,837.50	$12.00	$18,084.00
7	Traffic Control	1	LS	$15,000.00	$15,000.00	$12,000.00	$12,000.00	$10,000.00	$10,000.00	$12,000.00	$12,000.00	**$2,500.00**	$2,500.00	$12,000.00	$12,000.00	$15,000.00	$15,000.00
8	Manhole Adjustment	1	EA	**$600.00**	$600.00	$800.00	$800.00	$2,250.00	$2,250.00	$1,200.00	$1,200.00	$1,750.00	$1,750.00	$2,000.00	$2,000.00	$1,200.00	$1,200.00
9	Chimney Seals	1	EA	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$700.00**	$700.00	$1,000.00	$1,000.00	$1,100.00	$1,100.00	$1,000.00	$1,000.00
10	Double Catchbasin Adjustment	2	EA	**$1,000.00**	$2,000.00	$1,800.00	$3,600.00	$2,000.00	$4,000.00	$2,600.00	$5,200.00	$2,500.00	$5,000.00	$1,600.00	$3,200.00	$2,500.00	$5,000.00
11	Crushed Rock Stabilization	20	TONS	**$30.00**	$600.00	$35.00	$700.00	$40.00	$800.00	$55.00	$1,100.00	$35.00	$700.00	$64.00	$1,280.00	$40.00	$800.00
12	Engineering Fabric	25	SY	$10.00	$250.00	**$5.00**	$125.00	$27.00	$675.00	$10.00	$250.00	$7.00	$175.00	$11.00	$275.00	$6.00	$150.00
13	HMA Standard Traffic (ST) Surface, 3/8", PG 58-28H	185	TON	$110.00	$20,350.00	**$99.00**	$18,315.00	$120.00	$22,200.00	$120.00	$22,200.00	$140.00	$25,900.00	$130.00	$24,050.00	$125.00	$23,125.00
14	HMA Interlayer Base, 3/8", PG 58-34E	150	TON	$145.00	$21,750.00	$140.00	$21,000.00	**$120.00**	$18,000.00	**$120.00**	$18,000.00	$225.00	$33,750.00	$170.00	$25,500.00	$200.00	$30,000.00
15	Pavement Markings	1	LS	**$500.00**	$500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,000.00	$2,000.00	$5,000.00	$5,000.00	$1,000.00	$1,000.00	$3,000.00	$3,000.00
16	Select Topsoil, 4"	50	SY	**$10.00**	$500.00	**$10.00**	$500.00	**$10.00**	$500.00	$11.00	$550.00	$15.00	$750.00	**$10.00**	$500.00	**$10.00**	$500.00
17	Seeding and Fertilizing	50	SY	**$2.00**	$100.00	$10.00	$500.00	$10.00	$500.00	$11.00	$550.00	$10.00	$500.00	**$2.00**	$100.00	$8.00	$400.00
18	Chemical Spray Application	50	SY	$0.10	$5.00	$1.00	$50.00	$0.10	$5.00	$0.05	$2.50	$1.00	$50.00	$2.00	$100.00	**$0.01**	$0.50
19	Flexible Growth Medium	50	SY	$0.10	$5.00	$1.00	$50.00	$10.00	$500.00	$11.00	$550.00	$1.00	$50.00	$2.00	$100.00	**$0.01**	$0.50

FORM OF CONTRACT

THIS CONTRACT, made the 4th day of May, A.D., 2021, by and between Hawkeye Paving Corp., hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

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

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

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

$192,125.50

computed as follows:

Base Bid

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	P.C.C. Repair Patch, 9"	323	SY	$77.00	$24,871.00
2	Pavement, 7" P.C.C.	1184	SY	$52.00	$61,568.00
3	Granular Subbase, 6" (Grad 11)	1507	SY	$10.00	$15,070.00
4	Rotomilling	2343	SY	$4.00	$9,372.00
5	Base Preparation	2343	SY	$1.50	$3,514.50
6	Pavement, Driveway and Sidewalk Removal	1507	SY	$10.00	$15,070.00
7	Traffic Control	1	LS	$15,000.00	$15,000.00
8	Manhole Adjustment	1	EA	$600.00	$600.00
9	Chimney Seals	1	EA	$1,000.00	$1,000.00
10	Double Catchbasin Adjustment	2	EA	$1,000.00	$2,000.00
11	Crushed Rock Stabilization	20	TON	$30.00	$600.00
12	Engineering Fabric	25	SY	$10.00	$250.00
13	HMA Standard Traffic (ST) Surface, 3/8", PG 58-28H	185	TON	$110.00	$20,350.00
14	HMA Interlayer Base, 3/8", PG 58-34E	150	TON	$145.00	$21,750.00
15	Pavement Markings	1	LS	$500.00	$500.00
16	Select Topsoil, 4"	50	SY	$10.00	$500.00
17	Seeding and Fertilizing	50	SY	$2.00	$100.00
18	Chemical Spray Application	50	SY	$0.10	$5.00
19	Flexible Growth Medium	50	SY	$0.10	$5.00
				Total Base Bid:	**$192,125.50**

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

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

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

All work on this contract shall be completed by August 27, 2021. The beginning and completion dates will be included in and made part of the Contract. Said completion date will be used as the Contract Completion Date, where after liquidated damages in the amount of Five Hundred Dollars and No Cents ($500.00) per calendar day may be recovered by the City.

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

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

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

Hawkeye Paving, Corp.
(Contractor)

By _____

_____

_____
Title

ATTEST:

_____

_____

_____
Title

CITY OF BETTENDORF, IA

_____
Robert Gallagher
Mayor

ATTEST:

_____
Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 2020.

MEETING DATE: May 4, 2021
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 1

Item Title:

Resolution awarding the contract and approving the contract and bond for the Duck Creek Recreational Trail Resurfacing Project from 18th Street to 23rd Street.

Explanation:

The proposed improvements consist primarily of constructing a three-inch (3") Hot Mix Asphalt (HMA) overlay on part of the existing Duck Creek Recreational Trail from 18th Street to 23rd Street. Additional work will include removal and replacement of a portion of the existing PCC trail with new concrete trail, removal and replacement of a portion of the existing HMA trail with new full depth HMA trail, storm sewer removal and replacement, some grading of the adjacent areas and other related work.

Bids were opened on April 27, 2021. Manatts, Inc. of Camanche, Iowa was the low bidder of four (4) bids received. Bids ranged from the high of $227,881.50 to the low of $132,792.05, which is 16.6% below the engineer's estimate of $159,293.60.

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

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

This project (PW0483) was approved with a total budget of $160,000.00 within the Community Improvement Program.

List Attachments:
Resolution
Bid Tabulation
Contract

RESOLUTION NO._____-21

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE DUCK CREEK RECREATIONAL TRAIL RESURFACING PROJECT FROM 18TH STREET TO 23RD STREET

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

Duck Creek Recreational Trail Resurfacing Project from 18th Street to 23rd Street

WHEREAS, bids were accepted for the construction of the above project on the 27th day of April, 2021, with Manatts, Inc. of Camanche, Iowa submitting the lowest responsible bid in the amount of $132,792.05 and

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

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

1. The bid of Manatts, Inc. of Camanche, Iowa is hereby accepted for the Duck Creek Recreational Trail Resurfacing Project from 18th Street to 23rd Street in the amount of $132,792.05.

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

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

4. A total purchase order amount of $150,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

	Duck Creek Recreational Trail Resurfacing			**Manatts, Inc. - Eastern Iowa Asphalt**		**Brandt Construction Co**		**Taylor Ridge Paving**		**Tri CityBlacktop, Inc.**	
	Bid Open: April 27, 2021 10:00am			**Total Price**	**$132,792.05**	**Total Price**	**$171,330.00**	**Total Price**	**$179,463.35**	**Total Price**	**$227,881.50**
Line #	**Description**	**QTY**	**UOM**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**
1	HMA Standard Traffic (ST) S-I, 3/8", PG 58-28S	365	TONS	**$90.00**	$32,850.00	$112.00	$40,880.00	$124.00	$45,260.00	$150.00	$54,750.00
2	HMA Standard Traffic (ST) Base, 3/4", PG 58-28S	85	TONS	**$90.00**	$7,650.00	$115.00	$9,775.00	$124.00	$10,540.00	$200.00	$17,000.00
3	Granular Subbase, 12" (IDOT GR 11)	599	SY	**$11.25**	$6,738.75	$40.00	$23,960.00	$31.75	$19,018.25	$16.00	$9,584.00
4	PCC Pavement, 5"	172	SY	$83.50	$14,362.00	**$75.00**	$12,900.00	$81.00	$13,932.00	$90.00	$15,480.00
5	Pavement, Driveway and Sidewalk Removal	340	SY	**$10.30**	$3,502.00	$15.00	$5,100.00	$14.02	$4,766.80	$12.00	$4,080.00
6	Full Depth Patch, HMA	20	SY	**$90.00**	$1,800.00	$135.00	$2,700.00	$114.00	$2,280.00	$150.00	$3,000.00
7	Base Preparation	1603	SY	$1.80	$2,885.40	**$1.00**	$1,603.00	$2.10	$3,366.30	$2.50	$4,007.50
8	Earth Excavation	1500	SY	$5.15	$7,725.00	**$5.00**	$7,500.00	$9.33	$13,995.00	$20.00	$30,000.00
9	Intake Protection	1	EA	**$103.00**	$103.00	$110.00	$110.00	$120.00	$120.00	$150.00	$150.00
10	Filter Sock	1150	LF	$2.05	$2,357.50	$2.25	$2,587.50	$1.95	$2,242.50	**$1.00**	$1,150.00
11	Manhole Adjustment - Minor	2	EA	$1,050.00	$2,100.00	**$750.00**	$1,500.00	$1,000.00	$2,000.00	$800.00	$1,600.00
12	Manhole Adjustment - Major	3	EA	$1,550.00	$4,650.00	**$1,150.00**	$3,450.00	$2,000.00	$6,000.00	$1,500.00	$4,500.00
13	Chimney Seals	5	EA	$775.00	$3,875.00	$650.00	$3,250.00	**$630.00**	$3,150.00	$1,000.00	$5,000.00
14	15" RCP Culvert	123	LF	**$64.00**	$7,872.00	$115.00	$14,145.00	$70.00	$8,610.00	$100.00	$12,300.00
15	18" RCP Culvert	104	LF	**$72.00**	$7,488.00	$117.00	$12,168.00	$80.00	$8,320.00	$100.00	$10,400.00
16	15" RCP Flared End Section	1	EA	**$1,050.00**	$1,050.00	$1,100.00	$1,100.00	$1,500.00	$1,500.00	$2,000.00	$2,000.00
17	18" RCP Flared End Section	1	EA	$1,285.00	$1,285.00	**$1,150.00**	$1,150.00	$1,650.00	$1,650.00	$2,000.00	$2,000.00
18	Painted Pavement Markings, 4-Inch	2770	LF	**$0.42**	$1,163.40	$1.95	$5,401.50	$1.25	$3,462.50	$5.00	$13,850.00
19	Traffic Control	1	LS	$10,000.00	$10,000.00	**$7,500.00**	$7,500.00	$21,900.00	$21,900.00	$10,000.00	$10,000.00
20	Seeding and Fertilizing	1500	SY	$0.77	$1,155.00	$0.80	$1,200.00	**$0.40**	$600.00	$8.00	$12,000.00
21	Select Topsoil, 4"	1500	SY	$7.20	$10,800.00	$8.00	$12,000.00	**$3.00**	$4,500.00	$10.00	$15,000.00
22	Flexible Growth Medium	1500	SY	$0.77	$1,155.00	$0.85	$1,275.00	$1.00	$1,500.00	**$0.01**	$15.00
23	Chemical Spray Application	1500	SY	$0.15	$225.00	$0.05	$75.00	$0.50	$750.00	**$0.01**	$15.00

FORM OF CONTRACT

THIS CONTRACT, made the 4th day of May, A.D., 2021, by and between Manatts, Inc., hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

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

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

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

$132,792.05

computed as follows:

Base Bid

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	HMA Standard Traffic (ST) S-I, 3/8", PG 58-28S	365	TONS	$90.00	$32,850.00
2	HMA Standard Traffic (ST) Base, 3/4", PG 58-28S	85	TONS	$90.00	$7,650.00
3	Granular Subbase, 12" (IDOT GR 11)	599	SY	$11.25	$6,738.75
4	PCC Pavement, 5"	172	SY	$83.50	$14,362.00
5	Pavement, Driveway and Sidewalk Removal	340	SY	$10.30	$3,502.00
6	Full Depth Patch, HMA	20	SY	$90.00	$1,800.00
7	Base Preparation	1603	SY	$1.80	$2,885.40
8	Earth Excavation	1500	SY	$5.15	$7,725.00
9	Intake Protection	1	EA	$103.00	$103.00
10	Filter Sock	1150	LF	$2.05	$2,357.50
11	Manhole Adjustment - Minor	2	EA	$1,050.00	$2,100.00
12	Manhole Adjustment - Major	3	EA	$1,550.00	$4,650.00
13	Chimney Seals	5	EA	$775.00	$3,875.00
14	15" RCP Culvert	123	LF	$64.00	$7,872.00
15	18" RCP Culvert	104	LF	$72.00	$7,488.00
16	15" RCP Flared End Section	1	EA	$1,050.00	$1,050.00
17	18" RCP Flared End Section	1	EA	$1,285.00	$1,285.00
18	Painted Pavement Markings, 4-Inch	2770	LF	$0.42	$1,163.40
19	Traffic Control	1	LS	$10,000.00	$10,000.00
20	Seeding and Fertilizing	1500	SY	$0.77	$1,155.00
21	Select Topsoil, 4"	1500	SY	$7.20	$10,800.00
22	Flexible Growth Medium	1500	SY	$0.77	$1,155.00
23	Chemical Spray Application	1500	SY	$0.15	$225.00
				Total Base Bid:	**$132,792.05**

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

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

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

All work on this contract shall be completed by August 27, 2021. The beginning and completion dates will be included in and made part of the Contract. Said completion date will be used as the Contract Completion Date, where after liquidated damages in the amount of Five Hundred Dollars and No Cents ($500.00) per calendar day may be recovered by the City.

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

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

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

Manatts, Inc.
(Contractor)

By _____

_____

_____
Title

ATTEST:

_____

_____

_____
Title

CITY OF BETTENDORF, IA

_____
Robert Gallagher
Mayor

ATTEST:

_____
Decker P. Ploehn
City Clerk

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

MEETING DATE: May 4, 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 4

Item Title:

Resolution approving a cost sharing agreement with Geifman First Equity for stormwater detention

Explanation:

The acquisition of new detention basins and the expansion of existing basins has been an ongoing priority for City Council and staff. Engineering staff began discussions with Geifman First Equity regarding expansion of an existing detention basin during a preliminary review of a site development plan along 56th Avenue W. The developer was very open to the idea of not only expanding the basin, but converting it to a wet basin which could become an amenity for the businesses surrounding it. This basin is located immediately adjacent to Blackbird Creek and just upstream of an area that has experienced significant erosion over the past several years, so it had been identified as a priority during our detention basin inventory done in 2019. Staff and the developer agreed to a proposed cost share to expand and upgrade the basin, with the costs being split 50/50 with an overall maximum contribution of $100,000 from the City.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

This project (SM0129) was approved with a total budget of $100,000.00 within the Community Improvement Program

List Attachments:
Resolution
Agreement

RESOLUTION NO._____-21

RESOLUTION APPROVING A COST SHARING AGREEMENT
WITH GEIFMAN FIRST EQUITY FOR STORMWATER DETENTION

WHEREAS, the Bettendorf City Council deems it necessary and advisable to contract with Geifman First Equity for the expansion and upgrading of an existing detention basin located along 56th Avenue W, and

WHEREAS, the City and Geifman First Equity have proposed an agreement that appears to be in the best interest of both parties.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Mayor is hereby authorized and directed to sign the agreement.

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COST SHARING AGREEMENT

THIS COST SHARING AGREEMENT ("Agreement") is entered into this _____ day of _____, 2021, by and between the City of Bettendorf, an Iowa municipal corporation (the "City"), and Geifman First Equity ("Geifman").

RECITALS

A. Geifman is the developer of certain property located on 56th Street in Bettendorf, Iowa, and described on Exhibit A (the "Property");

B. An existing detention basin exists on the Property that was built and designed under previous and less restrictive ordinance requirements;

C. The City has an ongoing intent to address stormwater issues in the City, and the existing basin outlets directly into Blackbird Creek which has experienced significant erosion immediately downstream of this area;

D. The final plat for the Property contemplates a stormwater drainage and detention area on Outlot 1;

E. In order to address regional stormwater issues, while not specifically required by City Code due to the fact that a detention basin presently exists on the Property, the City has requested that the existing detention basin be enlarged and the outlet structure be replaced in accordance with an updated design that meets existing ordinance requirements;

NOW, THEREFORE, the parties, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

Section 1. Incorporation of Recitals. The parties agree that all of the recitals contained in the Recitals to the Agreement are true and correct and are hereby incorporated into this Agreement as though they were fully set forth in this Section 1.

Section 2. Project. Geifman shall design and reconstruct the detention basin on Outlot 1 of the Property in a manner that complies with current City Code (the "Project"). The basin is anticipated to be a wet detention basin as opposed to the current dry configuration.

Section 3. Cost Share. The City shall participate in the cost of the Project at fifty percent (50%) of the actual expenses, but in no case shall the City's contribution exceed $100,000. Geifman shall cooperate with the City in providing receipts and other evidence of the cost of the Project. The City shall pay its share of the Project to Geifman within thirty (30) days of Project completion.

Section 4. Ownership of Detention Basin. The detention basin enlarged due to the Project shall remain privately owned and maintained. The City has no obligation to maintain the detention basin.–

Section 5. **Coordination and Cooperation During Project**. The parties agree to confer regularly to coordinate the planning and scheduling of the Project.

Section 6. **Notices.** All notices, demands, requests, consents, approvals or other communications required or permitted by this Agreement shall be given in writing at the addresses set forth below and shall be deemed to have been given (i) on the day of actual delivery if delivered personally, (ii) on the day immediately following deposit with overnight courier, or (iii) as of the third (3rd) day from and including the date of posting if mailed by registered or certified first class mail, postage prepaid, return receipt requested. The parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, demands, requests, consents, approvals or other communications shall be sent.

If to the City:

City of Bettendorf
Attn: City Administrator
1609 State Street
Bettendorf, IA 52722

If to Geifman:

Geifman First Equity
Attn: Steve Geifman
5025 Utica Ridge Rd, Suite 105, Davenport IA 52807

Section 7. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

Section 8. **Severability**. If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

Section 9. **Choice of Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa with venue in District Court for Scott County, Iowa.

Section 10. **Amendments.** This Agreement (together with any Exhibits attached hereto) constitutes the entire agreement between the City and Geifman and supersedes all prior agreements, negotiations and discussions between them relating to the subject matter hereof. This Agreement may not be modified or amended except by a written instrument executed by all the parties or their permitted successors or assigns.

Section 11. **Third Parties.** Except as specifically set forth in this Agreement, nothing in this Agreement is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the parties, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to any party, nor shall any provision give any third parties any rights of subrogation or action over or against any party.

Section 12. **Waiver.** Any party may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

Section 13. **No Joint Venture, Agency or Partnership Created.** Nothing in this Agreement, nor any actions of the parties, shall be construed by the parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

Section 14. **Further Assurances.** Each party shall do and perform, or cause to be done and performed, all such further acts, and shall execute and deliver all such other agreements, certificates, instruments and documents, as a party may reasonably request in order to carry out the intent and accomplish the purpose of this Agreement.

Section 15. **Effective Date.** This Agreement shall be effective on the later of (i) the day on which this Agreement is authorized for execution pursuant to duly enacted City proceedings authorizing the execution of and adoption of this Agreement and (ii) the execution and delivery of this Agreement by each party hereto.

(The remainder of this page is intentionally left blank).

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Bettendorf, Iowa.

CITY OF BETTENDORF, an Iowa municipal corporation

_____
Mayor Robert S. Gallagher

Attest:

_____
Decker P. Ploehn, City Clerk

GEIFMAN FIRST EQUITY

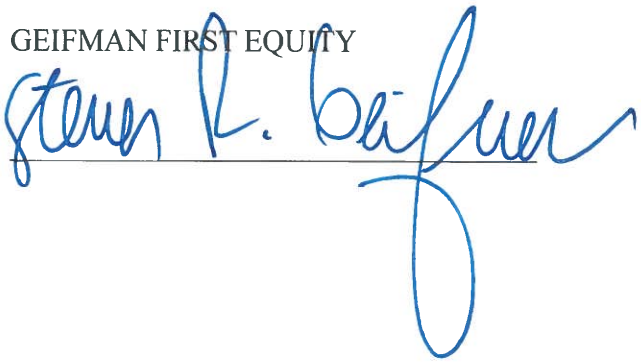


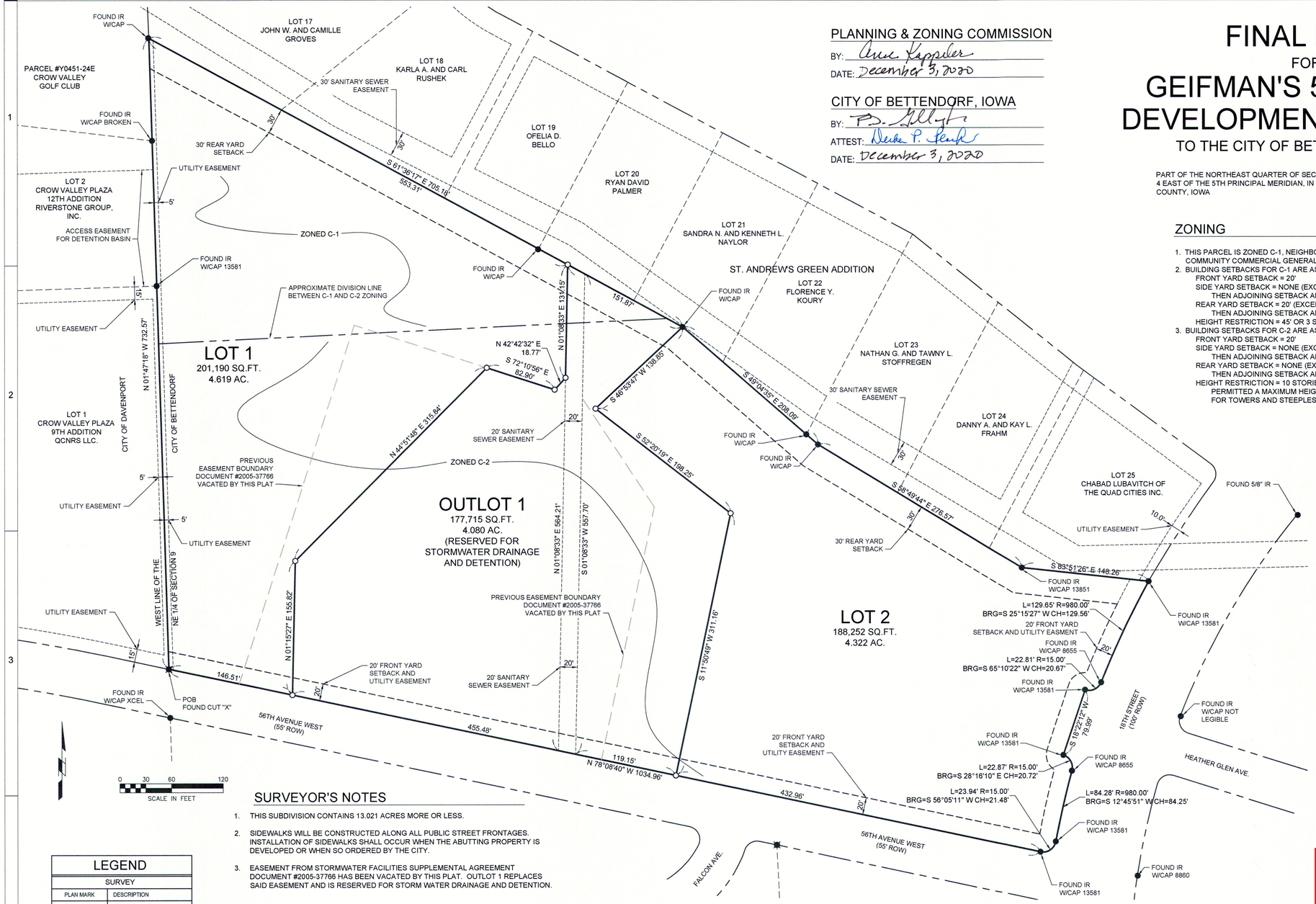
Exhibit A
Property

FINAL PLAT
FOR
GEIFMAN'S 56 AVENUE DEVELOPMENT ADDITION
TO THE CITY OF BETTENDORF, IOWA

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

PLANNING & ZONING COMMISSION
BY: Anne Kappler
DATE: December 3, 2020

CITY OF BETTENDORF, IOWA
BY: D. Gillett
ATTEST: Decka P. Pentz
DATE: December 3, 2020



ZONING

1. THIS PARCEL IS ZONED C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, AND C-2, COMMUNITY COMMERCIAL GENERAL DISTRICT, BETTENDORF, IOWA JURISDICTION
2. BUILDING SETBACKS FOR C-1 ARE AS FOLLOWS:
   FRONT YARD SETBACK = 20'
   SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   REAR YARD SETBACK = 20' (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   HEIGHT RESTRICTION = 45' OR 3 STORIES
3. BUILDING SETBACKS FOR C-2 ARE AS FOLLOWS:
   FRONT YARD SETBACK = 20'
   SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   REAR YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN ADJOINING SETBACK APPLIES)
   HEIGHT RESTRICTION = 10 STORIES (CHURCHES, SCHOOLS, AND HOSPITALS ARE PERMITTED A MAXIMUM HEIGHT OF 60' FOR THE MAIN STRUCTURE AND 75' FOR TOWERS AND STEEPLES)

OWNER/DEVELOPER

STEVE GEIFMAN
GEIFMAN FIRST EQUITY
5025 UTICA RIDGE ROAD SUITE 105
DAVENPORT, IOWA 52807

FLOOD ZONE

THIS PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 19163CO360F AND MAP NUMBER 19163C0378F BOTH DATED FEBRUARY 18, 2011.

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONTAINS 13.021 ACRES MORE OR LESS.
2. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
3. EASEMENT FROM STORMWATER FACILITIES SUPPLEMENTAL AGREEMENT DOCUMENT #2005-37766 HAS BEEN VACATED BY THIS PLAT. OUTLOT 1 REPLACES SAID EASEMENT AND IS RESERVED FOR STORM WATER DRAINAGE AND DETENTION.

GENERAL NOTES

1. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
2. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICES AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET
▣	X CUT FOUND
POB	POINT OF BEGINNING

IOWA-AMERICAN WATER COMPANY (WATER)
BY: Julie J. Allender
DATE: 12-3-2020

MEDIACOM (CABLEVISION)
BY:
DATE: 12/3/20

CENTURYLINK (TELEPHONE)
BY:
DATE: 12 3 20

MIDAMERICAN ENERGY COMPANY (GAS/ELECTRIC)
BY:
DATE: 12.9.20

EXHIBIT A

PROFESSIONAL LAND SURVEYOR GARY D. GROSS 16850 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
SIGNATURE: Gary D. Gross
NAME: GARY D. GROSS
DATE: 12-2-2020 LICENSE NUMBER: 16850
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.01,

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

SEAL

FINAL PLAT GEIFMAN'S 56 AVE. DEVELOPMENT ADDITION
FIRST EQUITY
BETTENDORF, IOWA

DRAWN: JJB
APPROVED: GDG
ISSUED FOR: REVIEW
DATE: 8/25/2020
PROJECT NO: 320085.0
FIELD BOOK: 645
CLIENT NO:

FINAL PLAT

B1.01

P:\Projects\MO\320085\Plat\exhibit\Drawings\1a_Survey\FP-01-01.dwg
Printed: 12/2/2020 3:08:06 PM

MEETING DATE: May 4, 2021
REQUESTED BY: Mark Garrow
Transit/Garage Manager

Item Title:

Resolution approving the contract extensions with scheduled price increases for Dial-A-Bus and Saturday Service contracts with River Bend Transit.

Explanation:

The current contracts with River Bend Transit to provide both Dial-a-Bus and Saturday fixed route service will end June 30, 2021. The original contracts were for one year with two (2) one year extensions with scheduled price increases for each year of the contract extensions.

Extension of these contracts for one year will extend service to June 30, 2022. The Dial-a-Bus rate will increase from $50.94 per revenue hour of service to $51.96 per revenue hour of service. The Saturday service rate will increase from $56.68 per revenue hour of service to $57.81 per revenue hour of service. These rates increases were included in the original contract.

Relationship to Goals:

Extension of these contracts will allow the City to continue providing a quality, responsive transit service to the Citizens of Bettendorf.

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

The contracts are a budgeted item to include the price increases.

List Attachments:
Resolution

RESOLUTION NO: _____-21

RESOLUTION APPROVING THE CONTRACT EXTENSIONS AND SCHEDULED PRICE INCREASES FOR DIAL-A-BUS AND SATURDAY SERVICE CONTRACTS WITH RIVER BEND TRANSIT

WHEREAS, the current contracts with River Bend Transit to provide Dial-a-Bus and Saturday service expire on June 30, 2021, and

WHEREAS, the current contract provides for a one year extension with an increase in rates from $50.94 to $51.96 per revenue hour of service for Dial-a-Bus and from $56.68 to $57.81 per revenue hour of service for Saturday Service from July 1, 2021 through June 30, 2022.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the extensions of the contracts and cost of service increases for the Dial-a-Bus and Saturday Service are approved.

Passed, Approved, and Adopted this 4th day of May, 2021.

_____
Mayor Robert Gallagher

Attest:

_____
Decker P. Ploehn, City Clerk

MEETING DATE: May 4, 2021
REQUESTED BY: Mark Garrow
Transit/Garage Manager

Item Title:

Resolution authorizing the Director of Public Works to issue a purchase order to Altec Industries, Inc. for one (1) new and unused aerial bucket truck.

Explanation:

The Vehicle Replacement Committee has approved the purchase of one (1) aerial bucket truck in fiscal year 20/21. This vehicle will serve the Traffic section of Engineering and replace existing unit #21106.

One (1) quote was received from Altec Industries, Inc. in the amount of $170,302. Altec Industries, Inc. is an approved Sourcewell vendor. The city's purchasing policy allows for purchases to be made through joint purchasing groups without going through a separate bidding process. This process has been utilized for this purchase. This vehicle was originally anticipated to be ordered in April of 2020. Due to COVID it was delayed until now. There is a 0.65% price increase due to the delay.

Relationship to Goals:

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

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

This vehicle will be purchased in the current fiscal year 20/21. The Vehicle Replacement Fund has sufficient funds budgeted for this purchase.

List Attachments:
Resolution
Quote

RESOLUTION NO._____-21

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO ALTEC INDUSTRIES, INC. FOR ONE (1) NEW AND UNUSED AERIAL BUCKET TRUCK

.

WHEREAS, the purchase of one (1) aerial bucket truck has been approved by the Vehicle Replacement Committee, and

WHEREAS, the proposed vehicle meets the specifications recommended by staff, and

WHEREAS, Altec Industries, Inc. is an approved Sourcewell vendor.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Director of Public Works is hereby authorized and directed to issue a Purchase Order in the amount of $170,302 for one (1) new and unused aerial bucket truck.

Passed, Approved, and Adopted this 4th day of May, 2021.

_____
Robert Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Altec Industries, Inc.

Quote Number: 841943
Opportunity Number:
Sourcewell Contract #: 012418-ALT
Date: 3/4/2021

Quoted for: City of Bettendorf
Customer Contact:
Phone: / **Email:**

Quoted by: Nick Adcock
Phone:919-529-3582 / **Email:** nick.adcock@altec.com
Altec Account Manager: Kolby O'Brien

REFERENCE ALTEC MODEL		Sourcewell Price
AT41M	**Articulating Telescopic Aerial Device with Material Handling Insulated, 41'**	**$132,713**

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1	AT41M-AWD	All Wheel Drive	$5,333
2			
3			
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1	BK	WATER CASK (Includes Bracket)	$210
2	CH	Cone Holder, Fold Over Post Style	$283
3	spot1	TWO (2) POST-MOUNTED SPOTLIGHTS. Mounted One (1) on Each Side of the Ch	$661
4	vri	120 Volt GFCI Receptacle, Includes Weather-Resistant Enclosure	$248
5	vrc	12 Volt Receptacle (Cigarette Lighter Style), Weatherproof	$284
6	OH	Hydraulic Oil Heater, 12V, Adjustable Temperature Range With Programmable Cont	$1,485
7	SPS	Scuff Pad with Step	$273
8			
		SOURCEWELL OPTIONS TOTAL:	$141,490

(B.) **OPEN MARKET ITEMS** *(Customer Requested)*

1	UNIT	platform elevator	$4,112
2	UNIT & HYDRAULIC ACC	roll wire holder; kendall glacial hydraulic oil;	$795
3	BODY	custom body	$9,003
4	BODY & CHASSIS ACC	SS rack, car hoop steps	$1,805
5	ELECTRICAL	custom strobes, inverter, air flow system,	$11,738
6	FINISHING	gatorhyde CS cargo box	$269
7	CHASSIS	Gas chassis Deduct	-$7,262
8	OTHER	2 yar Extended warranty- Labor, Matl. Expenses, Sentry training	$5,102
		OPEN MARKET OPTIONS TOTAL:	$25,562

SUB-TOTAL FOR UNIT/BODY/CHASSIS: **$167,052**
Delivery to Customer: **$3,250**
TOTAL FOR UNIT/BODY/CHASSIS: **$170,302**

(C.) **ADDITIONAL ITEMS** (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PAINT COLOR: White to match chassis, unless otherwise specified
WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days warranty for travel charges (Mobile Service) Limited Lifetime Structural Warranty. Chassis to include standard warranty, per the manufacturer.
TO ORDER: To order, please contact the Altec Account Manager listed above.
CHASSIS: Per Altec Commercial Standard
DELIVERY: No later than **450** days ARO, FOB Customer Location
TERMS: Net 30 days
BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.
TRADE-IN: Please ask your Altec Account Manager for more information
BUILD LOCATION: Creedmoor, N.C

MEETING DATE: May 4, 2021
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: 5

Item Title:

Resolution supporting an application for a COVID-19 Relief Recreational Trails Program Grant for the Crow Creek Road Recreational Trail from Middle Road to Valley Drive.

Explanation:

The State of Iowa received a one-time, $5 million allocation funding to partially offset COVID-19 related reductions in the State Recreational Trails program. This funding can go towards acquisition, construction of new trails, maintenance, resurfacing and restoration of existing trails. After meeting with Parks, Public Works and Administration, staff identified a trail extension along Crow Creek Road from Middle Road to Valley Drive as a candidate. This project has previously been discussed with Council, and we believe with the existing right-of-way already in place, in addition to directly serving a school, this project is a strong contender for funding.

The application is currently being prepared and a resolution from City Council supporting the application, committing to its maintenance and operation for a minimum period of 20 years and confirming our commitment to funding a portion of the project with local dollars.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

The Community Improvement Program does not currently have this project programmed. Engineering and Finance staff will be adding it to an upcoming fiscal year pending award of the grant.

List Attachments:
Resolution

RESOLUTION NO._____-21

RESOLUTION SUPPORTING AN APPLICATION FOR A COVID-19 RELIEF RECREATIONAL TRAILS PROGRAM GRANT FOR THE CROW CREEK ROAD RECREATIONAL TRAIL FROM MIDDLE ROAD TO VALLEY DRIVE

WHEREAS, the City of Bettendorf recognizes the significance of the proposed project to both the City and the region as a whole, and

WHEREAS, the City has identified a potential grant program to help offset the cost of construction, and

WHEREAS, a resolution of support is required for the grant submittal, and

WHEREAS, the City assures the State of Iowa that the recreational trail will be available to the general public for use at no cost, and

WHEREAS, the City assures the State of Iowa that the recreational trail will be adequately maintained and operated for its intended public use using City funds for a minimum period of 20 years, and

WHEREAS, the City assures the State of Iowa that financial participation in the amount of a twenty percent (20%) match will be provided from within the Community Improvement Program;

NOW THEREFORE, BE IT RESOLVED that the City of Bettendorf, Iowa endorses said construction project, and supports an application for COVID-19 Relief Recreational Trails Program funding as a matter of defraying existing costs associated with the construction of the Crow Creek Road Recreational Trail Project, and further agrees that the City of Bettendorf will contribute funding to the extent required by the grant program.

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: May 4, 2021
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of Quail Hollow, submitted by Dan Dolan Homes. (Case 21-028)

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

Dan Dolan Homes has submitted the final plat of Quail Hollow which is located on the north side of the 4200 block of Tanglefoot Lane (see Aerial Photo and Surrounding Plats - Attachments A, B, and C). The 5.59 acres of ground is intended for single-family housing and townhouse structures (see Preliminary Plat – Attachment D). The final plat has 22 lots; single-family homes will be built on the west side of the subdivision, and there will be a duplex development on the east side. There are 2 outlots for storm water detention and one outlot for private drive access (see Final Plat - Attachment E).

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

Relationship to Goals: Orderly growth and quality development.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Tanglewood Hills 1st Addition Final Plat; (C) Grayhawk First Addition Final Plat; (D) Preliminary Plat; (E) Final Plat; (F) Staff report to the Planning and Zoning Commission; (G) Planning and Zoning Commission report to the Mayor and City Council; (H) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 21

RESOLUTION APPROVING THE FINAL PLAT OF QUAIL HOLLOW

WHEREAS, Dan Dolan Homes has submitted the final plat of Quail Hollow, 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 Quail Hollow subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. The vacation of excess right-of-way near the intersection of Tanglefoot Lane and Tanglewood Road that is included in this plat must be approved by City Council prior to consideration of the final plat.
3. The private drive shall be maintained and repaired by the owners of Lots 8, 9, and 10.

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

ATTACHMENT B

FINAL PLAT OF TANGLEWOOD HILLS 1ST ADD.

Part of the S.W. 1/4, N.W 1/4
Sec. 14, T-78N, R-4E, 5TH P.M.
SCOTT COUNTY IOWA

Scale: 1" = 100'

Subdivided By: Harlan D. Sundholm

Clarence E. Hagen, Recorder

Planning & Zoning

PROOSED
QUAIL
HOLLOW
SUBDIVISION

TANGLEWOOD ROAD

S.88° 42' 30" W. 140.01

L = 332.65'

R = 349.0'

S.02° 30' E. 229.72'

N.02° 30' W. 634.48'

N.36° 40' 30" W. 90.67'

7' Dedicated for Street widening

L = 525.94'

R = 851.60'

N.71° 52' 30" W. 16.99'

R = 1580'

L = 180.63

Δ = 6° 32' 15"

N 06° 22' W. 7.65'

L = 225.37

R = 237.5

S.45° 12' 30" E. 382.36

S.36° 54' 30" E. 356.25

S.01° 17' E. 170.36

N.88° 43' E. 325.03'

N.88° 43' E. 350.45'

E TANGLEFOOT LANE

S.W. Cor. N.W. 1/4
Sec 14 - 78 - 4

1 — 7½ UTILITY EASEMENT — 130' — 228.72'

2 — 130.0 — 74.04'

3 — 204.30' — 210.25'

4 — 198.67'

5 — 193.0'

6 — 199.05'

7 — 180.18'

8 — 172.78'

9 — 188.99'

10 — 227.86'

11 — 223.13'

15' Utility Easement — 111.16'

45' Set Back

30' Set back

L = 146.93 Δ = 24° 57'

L = 8.86' LE 179.06 Δ = 3° 0'

L = 90.67'

L = 92.41 Δ = 6° 02'

L = 92.40 Δ = 6° 02'

L = 92.40 Δ = 6° 10'

L = 100.40 Δ = 6° 42'

L = 99.70 Δ = 6° 40'

L = 179.49 Δ = 65° 12' 51"

44.15 Δ = 3°

16.99'

N 06° 22' W. 7.65'

N 88° 42' 30" E. 204.01'

57.71'

114.39'

121.20'

120.73'

15' R.

33' 33'

50'

7.5' 7.5'

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Signed _____ Date _____

WILLARD J. JORGENSEN, L.S. Iowa Reg. No. 3244

WILLARD J. JORGENSEN
REGISTERED
3244
IOWA
LAND SURVEYOR

Plat & Survey By
MAJOR ENGINEERING CO

OMM
Kaperl
/64

ENDORF, IA
Thuesen
ae & Pfeffer
ay 10, 1966

EPHONE CO.
Beaumont
8 12, 1966

ELECT. CO.
Baker
9-66

t overhang easement granted for street lights & service wires.

ATTACHMENT C

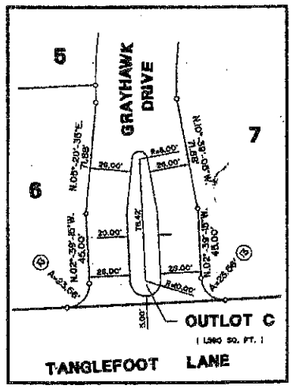
FINAL PLAT OF
GRAYHAWK FIRST ADDITION
TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

OWNER - DEVELOPER

KW DEVELOPMENT, LLC
5824 CARDINAL ROAD
BETTENDORF, IOWA 52722
ATTN: JARED KERKHOFF AND BOB WALTER

[SCALE : 1" = 50']



DETAIL A

KW DEVELOPMENT, LLC

CITY OF BETTENDORF

SILVER OAKS THIRD ADDITION — LOT 1, LOT 2

SILVER OAKS FIRST ADDITION — LOT 1

HAROLD V. SCHROEDER

TANGLEWOOD ROAD — N.87°-15'-55"E. - 707.85'

TANGLEWOOD DRIVE — N.87°-20'-45"E. 132.93'

GRAYHAWK DRIVE — N.00°-03'-50"E. - 440.53'

COURT — N.89°-37'-05"W.

LANE — S.87°-20'-45"W. - 472.48'

TANGLEFOOT LANE

1	(20,480 SQ. FT.)	672.0
2	(27,340 SQ. FT.)	672.0
3	(30,290 SQ. FT.)	671.0
4	(35,290 SQ. FT.)	670.0
5	(28,615 SQ. FT.)	665.0
6	(28,436 SQ. FT.)	663.0
7	(46,630 SQ. FT.)	
8	(30,780 SQ. FT.)	665.0
9	(26,280 SQ. FT.)	
10	(26,768 SQ. FT.)	
11	(40,257 SQ. FT.)	
12	(48,402 SQ. FT.)	666.0
13	(25,690 SQ. FT.)	666.0
14	(29,005 SQ. FT.)	666.0
15	(26,265 SQ. FT.)	666.0
16	(25,775 SQ. FT.)	666.0
17	(25,565 SQ. FT.)	666.0
18	(27,900 SQ. FT.)	666.0
19	(30,845 SQ. FT.)	666.0

OUTLOT A (42,850 SQ. FT.)

OUTLOT B (37,725 SQ. FT.)

OUTLOT C (1,080 SQ. FT.)

AWKERMAN FIRST ADDITION — LOT 1

LOT 1, TANGLEWOOD HILLS FIRST ADDITION

PROOSED QUAIL HOLLOW SUBDIVISION

TANGLEWOOD LLC

KW DEVELOPMENT, LLC

ANN I. SCHROEDER & LINDA GOLDERMAN LYONS

P.O.B.

SOUTHWEST CORNER NORTHEAST QUARTER SECTION 15-78-4 (FOUND CUT "+" IN PAVEMENT)

SOUTH LINE NORTHEAST QUARTER SECTION 15-78-4 — N.87°-20'-55"E. 1802.26'

SOUTHWEST CORNER NORTHWEST QUARTER SECTION 14-78-4 (FOUND CUT "+" IN PAVEMENT)

SOUTHEAST CORNER NORTHWEST QUARTER SECTION 14-78-4 (FOUND 5/8"ø IRON PIN)

SOUTH LINE NORTHWEST QUARTER SECTION 14-78-4 — S.87°-10'-30"W. 2650.34'

SOUTHEAST CORNER NORTHEAST QUARTER SECTION 15-78-4 (FOUND CUT "+" IN PAVEMENT)

ANN I. SCHROEDER & LINDA GOLDERMAN LYONS

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS ——●—— (5/8"ø IRON PIN).

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

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 17.86 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83.

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

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

LOTS 1 THROUGH 19 AND OUTLOTS A AND C ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT), OUTLOT B IS ZONED R-3 (SINGLE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT).

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

SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

THE OWNERS OF LOTS 1, 18 AND 19 SHALL BE RESPONSIBLE FOR THE THE COST OF A FOUR FOOT WIDE SIDEWALK ALONG THE TANGLEWOOD ROAD FRONTAGE WHEN TANGLEWOOD ROAD IS IMPROVED.

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

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

FOR LOTS 1 THROUGH 19 THAT ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT), AS AN ALTERNATIVE TO THE STAGGERED FRONT YARD SETBACK, THE FRONT YARD SETBACK MAY BE A MINIMUM OF THIRTY FEET IF AT LEAST TWENTY FIVE PERCENT OF THE STRUCTURE IS OFFSET TO PROVIDE A NONUNIFORM FRONTAGE APPEARANCE.

LOTS 1 AND 18 SHALL NOT HAVE DIRECT ACCESS TO TANGLEWOOD ROAD.
LOTS 6 THROUGH 11 SHALL NOT HAVE DIRECT ACCESS TO TANGLEFOOT LANE.

OUTLOTS A, B AND C SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOTS A AND B ARE STORMWATER DETENTION, SEWER, DRAINAGE AND ACCESS EASEMENTS.

SEWAGE DISPOSAL FOR LOT 18 WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT UNTIL SUCH TIME THAT A MUNICIPAL SANITARY SEWER SYSTEM IS AVAILABLE AND THE HEALTH DEPARTMENT MAKES A DETERMINATION TO REQUIRE CONNECTION TO THE MUNICIPAL SYSTEM. THE PRIVATE SYSTEM WILL THEN BE ABANDONED.

LOT 7 SHALL HAVE IT'S EASTERLY BOUNDARY SERVE AS A SIDE LOT LINE AND SHALL MEET THE SIDE YARD SETBACK REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	4,449.00'	06°-44'-30"	446.86'	446.63'	N.84°-28'-30"E.	223.09'
2	320.00'	85°-03'-00"	475.67'	436.00'	N.45°-40'-35"E.	297.80'
3	258.88'	48°-14'-50"	217.99'	211.67'	N.21°-28'-10"E.	115.93'
4	15.00'	90°-00'-00"	23.56'	21.21'	N.47°-44'-05"W.	15.00'
5	346.00'	06°-00'-25"	30.23'	30.22'	N.06°-44'-18"W.	15.13'
6	346.00'	22°-34'-25"	136.32'	135.44'	N.89°-01'-40"W.	69.06'
7	346.00'	07°-34'-18"	45.72'	45.69'	N.34°-06'-00"W.	22.89'
8	15.00'	83°-26'-40"	21.85'	19.97'	N.03°-51'-45"E.	13.36'
9	264.86'	19°-30'-45"	92.04'	91.64'	N.36°-20'-25"E.	46.43'
10	264.88'	27°-28'-20"	126.60'	125.39'	N.31°-20'-40"E.	64.64'
11	264.88'	02°-49'-45"	8.29'	8.29'	N.04°-31'-25"W.	4.62'
12	15.00'	90°-00'-00"	23.56'	21.21'	N.42°-30'-45"E.	15.00'
13	15.00'	90°-00'-00"	23.56'	21.21'	N.47°-29'-15"W.	15.00'
14	232.86'	48°-14'-50"	196.10'	190.36'	N.21°-28'-10"E.	104.29'
15	15.00'	83°-26'-40"	21.85'	19.97'	N.87°-39'-55"E.	13.36'
16	346.00'	18°-03'-55"	109.09'	108.64'	N.59°-57'-40"W.	55.00'
17	4,449.00'	00°-56'-50"	73.57'	73.57'	N.86°-32'-20"E.	36.79'
18	346.00'	19°-37'-30"	88.21'	87.93'	N.76°-48'-20"W.	59.84'
19	4,449.00'	01°-51'-40"	143.90'	143.89'	N.88°-28'-20"E.	71.95'
20	4,449.00'	01°-41'-20"	131.18'	131.18'	N.83°-42'-00"E.	65.60'
21	4,449.00'	01°-15'-05"	97.16'	97.16'	N.82°-15'-50"E.	48.58'
22	39.50'	43°-18'-00"	29.86'	29.15'	N.68°-58'-05"W.	15.69'
23	50.50'	73°-59'-40"	65.22'	60.78'	N.82°-19'-00"W.	38.05'
24	50.50'	72°-02'-00"	63.49'	59.39'	N.24°-40'-40"E.	36.71'
25	50.50'	72°-02'-00"	63.49'	59.39'	N.47°-21'-20"W.	36.71'
26	50.50'	48°-32'-15"	42.78'	41.51'	N.72°-21'-00"E.	22.77'
27	39.50'	43°-18'-00"	29.86'	29.15'	N.69°-43'-55"E.	15.68'
28	294.00'	06°-20'-50"	32.57'	32.55'	N.85°-28'-40"W.	16.30'
29	294.00'	37°-47'-55"	193.96'	190.46'	N.63°-22'-20"W.	100.86'
30	294.00'	37°-47'-55"	193.96'	190.46'	N.25°-34'-20"W.	100.86'
31	294.00'	03°-56'-20"	20.21'	20.20'	N.04°-42'-15"W.	10.11'
32	15.00'	90°-00'-00"	23.56'	21.21'	N.42°-15'-55"E.	15.00'

DAVENPORT, IOWA 52807 (563) 359-1348
L. MEYER 4111 EAST 60TH STREET

PRELIMINARY PLAT OF
QUAIL HOLLOW

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PM, BETTENDORF, IN SCOTT COUNTY, IOWA

PROJECT ENGINEER
MICHAEL W. JANECEK, P.E.
MARTIN & WHITACRE, INC
1508 BIDWELL ROAD
MUSCATINE, IOWA 52761
563-263-7691

OWNER / DEVELOPER
DAN DOLAN HOMES, LC
2660 E 53RD STREET
DAVENPORT, IOWA 52807
563-381-4088

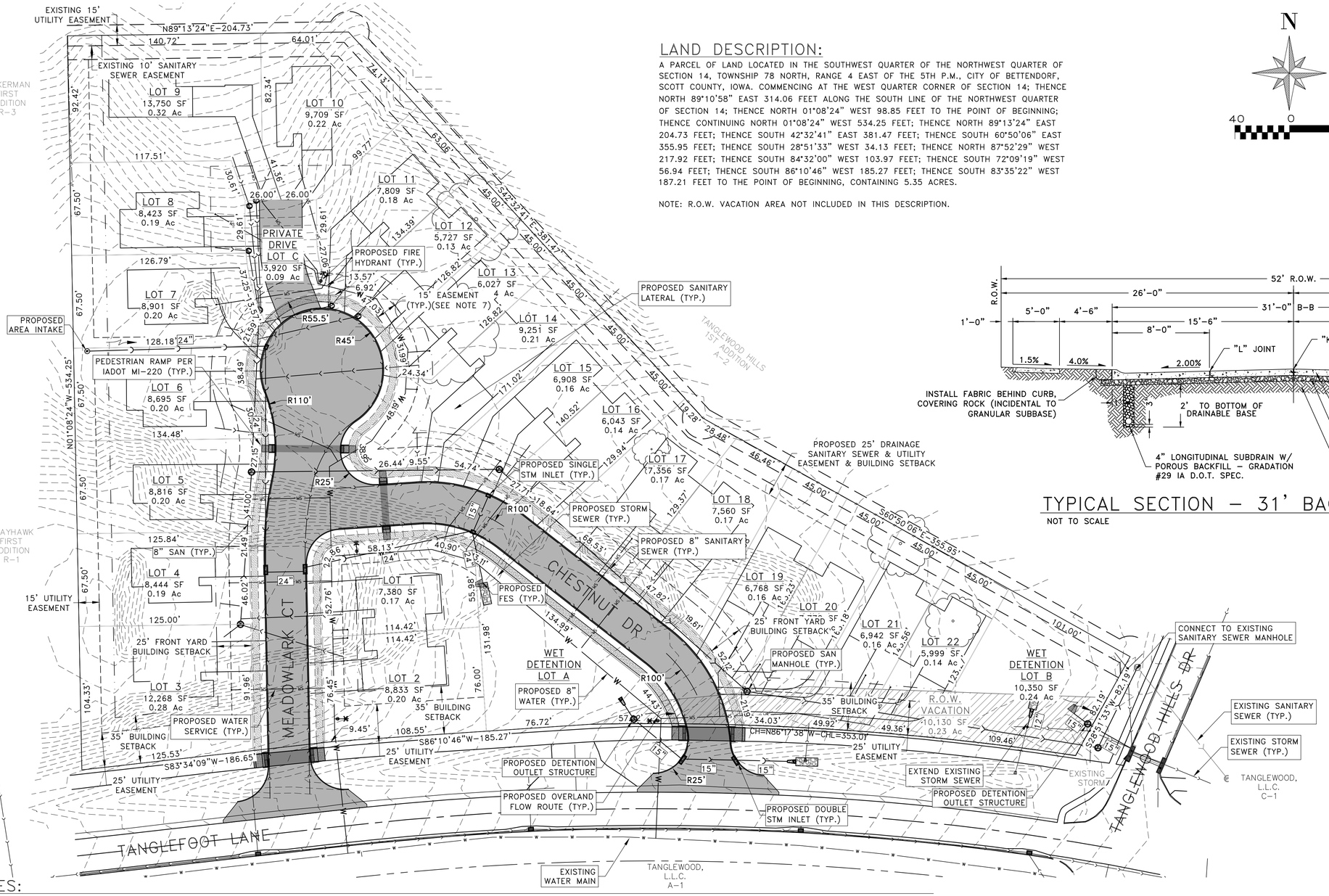
SURVEYOR
MATT W. KRAUSE, P.L.S.
MARTIN & WHITACRE, INC
1508 BIDWELL ROAD
MUSCATINE, IOWA 52761
563-263-7691

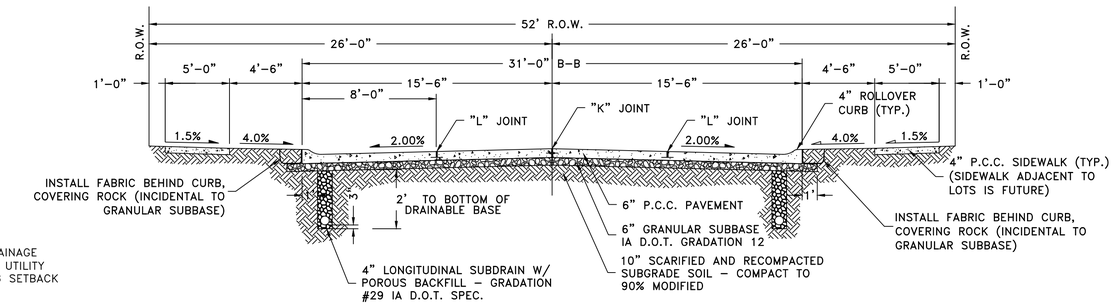
ATTORNEY
LANE & WATERMAN, L.L.P.
DOUGLAS R. LINDSTROM, JR.
220 NORTH MAIN STREET, STE 600
DAVENPORT, IOWA 52801
563-333-6629

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA. COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14; THENCE NORTH 89°10'58" EAST 314.06 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14; THENCE NORTH 01°08'24" WEST 98.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°08'24" WEST 534.25 FEET; THENCE NORTH 89°13'24" EAST 204.73 FEET; THENCE SOUTH 42°32'41" EAST 381.47 FEET; THENCE SOUTH 60°50'06" EAST 355.95 FEET; THENCE SOUTH 28°51'33" WEST 34.13 FEET; THENCE NORTH 87°52'29" WEST 217.92 FEET; THENCE SOUTH 84°32'00" WEST 103.97 FEET; THENCE SOUTH 72°09'19" WEST 56.94 FEET; THENCE SOUTH 86°10'46" WEST 185.27 FEET; THENCE SOUTH 83°35'22" WEST 187.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.35 ACRES.

NOTE: R.O.W. VACATION AREA NOT INCLUDED IN THIS DESCRIPTION.





TYPICAL SECTION - 31' BACK TO BACK (52' R.O.W.)

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

NOTES:

1. LOTS A, B AND C SHALL HAVE BLANKET UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS & BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. NO LOTS SHALL HAVE ACCESS OFF OF TANGLEFOOT LANE.
3. ALL LANDSCAPING WILL BE COMPLIANT WITH CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
4. THIS PLATTED AREA SHALL DRAIN INTO THE STORM WATER WET DETENTION PONDS. (LOTS A & B). DETENTION OVERFLOWS MUST BE DIRECTED ONTO LOCAL STREETS, NOT ACROSS THE RECREATIONAL TRAIL.
5. ALL PROPOSED SANITARY SEWER AND WATER MAINS SHALL BE 8"ø.
6. STORM & SANITARY SEWER SHALL BE OWNED AND MAINTAINED BY CITY OF BETTENDORF, IOWA.
7. ALL EASEMENTS CONGRUENT WITH RIGHT OF WAY SHALL BE 15' UTILITY EASEMENTS. SAID EASEMENTS FOR LOTS 1, 2 & 11-14 SHALL BE WATER EASEMENTS; LOTS 3-7 & 14-22 SHALL BE SANITARY SEWER EASEMENTS; LOTS 12 & 19-21 SHALL BE ACCESS EASEMENTS; LOT 1 SHALL BE STORM SEWER EASEMENT.
8. LOT 20 SHALL HAVE ACCESS THROUGH LOT 19 UTILITY & ACCESS EASEMENT.
9. LOTS 21 & 22 WILL SHARE A PRIVATE DRIVE WITH ACCESS THROUGH LOT 20 UTILITY & ACCESS EASEMENT.
10. LOTS 8, 9 & 10 SHALL HAVE ACCESS THROUGH THE PRIVATE DRIVE (LOT C). NO OTHER LOTS SHALL ACCESS THE PRIVATE DRIVE.
11. LOTS 2, 3, & 20-22 WILL HAVE A LANDSCAPING BERM ALONG THEIR FRONTAGE WITH TANGLEFOOT LANE.
12. LOT 11 SHALL HAVE ACCESS THROUGH LOT 12 UTILITY & ACCESS EASEMENT.
13. EASEMENTS SHALL BE DELINEATED BY TYPE WITH THE RECORDING OF THE FINAL PLAT.

CURRENT ZONING - A-1 AGRICULTURAL/URBAN RESERVE

MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 50'
REAR YARD SETBACK: 50'
MIN. LOT WIDTH: 400'
MIN. LOT AREA: 5 ACRES

PROPOSED ZONING - R-2 SINGLE FAMILY RESIDENCE

LOTS 3-9
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 25'
MIN. LOT WIDTH: 65'
MIN. LOT AREA: 8400 SQ. FT.

PROPOSED ZONING - R-3 MIXED RESIDENTIAL 1-FAMILY ATTACHED

LOTS 1-2 & 11-22
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 5' MIN. / 10' TOTAL
REAR YARD SETBACK: 25'
MIN. LOT WIDTH: 35' PER UNIT
MIN. LOT AREA: 4200 SQ. FT PER UNIT

PROPOSED ZONING - R-3 MIXED RESIDENTIAL 1-FAMILY DETACHED

LOT 10
MAX HEIGHT OF BUILDING: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 5' MIN. / 10' TOTAL
REAR YARD SETBACK: 25'
MIN. LOT WIDTH: 60'
MIN. LOT AREA: 4200 SQ. FT. PER UNIT

NOT TO BE RECORDED

#	DATE	DESCRIPTION	BY

DESIGNED BY: CAM
DRAWN BY: CAM
PROJECT ENGR: MWJ

Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD MUSCATINE, IOWA
PHONE (563) 263-7691 EMAIL info@martin-whitacre.com

QUAIL HOLLOW
DAN DOLAN HOMES
BETTENDORF, IOWA

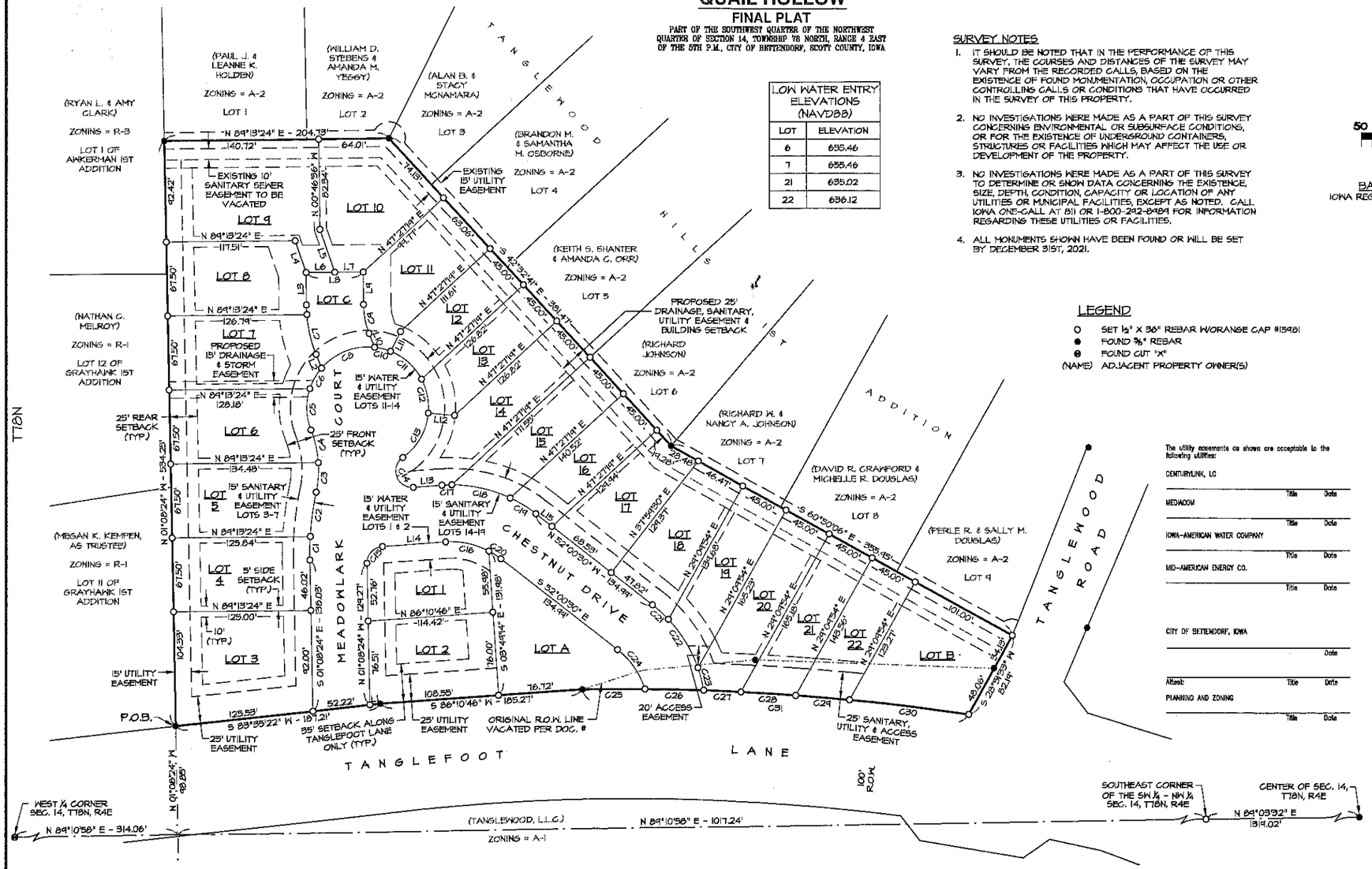
PRELIMINARY PLAT

PROJ NO: 8623.20
CONST PROJ: 000
SCALE: AS NOTED
DATE: 2021/02/23
DRAWING NO: 001
SHEET NO: 1 OF 1

F:\CIVIL3D PROJECTS\8623 DOLAN TANGLEFOOT VILLAS\15 SURVEY DRAWINGS\8623 PRELIMINARY PLAT.DWG PLOTTED: 3/25/2021

QUAIL HOLLOW
FINAL PLAT

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA



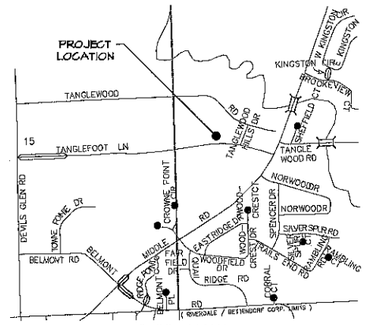
LOW WATER ENTRY ELEVATIONS (NAVD88)	
LOT	ELEVATION
6	635.46
7	635.46
21	635.02
22	636.12

SURVEY NOTES

1. IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
2. NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY CONCERNING ENVIRONMENTAL OR SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
3. NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 811 OR 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
4. ALL MONUMENTS SHOWN HAVE BEEN FOUND OR WILL BE SET BY DECEMBER 31ST, 2021.

LEGEND

- ○ SET ½" X 36" REBAR W/ORANGE CAP #15981
- ● FOUND ⅝" REBAR
- ⊖ FOUND CUT "X"
- (NAME) ADJACENT PROPERTY OWNER(S)



VICINITY MAP
NOT TO SCALE

AREA
GROSS = 5.59 ACRES
NET = 4.68 ACRES
R.O.W. = 0.91 ACRES

DEVELOPER
DAN DOLAN HOMES
2660 E. 53RD STREET, SUITE 7
DAVENPORT, IOWA 52807

OWNER
TANGLEWOOD, L.L.C.
4250 MIDDLE ROAD
BETTENDORF, IA 52722

ZONING
R-2 SINGLE FAMILY RESIDENCE DISTRICT
LOTS 3-9

R-3 MIXED RESIDENTIAL DISTRICT
LOTS 1 & 2 AND LOTS 10-22

SETBACKS
R-2
FRONT YARD: 25'
SIDE YARD: 5'
REAR YARD: 25'

R-3 (1-FAMILY ATTACHED & 1-FAMILY DETACHED)
FRONT YARD: 25'
SIDE YARD: 5'
REAR YARD: 25'

BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM ZONE 11

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC — Title — Date

MEDIACOM — Title — Date

IOWA-AMERICAN WATER COMPANY — Title — Date

MID-AMERICAN ENERGY CO. — Title — Date

CITY OF BETTENDORF, IOWA — Date

Attest: Title — Date

PLANNING AND ZONING — Title — Date

GENERAL NOTES

1. LOTS A, B AND C SHALL HAVE BLANKET UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS & SHALL BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. NO LOTS SHALL HAVE ACCESS OFF OF TANGLEFOOT LANE.
3. ALL LANDSCAPING SHALL BE COMPLIANT WITH CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
4. THIS PLATTED AREA SHALL DRAIN INTO THE STORM WATER WET DETENTION PONDS. (LOTS A & B). DETENTION OVERFLOWS MUST BE DIRECTED ONTO LOCAL STREETS, NOT ACROSS THE RECREATIONAL TRAIL.
5. STORM & SANITARY SEWER SHALL BE OWNED AND MAINTAINED BY CITY OF BETTENDORF, IOWA.
6. LOT 20 SHALL HAVE ACCESS THROUGH LOT 19 ACCESS EASEMENT, AS SHOWN.
7. LOTS 21 & 22 SHALL SHARE A PRIVATE DRIVE WITH ACCESS THROUGH LOTS 20-22 ACCESS EASEMENT, AS SHOWN.
8. LOTS 8, 9 & 10 SHALL HAVE ACCESS THROUGH THE PRIVATE DRIVE (LOT C). NO OTHER LOTS SHALL ACCESS THE PRIVATE DRIVE.
9. LOTS 2, 3, 20-22 & LOT B SHALL HAVE A LANDSCAPING BERM ALONG THEIR FRONTAGE WITH TANGLEFOOT LANE.
10. MINIMUM LOW WATER ENTRY ELEVATIONS ARE REQUIRED FOR LOTS 6, 7, 21 AND 22, SEE TABLE. THE ELEVATIONS SHOWN ARE 2' ABOVE THE CALCULATED 100 YEAR FLOOD ELEVATION ON EACH LOT. SEE CONSTRUCTION PLANS FOR ADDITIONAL DRAINAGE INFORMATION, CALCULATIONS AND CERTIFICATION.
11. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
12. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE-WAY.
13. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
14. PLAT NOTES ESTABLISH REQUIREMENTS FOR NOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE RE-PLATTED.
15. STREET ADDRESSING: LOTS 1-13 WILL BE ADDRESSED FROM MEADOWLARK COURT AND LOTS 14-22 WILL BE ADDRESSED FROM CHESTNUT DRIVE.

LAND DESCRIPTION –

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14; THENCE NORTH 89°10'58" EAST 314.06 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14; THENCE NORTH 01°08'24" WEST 98.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°08'24" WEST 534.25 FEET; THENCE NORTH 89°13'24" EAST 204.73 FEET; THENCE SOUTH 42°32'41" EAST 381.47 FEET; THENCE SOUTH 60°50'06" EAST 356.95 FEET; THENCE SOUTH 28°51'33" WEST 82.19 FEET TO THE BEGINNING OF A 2050.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY WHOSE 353.01 FOOT CHORD BEARS NORTH 86°17'38" WEST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 353.45 FEET; THENCE SOUTH 86°10'46" WEST 185.27 FEET; THENCE SOUTH 83°35'22" WEST 187.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.59 ACRES.

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC	BEARING	CHORD
C1	4°21'43"	276.00	21.49'	S 01°05'27" W	21.49'
C2	8°30'38"	276.00	41.00'	S 07°34'36" W	40.96'
C3	15°38'19"	99.50	27.15'	N 04°00'50" E	27.07'
C4	17°35'20"	99.50	30.55'	N 12°35'36" W	30.43'
C5	89°44'08"	55.50	86.49'	S 01°31'32" E	77.72'
C6	22°17'05"	55.50	21.59'	S 29°24'04" W	21.43'
C7	16°56'22"	126.00	37.25'	S 12°58'07" E	37.12'
C8	55°52'11"	55.50	54.12'	S 66°33'42" W	52.00'
C9	20°57'15"	74.00	27.06'	S 10°57'40" E	26.91'
C10	15°31'58"	55.50	15.05'	N 75°44'13" W	15.00'
C11	40°09'16"	55.50	38.90'	N 41°58'36" W	38.10'
C12	33°01'47"	55.50	31.99'	N 11°18'05" W	31.55'
C13	44°44'44"	55.50	48.19'	N 30°05'15" E	46.84'
C14	148°46'52"	15.00	38.95'	S 14°23'46" E	28.84'
C15	87°19'10"	15.00	22.86'	S 42°31'11" W	20.71'
C16	31°39'52"	74.00	40.90'	N 77°54'18" W	40.38'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC	BEARING	CHORD
C17	4°09'28"	126.00	9.14'	S 88°15'30" W	9.14'
C18	25°03'21"	126.00	55.10'	N 77°08'06" W	54.66'
C19	12°33'55"	126.00	27.71'	N 58°18'28" W	27.65'
C20	10°08'52"	74.00	13.11'	N 57°04'56" W	13.09'
C21	8°55'00"	126.00	19.61'	N 47°32'54" W	19.59'
C22	25°42'06"	126.00	52.12'	N 31°14'26" W	51.75'
C23	9°38'22"	126.00	21.20'	N 14°34'13" W	21.17'
C24	34°24'19"	74.00	44.44'	N 54°46'20" W	43.77'
C25	1°35'31"	2050.00	57.02'	S 89°33'44" W	57.02'
C26	1°24'54"	2050.00	50.66'	N 88°53'23" W	50.65'
C27	0°57'04"	2050.00	34.03'	N 87°34'52" W	34.03'
C28	1°23'49"	2050.00	49.92'	N 86°24'28" W	49.92'
C29	1°22'47"	2050.00	49.36'	N 85°06'14" W	49.36'
C30	3°03'33"	2050.00	109.46'	N 82°33'04" W	109.44'
C31	9°52'49"	2050.00	353.45'	N 86°17'38" W	353.01'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 83°35'22" W	9.46'
L2	N 21°26'16" W	13.57'
L3	N 00°29'08" W	29.61'
L4	N 19°09'26" W	30.61'
L5	N 19°09'26" W	41.36'
L6	N 89°30'57" E	26.00'
L7	N 89°30'57" E	26.00'
L8	N 89°30'57" E	52.00'
L9	S 00°29'03" E	29.61'
L10	S 21°26'16" E	13.57'
L11	S 26°50'11" W	20.05'
L12	N 84°47'11" W	24.34'
L13	N 86°10'46" E	26.44'
L14	N 86°10'46" E	56.13'
L15	S 52°00'30" E	18.64'

LOT TABLE		
LOT #	ACRES	SQ. FT.
1	0.17	7,380
2	0.20	8,833
3	0.28	12,270
4	0.20	8,444
5	0.20	8,816
6	0.20	8,645
7	0.20	8,901
8	0.19	8,423
9	0.32	13,750
10	0.22	9,709
11	0.18	7,884
12	0.13	5,647
13	0.14	6,027

LOT TABLE		
LOT #	ACRES	SQ. FT.
14	0.21	9,252
15	0.16	6,812
16	0.14	6,043
17	0.17	7,356
18	0.17	7,560
19	0.16	6,768
20	0.18	7,771
21	0.16	6,942
22	0.14	5,999
LOT A	0.23	9,842
LOT B	0.24	10,350
LOT C	0.09	3,920

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

Matthew W. Krause
Date _____ Reg. No. 15981
My license renewal date is December 31, 2021

MATTHEW W. KRAUSE 15981 PROFESSIONAL LAND SURVEYOR IOWA

Pages or sheets covered by this seal: 1

SURVEY COMPANY / RETURN TO:
Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691
SURVEYOR: MATTHEW W. KRAUSE
PROPRIETOR(S): TANGLEWOOD, L.L.C.
REQUESTOR: DAN DOLAN HOMES
LOCATION: SW ¼ - NW ¼ OF SEC. 14, T78N, R4E IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA
SURVEY TYPE: FINAL PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
BETTENDORF	98623	1"=50'	JRM	MWK	04/09/21	8623.20
REV. 0		8623 FINAL PLAT.DWG			SHEET	OF

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

April 21, 2021

Staff Report

Case No. 21-028
Subdivision Name: Quail Hollow - Final Plat
Location: North side of the 4200 block of Tanglefoot Lane
Applicant: Dan Dolan Homes

Background Information and Facts

Dan Dolan Homes has submitted the final plat of Quail Hollow which is located on the north side of the 4200 block of Tanglefoot Lane (see Aerial Photo and Surrounding Plats - Attachments A, B, and C). The 5.59 acres of ground is intended for single-family housing and townhouse structures (see Preliminary Plat – Attachment D). The final plat has 22 lots; single-family homes will be built on the west side of the subdivision, and there will be a duplex development on the east side. There are 2 outlots for storm water detention and one outlot for private drive access (see Final Plat - Attachment E).

Land Use

The land use designation for the site is Urban Low Intensity in which R-3, Mixed Residential and R-2 Single-Family Residence zoning districts are permitted.

Utilities

Utility connections will come from the south along Tanglefoot Lane and the east along Tanglewood Road. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

Access to the site will be from Tanglefoot Lane by two streets - Meadowlark Court and Chestnut Drive. A private drive in Outlot C will connect Lots 8, 9, and 10 to Meadowlark Court. Lots 1-13 will be addressed from Meadowlark Lane, and Lots 14-22 will be addressed from Chestnut Drive. No lots will have direct access to Tanglefoot Lane.

Storm Water Detention

Storm water detention will be required for the site. Lots A and B will provide storm water management for the subdivision. No detention outflow may be directed onto the recreational trail along Tanglefoot Lane. Storm water detention designs must be approved by the City Engineer prior to the issuance of building permits.

Recommended Action

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

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. The vacation of excess right-of-way near the intersection of Tanglefoot Lane and Tanglewood Road that is included in this plat must be approved by City Council prior to consideration of the final plat.
3. The private drive shall be maintained and repaired by the owners of Lots 8, 9, and 10.

Respectfully submitted,

Greg Beck
City Planner

April 23, 2021

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

SUBJECT: Planning and Zoning Commission's decision on the final plat of Quail Hollow, submitted by Dan Dolan Homes. (Case 21-028)

Honorable Mayor and Members of the City Council:

On April 21, 2021, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Final Plat

7. Case 21-028; Quail Hollow, submitted by Kevin Dolan/Dan Dolan Homes.

Beck reviewed the staff report. Hunt added that the date for public hearing on the vacation of right-of-way for the subdivision has been set for May 4.

Kappeler asked for clarification of how the access easements for Lots 11, 12, 19, 20, 21, and 22 will work. Morlok explained that the easements are for shared driveways. Kappeler commented that it would be responsibility of the HOA to determine how those driveways will be maintained. Hunt stated that there is a plat note describing those easements. Kappeler commented that it seems to be a strange way to squeeze as many lots into a small space as possible.

Adam asked if the radius of the cul-de-sac is adequate for city vehicles to maneuver and if snow removal of Lot C would be by the HOA. Hunt stated that the city will plow only the public streets. Morlok stated that the city will not access Lot C for any public services, adding that the cul-de-sac is the standard size. He commented that the residents who share that private drive will have to bring their garbage carts down to the public street. Hunt added that snow plows will clear the cul-de-sac as they do any other in the city with the windrow falling on the private drive. Hunt commented that staff worked with the developer on the configuration of the subdivision and that Lot C meets code requirements as it will be built to city specifications. Wennlund asked where the snow storage for Lot C will be.

Kevin Dolan, the applicant, explained that there are boulevards along the private drive that can be used for snow storage. Morlok commented that it is likely that the snow will be pushed to the northeast. Wennlund asked if the private drive will be non-curbed. Morlok confirmed this.

Ormsby asked if an HOA will be required to ensure that the private drive gets maintained. Dolan stated that there will be an HOA and that part of the restrictive covenants will assign responsibility for the private drive to those lot owners. Gibson commented that this responsibility would be disclosed to buyers. Morlok added that there is a plat note to that effect.

Wennlund asked if there will be on-street parking. Morlok confirmed this.

> On motion by Stoltenberg, seconded by Adam, that the final plat of Quail Hollow be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 4, 2021
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of Bettendorf Industrial Park 4th Addition (replat of Lots 1 and 2, Bettendorf Industrial Park 2nd Addition), submitted by Kevin Koellner. (Case 21-030)

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

Kevin Koellner has submitted the final plat of Bettendorf Industrial Park 4th Addition which is a replat of Lots 1 and 2 of Bettendorf Industrial Park 2nd Addition (see Aerial Photo - Attachment A). The site is located in the south portion of Bettendorf Industrial Park 2nd Addition (see Final Plat - Attachment B). The developer plans to construct a warehouse and commercial space on the two lots (see Site Development Plan - Attachment C). The final plat of Bettendorf Industrial Park 4th Addition will divide the ground appropriately for the two buildings while maintaining cross parking and access easements (see Replat - Attachment D).

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

Relationship to Goals: Orderly growth and quality development.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Photo; (B) Bettendorf Industrial Park 2nd Addition Final Plat; (C) Site Development Plan; (D) Bettendorf Industrial Park 4th Addition Final Plat; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 21

RESOLUTION APPROVING THE FINAL PLAT OF BETTENDORF INDUSTRIAL PARK 4TH ADDITION REPLAT OF LOTS 1 AND 2, BETTENDORF INDUSTRIAL PARK 2ND ADDITION

WHEREAS, Kevin Koellner has submitted the final plat of Bettendorf Industrial Park 4th Addition (replat of Lots 1 and 2, Bettendorf Industrial Park 2nd Addition), and

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

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

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

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. All flood plain development permitting necessary to comply with the City's Flood Plain Ordinance and FEMA regulations shall be required.

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

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

2ND ST
PARK AVE
VALLEY DR
MOENCKS CT
62ND ST
62ND STREET CT
BEAR TOOTH CT
CENTENNIAL CT
STATE ST
SHORELINE DR
62ND STREET CT
RIVER BEND RD

SURVEYOR'S NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Build To Suit, Inc.

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

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

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

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

Part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0367F with an Effective Date February 18, 2011. All numbered lots will be graded to provide an area 2 feet above the Base Flood Elevation for future buildings.

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

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

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

Lot A: No impacts to jurisdictional wetland areas shall be permitted, which includes discharge of fill material. Wetland areas shall be protected during construction activities and until all upland areas are stabilized. All Federal and State regulations shall apply to the treatment of wetland areas.

Lot B will be owned and maintained by the Owner to provide a detention basin for this subdivision.

Lot D will be dedicated as public right of way for 62nd Street when the owner acquires Lot 11 of Fields Development 1st Addition and extends the road east to Bear Tooth Court. Lot C shall permit access to Lot 1 in the form of an access easement that shall terminate 95 feet from the west most boundary of Lot 11 Fields Development 1st Addition.

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

100' 0 100' 200'

SCALE: 1" = 100'

MID AMERICAN ENERGY CO.
BY _____
DATE 11-14-16

MEDIACOM
BY _____
DATE 11/14/16

CENTURYLINK
BY _____
DATE 11/4/16

IOWA - AMERICAN WATER CO
BY _____
DATE 11-15-16

CITY OF BETTENDORF
BY _____
ATTEST _____
DATE 11-17-16

PLANNING AND ZONING
BY _____
DATE 11-16-16

FINAL PLAT
OF
BETTENDORF INDUSTRIAL PARK 2nd ADD

PART OF THE NORTHWEST QUARTER OF SECTION 24 AND PART OF SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 78 NOR RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOW

35.54 Acres±

OWNER / SUBDIVIDER

Miller Holdings, LLC
3303 John Deere Road
Silvis, Illinois 61282

Build to Suit
1605 State Street, Suite 101
Bettendorf, Iowa 52722
Attn: Kevin Koellner
Phone (563) 355-2022

VALLEY DRIVE (TO BE DEDICATED)
RIGHT-OF-WAY
48,901 SF±
1.12 AC±

NEW ROADS
RIGHT-OF-WAY
67,358 SF±
1.55 AC±

P.O.B.

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	126,219 SF±	2.84 AC±
LOT 2	134,038 SF±	3.08 AC±
LOT 3	32,132 SF±	0.74 AC±
LOT 4	32,561 SF±	0.75 AC±
LOT 5	32,199 SF±	0.74 AC±
LOT 6	52,325 SF±	1.20 AC±
LOT 7	27,526 SF±	0.64 AC±
LOT 8	27,855 SF±	0.64 AC±
LOT 9	27,066 SF±	0.62 AC±
LOT 10	332,669 SF±	7.64 AC±
LOT 11	204,221 SF±	4.69 AC±
LOT 12	103,719 SF±	2.38 AC±
LOT 13	89,864 SF±	2.04 AC±
LOT A	69,514 SF±	1.60 AC±
LOT B	123,988 SF±	2.85 AC±
LOT D	14,669 SF±	0.34 AC±
NEW ROADS	67,358 SF±	1.55 AC±
VALLEY DRIVE (TO BE DEDICATED)	48,901 SF±	1.12 AC±

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	32.59'	15.00'	N 00°12'05" W	26.51'
C2	24.54'	15.00'	N 89°47'55" E	21.89'
C3	208.28'	724.00'	S 04°47'05" W	184.65'
C4	29.59'	176.00'	S 39°30'14" E	29.55'
C5	98.90'	176.00'	S 19°34'22" E	97.60'
C6	70.78'	176.00'	S 09°02'47" W	70.30'
C7	103.41'	176.00'	S 36°14'14" W	100.97'
C8	25.39'	15.00'	N 87°54'28" E	21.21'
C9	23.56'	15.00'	S 62°05'34" E	21.21'
C10	23.16'	25.00'	N 63°39'28" W	22.36'
C11	64.76'	60.00'	S 84°04'54" E	62.87'
C12	112.32'	60.00'	S 15°41'10" W	96.62'
C13	77.51'	60.00'	N 73°32'06" W	72.47'
C14	86.58'	60.00'	N 20°19'23" W	79.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 52°40'14" W	48.00'
L2	S 37°11'55" E	40.24'
L3	S 42°56'03" W	8.58'
L4	N 52°54'28" E	63.14'
L5	S 65°41'01" E	156.45'
L6	S 41°28'15" E	121.86'
L7	S 65°41'01" E	106.45'
L8	S 41°28'15" E	43.64'
L9	N 37°08'34" W	46.00'
L10	N 37°08'34" W	46.00'

CORROSION CONTROL SERVICE, INC. WARRANTY DEED DOCUMENT # 2005-00230
PLAT OF SURVEY # 2004-44578
ZONED I-2

LEGEND

- ● REBAR, FOUND
- Ⓚ CHISELED "K" IN CONCRETE
- Ⓚ CHISELED "K" IN CONCRETE
- ▲ REBAR WITH CAP #_____, F
- △ 5/8" REBAR WITH CAP #13681
- □ 1/2" SQ. PIN, FOUND
- ⊙ P.K. NAIL, FOUND
- ⊙ P.K. NAIL, SET
- ○ PIPE, FOUND
- ⊡ CONCRETE MONUMENT, FO
- SECTION CORNER
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- ℄ LINE CONTINUATION
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- CENTERLINE
- UNDERLYING DEED LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- SETBACK LINE

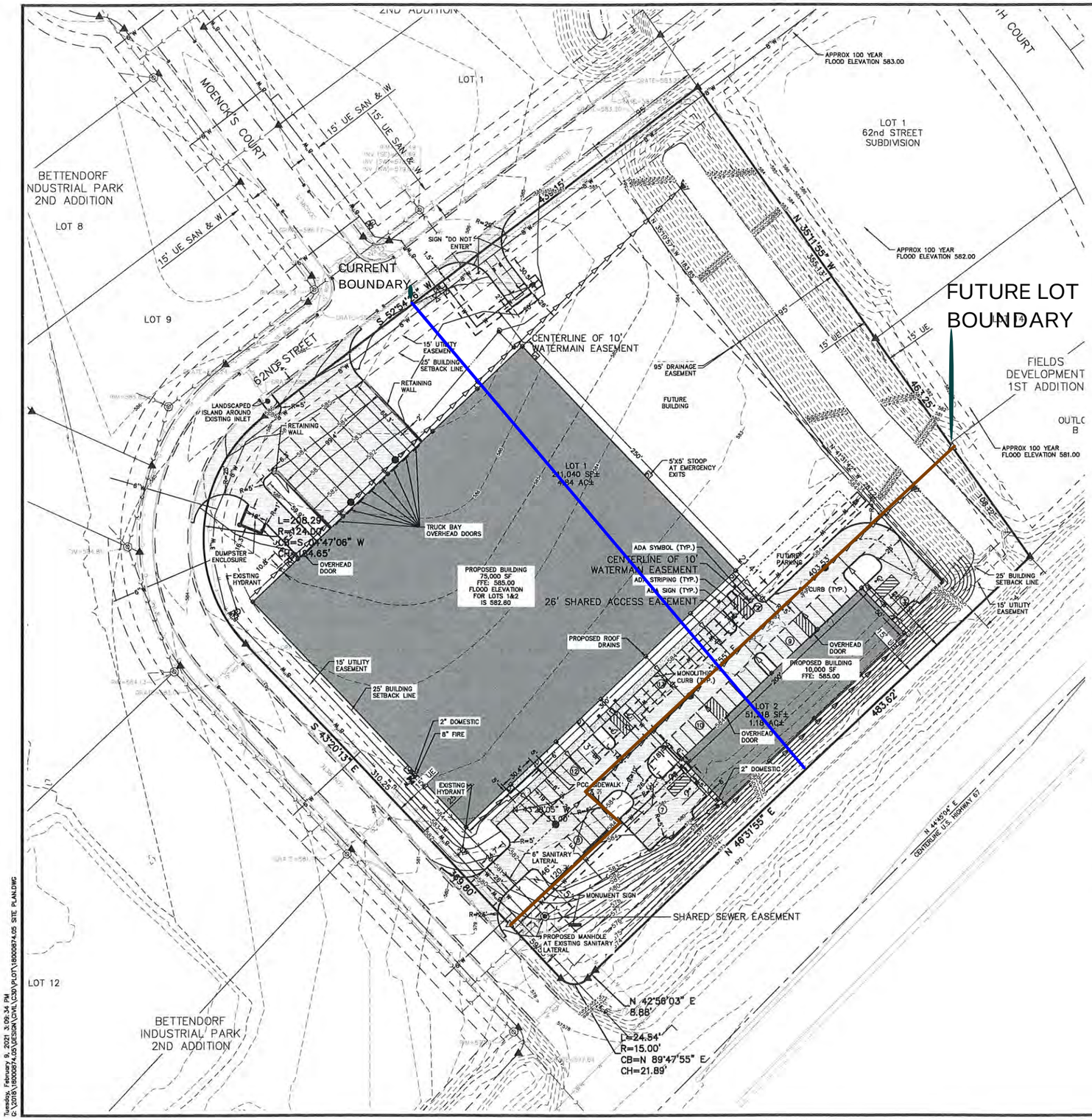
ABBREVIATIONS

AC	ACRES
CL	CENTERLINE
L	LENGTH
R	RADIUS
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT
UE SAN & W	UTILITY, SANITARY & WATER EASEMENT

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

DARYL A. BRICKNER
13581
LICENSED PROFESSIONAL SURVEYOR

My license renewal date is December 31, 2017
Pages or sheets covered by this seal: 1



40 0 40 80
SCALE: 1" = 40 '

Know what's **below.** **Call** before you dig.

IOWA ONE CALL 800/292-8989 CALL 2 WORKING DAYS BEFORE YOU DIG

DEVELOPER
BUILD TO SUIT
1805 STATE STREET #101
BETTENDORF, IOWA 52722

LEGAL DESCRIPTION
LOT NUMBER 1 & 2 OF BETTENDORF INDUSTRIAL PARK 2ND ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE INFORMATION	
ZONING DISTRICT: I-2 GENERAL INDUSTRIAL DISTRICT	
SITE LOCATION: LOT 1 & 2 BETTENDORF INDUSTRIAL PARK 2ND ADDITION, BETTENDORF, IOWA	
TOTAL LOT 1 AREA	262,392 S.F. ± 6.02 ACRES ±
FRONT YARD REQUIRED	25'
SIDE YARD REQUIRED	10'
REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA	85,000 S.F.
REQUIRED PARKING = 45 SPACES (39 EMPLOYEES, 6 WORK VEHICLES)	
PROVIDED = 64 (INCLUDING 8 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 41,846 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 2 proposed buildings, associated parking lots and utilities.	

LEGEND

- STORM INLET
- FLARED END SECTION
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- EASEMENT LINE
- R.O.W. LINE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- 580 CONTOUR
- 580 PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "II-2" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

JASON L HOLDORF 17137 IOWA

I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature — Date 01/26/2021

Jason L. Holdorf
License No. 17137
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: THIS SHEET

No.	DESCRIPTION	DATE
1	CITY COMMENTS	2/9/2021

REVISIONS

IMEG
PH: 563.344.0360
www.imegcorp.com
1717 STATE STREET
SUITE 200
BETTENDORF, IA 52722

BETTENDORF INDUSTRIAL PARK LOTS 1 & 2
BETTENDORF, IOWA

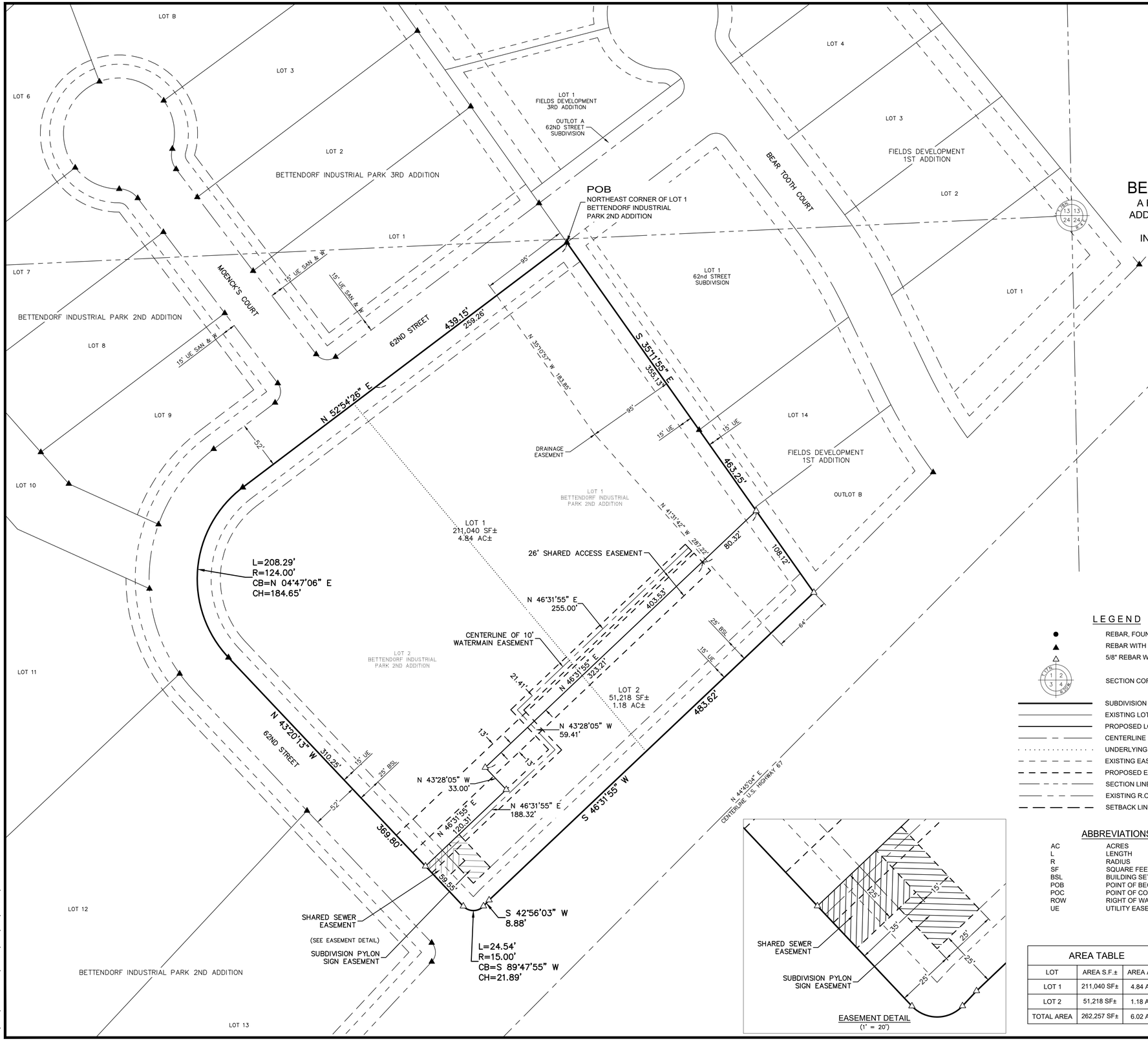
CITY SITE PLAN

IMEG Project No: 18000874.05
File Name: 18000874.05 SITE PLAN.dwg
© COPYRIGHT 2021 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: LKS
Checked By: JLH
Date: 01/26/2021

SP-1

Sheet 1 of 1

Tuesday, February 9, 2021 3:09:34 PM
c:\2018\18000874.05\DESIGN\CIVIL\C3D\PLOT\18000874.05 SITE PLAN.DWG



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

50 25 0 50 100

SCALE: 1" = 50'

FINAL PLAT
OF
BETTENDORF INDUSTRIAL PARK 4th ADDITION

A RE-PLAT OF LOTS 1 AND 2 OF BETTENDORF INDUSTRIAL PARK 2ND ADDITION, IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA,
6.02 Acres±

SURVEYOR'S NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Build To Suit, Inc.

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

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

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

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

Part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0387F with an Effective Date February 18, 2011. Furthermore, a portion of Lot 1 of this subdivision was removed from the Special Flood Hazard Area per Determination Document (Removal) FEMA Letter of Map Revision Based on Fill; dated April 1, 2019, Case No.: 19-07-1665A.

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

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

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

LEGEND

- REBAR, FOUND
- REBAR WITH CAP #_____, FOUND
- 5/8" REBAR WITH CAP #13581 SET
- SECTION CORNER
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- CENTERLINE
- UNDERLYING DEED LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING R.O.W. LINE
- SETBACK LINE

ABBREVIATIONS

AC	ACRES
L	LENGTH
R	RADIUS
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT

EASEMENT DETAIL
(1" = 20')

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	211,040 SF±	4.84 AC±
LOT 2	51,218 SF±	1.18 AC±
TOTAL AREA	262,257 SF±	6.02 AC±

MID AMERICAN ENERGY CO.
BY _____
DATE _____

MEDIACOM
BY _____
DATE _____

CENTURYLINK
BY _____
DATE _____

IOWA - AMERICAN WATER CO.
BY _____
DATE _____

CITY OF BETTENDORF
BY _____
ATTEST _____
DATE _____

PLANNING AND ZONING
BY _____
DATE _____

DARYL A. BRICKNER 13581 LICENSED PROFESSIONAL SURVEYOR IOWA

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

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

REVISIONS

No.	DESCRIPTION	DATE

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

BETTENDORF INDUSTRIAL PARK 4TH ADDITION
Bettendorf, Iowa

Final Plat

IMEG Project No: 18000874.05
File Name: 18000874-05 Plat.dwg
© COPYRIGHT 2021
ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: JPJ
Date: 3/25/2021

Sheet 1 of 1

Thursday, March 25, 2021 2:36:36 PM
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COMMUNITY DEVELOPMENT
City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

April 21, 2021

Staff Report

Case No. 21-030
Request: Bettendorf Industrial Park 4th Addition - Replat
Location: 3203 and 3227 - 62nd Street
Applicant: Kevin Koellner

Background Information and Facts
Kevin Koellner/Build to Suit, Inc. has submitted the final plat of Bettendorf Industrial Park 4th Addition which is a replat of Lots 1 and 2 of Bettendorf Industrial Park 2nd Addition (see Aerial Photo - Attachment A). The site is located in the south portion of Bettendorf Industrial Park 2nd Addition (see Final Plat - Attachment B). The developer plans to construct a warehouse and commercial space on the two lots (see Site Development Plan - Attachment C). The final plat of Bettendorf Industrial Park 4th Addition will divide the ground appropriately for the two buildings while maintaining cross parking and access easements (see Replat, Attachment D).

Utilities
Utility connections will originate from existing connections along 62nd Street and U.S. Highway 67. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access
The nearest thoroughfare is U.S. Highway 67 which is located immediately south of the site. No direct access is allowed from U.S. Highway 67, however, so access will be via 62nd Street.

Storm Water Detention
Storm water detention is required and has been approved by the City Engineer as part of previous approvals.

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

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. All flood plain development permitting necessary to comply with the City's Flood Plain Ordinance and FEMA regulations shall be required.

Respectfully submitted,

Greg Beck
City Planner

April 23, 2021

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

SUBJECT: Planning and Zoning Commission's decision on the final plat of Bettendorf Industrial Park 4th Addition, submitted by Kevin Koellner. (Case 21-030)

Honorable Mayor and Members of the City Council:

On April 21, 2021, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named 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 21-030; Bettendorf Industrial Park 4th Addition, submitted by Build to Suit, Inc./Kevin Koellner.

Beck reviewed the staff report.

Ormsby asked if the property is impacted by the new flood maps that were recently released. Hunt explained that it would not be affected and that the property has already been filled such that it meets the new standard. Morlok added that the elevation of the buildings was certified as a part of the site development plan that was already approved.

Wennlund asked if any there are any setback or landscape requirements in the industrial zone. Hunt commented that those requirements are minimal in an industrial district. Beck stated that there are no buffering requirements as both properties have the same zoning district classification of I-2 General Industrial.

Wennlund asked if the area on the site plan labeled as future building is for an extension of the existing building or a new one. Kevin Koellner, the applicant, explained that it is for an extension.

> On motion by Stoltenberg, seconded by Kappeler, that the final plat of Bettendorf Industrial Park 4th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: May 3/4, 2021
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 6820 Championship Drive, submitted by Build to Suit, Inc./Kevin Koellner. (Case 21-029)

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

Build to Suit, Inc./Kevin Koellner has submitted a site development plan for 6820 Championship Drive which is the northern portion of Lot 3, Bettplex Third Addition (see Aerial Photo - Attachment A). The petitioner originally intended to place two buildings on the lot (see Final Plat and Prior Site Development Plan - Attachments B and C). The site development plan under consideration involves two buildings on the north half of the lot (see Site Development Plan - Attachment D) in addition to the previously- constructed building on the south half. 23 tree factors are required for this portion of Lot 3 as shown on the landscape plan (see Landscape Plan - Attachment E). Elevations show the two buildings proposed for this portion of Lot 3 (see Elevations - Attachment F). The dumpster location in the southwest corner of the site will contain one dumpster for each building and a grease recycling container.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 7-0 margin at its April 21 meeting.

Relationship to Goals: Growing current businesses and attracting new businesses.

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) Prior Site Development Plan; (D) Site Development Plan; (E) Landscape Plan; (F) Elevations; (G) Staff report to the Planning and Zoning Commission; (H) Planning and Zoning Commission report to the Mayor and City Council; (I) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 21

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR 6820 CHAMPIONSHIP DRIVE

WHEREAS, Build to Suit, Inc./Kevin Koellner has submitted a site development plan for 6820 Championship Drive, and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for 6820 Championship 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. A special use permit for the outdoor service areas must be obtained prior to issuance of building permits.

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

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

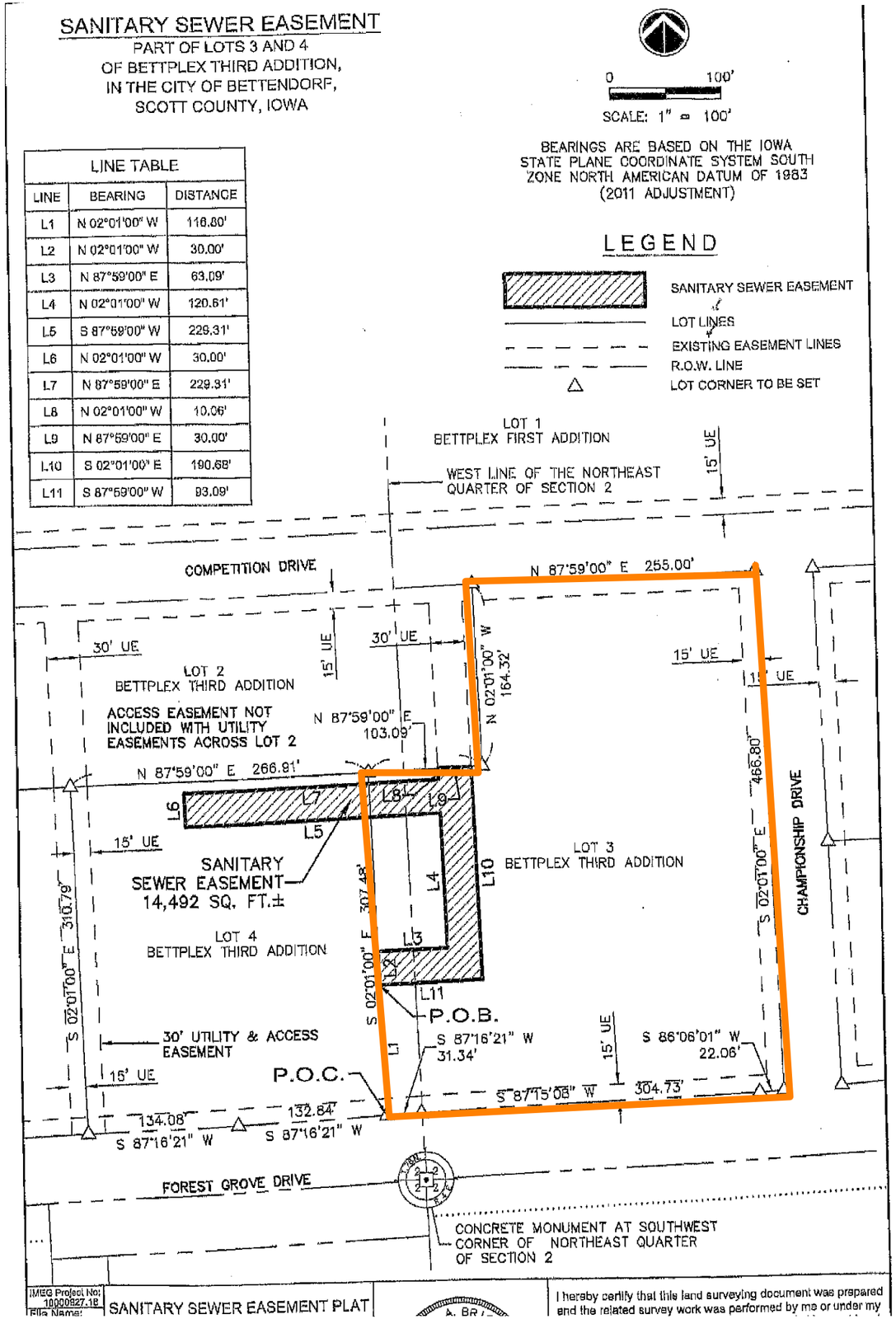
Decker P. Ploehn, City Clerk

ATTACHMENT A
INTERSTATE 80
INTERSTATE 80
MIDDLE RD
C-7, Regional Entertainment District
Planned Unit Development
COMPETITION DR
C-3, General Business Dist
CHAMPIONSHIP DR
FOREST GROVE DR
SAPPHIRE LN
INTERNATIONAL DR
OCEANEERS DR
DOOLITTLE DR
FRIENDSHIP PATH
RYAN RD

SANITARY SEWER EASEMENT

PART OF LOTS 3 AND 4
OF BETTPLEX THIRD ADDITION,
IN THE CITY OF BETTENDORF,
SCOTT COUNTY, IOWA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°01'00" W	116.80'
L2	N 02°01'00" W	30.00'
L3	N 87°59'00" E	63.09'
L4	N 02°01'00" W	120.61'
L5	S 87°59'00" W	229.31'
L6	N 02°01'00" W	30.00'
L7	N 87°59'00" E	229.31'
L8	N 02°01'00" W	10.06'
L9	N 87°59'00" E	30.00'
L10	S 02°01'00" E	190.68'
L11	S 87°59'00" W	93.09'



IMEG Project No: 10000927.18
File Name:

SANITARY SEWER EASEMENT PLAT

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Build to Suit.

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

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

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

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

No part of this subdivision is not subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0376F, 19163C0377F, 19163C0378F and 19163C0379F, all with an Effective Date February 18, 2011.

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

All monuments have been found or will be set as shown on this plat by July 1st 2019.

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

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

Lot 6 is dedicated as a Drainage and Storm Water Easement.

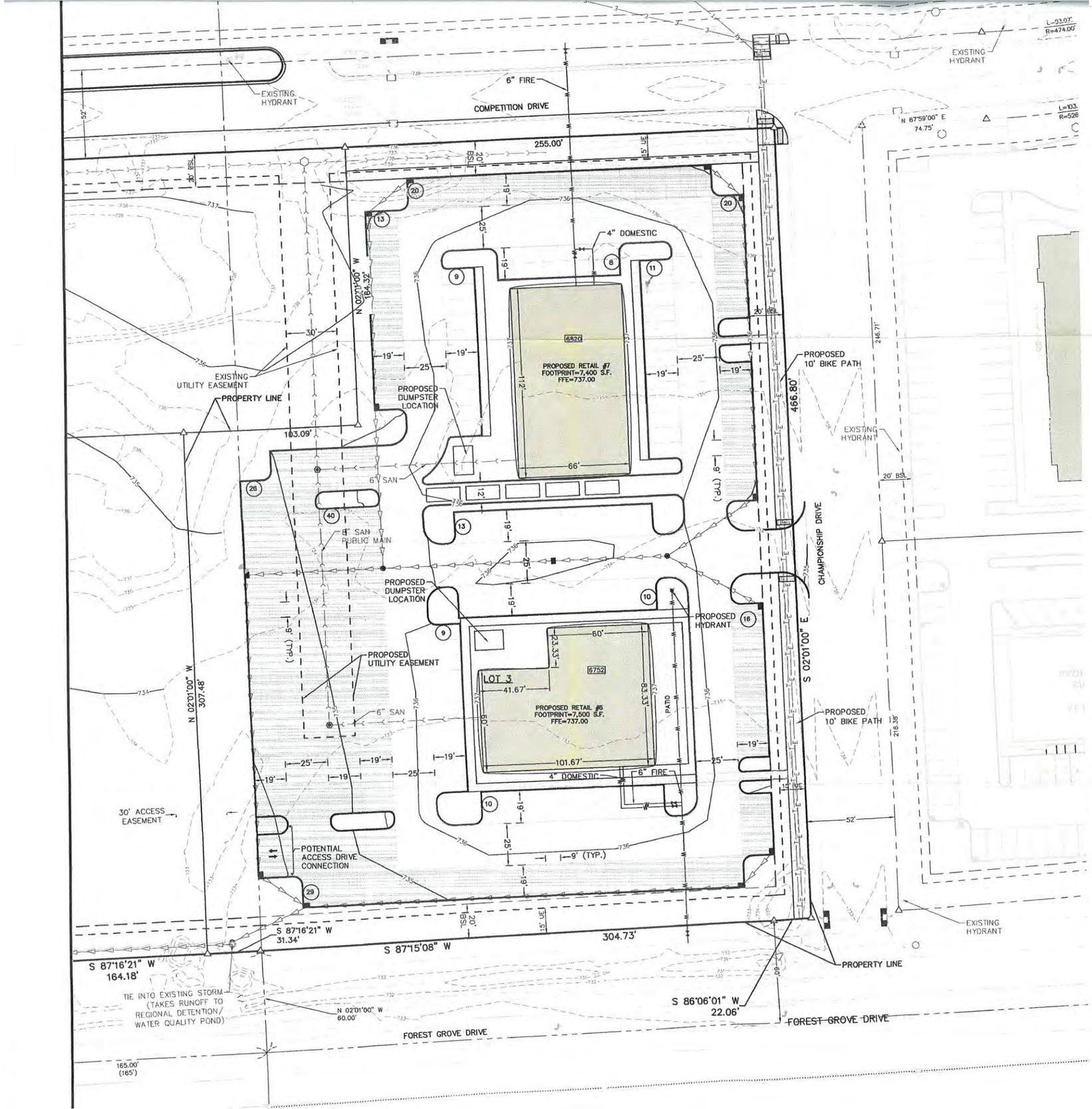
Easements designated as "Utility Easements" include all utilities that are provided by either the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf.

The 30'-Access Easement centered along the west and east lines of Lot 4 are for the benefit of Lots 3, 4 and 5 only. Access to Forrest Grove Road will only be allowed via the Access Easements as shown. Lot 2 has access to Competition Drive only and does not share in either of these Access Easements.

30' Utility Easements across Lot 2 are for public utilities only.

Proposed Right of Way shown by this plat is hereby fully dedicated to the public as right of way.

ATTACHMENT C



30 0 30 60

SCALE: 1" = 30'

VICINITY MAP
NOT TO SCALE

811 Know what's **below.** **Call** before you dig.

OWNER / SUBDIVIDER
DEVELOPER
MIDDLE & I-80 LLC
1805 STATE STREET #101
BETTENDORF, IOWA 52722

ARCHITECT
JOSEPH ARCHITECTURAL
4430 11TH STREET
ROCK ISLAND, IL 61201

APPROVED BY THE CITY OF BETTENDORF, IA
MAYOR
CLERK
DATE: June 4, 2019
RESOLUTION # 194-19

LEGAL DESCRIPTION

LOT NUMBER 3 OF BETTPLEX THIRD ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE INFORMATION

ZONING DISTRICT: C-3 PUBLIC GATHERING AND RECREATIONAL ACTIVITY DISTRICT	
SITE LOCATION: 6752 & 6820 CHAMPIONSHIP DRIVE, BETTENDORF, IOWA	
TOTAL LOT 3 AREA	151,113 S.F. ±
	3.47 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	14,900 S.F.
REQUIRED PARKING = 75 SPACES (4 ADA)	
PROVIDED = 234 SPACES (INCLUDING 8 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 82,365 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 2 proposed buildings, associated access drive and parking lot, and utilities.	

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
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9. SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

KRISTIN E. CRAWFORD 19664 IOWA LICENSED PROFESSIONAL ENGINEER

I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Kristin Crawford — 7/17/19
Signature — Date

Kristin E. Crawford
License No. 19664
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: THIS SHEET

LEGEND

- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- UNKNOWN MANHOLE
- WATER VALVE
- HYDRANT
- WELL
- POWER POLE
- POWER POLE W/ LIGHT
- POWER POLE W/ METER
- GUY WIRE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- UTILITY MARKER
- HANDHOLE
- GAS VALVE
- GAS METER
- LIGHT POLE
- TRAFFIC SIGNAL CONTROLLER
- MAIL BOX
- SIGN
- POST/BOLLARD
- CONIFER TREE
- DECIDUOUS TREE
- BUSH/SHRUB
- TREE STUMP
- CONTROL POINT
- BENCHMARK
- LINE CONTINUATION
- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- EASEMENT LINE
- SECTION LINE
- R.O.W. LINE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEVISION LINE
- TELEPHONE LINE
- FIBER OPTIC CABLE
- FENCE
- CONTOUR
- TREE LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOL
- PROPOSED HYDRANT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK

I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

JASON L. HOLDORF 17137 — LICENSED PROFESSIONAL ENGINEER — IOWA

Signature _____ 04/28/2021 Date

Jason L. Holdorf
License No. 17137
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: THIS SHEET

SITE INFORMATION

ZONING DISTRICT: C-3 PUBLIC GATHERING AND RECREATIONAL ACTIVITY DISTRICT		
SITE LOCATION: CHAMPIONSHIP DRIVE, BETTENDORF, IOWA		
TOTAL LOT 3 AREA	151,189 S.F. ±	3.48 ACRES ±
PROPOSED LOT AREAS	LOT 1 35,572 S.F. ±	0.82 ACRES ±
	LOT 2 36,850 S.F. ±	0.85 ACRES ±
	LOT 3 78,767 S.F. ±	1.81 ACRES ±
FRONT YARD REQUIRED	20'	
SIDE YARD REQUIRED	NONE	
REAR YARD REQUIRED	10'	
TOTAL BUILDING AREA	6,500 S.F.	
REQUIRED PARKING = LOT 1 = 30 SPACES (2 ADA) / LOT 2 = 35 SPACES (2 ADA)		
PROVIDED = LOT 1 = 37 SPACES (2 ADA) / LOT 2 = 40 SPACES (2 ADA)		
TOTAL VEHICULAR USE AREA (V.U.A.) = 24,874 S.F. ±		

CONSTRUCTION ACTIVITY DESCRIPTION:
The construction includes 2 proposed buildings, associated drive thru lanes, parking lot, and utilities.

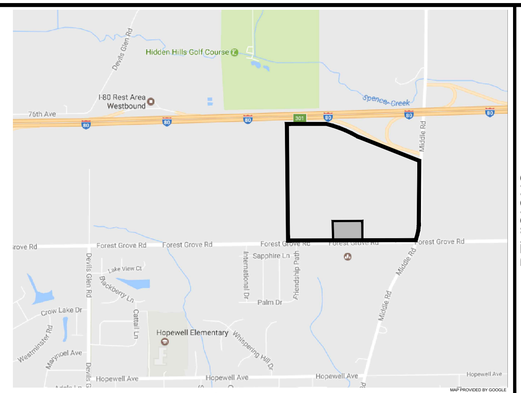
OWNER / SUBDIVIDER
DEVELOPER
MIDDLE & I-80 LLC
1805 STATE STREET #101
BETTENDORF, IOWA 52722

ARCHITECT
JOSEPH ARCHITECTURAL
4430 11TH STREET
ROCK ISLAND, IL 61201

811 Know what's below. Call before you dig.

IOWA ONE CALL 800/292-8989 CALL 2 WORKING DAYS BEFORE YOU DIG

30 0 30 60
SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "II-2" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.

LEGAL DESCRIPTION

LOT NUMBER 3 OF BETTPLEX THIRD ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

LEGEND

- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- UNKNOWN MANHOLE
- WATER VALVE
- HYDRANT
- WELL
- POWER POLE
- POWER POLE W/ LIGHT
- POWER POLE W/ METER
- GUY WIRE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- UTILITY MARKER
- HANDHOLE
- GAS VALVE
- GAS METER
- LIGHT POLE
- TRAFFIC SIGNAL CONTROLLER
- MAIL BOX
- SIGN
- POST/BOLLARD
- CONIFER TREE
- DECIDUOUS TREE
- BUSH/SHRUB
- TREE STUMP
- CONTROL POINT
- BENCHMARK
- LINE CONTINUATION
- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- EASEMENT LINE
- SECTION LINE
- R.O.W. LINE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEVISION LINE
- TELEPHONE LINE
- FIBER OPTIC CABLE
- FENCE
- CONTOUR
- TREE LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK

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

REVISIONS

No.	DESCRIPTION	DATE

BETTPLEX BUILDING 7 REDESIGN
BETTENDORF, IA

CITY SITE PLAN

IMEG Project No: 18000927.22
File Name: 18000927-22 CITY SITE PLAN.dwg
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Field Book No:####
Drawn By: ZSE
Checked By: JLH
Date: 04/28/2021

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Sheet 1 of 1

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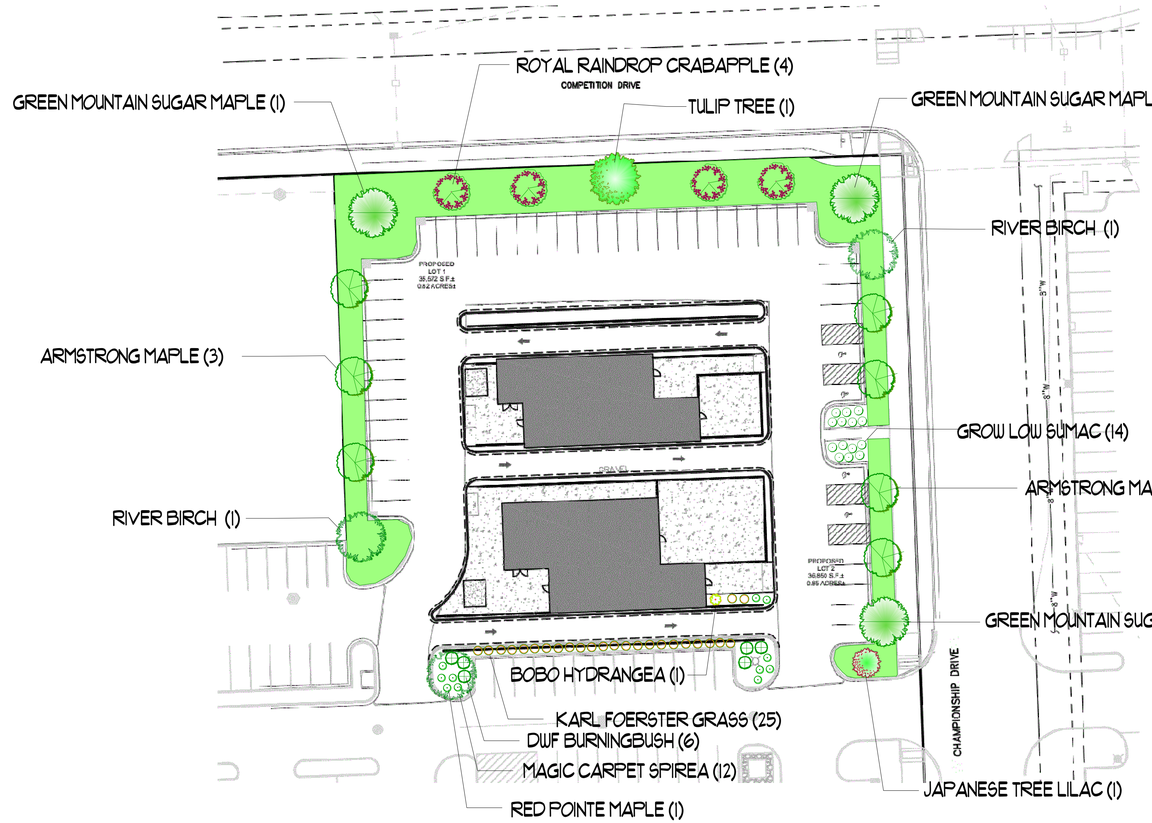
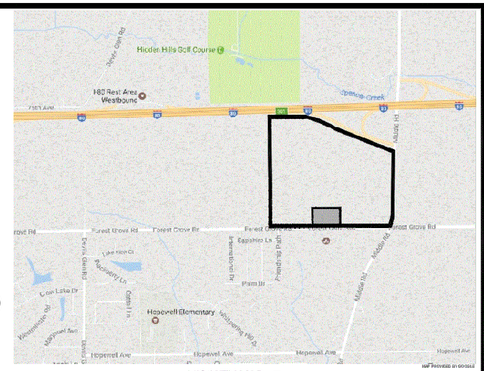
Know what's **below.** **Call** before you dig.

IOWA ONE CALL 800/292-8989 CALL 2 WORKING DAYS BEFORE YOU DIG

30 0 30 60

SCALE: 1" = 30'





VICINITY MAP

OWNER / SUBDIVIDER
DEVELOPER
MIDDLE & I-80 LLC
1805 STATE STREET #101
BETTENDORF, IOWA 52722

ARCHITECT
JOSEPH ARCHITECTURAL
4430 11TH STREET
ROCK ISLAND, IL 61201

LEGAL DESCRIPTION
LOT NUMBER 3 OF BETTPLEX THIRD ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

Landscape:

1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
3. 1-3' River Rock (to match existing) over a fabric weed barrier where noted on landscape plan. Edge with Standard Brussel Paver – sierra blend.
4. Amend the planting backfill soil for trees and shrubs with compost (1/3 compost & 2/3 existing).
5. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas, as specified by manufacture.
6. 1-year warranty on trees and shrubs. (1) time replacement. Proper care and maintenance are the responsibility of the Owner.

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	C2			C2
Length	353'	357'	459'	463'
Bufferyard Required				
TF Required	6	16	10	-
Street Yard Landscape				
TF Required				
Vehicular Use Area				
Vehicular Use Area	79,097 SF			
Landscape Area Required	(7%) / 5,537 SF			
Parking Spaces Defined	234			
TF Required (1/500 sf)	12			

Required	Tree Factors (TF)	Provided
44		44

Quant.	Plant Name	Size
Trees:		
1	'Red Pointe' Maple	2" cal.
7	'Armstrong' Maple	2" cal.
1	River Birch - clump	10-12' MS
3	Green Mountain Sugar Maple	2" cal.
1	Japanese Tree Lilac	2" cal.
4	'Royal Raindrop' Crabapple	2" cal.
1	Tulip Tree	2" cal.
Shrubs/Grasses:		
12	Magic Carpet Spirea	5 gal
14	Gro-low Sumac	5 gal
1	Bobo Hydrangea	5 gal
6	Dwf. Burningbush	5 gal
25	Karl Foerster Grass	5 gal

STATE OF IOWA TOM P. WILKERSON LANDSCAPE ARCHITECT #00102 PROFESSIONAL LANDSCAPE ARCHITECT

TOM P. WILKERSON
REGISTERED LANDSCAPE ARCHITECT
IOWA #00102

GREENSPACE ASSOCIATES
6740 VALLEY DR. BETTENDORF, IOWA 52722
563-355-8148 563-355-8115 fax
Tom@greenspaceassociates.com
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

No.	DESCRIPTION	DATE
	REVISIONS	

IMEG
1716 STATE STREET
SUITE 200
BETTENDORF, IA 52722
PH: 563-344-0380
www.imegcorp.com

BETTPLEX BUILDING 7 REDESIGN
BETTENDORF, IA

LANDSCAPE PLAN

IMEG Project No: 18000927.22
File Name: 18000927-22 CITY SITE PLAN.dwg
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Field Book No:
Drawn By: TPW
Checked By:
Date: 4/28/21

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Sheet 1 of 1

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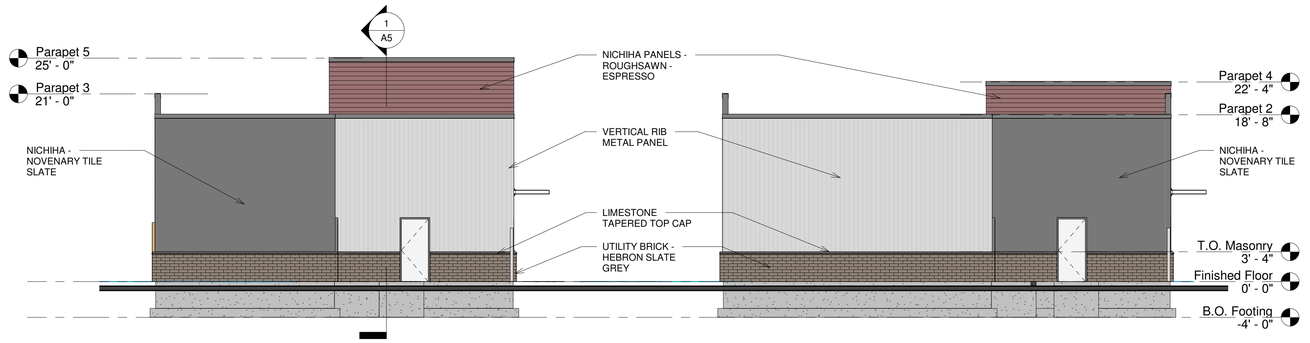
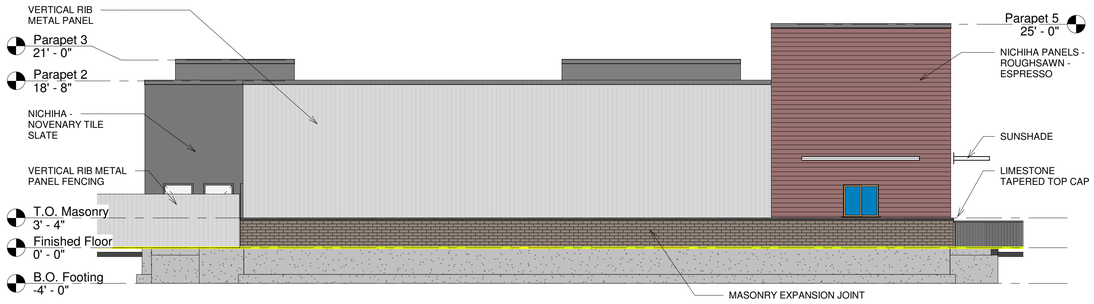
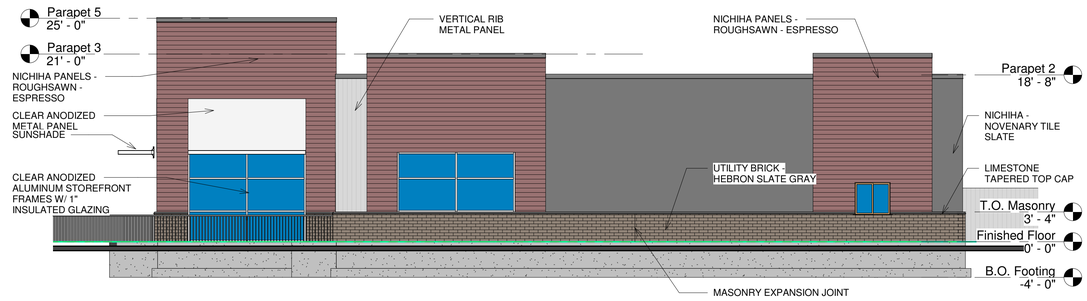


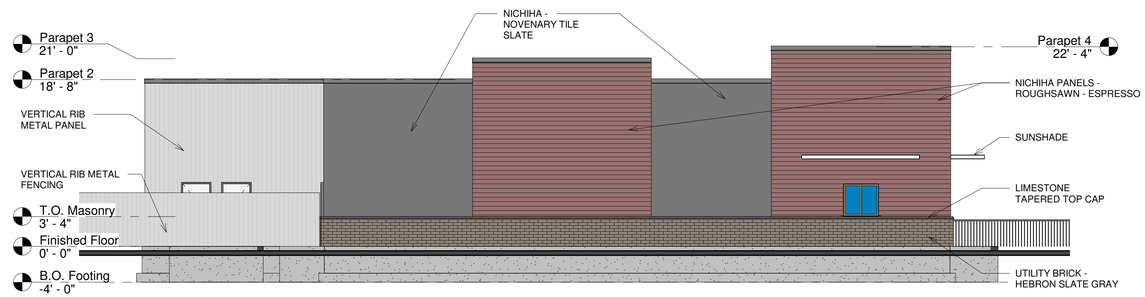
3 West Elevation
1/8" = 1'-0"



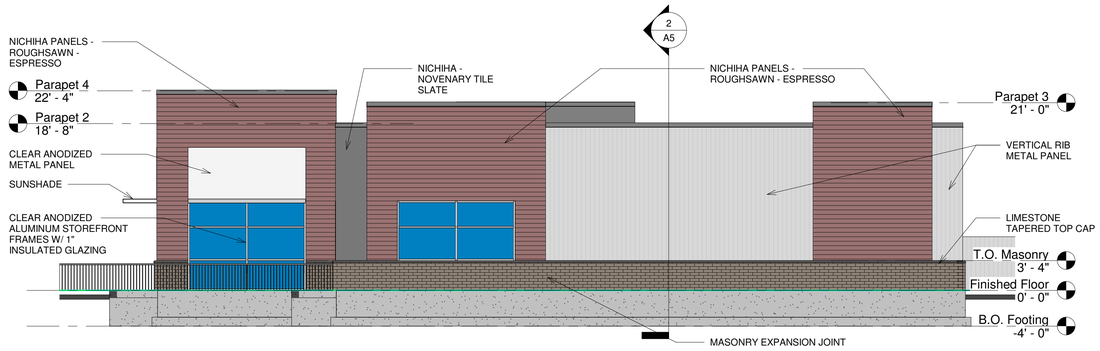
6 North Building - South Elevation
1/8" = 1'-0"



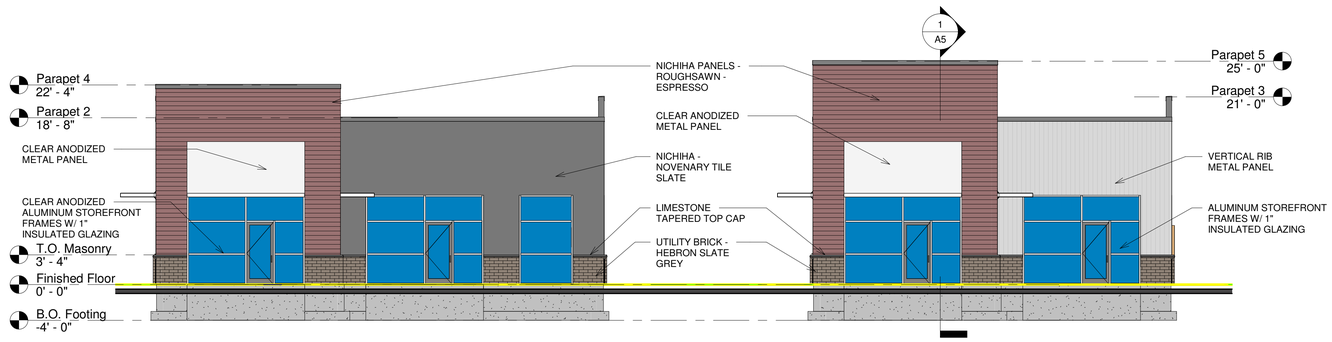
4 North Building - North Elevation
1/8" = 1'-0"



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



5 South Building - North Elevation
1/8" = 1'-0"



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

JOSEPH ARCHITECTURAL GROUP, P.C.
4510 42nd Avenue
Rock Island, IL 61201
Phone: 309 786-9920
Fax: 309-786-9924
jag architects.com

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REVISIONS
1 2 3 4

Preliminary Drawings for:
Bettplex Retail #7
Bettendorf, Iowa

BTS
BUILD TO SUIT, INC.
1805 State Street Suite 101, Bettendorf, IA 52722
Ph: 563-355-2022
Fax: 563-355-7906

Elevations

DATE
24 March 2021

A4

PROJECT NO.
#09619

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

April 21, 2021

Staff Report

Case No. 21-029
Location: 6820 Championship Drive – Site Development Plan
Applicant: Build to Suit, Inc./Kevin Koellner
Zoning Classification: C-3, General Business District
Land Use Designation: Community Commercial

Background Information and Facts

Build to Suit, Inc./Kevin Koellner has submitted a site development plan for 6820 Championship Drive which is the northern portion of Lot 3, Bettplex Third Addition (see Aerial Photo - Attachment A). The petitioner originally intended to place two buildings on the lot (see Final Plat and Prior Site Development Plan - Attachments B and C). The site development plan under consideration involves two buildings on the north half of the lot (see Site Development Plan - Attachment D) in addition to the previously-constructed building on the south half. 23 tree factors are required for this portion of Lot 3 as shown on the landscape plan which is binding from the previously-approved site development plan (see Landscape Plan - Attachment E). Elevations show the two buildings proposed for this portion of Lot 3 (see Elevations - Attachment F). The dumpster location in the southwest corner of the site will contain one dumpster for each building and a grease recycling container.

Land Use

The current land use designation for the site is Community Commercial. The C-3, General Business District zoning is consistent with the land use.

Utilities

Utility connections will originate from existing connections along Championship Drive, Competition Drive and Forest Grove Drive. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

The nearest thoroughfare is Forest Grove Drive which is approximately 250 feet to the south of the site. Access to the site is via Championship Drive. Additional connectivity is available via cross access easements to the west which ultimately connect directly to Forest Grove Drive.

Storm Water Detention

Storm water detention is required and is provided regionally to the west of the site.

Recommended Action

Staff recommends the Planning and Zoning Commission approve the site development plan subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. A special use permit for the outside service area must be obtained prior to issuance of building permits.

Respectfully submitted,

Greg Beck
City Planner

April 23, 2021

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

SUBJECT: Planning and Zoning Commission's decision on a site development plan for 6820 Championship Drive, submitted by Build to Suit, Inc./Kevin Koellner. (Case 21-029)

Honorable Mayor and Members of the City Council:

On April 21, 2021, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named 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

10. Case 21-029; 6820 Championship Drive, submitted by Build to Suit, Inc./Kevin Koellner.

Beck reviewed the staff report.

Gannaway asked if the stacking space configuration for the drive-up windows shown on the north is adequate to allow for the turn required for motorists. Wennlund asked for clarification of the location of the front doors of each building. Koellner explained that both buildings will have entrances on the east. He added that the order board is located about 5 feet from the back of the building to allow for maximum stacking. He stated that the pick-up window is approximately at the midpoint of the building on the south side. Wennlund commented that it appears as though there is not very much stacking at the pick-up window and questioned why the handicapped parking spaces are not located near the entrance. Koellner indicated that the site plan should be updated to reflect that, adding that the engineer must have missed that. Morlok commented that while there is no requirement for the handicapped spaces to be located at the front door, he would suggest that the spaces be moved. Koellner added that the employee parking will likely be located west of the building. Wennlund asked if the pick-up window could be moved to allow for more stacking. Koellner stated that the pick-up window cannot be moved because it would interfere with the interior dining area. He indicated that there may be stacking behind the building during peak times of the day.

Wennlund commented that there is only one dumpster for both buildings and that employees would have to walk across the queue to empty their trash. Koellner stated that he believes that each building will have a dumpster on the concrete pads behind the buildings.

Wennlund commented that it appears as though customers who park south of the southern building will have to cross the drive-up queue to enter the building. Kappeler added that those spaces are the majority of the parking for that building. Ormsby commented that the parking spaces available are probably not adequate if it is a restaurant. Kappeler concurred. Wennlund asked if there is an identified user for that building. Koellner stated that there is not, adding that the design is such that there is only a pick-up window and no order window. He added that this type of configuration is COVID-driven and that almost everyone wants to have a drive-up window and an outdoor patio. Wennlund commented that the Commission has had some discussions regarding the need for pick-up windows and outdoor spaces in the future. Koellner stated that there is an abundance of parking available when the overall parking plan is considered. He added that many pedestrians flow from building to building without moving their cars.

Ormsby asked for clarification of the number of parking spaces required and those provided for what may be two restaurants on the lot. Koellner explained that not all of the parking spaces are shown, adding that there are additional spaces to the west.

Ormsby asked what the requirements are for the special use permit required for the patio space. Hunt explained that all outdoor patios require a special use permit be granted by the Board of Adjustment, adding that there is a 9-part test that is considered.

> On motion by Kappeler, seconded by Gannaway, that a site development plan for 6820 Championship Drive be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 3/4, 2021
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 3296 and 3297 Fields Drive, submitted by Precision Builders, Inc. (Case 21-031)

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

Precision Builders, Inc. has submitted a site development plan for 3296 and 3297 Fields Drive (Lots 4 and 5, Legacy 1st Addition) which is located south of Valley Drive between the east and west forks of Pigeon Creek and north of U.S. Highway 67 (see Aerial Photo - Attachment A and Final Plat - Attachment B). Legacy 1st Addition is located within the 100-year flood plain according to the recently-adopted FEMA flood maps. The site plan shows one building on each lot (see Site Development Plan - Attachment C). The tree count is met as shown on the landscape plan (see Landscape Plan - Attachment D). A pre-engineered metal building will be constructed on each lot (see Elevation - Attachment E). A plat of survey to shift a boundary separating the two lots will be recorded prior to the issuance of building permits (see Plat of Survey - Attachment F). The proposed boundary is represented on the site development plan.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 7-0 margin at its April 21 meeting.

Relationship to Goals: Growing current businesses and attracting new businesses.

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) Legacy 1st Addition Final Plat; (C) Site Development Plan; (D) Landscape Plan; (E) Elevations; (F) Plat of Survey; (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 3296 AND 3297 FIELDS DRIVE LOTS 4 AND 5, LEGACY 1ST ADDITION

WHEREAS, Precision Builders, Inc. has submitted a site development plan for 3296 and 3297 Fields Drive (Lots 4 and 5, Legacy 1st Addition), and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for 3296 and 3297 Fields Drive subject to the following conditions:

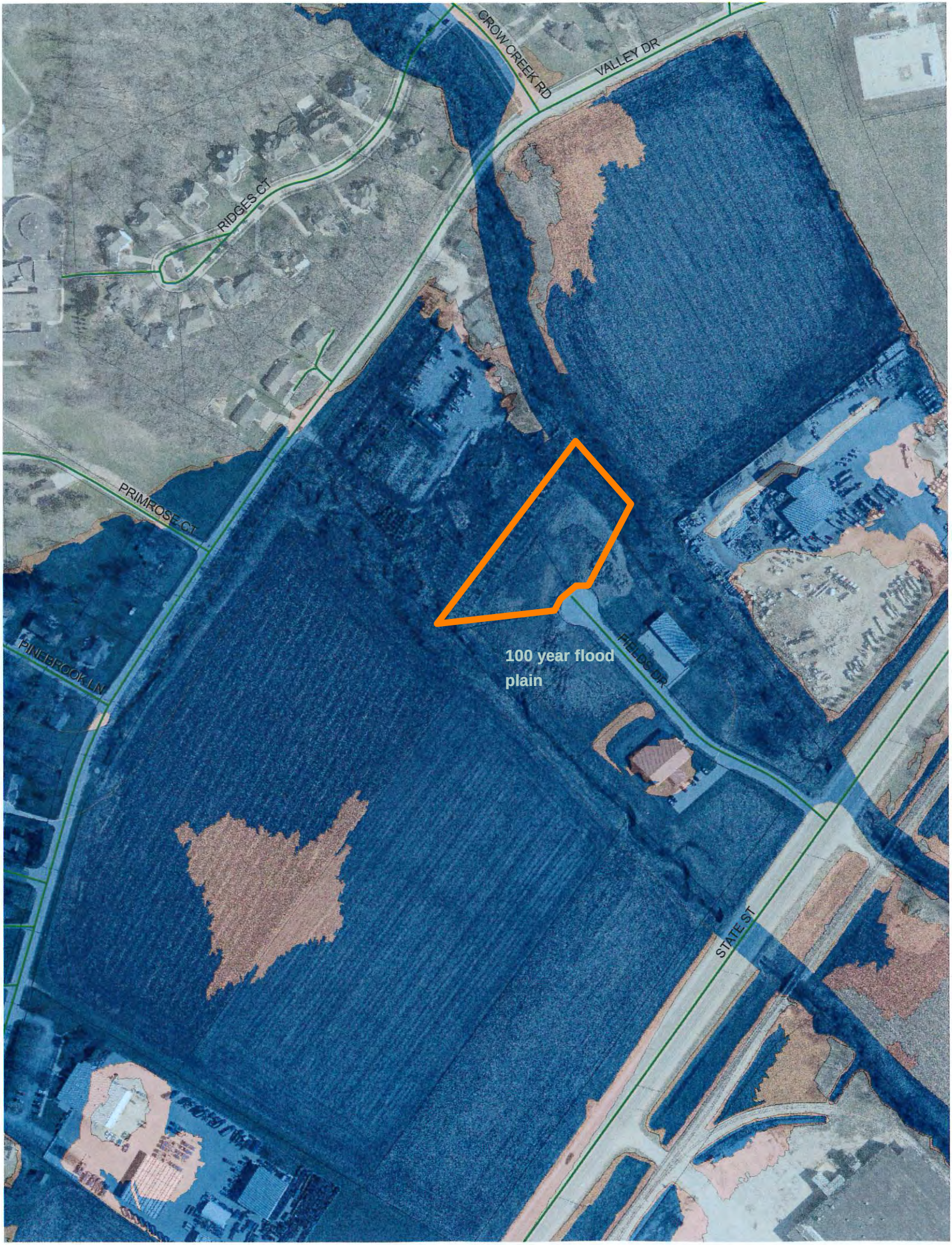
1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. A flood plain development permit will need approval by City staff prior to issuance of building permits.

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

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk


CROW CREEK RD
VALLEY DR
RIDGES CT
PRIMROSE CT
PINEBROOK LN
FIELDS DR
STATE ST
100 year flood plain

ATTACHMENT B

LEGACY 1ST ADDITION

BEING A REPLAT OF LOT 2 OF FIELDS II SECOND ADDITION (DOC. # 13283-06), BEING A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.; ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH P.M.; IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

CURRENT ZONING: I-2

TOTAL NUMBER OF LOTS	8
TOTAL ACREAGE OF LOTS	9.46 ACRES
TOTAL R.O.W. ACREAGE	0.96 ACRES
TOTAL SITE ACREAGE	10.42 ACRES

TYPICAL SETBACK INFORMATION
SIDE BUILDING SETBACK: 12.5'
FRONT BUILDING SETBACK: 25'
BACK BUILDING SETBACK: 0'

BENCHMARKS
PT 1302-FOUND BRASS PLUG IN HEADWALL
NORTH SIDE OF HWY 67 AT PIGEON CREEK
ELEV=585.41' NAVD 88

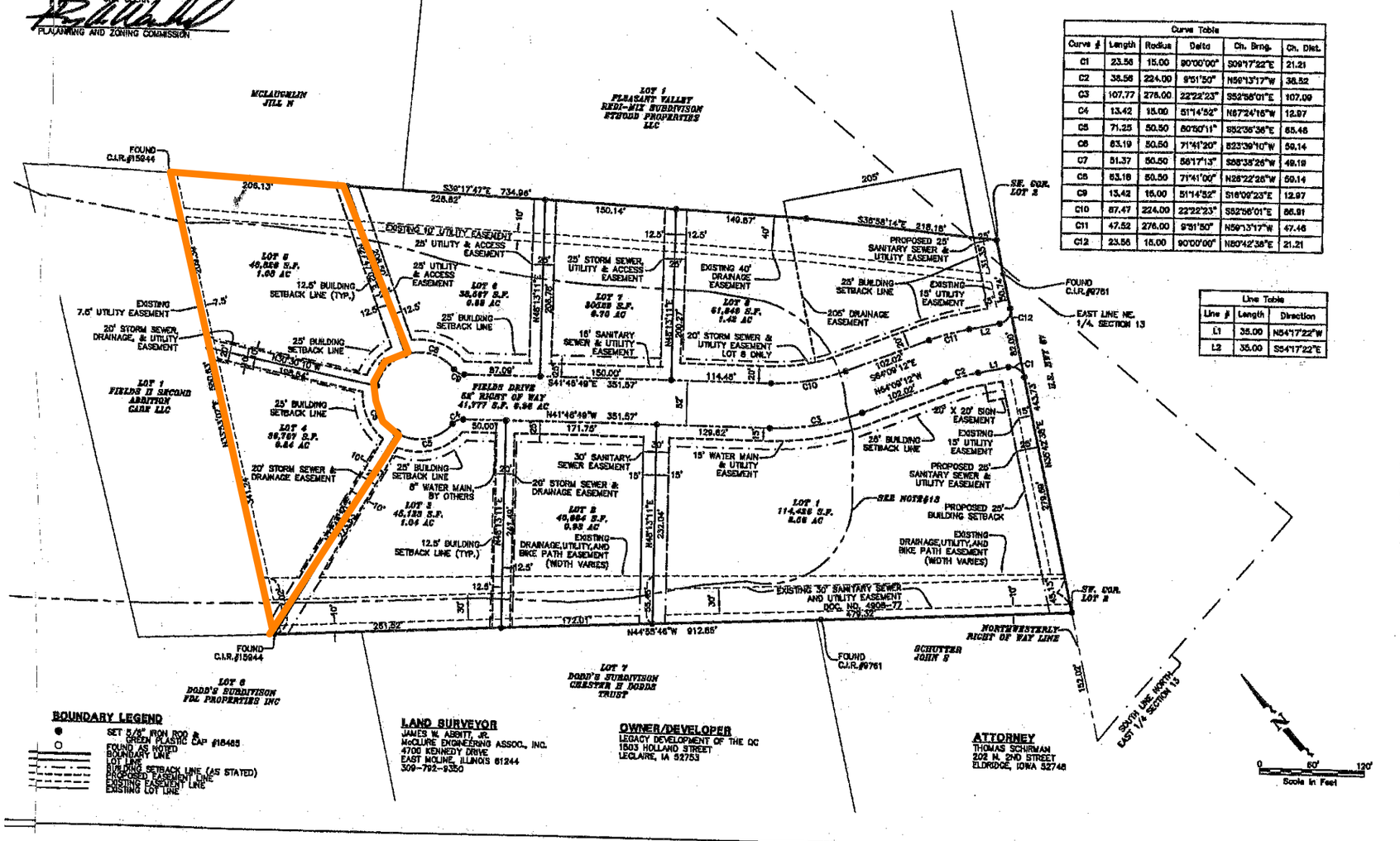
PT 1302-FOUND BRASS PLUG IN HEADWALL
NORTH SIDE OF HWY 67 AT EAST PIGEON CREEK
ELEV=586.67' NAVD 88

DATED AT BETTENDORF, IOWA, THIS ____ DAY OF _____, 2016.

MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST: _____
CITY CLERK

_____
PLANNING AND ZONING COMMISSION



Curve Table					
Curve #	Length	Radius	Delta	Ch. Brng.	Ch. Dist.
C1	23.56	15.00	90°00'00"	S09°17'22"E	21.21
C2	38.56	224.00	9°51'50"	N56°13'17"W	38.52
C3	107.77	276.00	22°22'23"	S52°56'01"E	107.09
C4	13.42	15.00	51°14'52"	N67°24'16"W	12.97
C5	71.25	50.50	80°50'11"	S52°36'36"E	65.46
C6	63.19	50.50	71°41'20"	S23°39'10"W	59.14
C7	51.37	50.50	58°17'13"	S26°38'26"W	49.19
C8	63.18	50.50	71°41'00"	N28°22'26"W	59.14
C9	13.42	15.00	51°14'52"	S18°09'23"E	12.97
C10	87.47	224.00	22°22'23"	S52°56'01"E	86.91
C11	47.52	276.00	9°51'50"	N56°13'17"W	47.46
C12	23.56	15.00	90°00'00"	N80°42'38"E	21.21

Line Table		
Line #	Length	Direction
L1	35.00	N54°17'22"W
L2	35.00	S54°17'22"E

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

BY: _____ DATE: 5/26/16
MID-AMERICAN ENERGY COMPANY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: 5-26-16
CENTURY LINK

BY: _____ DATE: 5-27-16
MEDIACOM

BY: _____ DATE: 5-27-16
IOWA-AMERICAN WATER COMPANY

NOTE:

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

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

ANY AND ALL CHANGES TO BOUNDARIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH RELATIVE CHAPTERS OF THE IOWA ADMINISTRATIVE CODE AND THE CODE OF IOWA.

NOTES:

1. STORM & SANITARY SEWERS LOCATED WITHIN THE RIGHT OF WAY AND STORM AND SANITARY EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE CITY OF BETTENDORF, WATER MAINS, HYDRANTS AND OTHER FIXTURES SHALL BE OWNED AND MAINTAINED BY IOWA AMERICAN WATER COMPANY.
2. NO DIRECT ACCESS IS ALLOWED TO US HWY. 67 FOR LOTS 1 & 8. ALL LOTS SHALL ACCESS US HWY. 67 BY FIELDS DRIVE (FORMERLY PORTZ DRIVE).
3. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
4. PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
5. NO VEGETATION SHALL BE PLANTED IN ANY UTILITY EASEMENT.
6. THIS PLATTED AREA SHALL DRAIN INTO THE STORM SEWER WHICH WILL RELEASE INTO PIGEON CREEK.
7. EASEMENTS FOR TRANSPORTING STORM WATER AND SANITARY SEWAGE ARE DEDICATED TO THE CITY WITH THE RECORDING OF THIS PLAT. ALL LAND UNDERLYING SAID EASEMENTS ARE OWNED BY OWNER/DEVELOPER.
8. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF TREES, SHRUBS, STRUCTURES AND ANY OBSTRUCTIONS BLOCKING OR IMPEDING THE FLOW OF STORM WATER.
9. THE LOW-WATER ENTRY ELEVATION (L.W.E.) FOR ALL LOTS ARE AS FOLLOWS: LOT 1=589.00, LOT 2=590.00, LOT 3=591.00, LOT 4=592.00, LOT 5=593.00, LOT 6=592.00, LOT 7=590.00, LOT 8=589.00. L.W.E IS 2 FEET ABOVE BASE FLOOD ELEVATION.
10. SANITARY SEWER DESIGN MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CITY COUNCIL CONSIDERATION OF THIS PLAT.
12. THE 20' STORM SEWER & UTILITY EASEMENT ALONG THE FRONTAGE OF FIELDS DRIVE (FORMERLY PORTZ DRIVE) ONLY APPLIES TO LOT 8.
13. SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE STUDY AND CURRENT SURVEY.
14. ANY BURIED SANITARY MANHOLES ALONG THE WEST FORK SHALL BE LOCATED BY THE CITY, AND ADJUSTED BY THE CONTRACTOR.

BOUNDARY LEGEND
- ● SET 5/8" IRON ROD & GREEN PLASTIC CAP #18485
- ○ FOUND AS NOTED
- BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK LINE (AS STATED)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE

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

OWNER/DEVELOPER
LEGACY DEVELOPMENT OF THE QC
1503 HOLLAND STREET
LECLAIRE, IA 52753

ATTORNEY
THOMAS SCHIRMAN
202 N. 2ND STREET
ELDRIDGE, IOWA 52748

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18485
IOWA

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

Signature _____ James W. Abbitt Jr.

Date _____ Reg. No. 18485

My license renewal date is December 31, 2016.

Pages or sheets covered by this seal

_____ THIS SHEET ONLY

All sanitary sewer, storm sewer, water service and paving shall be completed in conformance with the current standards and specifications of the City of Bettendorf, Iowa

NORTHWESTERLY LINE LEGACY 1st ADDITION

NW CORNER LOT 4 LEGACY 1st ADDITION

CADE, LLC FIELDS II 2nd ADDITION

TRACT A

JILL M. McLAUGHLIN REVOCABLE TRUST

590 BFE

589 BFE

588 BFE

588.41 BFE

FLOOR ELEVATION OF STRUCTURE IS GUARANTEED TWO FEET ABOVE THE 100 YEAR STORM FLOOD ELEVATION

Existing 7.5 Utility Easement

Existing 10 Utility Easement

ROOF DRAINS (TYP.)

Phase I
Proposed Two Tenant Building
60' x 170' (10,200 S.F.±)
FFE=592.00

LOT 5
46,828 s.f.
1.08 Ac

334 L.F. 6" ADS DRAIN (MIN. 0.5% SLOPE)

Proposed Phase I Parking Lot
17,747 S.F.

20' Storm Sewer, Drainage & Utility Easement

208.56' FIRE SEPARATION

212.69' FIRE SEPARATION

125 L.F. 6" PVC SANITARY LATERAL

105 L.F. 2" WATER SERVICE

15' Side Setback

15' Building Setback Line (TYP.)

30' Utility & Access Easement

6" Entrance Apron Required As Per City Engineer Within R.O.W. (Including Sidewalk Through Drive)

Proposed Phase I Shared Access Drive

306 L.F. 6" ADS DRAIN (MIN. 0.5% SLOPE)

ROOF DRAINS TO-BE-DETERMINED (TYP.)

PROPOSED 5' P.C.C. WALK

Phase II
Proposed Three Tenant Building
60' x 150' (9,000 S.F.±)
FFE=592.00

101.90' FIRE SEPARATION

100 L.F. 2" WATER SERVICE

15' U.E.

Existing Hydrant

LOT 4
36,767 s.f.
0.84 AC

Proposed Phase II Parking Lot
13,370 S.F.

188.50' FIRE SEPARATION

25' Building Setback Line

SMH 3 - 4' STA. 8+12.27, 49.6' RT
RIM = 590.97
Inv. 6" IN = 582.40
Inv. 8" OUT = 580.50

Proposed 15' x 130' Bio-Retention (See Detail)

105 L.F. 6" PVC SANITARY LATERAL

282 L.F. 6" ADS DRAIN (MIN. 0.5% SLOPE)

30' Storm Sewer, Drainage & Access Easement

6" Entrance Apron Required As Per City Engineer Within R.O.W. (Including Sidewalk Through Drive)

Proposed Phase II Shared Access Drive

8" Watermain

STM INL 2
RIM = 589.40
Inv. 6" IN = 585.19
Inv. 15" OUT = 585.09

LOT 3
45,123 s.f.
1.04 Ac

Existing 10 Utility Easement

LOT 6
38,567 s.f.
0.89 Ac

25' Utility & Access Easement

299 LF 8" SAN @ 1.00%

25' Storm Sewer, Utility & Access Easement

15' Sanitary Sewer & Utility Easement

25' Building Setback

FIELDS DRIVE

PHASE 1 & 2 SHALL BE PRE-ENGINEERED METAL BUILDINGS

ZONING REQUIREMENTS:
ZONING DISTRICT: I-2
FRONT YARD SETBACK: 25 FT.
SIDE YARD SETBACK: MIN. 12.5 FT.
REAR YARD SETBACK: 0 FT.

SITE DEVELOPMENT PLAN

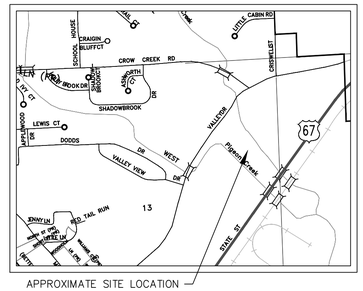
Lots 4-5 Legacy 1st Addition

3296 & 3297 Fields Drive
Bettendorf, Iowa 52722

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20' (24x36)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

GENERAL SITE NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. LEGAL DESCRIPTION OF PROPERTY:
   LOTS 4–5 LEGACY 1ST ADDITION, BEING PART OF LOT 2 OF FIELDS II ADDITION (DOC. #13283–06), BEING A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH p.m.; ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH P.M.; IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
5. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT–OF–WAY.
6. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF–SITE.
7. CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
9. NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

LEGEND:

EASEMENT	EXISTING GAS VALVE
SETBACK LINE	EXISTING WATER VALVE
CENTERLINE	EXISTING UTILITY POLE
PROPERTY BOUNDARY	EXISTING LIGHT POLE
EXISTING FENCE	EXISTING TREE
EXISTING SANITARY	EXISTING BUSH
PROPOSED SANITARY	EXISTING MANHOLE
EXISTING STORM SEWER	EXISTING FIRE HYDRANT
PROPOSED STORM SEWER	FOUND PROPERTY PIN
EXISTING WATER	CONTROL POINT
PROPOSED WATER	
EXISTING GAS LINE	
EXISTING ELECTRIC	

EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	
715.00 TC	SPOT ELEVATION TOP OF CURB
715.00 FL	SPOT ELEVATION FL @ GUTTER
715.00 TW	SPOT ELEVATION SIDEWALK
715.00 FF	FINISHED FLOOR ELEVATION

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

DATE: 7–19–2016

DRAWN BY: CV
CHECKED BY: CT

DRAWING LOCATION

NO.	REVISIONS: DESCRIPTION	DATE
1.		

PROJECT
SITE DEVELOPMENT PLAN
Lots 4–5
Legacy 1st Addition

DEVELOPER
LEGACY DEVELOPMENT OF THE QUAD CITIES, L.L.C.
1503 HOLLAND STREET
LE CLAIRE, IOWA 52753

SHEET NO.
C6

ATTACHMENT D

GRADING & LANDSCAPING PLAN

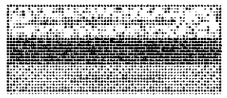
Lots 4-5
Legacy 1st Addition

3296 & 3297 Fields Drive
Bettendorf, Iowa 52722

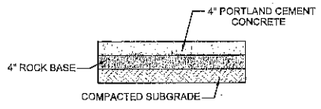
GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.

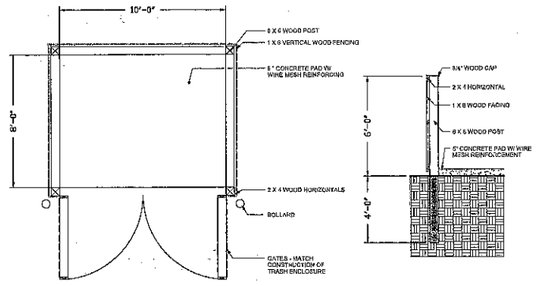
STORMWATER MANAGEMENT FACILITY PROVIDED BY EXISTING REGIONAL DETENTION BASIN



PROPOSED PAVEMENT SECTION
NOT TO SCALE



60" SIDEWALK DETAIL
NOT TO SCALE

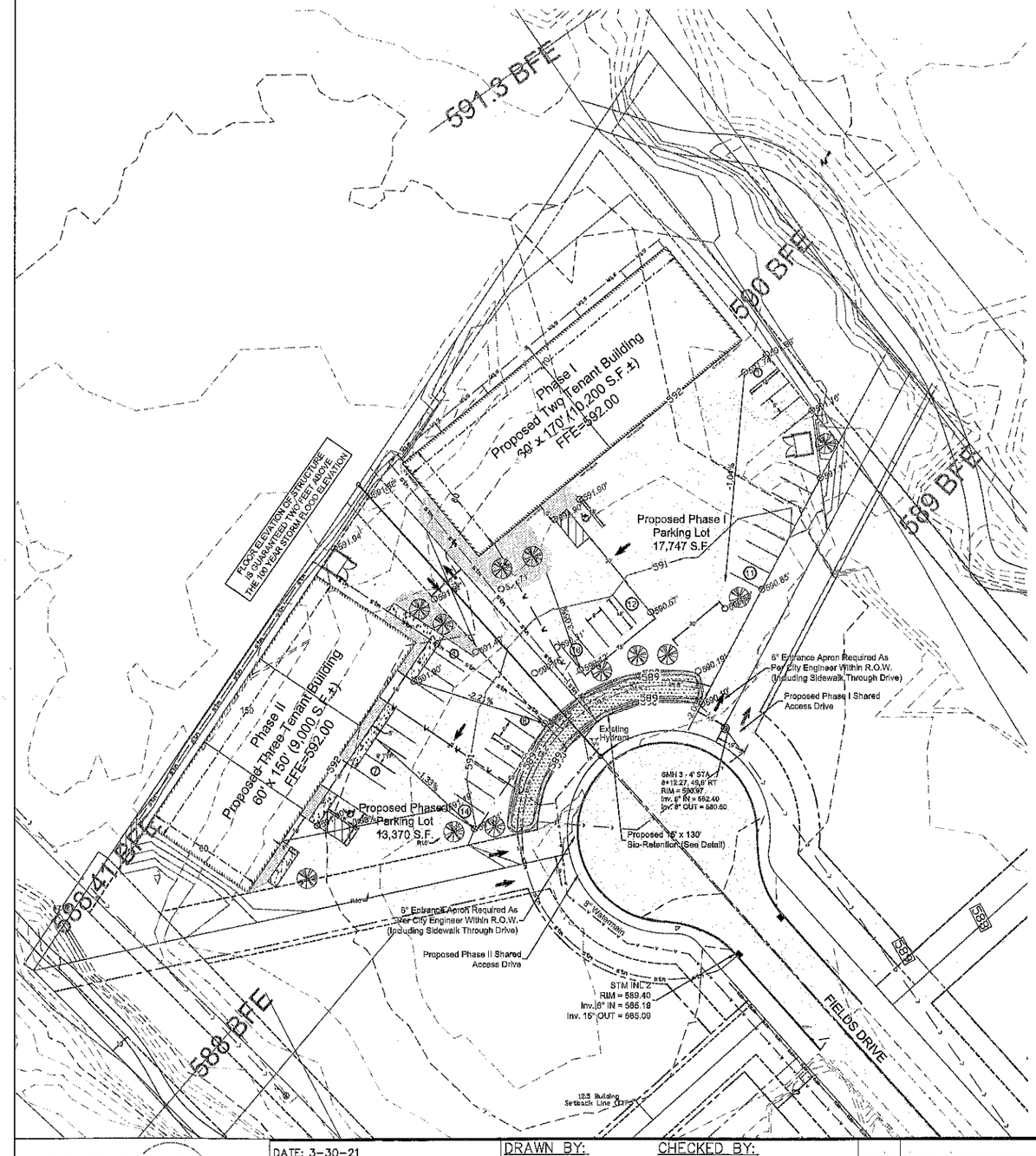


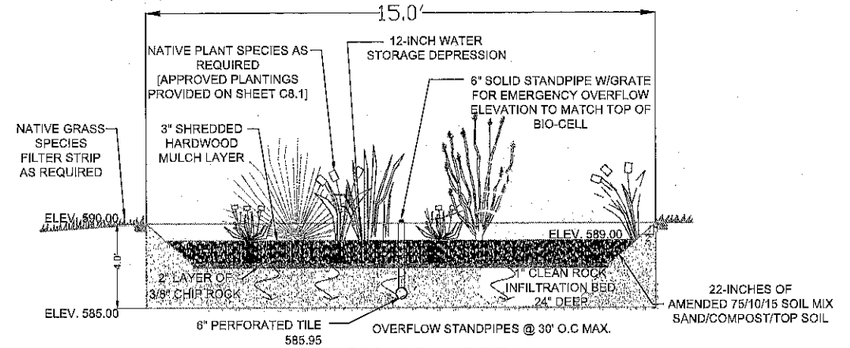
DUMPSTER SCREENING DETAIL
NOT TO SCALE

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

N W E S

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)





TYP. BIO-CELL DETAIL
[NOT-TO-SCALE]

LEGEND:

EASEMENT	EXISTING GAS VALVE	710	EXISTING CONTOUR LINE
SETBACK LINE	EXISTING WATER VALVE	710	PROPOSED CONTOUR LINE
CENTERLINE	EXISTING UTILITY POLE	715.00 TC	SPOT ELEVATION TOP OF CURB
PROPERTY BOUNDARY	EXISTING LIGHT POLE	715.00 FL	SPOT ELEVATION FL @ GUTTER
EXISTING FENCE	EXISTING TREE	715.00 TW	SPOT ELEVATION SIDEWALK
EXISTING SANITARY	EXISTING BUSH	715.00 FF	FINISHED FLOOR ELEVATION
PROPOSED SANITARY	EXISTING MANHOLE		
EXISTING STORM SEWER	EXISTING FIRE HYDRANT		
PROPOSED STORM SEWER	FOUND PROPERTY PIN		
EXISTING WATER	CONTROL POINT		
PROPOSED WATER			
EXISTING GAS LINE			
EXISTING ELECTRIC			

TOWNSEND ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT
563 386.4236 VOICE 386.4231 FAX
2224 East 12th Street, Davenport, IA 52803

DATE: 3-30-21
DRAWN BY: MDR
CHECKED BY: CT
DRAWING LOCATION

NO.	REVISIONS: DESCRIPTION	DATE
1.		

PROJECT
GRADING & LANDSCAPING PLAN
Lots 4-5
Legacy 1st Addition

DEVELOPER
LEGACY DEVELOPMENT OF THE QUAD CITIES, L.L.C.
1503 HOLLAND STREET
LE CLAIRE, IOWA 52753

SHEET NO.
C3

BUTLER®

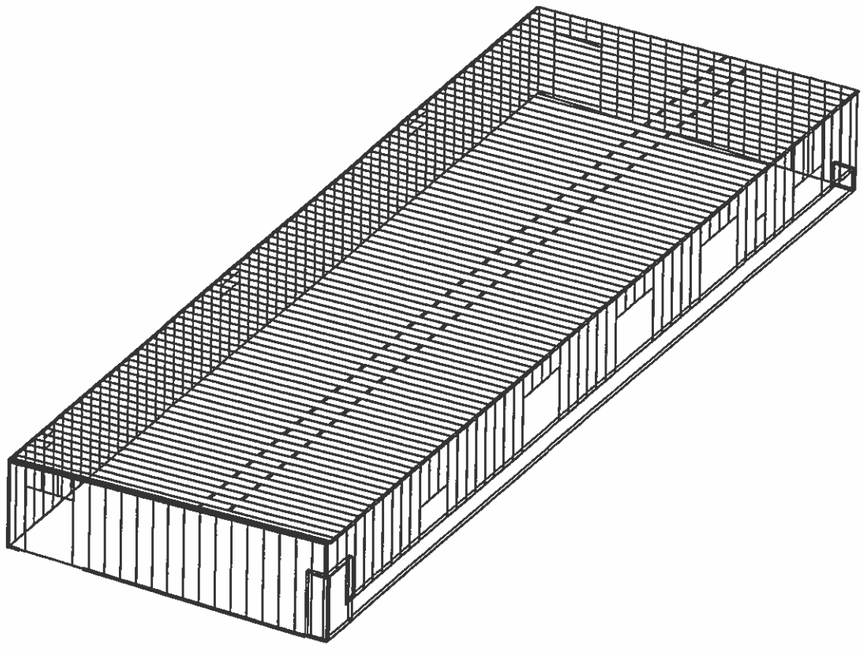
Butler Manufacturing
a division of BlueScope Buildings North America Inc.

DRAWING INDEX

DRAWING TITLE	PAGES
COVER SHEET	
CODES AND LOADS	
NOTES	
ANCHOR ROD PLAN	
PRIMARY STRUCTURAL	
SECONDARY STRUCTURAL	
COVERING	
SPECIAL DRAWINGS	
STANDARD ERECTION DETAILS	
PLANOGRAPH DETAILS	

DRAWING RELEASE HISTORY

TYPE	DATE	DESCRIPTION



GENERAL NOTES

MATERIALS

	ASTM DESIGNATION	
3 PLATE WELDED SECTIONS	A529, A572, A1011, A1018	GRADE 55
COLD FORMED LIGHT GAGE SHAPES	A653, A1011	GRADE 60
BRACE RODS	A572, A510	GRADE 50
HOT ROLLED MILL SHAPES	A36, A529, A572, A588, A992	GRADE 36 OR 50
HOT ROLLED ANGLES	A529, A572, A588, A992	GRADE 50
HOLLOW STRUCTURAL SECTION (HSS)	A500	GRADE B
CLADDING	A653, A792	GRADE 50 OR GRADE 80

HIGH STRENGTH BOLT TIGHTENING REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. SEE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS FOR MORE INFORMATION. SEE ERECTION GUIDE FOR BOLT TIGHTENING INSTRUCTIONS. THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E.-SNUG TIGHT OR PRE-TENSION) UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT.

ALL A490 BOLTS SHALL BE "PRE-TENSIONED". A325 BOLTS IN PRIMARY FRAMING AND BRACING CONNECTIONS MAY BE "SNUG-TIGHT" EXCEPT AS FOLLOWS;

PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS A CRANE GREATER THAN 5 TON CAPACITY.

PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS REVERSALS ON CONNECTIONS.

PRE-TENSION A325 BOLTS IF LOCATED IN HIGH SEISMIC AREAS. FOR IBC BASED CODES; HIGH SEISMIC IS DESIGN CATEGORY D, E OR F. SEE CODES AND LOADS SECTION BELOW FOR DETAILS.

PRE-TENSION ANY CONNECTION WITH DESIGNATION A325-SC. SLIP CRITICAL (SC) CONNECTIONS MUST BE FREE OF PAINT, OIL OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.

IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS AND FLANGE BRACES.

SECONDARY MEMBERS AND FLANGE BRACE CONNECTIONS ARE ALWAYS "SNUG TIGHT", UNLESS INDICATED OTHERWISE IN ERECTION DRAWING DETAILS.

INSPECTION AND TESTING

SPECIAL INSPECTIONS AND TESTING REQUIRED BY AUTHORITY HAVING JURISDICTION (AHJ) DURING CONSTRUCTION AND/OR STEEL FABRICATION IS THE RESPONSIBILITY OF THE OWNER OR OWNERS AUTHORIZED AGENT. WHEN REQUIRED, THE OWNER SHALL EMPLOY A QUALITY ASSURANCE AGENCY (QAA) APPROVED BY THE AHJ. THE BUILDER IS RESPONSIBLE TO COORDINATE BETWEEN THE QAA FIRM AND BBNA FABRICATION FACILITIES. THE TYPE AND EXTENT OF SPECIAL INSPECTIONS AND NDT REQUIREMENTS MUST BE SPECIFICALLY STIPULATED IN CONTRACT DOCUMENTS OR DATA YIELD ASSUME SPECIAL INSPECTIONS AND/OR NDT TESTING ARE WAIVED AS PERMITTED BY THE BUILDING CODE BASED ON BBNA FACILITIES IAS ACCREDITATION.

CONCRETE FOUNDATIONS Compressive Strength (Min.) - f'c: 3000 psi

SNOW LOAD
Ground Snow: 25.00 psf, Flat Roof Snow: 15.75 psf, Design Snow (Sloped): 15.75 psf, Specified Min. Roof Snow: 20.00 psf
Snow Exposure Category (Factor): 1 Fully Exposed (0.90)
Snow Importance: 1.000 Thermal Category (Factor): Heated (1.00)

WIND LOAD
The 'Envelope Procedure' is Used
Wind Speed: Vult: 115.00 (Vasd: 89.08) mph, Wind Exposure: C
Basic Wind Pressure: 24.72 psf
Topographic Factor: 1.0000
Wind Enclosure: Enclosed, 0.180
Note: All windows, doors, skylights and other covered openings must be designed for the specified above wind loads

EARTHQUAKE DESIGN DATA
Lateral Force Resisting Systems using Equivalent Force Procedure
Mapped Spectral Response - Ss:10.90 %g, S1:6.20 %g
Seismic Design Category: B (See Bolt Tightening Note Above)
Seismic Snow Load: 0.00 psf
Seismic Importance: 1.000
Soil Profile Type: Stiff soil (D)
Design Spectral Response - Sds: 0.1163, Sd1: 0.0992

Ordinary Steel Moment Frames
Frame Redundancy Factor:1.00
Framing R-Factor: 3.00, Frame Seismic Factor (Cs): 0.0388, Design Base Shear = 0.0388 W
Ordinary Steel Concentric Braced Frames
Brace Redundancy Factor:1.00
Bracing R-Factor: 1.25, Brace Seismic Factor (Cs): 0.0930, Design Base Shear = 0.0930 W

THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.

THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG.

THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

B

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

COVER SHEET

BUILDER:	K & V Steel Erectors, Inc.	JOB #:	
CUSTOMER:		DATE:	3/26/2021
LOCATION:	Bettendorf, Iowa	DRAWN/CHECK:	/
PROJECT:	Zelle Spec Building	PAGE:	
BUILDER'S PO#:			

Butler Manufacturing
VPC VERSION: ADVNXT 4.3

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803

PLAT OF SURVEY

Part of Lot 4 & Lot 5, Legacy 1st Addition, City of Bettendorf, Scott County, Iowa

(SEE DESCRIPTION, SECOND SHEET)

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

MIDAMERICAN ENERGY DATE:

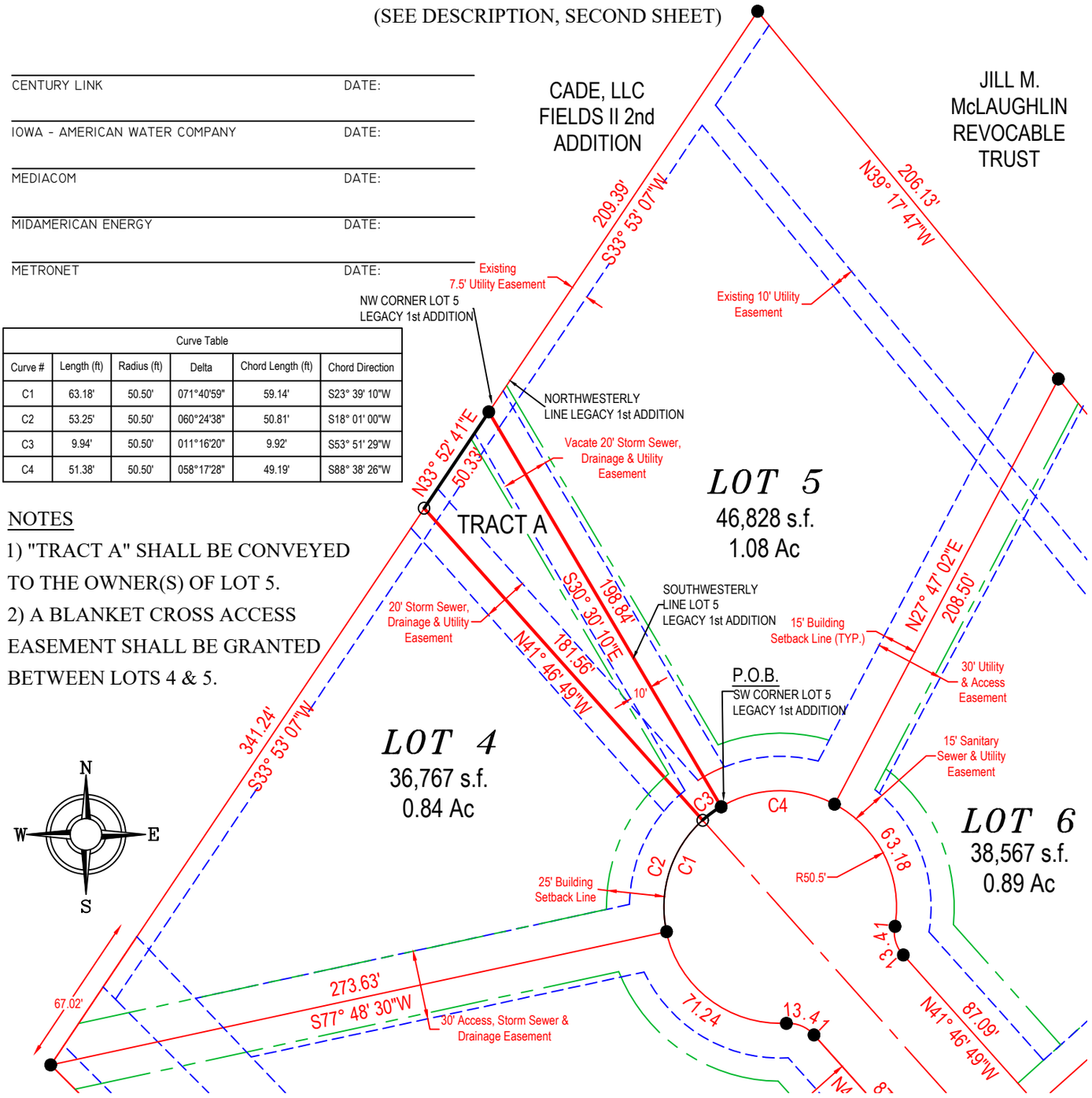
METRONET DATE:

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	63.18'	50.50'	071°40'59"	59.14'	S23° 39' 10"W
C2	53.25'	50.50'	060°24'38"	50.81'	S18° 01' 00"W
C3	9.94'	50.50'	011°16'20"	9.92'	S53° 51' 29"W
C4	51.38'	50.50'	058°17'28"	49.19'	S88° 38' 26"W

NOTES

1) "TRACT A" SHALL BE CONVEYED TO THE OWNER(S) OF LOT 5.

2) A BLANKET CROSS ACCESS EASEMENT SHALL BE GRANTED BETWEEN LOTS 4 & 5.



60 0 60

(IN FEET)

1" = 60' (8.5x14)

REVISIONS: DATE

DATE: 03/30/21

DRAWN BY: MDR

CHECKED BY: MDR

DRAWING LOCATION

S:\PRECISIONBUILDERS\LEGACYDEVELPMENTOFTHEQC\PLATOFSURVEY.DWG

PREPARED FOR:
Precision Builders, Inc.
3255 Fields Drive
Bettendorf, IA 52722

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 2

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

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

April 21, 2021

Staff Report

Case No. 21-031
Location: 3296 and 3297 Fields Drive
Applicant: Precision Builders, Inc.
Zoning Class: I-2, General Industrial
Current Land Use Designation: Industrial

Background Information and Facts

Precision Builders, Inc. has submitted a site development plan for 3296 and 3297 Fields Drive (Lots 4 and 5, Legacy 1st Addition – see Final Plat, Attachment B) which is located south of Valley Drive between the east and west forks of Pigeon Creek and north of U.S. Highway 67 (see Aerial Photo - Attachment A). Legacy 1st Addition is located within the 100-year flood plain according to the recently-adopted FEMA flood maps (see Final Plat - Attachment B). The site plan shows one building on each lot (see Site Plan - Attachment C). The tree count is met as shown on the landscape plan (see Landscape Plan - Attachment D). A pre-engineered metal building will be constructed on each lot (see Elevations - Attachment E). A plat of survey to shift a boundary separating the two lots will be recorded prior to the issuance of building permits (see Plat of Survey - Attachment F) . The proposed boundary is represented on the site development plan

Land Use

The land use designation for the site and the surrounding properties is Industrial. Industrial processes and uses are permitted in the I-2, General Industrial District. Office buildings and contractor's condos are permitted in this district.

Utilities

Utility connections will originate from existing connections along Fields Drive. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

The nearest thoroughfare is U.S. Highway 67 which is located immediately south of the addition. Direct access to the site is via Fields Drive.

Storm Water Detention

Storm water detention is required for the site and is provided regionally for the entire addition at the south end of the subdivision. Water quality must be provided on-site and is being proposed via a bio-swale adjacent to the cul-de-sac.

Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the site development plan subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. A flood plain development permit will need approval by City staff prior to issuance of building permits.

Respectfully submitted,

Greg Beck
City Planner

April 23, 2021

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

SUBJECT: Planning and Zoning Commission's decision on a site development plan for 3296 and 3297 Fields Drive, submitted by Precision Builders, Inc. (Case 21-031)

Honorable Mayor and Members of the City Council:

On April 21, 2021, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named 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

11. Case 21-031; 3296 and 3297 Fields Drive, submitted by Precision Builders, Inc.

Beck reviewed the staff report.

Wennlund asked what the required number of parking spaces is based on. He commented that there appear to be 5 tenants for the 2 buildings and asked if there has been an indication of what type of businesses would be located there and how many employees there would be. Hunt explained that the light industrial/warehousing classification requires one parking space per two employees and one parking space per vehicle used at the business such as a fleet vehicle.

Lisa Zelle, the applicant, explained that Precision Builders will be located in the building on Lot 5 and that there are 4 people in the office and the remainder of the employees are typically in the field. She added that the building on Lot 4 will have 3 tenants, 2 of which will be used by the owner of the building who has a business dealing with classic cars which will be stored inside. Wennlund asked if all of the users have been identified. Zelle explained that her office will occupy 7,200 square feet of the 10,200 square foot building on Lot 5. She added that the approximately 3,000 square feet remaining in each building will be a flex space for a future tenant. She commented that a potential tenant has been identified for the building on Lot 5 and that the business has only 2 employees. Zelle indicated that there are parking spaces located inside the building as well.

A brief discussion was held regarding the method by which required parking spaces are calculated and how improvements could be made.

> On motion by Gannaway, seconded by Kappeler, that a site development plan for 3296 and 3297 Fields Drive be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Bettendorf IOWA
a premier city

MEETING DATE: May 4, 2021 (SPH)
May 18, 2021 (HPH)

COUNCIL LETTER **REQUESTED BY:** Mark Hunt

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

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

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

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

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

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

Relationship to Goals: Orderly growth and quality development.

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

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

List Attachments:
Resolution; Ordinance; (A) Aerial Photo; (B) Concept Layout; (C) Future Land Use Map; (D) Current Zoning Map; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 21

RESOLUTION SETTING A DATE FOR PUBLIC HEARING FOR REZONING OF THE WOODLANDS 5TH ADDITION (PROPOSED) WHICH IS GENERALLY LOCATED EAST OF PANDIT DRIVE AND SOUTH OF ONTARIO DRIVE A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for May 18, 2021, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of rezoning of The Woodlands 5th Addition (proposed) from A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District and which is legally described as:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA DESCRIBED AS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SHOPS OF THE WOODLANDS, AS RECORDED IN BOOK 2017, PAGE 11175 OF THE SCOTT COUNTY RECORDS, THENCE S02°17'42"E, 932.33 FEET; THENCE N87°20'12"E, 425.39 FEET TO THE WEST LINE OF THE WOODLANDS 4TH ADDITION; THENCE ALONG SAID WEST LINE N02°22'28"W, 116.20 FEET; THENCE ALONG SAID WEST LINE N87°37'32"E, 340.00 FEET; THENCE ALONG SAID WEST LINE N02°22'28"W, 231.08 FEET; THENCE 63.97 FEET ALONG SAID WEST LINE ALONG A 526.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S85°32'36"E, 63.93 FEET); THENCE ALONG SAID WEST LINE N02°16'16"W, 210.38 FEET TO THE SOUTHWEST CORNER OF THE VILLAGE OF THE WOODLANDS, AS RECORDED IN BOOK 2017, PAGE 11178 OF THE SCOTT COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID VILLAGE OF THE WOODLANDS N02°16'06"W, 380.12 FEET TO THE SOUTH LINE OF SAID SHOPS OF THE WOODLANDS; THENCE ALONG SAID SOUTH LINE S87°37'32"W, 828.65 FEET TO THE POINT OF BEGINNING.

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

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

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

ORDINANCE NO. _____ - 21

AN ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR THE WOODLANDS 5TH ADDITION WHICH IS GENERALLY LOCATED EAST OF PANDIT DRIVE AND SOUTH OF ONTARIO DRIVE A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to the area known as The Woodlands 5th Addition and which is legally described as follows:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA DESCRIBED AS;

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

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

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

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

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

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

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

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

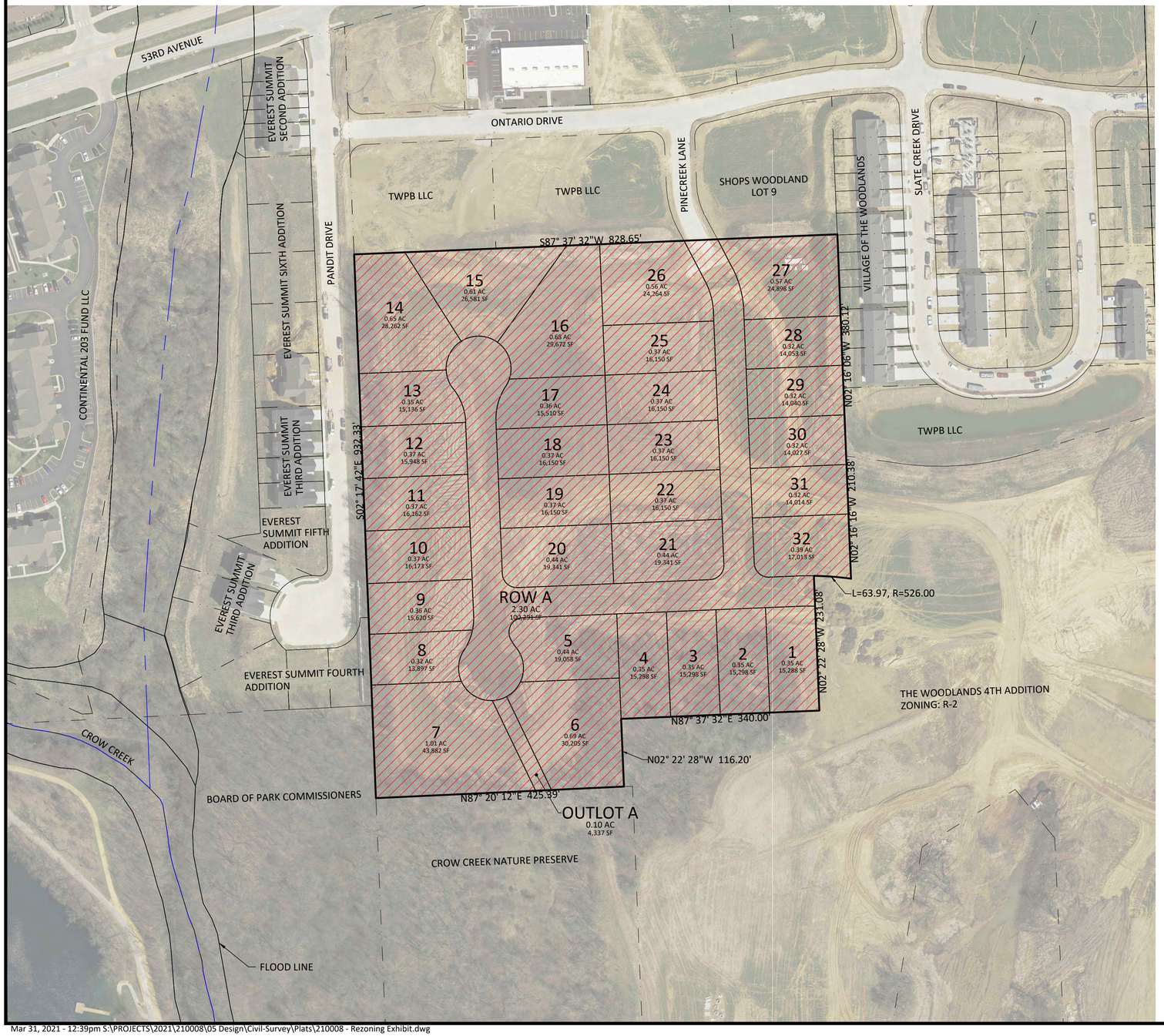
Decker P. Ploehn, City Clerk

Residential
Zoning: PR-3
53RD AVENUE BIKE PATH
R-3
R-1
53RD AVE
C-1
C-2
ONTARIO DR
PINE CREEK LN
SLATE CREEK DR
R-5
Land Use
High Density Residential
Zoning
R-5
LAKESIDE DR
LAKESIDE DR
R-2
RED FOX RD
R-3
C-1
R-1
WHITE POST RD
FOXBOROUGH CT
COACHMAN RD
COACHMAN CT
MIDDLE RD
HIDDEN LAKE CT
COTTAGE LN
R-5
SOMMERS WAY
MIDDLE ROAD BIKE PATH
SURREY DR
CROW CREEK PARK BIKE PATH
WOODLAND CT
STONE BRIDGE LN
WOODLAND DR
MUIRFIELD DR
CROW CREEK RD
45TH AVE
ISLEWORTH AVE

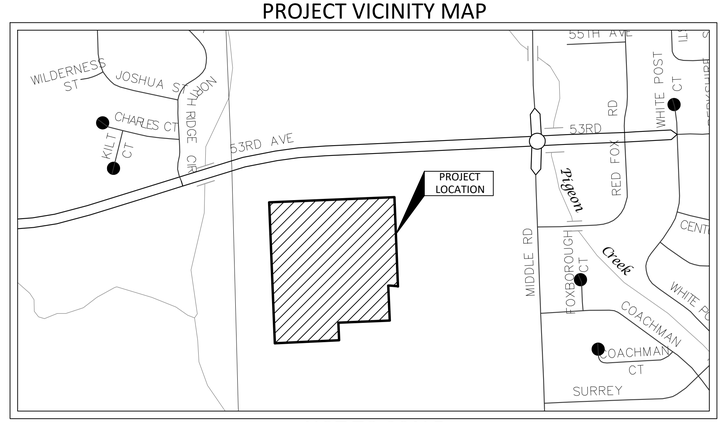
REZONING EXHIBIT

THE WOODLANDS 5TH ADDITION

BETTENDORF, SCOTT COUNTY, IOWA



PROJECT VICINITY MAP



NOT TO SCALE

APPLICANT INFORMATION:

APPLICANT/OWNER:	**PREPARED BY:**
WINDMILLER DEVELOPMENT, LLC	AXIOM CONSULTANTS, LLC
C/O REED WINDMILLER	C/O MICHAEL WELCH
P.O. BOX 809	60 E. COURT STREET, UNIT 3
BETTENDORF, IOWA 52722	IOWA CITY, IOWA 52240
563-332-4192	319-519-6220
WINDMILLERDEVELOPMENT@GMAIL.COM	MWELCH@AXIOM-CON.COM

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA DESCRIBED AS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SHOPS OF THE WOODLANDS, AS RECORDED IN BOOK 2017, PAGE 11175 OF THE SCOTT COUNTY RECORDS, THENCE S02°17'42"E, 932.33 FEET; THENCE N87°20'12"E, 425.39 FEET TO THE WEST LINE OF THE WOODLANDS 4TH ADDITION; THENCE ALONG SAID WEST LINE N02°22'28"W, 116.20 FEET; THENCE ALONG SAID WEST LINE N87°37'32"E, 340.00 FEET; THENCE ALONG SAID WEST LINE N02°22'28"W, 231.08 FEET; THENCE 63.97 FEET ALONG SAID WEST LINE ALONG A 526.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S85°32'36"E, 63.93 FEET); THENCE ALONG SAID WEST LINE N02°16'16"W, 210.38 FEET TO THE SOUTHWEST CORNER OF THE VILLAGE OF THE WOODLANDS, AS RECORDED IN BOOK 2017, PAGE 11178 OF THE SCOTT COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID VILLAGE OF THE WOODLANDS N02°16'06"W, 380.12 FEET TO THE SOUTH LINE OF SAID SHOPS OF THE WOODLANDS; THENCE ALONG SAID SOUTH LINE S87°37'32"W, 828.65 FEET TO THE POINT OF BEGINNING.

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

ZONING INFORMATION:

CURRENT ZONING:	A-1
PROPOSED ZONING:	R-2

NOT FOR CONSTRUCTION

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

0 50 100

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: THE WOODLANDS 5TH ADDITION

CLIENT NAME: WINDMILLER DEVELOPMENT, LLC

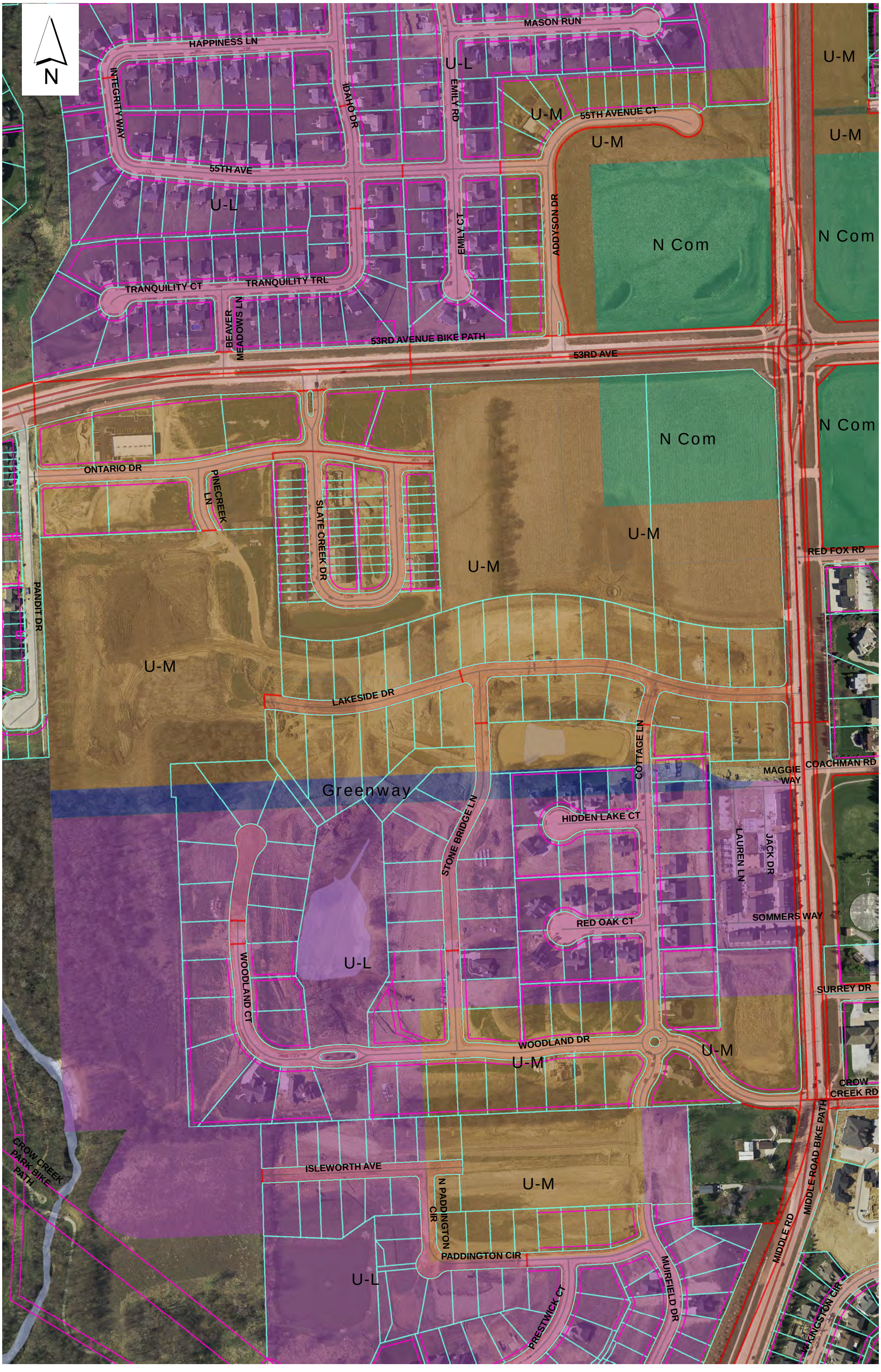
SHEET NAME: REZONING EXHIBIT

PROJECT NO.: 210008

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: 1 OF 1

Mar 31, 2021 - 12:39pm S:\PROJECTS\2021\210008\05 Design\Civil-Survey\Plats\210008 - Rezoning Exhibit.dwg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EMILY RD
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U-M
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55TH AVE
ADDYSON DR
EMILY CT
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TRANQUILITY CT
TRANQUILITY TRL
BEAVER MEADOWS LN
53RD AVENUE BIKE PATH
53RD AVE
ONTARIO DR
PINECREEK LN
SLATE CREEK DR
RED FOX RD
PANDIT DR
LAKESIDE DR
COTTAGE LN
Greenway
MAGGIE WAY
COACHMAN RD
HIDDEN LAKE CT
STONE BRIDGE LN
LAUREN LN
JACK DR
RED OAK CT
SOMMERS WAY
WOODLAND CT
SURREY DR
WOODLAND DR
CROW CREEK RD
CROW CREEK PARK BIKE PATH
ISLEWORTH AVE
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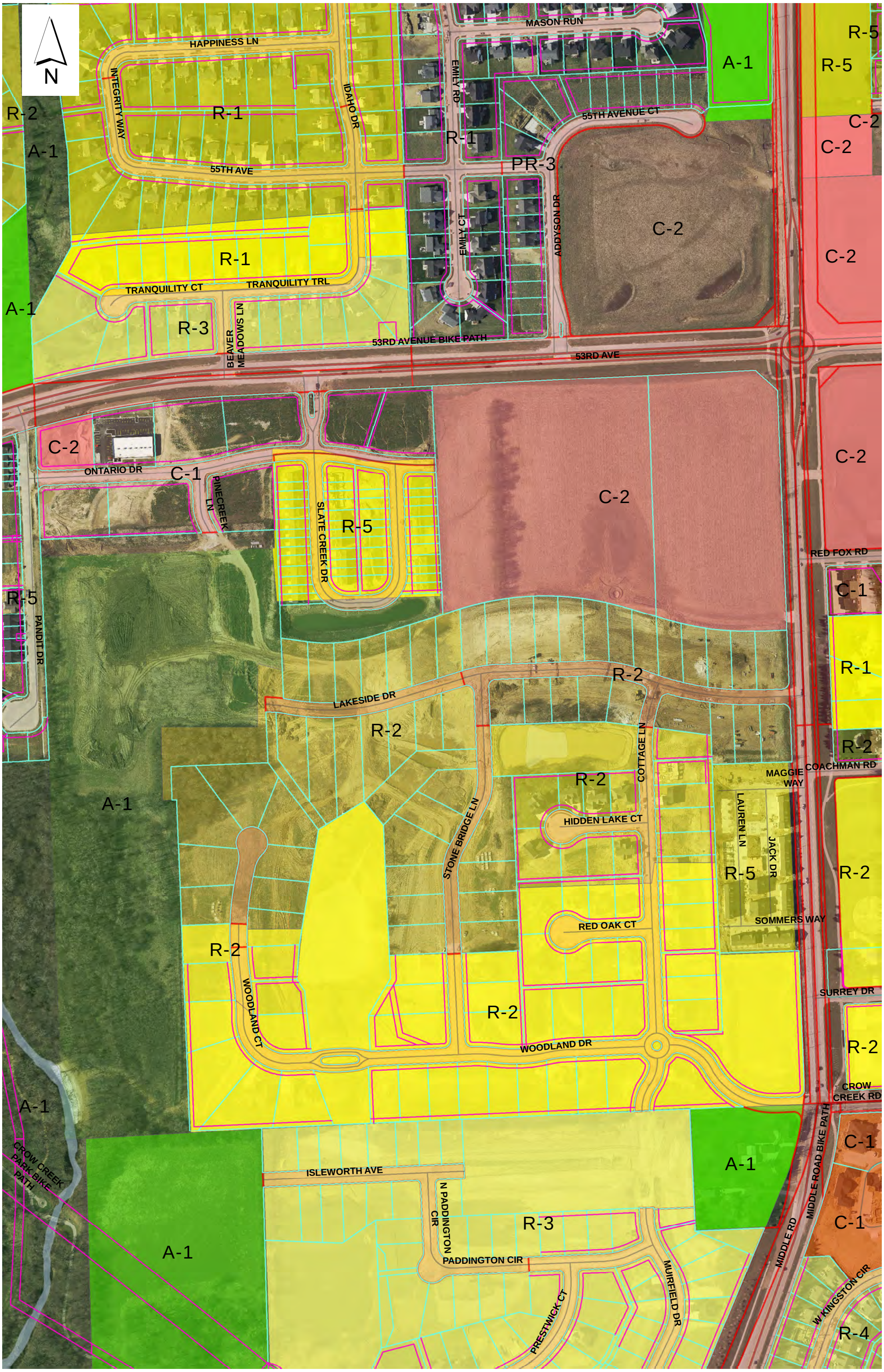
MIDDLE RD
MIDDLE ROAD BIKE PATH
PRESTWICK CT
MUIRFIELD DR
W KINGSTON CIR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JACK DR
RED OAK CT
SOMMERS WAY
WOODLAND CT
WOODLAND DR
SURREY DR
CROW CREEK RD
CROW CREEK PARK BIKE PATH
ISLEWORTH AVE
N PADDINGTON CIR
PADDINGTON CIR
PRESTWICK CT
MUIRFIELD DR
MIDDLE RD
MIDDLE ROAD BIKE PATH
W KINGSTON CIR
R-4

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

April 21, 2021

Staff Report

Case No. 21-033
Location: East of Pandit Drive and South of Ontario Drive
Applicant: Windmiller Development, LLC
Current Zoning Classification: A-1, Agricultural/Urban Reserve District
Proposed Zoning Classification: R-2, Single-Family Residential District
Current Land Use Designation: U-MI (Urban Medium Intensity)

Background Information and Facts

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

Land Use

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

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

Utilities

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

Thoroughfare Plan/Access

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

Storm Water Detention

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

Recommended Action

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

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

Respectfully submitted,

Mark D. Hunt
Community Development Director

April 23, 2021

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

SUBJECT: Planning and Zoning Commission's decision on the rezoning of The Woodlands 5th Addition (proposed), A-1 to R-2, submitted by Windmiller Development, LLC. (Case 21-033)

Honorable Mayor and Members of the City Council:

On April 21, 2021, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named rezoning request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Rezoning/Final Plat

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

5. Case 21-027; The Woodlands 5th Addition (proposed), submitted by Windmiller Development, LLC. (final plat)

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

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

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

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

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

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

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

ALL AYES

Motion carried.

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

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: **May 4, 2021**
REQUESTED BY: **Chris Curran, Brent Morlok**

ITEM TITLE: RESOLUTION APPROVING ROAD DEDICATION AGREEMENT BY AND AMONG THE CITY OF BETTENDORF, CDCQC, LLC, SPRUCE HILL HOSPITALITY LLC, KWIK TRIP INC., AND UTICA PROPERTIES LLC.

EXPLANATION (Background & How it Responds to Vision, Mission or Goals):
The final plats of Utica Hills Point Addition and Utica Hills Point 2nd Addition identify Utica Ridge Place between Golden Valley Drive and Utica Ridge Road as a private drive. The private drive at issue was constructed to City specifications and was inspected by the City. The property owners adjacent to the private drive desire to dedicate the private drive to the City, and request that the City accept such dedication to treat the private drive as a public street. The City and CDCQC, LLC previously entered a Development Agreement relating to the development of this area (the former Lodge site). In consideration for the City's acceptance of the private drive as a public street, CDCQC, LLC will make an annual payment of $8,500 to the City for the duration of the Development Agreement (approximately $76,500 in total).

BUDGET IMPACT: N/A

ATTACHMENT(S): Resolution; Road Dedication Agreement

RESOLUTION NO. _____- 21

RESOLUTION APPROVING ROAD DEDICATION AGREEMENT BY AND AMONG THE CITY OF BETTENDORF, CDCQC, LLC, SPRUCE HILL HOSPITALITY LLC, KWIK TRIP INC., AND UTICA PROPERTIES LLC.

WHEREAS, the final plats of Utica Hills Point Addition and Utica Hills Point 2nd Addition identify Utica Ridge Place between Golden Valley Drive and Utica Ridge Road as a private drive;

WHEREAS, the private drive at issue was constructed to City specifications and was inspected by the City;

WHEREAS, the property owners adjacent to the private drive desire to dedicate the private drive to the City, and request that the City accept such dedication to treat the private drive as a public street;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Road Dedication Agreement by and among the City of Bettendorf, CDCQC, LLC, Spruce Hill Hospitality LLC, Kwik Trip Inc., and Utica Properties LLC. is approved and the Mayor is authorized to sign same.

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

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

ROAD DEDICATION AGREEMENT

THIS ROAD DEDICATION AGREEMENT ("Agreement") is entered into this _____ day of _____, 2021, by and among the City of Bettendorf, an Iowa municipal corporation (the "City"), and CDCQC, LLC, Spruce Hill Hospitality LLC, Kwik Trip Inc., and Utica Properties LLC (the latter four entities are, collectively, the "Owners").

RECITALS

A. The Owners are owners of all parcels in Utica Hills Point and Utica Hills Point 2nd Addition to the City of Bettendorf.

B. The final plats of Utica Hills Point Addition and Utica Hills Point 2nd Addition identify Utica Ridge Place between Golden Valley Drive and Utica Ridge Road as a private drive;

C. The Owners desire to dedicate the aforementioned private drive to the City, and the City desires to accept such private drive as a public street under the terms set forth herein; and

D. The City and CDCQC, LLC have entered a Development Agreement dated June 7, 2018 (the "Development Agreement").

NOW, THEREFORE, the parties, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

Section 1. **Incorporation of Recitals.** The parties agree that all of the recitals contained in the Recitals to the Agreement are true and correct and are hereby incorporated into this Agreement as though they were fully set forth in this Section 1.

Section 2. **Dedication.** The private roadway known as Utica Ridge Place located within the easement on Lots 1-3 of Utica Hills Point Addition and Lot 2 of Utica Hills Point 2nd Addition (the "Road") is hereby dedicated by the Owners to the City of Bettendorf. The City shall maintain the Road as a public street from the date of dedication. It is further agreed that the usage costs for street lights adjacent to the Road will be billed to the City, and the parties agree to work together in good faith to take actions necessary to accomplish such task.

Section 3. **Payment to City.** In exchange for the dedication of the Road, the Owners agree to make an annual payment of $8,500 to the City for the duration of the Development Agreement. The annual payment will be paid to the City within thirty (30) days of CDCQC, LLC's receipt of a rebate pursuant to the Development Agreement.

Section 4. **Consent to Dedication.** All lenders, as set forth on the signature pages hereto, consent to the dedication of the Road as contemplated by this Agreement.

Section 5. **Notices.** All notices, demands, requests, consents, approvals or other communications required or permitted by this Agreement shall be given in writing at the addresses set forth below and shall be deemed to have been given (i) on the day of actual delivery if delivered personally, (ii) on the day immediately following deposit with overnight courier, or (iii) as of the third (3rd) day from and including the date of posting if mailed by registered or certified first class mail, postage prepaid, return receipt requested. The parties, by notice

hereunder, may designate any further or different addresses to which subsequent notices, demands, requests, consents, approvals or other communications shall be sent.

If to the City:	City of Bettendorf Attn: City Administrator 1609 State Street Bettendorf, IA 52722
If to CDCQC, LLC:	4600 E. 53rd Street Davenport, IA 52807
If to Spruce Hill Hospitality LLC:	975 Utica Ridge Place Bettendorf, IA 52722
If to Kwik Trip Inc.:	1626 Oak Street P.O. Box 2107 LaCrosse, WI 54602
Utica Properties LLC:	5111 Utica Ridge Road Bettendorf, IA 52722

Section 6. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

Section 7. Severability. If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

Section 8. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa with venue in District Court for Scott County, Iowa.

Section 9. Amendments. This Agreement (together with any Exhibits attached hereto) constitutes the entire agreement among the City, Manatts, Utility Equipment, and Tri-City and supersedes all prior agreements, negotiations and discussions between them relating to the subject matter hereof. This Agreement may not be modified or amended except by a written instrument executed by all the parties or their permitted successors or assigns.

Section 10. Third Parties. Except as specifically set forth in this Agreement, nothing in this Agreement is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the parties, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to any party, nor shall any provision give any third parties any rights of subrogation or action over or against any party.

Section 11. Waiver. Any party may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder or shall be deemed

to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

Section 12. No Joint Venture, Agency or Partnership Created. Nothing in this Agreement, nor any actions of the parties, shall be construed by the parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

Section 13. Further Assurances. Each party shall do and perform, or cause to be done and performed, all such further acts, and shall execute and deliver all such other agreements, certificates, instruments and documents, as a party may reasonably request in order to carry out the intent and accomplish the purpose of this Agreement.

Section 14. Effective Date. This Agreement shall be effective on the later of (i) the day on which this Agreement is authorized for execution pursuant to duly enacted City proceedings authorizing the execution of and adoption of this Agreement and (ii) the execution and delivery of this Agreement by each party hereto.

(The remainder of this page is intentionally left blank).

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Bettendorf, Iowa.

CITY OF BETTENDORF, an Iowa municipal corporation

_____
Mayor Robert S. Gallagher

Attest:

_____
Decker P. Ploehn, City Clerk

CDCQC, LLC.

_____

SPRUCE HILL HOSPITALITY LLC

_____

KWIK TRIP INC.

_____

UTICA PROPERTIES LLC

_____

The undersigned mortgagees on the Land consent to the foregoing Dedication:

BLACKHAWK BANK & TRUST:

_____

BANK OF FARMINGTON:

_____

COUNCIL LETTER

MEETING DATE: April 20, 2021
REQUESTED BY: Kim Kidwell

VISION:

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

ITEM TITLE:

- Resolution to close the indoor pool at the Life Fitness Center and to pursue bids to modify the area

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

Research by staff has determined that it is not cost effective to replace the Dumont system at the indoor pool. Replacement costs will exceed $200,000. Annual operating losses attributable to the pool are between $50,000 and $100,000 as the costs of energy, maintenance and staffing outpace revenue generated by the pool. Utilizing that space for a multi-purpose space would be far less costly, add to facility rental revenue that was lost due to the closure of the Community Center, and help to reduce the annual operating losses at the Life Fitness Center.

ATTACHMENTS:

- **Resolution**

RESOLUTION _____ - 21

RESOLUTION TO CLOSE THE INDOOR POOL AT THE LIFE FITNESS CENTER AND PURSUE BIDS TO MODIFY THE AREA

WHEREAS, the Dumont system at the indoor pool at the Life Fitness Center has failed; and

WHEREAS, staff has analyzed the matter, including but not limited to, the cost to replace the Dumont system, costs and revenues attributable to the indoor pool, and potential costs and revenues associated with a multi-purpose space; and

WHEREAS, it is the desire of the City Council to close the indoor pool at the Life Fitness Center and seek bids to repurpose the space into multi-purpose use.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the indoor pool at the Life Fitness Center be permanently closed and staff is directed to pursue bids for the area containing the indoor pool to be repurposed into multi-purpose activity space.

PASSED, APPROVED AND ADOPTED this 20th day of April, 2021.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: May 4th, 2021
REQUESTED BY: Kathleen Richlen

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

Resolution approving the upgrade to the Access Control System by Nightwatch Security.

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

City currently contracts Nightwatch Security Services of Eldridge to handle the Access Control Security system for all City buildings. The installment of the Access Control System occurred in 2008 which included hardware, software, card printer and labor for installation.

Over the years, normal preventative maintenance was completed on various panels within City buildings. After review of the system, it was determined that a software and equipment upgrade is necessary.

Staff worked with Nightwatch Security, requested a bid to upgrade the entire security system and received a bid of approximately $31,470.00. This bid includes upgraded software, relay boards, communication boards and labor for all city buildings.

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

The budget will be amended to reflect this service for the City of Bettendorf.

List Attachments:

Resolution

RESOLUTION - 21

RESOLUTION APPROVING THE UPGRADE TO THE ACCESS CONTROL SYSTEM BY NIGHTWATCH SECURITY

WHEREAS, current Access Control System has been in place since 2008; and,

WHEREAS, it is necessary to upgrade all buildings with software and equipment that is up to date and can be supported; and,

WHEREAS, the City Council wishes to approve the upgrade to the Access Control System as supplied by Nightwatch Security.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Access Control System upgrade by Nightwatch Security is hereby approved.

PASSED, APPROVED and ADOPTED this 4TH day of May, 2021.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: May 4th, 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 Sanitation Worker position in the Public Works Department

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

Due to potential movement within the Operations Division in Public Works, a valid Civil Service List for the Sanitation Worker position needed to be created.

Staff received approval, conducted the recruitment process and received thirteen (13) applicants. Through the Civil Service process, the commissioners created a list of three (3) applicants.

This Civil Service List will be valid for one (1) year.

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
Civil Service List

RESOLUTION - 21

RESOLUTION APPROVING CIVIL SERVICE LIST SUBMITTED 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 Civil Service List approved on April 28th, 2021 for the position of Sanitation Worker is hereby approved.

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

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA
a premier city
1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

April 28, 2021

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Sanitation Worker in the Public Works Department.

1. Joshua Freisinger
2. Austin Trujillo
3. Joshua Mohr

This certified list will expire April 27, 2022.

Respectfully,

Ralph W. Heninger
Civil Service Commissioner

Maggie Tinsman
Civil Service Commissioner

Jean Z. Dickson
Civil Service Commissioner

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: May 4th, 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 Parks Construction Technician position in the Parks Maintenance Division of Public Works Department.

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

Due to a promotion into the Public Works Operations Division, the Parks Construction Technician position is currently vacant.

Staff received approval and conducted the recruitment process and received five (5) internal applicants. Through the Civil Service process, the commissioners created a list of five (5) applicants.

This Civil Service List will be valid for one (1) year.

The Parks Construction Technician position is a full time union position with a salary range of $50,781.33 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
Civil Service List

RESOLUTION - 21

RESOLUTION APPROVING CIVIL SERVICE LIST SUBMITTED FOR THE PARKS CONSTRUCTION TECHNICIAN POSITION IN THE PARKS MAINTENANCE DIVISION OF 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 April 28th, 2021 for the position of Parks Construction Technician is hereby approved.

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

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA
a premier city
1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

April 28, 2021

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Parks Construction Technician in the Parks Department.

1. Robert Mess
2. Andrew Beecher
3. Ronald Hoffman
4. Evan Qualls
5. Terry Heyl

This certified list will expire April 27, 2022.

Respectfully,

Ralph W. Heninger
Civil Service Commissioner

Maggie Tinsman
Civil Service Commissioner

Jean Z. Dickson
Civil Service Commissioner

Bettendorf
a premier city
IOWA

COUNCIL LETTER

MEETING DATE: May 4th, 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 Parks Light Equipment Operator position for the Public Works Department – Parks Maintenance Division.

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

Due to a promotion, the current Parks Light Equipment Operator position will be vacant.

With Council approval, staff will recruit for the position.

The Parks Light Equipment Operator 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 Light Equipment Operator position is a full time union position with a salary range of $48,948.55 to $64,777.15 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 PARKS LIGHT EQUIPMENT OPERATOR FOR THE PUBLIC WORKS DEPARTMENT – PARKS MAINTENANANCE DIVISION

WHEREAS, current Parks Light Equipment Operator position will become vacant due to promotion; and,

WHEREAS, City Council wishes to approve the recruitment process for the Parks Light Equipment Operator 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 Light Equipment Operator recruitment process is hereby approved.

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

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

COUNCIL LETTER

MEETING DATE: May 4, 2021
REQUESTED BY: Keith Kimball

ITEM TITLE:

Resolution approving the purchase of three (3) 2021 Ford police hybrid utility vehicles from Lindquist Ford located in Bettendorf, IA; total cost not to exceed $114,813.00, or $38,271.00 per vehicle.

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

During the budget process, the police department identified three patrol vehicles that need replaced in the upcoming 2021/2022 fiscal year.

The police department purchased its first four Ford Hybrid vehicles during the current fiscal year and proposes continuing with that model. The police department is seeing significant decreases in fuel consumption, idle time, and reduced service intervals. Ford also offers vehicle safety packages tailored specifically to law enforcement that include multiple collision avoidance technologies.

The vehicles being removed from service will be provided to other city departments prior to sale.

Quotes were obtained from three local Ford dealers. Dahl Ford from Davenport provided the lowest bid at $38,121.90 per vehicle. Lindquist provided a quote of $38,271.00 per vehicle. This is a difference of only $149.10 per vehicle. This is well under the 5% or $5000 max difference permitted under the local preference purchasing option, and the vehicles will be purchased from Bettendorf based Lindquist Ford.

The police department is in the process of putting emergency equipment and installation services out for quote to ensure the lowest pricing and vendor efficiencies. Generally, attempts are made to put all vehicle costs into one council request. However, due to vehicle ordering cutoff dates, these three vehicles need to be ordered as soon as possible to avoid cost increases that will be incurred during the switch to the 2022 model year.

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

Vehicle replacement budgeted in the 2021-2022 budget year.

List Attachments

Resolution; Bids; Policy

RESOLUTION NO. - 21

RESOLUTION APPROVING THE PURCHASE OF THREE (3) 2021 FORD POLICE HYBRID UTILITY VEHICLES

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Chief of Police be authorized to purchase three (3) 2021 Ford police hybrid utility vehicles from Lindquist Ford located in Bettendorf, IA; total cost not to exceed $114,813.00, or $38,271.00 per vehicle.

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

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

CNGP530 VEHICLE ORDER CONFIRMATION 04/15/21 13:40:5
==> Dealer: F4120
2021 EXPLORER 4-DOOR Page: 1 of
Order No: 0000 Priority: F5 Ord FIN: QD669 Order Type: 5B Price Level: 12
Ord Code: 500A Cust/Flt Name: BPD PO Number:

		RETAIL
K8A	4DR AWD POLICE	$40845
	.119" WHEELBASE	
UM	AGATE BLACK	
9	CLTH BKTS/VNL R	
6	EBONY	
500A	EQUIP GRP	
	.AM/FM STEREO	
99W	.3.3L HYBRID	NC
44B	.10-SP MOD HYBRD	NC
52P	DR LOCK PLUNGER	160
	JOB #3 ORDER	
	FLEET SPCL ADJ	NC
17T	CARGO DOME LAMP	50
18D	GBL LOCK/UNLOCK	NC
19V	R CAM ON DEMAND	230
425	50 STATE EMISS	NC
43D	COURTESY DISABL	25
47A	ENGINE IDLE	260
51T	SPT LAMP DR LED	420
55B	BLIND SPOT INFO	545
55F	KEYLESS - 4 FOB	340
59E	KEY CODE 1435X	50
60R	NOISE SUPPRESS	100

TOTAL BASE AND OPTIONS 45775
TOTAL 45775
THIS IS NOT AN INVOICE

* MORE ORDER INFO NEXT PAGE *
F8=Next

CNGP530 VEHICLE ORDER CONFIRMATION 04/15/21 13:41:0
==> Dealer: F4120
2021 EXPLORER 4-DOOR Page: 2 of
Order No: 0000 Priority: F5 Ord FIN: QD669 Order Type: 5B Price Level: 12
Ord Code: 500A Cust/Flt Name: BPD PO Number:

		RETAIL
66A	FRONT HDLMP PKG	$895
	.GRILL WIRING	
68G	RR DR/LK INOP	NC
76P	PRE COLL ASSIST	145
76R	REVERSE SENSING	275
85R	RR MOUNT PLATE	45
86T	RR TAILLAMP HSG	60
92R	SOLAR TINT 2ND	85
153	FRT LICENSE BKT	NC
	SP DLR ACCT ADJ	
	SP FLT ACCT CR	
	FUEL CHARGE	
B4A	NET INV FLT OPT	NC
	DEST AND DELIV	1245

TOTAL BASE AND OPTIONS $45775
TOTAL 45775
THIS IS NOT AN INVOICE

$ 38,271 EACH

F1=Help F2=Return to Order
F4=Submit F5=Add to Library
5099 - PRESS F4 TO SUBMIT

ZACH JOHNSON
Commercial Sales Professional

LINDQUIST FORD INC.
3950 Middle Road
Bettendorf, IA 52722
www.lindquistford.com
zachjohnson@lindquistford.com

Ph. (563) 449-7318
Cell. (319) 621-9529
Toll Free (800) 292-0044
Fax. (563) 449-7386

CNGP530 VEHICLE ORDER CONFIRMATION 04/15/21 12:15:48
==> Dealer: F41201

2021 EXPLORER 4-DOOR Page: 1 of 2

Order No: B123 Priority: F5 Ord FIN: QD669 Order Type: 5B Price Level: 125
Ord Code: 500A Cust/Flt Name: BETTPDEXP PO Number:

		RETAIL	DLR INV
K8A	4DR AWD POLICE .119" WHEELBASE	$40845	$39620.00
UM	AGATE BLACK		
9	CLTH BKTS/VNL R		
6	EBONY		
500A	EQUIP GRP .AM/FM STEREO		
99W	.3.3L HYBRID	NC	NC
44B	.10-SP MOD HYBRD	NC	NC
52P	DR LOCK PLUNGER JOB #3 ORDER	160	150.00
17T	CARGO DOME LAMP	50	47.00
18D	GBL LOCK/UNLOCK	NC	NC
19V	R CAM ON DEMAND	230	217.00
425	50 STATE EMISS	NC	NC

		RETAIL	DLR INV
43D	COURTESY DISABL	$25	$24.00
47A	ENGINE IDLE	260	244.00
51T	SPT LAMP DR LED	420	394.00
55B	BLIND SPOT INFO	545	512.00
55F	KEYLESS - 4 FOB	340	320.00
59E	KEY CODE 1435X	50	47.00
60R	NOISE SUPPRESS	100	94.00
66A	FRONT HDLMP PKG	895	841.00
TOTAL BASE AND OPTIONS		45775	43109.92
TOTAL		45775	43109.92

THIS IS NOT AN INVOICE

* MORE ORDER INFO NEXT PAGE *

F1=Help F2=Return to Order F8=Next F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library

S006 - MORE DATA IS AVAILABLE. QC20051

V1DP0448 2,6

Sale price - $41,171.90
Rebate - $ 3,050.00
Total - $38,121.90
x 3
$114,365.70

Delivered DahlProud Since 1937

Steven Galanius
Sales & Leasing

Dahl Ford 1310 East Kimberly Rd. Davenport, Iowa 52807
563-391-2600 cell 563-505-1524 fax 563-391-6741
StevenGalanius@DahlFord.US
www.dahlford.com

Bid by Steven Galanius
4/15/21

VIRTC1DP

CNGP530 VEHICLE ORDER CONFIRMATION 04/15/21 12:15:58
==> _____ _____ Dealer: F41201
2021 EXPLORER 4-DOOR Page: 2 of 2
Order No: B123 Priority: F5 Ord FIN: QD669 Order Type: 5B Price Level: 125
Ord Code: 500A Cust/Flt Name: BETTPDEXP PO Number:

		RETAIL	DLR INV		RETAIL	DLR INV
	.GRILL WIRING					
68G	RR DR/LK INOP	NC	NC			
76P	PRE COLL ASSIST	145	136.00			
76R	REVERSE SENSING	275	259.00			
85R	RR MOUNT PLATE	45	42.00			
86T	RR TAILLAMP HSG	60	56.00			
92R	SOLAR TINT 2ND	85	80.00			
153	FRT LICENSE BKT	NC	NC			
	SP FLT ACCT CR		(1224.00)			
	FUEL CHARGE		5.92			
	DEST AND DELIV	1245	1245.00			
TOTAL BASE AND OPTIONS		45775	43109.92			
TOTAL		45775	43109.92			

THIS IS NOT AN INVOICE F7=Prev
F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT QC20051

V1DP0448 2,6

CNGP530 VEHICLE ORDER CONFIRMATION 04/15/21 15:35:07
==> Dealer: F41202
2021 EXPLORER 4-DOOR Page: 1 of 2
Order No: 0415 Priority: F5 Ord FIN: QD669 Order Type: 5B Price Level: 125
Ord Code: 500A Cust/Flt Name: CITYOFBETT3 PO Number:

		RETAIL	DLR INV
K8A	4DR AWD POLICE	$40845	$39620.00
	.119" WHEELBASE		
UM	AGATE BLACK		
9	CLTH BKTS/VNL R		
6	EBONY		
500A	EQUIP GRP		
	.AM/FM STEREO		
99W	.3.3L HYBRID	NC	NC
44B	.10-SP MOD HYBRD	NC	NC
52P	DR LOCK PLUNGER	160	150.00
	JOB #3 ORDER		
17T	CARGO DOME LAMP	50	47.00
18D	GBL LOCK/UNLOCK	NC	NC
19V	R CAM ON DEMAND	230	217.00
425	50 STATE EMISS	NC	NC

		RETAIL	DLR INV
43D	COURTESY DISABL	$25	$24.00
47A	ENGINE IDLE	260	244.00
51T	SPT LAMP DR LED	420	394.00
55B	BLIND SPOT INFO	545	512.00
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66A	FRONT HDLMP PKG	895	841.00
TOTAL	BASE AND OPTIONS	45775	43109.92
TOTAL		45775	43109.92

THIS IS NOT AN INVOICE
* MORE ORDER INFO NEXT PAGE *
F8=Next
F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S006 - MORE DATA IS AVAILABLE. QC00523

CITY OF BETTENDORF

MSRP $45,775.00

YOUR PRICE $43,109.92

GPC DISCOUNT $ -3,050.00

$40,059.92

(PER VEHICLE)

PLUS TAX, TITLE, LICENSE FEES IF APPLICABLE

KUNES COUNTRY COMMERCIAL TRUCKS & SPECIALTY VEHICLES
FORD CHEVY GMC RAM
Dan Johnson
Commercial Sales
Office 309.792.9530
Cell 309.269.5446
dan.johnson@kunescountry.com
Kunes Ford of East Moline
1900 Avenue of the Cities • East Moline, IL 61244
KunesQuadCities.com

Local Preference

In the interest of supporting local business the city will apply a local preference for some qualifying purchases. Businesses located in Bettendorf who have an active Bettendorf business license and have paid city property taxes on a plant, office or store occupied by the business for the past year; or have paid rent to a landlord or owner who has paid city property taxes for the past year are eligible for the local preference.

Not all purchases are subject to local preference. The following are not included:

- Purchases subject to the competitive laws of the State of Iowa
- Purchases subject to federal, state or other grant stipulations
- Purchases from the State of Iowa or other national contracts
- Sole source purchases

For bids, quotes and proposals greater than $1,000, local preference shall be given when the local vendor's bid or quote exceeds the acceptable low bid by no more than:

- 10% for bids of $1,000 to $24,999
- 5% (max. $5,000) for bids of $25,000 to $199,999
- 1% (max $10,000) for bids equal to or greater than $200,000

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: May 4, 2021
REQUESTED BY: Keith Kimball

ITEM TITLE: RESOLUTION APPROVING THE CITY ENDORSED 'BE DOWNTOWN' EVENT ON JUNE 5, 2021

Explanation

The City of Bettendorf in Partnership with the Downtown Bettendorf Organization (DBO) will facilitate the third annual 'Be Downtown' event on June 5, 2021 in Downtown Bettendorf.

Dozens of Downtown businesses located on State and Grant Streets will open their doors for a collaborative open house and festival. Those businesses taking part in the event will serve food and beverages. Additionally, the festivities will include live music performances in the City owned parking lot at 15th Street, and parking lots and at other downtown establishments. With the live music, business participation, arts and festivities, and bags tournament this event is designed to draw people to Downtown Bettendorf and promote the revitalization efforts that are underway.

Parking locations are available throughout downtown at no cost to visitors, in order to assist with traffic flow and to promote walkability. Additionally, to support the many activities and public safety, a portion of 15th Street south of Grant Street may be closed for the duration of the event.

The event will feature numerous activities within the Downtown Corridor, and will engage many businesses, City of Bettendorf departments and other organizations.

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

- Support for this event will be provided out of the existing special events budget, and with support from local sponsors and downtown businesses.

List Attachments:

- Resolution

RESOLUTION _____- 21

RESOLUTION APPROVING THE CITY ENDORSED
'BE DOWNTOWN' EVENT ON JUNE 5, 2021

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that approval is granted for the City endorsed 'Be Downtown' event on June 5, 2021.

Passed, Approved and Adopted this 4th day of May, 2021.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: May 4, 2021
REQUESTED BY: Keith Kimball

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

Resolution approving the TBK Sports Complex & LiveFit With Lupus Autoimmune Awareness Race (5k & 10k) to be held June 12, 2021.

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

LiveFit With Lupus is partnering with TBK Bank Sports Complex to host the TBK Bank Sports Complex & LiveFit With Lupus Autoimmune Awareness Race (5k & 10k) on June 12, 2021. The event starts at 7:30a.

The run will originate from the TBK Sports Complex. Event organizers have worked with the Bettendorf Police to create a route that minimizes road closures and limits impacted residences. The 10k will not require additional road closures, as we were able to create a route using the existing recreational trail network.

Organizers of the race have agreed to reach out to all impacted residences with a hand delivered flyer the week before the event.

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

Overtime reimbursement for traffic control will be billed to the event committee at $75 per hour per city employee. There will also be a $10 per volunteer fee for the event.

List Attachments

Resolution
Route

RESOLUTION NO. - 21

RESOLUTION APPROVING THE TBK BANK SPORTS COMPLEX & LIVEFIT WITH LUPUS AUTOIMMUNE AWARENESS RACE 5K & 10K TO BE HELD JUNE 12, 2021

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that approval is granted for use of city streets during the TBK Bank Sports Complex & LiveFit With Lupus Autoimmune Awareness Race (5k & 10k) to be held June 12, 2021.

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

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

LIVEFIT 5K

USA Topo
World Topo
DISTANCE
3.03 M
The TBK Bank
Competition Dr
Championship Dr
Forest Grove Dr
River of Life Church
Sapphire Ln
Ocean Blvd
Dorothys Dr
Palm Dr
Blackberry Ln
Redbud Ct
Lake Dr

10K

The TBK Bank Sports Complex
River of Life Ch
Forest Grove Dr
Forest Grove Dr
Forest Grove D
Forest Grov
Hopewell Elementary School
Hopewell Ave
Hopewell Ave
Hopewell Ave
Crow Creek
53rd Ave
53rd Ave
Middle Rd
1
2
3
4
5
6

LIFEFIT WITH LUPUS RUN – 5K & 10K

06/12/2021 AT 0730 hours.

The run will be originating from the TBK Sport Complex complex. Event organizers have worked with the Bettendorf Police to create a route that minimizes road closures and limits impacted residences. As infrastructure builds up in the area, it is anticipated we can continue eliminating impacts to residential streets.

This event only had a 5k two years ago (cancelled last year due to COVID) but organizers have added a 10k this year. The 10k is being accomplished with zero additional road closures, as we were able to create a route using the existing recreational trail network.

Runners will utilize the parking lot of the TBK Sports Complex and Competition Drive to head west. Runners will then turn left and head south on Friendship Path to cross Forest Grove Drive. Runners will then head west on Forest Grove Drive in the east bound lanes to the intersection of Devils Glen Road. Westbound traffic will be allowed on Forest Grove Drive.

When 5k runners reach Devils Glen Road they will turn south and run along the recreational trail on the east side of Devils Glen Road. 5K runners will then make a left turn to travel east on Lake View Court until they reach the end of the cul-de-sac where they reach their turnaround. 5k runners will return to the recreational trail along Devils Glen to return to Forest Grove Road. Runners will then use the Forest Grove recreational trail to until they reach International Drive. Runners will use International Drive, Sapphire Lane and Friendship path to return to the TBK Sports Complex.

10k runners will continue from the 5k turn around point. They will use the recreational trail along the east side of Devils Glen Road and continue south to 53rd Ave. The runners will then use the recreational trail along the north side of 53rd Ave and continue east to Middle Road. The runners will then use the recreational trail along the west side of Middle Rd and continue north to Hopewell Ave. The runners will then utilize the recreational trail along the north side of Hopewell Ave and continue west to Devils Glen road. The recreational trail along Devils Glen Road will then be used to bring the runners back north to Forest Grove Dr. The runners will then use the recreational trail along Forest Grove Drive to continue east. The 10k runners will complete the course by using International Dr, Sapphire Ln and Friendship Path to return to the TBX complex.

The use of this residential area is necessary due to termination of the recreational trail near prior to Friendship Path. Runners will utilize Competition Drive and the parking lot of the TBK facility to reach the finish line.

Organizers of the run have already agreed to reach out to all impacted residences with a hand delivered flyer the week before the event. This organization did an excellent job of making sure this was done two years ago. Due to the new route of the 5k race Bettendorf Police Department will also be mailing a letter to impacted residences along Lake View Court. Residents will have access to and from their residence during this event.

Bettendorf Police and volunteers working the event will ensure access is maintained for all business and residents. Bettendorf Police will ensure safe passage of all runners across Forest Grove Drive and where the recreational trails meet major roadways.

The Parks Department was contacted and it was confirmed that no conflicts exists with the use of recreational trails the day of this event.

COUNCIL LETTER

MEETING DATE: May 4, 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 AN ANNUAL MOBILE FOOD UNIT LICENSE FOR SMASH AND CAFÉ FRESH

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

The Licensing of these mobile food units contributes to the mission of a growing, competitive business environment. The applicant has submitted the necessary documentation to issue the respective license and/or permits as required by City of Bettendorf's City Code, Ordinance 09-18, adopted May 1, 2018.

ATTACHMENTS:

- **Resolution**

RESOLUTION _____ - 21

RESOLUTION APPROVING AN ANNUAL MOBILE FOOD UNIT LICENSE FOR SMASH AND CAFÉ FRESH

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Bettendorf City Code, Ordinance 09-18 that was adopted on May 1, 2018, the aforementioned application(s) are hereby approved.

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

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: May 4, 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

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

The Licensing of businesses contribute to the mission of a growing, competitive business environment. The applicants for Zeke's Island Café; Cambria Hotel Bettendorf; Home2 Suites By Hilton Bettendorf; Los Amigos; The Bulldog Arms; Qc Mart (Middle Rd Location); CVS #8633; The Tangled Wood; And Casey's General Store have submitted the necessary documentation to issue the respective license and/or permits as required by the State of Iowa.

A criminal history background check has been conducted.

The Bettendorf Fire Department has determined that the applicants are in compliance with federal, state, and local requirements.

ATTACHMENTS:

- **Resolution**

RESOLUTION_____- 21

RESOLUTION APPROVING LIQUOR LICENSE RENEWALS

WHEREAS, the City Council of the City of Bettendorf, Iowa has received application for the following liquor license renewals:

Zeke's Island Café; Cambria Hotel Bettendorf; Home2 Suites By Hilton Bettendorf; Los Amigos; The Bulldog Arms; Qc Mart (Middle Rd Location); CVS #8633; The Tangled Wood; And Casey's General Store.

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Iowa Code Chapter 123 the applications be approved; and

BE IT FURTHER RESOLVED that the City Clerk is herewith directed to certify to the Iowa Department of Commerce, Alcoholic Beverages Division, the City Council's approval of said applications.

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

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
206-0000-113.10-00		111649	MID AMERICAN ENERGY	4/21/2021	4043138016FB21M	15.03	199 22ND ST LIGHTING CAB
			Total for Fund 206 ROAD USE FUND			**15.03**	
			Department N/A				
810-0000-205.15-00		111654	AMERICAN FUNDS SERVICE COMPAN	4/23/2021	20210423	50.00	PAYROLL SUMMARY
810-0000-205.15-00		111663	LEGALSHIELD	4/23/2021	20210423	112.16	PAYROLL SUMMARY
810-0000-205.15-00		111667	WASHINGTON NATIONAL LIFE INSUR	4/23/2021	20210423	35.05	PAYROLL SUMMARY
810-0000-205.20-00		111662	COMMUNITY HEALTH CHARITIES IOW	4/23/2021	20210423	9.00	PAYROLL SUMMARY
810-0000-205.21-00		111658	CITY OF BETTENDORF	4/23/2021	20210423	12,984.15	PAYROLL SUMMARY
810-0000-205.22-00		111658	CITY OF BETTENDORF	4/23/2021	20210423A	195.00	PAYROLL SUMMARY
810-0000-205.23-00		111643	LEVETZOW, BRADLEY	4/15/2021	03262021	6,000.00	LINCOLN 457 WITHDRAW LESS TAXES
810-0000-205.23-00		111655	ANCHOR NATIONAL LIFE INSURANCE	4/23/2021	20210423	204.76	PAYROLL SUMMARY
810-0000-205.23-00		111659	CITY OF BETTENDORF/125 PLAN	4/23/2021	20210423	4,409.09	PAYROLL SUMMARY
810-0000-205.23-00		111660	CITY OF BETTENDORF/125 PLAN	4/23/2021	20210423	2,223.97	PAYROLL SUMMARY
810-0000-205.23-00		111661	CITY OF BETTENDORF/125 PLAN	4/23/2021	20210423	1,680.94	PAYROLL SUMMARY
810-0000-205.23-00		111664	LINCOLN LIFE	4/23/2021	20210423	1,355.65	PAYROLL SUMMARY
810-0000-205.23-00		111665	OHIO NATIONAL LIFE INSURANCE CO	4/23/2021	20210423	821.59	PAYROLL SUMMARY
810-0000-205.23-00		111666	PACIFIC LIFE INSURANCE COMPANY	4/23/2021	20210423	521.76	PAYROLL SUMMARY
810-0000-205.28-00		111666	PACIFIC LIFE INSURANCE COMPANY	4/23/2021	20210423A	161.62	PAYROLL SUMMARY
810-0000-205.99-00		111656	BETTENDORF POLICE BENEVOLENT	4/23/2021	20210423	100.00	PAYROLL SUMMARY
810-0000-205.99-00		111657	CITY OF BETTENDORF	4/23/2021	20210423	202.74	PAYROLL SUMMARY
			Total for Fund 810 LIABILITY CLEARING ACCT.			**31,067.48**	
			Department N/A				
			Total for Department			**31,082.51**	
001-0101-460.13-04		111749	WATERFRONT DELI & RESTAURANT	5/5/2021	041921	114.89	FOOD FOR INFO MEETINGS W/ STAFF & COUNCIL 4/19/2
001-0101-460.13-04		111749	WATERFRONT DELI & RESTAURANT	5/5/2021	041921A	19.25	FOOD FOR INFO MEETINGS W/ STAFF & COUNCIL 4/19/2
001-0101-460.22-90		111702	IMEG CORP	5/5/2021	20006096.00-1	2,537.50	URBAN RENEWAL UPDATE
001-0101-460.23-07		111707	JOHN MOHR PHOTOGRAPHY	5/5/2021	11989	98.00	JILLIAN ASCHLIMAN PROFESSIONAL PHOTO
			Total for Fund 001 GENERAL FUND			**2,769.64**	
			Department Mayor & Council				

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
684-0105-494.22-08		111740	THE HARTFORD INC	5/5/2021	040821	351.25	INSURANCE RENEWAL
684-0105-494.22-23		111647	IOWA COMMUNITIES ASSURANCE PC	4/21/2021	105708	5,905.00	LIQUOR LIABILITY PH GOLF COURSE 4/20/21-4/19/2022
684-0105-494.22-58		111650	PRESTIGE AUTO BODY LLC	4/21/2021	20276	6,231.27	2017 FORD EXPLORER
684-0105-494.22-68		111652	WELLS, RICHARD	4/21/2021	042121	357.00	RICHARD WELLS LIABILITY CLAIM
			Total for Fund	**684**	**RISK MANAGEMENT**	**12,844.52**	
			Department	**Mayor & Council**			
686-0106-494.22-83		111689	EMPLOYEE BENEFIT SYSTEM	5/5/2021	000028862	797.30	VISION CLAIMS
			Total for Fund	**686**	**EMPLOYEE INSURANCE**	**797.30**	
			Department	**Mayor & Council**			
			Total for Department			**16,411.46**	
001-0202-461.22-50		111692	FIRST HORIZON	5/5/2021	032521	333.00	SAFE KEEPING SERICES
001-0202-461.22-90		111644	EPIQ SYSTEMS	4/21/2021	90533077	4,821.23	BILLING 11/1/20-11/30/20
001-0202-461.23-07		111681	CINTAS FIRST AID & SAFETY #D89	5/5/2021	8405095051	45.83	FIRST AID SUPPLIES
001-0202-461.23-07		111684	CULLIGAN OF DAVENPORT	5/5/2021	0462204	10.80	CITY HALL WATER
001-0202-461.23-07		111684	CULLIGAN OF DAVENPORT	5/5/2021	0462479	17.65	CITY HALL WATER
			Total for Fund	**001**	**GENERAL FUND**	**5,228.51**	
			Department	**Finance**			
688-0231-494.13-04		111699	GRIMM, JOHN	5/5/2021	GRIMMREIMB0428	69.60	MILEAGE REIMBURSEMENT 120 MILES
			Total for Fund	**688**	**INFORMATION SERVICES**	**69.60**	
			Department	**Finance**			
			Total for Department			**5,298.11**	
001-0301-410.23-07		111722	PERSONNEL EVALUATION INC	5/5/2021	033121	67.25	PEP BOOKLETS/NEW APPLICANT TESTING
001-0310-410.13-03		111669	JOHNSTON HY-VEE	4/28/2021	04282021	2,018.50	3 MONTH MEAL COST BASIC ACADEMY
001-0311-410.12-09		111728	RAY O'HERRON CO.INC.	5/5/2021	2105326-IN	1,192.92	BADGES
001-0311-410.12-09		111746	UNIFORM DEN, INC.	5/5/2021	105995-01	597.70	UNIFORM WEAR/WILSON
001-0311-410.12-09		111746	UNIFORM DEN, INC.	5/5/2021	106238	130.11	UNIFORM PANTS, SHIRT NELSON
001-0311-410.12-09		111746	UNIFORM DEN, INC.	5/5/2021	106270	28.00	INSIGNIA/Z THOMAS

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0311-410.12-09		111748	WATCHGUARD	5/5/2021	ACCINV0030112	175.00	CAMERA MOUNTS/GO VEST IN SQUADS
001-0311-410.21-04		111727	RACOM	5/5/2021	FB164386	132.00	SWAP GUNLOCK SQUAD 201/CITY VEH 22007
001-0311-410.23-04		111734	SANTA CRUZ GUNLOCKS LLC	5/5/2021	46900	354.64	GUN RACK/K9 UNIT
001-0311-410.23-07		111648	K & K HARDWARE	4/21/2021	170108	15.38	PAINT, WING NUTS
001-0315-410.22-99		111735	SCOTT COUNTY SHERIFF'S OFFICE	5/5/2021	2021-112	800.00	BOOKING FEES (MARCH)
001-0315-410.23-06		111686	DES MOINES STAMP MFG COMPANY	5/5/2021	1180178	32.40	NOTARY STAMP/DORR
001-0315-410.23-07		111648	K & K HARDWARE	4/21/2021	170299	19.97	BLEACH, PAINT
001-0315-410.23-07		111684	CULLIGAN OF DAVENPORT	5/5/2021	0461942	51.90	WATER
001-0315-410.23-07		111684	CULLIGAN OF DAVENPORT	5/5/2021	0462205	58.75	WATER
			Total for Fund 001 GENERAL FUND			**5,674.52**	
			Department Police				
211-0335-410.22-13		111736	SCOTT COUNTY SHERRIFF'S RESER\	5/5/2021	041621	3,000.00	CHEIF KIMBALLCONTRIBUTION TO SHERRIFF RESERVE
			Total for Fund 211 DRUG/SEIZURE			**3,000.00**	
			Department Police				
			Total for Department			**8,674.52**	
001-0410-414.13-03		111714	MCGRATH, JOHN	5/5/2021	01708C	111.38	REIMB/FOOD IFSI ACADEMY WEEK 3/28-4/05
001-0411-414.12-09		111648	K & K HARDWARE	4/21/2021	169446	19.99	RAINSUIT
001-0411-414.12-09		111672	SANDRY FIRE SUPPLY	4/28/2021	INV-015459	14,080.70	FIRE GEAR
001-0411-414.12-09		111752	WITMER PUBLIC SAFETY GROUP, INC	5/5/2021	E2068857	187.93	DUTY BOOTS, SHORTS
001-0413-414.21-06		111731	S J SMITH CO. INC.	5/5/2021	6230797	98.00	WELDING TORCH REPAIR/R2
001-0413-414.23-04		111690	EVAC SYSTEMS, INC.	5/5/2021	27-137	408.00	EMS BAGS
001-0415-414.21-01		111671	PFITZ'S FENCING & SNOW REMOVAL	4/28/2021	21355	10,350.00	FENCE/STATION 2
001-0415-414.21-06		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378420	8.76	SPARK PLUGS/BOAT MOTOR
001-0415-414.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0520000014MAR21	922.61	5002 CROW CREEK RD FIRE STATION
001-0415-414.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1809077019MAR21	470.71	1933 SPRUCE HILLS FIRE STATION
001-0415-414.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2768069013MAR21	180.83	24495 VALLEY DR PLES VAL FIRE DEPT
001-0415-414.22-99		111744	THYMET PEST CONTROL	5/5/2021	120442	58.00	MONTHLY SERVICE/ST2
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	169077	30.96	WAFERBOARD
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	169370	2.79	BULBS STATION 1
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	169526	268.66	FUEL AND OIL
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	169615	60.56	GRILL COVER, BASKET, SPRA YER

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	170048	31.97	tool box, pryu bar, claw hammer
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	170386	16.27	paint, clothes hook
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	170387	152.95	BRUSH, GRINDER
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	170391	-9.50	CREDIT RETURN
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	170804	84.73	SUPPLIES STATION 1
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	170979	46.94	PENCILS; PUSHBROOM
001-0415-414.23-07		111648	K & K HARDWARE	4/21/2021	MAR21DISCOUNT	-22.41	DISCOUNT TAKEN
001-0415-414.23-07		111684	CULLIGAN OF DAVENPORT	5/5/2021	0461940	21.20	WATER
001-0415-414.23-07		111684	CULLIGAN OF DAVENPORT	5/5/2021	0462206	27.20	WATER
001-0415-414.23-07		111719	NAVY BRAND MANUFACTURING CO.	5/5/2021	69382	1,110.78	CLEANING SUPPLIES
001-0415-414.23-08		111648	K & K HARDWARE	4/21/2021	170109 2021	37.62	UPS SHIPPING
			Total for Fund 001 GENERAL FUND			**28,757.63**	
			Department Fire				
			Total for Department			**28,757.63**	
001-0525-464.21-01	2100LB	111697	GRAINGER	5/5/2021	9860036848	330.21	LIBRARY, PRESSURE SWITCH
001-0525-464.21-01	2100LB	111697	GRAINGER	5/5/2021	9863060514	4.16	LIBRARY, LIGHT BULBS
001-0525-464.21-01	2100LB	111710	KLINE SEWER & DRAIN	5/5/2021	12099	148.75	LIBRARY, DRAIN CLEANED
001-0525-464.21-01	2100LB	111710	KLINE SEWER & DRAIN	5/5/2021	12167	129.00	LIBRARY, SEWER LINE CLEANED
001-0525-464.21-01	2100LB	111741	THE HOME DEPOT PRO	5/5/2021	610038853	18.99	LIBRARY, CLOCK
001-0525-464.21-01	2100MC	111729	REPUBLIC COMPANIES	5/5/2021	6089008-00	48.00	MAINT CTR, LIGHT LENSES
001-0525-464.21-08	2100CH	111649	MID AMERICAN ENERGY	4/21/2021	1410077011MAR21	3,418.37	1609 STATE ST UTILITIES
001-0525-464.21-08	2100LB	111649	MID AMERICAN ENERGY	4/21/2021	1873064001MAR21	51.80	2850 18TH - FAYE'S FIELD
001-0525-464.21-08	2100LB	111649	MID AMERICAN ENERGY	4/21/2021	5563075014MAR21	4,486.07	2950 LEARNING CAMPUS DR UTILITIES
001-0525-464.21-08	2100MC	111649	MID AMERICAN ENERGY	4/21/2021	1151140012MAR21	42.65	4403 DEVILS GLEN RD UTILITIES
001-0525-464.21-08	2100MC	111649	MID AMERICAN ENERGY	4/21/2021	2607077010MAR21	5,091.58	4403 DEVILS GLEN RD UTILITIES
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	0066118026MAR21	37.90	6160 FOREST GROVE SIREN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	0227015128MAR21	10.00	2235 18TH ST SPEED SIGN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	0294104008MAR21	18.71	3800 HOPEWELL AV SIREN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	0458134029MAR21	10.00	6405 CROW CREEK SPEED SIGN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	0874092000MAR21	12.30	580 BELMONT RD SIREN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	1109158001MAR21	10.00	6163 CROW CREEK SPEED SIGN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	1620077016MAR21	232.43	935 21ST ST TOWER
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	2340117004MAR21	20.06	3311 CENTRAL AV SIREN

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	2481112030MAR21	10.00	1730 18TH ST SPEED SIGN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	2649077012MAR21	19.14	710 14TH ST SIREN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	3556024003MAR21	13.14	1423 HILLSIDE SIREN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	4567141006MAR21	10.00	3025 CENTRAL AVE SPEED SIGN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	4839074038MAR21	201.91	125 13TH ST GAS/ELEC
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	4860074047MAR21	255.76	125 13TH ST STE 2
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	5177129000MAR21	20.00	1640 MISSISSIPPI BV SPEED SIGN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	5232147028MAR21	10.00	5860 MIDDLE RD, AERATORS
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	6555102004MAR21	10.00	1417 18TH ST SPEED SIGN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	6919127003MAR21	10.00	2518 18TH ST SPEED SIGN
001-0525-464.21-08	2100OT	111649	MID AMERICAN ENERGY	4/21/2021	9324072027MAR21	46.43	1738 GRANT ST
001-0526-464.22-99	2101MC	111682	CINTAS LOC 23M	5/5/2021	4081711113	76.99	MAINT CTR, MATS
001-0526-464.23-07	2101LB	111741	THE HOME DEPOT PRO	5/5/2021	610038846	202.16	LIBRARY, WIPES
001-0572-442.22-99		111716	MILLENNIUM WASTE, INC.	5/5/2021	3129511	190.32	DUMPSTER - DG MAINT BLDG
001-0572-442.22-99		111716	MILLENNIUM WASTE, INC.	5/5/2021	3129545	190.32	DUMPSTER - DG PARK
001-0572-442.22-99		111729	REPUBLIC COMPANIES	5/5/2021	6089641-00	203.17	LIGHTS FOR DECK HOCKEY
001-0572-442.22-99		111731	S J SMITH CO. INC.	5/5/2021	591292	65.10	TANK RENTAL
001-0572-442.23-07		111673	ADEL WHOLESALERS, INC.	5/5/2021	2246248	494.21	SINK REPAIR
001-0572-442.23-23		111724	PPG ARCHITECTURAL FINISHES	5/5/2021	945202072711	83.94	PAINT
001-0572-442.23-23		111724	PPG ARCHITECTURAL FINISHES	5/5/2021	945202072882	125.91	PAINT
001-0572-442.23-25		111683	CITY OF DAVENPORT	5/5/2021	1325231	1,940.00	COMPOST
001-0572-442.23-25		111685	D & K PRODUCTS	5/5/2021	0524122-IN	1,828.00	CRABGRASS CONTROL
			Total for Fund 001 GENERAL FUND			**20,127.48**	
			Department Public Works				
206-0501-429.23-06		111676	BETTENDORF OFFICE PRODUCTS,IN	5/5/2021	0464205-001	319.77	PLOTTER INK
206-0501-429.23-06		111684	CULLIGAN OF DAVENPORT	5/5/2021	0462362	38.20	WATER - ANNEX
206-0501-429.23-06		111703	IMPERIAL	5/5/2021	288002:049701	39.90	COFFEE & CREAMER
206-0511-420.23-07		111648	K & K HARDWARE	4/21/2021	170647	2.84	TOP SOIL
206-0511-420.23-07		111680	CENTENNIAL CONTRACTOR OF QC	5/5/2021	17843	245.00	TOPSOIL
206-0511-420.23-07		111712	LOGAN CONTRACTORS SUPPLY, INC	5/5/2021	Q37920	185.04	PAINT, SPRAY ADHESIVE, OIL
206-0511-420.23-07		111745	TRI CITY BLACKTOP, INC.	5/5/2021	36680	403.75	UPM
206-0512-424.22-99		111721	OVERLAND SYSTEMS, INC.	5/5/2021	22965	1,561.25	SNOW REMOVAL
206-0512-424.23-07		111683	CITY OF DAVENPORT	5/5/2021	1326501	110.00	SOD DAMAGE
206-0514-423.23-07		111750	WENSCO SIGN SUPPLY	5/5/2021	3391227	204.23	CONFORM APP TAPE

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
206-0530-422.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0167073002MAR21	55.65	320 15TH ST LIGHTS
206-0530-422.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0336073059MAR21	47.27	431 17TH ST PARKING LOT
206-0530-422.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1389077012MAR21	19,288.97	CITY WIDE STREET LIGHTING
206-0530-422.21-08		111649	MID AMERICAN ENERGY	4/21/2021	3483023003MAR21	61.04	1170 STATE ST LED STREET LIGHTS
206-0530-422.21-08		111649	MID AMERICAN ENERGY	4/21/2021	3760028000MAR21	10.00	799 RIVER DR STREET LIGHT
206-0530-422.21-08		111649	MID AMERICAN ENERGY	4/21/2021	4043138016MAR21	15.03	199 22ND ST LIGHTING CAB
206-0530-422.21-08		111649	MID AMERICAN ENERGY	4/21/2021	5684139006MAR21	61.48	LED STREET LIGHTS-2300 STATE ST
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0101045009MAR21	55.85	3744 18TH ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0215129008MAR21	23.35	4401 DEVILS GLEN RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0227100026MAR21	37.18	6891 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0792135005MAR21	60.64	3801 DEVILS GLEN RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0855064004MAR21	46.54	835 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0885152036MAR21	254.53	1599 GRANT ST LIGHT CONTROLLER
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0955078004MAR21	39.28	1602 STATE ST SIGNALS
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0962160002MAR21	25.26	1602 GRANT ST STREET LIGHTS
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	0990077011MAR21	16.69	1136 HALL ST LITE T SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1053077014MAR21	20.75	2222 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1171111005MAR21	34.84	4505 UTICA RIDGE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1239129009MAR21	24.70	4801 DEVILS GLEN RD
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1347077010MAR21	31.36	3122 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1431077012MAR21	24.42	600 RIVER DR SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1494077015MAR21	34.42	1801 STATE ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1515077013MAR21	43.48	401 26TH ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1519132002MAR21	53.02	6850 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1578077016MAR21	55.80	3720 STATE ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1599077017MAR21	27.16	3550 STATE ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1638111009MAR21	29.25	1401 KIMBERLY RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1641077017MAR21	28.56	1140 MEADOW LN DR SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1662077018MAR21	33.40	999 1/2 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1683077019MAR21	29.84	901 SPRUCE HILLS DR SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1725077018MAR21	71.54	3882 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1830077011MAR21	23.20	3029 STATE ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1893077014MAR21	20.17	1000 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1914077012MAR21	48.06	1800 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1935077013MAR21	57.38	2010 SPRUCE HILLS DR SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1956077014MAR21	17.62	2002 MIDDLE RD SIGNAL

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1977077015MAR21	41.02	2420 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2103077019MAR21	36.44	1515 SPRUCE HILLS DR SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2124077010MAR21	65.10	3200 UTICA RIDGE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2163016038MAR21	10.17	1514 TANGLEFOOT LN SIGN
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2217031004MAR21	10.94	1405 GRANT ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2292077016MAR21	25.14	2300 STATE ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2363131010MAR21	40.17	3301 DEVILS GLEN RD
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2439077017MAR21	11.53	2600 62ND ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2460077019MAR21	34.94	2123 DEVILS GLEN RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2481077010MAR21	34.25	3323 18TH ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2502077018MAR21	17.62	2501 18TH ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2523077019MAR21	28.30	2901 18TH ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2643072006MAR21	39.08	5293 DEVILS GLEN RD
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2719143005MAR21	68.42	5220 18TH ST TRAFFIC LIGHT
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2796063007MAR21	51.38	4605 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2901141022MAR21	32.47	1201 GRANT ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	3666140033MAR21	30.10	1413 GRANT STREET SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	3683050001MAR21	10.00	1381 TANGLEFOOT LN SIGN
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	4304170001MAR21	22.42	4319 BELMONT RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	4434078024MAR21	32.80	3430 E LOCUST ST DAV SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	4547102005MAR21	38.47	1700 STATE ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	4623158003MAR21	10.84	315 BELMONT RD CROSSWALKS
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	4818074020MAR21	26.85	125 13TH STREET LIGHT
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	4861136001MAR21	33.83	2044 GRANT ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	5043087050MAR21	33.66	405 17TH SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	5361111000MAR21	111.36	1802 STATE ST TRAFFIC SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	5659149005MAR21	330.63	1298 BROWN ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	5699146002MAR21	60.29	4261 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	5766100007MAR21	14.65	1493 MIDDLE RD CAMERA
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	5800119002MAR21	94.66	2055 STATE ST SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	5953124003MAR21	39.77	3420 MIDDLE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	5995115007MAR21	35.27	3780 UTICA RIDGE RD SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	6667159008MAR21	52.08	2261 53RD AV SIGNAL
206-0530-423.21-08		111649	MID AMERICAN ENERGY	4/21/2021	6683130009MAR21	76.54	4502 UTICA RIDGE RD SIGNAL

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 206 ROAD USE FUND			**25,518.90**	
			Department Public Works				
520-0510-490.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1326077019MAR21	314.32	1 21ST ST PUMP STATION
520-0510-490.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1557077015MAR21	42.04	3500 ELM ST LIFT STATION
520-0510-490.21-08		111649	MID AMERICAN ENERGY	4/21/2021	1613130007MAR21	50.50	6876 FOREST GROVE RD
520-0510-490.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2137169005MAR21	121.68	3500 ELM ST STORM PUMPS
520-0510-490.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2166077012MAR21	14.56	7807 MIDDLE RD LIFT STATION
520-0510-490.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2397077018MAR21	87.94	3480 ELM ST PUMP STATION
520-0510-490.21-08		111649	MID AMERICAN ENERGY	4/21/2021	3159109013MAR21	38.67	5223 AUBURN CT LIFT
520-0510-490.21-08		111649	MID AMERICAN ENERGY	4/21/2021	4943155009MAR21	21.00	4134 DEPOT ST, WASTE GRINDER
520-0510-490.22-99		111706	IOWA ONE CALL	5/5/2021	230275	914.40	1016 EMAILS, MARCH 2021
520-0510-490.23-07		111648	K & K HARDWARE	4/21/2021	MAR21DISCOUNTA	-22.41	DISCOUNT TAKEN
520-0510-490.23-07		111747	UTILITY EQUIPMENT CO.	5/5/2021	10090294-000	339.04	RISERS, CONCRETE DONUTS
			Total for Fund 520 SEWER UTILITY			**1,921.74**	
			Department Public Works				
550-0509-491.23-07		111648	K & K HARDWARE	4/21/2021	169254	38.97	GARDEN HOES
550-0516-491.21-09		111683	CITY OF DAVENPORT	5/5/2021	1326502	400.00	COMPOST - MARCH
			Total for Fund 550 SOLID WASTE/RECYCLING ENT			**438.97**	
			Department Public Works				
555-0525-494.21-08	2100FM	111649	MID AMERICAN ENERGY	4/21/2021	1287094014MAR21	10.00	2900 LEARNING CAMPUS DR OUTSIDE
555-0525-494.21-08	2100FM	111649	MID AMERICAN ENERGY	4/21/2021	5437075010MAR21	2,430.05	2900 LEARNING CAMPUS DR UTILITIES
555-0526-494.22-99	2101FM	111742	THE MILLARD GROUP	5/5/2021	210087	121.35	MUSEUM, CLEANING SERVICE
			Total for Fund 555 FMLY MUSEUM/ARTS &SCIENCE			**2,561.40**	
			Department Public Works				
570-0525-494.21-01	2100LF	111673	ADEL WHOLESALERS, INC.	5/5/2021	2045846	75.96	FITNESS CTR, VENT CAPS
570-0525-494.21-01	2100LF	111751	WHITE ROOFING CO., INC.	5/5/2021	38861	178.30	FITNESS CTR, ROOF REPAIR

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 570 LIFE FITNESS CTR FUND			**254.26**	
			Department Public Works				
580-0519-493.22-99		111698	GRAYBAR (DATA)	5/5/2021	9320936803	2,310.89	WIRE FOR GENERATOR FOR LOAD BANK
580-0519-493.23-04		111648	K & K HARDWARE	4/21/2021	170744	7.00	KEYS
580-0519-493.23-07		111648	K & K HARDWARE	4/21/2021	169143	18.30	SHIPPING FEES
580-0519-493.23-07		111712	LOGAN CONTRACTORS SUPPLY, INC	5/5/2021	Q37900	676.35	PIPING
			Total for Fund 580 STORM WATER UTILITY			**3,012.54**	
			Department Public Works				
585-0527-492.21-05	COVID	111688	ECK'S AUTO SHINE	5/5/2021	227	200.00	BUS WASHING - 4/10 & 4/17
585-0547-492.21-08		111649	MID AMERICAN ENERGY	4/21/2021	2607077010FB21	107.54	VEHICLE WASH UTILITY ALLOCATION
			Total for Fund 585 TRANSIT			**307.54**	
			Department Public Works				
683-0520-494.21-04		111687	EASTERN IOWA TIRE, INC.	5/5/2021	100104294	-50.00	CASING CREDIT
683-0520-494.21-04		111687	EASTERN IOWA TIRE, INC.	5/5/2021	100104775	227.63	TIRE REPAIR
683-0520-494.21-04		111687	EASTERN IOWA TIRE, INC.	5/5/2021	100105274	1,307.30	TIRE REPAIRS
683-0520-494.21-04		111687	EASTERN IOWA TIRE, INC.	5/5/2021	100105276	2,118.50	TIRE REPAIRS
683-0520-494.21-04		111696	GM FLEETTRAC	5/5/2021	20210414117075	1,369.41	MILLS INVOICES WITH BILL CREDITS
683-0520-494.21-04		111700	H & H CAR CARE & TOWING, LLC	5/5/2021	24148	50.00	TOWING #1605 FROM LFC TO GARAGE
683-0520-494.21-04		111711	LINDQUIST FORD, INC.	5/5/2021	200529	2,898.57	VEHICLE REPAIRS #20911
683-0520-494.21-04		111711	LINDQUIST FORD, INC.	5/5/2021	200802A	394.36	VEHICLE REPAIRS #23120
683-0520-494.21-04		111743	THOMPSON TRUCK & TRAILER INC.	5/5/2021	R103030834:02	138.48	DRIVE SHAFT REPAIR #1628
683-0520-494.22-31		111682	CINTAS LOC 23M	5/5/2021	4081068036	72.21	LAUNDRY SERVICE
683-0520-494.22-31		111682	CINTAS LOC 23M	5/5/2021	4081711111	72.21	LAUNDRY SERVICE
683-0520-494.23-07		111648	K & K HARDWARE	4/21/2021	170107	50.97	BATTERIES
683-0520-494.23-07		111725	QUAD CITY SAFETY, INC.	5/5/2021	3005274	210.00	GLOVES, EARPLUGS
683-0520-494.23-07		111731	S J SMITH CO. INC.	5/5/2021	591094	195.30	WELDING SUPPLIES
683-0520-494.23-07		111738	TERMINAL SUPPLY COMPANY	5/5/2021	334444-00	199.76	SHOP SUPPLIES
683-0520-494.23-24		111674	ALTEC INDUSTRIES INC.	5/5/2021	11625756	42.11	WARNING PLACARDS FOR #21106
683-0520-494.23-24		111675	BAUER BUILT, INC.	5/5/2021	230102445	138.00	TIRES
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-377739	67.20	HYDRAULIC PARTS #21918
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-377990	3.14	OIL FILTER #20909

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378018	29.58	LUBE #21022
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378069	31.47	HALOGEN BULBS STOCK
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378108	281.05	BRAKE PADS, ROTORS AND CALIPERS #20511
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378124	24.04	BRAKE HOSE #20511
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378140	-90.00	CALIPERS RETURNED
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378210	116.04	LUBE, CABIN AIR FILTER STOCK
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378261	3.14	OIL FILTER #20611
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378532	32.74	OIL FILTER, AIR FILTER, FUEL SPIN-ON #21715
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378621	75.47	TIE ROD END #21420
683-0520-494.23-24		111678	CARQUEST AUTO PARTS STORE	5/5/2021	6604-378693	71.37	CV AXLE #20616
683-0520-494.23-24		111687	EASTERN IOWA TIRE, INC.	5/5/2021	100105136	-50.00	CASING CREDIT
683-0520-494.23-24		111687	EASTERN IOWA TIRE, INC.	5/5/2021	100105275	2,320.00	TIRE PURCHASE (4) 315/80R22.5
683-0520-494.23-24		111697	GRAINGER	5/5/2021	9872111860	41.42	SPRING LATCH, WARNING LABEL
683-0520-494.23-24		111697	GRAINGER	5/5/2021	9874543896	51.76	HOOK SAFETY LATCH KIT
683-0520-494.23-24		111701	HOGLUND BUS AND TRUCK	5/5/2021	717588	784.44	AIR SPRINGS #21631
683-0520-494.23-24		111704	INTERSTATE BATTERY OF THE	5/5/2021	258362	78.95	CORES
683-0520-494.23-24		111704	INTERSTATE BATTERY OF THE	5/5/2021	34065358	484.80	BATTERIES
683-0520-494.23-24		111704	INTERSTATE BATTERY OF THE	5/5/2021	34065442	248.90	BATTERIES STOCK
683-0520-494.23-24		111708	KILBURG EQUIPMENT, LLC.	5/5/2021	1650	1,595.56	BEARINGS, PINS, ADAPTORS STOCK
683-0520-494.23-24		111711	LINDQUIST FORD, INC.	5/5/2021	380778	10.95	SEAL ASSMBLY #20616
683-0520-494.23-24		111713	MARTIN EQUIPMENT OF ILLINOIS, INC	5/5/2021	553323	33.76	BULBS #21502
683-0520-494.23-24		111718	MTI DISTRIBUTING	5/5/2021	1294843-00	127.01	TIE ROD END #21511
683-0520-494.23-24		111720	NOTT COMPANY	5/5/2021	4124144-00	101.69	NIPPLE & PIPE #21023
683-0520-494.23-24		111730	RIVER VALLEY TURF	5/5/2021	01-52222	25.85	WHEEL AND AXLE #21917
683-0520-494.23-24		111732	SADLER POWER TRAIN	5/5/2021	0210143276	42.16	HYDRAULIC HOSE, FITINGS, HOSE END #20611
683-0520-494.23-24		111733	SAFETY VISION INC	5/5/2021	0661630-IN	353.05	7" MONITOR W/ CB #21322
			Total for Fund 683 MUNICIPAL GARAGE			**16,330.35**	
			Department Public Works				
			Total for Department			**70,473.18**	
001-0712-450.22-99		111645	FISHER LAWN CARE	4/21/2021	31092	12,060.00	LANDSCAPE MULCHING APRIL
001-0712-450.22-99		111645	FISHER LAWN CARE	4/21/2021	31094	3,900.00	LANDSCAPE PLANTING APRIL
001-0740-446.23-07	FEST01	111649	MID AMERICAN ENERGY	4/21/2021	2783157001MAR21	10.00	4TH OF JULY

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 001 GENERAL FUND			**15,970.00**	
			Department Parks				
			Total for Department			**15,970.00**	
001-3001-454.23-06		111737	TALLGRASS BUSINESS RESOURCES	5/5/2021	5535393	107.47	COPY PAPER - 3 CASES
001-3003-454.22-99		111670	LINN COUNTY SHERIFF'S OFFICE	4/28/2021	04282021	60.00	CODE ENFORCEMENT NOTICE SERVED
001-3003-454.22-99		111709	KIMBERLY'S KLEANING	5/5/2021	2722-411	44.00	2722 MAGNOLIA DR 21-0366 DEBRIS REMOVAL
001-3003-454.22-99		111735	SCOTT COUNTY SHERIFF'S OFFICE	5/5/2021	21001179	13.44	REBECCA ANN SCHABILION 19-0966 NON-SERVED 4/6
001-3003-454.22-99		111735	SCOTT COUNTY SHERIFF'S OFFICE	5/5/2021	21001721	35.04	SHAWN KEEGAN ATTEMPT 1431 GOLD VALLEY 4/1
001-3006-416.13-04		111723	PETERSEN, JEREMY	5/5/2021	041921	84.35	TRAVEL REIMBURSEMENT
			Total for Fund 001 GENERAL FUND			**344.30**	
			Department Community Development				
			Total for Department			**344.30**	
001-3501-451.22-49		111715	MENARDS, INC.	5/5/2021	56829	260.17	MARKETING - SIGNAGE SUPPLIES
			Total for Fund 001 GENERAL FUND			**260.17**	
			Department				
			Total for Department			**260.17**	
001-4001-463.23-08		111691	FEDEX	5/5/2021	7-339-44800A	49.62	FED EX CONTRACT TO REVIZE
001-4001-463.23-08		111691	FEDEX	5/5/2021	7-339-44800B	41.04	FED EX TO LYNCH DALLAS
			Total for Fund 001 GENERAL FUND			**90.66**	
			Department Legal				
			Total for Department			**90.66**	
001-4101-460.23-06		111703	IMPERIAL	5/5/2021	288002:047894	145.50	COFFEE SUPPLIES FOR CITY HALL & POLICE DEPT
001-4102-461.22-14		111726	QUAD CITY TIMES	5/5/2021	91672	21.21	PUBLISH PH NOT RE PW ENTRANCE REHAB PROJEC
001-4102-461.22-14		111726	QUAD CITY TIMES	5/5/2021	91673A	21.77	PUBLISH PH NOT RE DUCK CRK REC TRAIL PROJECT
001-4102-461.22-14		111726	QUAD CITY TIMES	5/5/2021	91891	560.65	PUBLISH CITY COUNCIL MTG MINUTES 4/6/21 MEETING

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 001 GENERAL FUND			**749.13**	
			Department Administration				
			Total for Department			**749.13**	
001-4201-466.22-13		111695	GENESIS OCCUPATIONAL HEALTH	5/5/2021	160124	62.00	EMPLOYEE TESTING
001-4201-466.22-13		111695	GENESIS OCCUPATIONAL HEALTH	5/5/2021	160140	87.00	EMPLOYEE TESTING
001-4201-466.23-07	COVID	111694	FRIES, BRIAN	5/5/2021	300484	129.00	REIMBURSEMENT
001-4201-466.23-08		111691	FEDEX	5/5/2021	7-339-44800C	38.58	FED EX TO R. WAGNER
001-4201-466.23-08		111691	FEDEX	5/5/2021	7-346-24545	45.17	RETURN POLICE TESTS
			Total for Fund 001 GENERAL FUND			**361.75**	
			Department				
			Total for Department			**361.75**	
003-5050-480.22-99	DT0012	111651	TOTAL MAINTENANCE, INC.	4/21/2021	04122021	12,822.77	DOWNTOWN FACADE IMPROVEM
			Total for Fund 003 DOWNTOWN IMPROVEMENTS			**12,822.77**	
			Department Capital Projects				
400-5050-480.22-14	PW0538	111726	QUAD CITY TIMES	5/5/2021	91313	21.21	PUBLIC NOTICE OF DISCHARGE GREENBRIER DR
400-5050-480.22-99	CD0101	111679	CDB UTILITY CONTRACTORS	5/5/2021	7042	7,400.00	CONDUIT FOR INTERSECTION 23RD AND GRANT ST
400-5050-480.22-99	PW0258	111693	FRENCH LANDSCAPING INC.	5/5/2021	21004	3,500.00	RIP RAP, SEED/FERTILIZER CROW CRK TRAIL
400-5050-480.22-99	PW0426	111646	GORDON, JAKE	4/21/2021	42121	1,100.00	PAINT AND SPACKLE WALLS
400-5050-480.23-07	AD0029	111677	BOYLERS ORNAMENTAL IRON, INC.	5/5/2021	20279401	2,037.50	LAMP POST COVERS
400-5050-480.23-07	CD0067	111739	TERRY-DURIN COMPANY	5/5/2021	79807-00	3,680.00	CONDUIT FOR POWER
400-5050-480.23-07	PW0538	111705	IOWA DEPT OF NATURAL RESOURCE	5/5/2021	042221	175.00	NPDES PERMIT GREENBRIER DR (DAVENSHIRE-TNGL F
400-5050-480.70-74	2CD009	111717	MOBOTREX, INC.	5/5/2021	249824	2,330.00	#1 INTERSECTION TRAFFIC SIGNAL MATERIALS
			Total for Fund 400 CAPITAL PROJECTS			**20,243.71**	
			Department Capital Projects				
560-5050-499.23-07	2GC024	111729	REPUBLIC COMPANIES	5/5/2021	6090799-00	201.42	POWER FOR CAMERAS

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

Account Number	Project #	Check #	Vendor Name	Chk Date	Invoice #	Trans Amt	Description
			Total for Fund 560 PALMER HILLS GOLF COURSE			**201.42**	
			Department Capital Projects				
			Total for Department			**33,267.90**	
			Grand Total			**211,741.32**	

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

ACCT #	ect PRC	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
590-0000-221.10-00		2100558	TREASURER, STATE OF IOWA	4/22/2021	1112003598	1,302.42	SALES TAX 3/16-3/31/21
590-0000-221.10-00		2100559	TREASURER, STATE OF IOWA	4/22/2021	1112003661	250.00	SALES TAX 4/1-4/15/21
			Total for Fund	**590**		**1,552.42**	
				QC WATERFRONT CONVENTION			
			Department	**N/A**			
			Total for Department			**1,552.42**	
590-2001-494.11-21		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821A	1,930.79	SALES/MARKETING SALARY & BENEFITS
590-2001-494.11-21		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821C	4,516.10	FINANCE SALARY & BENEFITS
590-2001-494.11-21		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821D	6,583.75	FACILITIES/MAINT. SALARY WAGES AND BEN
590-2001-494.11-21		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821K	15,955.45	SALARY/WAGES AND BENEFITS
590-2001-494.11-21		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021A	2,577.86	SALES/MARKETING SALARY & BENEFITS
590-2001-494.11-21		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021D	5,953.78	FINANCE SALARY & BENEFITS
590-2001-494.11-21		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021E	3,666.07	FACILITIES/MAINT. SALARY WAGES AND BEN
590-2001-494.11-21		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021K	18,385.24	SALARY/WAGES AND BENEFITS
590-2001-494.21-01		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821F	2,584.21	REPAIRS AND MAINTENANCE
590-2001-494.21-01		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021F	765.28	REPAIRS AND MAINTENANCE
590-2001-494.21-09		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821G	257.51	MEDIACOM FEBRUARY
590-2001-494.21-09		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021G	247.26	MEDIACOM MARCH
590-2001-494.22-08		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821	2,465.09	INSURANCE PREMIUMS FEB
590-2001-494.22-08		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021	2,465.09	INSURANCE PREMIUMS MARCH
590-2001-494.22-99		3245	CINTAS LOC 23M	5/5/2021	4080928549	479.83	QCWCC - LINENS
590-2001-494.22-99		3245	CINTAS LOC 23M	5/5/2021	4081565739	479.83	QCWCC - LINENS
590-2001-494.22-99		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821B	452.35	CONTRACT SERVICES
590-2001-494.22-99		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821H	60.15	CONTRACT SERVICES
590-2001-494.22-99		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021C	452.35	CONTRACT SERVICES
590-2001-494.22-99		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021H	60.15	CONTRACT SERVICES
590-2001-494.23-06		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821L	532.46	SUPPLIES GENERAL/OFFICE
590-2001-494.23-06		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021L	92.30	SUPPLIES GENERAL/OFFICE
590-2001-494.23-07		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821E	201.18	SUPPLIES
590-2001-494.23-28		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821I	2,157.97	FOOD INVOICES
590-2001-494.23-28		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021I	2,650.68	FOOD INVOICES
590-2001-494.23-29		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	031821J	106.57	BEVERAGE INVOICES
590-2001-494.23-29		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021J	-8.45	BEVERAGE INVOICES
590-2001-494.23-55		3246	ISLE OF CAPRI BETTENDORF, L.C.	5/5/2021	042021B	520.09	FEES AND LICENSES

City of Bettendorf
Accounts Payable Listing
May 4, 2021 Council Meeting

ACCT #	ect PRC	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
			Total for Fund	**590**		**76,590.94**	
						QC WATERFRONT CONVENTION	
			Department				
			Total for Department			**76,590.94**	
			Grand Total			**78,143.36**	

Date: 4/29/2021

City of Bettendorf Parks Accounts Payable, 05-04-21 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
001-0525-464.21-08	2100CC	MID AMERICAN ENERGY	111653	4/21/2021	948077018MAR2	63.25	Community Center
001-0525-464.21-08	2100CC	MID AMERICAN ENERGY	111653	4/21/2021	969077019MAR2	593.28	Community Center - Bldg
001-0525-464.21-08	2100PM	MID AMERICAN ENERGY	111653	4/21/2021	628077011MAR2	244.76	CC Pk Garage Pk Maint
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	045153004MAR2	10.00	Eagles Landing Shelter
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	322079001MAR2	14.81	Dog Park Lights
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	400125000MAR2	10.51	Lincoln Park Splash Pad
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	459012030MAR2	12.80	Middle Park Gazebo
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	632145009MAR2	18.53	6000 Forest Grove Rd
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	763124005MAR2	26.32	CC Pk Entrance Restroom
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	839154004MAR2	10.00	CC Park Lights Field 7
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	927077017MAR2	17.69	Scheck Park Shelter &
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	032077013MAR2	41.45	VMP Band Shell
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	179077017MAR2	12.19	Park Lagoon North Fountai
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	200077016MAR2	223.29	DG Park Garage
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	221077017MAR2	47.03	DG Park Baseball Field
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	242077018MAR2	64.85	DG Park Stone House
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	263077019MAR2	39.93	Leach Park
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	305077018MAR2	14.05	Edgewood Park
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	331090009MAR2	10.00	CC Park Lights Field 5
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	363053047MAR2	18.37	Riverfront Trail Lights
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	368027009MAR2	25.90	CC Park Lights 4 Plex
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	452077013MAR2	32.12	Leach Park
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	746077019MAR2	1,151.84	Street Lights Parks Dept
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	767077010MAR2	213.56	DG Park Archery Bldg
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	788077011MAR2	78.75	Park Lagoon Warming
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	872077013MAR2	16.97	Meier Park 600 Grant
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	938097007MAR2	10.00	Frozen Landing Parking Lo
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	031156000MAR2	15.44	Bush Scenic Overlook
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	040077019MAR2	10.25	CC Park Lights Field 1
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	061077010MAR2	31.17	CC Park Shelter 3 and
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	082077011MAR2	16.00	CC Park Irrigation and
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	229077029MAR2	10.84	DG Park Shelter 1
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	250077014MAR2	10.93	CC Park 4Plex Parking

City of Bettendorf Parks Accounts Payable, 05-04-21 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	271077015MAR2	23.35	CC Park Garage/Pump
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	355077023MAR2	13.04	DG Park Shelter 2
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	418077016MAR2	10.77	McManus Park
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	473159007MAR2	57.09	CC Pk Dog Park Lights
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	586077012MAR2	14.91	McManus Park
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	843096000MAR2	10.25	Centennial Garden
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	207166036MAR2	10.00	Park Lagoon South Fountai
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	267094001MAR2	10.00	VMP Band Shell
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	578121009MAR2	15.42	Field Sike Park
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	755166000MAR2	11.11	Middle Pk Playground
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	076157007MAR2	154.46	CC Park Dekhockey &
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	112101010MAR2	12.19	DG Park Restroom
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	718088005MAR2	28.42	CC Park Concession
001-0572-442.21-08	FEST01	MID AMERICAN ENERGY	111653	4/21/2021	523111018MAR2	10.00	4th of July
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	684072018MAR2	10.00	Optimist Park
001-0572-442.21-08		MID AMERICAN ENERGY	111653	4/21/2021	118127018MAR2	56.71	Kiwanis Park
001-0572-442.23-25		UNITED SEEDS, INC.	111768	5/5/2021	21-07584-OP	945.00	SEED - SNAPBACK
001-0730-443.21-08	REC055	MID AMERICAN ENERGY	111653	4/21/2021	293086002MAR2	35.43	Ice Rink
001-0740-446.21-08	FEST01	MID AMERICAN ENERGY	111653	4/21/2021	207029002MAR2	10.00	4th of July
001-0740-446.21-08	FEST01	MID AMERICAN ENERGY	111653	4/21/2021	385143004MAR2	10.00	4th of July
001-0740-446.21-08	FEST01	MID AMERICAN ENERGY	111653	4/21/2021	683007002MAR2	10.00	4th of July
001-0740-446.21-08	FEST01	MID AMERICAN ENERGY	111653	4/21/2021	183122001MAR2	10.00	Temp 4th of July
001-0740-446.21-08	FEST01	MID AMERICAN ENERGY	111653	4/21/2021	803133008MAR2	10.00	Temp III 4th of July
400-5050-480.22-99	REC055	BAHLS & ASSOCIATES, INC.	111753	5/5/2021	153	1,575.00	FROZEN LANDING CHILLER CO
400-5050-480.23-23	PK0165	ULINE, INC.	111767	5/5/2021	132484367	2,050.17	PICNIC TABLE
400-5050-480.23-23	PK0165	ULINE, INC.	111767	5/5/2021	132485224	6,535.84	PICNIC TABLE
560-0000-201.26-00		PETTY CASH - PARK BOARD	111762	5/5/2021	033121	122.00	TIP REPLACEMENT
560-0525-494.21-08	2100GC	MID AMERICAN ENERGY	111653	4/21/2021	549137045MAR2	17.89	PHGC Sign
560-0525-494.21-08	2100GC	MID AMERICAN ENERGY	111653	4/21/2021	116077014MAR2	198.26	PHGC Maintenance Bldg
560-0525-494.21-08	2100GC	MID AMERICAN ENERGY	111653	4/21/2021	137077015MAR2	87.05	PHGC Pump House
560-0525-494.21-08	2100GC	MID AMERICAN ENERGY	111653	4/21/2021	278125007MAR2	1,161.65	PHGC Clubhouse
560-0526-494.22-99	2101GC	ECOLAB INC	111758	5/5/2021	6260884674	269.95	CHEMICALS
560-0711-494.23-07		CINTAS FIRST AID & SAFETY #D89	111755	5/5/2021	8405095477	90.79	FIRST AID SUPPLIES

City of Bettendorf Parks Accounts Payable, 05-04-21 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
560-0711-494.23-07		FIBERBUILT	111760	5/5/2021	IN00044003	180.00	MATS
560-0711-499.70-74		BREWER CARPET & DESIGN CENTER,	111754	5/5/2021	PD007655	4,326.75	CARPET
560-0711-499.70-74		DAHL, WADE	111757	5/5/2021	041721	1,750.00	CARPET INSTALLATIN
560-0711-499.70-74		PROSOURCE DAVENPORT	111763	5/5/2021	PD008093	133.94	COVE BASE
560-0713-494.21-06		EDWARD DON & COMPANY	111759	5/5/2021	26514107	93.15	FIX SLICER
560-0713-494.23-07		EDWARD DON & COMPANY	111759	5/5/2021	26494217	161.76	DISHES
560-0713-494.23-07		MARTIN BROTHERS DISTRIBUTING CO	111761	5/5/2021	8906189	95.88	SUPPLIES
560-0713-494.23-26		COCA-COLA ATLANTIC BOTTLING CO	111756	5/5/2021	948343	166.34	POP
560-0713-494.23-26		MARTIN BROTHERS DISTRIBUTING CO	111761	5/5/2021	8906189A	1,712.79	FOOD
560-0713-499.70-74		BREWER CARPET & DESIGN CENTER,	111754	5/5/2021	PD007635A	4,326.75	CARPET
560-0713-499.70-74		DAHL, WADE	111757	5/5/2021	041721A	1,750.00	CARPET INSTALLATIN
560-0715-494.23-07		CINTAS FIRST AID & SAFETY #D89	111755	5/5/2021	8405095478	45.47	FIRST AID SUPPLIES
560-0715-494.23-25		RIVER CITY TURF & ORNAMENTAL	111765	5/5/2021	37432	454.90	CHEMICALS
570-0525-494.21-08	2100LF	MID AMERICAN ENERGY	111653	4/21/2021	376077017MAR2	3,319.85	Life Fitness Center
570-0706-494.22-99		GALLENS, DAWN	111668	4/22/2021	42121	1,248.00	CONTRACTOR PAY TUMBLING
570-0706-494.23-07		CINTAS FIRST AID & SAFETY #D89	111755	5/5/2021	8405095479	97.36	FIRST AID SUPPLIES
570-0706-494.23-07		QC ANALYTICAL SERVICES LLC	111764	5/5/2021	2104089	20.00	POOL
575-0525-494.21-01	2100PL	ROCK ISLAND ELECTRIC MOTOR	111766	5/5/2021	0122107	1,216.42	POOL PUMPS
575-0525-494.21-01	2100PL	ROCK ISLAND ELECTRIC MOTOR	111766	5/5/2021	0122108	2,339.95	POOL PUMPS
575-0525-494.21-08	2100PL	MID AMERICAN ENERGY	111653	4/21/2021	095077016MAR2	361.89	Splash Landing North Pump
575-0525-494.21-08	2100PL	MID AMERICAN ENERGY	111653	4/21/2021	284077027MAR2	108.67	Splash Landing South Pump
						40,613.50	