

**CITY OF BETTENDORF  
CITY COUNCIL MEETING MINUTES**

**FEBRUARY 15, 2022**

The City Council of Bettendorf, Iowa met in regular session on February 15, 2022 at 7:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

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

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

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed with an Invocation given by Bettendorf Police Chaplain and Pastor of Hope Baptist Church, Pastor Mark Cannon.

**PROCLAMATION**

Mayor Gallagher read a proclamation proclaiming February 24, 2022 as Quad City Engineering & Science Council 60<sup>th</sup> Anniversary Celebration Day in the Bettendorf community. Dan D'Alessandro, Professional Development Coordinator, and Pat Barnes, Director Emeritus, of QCESC were on hand to receive the proclamation. Mr. D'Alessandro thanked the Mayor and Council for the proclamation, and thanked them for allowing QCESC to use the Middle Park Lagoon for their annual Cardboard Boat Regatta, which features the creations of students from Bettendorf High School and other area schools.

**PUBLIC REQUESTS OF COUNCIL**

Sharon Theuerkauf of 2690 Heather Glen Avenue addressed the Council with her concerns regarding the future of the Life Fitness Center and her support for same.

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

**PUBLIC HEARING REGARDING THE PROPOSED AMENDMENT NO. 1 TO THE I-80 URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF BETTENDORF, STATE OF IOWA**

Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council and the Public Hearing was closed.

**RESOLUTION**

Council Member Webster presented a resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 1 to the I-80 Urban Renewal Plan, 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); Sechser (aye); and Baden (aye). The motion passed unanimously.

**PUBLIC HEARING REGARDING THE APPROVAL OF A DEVELOPMENT AGREEMENT AMONG THE CITY OF BETTENDORF, MIDDLE & FOREST GROVE, LLC, AND FG80 HOLDINGS, LLC**

Economic Development Director Jeff Reiter and Finance Director Jason Schadt gave a detailed explanation of this resolution at the Committee of the Whole meeting on February 14, 2022. Mayor Gallagher verified that the Notice of Public Hearing had been published and that one item of written correspondence was received on the matter from Mr. Add Blackman. City Administrator Decker Ploehn asked Mayor Gallagher to accept Mr. Blackman's written correspondence into the record as read. Mayor Gallagher asked for a motion same. Council Member Adamson made the motion, and Council Member Brown seconded the motion. Viva Voce indicated all ayes, and the motion passed unanimously. City Administrator Decker Ploehn addressed a couple of items in Mr. Blackman's email that were somewhat misleading. Mayor Gallagher then opened the Public Hearing. Dave Herrell, President and CEO of Visit Quad Cities, thanked the Mayor, Council and the developers, Doug Kratz, Kevin Koellner and Dave Stow for their vision, and explained the economic benefits that the current TBK Bank Sports Complex has brought to the QCA as well as the benefits that this new expansion will bring, and what it means for our region. No one else addressed the Council and the Public Hearing was closed.

**RESOLUTION**

Council Member Naumann presented a resolution approving a development agreement among the City of Bettendorf, Middle & Forest, LLC, and FG80 Holdings, LLC for the development of a Regional Sports Development, Golf Entertainment Facility and Commercial Corridor within the I-80 Urban Renewal Plan Area, in the City of Bettendorf, State of Iowa, and made a motion to approve the resolution as presented. Council Member Webster seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Members Sechser and Webster questioned staff, and Mayor Gallagher, City Administrator Decker Ploehn, Economic Development Director Jeff Reiter, and Finance Director Jason Schadt responded. Mayor Gallagher and Council Members Brown and Naumann thanked everyone and shared positive comments. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); and Baden (aye). The motion passed unanimously.

**PUBLIC HEARING REGARDING THE ISSUANCE OF NOT TO EXCEED \$7,000,000 GENERAL OBLIGATION URBAN RENEWAL BONDS OF THE CITY OF BETTENDORF, STATE OF IOWA (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES)**

Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council and the Public Hearing was closed.

**RESOLUTION**

Council Member Brown presented a resolution instituting proceedings to take additional action for the issuance of not to exceed \$7,000,000 General Obligation Urban Renewal Bonds, and made a motion to approve the resolution as presented. Council Member Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); and Baden (aye). The motion passed unanimously.

**RESOLUTION REGARDING DIRECTING THE ADVERTISEMENT FOR SALE OF \$16,235,000 GENERAL OBLIGATION BONDS, SERIES 2022A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND THE OFFICIAL STATEMENT**

Council Member Baden presented a resolution directing the advertisement for sale of \$16,235,000 General Obligation Bonds, Series 2022A, and approving Electronic Bidding Procedures and Official Statement, 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); Sechser (aye); and Baden (aye). The motion passed unanimously.

**RESOLUTION REGARDING DIRECTING THE ADVERTISEMENT FOR SALE OF \$3,095,000 TAXABLE GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2022B, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND THE OFFICIAL STATEMENT**

Council Member Baden presented a resolution directing the advertisement for sale of \$3,095,000 Taxable General Obligation Urban Renewal Bonds, Series 2022B, and approving Electronic Bidding Procedures and Official Statement, and made a motion to approve the resolution 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); Sechser (aye); and Baden (aye). The motion passed unanimously.

**PUBLIC HEARING REGARDING THE FOURTH AMENDMENT TO THE SITE LICENSE AGREEMENT BETWEEN THE CITY OF BETTENDORF AND NEW CINGULAR WIRELESS, PCS, LLC FOR THE CELL TOWER LOCATED AT 925 21<sup>ST</sup> STREET**

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

**RESOLUTION**

Council Member Connors presented a resolution approving the Fourth Amendment to Site License Agreement between the City of Bettendorf and New Cingular Wireless, PCS, LLC for the cell tower located at 925 21<sup>st</sup> Street, and made a motion to approve the resolution as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); and Baden (aye). The motion passed unanimously.

**PUBLIC HEARING REGARDING THE FY22 INTAKE REPAIR PROGRAM**

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

**RESOLUTION**

Council Member Adamson presented a resolution approving the plans, specifications and form of contract for the FY2022 Intake Repair Program, and made a motion to approve the resolution as presented. Council Member Sechser 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); Sechser (aye); and Baden (aye). The motion passed unanimously.

**PUBLIC HEARING REGARDING AN ORDINANCE AMENDING SECTION 11-6-3(G)(7) OF THE BETTENDORF CITY CODE – DOWNTOWN MASTER PLAN OVERLAY DISTRICT – PROHIBITED USES (CASE 21-098)**

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

**ORDINANCE**

Council Member Connors presented the first reading of an ordinance amending Section 11-6-3(G)(7) of the Bettendorf City Code, Downtown Master Plan Overlay District – Prohibited Uses, and made a motion to approve the ordinance at its first reading as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any questions. None presented. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); and Baden (aye). The motion passed unanimously.

**ORDINANCE – FIRST READING ADJUSTING THE RATES FOR SEWER UTILITY AND STORM WATER UTILITY ENTERPRISE ACTIVITIES OF THE CITY BY AMENDING SECTIONS 8-2-6 AND 9-1-7 OF THE CITY CODE**

Council Member Sechser presented the first reading of an ordinance adjusting the rates for Sewer Utility and Storm Water Utility Enterprise Activities of the City by amending Sections 8-2-6 and 9-1-7 of the City Code, 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 questions. None presented. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); and Baden (aye). The motion passed unanimously.

**ORDINANCE – SECOND READING AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2), “VEHICLES ENTERING STOP INTERSECTION” BY ADDING A STOP SIGN INTERSECTION ON ORCHARD DRIVE AT TANGLEFOOT LANE AND TANGLEWOOD ROAD**

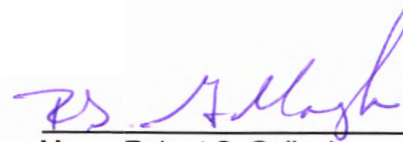
Council Member Webster presented the second reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), “Vehicles Entering Stop Intersection” by adding a stop sign intersection on Orchard Drive at Tanglefoot Lane and Tanglewood Road, and made a motion to approve the ordinance at its second reading as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any questions. None presented. Roll call vote indicated Webster (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); and Baden (aye). The motion passed unanimously.

**CONSENT AGENDA**

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

**ADJOURNMENT**

There being no further business, Council Member Webster made a motion to adjourn and Council Member Adamson seconded the motion. The meeting was adjourned at approximately 7:48 p.m.



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Mayor Robert S. Gallagher

Attest:



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City Clerk Decker P. Ploehn

**CONSENT AGENDA  
FEBRUARY 15, 2022**

**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 February 1, 2022 (Approve and Adopt)
- B. Resolution setting the public hearing date for the FY2022/23 proposed maximum property tax levy resolution. (Approve and Adopt)
- C. Resolution adopting the health plan proposal from Wellmark for Health Insurance Service and Stop Loss Protection, dental plan proposal from Delta Dental and vision plan proposal from Employee Benefit Systems effective March 1, 2022 through February 28, 2023, and authorizing the Mayor and City Administrator to execute contracts for same. (Approve and Adopt)
- D. Resolution authorizing the Director of Culture and Recreation and/or her designee to issue a purchase order in the budgeted amount of \$34,873 to Daiken Applied for the purchase of an air unit for Palmer Grill. (Approve and Adopt)
- E. Resolution setting the date for a public hearing on a FY2022 application for Federal Transit Administration Section 5310 American Rescue Plan Act of 2021 (ARP) Financial Assistance. (Approve and Adopt)
- F. Resolution setting the date for a public hearing and directing the advertising of bids for the Gretchen Court Reconstruction Project. (Approve and Adopt)
- G. Resolution setting the date for a public hearing and directing the advertising of bids for the Hollow View Reconstruction Project from Halcyon Drive to Greenfield Road. (Approve and Adopt)
- H. Resolution accepting improvements for the Asbury Street Reconstruction Project from Tanglefoot Lane to New Lexington Drive. (Approve and Adopt)
- I. Resolution accepting improvements for the Pleasant Drive Reconstruction Project from Greenfield Road to Devils Glen Road. (Approve and Adopt)
- J. Resolution accepting improvements for the Duck Creek Recreational Trail Resurfacing Project from 18<sup>th</sup> Street to 23rd Street. (Approve and Adopt)
- K. Resolution authorizing the Director of Public Works to issue a purchase order to Republic Companies for traffic light poles for the 29<sup>th</sup> Street and Middle Road. (Approve and Adopt)
- L. Resolution authorizing the submittal of Federal Fiscal Year 2022 Certifications and Assurances for Federal Transit Administration Assistance Programs. (Approve and Adopt)
- M. Resolution approving Change Order #1 for the Forest Grove Drive Utility Burial Project. (Approve and Adopt)

- N. Resolution approving liquor license renewals and requests for Dollar General Stores #10776 (Spruce Hills Dr location) and #1797 (State St location); The Q; Rudy's Tacos; Sonesta Select Bettendorf; and Stouts Irish Pub & Grill. (Approve and Adopt)
- O. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)