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 2, 2022
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. In accordance with CDC recommendations, if you have not been vaccinated, please wear a mask while in City Hall. If you are fully vaccinated, a mask is not required, but recommended. 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. CONSENT AGENDA ITEMS

- Resolution approving a site development plan for 3232, 3244, and 3248 Centennial Court, submitted by Focus Real Estate Development (Case 22-011) – Community Development Director Mark Hunt ***(See Consent Item M)***

- Resolution approving a site development plan for 2140 53rd Avenue, submitted by Genesis Bettendorf HealthPlex (Case 22-016) – Community Development Director Mark Hunt ***(See Consent Item N)***

- Resolution approving a site development plan for 3245 Centennial Court, submitted by JKP Holdings, LLC (Case 22-017) – Community Development Director Mark Hunt ***(See Consent Item O)***

- Resolution approving a site development plan for 3262 Centennial Court, submitted by Kyle Pfitzenmaier/Pfitz's Fence and Deck (Case 22-019) – Community Development Director ***(See Consent Item P)***

- Resolution approving a site development plan for 3575 Tanglefoot Lane, submitted by Dolan Corporation (Case 22-020) – Community Development Director Mark Hunt ***(See Consent Item Q)***

- Resolution approving the national distribution of a Request for Proposals for the update of the city's Comprehensive Land Use Plan (Case 22-021) – Community Development Director Mark Hunt ***(See Consent Item T)***

- Resolution approving an appeal to the offer price for a home (1030 Parkway Drive) purchased under the Hazard Mitigation Property Acquisition Grant (Sub-award Agreement No. DR-4386-0019-10) – Community Development Director Mark Hunt ***(See Consent Item U)***

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.

II. REMAINING CONSENT AGENDA ITEMS

III. OPERATIONAL ITEMS

IV. 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 3, 2022
7:00 P.M.

The Bettendorf City Council meeting will be open to the public. Additional and necessary measures will be taken to adhere to social distancing recommendations. Any members of the public who wish to be heard at the Public Requests of Council, or for any Public Hearing scheduled to appear, should attend the Council Meeting in person, or contact 563-344-4013 for specific questions or alternative participation. In accordance with the CDC recommendations, if you have not been vaccinated, please wear a mask while in City Hall. If you are fully vaccinated, a mask is not required, but recommended. 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 Hope Baptist Church, Pastor Mark Cannon

4. **RECOGNITION**

   - Scott Naumann – Paul E. Hellwege Guardians of Integrity Award, Rotary International District 6000
   - Bettendorf Bulldog TJ Koester – 2022 Class 3A 106lb Wrestling Champ
   - 12863 Flourish & Bots Robotic Team – 1st Place Connect Award, 2022 FTC Iowa Championship

5. **PROCLAMATION –** Public Works Day, May 14, 2022, and Public Works Week, May 15 – 21, 2022

6. **PUBLIC REQUESTS OF COUNCIL**

7. **PUBLIC HEARING**

   Regarding the 2022 Alley Rehabilitation 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.

8. RESOLUTION

Council Member Sechser to present a resolution approving the plans, specifications and form of contract for the 2022 Alley Rehabilitation Program

9. ORDINANCE

Council Member Adamson to present the second reading of an ordinance rezoning of property generally located southwest of the intersection of Forest Grove Drive and Criswell Street, A-1, Agricultural/Urban Reserve District to R-3 Mixed Residential District (Case 22-008)

10. ORDINANCE

Council Member Naumann to present the second reading of an ordinance revoking the existing Planned Unit Development Plan (PUD) and to revert the zoning district classification to R-1, Single-Family Residence District for 1200 Devils Glen Road (Case 22-006)

11. ORDINANCE

Council Member Baden to present the second reading of an ordinance amending Section 11-11B-12.L Supplemental Development Regulations – Open Space on Lots: Fences and Walls (Case 22-004)

12. CONSENT AGENDA

13. 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 3, 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 April 19, 2022 and corrected minutes from April 5, 2022 (Approve and Adopt)

B. Resolution setting the date for a public hearing to adopt the City's FY2021/22 Budget Amendments. (Approve and Adopt)

C. Resolution authorizing a Maintenance Contract for the Waterfront Convention Center. (Approve and Adopt)

D. Resolution setting the date for a public hearing and directing the advertising of bids for the Kynnelworth Drive Reconstruction Project. (Approve and Adopt)

E. Resolution setting the date for a public hearing and directing the advertising of bids for the 15th Street Retaining Wall Reconstruction Project. (Approve and Adopt)

F. Resolution awarding the contract and approving the contract and bond for the 2022 Pavement Markings Program. (Approve and Adopt)

G. Resolution approving Change Order #1 for traffic monitoring cameras and accessories to be installed at various intersections throughout the City. (Approve and Adopt)

H. 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 three (3) new stainless steel dump bodies, one (1) existing stainless steel spreader, two (2) new stainless steel spreaders and three (3) new front and three (3) new mid-mount plows. (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, three (3) new stainless steel dump bodies, 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 approving the second contract extensions with scheduled price increases for Dial-A-Bus and Saturday Service contract with River Bend Transit. (Approve and Adopt)

K. Resolution approving the final plat of Fields Edge Addition, submitted by Edgebrooke Homes/Ryan Dolan (Case 22-018). (Approve and Adopt)

L. Resolution approving the final plat of JJZ 2nd Addition, submitted by Focus Real Estate Development (Case 22-010). (Approve and Adopt)

M. Resolution approving a site development plan for 3232, 3244, and 3248 Centennial Court, submitted by Focus Real Estate Development (Case 22-011). (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 a site development plan for 2140 53rd Avenue, submitted by Genesis Bettendorf HealthPlex (Case 22-016). (Approve and Adopt)

O. Resolution approving a site development plan for 3245 Centennial Court, submitted by JKP Holdings, LLC (Case 22-017). (Approve and Adopt)

P. Resolution approving a site development plan for 3262 Centennial Court, submitted by Kyle Pfitzenmaier/Pfitz's Fence and Deck (Case 22-019). (Approve and Adopt)

Q. Resolution approving a site development plan for 3575 Tanglefoot Lane, submitted by Dolan Corporation (Case 22-020). (Approve and Adopt)

R. Resolution setting a date for a public hearing on the rezoning of 1200 Devils Glen Road, R-1, Single-Family Residence District to R-4, Medium-Density Multi-Family Residence District, submitted by David Kempen (Case 22-007). (Approve and Adopt)

S. Resolution setting a date for a public hearing on a minor amendment of the PUD Plan for 3403-3451 Devils Glen Road, submitted by Devils Pointe, LLC (Case 22-023). (Approve and Adopt)

T. Resolution approving the issuance of a Request for Proposals to update the city's Comprehensive Land Use Plan (Case 22-021). (Approve and Adopt)

U. Resolution approving an appeal to the offer price for a home (1030 Parkway Drive) purchased under the Hazard Mitigation Property Acquisition Grant (Sub-award Agreement No. DR-4386-0019-10). (Approve and Adopt)

V. Resolution reaffirming the appointments of the members of the City of Bettendorf's Plumbing Board. (Approve and Adopt)

W. Resolution approving the job description and recruitment process for the Accounts Receivable Clerk position for the Finance Department. (Approve and Adopt)

X. Resolution approving special event/run and closing of streets along the route during the TBK Bank Quad Cities Marathon, to be held on September 25, 2022. (Approve and Adopt)

Y. Resolution approving the purchase of increased licensing to expand the use of ESRI ArcGIS Pro and ArcGIS Online, both for mapping and geolocation resources. (Approve and Adopt)

Z. Resolution approving mobile food unit licenses for the Big Black Box and Cafe Fresh. (Approve and Adopt)

AA. Resolution approving liquor license renewals and requests for The Tangled Wood; CVS #8633; Clarion Pointe; The Bulldog Arms; Los Amigos; Walgreens Stores #06553 and #05512; QC Mart (18th Street location); Hy-Vee Fast and Fresh Express; Cambria Hotel; Home2 Suites; and Yoso Japanese Steakhouse. (Approve and Adopt)

BB. 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.

Office of the Mayor
Proclamation

WHEREAS, *public works services provided in our Community are an integral part of our citizens everyday lives; and*

WHEREAS, *the support of an understanding and informed Community is vital to the efficient operation of public works systems and programs; such as sewers, streets, solid waste collection; and the numerous other services provided by this department;*

WHEREAS, *the efficiency of qualified and dedicated staff is essential for our Community to meet the needs of our Citizens and to provide the highest quality of service that Bettendorf has the reputation for consistently providing; and,*

WHEREAS, *the year 2022 marks the 62nd annual National Public Works Week sponsored by the American Public Works Association.*

NOW, THEREFORE, *I, Robert S. Gallagher, Mayor of the City of Bettendorf, do hereby proclaim May 14, 2022 as "**PUBLIC WORKS DAY**" and the week of May 15 through May 21 2022 as **"PUBLIC WORKS WEEK"** in the City of Bettendorf, and I ask that all citizens acquaint themselves with our Public Works Staff and Operations and to take great pride in the excellence of service provided by their outstanding Public Works Department.*

PROCLAIMED *this 3rd day of May, 2022.*

_____

Mayor Robert S. Gallagher

MEETING DATE: May 3, 2022
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: 1, 3

Item Title:

Public hearing for the 2022 Alley Rehabilitation Program.

Resolution approving the plans, specifications and form of contract for the 2022 Alley Rehabilitation Program.

Explanation:

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

- Crestline Court from Crestline Drive extending south 436 feet to the end
- Alley from 18th Street to 19th Street between Central Avenue and Bellevue Avenue
- Alley from 29th Street to 30th Street between Central Avenue and Bellevue Avenue
- Alley from 12th Street to 13th Street between Mississippi Boulevard and Brown Street
- Alley from 25th Street extending east 320 feet to the alley between Glenn Street and Cody Street
- Alley on Kohles Court from Grant Street extending south 150 feet and ending at the new pavement section completed last year

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 (PW0554) was approved with a total budget of $450,000 within the Community Improvement Program (CIP).

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

RESOLUTION NO._____-22

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE 2022 ALLEY REHABILITATION PROGRAM

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

2022 Alley Rehabilitation 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 3rd day of May, 2022,

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 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: April 5, 2022 (SPH)
April 19, 2022 (HPH)

REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing on the rezoning of property generally located southwest of the intersection of Forest Grove Drive and Criswell Street, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by Dick McNamara Construction, LLC. (Case 22-008) (4/5/22)

Public hearing and first reading of an ordinance rezoning property generally located southwest of the intersection of Forest Grove Drive and Criswell Street, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by Dick McNamara Construction, LLC. (Case 22-008) (4/19/22)

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

Dick McNamara Construction, LLC has submitted a rezoning request from A-1 to R-3 for a 32.954-acre portion of an approximately 36-acre farm tract southwest of the intersection of Forest Grove Drive and Criswell Street (see Aerial Map - Attachment A and Zoning Map - Attachment B).

The petitioner's concept plan shows a mix of single-family homes and townhomes in the area proposed to be rezoned. The northeast corner of the site, which is not included in the rezoning, is reserved for future commercial development. This commercial area is consistent with the City's Comprehensive Plan/Future Land Use Map (see Future Land Use Map - Attachment C).

The petitioner held a neighborhood meeting on December 9, 2021 to share the initial concept plan for the area (see Original Concept Plan - Attachment D). Subsequent to that meeting, the petitioner made several changes to the concept plan. The original concept plan showed just under 300 dwelling units which has now been reduced to 118. The reduction in units was largely accomplished by replacing most of the proposed townhomes on the west half of the lot with single-family homes (see Current Concept Plan - Attachment E). The updated concept now shows 46 single-family homes and 19 four-unit townhomes, resulting in 3.9 dwelling units per acre.

The petitioner has agreed to follow the submitted concept plan in all material respects should the rezoning be approved (see Agreement - Attachment F).

The future land use designation for the site is mostly ULI, with limited acreage dedicated to Neighborhood Commercial. All surrounding future land use designations are also ULI. The City's zoning ordinance allows for R-3 zoning in the ULI future land use designation. The proposed concept plan shows a density below 4 dwelling units per acre which fits the housing density as described in the ULI definition of 2 to 7 dwelling units per acre (see Comprehensive Plan Excerpt - P.31, Attachment G).

The Planning and Zoning Commission made a recommendation for approval of the rezoning request by a 7-0 margin at the March 16, 2022 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Map; (B) Zoning Map; (C) Future Land Use Map; (D) Original Concept Plan; (E) Current Concept Plan; (F) Agreement; (G) Comprehensive Plan Excerpt; (H) Staff report to the Planning and Zoning Commission; (I) Planning and Zoning Commission report to the Mayor and City Council; (J) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. ____ - 22

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON THE REZONING OF PROPERTY GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FOREST GROVE DRIVE AND CRISWELL STREET A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for April 19, 2022, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of a rezoning from A-1 Agricultural/Urban Reserve District to R-3, Mixed Residential District of property generally located southwest of the intersection of Forest Grove Drive and Criswell Street and which is legally described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of Huntington Meadows Third Addition
Thence North 02° 09' 08" West, a distance of 17.31 feet to the Southerly right-of-way line of Forest Grove Drive, said point being on a 1,465.50 feet radius curve, concave Northerly:
Thence 166.28 feet Easterly along said curve, with a central angle of 6° 30' 04" and a 166.19 feet chord that bears South 84° 33' 57" East;
Thence South 87° 52' 56" East along said southerly right-of-way line, a distance of 699.25 feet;
Thence South 02° 09' 08" East, a distance of 475.50 feet;
Thence North 87° 31' 35" East, a distance of 569.52 feet;
Thence South 02° 14' 03" East, a distance of 612.99 feet;
Thence South 87° 49' 55" West, a distance of 819.41 feet;
Thence South 87° 07' 05" West, a distance of 613.07 feet;
Thence North 02° 09' 08 West, a distance of 1,150.02 feet to the Point of Beginning.

Containing 30.187 acres, more or less.

PASSED, APPROVED, AND ADOPTED this ___day of _____, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

ORDINANCE NO. _____ - 22

AN ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FOREST GROVE DRIVE AND CRISWELL STREET A-1 AGRICULTURAL/URBAN RESERVE DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to property generally located southwest of the intersection of Forest Grove Drive and Criswell Street and which is legally described as:

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of Huntington Meadows Third Addition
Thence North 02° 09' 08" West, a distance of 17.31 feet to the Southerly right-of-way line of Forest Grove Drive, said point being on a 1,465.50 feet radius curve, concave Northerly:
Thence 166.28 feet Easterly along said curve, with a central angle of 6° 30' 04" and a 166.19 feet chord that bears South 84° 33' 57" East;
Thence South 87° 52' 56" East along said southerly right-of-way line, a distance of 699.25 feet;
Thence South 02° 09' 08" East, a distance of 475.50 feet;
Thence North 87° 31' 35" East, a distance of 569.52 feet;
Thence South 02° 14' 03" East, a distance of 612.99 feet;
Thence South 87° 49' 55" West, a distance of 819.41 feet;
Thence South 87° 07' 05" West, a distance of 613.07 feet;
Thence North 02° 09' 08 West, a distance of 1,150.02 feet to the Point of Beginning.

Containing 30.187 acres, more or less.

and which is now zoned A-1 Agricultural/Urban Reserve District is hereby repealed and said described land shall hereinafter be zoned R-3, Mixed Residential District; and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map.

Section 2. Severability of Provisions. If any subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

Section 5. Conditional Rezoning. The rezoning described in this ordinance is subject to the conditions set forth in the Agreement between the City of Bettendorf and the property owner, Criswell & Forest, LLC, said Agreement having been signed by the property owner on April 8, 2022.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2022.

_____
Robert S. Gallagher, Mayor

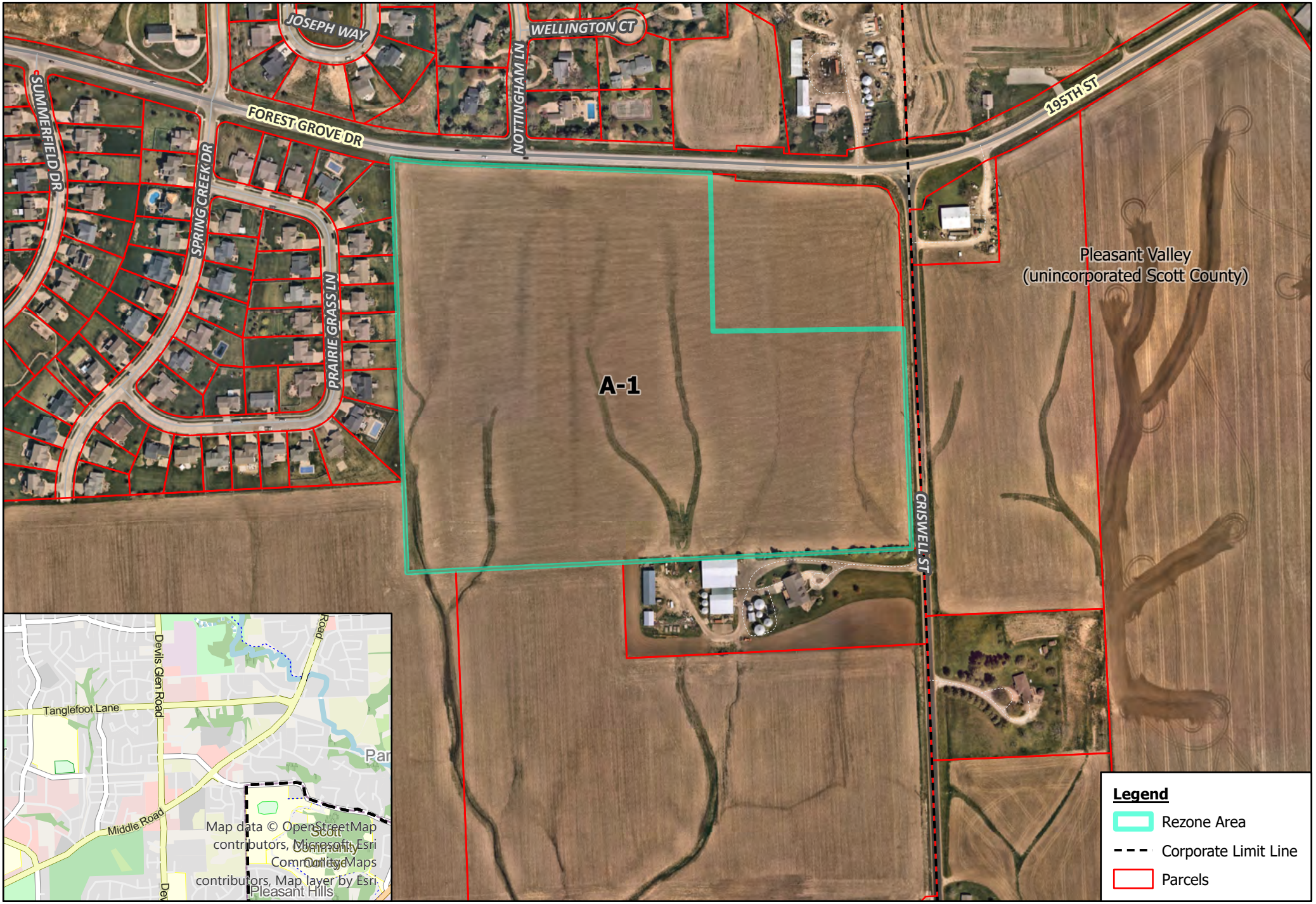
ATTEST:

_____
Decker P. Ploehn, City Clerk

Case 22-008: SW Corner of Criswell and Forest Grove Drive
Rezoning: A-1 to R-3
Aerial Map

1 Inch = 345 Feet
Feet
135 0 270 540 810

N

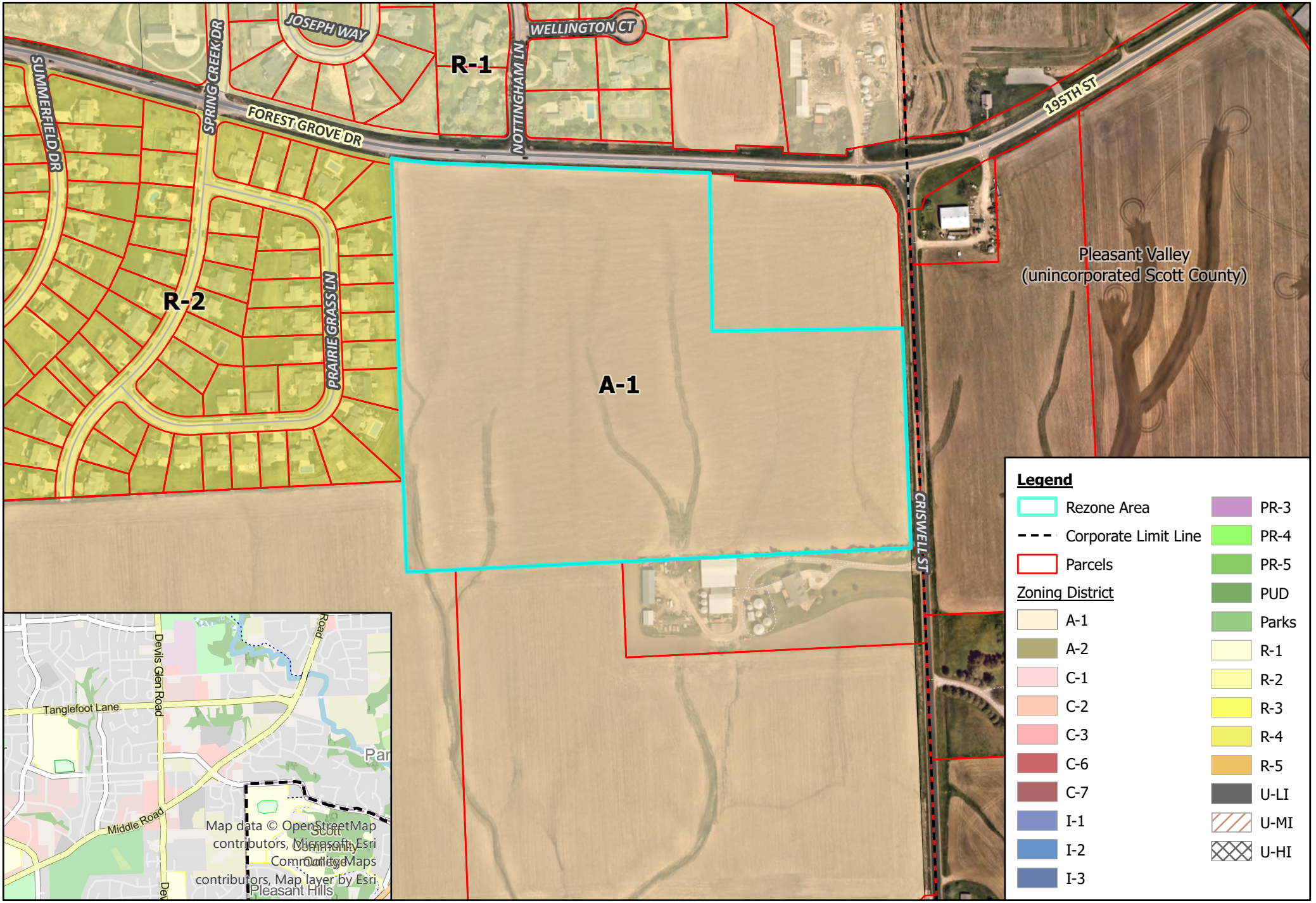


Case 22-008: SW Corner of Criswell and Forest Grove Drive
Rezoning: A-1 to R-3
Current Zoning Map

1 Inch = 345 Feet

135 0 270 540 810 Feet

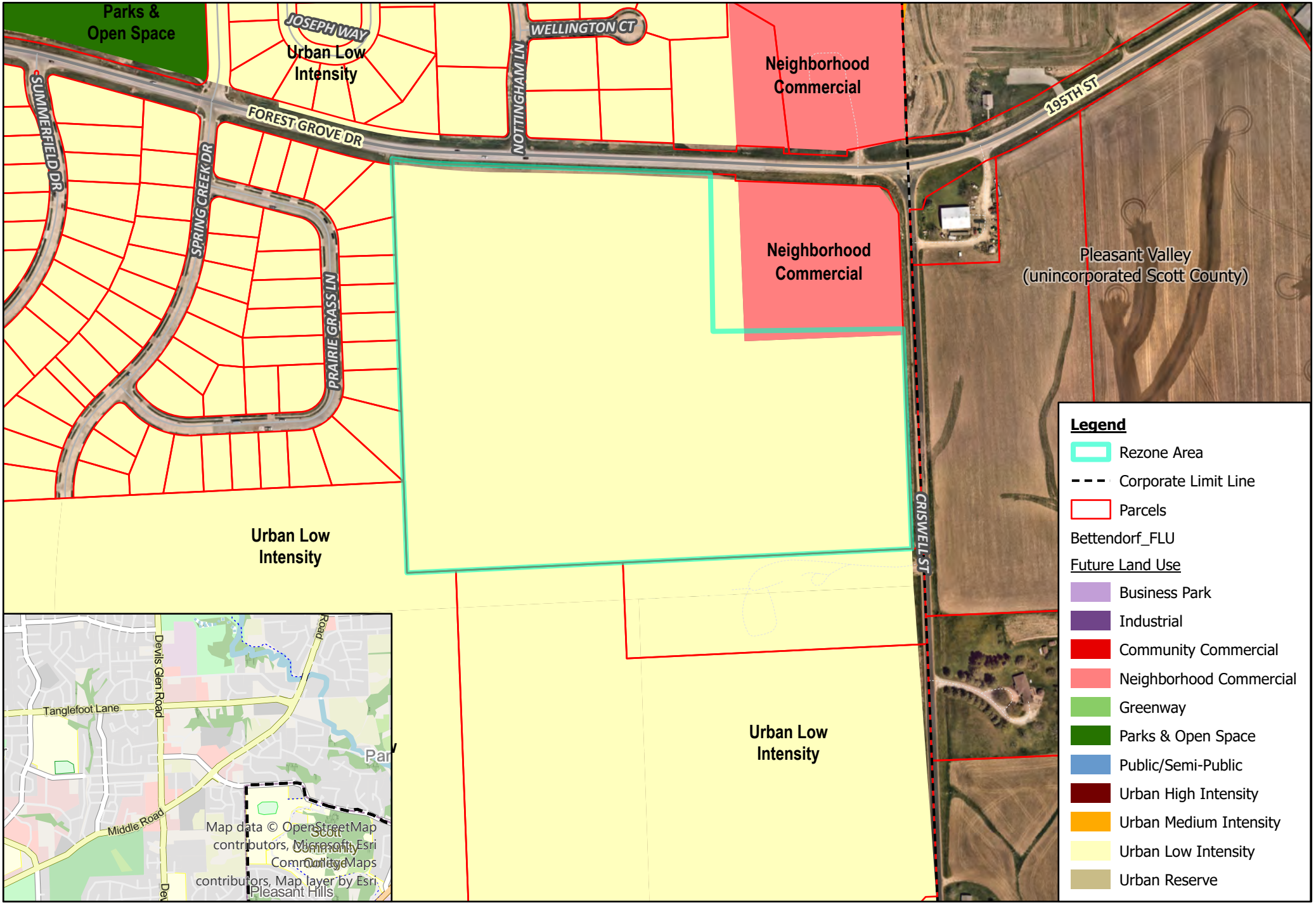
N

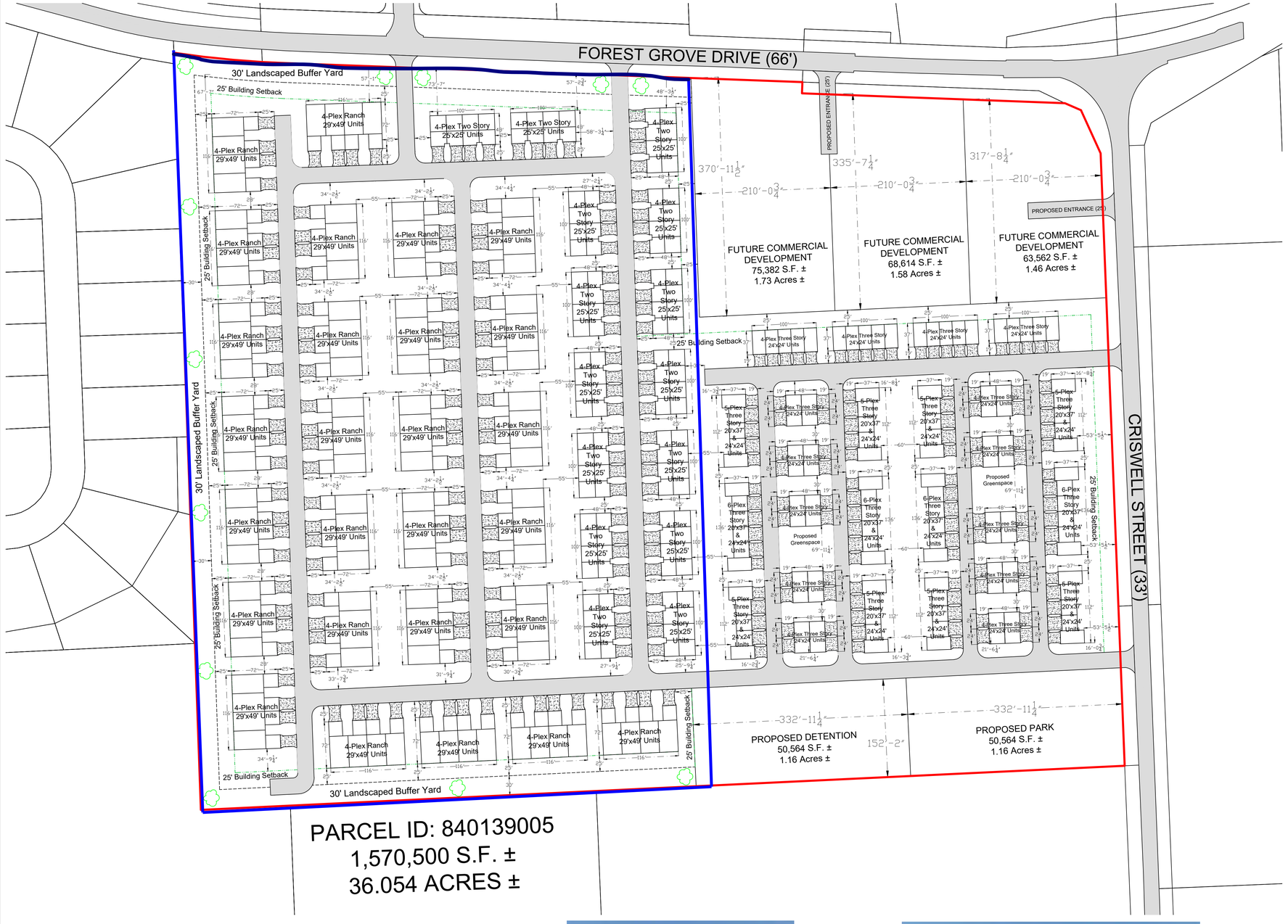


Case 22-008: SW Corner of Criswell and Forest Grove Drive
Rezoning: A-1 to R-3
Future Land Use Map

1 Inch = 345 Feet
Feet
135 0 270 540 810

N



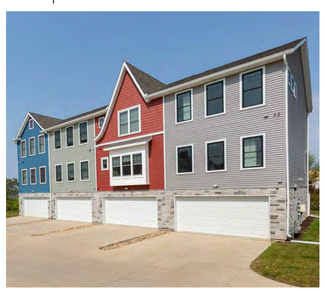


PARCEL ID: 840139005
1,570,500 S.F. ±
36.054 ACRES ±

EASEMENT
SETBACK LINE
CENTERLINE
PROPERTY BOUNDARY
EXISITNG FENCE
EXISTING SANITARY
PROPOSED SANITARY
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING WATER
PROPOSED WATER
EXISTING GAS LINE
EXISTING ELECTRIC

EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING TREE
EXISTING BUSH
EXISTING MANHOLE
EXISTING FIRE HYDRANT
FOUND PROPERTY PIN
CONTROL POINT

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



SITE CONCEPT PLAN

CRISWELL-FOREST GROVE DEVELOPMENT

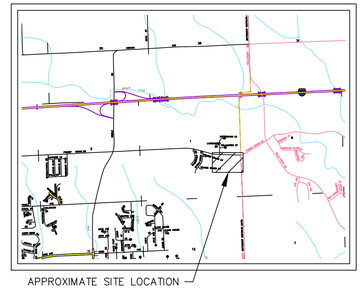
TO THE CITY OF BETTENDORF, IA

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

N W E S

GRAPHIC SCALE
80 0 40 80
(IN FEET)
1" = 80' (24x36)

SITE LOCATION MAP



GENERAL 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:
   PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF 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.

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 10/26/2021 TE PROJECT NO: Criswell

DRAWN BY: TAS
CHECKED BY: CRT

DRAWING LOCATION
S:\MCNAMARA\CRISWELL\MCNAMARA-CRISWELL-COUNTY CONCEPT.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
SITE CONCEPT PLAN
CRISWELL-FOREST GROVE DEVELOPMENT
PARCEL ID: 840139005
BETTENDORF, IOWA

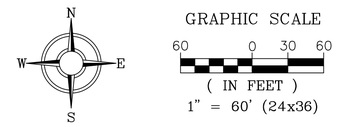
DEVELOPER
MCNAMARA CONSTRUCTION
4841 SCHOOL HOUSE ROAD
BETTENDORF, IOWA 52722

SHEET NO.
C2

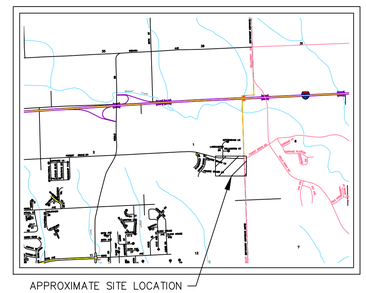
ZONING EXHIBIT

CRISWELL-FOREST GROVE DEVELOPMENT

TO THE CITY OF BETTENDORF, IA



SITE LOCATION MAP



FOREST GROVE DRIVE (66')

Existing Force Main

CRISWELL STREET (33')

40' Buffer Yard/Berm

35' Building Setback

PROPOSED STREET (31')

46' Landscape Buffer

REMAIN NEIGHBORHOOD COMMERCIAL LAND USE & A-1 ZONING
248,429 S.F. ±
5.703 ACRES ±

PROPOSED DETENTION AREA

Single-Family Home

50' × 100' TEMPORARY TURN-AROUND EASEMENT

GENERAL NOTES

1. 30.262 ACRES TO BE REZONED FROM A-1 TO R-3 DESIGNATION. ULI LAND USE TO REMAIN.
2. REMAINDER OF PROPERTY TO STAY NEIGHBORHOOD COMMERCIAL LAND USE AND A-1 ZONING.
3. A 40 FEET LANDSCAPED BERM SHALL BE DESIGNATED ALONG THE R-3 SECTION OF FOREST GROVE DRIVE ROW.
4. A MINIMUM 35 FEET SEPARATION SHALL BE MAINTAINED ALONG THE WEST SIDE OF PROPERTY ADJACENT TO HUNTINGTON MEADOWS THIRD ADDITION AND THE SOUTH SIDE ADJACENT TO EXISTING FARM.
5. PROPOSED GRAVITY SANITARY SEWER MAIN SHALL BE RUN FROM THE SOUTH, STARTING AT HOPEWELL AVENUE AND THEN EXTENDING NORTH ALONG THE WEST CRISWELL ROW. GRAVITY MAIN SHALL THEN BE EXTENDED INTO PROPOSED DEVELOPMENT TO SERVICE ENTIRE PROPERTY.
6. AN OUTLOT SHALL BE PLATTED AT THE SOUTHEAST PORTION OF PROPERTY FOR REGIONAL DETENTION BASIN TO SERVE ENTIRE DEVELOPMENT.
7. DEVELOPMENT SHALL BE SUBDIVIDED WITH ROW DEDICATED TO THE CITY OF BETTENDORF. ROW SHALL BE 53 FEET WIDE.
8. PROPOSED BULDINGS:
   46 SINGLE-FAMILY BUILDINGS = 46 UNITS
   19 MULTI-FAMILY BUILDINGS = 72 UNITS
   30.262 ACRES = 3.9 DU/ACRE

5' WIDE SIDEWALK

31' WIDE PAVEMENT SECTION

TOWNSEND ENGINEERING
CIVIL - STRUCTURAL - LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 03/07/2022 TE PROJECT NO: McNamara Criswell

DRAWN BY: MDR

CHECKED BY: CRT

DRAWING LOCATION
S:\MCNAMARA\CRISWELL\MCNAMARA-CRISWELL-COUNTY CONCEPT.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
ZONING EXHIBIT
CRISWELL-FOREST GROVE DEVELOPMENT
PARCEL ID: 840139005
BETTENDORF, IOWA

DEVELOPER
MCNAMARA CONSTRUCTION
4841 SCHOOL HOUSE ROAD
BETTENDORF, IOWA 52722

SHEET NO.
C1

AGREEMENT

By and Between the City of Bettendorf, Iowa (hereinafter "City"), and Criswell & Forest, LLC (hereinafter "Owner") as follows:

WHEREAS, Owner desires to rezone property South of Forest Grove Drive and West of Criswell Street, as more fully described in its application for rezoning, Case No. 22-008, and

WHEREAS, Owner has submitted a concept plan (attached hereto as Exhibit "A") to show how Owner intends to develop the subject parcel, and

WHEREAS, the City desires said concept plan be followed in all material respects as a condition of the rezoning for the subject parcel, and

WHEREAS, Iowa Code 414.5 allows the City and Owner to attach conditions to the rezoning approval, provided such conditions are approved in writing by the Applicant prior to the public hearing in front of the Council as required by Chapter 414, and

WHEREAS, this Agreement is signed by Owner pursuant said Chapter,

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN IT IS AGREED BY THE CITY AND APPLICANT AS FOLLOWS:

1. That upon approval of the rezoning by the City, Owner shall prepare or cause to be prepared a preliminary plat of the rezoned parcel. Such plat shall in all material aspects, mirror the concept plan attached hereto as Exhibit "A."
2. Such preliminary plat shall form the template for any and all subsequent final plats of the subject parcel.
3. The lots adjacent to two the westernmost North-South streets abutting Huntington Meadows Third Addition, and all lots abutting the northern property line from the northwest corner of the site to a point approximately 660 feet to the east; and all lots abutting the southern property line from the southwest corner of the site to a point approximately 810 feet to the east as shown on Exhibit "A" are hereby restricted to Detached Single Family

Use only. Both preliminary and final plats of that ground shall also be designated as such and a restrictive covenant limiting use to Detached Single Family residential shall be placed upon the property as a condition of and concurrent with final platting of that ground. Failure to place the covenant on the subject ground at time of final platting shall be cause for rejection of the final plat and at the City's sole option, revocation of the rezoning on the ground subject to this condition.

4. Unless otherwise agreed by the parties, Owner agrees to provide public sanitary sewer by gravity to all lots within the rezoned parcel, in a manner approved by the City Engineer. The City and the Applicant agree to work in good faith to finalize a cost sharing agreement with respect to such sanitary sewer.
5. This Agreement is intended to be a condition of the rezoning in Case No. 22-008 and shall be a part of the ordinance approving such rezoning. Owner acknowledges it is the responsibility of Owner to notify any such purchaser or assignee of the rezoned property of these conditions.

Dated this 8th day of April, 2022.

City of Bettendorf, Iowa

By:_____

Criswell & Forest, LLC

By: _____ its Manager

...Descriptions of Development Character Areas Continued

Detailed Description of All Categories

Development Character Area	Purpose	Uses, Intensity and Form	Compatibility
Urban Low Intensity	An efficient, walkable pattern of low density development. As compared to denser areas, ULI has more space and separation of uses, with farther distances between destinations and fewer shared amenities.	» Uses. A mix of complementary uses, including mostly single family housing, with some bi-attached, townhome and small multi-family projects, schools, small parks & churches, & neighborhood retail or mixed use. » Intensity. 2-7 dwelling units per acre or 0.25-0.5 FAR (non-residential) » Form. Uses are integrated so that residents can access them by walking or biking. ULI areas use a high connectivity grid street pattern to expand viable locations for low intensity commercial uses, and allow multiple access points and route choices between all uses.	Compatibility will be achieved through gradual increases of intensity transitioning from one land use to another. A cross-section of this area may show large lot single family next to medium lot single family, next to small lot single family, next to townhomes, next to small commercial. Although the focus is on gradual changes in intensity, these changes should occur at a small enough scale to ensure inclusion of a range of land uses within roughly a quarter square mile (160 acres) in order to encourage walking, biking, and the reduction of auto trips. • Different intensity uses are positioned to create a smooth transition from lower to higher intensity uses. • Larger commercial or office uses should cluster around arterial streets. • Smaller commercial uses may be appropriate on collector streets.
Urban Medium Intensity	Vibrant, urban areas that draw customers and employees from outside the immediate area. Increased intensity (compared to ULI) improves opportunities for economic activity and social interaction.	» Uses. A mix of complementary uses, including single family housing, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use. Amenities such as parks, plazas and quality streetscapes should be more prevalent than in ULI areas. » Intensity. 7-12 dwelling units / acres, FAR of 0.3-1.0 (non-residential) » Form. A high-connectivity grid pattern expands viable locations for commercial land uses, and allows multiple access points and route choices between uses. As compared to ULI, UMI encourages closer proximity between transportation, housing, and shopping choices.	Land uses and intensities should be integrated at a finer grain than within the Urban—Low Intensity designation. As compared to ULI areas, compatibility should be achieved through increased attention to traffic circulation and parking, site and building design, and on-site operations. • Land uses are sometimes mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas. • Different types of land use are positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation. • Larger commercial or office uses should cluster around arterial streets and rail lines. • Smaller commercial uses are appropriate on any street provided that a smooth transition in intensity of uses is maintained.

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

March 16, 2022

Staff Report

Case No. 22-008

Location: SW of the intersection of Forest Grove Drive and Criswell Street - Rezoning
Current Zoning Classification: A-1, Agricultural/Urban Reserve District
Proposed Zoning Classification: R-3, Mixed Residential District
Current Land Use Designation: Urban Low Intensity (ULI) and Neighborhood Commercial (NC)

Background Information and Facts

Dick McNamara Construction, LLC has submitted a rezoning request from A-1 to R-3 for a 32.954-acre portion of an approximately 36-acre farm tract west of Criswell Street and south of Forest Grove Drive (see Aerial Map - Attachment A and Zoning Map - Attachment B).

The petitioner's concept plan shows a mix of single-family homes and townhomes in the area proposed to be rezoned. The northeast corner of the site, which is not included in the rezoning, is reserved for future commercial development. This commercial area is consistent with the City's Comprehensive Plan/Future Land Use Map (see Future Land Use Map - Attachment C).

The petitioner held a neighborhood meeting on December 9, 2021 to share the initial concept plan for the area (see Original Concept Plan - Attachment D). Subsequent to that meeting, the petitioner made several changes to the concept plan. The original concept plan showed just under 300 dwelling units which has now been reduced to 118. The reduction in units was largely accomplished by replacing most of the proposed townhomes on the west half of the lot with single-family homes (see Current Concept Plan - Attachment E). The updated concept now shows 46 single-family homes and 19 four-unit townhomes, resulting in 3.9 dwelling units per acre.

The petitioner has agreed to follow the submitted concept plan in all material respects should the rezoning be approved (see Agreement - Attachment F). This agreement limits their ability to change the actual site development plan to include other permitted uses in the R-3 district not shown on the concept plan. For example, the single-family portion of the development could not be replaced with townhomes after the rezoning.

Future Land Use and Comprehensive Plan

The future land use designation for the site is mostly ULI, with limited acreage dedicated to NC. All surrounding future land use designations are also ULI. The City's zoning ordinance allows for R-3 zoning in the ULI future land use designation. The proposed concept plan shows a density below 4 dwelling units per acre which fits the housing density as described in the ULI definition of 2 to 7 dwelling units per acre (see Comprehensive Plan Excerpt - P.31, Attachment G).

Since the 2017 update of the City's Comprehensive Plan and Zoning Ordinance, staff members note three cases in which rezonings were requested to accommodate the development of townhomes or duplexes adjacent to single-family only subdivisions. Those cases are as follows:

1. Wyndham Villas, rezoned to R-4
2. The Meadows, rezoned to R-3
3. Quail Hollow, rezoned to R-2 and R-3

In each of these cases consideration was given by the developer to limit the externalities of their proposed development on nearby single-family neighborhoods. This was accomplished by increasing landscaping and setbacks beyond the minimum prescribed by code or by placing single-family homes adjacent to existing single-family neighborhoods and then transitioning to more intense uses across the site. The petitioner's concept plan shows the most intense uses near Forest Grove Drive and Criswell Street, while the least intense uses border an existing single-family development.

When evaluating this rezoning request, the Planning and Zoning Commission should consider the section - "Comprehensive Plan - Goals and Plan Organization: Housing: Goal D Provide Housing Options and Reinvest in Existing Neighborhoods".

Thoroughfare, Emergency and Pedestrian Access

Two primary accesses to the site are from Forest Grove Drive. Two other accesses will come from Criswell Street. All interior streets will be public with 53 feet of right-of-way and 5-foot wide sidewalks. Snow plowing and trash removal will be provided by the City. Sidewalks will be placed along Forest Grove Drive and Criswell Street as reconstruction of these streets is undertaken.

Storm Water Detention

Storm water detention will be required for the site. The storm water will be piped to the 1.79 acre outlot located in the southeast portion of the overall site.

Recommended Action

Staff finds numerous similarities between the proposed rezoning request and concept plan and the previously noted examples which were approved by the City. Additionally, staff

finds the conditions listed below and reinforced by Attachment F support approval of the proposed R-3 zoning district classification.

The following conditions apply to this rezoning request:

1. Approval of the rezoning does not waive any applicable city, state, or federal provisions as required by law.
2. The signed agreement for the conditional rezoning will be attached to the ordinance rezoning this property and will be recorded at the Scott County Recorder's office. The conditions included can only be modified by City Council if a rezoning of the legally described area is subsequently approved.

Respectfully submitted,

Mark Hunt
Community Development Director

March 28, 2022

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

SUBJECT: Planning and Zoning Commission's decision on the rezoning of property generally located southwest of the intersection of Forest Grove Drive and Criswell Street, A-1 to R-3, submitted by Dick McNamara Construction, LLC. (Case 22-008)

Honorable Mayor and Members of the City Council:

On March 16, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named rezoning request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Rezoning

4. Case 22-003; South side of the 6900 block of Forest Grove Drive, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by McNamara Construction. (Withdrawn)

5. Case 22-008; SW of the intersection of Forest Grove Drive and Criswell Street, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by Dick McNamara Construction, LLC.

Hunt reviewed the staff report.

Curran stated that there have been inquiries with regard to the legitimacy of the application and whether or not the owner wishes to rezone the property in question. He reviewed Iowa Code Sections 364, 362, and 414 which are related to the city's powers regarding such requests and the procedures that are followed in exercising those powers granted by the state. He explained that the general purpose of Section 11-15-13 of the City Code regarding who can apply for a zoning amendment is to ensure that the property is not rezoned without the owner's consent. Curran indicated that many of the rezoning applications received by the city are from a developer or a representative of a party who holds an option on a piece property subject to rezoning. He stated that in this matter, the developer of the project on the property is Dick McNamara Construction, LLC, and the owner of the property is Criswell and Forest, LLC which is an entity related to the developer. Curran stated that it is the city's understanding that the owner of the property wishes for the rezoning case to move forward. He requested that because of the inquiries that were received, the owner's representative who is present indicate for the record whether the owner of the property wishes for the rezoning matter referenced in the application for Case 22-008 move forward.

Greg Jager stated that he is the attorney representing Chris and Dick McNamara who are the owners of both Dick McNamara Construction, LLC and Criswell & Forest, LLC. He explained that Dick McNamara Construction, LLC is the entity under which the development work such as permitting will be done, adding that the owner of the property is Criswell & Forest, LLC. He verified that the owners do wish the parcel to be rezoned. Jager stated that city staff ensured that Chris and Dick McNamara did not sign the rezoning application until after they actually owned the property. He explained that they closed on the property in the name Criswell & Forest, LLC and signed the application in the city's Planning Department office on behalf of the corporation after the closing date.

Wennlund stated that further correspondence was received subsequent to the distribution of the packet from Joel Deutsch, 6854 Wellington Court, and would be entered into the record.

Adam asked when Criswell Street would be reconstructed and how it would impact the proposed development. Fries explained that the improvement of Criswell Street is shown in the Capital Improvement Program for 2024. He added that the project would be similar to the seal coat reclamation that occurred in 2018 on Forest Grove Drive from Middle Road to Criswell Street.

Kappeler asked if sidewalks would be installed on Criswell Street as a part of the 2024 project. Fries explained that there would still be open ditches along Criswell Street which does not lend itself well to putting in sidewalks. He added that sidewalks would likely not be installed until such time as the street is fully improved with curb and gutter and storm sewer. Kappeler asked if this would also be the case for Forest Grove Drive. Fries confirmed this, adding that a full reconstruction similar to the upcoming project near the TBK complex will require federal funding.

Ormsby asked if there is a grade change between the proposed development and the property to the south. Hunt stated that the topography is relatively flat with a slight slope toward that property on the southern side and that grading would not likely have a large impact adjoining properties. Fries commented that preliminary engineering plans are not required at the rezoning stage, adding that storm water detention will occur at the southeast corner of the site.

Wennlund asked for clarification of the location of existing sanitary sewer in the area and a timetable for extension to it. Fries explained that a part of the agreement between the developer and city includes a cost share to carry sewer from the site south along Criswell Street to the interceptor on the north side of Hopewell Avenue.

Wennlund asked if parking would be allowed on all of the streets in the development. Hunt explained that on-street parking would be allowed on the streets abutting the single-family homes with the exception of the turnaround areas. He added that covered and driveway parking is available in the multi-family area. Fries explained that he would anticipate that there would be a restriction on parking along the streets adjacent to the townhomes during the city's winter snow season.

Jager explained that the plan that has been provided is merely a concept, adding that preliminary and final plats along with engineering drawings which will show utility locations, berm height, etc. will be required during future stages of the process. He indicated that Townsend Engineering has been directed to begin this work. He commented that applications related to the rezoning of the property have been on the agenda for Commission meetings since December. He explained that the first concept plan that was presented to the neighbors at an informational meeting showed single-story townhomes and included only the western portion of the site. He stated that the neighbors expressed concerns about storm water, road capacity, possible school overcrowding, what type of use would be located at the corner, and if rental units would be part of the development. Jager explained that the city's requirements with regard to storm water often make the issues better because the developer is required to detain water from the development in addition to some from further upstream. He stated that city staff has indicated that Forest Grove Drive and Criswell Street are capable of handling the traffic from development on both sides of those streets. Jager stated that the superintendent of Pleasant Valley Community School District had indicated that Forest Grove Elementary School is not at capacity and had been designed to expand to a 4 section school should enrollment increase. He indicated that the property proposed to be rezoned does not include the corner of Forest Grove Drive and Criswell Street which has a Neighborhood Commercial land use designation and there are no plans to rezone or develop it. Jager explained that there would be no rental property next to the single-family homes to the west, adding that the City Code makes no distinction between rental and owner-occupied homes. He stated that what is important is the use of the property and the fact that the proposed R-3 zoning district classification fits the ULI land use designation and allows the proposed 4-unit townhomes. Jager explained that the second concept plan showed owner-occupied single-family along the first row adjacent to the existing homes to the west and across the street with the remainder being multi-family rentals. He indicated that because there were many concerns that the development would be too dense, the developer met with city staff in an attempt to revise the concept in an attempt to address the concerns of the neighbors while still allowing appropriate development. He commented that the neighbors were very upset when McDonald's first approached the city about locating a restaurant on 53rd Avenue even though the property was already zoned Commercial. He explained that one of the lessons that the city learned is that it is not advisable to locate commercial use directly adjacent to single-family detached housing but rather that a buffer should be provided. Jager stated that as a result of recent discussions, the concept was further revised to include 2 rows of single-family housing with multi-family units located

adjacent to and near the commercial lot. He explained that the multi-family units, which may be both owner-occupied and rentals, will serve as a buffer to the single-family homes. He stated that because of the configuration of the development, there will likely be less concern about the development of the commercial lot at such time as it is developed. He added that the buffer yards have been increased from what is required by the ordinance on the west and south sides of the development.

Jager stated that the concept plan as designed addresses the concerns of the neighbors and is half of the density of what is allowed in the R-3 district. He commented that as noted in the staff report for Case 22-007, there is a continuing trend of tremendous buyer demand for homes and a limited inventory in the city and region. He added that one of the primary goals of the Comprehensive Plan is to provide a variety of housing and attract young people who are interested in a range of housing options.

Suzanne Ven Horst, 6230 Criswell Street, asked if the detention pond would be wet or dry and if it would be well-maintained and landscaped. Fries explained that the city's standard is that for a 100-year event there must be a 5-year pre-developed release rate. He stated that the storm water will go into the basin which will have a restrictor pipe installed so that it releases it at that slower rate. Mike Richmond, Townsend Engineering, stated that while detention is indicated on the concept plan it is likely that because of spatial considerations, there will be a retention pond that will act as water quality rather than doing bioswales within the subdivision. He explained that the pond will be owned by a homeowner's association and will be maintained according to the city's minimum standards for maintenance of these types of ponds. He added that the pond will be landscaped.

Ven Horst explained that her farm that is located adjacent to the proposed development is active one, adding that at certain times of the year there will be dryers running 24 hours per day as well as large equipment that is very noisy. She commented that she does not anticipate that these activities will change any time soon and wanted to make future neighbors aware of her situation.

Ven Horst asked for clarification of which of the units will be for sale and which will be rentals. Chris McNamara, applicant, explained that the single-family homes will be for sale and will be very similar to those in the development to the west. He indicated that the intent is that the side-by-side ranch condos will be a rental product with the long-term potential of their being for sale. He explained that there is a huge demand for units with no steps and that the townhomes should meet some of that demand. McNamara stated that the detention is located in the southeast corner because the land slopes to the south and in order to provide a landscaped buffer for the farmstead. He indicated that it will depend on the market whether or not the single-family homes will be ranch or 2-story, adding that he would build and sell homes and that some lots would be sold to local builders. McNamara stated that the ranch-style rental townhomes would be in the $2000 plus range. He commented that there will be enough space for parking for 4 cars per unit given that the garages are 23 feet deep and the driveways are quite long.

A brief discussion was held regarding the procedure for determining who was invited to the neighborhood meeting. Jager explained that the original concept plan was for a smaller portion of the property so fewer people were invited. He added that the required notification signs were posted for the Commission meeting. Hunt commented that the neighborhood meeting is private and is not required by code. He added that those private meetings are often very effective as it is a way to start the communication with the neighborhood and find out what issues they have. Gannaway commented that oftentimes adjustments have been made as a result of those private meetings.

Ven Horst asked if the extension of the sewer would have any impact on her property. Fries explained that he does not anticipate that it would as construction would take place within the city's right-of-way.

Ven Horst asked how large the retention pond would be. McNamara stated that it would be just under 2 acres and reiterated that it will provide a buffer for the farm from the development. He commented that the easternmost north-south street would not affect the homestead if the property to the south is ever sold and developed.

Joel Deutsch, 6854 Wellington Court, asked if there would be a sidewalk along Forest Grove Drive as shown on the concept plan. Richmond explained that while a sidewalk is shown, it is intended to show the future location at such time as the road is improved.

Deutsch asked why there is a transition zone for the townhouses if the corner lot is still zoned A-1, not commercial. He commented that it is his assumption that it is now in the back room already zoned commercial. Wennlund explained that his understanding is that because it is designated as Neighborhood Commercial on the future land map it is anticipated that in the future it will be zoned commercial. He added that in order to avoid a situation where single-family homes are built next to commercial lots, the developer is planning for the future by providing a buffer.

Deutsch stated that he objects to this meeting because he feels the application is incorrect. He indicated that this is the third application before the Commission. He added that the first application had to be filed before December 5, 2021 with 10-day notices for a hearing scheduled for December 15, 2021. He stated that that particular application showing 286 units was withdrawn before being presented to the Commission but was approved by the Planning and Zoning Department. Deutsch stated that if you're not blind and you look at the corner of Hopewell Avenue and Middle Road you can see all the way to this particular property where they were going to plop 286 units down at one point. He stated that they had a neighborhood meeting that he was not notified of and only heard about because someone called to inform his wife of the meeting on December 9. He added that the December 15 meeting was cancelled apparently because of the weather. He stated that that particular application was Case 21-091. Deutsch stated that the next Commission meeting was held on January 19, 2022 and that Case 21-091 was withdrawn. He added that application 22-003 was apparently also withdrawn and showed 180 units, adding that the application is a problem that the Commission should look into because the signs were issued before it was signed. He stated that the fee for the application was transferred from Case 21-091 and questioned who in the department has the authority to do things like that. He complained that the first two applications were signed by Dick McNamara even though he didn't own the property. He stated that those applications are signed under oath and stating that they are true and correct to the best of their knowledge. He stated that he would assume that the City of Bettendorf Planning Department knew that when they accepted the applications. Deutsch stated that he had written a letter to the Commission regarding his feelings about these public hearings which are basically just to sound off and nothing happens. He stated that he may be wrong but that over the last 3 years the Commission has approved everything and there were only 7 nays and one abstention. He indicated that he doesn't know what's going on but it appears to him that everything is rubber stamped for the Planning and Zoning Department by this Commission even though the members are independent. Deutsch stated that he has read in the records that the members attended an Iowa State continuing education training on planning and zoning. He reiterated that the Commission is to be an independent body and the community's backstop to what is going on with the Planning and Zoning Department, adding that the Planning and Zoning Department is not to control the Commission but rather that the members are to control staff. Deutsch stated that the Commission is to shape the future of the community by rezoning. He stated that the Planning and Zoning Department believes that they can just

dump townhomes and multi-family on the outskirts of the city. He stated that now that the number of units is reasonable but that it is ridiculous that there are no plans for sidewalks along Forest Grove Drive given the increased density proposed. He stated that the city has spent millions of dollars on a park in that area and that there is a school there. Deutsch stated that the city finally put in a sidewalk to get to the school and for people to walk their dogs and play in the park but that there is only one crossing. He stated that zoning is part of the police powers for the welfare of the citizens and there is no plan with this dense development to allow the people who live there to walk safely to the only crossing. He questioned what kind of Planning and Zoning Department or anyone in the city would allow a development to go forward without those kind of infrastructures. He commented that perhaps they want someone to walk across Forest Grove Drive while walking their dog or trying to get to school and get hit by a car. He added that the Planning and Zoning Department has no consideration for the safety of the citizens in that area. He stated that any increase in the density beyond R-2 should be denied.

Fries explained that it is anticipated that there will be a pedestrian crossing on Forest Grove Drive at the proposed street that lines up with Nottingham Lane to make a pedestrian connection to the park and school. He added that there likely will be a signalized intersection in 2023 at Spring Creek Drive. Deutsch stated that there already is a signal there. Fries explained that there currently is a flashing light beacon at Spring Creek Drive, not a signal. He stated that he flashing light beacon would be moved to the future crossing at Nottingham Lane. Deutsch asked if the ditches along Forest Grove Drive would be removed. Fries commented that the proposed signalized intersection at Spring Creek Drive will provide pedestrian access to the sidewalks along Forest Grove Drive adjacent to Spencer Hollow subdivision, Forest Grove Elementary School, and Sterling Woods subdivision. Fries stated that the city is trying to plan for a connection for pedestrians along the north side of Middle Road as part of the TBK expansion. Deutsch asked if these plans are in the budget. Fries explained again that there are plans to install a signal at Spring Creek Drive in 2023 and that the flashing light beacon would then be moved to Nottingham Lane. He added that review of the sight lines and curves of Forest Grove Drive would be a part of that process. Deutsch asked why the developer couldn't pay for the lights since it is part of the development. Fries explained that the city will just be relocating existing equipment to provide additional safety.

Claire Flinn, 1121 Carriage Place Drive, stated that she was told in 2006 that Forest Grove Drive was going to be widened and that sidewalks would be installed along with a bike path and a center turn lane. She stated that density keeps increasing and that she sees children riding from Hopewell Avenue and Criswell Street where there is not even a shoulder to get to Forest Grove Drive. She commented that the only sidewalk is in front of Sterling Woods. Flinn stated that the improvements that were made to the street did not include a bike lane so that children use the ditches that are filled with water, trash, and snow. She expressed disappointment that the amount of traffic that is generated has not been addressed by improving the streets. She stated that the road was created for farmers but that it is also used by bicyclists. She commented that there are divots in the road now caused by large trucks. She stated that it is no longer safe for her to walk along Criswell Street to reach the bike path. She commented that she hopes it is true that the townhomes will be one story. Flinn stated that the city needs to work on the density and safety issues in the area, adding that she has not seen more of a police presence even though there are more homes.

Paul Ven Horst, 18921 Criswell Street, expressed concern about storm water runoff affecting his property and the possibility that the detention system can't handle a large rain event.

Dan Huber, 6591 Prairie Grass Lane, asked why the single-family portion of the development is being conditionally zoned R-3 instead of R-2 and asked if conditions could be placed on an R-2 district. Hunt explained that conditions can be placed on any zoning district but that the request is for R-3, not R-2.

Huber commented that the installation of infrastructure is behind some of the development and asked who would be responsible for installation of sidewalks along major thoroughfares when they abut residential properties. Fries explained that the developer is responsible. Huber asked why this is not the case in this situation. Fries stated again that it is very difficult to install sidewalks when there are open ditches until the roadway is improved with curb and gutter and storm sewer.

Huber commented that it will be difficult for children to make their way through the neighborhood to find a safe way to cross the street to the school. He encouraged the city to improve the connectivity of the bike path and sidewalk system and to make an urgent commitment to make improvements to Forest Grove Drive soon.

Huber requested that the developers be required to stipulate that they will landscape the property in accordance with the concept drawing, that trees are planted on the lots abutting his yard, and that no rental of the single-family homes be allowed. He added that the possibility that even more of the units in the overall development will be rentals could lead to short-term rentals. He stated that he is under the impression that the city can't restrict short-term rentals but that the issue could be addressed via restrictive covenants. Hunt explained that the city's authority is usurped by the state with regard to short-term rentals, adding that the city does not involve itself with private restrictive covenants. Jager stated that the developer does not plan to restrict the use of the single-family lots as they may be sold to individual builders who may consider such a restriction as a material factor in the acquisition price. He added that the landscaping shown on the concept plan is merely illustrative, not determinative. He stated that the representations on the concept plan do not indicate what type of planting is represented and that it could be arbor vitae, a 3-inch apple tree, or a 16-foot maple tree. He explained that the concept plan does not set out any of the utility easements or other areas where plantings are not allowed. Jager stated that he is aware that a landscape plan will be required along with the site development plan for the multi-family portion of the development. He added that the concept plan is meant to show the layout of the overall site. Wennlund commented that the plan submitted is conceptual and that the material component from the standpoint of the agreement is that of the location of the single- and multi-family homes and the layout of the streets. He reiterated that there are practical considerations with regard to landscaping related to locations of utilities and drainage easements. He commented that there are no current requirements for the homeowners in the subdivision to the west to plant any trees to obscure their homes from the new houses and that it would be unfair to require that of the new owners. He stated that the homeowners have the opportunity to landscape their own lots appropriately rather than place a burden on either developer. Wennlund added that screening is not required between two single-family subdivisions. Hunt stated that there is more detail available on the concept plan than is typical and that staff will be checking throughout the development process to ensure that buffered areas are landscaped. Huber suggested that the developers work with the neighbors to improve their proposal.

Huber asked what protection other than the land use map is there is to ensure that the corner will develop as commercial rather than a continuation of the proposed R-3 district. Hunt explained that land use decisions are made on a continuum that goes back to the Comprehensive Plan process in 2017. He commented that the corner, which is not under consideration now, is designated in the future land use map as Neighborhood Commercial which is the lightest commercial designation available. He explained that only C-1 is allowed in the Neighborhood Commercial land use designation. Hunt added that uses such as offices and convenience stores are allowed in the C-1 district. He explained that if a developer wished to make the corner residential the land use map would have to be changed and only then would a rezoning to R-3 be possible.

Ormsby commented that she does not believe that the agreement between the developer includes the additional 10-foot increase in buffer yard beyond what is required and asked how that would be enforced. Hunt explained that the agreement references the concept plan which shows the increased buffer.

Mike Ehlers, 7047 Nottingham Lane, stated that it is his understanding that when the flashing beacon is moved to Nottingham Lane there will be nothing at Spring Creek Drive. Fries explained again that the flashing beacon would be moved to Nottingham Lane and that a signalized intersection would be located at Spring Creek Drive.

Ehlers commented that he believes it would be wise to include in the conditional zoning agreement a requirement that only one story townhome units are allowed.

Sherry Scott, 18659 Criswell Street, commented that Criswell Street is in very poor condition and has no shoulders. She expressed concern about the damage that construction vehicles will do to the street, adding that waiting until 2024 to improve it is too long. She stated that the road is not meant for heavy construction equipment and semi-trucks and suggested that perhaps posting a weight limit would help the situation.

Troy Gutknecht, 6871 Prairie Grass Lane, asked if a decision would have to made at this meeting. Wennlund confirmed this, adding that absent the developer's withdrawal or a Commission member's requesting a deferral, the developer is entitled to a decision. Gutknecht asked that the Commission consider the safety concerns of the neighbors with regard to the traffic.

Derek Dlouhy, 7054 Nottingham Lane, expressed concern about whether or not emergency services can support this amount of density. Keith Kimball, Police Chief, explained that within the last few years there has been a recognition that the city is growing at a fast pace in the northeast part of Bettendorf. He stated that last year the City Council authorized 3 new police officers and did the same for the upcoming fiscal year. Troy Said, Assistant Fire Chief, explained that the city is planning to hire 3 additional firefighters in July to staff the Crow Creek Road station with plans to hire 3 more in the next fiscal year. He added that this will allow for full staffing at that station. Kimball commented that the Mayor and City Council is very supportive when it comes to public safety. Wennlund stated that because of the irregular pattern of development that has occurred in the area, it is difficult to add all of the required infrastructure at the same time.

Mary Stimson, 6723 Joseph Way, asked when the traffic study was done for Forest Grove Drive. Fries explained that in 2020 Bi-State Regional Commission did traffic counts on Forest Grove Drive and estimated 5400 vehicles per day. He added that they project that by 2030 there will be an average daily traffic count of 7100. He stated that the capacity for a 2 lane arterial is 10,000 vehicles per day. Fries explained that traffic counts and funding drive those improvements.

Stimson asked what the response time for fire and medic is for that area if there is an issue at the Bettplex or the elderly housing complex near the roundabout and what the trigger would be for a new fire station. Said explained that at the last strategic planning meeting a discussion was held about adding a fifth station in the area given the amount of growth that has taken place.

Stimson requested that more police patrol that section of Forest Grove Drive.

Mike Purcell, 18721 Criswell Street, asked what the classification of Criswell Street is and what the weight limit is. He stated that he sees tanker trucks and semi-trucks on that road and that people use it to walk

and cycle. He expressed concern that someone could get hurt. Fries stated that he believes that Criswell Street is likely a collector street and that there are no weight restrictions. He added that farm equipment operators also use the street.

Marlena Ehlers, 7047 Nottingham Lane, asked what measures are taken for mosquito control in the retention pond. Fries explained that typically an aeration system is used.

Ehlers asked how many new units are being built south of Forest Grove Drive to Hopewell Avenue. Hunt stated that he is not certain of that number. Beswick displayed an aerial map showing the platted subdivisions approved by City Council in that area.

Ehlers asked if Jager had indicated to the superintendent of Pleasant Valley Community School District the number of units that were proposed to be built. Jager stated that when he spoke to the superintendent he indicated to him that his client was looking at various scenarios, one of which was the 4-plex product and asked if he believed it would be a problem. He added that the superintendent had stated that the new school is not at capacity and that it could be expanded to 4 sections from the current 2. Jager stated that the superintendent had anticipated significant residential growth in the area and that the schools were designed to accommodate it. Wennlund commented that he believes that the schedule for construction of the Forest Grove Elementary School was brought forward because of the amount of growth, adding that Hopewell Elementary School has been expanded as growth has occurred.

Ehlers stated that she believes that without definitive numbers of prospective students it would be difficult to know whether or not the elementary school would become overcrowded. She commented that it is difficult to get out on Middle Road and Forest Grove Drive either because of increased traffic or because of the timing of the traffic signal. She encouraged the city to do another traffic study to determine the cause of the issue. She stated that it is a burden to try to get out there. She suggested that perhaps a 4-lane road would be necessary when Forest Grove Drive is reconstructed. Fries explained that the reconstruction of Forest Grove Drive from International Drive extending 300 feet east of Middle Road will be bid in April with federal assistance. He added that there a series of roundabouts will be a part of the project and will take about one year.

Sandy Ven Horst, 18921 Criswell Street, stated that she believes that there is enough commercial development at the Bettplex and she does not want there to be any in her neighborhood. Wennlund reiterated that the corner is still zoned Agricultural, adding that the land use plan has shown the corner as commercial for many years. He explained that as residential growth occurs there is a demand for neighborhood services.

Chris McNamara, the applicant, stated that the concept plan shows what is intended to be built. He added that after listening to the concerns of the neighbors, significant changes were made to the original plan. He stated that he specifically spoke to city staff with regard to the conditional zoning regarding the restriction of the townhouses to one story and reiterated that they will be built as shown on the plan. He added that they do not have short-term rentals and that oftentimes tenants purchase homes in the neighborhood after having rented from them.

> On motion by Ormsby, seconded by Kappeler, that the rezoning of property generally located SW of the intersection of Forest Grove Drive and Criswell Street, A-1 to R-3, be recommended for approval subject to staff recommendations.

Stoltenberg commented that regardless of some opinions that were expressed to the contrary, staff does a good job of making sure that by the time a project is presented to the Commission it has been thoroughly vetted. He added that the proposed development is considerably less dense than was originally submitted and that the reason for that is the work the staff does with developers to ensure that a project is something the members can support. Adams concurred, adding that the Commission is an independent body who considers the overall needs of the city. He stated that the unanimous votes reflect the good work of the staff and the thoroughness with which they prepare the documents for the members. Adams stated that he believes that there is a shortage of the type of multi-family housing that is proposed for this development and that the project is consistent with the city's desire for more diverse housing types. Wennlund reiterated that the Commission is an independent body with a diversity of opinions and perspectives, adding that there were 3 iterations of this concept before it was officially presented to the members and the public. He added that the McDonald's restaurant site development plan to which Jager referred was deferred by the Commission several times so that changes could be made addressing concerns of the members and the neighbors before eventually receiving a positive recommendation. He stated that the record may reflect that decisions of the Commission are often unanimous but the reality is that revisions are often made before the public hearing meeting. Wennlund stated that the plan is workable with single-family next to single-family, adding that he is not worried about the typical perception about rentals given the $2000 per month rent. He commented that he would not have been in favor of a multi-story product as it would not be compatible with the neighborhood but that the proposed single-story multi-family units maintain the character of the area.

ROLL CALL ON MOTION

ALL AYES

Motion carried.

MEETING DATE: April 5, 2022 (SPH)
April 19, 2022 (HPH)

COUNCIL LETTER **REQUESTED BY:** Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing to revoke the existing Duck Creek Development Planned Unit Development (PUD) plan and to revert the zoning district classification to R-1 Single-Family Residence District for 1200 Devils Glen Road, submitted by City of Bettendorf. (Case 22-006) (4/5/22)

Public hearing and first reading of an ordinance revoke the existing Duck Creek Development Planned Unit Development (PUD) plan and to revert the zoning district classification to R-1 Single-Family Residence District for 1200 Devils Glen Road, submitted by City of Bettendorf. (Case 22-006) (4/19/22)

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

The City of Bettendorf has submitted a request to revoke the existing Planned Unit Development (PUD) Plan titled Duck Creek Development at 1200 Devils Glen Road. The parcel in question is located northwest of the intersection of Duck Creek and Devils Glen Road (see Attachment A – Aerial Map). The surrounding property is located in the R-1 and R-2, Single-Family Residence Districts excluding a mobile home park and Devils Glen Park on the east side of Devils Glen Road (see Attachment B – Zoning Map).

The Duck Creek Development PUD Plan was approved in 1972, but the site was never developed. The proposed plan showed 24 multi-story, attached townhome units with a large open space along the creek (see Attachment C – Duck Creek Development PUD Concept Plan, Floor Plan, and Elevation Drawing).

The Future Land Use designation of the property is UMI, Urban Medium Intensity. The surrounding property is designated as ULI, Urban Low Intensity excluding the mobile home park which is shown as UMI and Devils Glen Park which is shown as Parks & Open Space (see Attachment D – Future Land Use Map). The proposed R-1 zoning would be compatible with the surrounding property, and the UMI Future Land Use Designation is compatible with all residential zoning districts.

The proposed revocation of the existing PUD Plan for the property supports the Comprehensive Plan Goal A: Develop new land and streets. By removing a development hindrance and reverting to the R-1 Zoning District, the property is better repositioned for new private development proposals.

The Planning and Zoning Commission made a recommendation for approval of the revocation of the existing PUD plan and reversion to the R-1 district by a 7-0 margin at the March 16, 2022 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Map; (B) Zoning Map; (C) Duck Creek Development PUD Concept Plan, Floor Plan, and Elevation Drawing; (D) Future Land Use Map; (E) Staff report to the Planning and Zoning Commission; (F) Planning and Zoning Commission report to the Mayor and City Council; (G) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____- 22

**RESOLUTION SETTING A DATE FOR PUBLIC HEARING
TO CONSIDER REVOKING THE EXISTING DUCK CREEK DEVELOPMENT
PLANNED UNIT DEVELOPMENT PLAN
AND REVERTING THE ZONING DISTRICT CLASSIFICATION TO
R-1 SINGLE-FAMILY RESIDENCE DISTRICT
FOR 1200 DEVILS GLEN ROAD**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for April 19, 2022 at 7:00 p.m., City Hall Council Chambers, 1609 State Street on the matter of a revocation of the existing Duck Creek Development Planned Unit Development plan and reversion of the zoning district classification to R-1 Single-Family Residence District for 1200 Devils Glen Road which is legally described as:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, LOT 4 AND PART OF LOTS 1 AND 2 IN FRANK DRUEHL'S SUBDIVISION, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast Corner of the Northwest Quarter of said Section 27;
Thence South 00° 50' 47" West along the East line of said Northwest Quarter, a distance of 1447.66 feet to the Point of Beginning;
Thence North 89° 59' 59" West, a distance of 699.59 feet to the center line of Duck Creek and the Southeast line of Graceland Addition to the City of Bettendorf;
Thence South 30° 25' 13" West along said center line and Southeast line, a distance of 160.54 feet to the Northwest Corner of said Lot 4;
Thence South 31° 10' 54" West along said center line, a distance of 50.00 feet to the Northeasterly Corner of said Lot 5;
Thence South 22° 08' 13" East along the Easterly line of said Lot 5 and the Westerly line of said Lot 4, a distance of 126.90 feet;
Thence South 75° 20' 15" East along said center line and the Southwesterly line of said Lot 4, a distance of 65.00 feet;
Thence South 41° 59' 08" East on a meandering center line of Duck Creek and the Southwesterly line of said Lot 4, a distance of 358.25 feet to the Northwest Corner of Lot 3 in Frank Druehl's Subdivision;
Thence South 43° 34' 40" East along the northeasterly line of said Lot 3 and said center line, a distance of 178.60 feet to the Northeast Corner of said Lot 3;
Thence North 72° 10' 00" East along said center line, a distance of 278.19 feet to a point of the East Line of said Lot 2 which is 71 feet south of the Northeast Corner of said Lot 2;
Thence North 88° 44' 22" East along said center line, a distance of 59.26 feet to the East Line of the Northwest Corner of said Section 27;

Thence South 74° 19' 27" East, a distance of 136.23 feet to the Center Line of Devils Glen Road as described in Book 82 of lands, Page 319 in the Office of the Scott County Recorder;
Thence North 19° 19' 13" West along said center line, a distance of 382.00 feet to the East Line of the Northwest Corner of said Section 27;
Thence North 00° 50' 47" East along said East Line, a distance of 300.47 feet to the Point of Beginning.

Containing 10.244 acres, more or less.
Excepting 0.801 acres, more or less, of Devils Glen Road Right-of-Way.
For the purpose of this description the East Line of Northwest Corner of said Section 27 is assumed to bear South 00° 50' 47" West.

PASSED, APPROVED, AND ADOPTED this 5th day April, 2022.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

ORDINANCE NO. _____ - 22

AN ORDINANCE REVOKING THE EXISTING DUCK CREEK DEVELOPMENT PLANNED UNIT DEVELOPMENT PLAN AND AMENDING THE BETTENDORF, IOWA ZONE MAP BY REVERTING THE ZONING DISTRICT CLASSIFICATION TO R-1 SINGLE-FAMILY RESIDENCE DISTRICT FOR 1200 DEVILS GLEN ROAD

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

Section 1. That the existing Duck Creek Development Planned Unit Development (PUD) plan concerning 1200 Devils Glen Road and which is legally described in Section 3. is hereby revoked.

Section 2. That the Bettendorf, Iowa, Zone Map referred to in Section 6., and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to 1200 Devils Glen Road and which is legally described in Section 3. hereby reverts to R-1 Single-Family Residence 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 3. Legal description: PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, LOT 4 AND PART OF LOTS 1 AND 2 IN FRANCK DRUEHL'S SUBDIVISION, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast Corner of the Northwest Quarter of said Section 27;
Thence South 00° 50' 47" West along the East line of said Northwest Quarter, a distance of 1447.66 feet to the Point of Beginning;
Thence North 89° 59' 59" West, a distance of 699.59 feet to the center line of Duck Creek and the Southeast line of Graceland Addition, to the City of Bettendorf;
Thence South 30° 25' 13" West along said center line and Southeast line, a distance of 160.54 feet to the Northwest Corner of said Lot 4;
Thence South 31° 10' 54" West along said center line, a distance of 50.00 feet to the Northeasterly Corner of said Lot 5;

Thence South 22° 08' 13" East along the Easterly line of said Lot 5 and the Westerly line of said Lot 4, a distance of 126.90 feet;
Thence South 75° 20' 15" East along said center line and the Southwesterly line of said Lot 4, a distance of 65.00 feet;
Thence South 41° 59' 08" East on a meandering center line of Duck Creek and the Southwesterly line of said Lot 4, a distance of 358.25 feet to the Northwest Corner of Lot 3 in Frank Druehl's Subdivision;
Thence South 43° 34' 40" East along the northeasterly line of said Lot 3 and said center line, a distance of 178.60 feet to the Northeast Corner of said Lot 3;
Thence North 72° 10' 00" East along said center line, a distance of 278.19 feet to a point of the East Line of said Lot 2 which is 71 feet south of the Northeast Corner of said Lot 2;
Thence North 88° 44' 22" East along said center line, a distance of 59.26 feet to the East Line of the Northwest Corner of said Section 27;
Thence South 74° 19' 27" East, a distance of 136.23 feet to the Center Line of Devils Glen Road as described in Book 82 of lands, Page 319 in the Office of the Scott County Recorder;
Thence North 19° 19' 13" West along said center line, a distance of 382.00 feet to the East Line of the Northwest Corner of said Section 27;
Thence North 00° 50' 47" East along said East Line, a distance of 300.47 feet to the Point of Beginning.

Containing 10.244 acres, more or less.
Excepting 0.801 acres, more or less, of Devils Glen Road Right-of-Way.
For the purpose of this description the East Line of Northwest Corner of said Section 27 is assumed to bear South 00° 50' 47" West.

Section 4. 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 5. 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 6. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Case 22-006: 1200 Devils Glen Road
Planned Unit Development (PUD) Revocation
Aerial Map

Attachment A

1 Inch = 274 Feet

Feet

0 105 210 420 630

N

Case 22-006: 1200 Devils Glen Road
Planned Unit Development (PUD) Revocation
Current Zoning Map

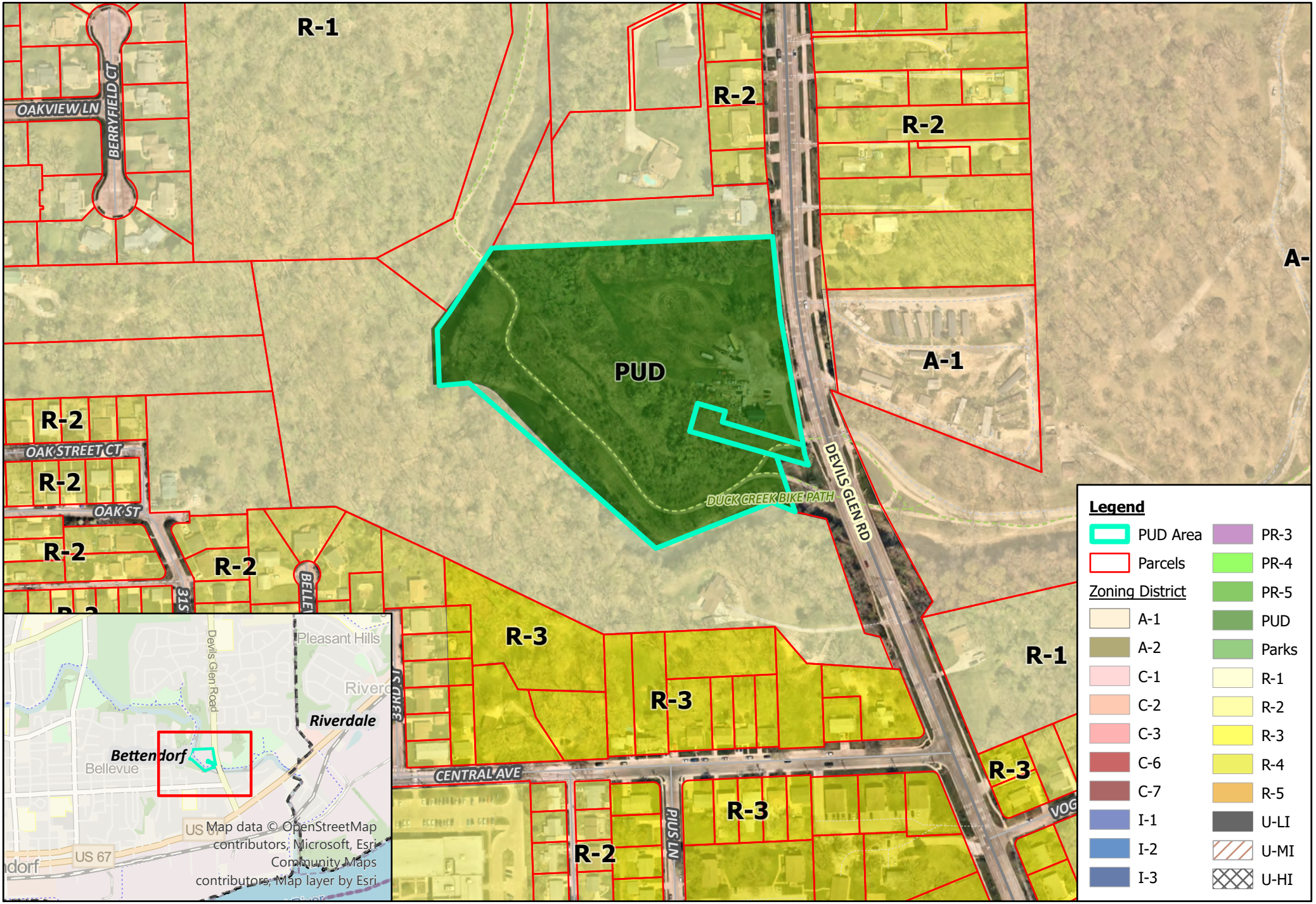
Attachment B

1 Inch = 274 Feet

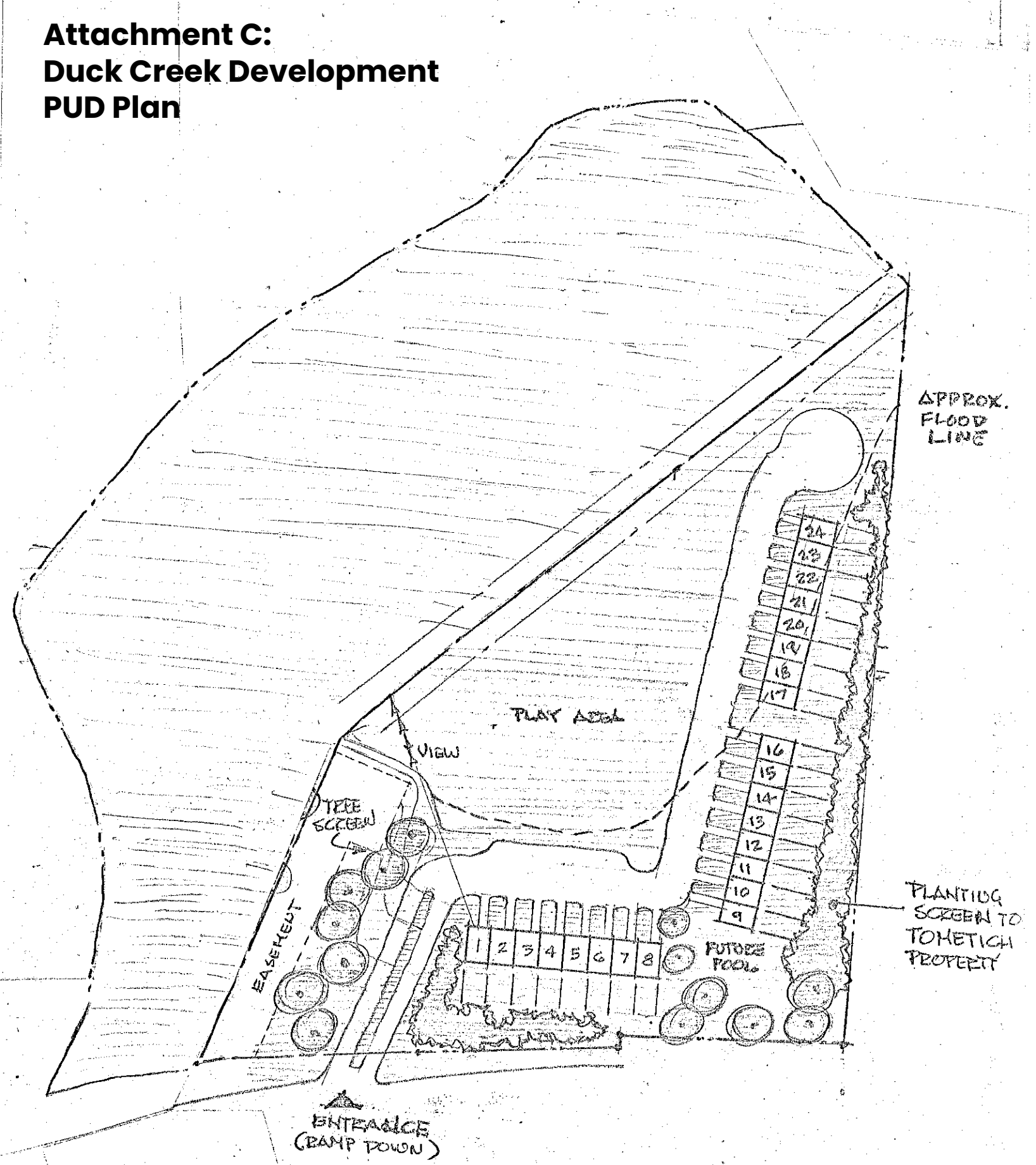
Feet

0 105 210 420 630

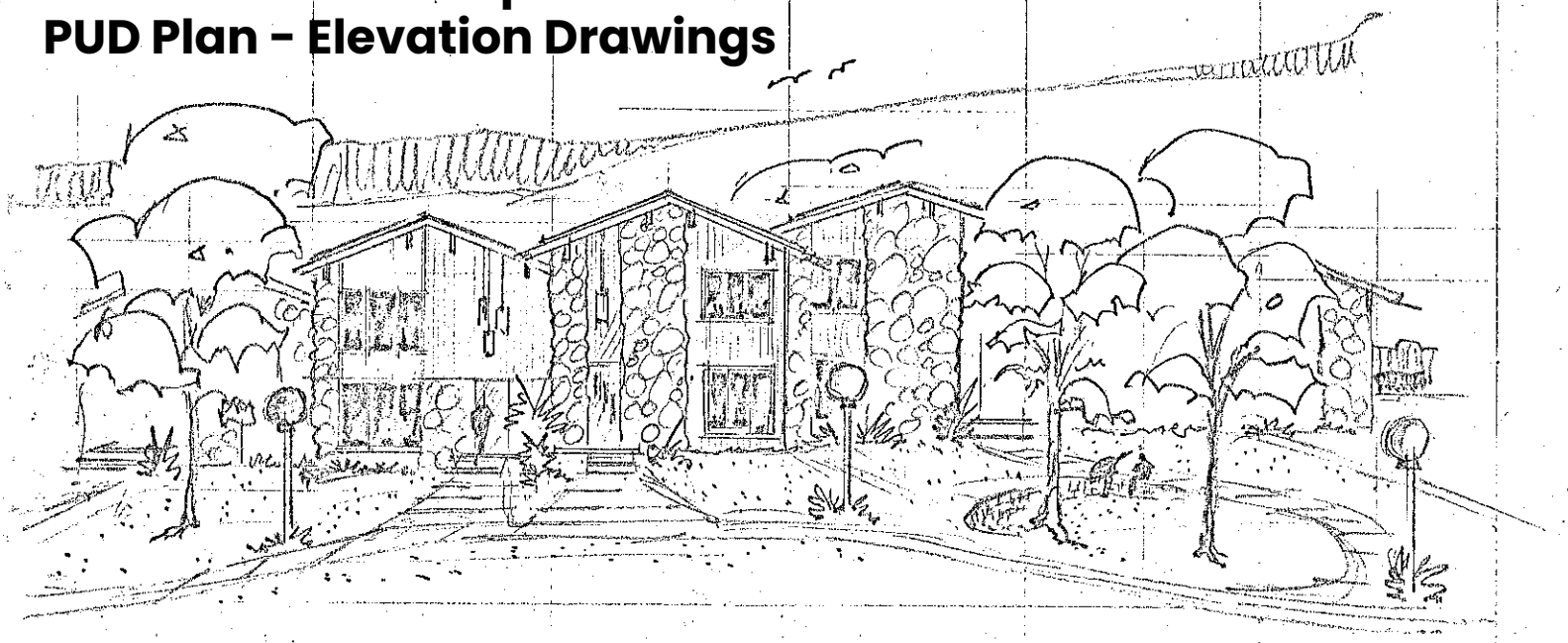
N



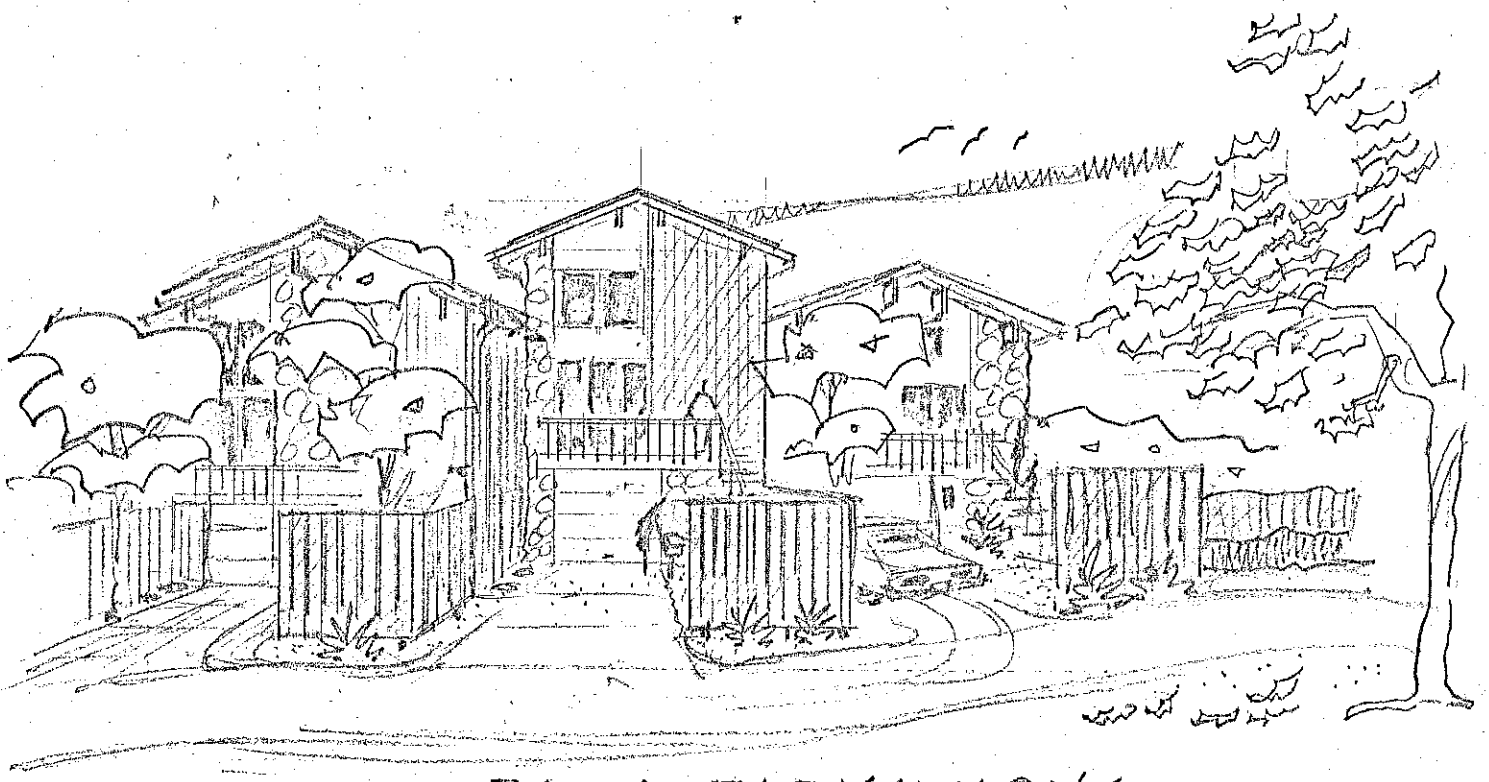
Attachment C:
Duck Creek Development
PUD Plan



Attachment C:
Duck Creek Development
PUD Plan - Elevation Drawings



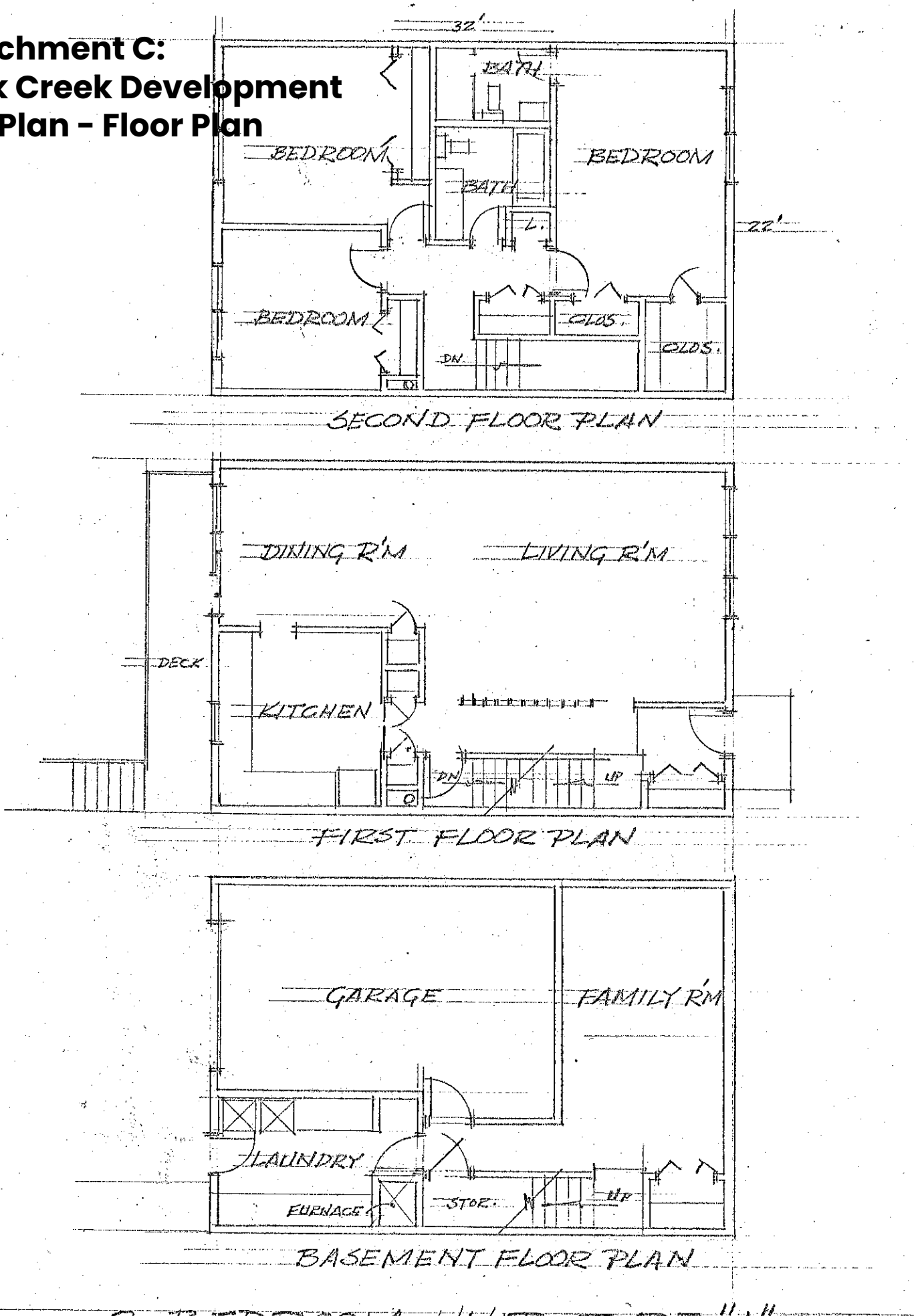
FRONT ELEVATIONS



BACK ELEVATIONS

TYPICAL ELEVATIONS

Attachment C:
Duck Creek Development
PUD Plan – Floor Plan



Case 22-006: 1200 Devils Glen Road
Planned Unit Development (PUD) Revocation
Future Land Use Map

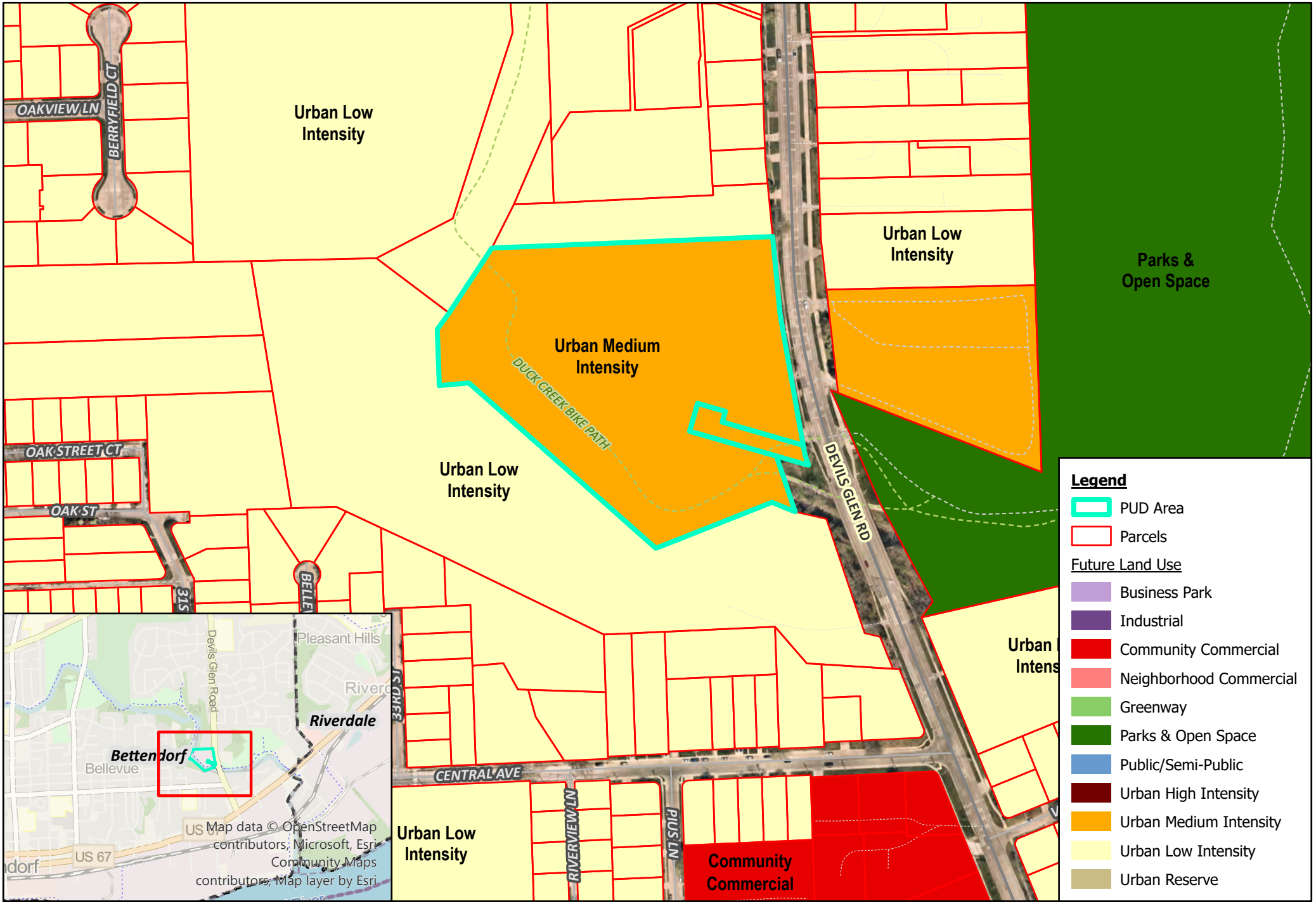
Attachment D

1 Inch = 274 Feet

Feet

0 105 210 420 630

N



COMMUNITY DEVELOPMENT
City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4079

March 16, 2022 Planning and Zoning Commission Meeting

Staff Report

Case No. 22-006
Request: Revocation of existing Planned Unit Development (PUD) Plan and Revert to R-1, Single-Family Residence Zoning District
Location: 1200 Devils Glen Road
Legal Description: (Parcel #: 842719009)
Applicant: City of Bettendorf
Current Zoning Designation: Planned Unit Development (PUD)
Proposed Zoning Designation: R-1, Single-Family Residence District
Future Land Use Designation: Urban Medium Intensity (UMI)

Background Information and Facts

The City of Bettendorf has submitted a request to revoke the existing Planned Unit Development (PUD) Plan titled Duck Creek Development at 1200 Devils Glen Road. The parcel in question is located northwest of the intersection of Duck Creek and Devils Glen Road (see Attachment A – Aerial Map). The surrounding property is located in the R-1 and R-2, Single-Family Residence Districts excluding a mobile home park and Devils Glen Park on the east side of Devils Glen Road (see Attachment B – Zoning Map).

The Duck Creek Development PUD Plan was approved in 1972, but the site was never developed. The proposed plan showed 24 multi-story, attached townhome units with a large open space along the creek (see Attachment C – Duck Creek Development PUD Concept Plan, Floor Plan, and Elevation Drawing).

Since adoption of the PUD Plan, the location was the former site of Quad City Industry and Maintenance, LLC. A single-family dwelling and accessory building existed on the property until 2021 when the single-family dwelling caught fire and was subsequently demolished. The accessory building is the only structure remaining on the property. The property is the site of multiple non-conforming uses including commercial activity

and outdoor storage. Revocation of the PUD Plan would be related to Case 21-007 – Rezoning from R-1 to R-4 of 1200 Devils Glen Road.

Compliance with the Comprehensive Plan and Future Land Use Map

The Future Land Use designation of the property is UMI, Urban Medium Intensity. The surrounding property is designated as ULI, Urban Low Intensity excluding a mobile home park located on the east side of Devils Glen Road which is shown as UMI and Devils Glen Park which is shown as Parks & Open Space (see Attachment D – Future Land Use Map). The proposed R-1 zoning would be compatible with the surrounding property, and the UMI Future Land Use Designation is compatible with all residential zoning districts.

The proposed revocation of the existing PUD Plan for the property supports the Comprehensive Plan Goal A: Develop new land and streets. By removing a development hindrance and reverting to the R-1 Zoning District, the property is better repositioned for new private development proposals.

Staff Analysis

The approved PUD Plan was never implemented, nor were there any site planning or construction plans submitted. Staff contends the plan is no longer tenable, and new proposals should be considered to develop the property, bring the property use into conformance with Code, and enhance the neighborhood character of the area.

City Ordinance states the following regarding revocation of PUD Plans:

11-5-18, 3.(A):

A. A final planned unit development plan and other supporting data required for approval shall be in accord with the provisions of Section 11-5-18 C. of this chapter. Final plans must be submitted for approval in accordance with agreed to scheduling, but not later than five years from the approval of the preliminary plan by the council. The council may grant an extension in time or the developer may resubmit an application; in the event that same is not done, the council shall initiate such zoning changes as it deems necessary to preserve the public interest. If construction falls more than two (2) years behind the schedule filed with the final plan, the plan becomes subject to revocation. The city planner and the building inspector shall monitor all pending PUD projects and inform the council of those six (6) months or more behind schedule.

Staff Recommendation

Staff recommends approval of the revocation of Duck Creek Development PUD Plan located at 1200 Devils Glen Road and reverting said property to the R-1, Single-Family Residence Zoning District.

Respectfully submitted,

Taylor Beswick
City Planner

March 28, 2022

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

SUBJECT: Planning and Zoning Commission's decision on the revocation of the Duck Creek Development Planned Unit Development (PUD) Plan and to revert the zoning district classification to R-1 Single-Family Residence District, submitted by City of Bettendorf. (Case 22-006)

Honorable Mayor and Members of the City Council:

On March 16, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named PUD Plan and reversion of the zoning district classification to R-1.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Revocation of Planned Unit Development Plan/Revert to R-1 Zoning District Classification/Rezoning

6. Case 22-006; Revocation of Duck Creek Development Planned Unit Development Plan (1200 Devils Glen Road), submitted by City of Bettendorf.

Beswick reviewed the staff report.

Kappeler asked why the mobile home park across the street is zoned A-1. Beswick explained that the mobile home park has existed since the 1960s and is grandfathered into the A-1 zoning district even though the use is not agricultural.

Kappeler commented that it appears as though the property proposed to be rezoned has been used for industrial purposes in the past. She asked why that was allowed given that the proposal is to return the property to its original zoning. Beswick explained that the PUD plan was submitted and approved as a specific concept plan similar to a site plan but was never developed. He added that the property changed hands in the late 1970s and was used as an industrial site until recently by the current owner. He stated that at one time there was a single-family home and an office located in a structure on the property that burned down and was subsequently demolished. Beswick stated that the industrial use has now been abandoned and the underlying zoning was never changed. He explained that there other existing PUDs in the city in similar situations such as the one at Forest Grove Drive and Middle Road. He stated that in that case, the PUD was approved in the 1960s but was used as agricultural since the area didn't develop as intended. He stated that by changing the zoning the site will be brought into conformity.

Hunt explained that the PUDs that remain on the books after their expiration period should be revoked. He stated that staff became aware of the existing PUD because of the proposed request to rezone the property. He suggested that the Commission should separate the two requests regarding the property so that the zoning classification of the property will become compliant. Hunt stated that the current use of the property is illegal and non-conforming and that there is some code enforcement activity going on right now. He added that the owners have been willing to work with staff to take care of these issues. He stated that staff's recommendation for the Commission is to revoke the PUD and revert the zoning district to R-1 and then to consider the rezoning request from R-1 to R-4. Curran reiterated that it is very important to get rid of old PUD districts that were never developed and then address the rezoning issue separately.

Wennlund asked if revocation of the PUD would have any effect on the illegal non-conforming use that is occurring on the property. Hunt explained that regardless of what action is taken by the Commission, the code enforcement staff will be seeking to remove the use if the owners are not successful in dealing with the party who is currently occupying the property.

> On motion by Stoltenberg, seconded by Gannaway, that the revocation of the Duck Creek Development Planned Unit Development Plan be recommended for approval subject to staff recommendations and that the zoning district classification of 1200 Devils Glen Road revert to R-1, Single-Family Residence District.
>
> ALL AYES

Motion carried.

MEETING DATE: April 5, 2022 (SPH)
April 19, 2022 (HPH)

COUNCIL LETTER **REQUESTED BY:** Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing on an ordinance amending Section 11-11B-12.L of the City Code – Supplemental Development Regulations – Open Space on Lots: Fences and Walls, submitted by George Hallas. (Case 22-004) (4/5/22)

Public hearing and first reading of an ordinance amending Section 11-11B-12.L of the City Code – Supplemental Development Regulations – Open Space on Lots: Fences and Walls, submitted by George Hallas. (Case 22-004) (4/5/22)

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

The applicant, George Hallas, resides at 4513 Stone Haven Drive and would like to extend his 6-foot high fence into his yard abutting Crow Creek Road. The applicant's lot has three front yards and is defined as a through lot (see Attachment A – Aerial Map of Applicant's Property). The property is located in the R-2, Single-Family Residence District (see Attachment B – Zoning Map). The applicant has maximized the area in which a 6-foot-tall fence is currently allowed (see Attachment C – Proposed Fence Location). The applicant wishes to enlarge the enclosed area of his yard into the required front yard abutting Crow Creek Road and requires a barrier of at least 5 feet in height due to the presence of an in-ground swimming pool.

The applicant requested a variance from the Board of Adjustment in 2016 (see Attachment D – Board of Adjustment Case 16-058 Minutes). The Board unanimously voted to deny the request due to the lack of a hardship and following precedent set by similar requests heard by the Board. Chairman Bob Gallagher, Sr. commented that the City should consider an Ordinance revision which would establish how fences look along major thoroughfares. He also stated that while installing fencing to block high-traffic areas from residential neighborhoods is common, it can result in a wall-like appearance for long distances. Preserving neighborhood character is an important consideration. Staff agrees with comments made by the Board of Adjustment that allowing 6-foot high fences on through lots abutting less-trafficked local residential streets would have a negative effect on neighborhood character. Staff recommends allowing 6-foot high fences only on through lots which are abutting collector and arterial rights-of-way (see Attachment E – Bettendorf Federal Functional Classification Map).

Staff identifies two goals in the Comprehensive Plan which will be achieved by this request:
Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods
Goal E: Enhance Community Design and Character

The Planning and Zoning Commission made a recommendation for approval of the ordinance amendment by a 7-0 margin at the March 16, 2022 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:

NA

List Attachments:

Resolution; Ordinance; (A) Aerial Map; (B) Zoning Map; (C) Proposed Fence Location; (D) Board of Adjustment Minutes – Case 16-058; (E) Bettendorf Federal Functional Classification Map; (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. ____- 22

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING SECTION 11-11B-12.L OF THE CITY CODE SUPPLEMENTAL DEVELOPMENT REGULATIONS – OPEN SPACE ON LOTS: FENCES AND WALLS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for April 19, 2022 at 7:00 p.m., City Hall Council Chambers, 1609 State Street on the matter of an ordinance amending Section 11-11B-12.L of the City Code of the city of Bettendorf entitled Supplemental Development Regulations – Open Space on Lots: Fences and Walls.

PASSED, APPROVED, AND ADOPTED this 5th day of April, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, Bettendorf City Hall, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. _____ - 22

AN ORDINANCE AMENDING SECTION 11-11B-12.L OF THE BETTENDORF CITY CODE SUPPLEMENTAL DEVELOPMENT REGULATIONS – OPEN SPACE ON LOTS: FENCES AND WALLS

Section 1. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Section 11-11B-12.L of the City Code of the city of Bettendorf entitled "Supplemental Development Regulations – Open Space on Lots: Fences and Walls" is hereby deleted and the following substituted therefor:

L. Fences and Walls. Open and closed fences and walls not exceeding four feet (4') in height above the natural grade level in front yards and closed-type fences and walls not exceeding six feet (6') in height in side and rear yards.

1. For through lots, a fence not exceeding six feet (6') in height may be located in a required front yard abutting a street right-of-way where all the following are met:

    a. The abutting street right-of-way meets the Federal Functional Classification definition as a Minor Collector, Major Collector, Minor Arterial, or Principal Arterial roadway.
    b. The required front yard abutting the street where the fence is to be placed is used as a side yard or rear yard and not as a front yard.
    c. The fence must be set back a minimum of twelve feet (12') from the right-of-way line. A minimum of one evergreen type plant or comparable landscape planting shall be placed between said fence and right-of-way line for every twenty-five (25) linear feet or fraction thereof of fencing. This requirement shall be waived if the fence is set back more than fifteen feet (15') from the right-of-way line.
    d. The required vision clearance area is maintained at street intersections as specified in 11-11B-12.J.
    e. All other requirements of this title are met.

2. Orientation: The finished side of all fences shall face outward toward any adjacent property. All support posts and stringers shall face inward toward the property upon which the fence is located or the subdivision that it screens (if located on commonly-owned property).

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.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2022.

_____
Robert S. Gallagher, Mayor

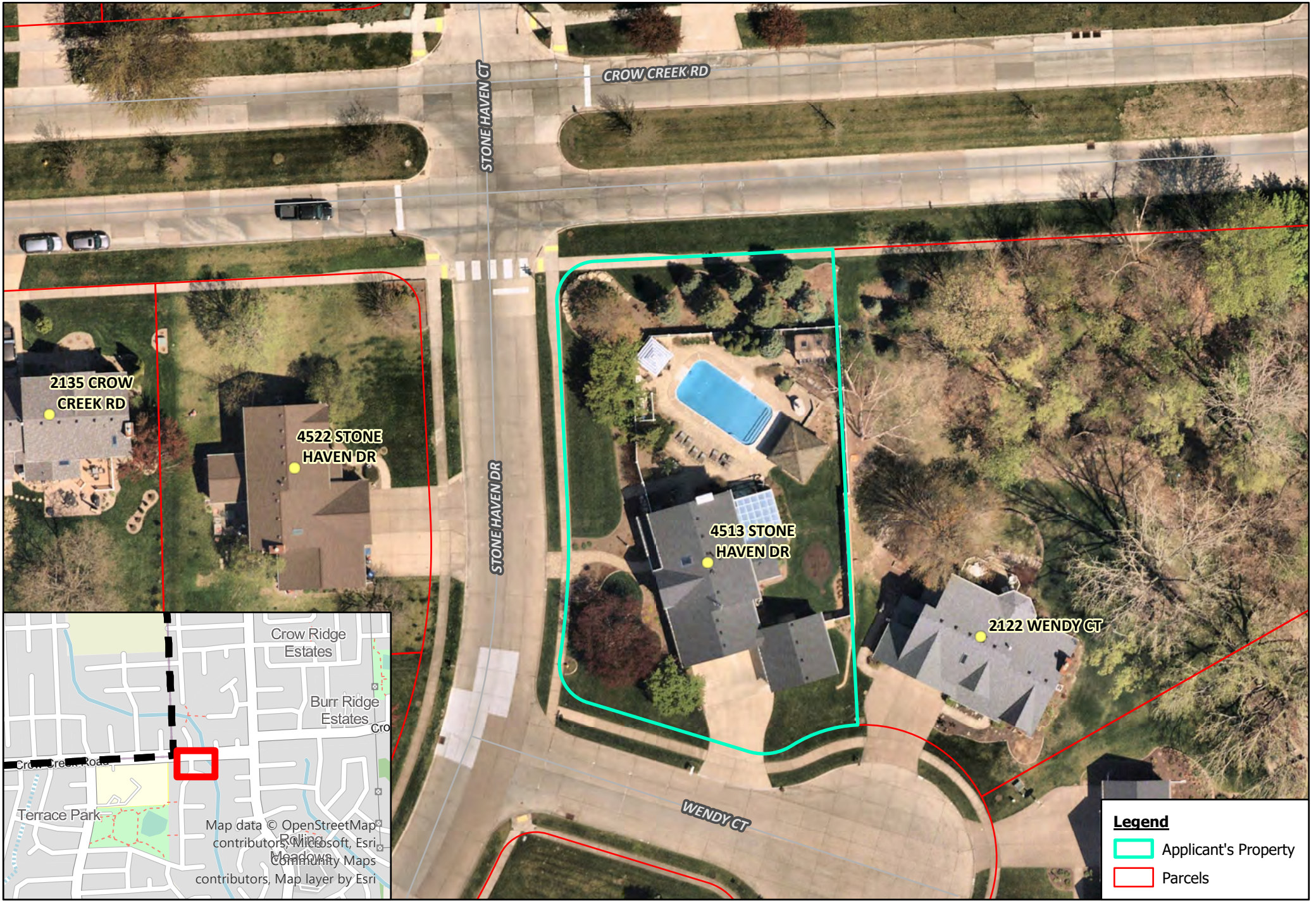
ATTEST:

_____
Decker P. Ploehn, City Clerk

Case 22-004: Text Amendment to Ordinance - Fence Height Attachment A
Aerial Map - Applicant's Property

1 Inch = 46 Feet
Feet
0 15 30 60 90

N



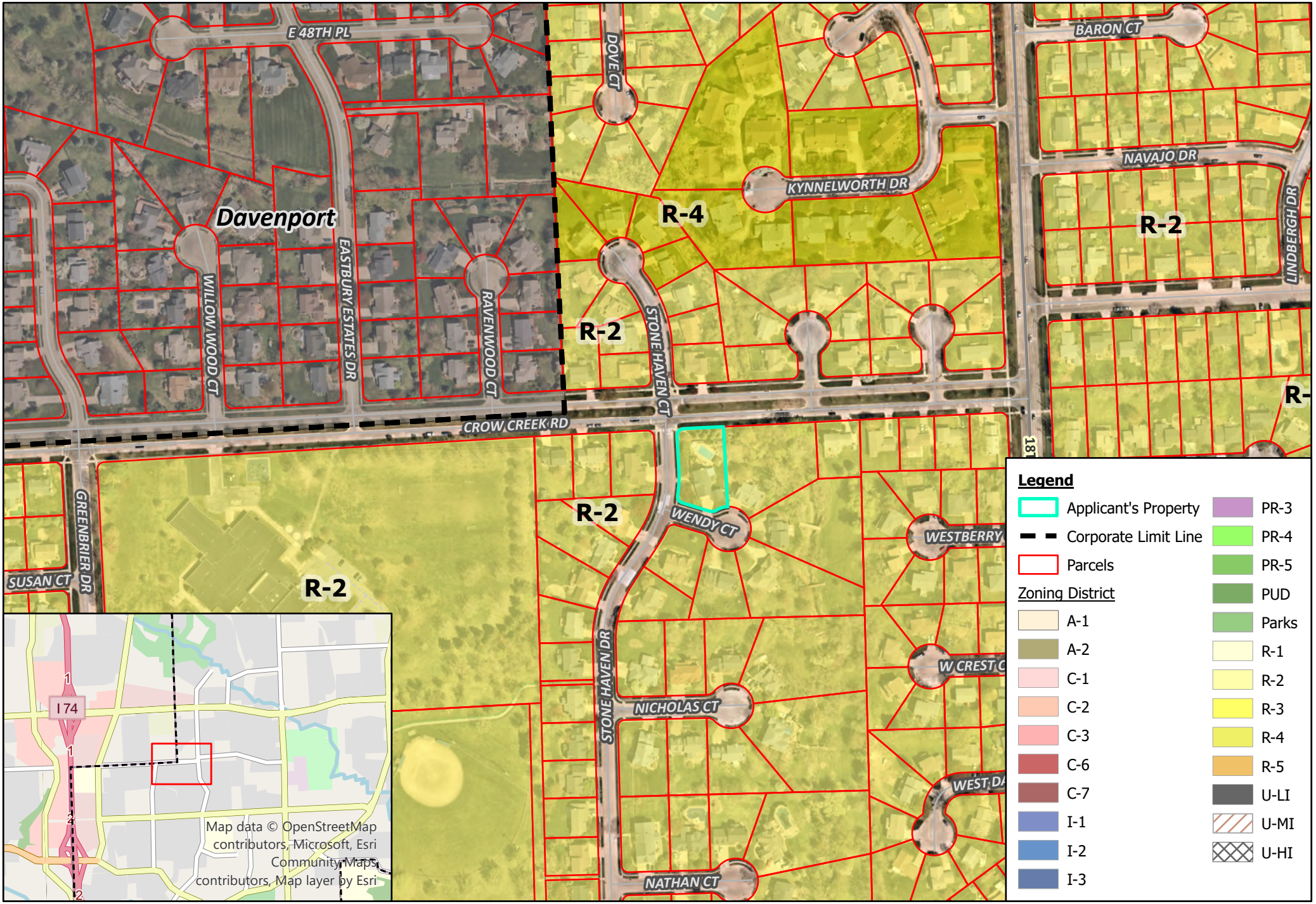
Case 22-004: Text Amendment to Ordinance - Fence Height
Zoning Map - Applicant's Property Neighborhood

Attachment B

1 Inch = 274 Feet

0 105 210 420 630 Feet

N



Attachment C

Proposed Relocated fence at 4513 Stone Haven Drive

Attachment D

August 11, 2016 - Bettendorf Board of Adjustment Meeting Minutes Excerpt

b. **Case 16-058; 4513 Stone Haven Drive (R-2)** – A request for a variance to allow a 6-foot high fence in a required front yard along Crow Creek Road , submitted by George Hallas.

Voelliger asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #5 to these minutes.

There being no one present wishing to speak in favor of or in opposition to the request, Voelliger closed the public hearing.

Voelliger stated that if the variance were granted, a precedent would be set for all neighborhoods with similar low traffic counts. Other Board members concurred. Soenksen commented that traffic counts are updated regularly by the Engineering Department staff.

Falk stated this request is similar to many that the Board has denied in the past. He asked if staff has any information available that would indicate that this is not the case. Soenksen stated that he does not have any additional information. Gallagher reiterated that approving the request would set a precedent which would result in the installation of fences along residential streets. He commented that he believes that if 6-foot high fences that may be allowed along streets similar to 18th Street and 53rd Avenue, the City should consider an ordinance revision that would establish how the fences would look. He stated that while installing fencing to block high traffic areas from residential neighborhoods is common, it can result in a wall-like appearance for long distances.

Gallagher stated that while he is certain that the proposed fence would be attractive, that is not the issue before the Board. Falk concurred, adding that he is also concerned that the home is located in an area with a large population of pedestrian school children. Gallagher added that those children are also riding bikes in the area. Falk stated that the proposed location of the fence would eliminate some of that visibility. Gallagher stated that he does not believe that the proposed fence location is appropriate, especially given the nature of the neighborhood. Falk concurred.

On motion by Gallagher, seconded by Falk, that a variance to allow a 6-foot high fence in a required front yard along Crow Creek Road be denied in accordance with the Decision and Order.

ALL AYES

Motion carried.

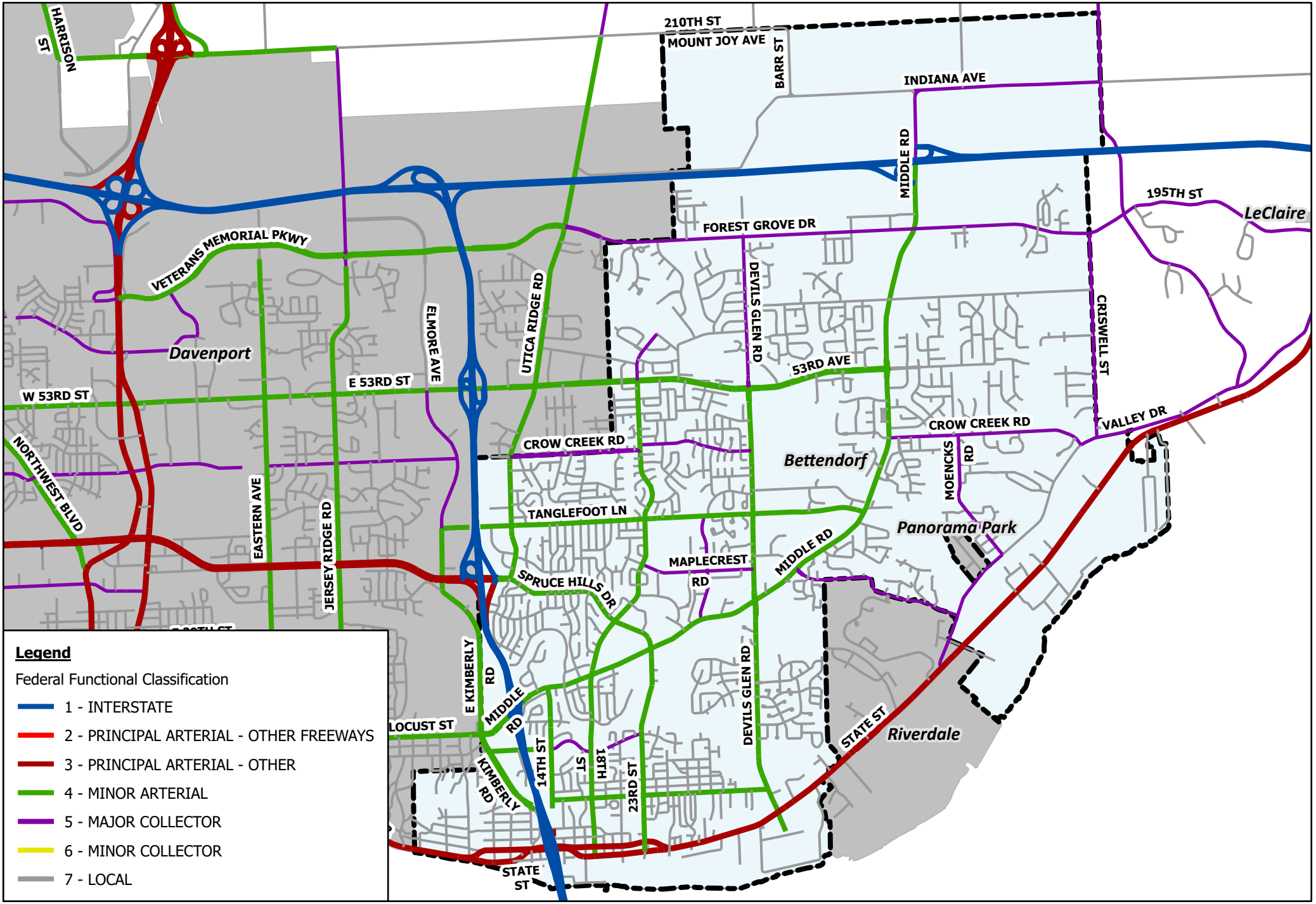
Bettendorf, Iowa
Federal Functional Classification Network

Attachment E

1 Inch = 4,667 Feet

0 1,500 3,000 6,000 9,000 Feet

N



Legend

Federal Functional Classification

- 1 - INTERSTATE
- 2 - PRINCIPAL ARTERIAL - OTHER FREEWAYS
- 3 - PRINCIPAL ARTERIAL - OTHER
- 4 - MINOR ARTERIAL
- 5 - MAJOR COLLECTOR
- 6 - MINOR COLLECTOR
- 7 - LOCAL

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March 16, 2022 Planning and Zoning Commission Meeting

Staff Report

Case No. 22-004
Request: Text Amendment to the Ordinance to allow a fence up to 6 feet in height to be constructed on through lots in yards abutting collector or arterial rights-of-way.
Applicant: George Hallas

Background Information and Facts

The applicant, George Hallas, resides at 4513 Stone Haven Drive and would like to extend his 6-foot-tall fence into his yard abutting Crow Creek Road. The applicant's lot has three front yards and is defined as a through lot (see Attachment A – Aerial Map of Applicant's Property). The property is located in the R-2, Single-Family Residence District (see Attachment B – Zoning Map). The applicant has maximized the area in which a 6-foot-tall fence is currently allowed (see Attachment C – Proposed Fence Location). The applicant wishes to enlarge the enclosed area of his yard into the required front yard abutting Crow Creek Road and requires a barrier of at least five feet (5') in height due to the presence of an in-ground swimming pool. The applicant would also like to enjoy the use of some of the landscape berm in his yard.

The applicant requested a variance from the Board of Adjustment in 2016 (see Attachment D – Board of Adjustment Case 16-058 Minutes). The Board unanimously voted to deny the request due to the lack of a hardship and following precedent set by similar requests heard by the Board. Chairman Bob Gallagher, Sr. commented that the City should consider an Ordinance revision which would establish how fences look along major thoroughfares. He also stated that while installing fencing to block high-traffic areas from residential neighborhoods is common, it can result in a wall-like appearance for long distances.

Below is the currently adopted fence regulation which the applicant is requesting to amend:

11-11B-12: SUPPLEMENTAL DEVELOPMENT REGULATIONS - OPEN SPACE ON LOTS:
L. Fences And Walls. Open and closed fences and walls not exceeding four feet (4') in height above the natural grade level in front yards, and closed-type fences and walls not

exceeding six feet (6') in height in side and rear yards, and further provided, that for through lots, a fence not exceeding four feet (4') in height may be located within ten feet (10') of the rear property line when said property line is the right-of-way line of a major street as shown on the thoroughfare plan. When said fence on a through lot is located within fifteen feet (15') or less of the right-of-way line, a minimum of one evergreen type plant or comparable landscape planting shall be placed between said fence and right-of-way line for every twenty-five (25) linear feet or fraction thereof of fence.

1. *Orientation: The finished side of all fences shall face outward toward any adjacent property. All support posts and stringers shall face inward toward the property upon which the fence is located, or the subdivision that it screens (if located on commonly-owned property).*

Compliance with the Comprehensive Plan

Staff identifies two goals in the Comprehensive Plan which will be achieved by this request:

Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods.

- Establishes strategies to reinvest in existing housing and provide new housing options to help attract residents.

Goal E: Enhance Community Design and Character.

- Identifies strategies to promote community identity, enhance aesthetics, and improve design of public spaces, and neighborhoods.

Staff Analysis

Staff analysis of this request focused on the effect the requested change would have on safety and neighborhood character.

For some time, the City has required a five-foot (5') high barrier for swimming pools. This is an increase from the previously adopted four-foot (4') high barrier. The newer 5-foot requirement for pool fences inadvertently restricts the use of the "functional rear yard" of a residence on a through lot from containing a 5-foot high fence in the required setback. Prior to the 5-foot fence rule, a 4-foot high fence could have been placed in the required setback of these functional rear yards and a pool could have been legally placed in the buildable portion of the yard.

Preserving neighborhood character is an important consideration. Staff agrees with comments made by the Board of Adjustment that allowing six-foot (6') high fences on through lots abutting less-trafficked local residential streets would have a negative effect on neighborhood character. Staff recommends allowing six-foot (6') high fences only on through lots which are abutting collector and arterial rights-of-way (see

Attachment E – Bettendorf Federal Functional Classification Map). In addition, the following requirements are to be met to preserve neighborhood character:

For through lots, a fence not exceeding six feet (6') in height may be located in a required front yard abutting a street right-of-way where all the following are met:

1. The abutting street right-of-way meets the Federal Functional Classification definition as a Minor Collector, Major Collector, Minor Arterial, or Principal Arterial roadway.
2. The required front yard abutting the street where the fence is to be placed is used as a side yard or rear yard and not as a front yard.
3. The fence must be set back a minimum of twelve feet (12') from the right-of-way line. A minimum of one evergreen type plant or comparable landscape planting shall be placed between said fence and right-of-way line for every twenty-five (25) linear feet or fraction thereof of fencing. This requirement shall be waived if the fence is set back more than fifteen feet (15') from the right-of-way line.
4. The required vision clearance area is maintained at street intersections as specified in 11-11B-12 (J.)
5. All other requirements of this title are met.

Staff Recommendation

Staff recommends repealing section 11-11B-12 (L.) and replacing it with the following text:

L. Fences and Walls. Open and closed fences and walls not exceeding four feet (4') in height above the natural grade level in front yards, and closed-type fences and walls not exceeding six feet (6') in height in side and rear yards.

1. *For through lots, a fence not exceeding six feet (6') in height may be located in a required front yard abutting a street right-of-way where all the following are met:*
   - *i) The abutting street right-of-way meets the Federal Functional Classification definition as a Minor Collector, Major Collector, Minor Arterial, or Principal Arterial roadway.*
   - *ii) The required front yard abutting the street where the fence is to be placed is used as a side yard or rear yard and not as a front yard.*
   - *iii)* The fence must be set back a minimum of twelve feet (12') from the right-of-way line. *A minimum of one evergreen type plant or comparable landscape planting shall be placed between said fence and right-of-way line for every twenty-five*

(25) linear feet or fraction thereof of fencing. This requirement shall be waived if the fence is set back more than fifteen feet (15') from the right-of-way line.

iv) *The required vision clearance area is maintained at street intersections as specified in 11-11B-12 (J.)*

v) *All other requirements of this title are met.*

2. *Orientation: The finished side of all fences shall face outward toward any adjacent property. All support posts and stringers shall face inward toward the property upon which the fence is located, or the subdivision that it screens (if located on commonly-owned property).*

For these reasons and the facts noted above, staff recommends approval of this proposed text amendment to the Ordinance.

Respectfully submitted,

Taylor Beswick
City Planner

March 28, 2022

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

SUBJECT: Planning and Zoning Commission's decision on the ordinance amending Section 11-11B-12.L – Supplemental Development Regulations – Open Space on Lots: Fences and Walls, submitted by George Hallas. (Case 22-004)

Honorable Mayor and Members of the City Council:

On March 16, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named ordinance amendment.

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

Sincerely,

Mark D. Hunt
Director, Community Development

11. Case 22-004; Ordinance text amendment – Section 11-11B-12 (Supplemental Development Regulations – Open Space on Lots), submitted by George Hallas.

Beswick reviewed the staff report.

Wennlund stated that he believes that the proposed ordinance revision includes the right constraints and is in favor of the restrictions on the fence height and landscaping requirements will be an improvement on the appearance of some of the city's arterial streets where there is a row of fences.

Kappeler commented that the applicant's original variance request that was denied was made in 2016 and asked if there have been a lot of similar Board of Adjustment cases since then. Beswick stated that anecdotally this is likely the case but that he had not analyzed the number of requests since 2016. Kappeler commented that this seems to be a good solution. Hunt added that this revision was contemplated in the upcoming zoning ordinance update but that staff thought it appropriate to bring forward so as not to delay the applicant.

George Hallas, the applicant, expressed his appreciation for the assistance he received from staff.

> On motion by Gannaway, seconded by Ormsby, that a text amendment to Section 11-11B-12 – Supplemental Development Regulations – Open Space on Lots be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

APRIL 19, 2022

The City Council of Bettendorf, Iowa met in regular session on April 19, 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 Pastor Richard Pokora of All Saints Lutheran Church.

RECOGNITION

Mayor Gallagher recognized and presented Brian Hickey, Palmer Hills Golf Course Maintenance Manager, with a plaque for his recent accomplishment as the recipient of the 2022 GCSAA Environmental Stewardship Award. Parks and Recreation Director Kim Kidwell and Golf Pro Jon Waddell were present. Kim thanked Brian for his hard work and dedication. Brian thanked the Mayor and Council, his staff, Kim and Jon for their support, stating it is a team effort and he couldn't do the work without them.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming April 22, 2022 as Earth Day in the Bettendorf community. Susan Leuthauser and Tom Benge of Progressive Action for the Common Good (PACG) were on hand to receive the proclamation. Ms. Leuthauser thanked the Mayor and Council for the proclamation, and stated she is a longtime resident of Bettendorf. Ms. Leuthauser thanked everyone in the community for their support and is very proud of the efforts taken in maintaining the environment.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming April 29, 2022 as Arbor Day in the Bettendorf community. Bob Sartor and Ron Phillips of Bettendorf's Trees Are Us Committee, and Jason Manfull, Bettendorf's Parks Maintenance Supervisor were on hand to receive the proclamation. Bob Sartor stated there is an Arbor Day Tree Planting at Grant Wood School on April 29th at 9 am and everyone is invited.

Mayor Gallagher also announced that the Urban Tree Council awarded the City of Bettendorf the 'Tree City USA and Growth Award' at their 31st Annual Community Forestry Award Luncheon on April 12, 2022. Additionally, Bettendorf's Trees Are Us was selected to receive a grant for $2,000 through MidAmerican Energy's Trees Please! Program, which supports Trees Are Us' tree planting project. Bob Sartor stated the Trees Are Us Committee is especially proud of the Growth Award.

PUBLIC REQUESTS OF COUNCIL

Margarito "Skip" Saldivar of 2738 State Street addressed the Council with his concerns regarding the property located at 2135 Mississippi Blvd. Mayor Gallagher assured Mr. Saldivar that the matter would be looked into. Mr. Saldivar also requested that State Street and Grant Street be made into two-way streets. Mr. Saldivar thanked city staff for a fine job they do.

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

PUBLIC HEARING REGARDING THE FY2023 APPLICATION FOR STATE TRANSIT ASSISTANCE FUNDS FOR TRANSIT SYSTEM OPERATIONS

City Engineer Brent Morlok 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 Sechser presented a resolution approving the FY2023 application for State Transit Assistance Funds in the estimated amount of $231,516.00 to be used by the city's transit system for transit system operations, 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 Naumann (aye); Sechser (aye); Baden (aye); Webster (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE 2022 PAVEMENT MARKINGS PROGRAM

City Engineer Brent Morlok 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 2022 Pavement Markings Program, and made a motion to approve the resolution as presented. Council Member Brown seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Webster (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING REZONING PROPERTY GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FOREST GROVE DRIVE AND CRISWELL STREET, A-1, AGRICULUTURAL/ URBAN RESERVE DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT (CASE 22-008)

Community Development Director Mark Hunt gave an explanation of the ordinance. Mayor Gallagher asked for any questions. Mayor Gallagher and Council Members Naumann and Sechser questioned staff, and City Attorney Chris Curran, Community Development Director Mark Hunt, and Developer Chris McNamara responded. Mayor Gallagher verified that the Notice of Public Hearing had been published and that one written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. Amy VenHorst of 6230 Criswell Street addressed the Council with her concerns with the development being in close proximity to her family farm and its operations, and what the effects it might have on same, as well as her requests of the Developer. Community Development Director Mark Hunt responded. Greg Jager of Pastrnak Law Firm, attorney for the developer, Dick McNamara Construction, LLC, addressed the Council clarifying the intent of the developer is not to build multi-level townhomes, rather single-story, zero-step townhomes. He further thanked city staff and Council Member Webster, specifically, for the work and collaboration with the neighbors of the potential development that has been done on this matter. No one else addressed the Council and the Public Hearing was closed.

ORDINANCE

Council Member Connors presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located southwest of the intersection of Forest Grove Drive and Criswell Street, A-1, Agricultural/ Urban Reserve District to R-3, Mixed Residential District, and made a motion to approve the ordinance at its first reading as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any questions. Council Member Webster commented on the amount of work and collaboration that was done between the neighbors, the developer and city staff and thanked them for the comprise that has been done between all parties to make this development work. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Webster (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING REVOKING THE EXISTING PLANNED UNIT DEVELOPMENT PLAN (PUD) AND REVERT THE ZONING DISTRICT CLASSIFICATION TO R-1, SINGLE-FAMILY RESIDENCE DISTRICT FOR 1200 DEVILS GLEN ROAD (CASE 22-006)

Community Development Director Mark Hunt gave an explanation of the ordinance. Mayor Gallagher asked for any questions. None presented. Mayor Gallagher verified that the Notice of Public Hearing had been published and that 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 Naumann presented the first reading of an ordinance revoking the existing Duck Creek Planned Unit Development Plan and amending the Bettendorf, Iowa Zone Map by reverting the zoning district classification to R-1, Single-Family Residence District for 1200 Devils Glen Road, 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 questions. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Webster (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING AMENDING SECTION 11-11-12.L SUPPLEMENTAL DEVELOPMENT REGULATIONS – OPEN SPACE ON LOTS: FENCES AND WALLS (CASE 22-004)

Community Development Director Mark Hunt gave an explanation of the ordinance. Mayor Gallagher asked for any questions. None presented. Mayor Gallagher verified that the Notice of Public Hearing had been published and that 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 Baden presented the first reading of an ordinance amending Section 11-11B-12.L of the Bettendorf City Code, Supplemental Development Regulations – Open Spaces on Lots: Fences and Walls, 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. Council Member Sechser questioned staff, City Attorney Chris Curran responded and Council Member Connors commented. Council Member Webster questioned staff and Community Development Director Mark Hunt and City Engineer Brent Morlok responded. Roll call vote indicated Naumann (aye); Sechser (nay); Baden (aye); Webster (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed 6-1.

CONSENT AGENDA

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

ADJOURNMENT

There being no further business, Council Member Webster made a motion to adjourn and Council Member Baden seconded the motion. The meeting was adjourned at approximately 7:51 p.m.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

CONSENT AGENDA
APRIL 19, 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 April 5, 2022 (Approve and Adopt)

B. Resolution setting the date for a public hearing and directing the advertising of bids for the 2022 Alley Rehabilitation Program. (Approve and Adopt)

C. Resolution awarding the contract and approving the contract and bond for the 2022 Pavement Preservation Program. (Approve and Adopt)

D. Resolution authorizing the Director of Public Works to issue a purchase order to Terry-Durin Company for light fixtures for the Forest Grove Drive Phase III Reconstruction Project. (Approve and Adopt)

E. Resolution ordering the installation of street lights in the Century Heights 18th Addition. (Approve and Adopt)

F. Resolution approving a Professional Services Agreement with Shive-Hattery for the purpose of designing and creating construction documents for the City of Bettendorf's new gateway and monument signage. (Approve and Adopt)

G. Resolution appointing Matthew DeBisschop to the City of Bettendorf's Civil Service Commission. (Approve and Adopt)

H. Resolution authorizing the Fire Chief to sign a Medical Director Agreement between Dr. Richard J. Vermeer and Bettendorf Fire Rescue. (Approve and Adopt)

I. Resolution authorizing the Chief of Police to purchase one (1) 2022 Ford Escape from Lindquist Ford located in Bettendorf, Iowa; cost not to exceed $31,539.80. (Approve and Adopt)

J. Resolution approving the Quad City Running Festival to be held May 30, 2022. (Approve and Adopt)

K. Resolution approving mobile food unit licenses for Coffee Oasis; Capriotti's; and Arty's Ice Cream & Grill. (Approve and Adopt)

L. Resolution approving liquor license renewals and requests for Purgatory's Pub; Zeke's Island Café; Verde; and Isle of Capri; Outdoor Service for Adventurous Brewing; and a new license for The Isle Marina Bar; Dos Hippies; and Quartet Senior Living. (Approve and Adopt)

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

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES – CORRECTED

APRIL 5, 2022

These minutes reflect the correction of an error in the roll call of each item. In the previous published minutes dated April 5, 2022, Council Member Brown's vote was recorded, but her name was not listed. These minutes correct that error.

The City Council of Bettendorf, Iowa met in regular session on April 5, 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, Naumann, Sechser, Baden, Webster
Council Members Absent: Connors
Presiding: Mayor Robert S. Gallagher

Mayor Gallagher opened the meeting with the Pledge of Allegiance led by Chase Dodson which was followed with an Invocation given by Bettendorf Police Chaplain and Reverend of Lourdes Catholic Church, Father Jason Crossen.

RECOGNITION

Mayor Gallagher recognized and presented Maggie Tinsman with a plaque for her contribution of over sixteen years to the City of Bettendorf as a member of the Civil Service Commission. Mayor Gallagher also thanked her for all her contributions throughout her lifetime to the QCA as a whole.

Mayor Gallagher recognized Bettendorf Bulldogs Max Wetteland, Carter Anderson, Noah Mitvalsky and Alex Stone for their first place finish as Champions at the 2022 IHSAA State Swimming Meet in the 200 Freestyle Relay. Coach Mike Ahrens and the team were on hand to receive the recognition plaque. All four seniors are headed off to college in the fall.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming April 6, 2022 as Junior Achievement Day in the Bettendorf community. Joy Dodson, Community Relations Director for Junior Achievement of the Heartland and her son, Chase, were on hand to receive the proclamation. Ms. Dodson thanked the Mayor and Council for their support of Junior Achievement and their youth related programs.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming the week of April 10 – 16, 2022 as National Public Safety Telecommunicators Week in the Bettendorf community. Tracey Sanders, Deputy Director, Dispatcher Sue Pettis, and Todd Malone, Quality Assurance Specialist of the Scott Emergency Communications Center were on hand to receive the proclamation. Ms. Sanders thanked the Mayor and Council, and encouraged everyone to thank the "Heroes behind the Headset" for their hard work and dedication to the safety of our communities. We congratulate and wish all the best to Dispatcher Sue Pettis for her 27 years of service as she prepares for retirement.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming the month of April as Distracted Awareness Month and the week of April 11 – 15, 2022 as National Work Zone Awareness Week in the Bettendorf Community. Jeffrey Deppe was on hand to receive the proclamation. Mr. Deppe thanked the Mayor and Council, and encouraged everyone to be careful and more aware when driving through work zones, and to be vigilant of the work zone workers and first responders working on the roadways and highways to keep us safe.

PUBLIC REQUESTS OF COUNCIL

No one addressed the Council and the session was closed.

PUBLIC HEARING REGARDING THE 2022 PAVEMENT PRESERVATION PROGRAM

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 Baden presented a resolution approving the plans, specifications and form of contract for the 2022 Pavement Preservation Program, 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 Naumann (aye); Sechser (aye); Baden (aye); Webster (aye); Adamson (aye); and Brown (aye). The motion passed 6-0.

PUBLIC HEARING REGARDING THE FY2022 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5310 AMERICAN RESCUE PLAN ACT OF 2021 FINANCIAL ASSISTANCE IN THE AMOUNT OF $6,024.00

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 Sechser presented a resolution approving the FY2022 application for Federal Transit Administration Section 5310 American Rescue Plan Act of 2021 financial assistance in the amount of $6,024.00 to be used for non-fixed route ADA paratransit services for the transit system needs of the Bettendorf Transit System, 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 Naumann (aye); Sechser (aye); Baden (aye); Webster (aye); Adamson (aye); and Brown (aye). The motion passed 6-0.

ORDINANCE – THIRD AND FINAL READING AMENDING THE BETTENDORF CITY CODE BY DELETING TITLE 8, CHAPTER 3, ENTITLED "SOLID WASTE COLLECTION" AND CREATING A NEW CHAPTER 3, ENTITLED "SOLID WASTE MANAGEMENT"

Council Member Brown presented the third and final reading of an ordinance amending the Bettendorf City Code by deleting Title 8, Chapter 3, entitled "Solid Waste Collection" and creating a new Chapter 3, entitled "Solid Waste Management", and made a motion to approve the ordinance at its final reading as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any

questions. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Webster (aye); Adamson (aye); and Brown (aye). The motion passed 6-0.

CONSENT AGENDA

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

ADJOURNMENT

There being no further business, Council Member Webster made a motion to adjourn and Council Member Sechser seconded the motion. The meeting was adjourned at approximately 7:29 p.m.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

CONSENT AGENDA
APRIL 5, 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 March 15, 2022 (Approve and Adopt)

B. Resolution setting the date for a public hearing and directing the advertising for bids for the 2022 Pavement Markings Program. (Approve and Adopt)

C. Resolution awarding the contract and approving the contract and bond for the Tanglewood Road Reconstruction Project from Devils Glen Road to Grayhawk Drive. (Approve and Adopt)

D. Resolution awarding the contract and approving the contract and bond for the 2022 Street Resurfacing Program. (Approve and Adopt)

E. Resolution awarding the contract and approving the contract and bond for the 2022 Full Depth Patching Program. (Approve and Adopt)

F. Resolution ordering the installation of street lights in The Cottages at the Heights. (Approve and Adopt)

G. Resolution authorizing the Director of Public Works to issue a purchase order to Davenport Electric Contract Company (DECCO) for upgrading the dimming control system and gallery lighting at the Waterfront Convention Center. (Approve and Adopt)

H. Resolution setting a date for public hearing on the rezoning of property generally located southwest of the intersection of Forest Grove Drive and Criswell Street, A-1, Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by Dick McNamara Construction, LLC (Case 22-008). (Approve and Adopt)

I. Resolution setting a date for public hearing to revoke the existing Planned Unit Development Plan (PUD) and to revert the zoning district classification to R-1, Single-Family Residence District for 1200 Devils Glen Road, submitted by the City of Bettendorf Case 22-006). (Approve and Adopt)

J. Resolution setting a date for public hearing on an ordinance amending Section 11-11B-12.L Supplemental Development Regulations – Open Space on Lots, Fences and Walls, submitted by George Hallas (Case 22-004). (Approve and Adopt)

K. Resolution approving a site development plan for 3233 Centennial Court, submitted by Silverthorne Development (Case 22-009). (Approve and Adopt)

L. Resolution approving a site development plan for 4383 53rd Avenue, submitted by Windmiller Design Build (Case 22-012). (Approve and Adopt)

M. Resolution establishing fees for weed mowing for 2022. (Approve and Adopt)

N. Resolution adopting the Life Insurance and Long Term Disability Coverage Proposal from National Insurance Services effective May 1, 2022 through June 30, 2023, and authorizing the Human Resources Director to execute the contract. (Approve and Adopt)

O. Resolution approving the job description and recruitment process for the Informational Technology Manager position for the Finance Department. (Approve and Adopt)

P. Resolution approving Civil Service List submitted for the Heavy Equipment Operator – Sewer Division in the Public Works Department. (Approve and Adopt)

Q. Resolution approving the position, job description and recruitment process for the Community Engagement Manager position for the Economic Development Department. (Approve and Adopt)

R. Resolution approving liquor license renewals and requests for Azteca III; Palmer Hills Municipal Golf Course; QC Mart (Middle Rd location); Riverside #4; and Oak Grove Tavern. (Approve and Adopt)

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

MEETING DATE: May 3, 2022
REQUESTED BY: Schadt

COUNCIL LETTER

ITEM TITLE:

- **Resolution setting a public hearing date to adopt the City's FY 2021-22 Budget Amendments**

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

Attached, please find a resolution setting a public hearing date on May 17, 2022 at 7:00 p.m. to adopt the City's FY 2021-22 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 2021-22 budget amendments reflect Council action already taken for the fiscal year through April 30 and anticipated Council action to be taken by June 30, 2022.

ATTACHMENTS:

- Resolution

RESOLUTION : _____- 22

RESOLUTION SETTING PUBLIC HEARING DATE TO ADOPT THE CITY'S FY2021-22 BUDGET AMENDMENTS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a public hearing will be held on May 17, 2022 at 7:00 p.m. in the Council Chambers of the City of Bettendorf, 1609 State Street, Bettendorf, Iowa to receive public input on the adoption of the FY 2021-22 Budget Amendments.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____
Mayor, Robert S. Gallagher

Attest:

_____
Decker P. Ploehn

Bettendorf IOWA
a premier city

MEETING DATE: May 3rd, 2022

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 a Maintenance Contract for Waterfront Convention Center

- **Resolution authorizing staff to enter into contract with Northwest Mechanical for services under the Premier Preventative Maintenance plan for the Waterfront Convention Center.**

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

Staff for the Isle, operator of the Waterfront Convention Center, has requested approval for an extension to the preventative maintenance contract for HVAC/mechanical services at the Waterfront. The cost of the annual contract is $45,238 and is paid from operating funds of the Waterfront. Northwest Mechanical is the original installer and has a history of maintenance services at the facility.

ATTACHMENTS:

- Resolution

RESOLUTION NO. _____- 22

RESOLUTION AUTHORIZING A MAINTENANCE CONTRACT FOR WATERFRONT CONVENTION CENTER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that staff is hereby authorized to contract Northwest Mechanical to provide services under the Premier Preventative Maintenance plan for the Waterfront Convention Center for the annual contract price of $45,238.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

410-138

NORTHWEST
PLUMBING • HEATING • AC

MAINTENANCE AGREEMENT FOR ENVIRONMENTAL SYSTEMS

Company

Northwest Mechanical, Inc.
5885 Tremont Avenue
Davenport, IA 52807

Ph: (563)-391-1344 Fax:

Proposal Date: 1/5/2021
Proposal Number: PP21003r
Agreement Number: _____

Bill To Identity

Isle of Capri Bettendorf LC
PO Box 1166
Bettendorf, Ia. 52722

Agreement Location

Waterfront Convention Center
2021 State St.
Bettendorf, Ia. 52722

Northwest Mechanical, Inc. will provide the services described in the maintenance program indicated below.

MAINTENANCE PROGRAM: ***Premier Preventive Maintenance***

Schedules Included: *(Only Items Checked Apply)*

- ☑ Equipment Schedule
- ☐ Air Filter Service
- ☑ Water Treatment
- ☐ Building Automation
- ☐ Customized Service
- ☑ Special Conditions Service

Agreement coverage will commence on 2/1/2021 .

The Agreement price is $ 44,570.00 per year, payable in advanced installments of $ 44,570.00 per Annual beginning on the effective date of 2/1/2021 .

This Agreement is the property of Northwest Mechanical, Inc. and is provided for Customer's use only. Northwest Mechanical, Inc. guarantees the price stated in this Agreement for thirty (30) days from proposal date above. This Agreement is for an initial term of 3 years and shall renew for successive one year terms unless either party gives written notice to the other of intention not to renew thirty (30) days prior to any anniversary date. Upon execution as provided below, this Agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

Company

Signature (Sales Consultant)

Accepted for Company By:
Signature

Name & Title

1/5/2021 (563)-391-1344
Date / Phone / Fax

Customer

Nancy Ballenger
Signature (Authorized Representative)

Nancy Ballenger
Name (Print/Type)

Senior Vice President & Gen'l Mgr.
Title

January 27, 2021
Date

NORTHWEST

OK
1/27/21

This agreement provides the Customer with an ongoing, comprehensive preventive maintenance agreement. This agreement will be implemented, scheduled, administered, monitored, and kept current by the Service Provider. The service activities will be planned and scheduled, on a regular basis, by our comprehensive maintenance scheduling and tasking system based on manufacturers' recommendations, equipment location, application, type, run time, and Service Provider's expertise. The Customer will be kept informed of the agreement's status on a continuing basis utilizing a detailed Service Report, presented after each service visit for the Customer's review, approval signature and record.

SERVICE PROVIDER WILL PROVIDE THE FOLLOWING PROFESSIONAL MAINTENANCE SERVICES FOR THE FACILITY MECHANICAL SYSTEM(S) COMPRISED OF THE EQUIPMENT LISTED ON SCHEDULE 1 (INVENTORY OF EQUIPMENT):

TEST AND INSPECT: On-Site labor, travel labor and travel and living expenses required to visually INSPECT and TEST the equipment to determine its operating condition and efficiency. Typical activities include:

- TESTING for motor winding resistance; excessive vibration; fan rpm; refrigerant charge; refrigerant oil (acid); water condition; flue gas analysis; safety controls, crankcase heaters; combustion and draft; control system(s), etc.
- INSPECTING for worn, failed, or doubtful parts; mountings, drive couplings; oil level; rotation; soot; flame composition and shape; pilot and igniter; steam, water, oil and/or refrigerant leaks, etc.

PREVENTIVE MAINTENANCE: On-Site labor, travel labor and travel and living expenses required to clean, align, tighten, calibrate, adjust, lubricate and paint equipment. These activities are intended to extend equipment life and assure proper operating condition and efficiency. Typical activities include:

- CLEANING fan impellers & blades; coil surfaces; electrical contacts; burner orifices; passages and nozz pilot and igniter; cooling tower baffles, basin, sump and float; boiler, chiller and condenser tubes.
- ALIGNING belt drives; drive couplings; coil fins.
- CALIBRATING safety controls; temperature and pressure controls.
- TIGHTENING electrical connections; mounting bolts; pipe clamps; refrigerant piping fittings; damper sections.
- ADJUSTING belt tension; refrigerant charge; super heat; fan RPM; burner fuel/air ratios; gas pressure; control setpoints and limits; compressor cylinder unloaders; damper close-off; sump floats.
- LUBRICATING motors; fan and damper bearings; valve stems; damper linkages; fan vane linkages.
- PAINTING, for corrosion control, as directed by our scheduling and tasking system and on an as-needed basis.

REPAIR AND REPLACE: On-Site labor, travel labor, parts procurement labor (locating, ordering, expediting and transporting) and travel and living expenses required to REPAIR or REMOVE AND REPLACE broken, worn and/or doubtful components and/or parts.

TROUBLE CALLS: On-Site labor and travel labor, including overtime, plus travel and living expenses required for unscheduled work resulting from an abnormal condition.

COMPONENTS, PARTS AND SUPPLIES: The cost of COMPONENTS, PARTS AND SUPPLIES required to keep the equipment operating properly and efficiently.

1. Customer shall provide Northwest free and timely access to areas and equipment. Northwest shall not be required to move or alter any part of the building structure in order to perform its work under this Agreement. Customer shall allow Northwest to start and stop equipment if deemed necessary by Northwest to perform its work. Maintenance work performed under this Agreement will be performed during Northwest's normal working hours.
2. The annual Agreement price is provided and agreed to based upon the assumption and Customer's representation that the system(s) covered being in a maintainable condition. If Northwest determines during the initial inspection or initial seasonal start-up that the system(s) is/are not in maintainable condition and that repairs are required, a firm quotation will be submitted for Customer's approval. If Customer does not authorize the repairs, Northwest may in its sole discretion either remove the unacceptable system(s), component(s) or part(s) from its scope of work and adjust the annual agreement price accordingly or cancel this Agreement.
3. Northwest may adjust the annual Agreement price one year after the effective date of the Agreement and each year thereafter to account for increases in labor, materials and other costs.
4. Customer shall be responsible for all taxes on the services and/or materials provided under this Agreement.
5. Customer shall pay invoices within 30 days of receipt. Invoices not paid in that time shall be considered delinquent. If a payment becomes thirty (30) days or more delinquent, Northwest may stop all work under this Agreement without notice and/or cancel this Agreement, at its sole discretion, and the entire Agreement amount shall become due and payable immediately.
6. Customer shall not allow anyone other than Northwest's employees or contractors hired by Northwest to perform the work included in the scope of this Agreement. If Customers allows anyone else to perform such work, Northwest may, in its sole discretion, cancel this Agreement or remove the involved item of equipment from its scope of work under this Agreement.
7. Customer shall be liable for Northwest's attorneys' fees and court costs if legal action is taken arising out of or related in way to the parties' obligations under this Agreement if Northwest prevails in the legal action.
8. Customer agrees that the statute of limitations for bringing any claim, whether in tort, contract or otherwise, arising out of or related in any way to Northwest's obligations, shall be one (1) year. The statute of limitations period shall begin running at the earlier of either: (1) the date Customer knew or reasonably should have known of any act or omission giving rise to such a claim; or (2) the date on which Customer sustained any damage as a result of the alleged act or omission.
9. Northwest shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
10. Customer shall, to the fullest extent permitted by law, indemnify and hold Northwest and all of its agents and employees harmless from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or related in any way to the performance of work under this Agreement, provided that such claim, damage, loss or expense is caused in whole or in part by an act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Northwest.
11. Northwest shall have no responsibility or liability for the indoor air quality of Customer's facility, including without limitation injury or illness to occupants of the facility or third parties, arising out of or related in any way to Northwest's work under this Agreement.
12. Northwest shall not be responsible for the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. If such substances, wastes and materials are discovered, Northwest's sole obligation shall be to notify Customer of its or their existence. Northwest may suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.
13. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL NORTHWEST BE RESPONSIBLE FOR PROPERTY DAMAGE, INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING BUT NOT LIMITED TO LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL OR INDIRECT DAMAGES THAT MAY OCCUR AS THE RESULT OF ANY FAILURE OF THE HVAC SYSTEM(S).
14. This Agreement does not cover repair or replacement of parts that are not maintainable, as determined solely in Northwest's discretion. Repair or replacement of non-maintainable parts such as ductwork, boiler shell and tubes, cabinets, boiler refractory material, heat exchangers, main power service and electrical wiring, piping, condenser coils, tube bundles, valve bodies, structural supports, oil storage tanks and similar items are excluded. If Northwest provides a service call at Customer's request, and Northwest's inspection determines that the condition creating the need for the call is not covered by this Agreement, Northwest shall charge Customer for the service call and any necessary repairs at Northwest's standard rates then in effect.
15. The parties agree Northwest is not responsible for the design of the systems covered under this Agreement, nor shall it be responsible for the repair of any parts or systems that are obsolete, as determined solely by Northwest's discretion. The parties further agree this Agreement does not require Northwest to perform any safety tests, remove or reinstall valve bodies or dampers, repair or replace any parts or systems necessitated by any weather event or Act of God, electrical failure, low water pressure, vandalism, misuse or abuse of the system, negligence of the Customer or others, requirements of any governmental agency, or other causes beyond Northwest's control.
16. The parties agree that nothing in this Agreement is intended to or does create or confer upon others the status of being a third-party beneficiary to this Agreement and further provide that no such party shall have that status under this Agreement.

Equipment Schedule

QTY	EQUIPMENT	MANUFACTURER	MODEL	SERIAL#	RATING	LOCATION
	Package Unit(s)					
1	Mini Split 01	Misubishi	PUY-A12NHA2		1 Tons	Split
	1 - Supply Fan Motor				0.25 HP	
	1 - Heating Section					
	*** Split System ***					
	1 - Compressor				1 Tons	
	1 - Condenser Fan Motor				0.25 HP	
1	Mini Split 02	Misubishi	PUY-A12NHA2		1 Tons	Split
	1 - Supply Fan Motor				0.25 HP	
	1 - Heating Section					
	*** Split System ***					
	1 - Compressor				1 Tons	
	1 - Condenser Fan Motor				0.25 HP	
1	Mini Split 03	Mitsubishi	PUY-A36NHA		3 Tons	Split
	1 - Supply Fan Motor				0.25 HP	
	1 - Heating Section					
	*** Split System ***					
	1 - Compressor				3 Tons	
	1 - Condenser Fan Motor				0.25 HP	
1	RTU 01	Trane	SFHGD134P	C08A00741	120 Tons	Roof
	2 - Supply Fan Motors				25 HP	
	1 - Heating Section					
	8 - Compressors				15 Tons	
	12 - Condenser Fan Motors				1 HP	
1	RTU 02	Trane	SFHGD134P	C08A01060	120 Tons	Roof
	2 - Supply Fan Motors				25 HP	
	1 - Heating Section					
	8 - Compressors				15 Tons	
	12 - Condenser Fan Motors				1 HP	
1	RTU 03	Trane	YCD330A4H	C08A00685	27.5 Tons	Roof
	1 - Supply Fan Motor				10 HP	
	1 - Heating Section					
	1 - Compressor				15 Tons	
	1 - Compressor				12.5 Tons	
	3 - Condenser Fan Motors				1 HP	
1	RTU 04	Trane	YCD600A4H	C08A00686	45 Tons	Roof

Equipment Schedule

QTY	EQUIPMENT	MANUFACTURER	MODEL	SERIAL#	RATING	LOCATION
	1 - Supply Fan Motor 1 - Heating Section 3 - Compressors 4 - Condenser Fan Motors				20 HP 15 Tons 1 HP	
1	RTU 05 1 - Supply Fan Motor 1 - Heating Section 2 - Compressors 3 - Condenser Fan Motors	Trane	YCD360A4H	C08A00687	30 Tons 10 HP 15 Tons 1 HP	Roof
1	RTU 06 1 - Supply Fan Motor 1 - Heating Section 2 - Compressors 2 - Condenser Fan Motors	Trane	YCH151C4H	817100745D	12 Tons 3 HP 6 Tons 0.5 HP	Front Below Roof
1 1 1 14 2 1 5 40 Var Var	PC Workstation Building Control Unit MP581 w/Expansion Module MP501 UCM MP503 UCM Web Server RTU UCM VAV Box/UCM End Devices/Sensors Valves/Dampers/Actuators	Trane				
1 1	Hot Water Boiler 01 Hot Water Boiler 02	Fulton Fulton	PHW2000 PHW2000	PV685PG PV686PG		Boiler Rm Boiler Rm

We will test and inspect the water treatment for the boiler.

This proposal represents an initial one (1) year term. The escalation rate in year 2 or 3 is guaranteed not to exceed 4%. The Isle of Capri must approve of the escalation before the contract moves into year 2 or 3.

Preventive maintenance service will be provided on a quarterly basis on the listed mechanical equipment. Isle of Capri personnel will be responsible for changing air filters and belts and cleaning the coils on the listed equipment. Control coverage will include on-site physical review of all control components, except the (40) VAV boxes, once a year. Electronic review of all control components will be completed three (3) times per year including the 40 VAV boxes.

Waterfront Convention Center will provide a lift to access covered equipment that is not safely accessible by ladder.

Also, if a crane or helicopter is required to lift a part to the roof, it is not included in this agreement.

Any work approved by Isle of Capri, which is outside the scope of this agreement, will be invoiced at our preferred customer labor rate, plus parts and truck charge.

MEETING DATE: May 3, 2022
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: 4

Item Title:

Resolution setting the date for a public hearing and directing the advertising for bids for the Kynnelworth Drive Reconstruction Project.

Explanation:

The proposed improvements consist of reconstructing approximately 550 lineal feet of 31-foot wide and 6-inch thick P.C.C. pavement. Work includes traffic control, erosion control, concrete pavement with drainable granular base and drain tile, partial sidewalk and driveway replacement, manhole adjustments, street and boulevard grading, placement of topsoil, 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 anticipated source:

This project (PW0558) was approved with a total budget of $350,000 within the Community Improvement Program (CIP).

List Attachments:
Resolution
Notice to Bidders

RESOLUTION NO._____-22

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE KYNNELWORTH DRIVE RECONSTRUCTION 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

Kynnelworth Drive Reconstruction 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 17th day of May, 2022, 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 24th day of May, 2022, 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 3rd day of May, 2022.

_____
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 **24th day of May, 2022**, for the **Kynnelworth Drive Reconstruction 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 550 lineal feet of 31-foot wide and 6-inch thick P.C.C. pavement. Work includes traffic control, erosion control, concrete pavement with drainable granular base and drain tile, partial sidewalk and driveway replacement, manhole adjustments, street and boulevard grading, placement of topsoil, sodding, 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 be completed within 90 calendar days from the agreed upon start date, or by September 30, 2022, 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 3, 2022
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 1

Item Title:

Resolution setting the date for a public hearing and directing the advertising for bids for the 15th Street Retaining Wall Reconstruction Project.

Explanation:

The proposed improvements consist of removal and replacement of approximately two hundred eighty (280') lineal feet of existing modular block retaining wall along 15th Street in the City of Bettendorf, Iowa.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

This project (PW0497) was approved with a total budget of $175,000 within the Community Improvement Program (CIP).

List Attachments:
Resolution
Notice to Bidders

RESOLUTION NO._____-22

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING OF BIDS FOR THE 15TH STREET RETAINING WALL RECONSTRUCTION PROJECT

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

15th Street Retaining Wall Reconstruction 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 17th day of May, 2022, 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 24th day of May, 2022, 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 3rd day of May, 2022.

_____
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 **24th day of May, 2022**, for the **15th Street Retaining Wall Reconstruction 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 removal and replacement of approximately two hundred eighty (280') lineal feet of existing modular block retaining wall along 15th Street in the City of Bettendorf, Iowa.

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

All work on this contract shall be completed by September 2, 2022. 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 3, 2022
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer
WARD: All

Item Title:

Resolution awarding the contract and approving the contract and bond for the 2022 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.

Bids were opened on April 26, 2022. Ostrom Painting & Sandblasting, Inc. of Rock Island, Illinois was the low bidder of two (2) bids received. Bids ranged from the high of $339,170.00 to the low of 183,417.00, which is 4.8% above the engineer's estimate of $175,000.00.

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 (RU0035) was approved with a total budget of $175,000 within the Community Improvement Program (CIP). Additional funding to cover the contingency amount will be taken from existing Road Use fund balance.

List Attachments:
Resolution
Bid Tabulation
Contract

RESOLUTION NO._____-22

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE 2022 PAVEMENT MARKINGS PROGRAM

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

2022 Pavement Markings Program

WHEREAS, bids were accepted for the construction of the above project on the 26th day of April, 2022, with Ostrom Painting & Sandblasting, Inc. of Rock Island, Illinois submitting the lowest responsible bid in the amount of $183,417.00 and

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

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

1. The bid of Ostrom Painting & Sandblasting, Inc. is hereby accepted for the 2022 Pavement Markings Program in the amount of $183,417.00.

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

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

4. A total purchase order amount of $190,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

2022 Pavement Markings Program				Ostrom Painting & Sandblasting, Inc.		Iowa Plains Signing, Inc	
				Total Price	$183,417.00	Total Price	$339,170.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
1	Pavement Markings, 4" White	180000	LF	**$0.14**	$25,200.00	$0.25	$45,000.00
2	Pavement Markings, 4" Yellow	305000	LF	**$0.14**	$42,700.00	$0.25	$76,250.00
3	Pavement Markings, 8" White	3700	LF	$0.42	$1,554.00	**$0.35**	$1,295.00
4	Pavement Markings, 8" Yellow	12500	LF	$0.42	$5,250.00	**$0.35**	$4,375.00
5	Crosswalk Lines, 6" White	5000	LF	$1.06	$5,300.00	**$1.00**	$5,000.00
6	Crosswalk Lines, 8" White	600	LF	**$2.92**	$1,752.00	$5.00	$3,000.00
7	Crosswalk Lines 12" White	150	LF	**$3.18**	$477.00	$5.00	$750.00
8	Painted Stop Bars, 24" White	5700	LF	**$2.92**	$16,644.00	$5.00	$28,500.00
9	Pavement Markings, Symbols	400	EA	**$55.00**	$22,000.00	$125.00	$50,000.00
10	Painted Crosswalk, 2'x7'	400	EA	**$37.10**	$14,840.00	$100.00	$40,000.00
11	Painted Crosswalk, 2'x10'	150	EA	**$53.00**	$7,950.00	$100.00	$15,000.00
12	Painted Crosswalk, 3'x7'	600	EA	**$53.00**	$31,800.00	$100.00	$60,000.00
13	Painted Crosswalk, 3'x10'	100	EA	**$79.50**	$7,950.00	$100.00	$10,000.00

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FORM OF CONTRACT

THIS CONTRACT, made the 3rd day of May , A.D., 2022, by and between **Ostrom Painting & Sandblasting, Inc.** , hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

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

ARTICLE I. SCOPE OF WORK - The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required to perform and complete in a workmanlike manner all the work required in connection with the construction of the **2022 Pavement Markings Program**, all in strict accordance with the plans and specifications, including any and all addenda prepared by the Engineering Division of Public Works Department of the City of Bettendorf, Iowa, which plans and specifications are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

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

$183,417.00

computed as follows:

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Pavement Markings, 4" White	180,000	LF	$0.14	$25,200.00
2	Pavement Markings, 4" Yellow	305,000	LF	$0.14	$42,700.00
3	Pavement Markings, 8" White	3,700	LF	$0.42	$1,554.00
4	Pavement Markings, 8" Yellow	12,500	LF	$0.42	$5,250.00
5	Crosswalk Lines, 6" White	5,000	LF	$1.06	$5,300.00
6	Crosswalk Lines, 8" White	600	LF	$2.92	$1,752.00
7	Crosswalk Lines, 12" White	150	LF	$3.18	$477.00
8	Painted Stop Bars, 24" White	5,700	LF	$2.92	$16,644.00
9	Pavement Markings, Symbols	400	EA	$55.00	$22,000.00
10	Painted Crosswalk, 2'x7'	400	EA	$37.10	$14,840.00
11	Painted Crosswalk, 2'x10'	150	EA	$53.00	$7,950.00
12	Painted Crosswalk, 3'x7'	600	EA	$53.00	$31,800.00
13	Painted Crosswalk, 3'x10'	100	EA	$79.50	$7,950.00
				Total Base Bid:	**$183,417.00**

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

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

ARTICLE V. CONTRACT TIME- Work under this contract shall commence on the date specified in the written Notice to Proceed from the City, or its authorized representative, to the Contractor who shall diligently prosecute and complete all work under this contract by September 2, 2022.

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

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

1) Addenda to proposed Contract Documents
2) Supplemental Special Conditions
3) Supplemental General Conditions
4) General Conditions
5) City of Bettendorf Standard Drawings
6) City of Bettendorf Standard Specifications
7) Specifications
8) Contract With The City
9) Contractor's Proposal
10) Notice To Bidders
11) Instruction To Bidders
12) Non-Collusion Affidavit

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

Ostrom Painting & Sandblasting, Inc.
(Contractor)

By _____

_____

_____
Title

ATTEST:

_____

_____

_____
Title

ATTEST:

CITY OF BETTENDORF, IA

_____
Robert S. Gallagher
Mayor

_____
Decker P. Ploehn
City Clerk

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

MEETING DATE: May 3, 2022
REQUESTED BY: Brent O. Morlok, P.E.
City Engineer

Item Title:

Resolution approving Change Order #1 for traffic monitoring cameras and accessories to be installed at various intersections throughout the City.

Explanation:

City engineering and traffic staff continually monitor existing traffic equipment such as detection cameras, video switches and other materials to ensure proper working order and as such, annually replaces aging equipment with new, updated models. Staff solicited bids in 2021 for video enhancement packages, consisting of seven (7) different camera types and accessories. This equipment was to be split into three (3) orders being funded during FY21, FY22 and FY23. A total of fifty-six (56) cameras and related materials are being purchased for FY23.

This number of cameras and related materials is greater than what was initially included in the multi-year bid. The reason for the increase is twofold in that several camera models were discontinued over the past year and the new models are significantly more expensive, however the vendor is honoring existing pricing from the discontinued models. Given that, staff decided to purchase additional cameras to save the future price increase. The total additional cost above the approved purchase order amounts to $23,730.78. That funding will come from FY23 traffic accounts that have sufficient budgets.

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 Community Improvement Program has sufficient monies budgeted for the change order. The funding will be split between several traffic project numbers.

List Attachments:
Resolution

RESOLUTION NO._____-22

RESOLUTION AUTHORIZING CHANGE ORDER #1 FOR TRAFFIC MONITORING CAMERAS AND ACCESSORIES TO BE INSTALLED AT VARIOUS INTERSECTIONS THROUGHOUT THE CITY

WHEREAS, on the 18th day of May, 2021, the City of Bettendorf approved the purchase of traffic monitoring cameras and accessories from Halifax Security Inc. to be installed at various intersections throughout the City; and

WHEREAS, the increases to the purchase orders are deemed appropriate to achieve the intended purpose of the improvements in a cost-effective manner;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that Change Order #1 in the amount of $23,730.78 for traffic monitoring cameras and accessories be approved, and that the Public Works Director is authorized to approve the said purchase order adjustment.

Passed, Approved and Adopted this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

MEETING DATE: May 3, 2022
REQUESTED BY: Mark Garrow
Transit/Garage Manager

Item Title:

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 three new stainless steel dump bodies, one (1) existing stainless steel spreader, two (2) new stainless steel spreaders and three (3) new front and three (3) new mid-mount plows.

Explanation:

The Vehicle Replacement Committee has approved the purchase of three (3) single axle plow trucks to replace units #20827, #20918 and #20919 for FY 2023. #20827 snow plow truck was originally scheduled to be replaced after the 2016/2017 winter maintenance season. #20918 and #20919 snow plow trucks were originally scheduled to be replaced after the 2018/2019 winter maintenance season. Instead, all three trucks went to a local body shop where everything was sandblasted, primed, and repainted to look like new. A stainless steel spreader was added to #20827. At that time, the Vehicle Replacement Committee budgeted for $120,000 per truck for replacement. Staff rehabilitated these trucks at a cost of approximately $30,000 each.

These types of vehicles typically have a service life of eight (8) years. After reconditioning, we were able to add an additional six years of service life to them. The existing stainless steel spreader from #20827 will be removed, reconditioned and installed on a new chassis, along with a new stainless steel dump body, new front plow and new mid-mount wing plow. The replacement trucks for unit #20918 and #20919 will have new stainless steel dump bodies, new stainless steel spreaders, front plows and mid mount wing plows.

The chassis will be purchased off the Sourcewell contract price. Sourcewell contract prices for this model of chassis are 31% off the retail prices. Navistar is a Sourcewell vendor and Thompson Truck and Trailer is a Navistar dealer. Thompson Truck and Trailer has submitted a contract price in the amount of $92,783.00 per truck. The total for all three (3) chassis is $278,349. 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.

The plows and associated equipment for these trucks are being purchased through a separate Council letter and resolution. These plows and associated equipment will be purchased from Henderson Truck Equipment with the Sourcewell contract price of $446,449.00. The combined price of installing the new stainless steel dump bodies and plows with spreader remounting and new chassis is $223,222.00 for the replacement of #20827, $250,788.00 each for the replacements of #20918 and #20919. The three (3) new trucks will cost a total of $734,798.00.

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:

Sufficient funds are budgeted for this purchase, which are available July 1, 2022.

List Attachments:

Resolution
Quote

RESOLUTION NO._____-22

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 THREE NEW STAINLESS STEEL DUMP BODIES, ONE (1) EXISTING STAINLESS STEEL SPREADER, TWO (2) NEW STAINLESS STEEL SPREADERS AND THREE (3) NEW FRONT AND THREE (3) NEW MID-MOUNT PLOWS

WHEREAS, the purchase of three (3) single axle plow trucks has been approved by the Vehicle Replacement Committee, and

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

WHEREAS, Navistar is an approved Sourcewell vendor for the particular work quoted and Thompson Truck and Trailer is an approved Navistar dealer.

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 $278,349.00 for three (3) new chassis to replace existing plow trucks #20827, #20918 and #20919.

Passed, Approved, and Adopted this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

INTERNATIONAL®

Sourcewell Awarded Contract

April 11, 2022

Prepared For:
City of Bettendorf
Mark Garrow
4403 Devils Glen Rd.
Bettendorf, IA 52722-
(563)344 - 4118

Presented By:
Thompson Truck & Trailer
Joede Kayser
3665 W 83RD STREET
DAVENPORT IA 52806 -
(563)326-4002

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.

Model Profile
2024 HV507 SFA (HV507)

AXLE CONFIG:	4X2
MISSION:	Requested GVWR: 33000. Calc. GVWR: 34220. Calc. GCWR: 50000
DIMENSION:	Wheelbase: 171.00, CA: 96.00, Axle to Frame: 45.00
ENGINE, DIESEL:	{Cummins B6.7 280} EPA 2021, 280HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 280 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-14-143A} Wide Track, I-Beam Type, 14,000-lb Capacity
AXLE, REAR, SINGLE:	{Meritor MS-21-14X-4DFR} Single Reduction, 21,000-lb Capacity, R Wheel Ends Gear Ratio: 6.14
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
TIRE, REAR:	(4) 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
SUSPENSION, REAR, SINGLE:	23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
PAINT:	Cab schematic 100WK Location 1: 4421, School Bus Yellow (Std) Chassis schematic N/A

Code	Description
HV50700	Base Chassis, Model HV507 SFA with 171.00 Wheelbase, 96.00 CA, and 45.00 Axle to Frame.
1570	TOW HOOK, FRONT (2) Frame Mounted
1ANA	AXLE CONFIGURATION {Navistar} 4x2
	Notes : Pricing may change if axle configuration is changed.
1CBU	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.125" x 3.580" x 0.312" (257.2mm x 90.9mm x 8.0mm); 480.0" (12192) Maximum OAL
1LLA	BUMPER, FRONT Swept Back, Steel, Heavy Duty
1MEJ	FRAME, SPECIAL EFFECTS Dimple on Left and Right Top Flange of Frame Rail to Reference Rear Axle Centerline
1WDS	FRAME EXTENSION, FRONT Integral; 20" In Front of Grille
1WEV	WHEELBASE RANGE 146" (370cm) Through and Including 195" (495cm)
2ARV	AXLE, FRONT NON-DRIVING {Meritor MFS-14-143A} Wide Track, I-Beam Type, 14,000-lb Capacity
3770	SPRINGS, FRONT AUXILIARY Rubber
3ADD	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 14,000-lb Capacity, with Shock Absorbers
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4722	DRAIN VALVE {Bendix DV-2} Automatic, with Heater, for Air Tank
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control
4EBS	AIR DRYER {Bendix AD-9} with Heater
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 Sqin Spring Brake
4EXV	BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 Sqin
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab
4VKJ	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Left Rail, Back of Cab, Perpendicular to Rail
4XDL	BRAKES, FRONT {Bendix Spicer ES-165-6X} Air S-Cam Type, Heavy Duty Fabricated Spider, Fabricated Shoe, Single Anchor Pin, Size 16.5" X 6", 23,000-lb Capacity
4XDM	BRAKES, REAR {Bendix Spicer ES-165-7X} Air S-Cam Type, Heavy Duty Fabricated Spider, Fabricated Shoe, Single Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle
5708	STEERING COLUMN Tilting

Code	Description
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PSA	STEERING GEAR {Sheppard M100} Power
6DGG	DRIVELINE SYSTEM {Dana Spicer} 1710, for 4x2/6x2
7BEU	AFTERTREATMENT COVER Aluminum
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7WAZ	TAIL PIPE (1) Turnback Type
7WCM	EXHAUST HEIGHT 8' 10"
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
7WZY	SWITCH, FOR EXHAUST 2 Position, Lighted & Latching, On/Off Type, Mounted in IP, Inhibits Diesel Particulate Filter Regeneration as Long as Switch is in On Position
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered
8718	POWER SOURCE Cigar Type Receptacle without Plug and Cord
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense
8HAE	BODY BUILDER WIRING Rear of Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/ Accessory Power/Ground and Sealed Connector for Stop/Turn
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8RMH	BATTERY DISCONNECT SWITCH {Cole-Hersee 75920-06} 300 Amp, Disconnects Charging Circuits, Locks with Padlock, Battery Box Mounted
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPR	ANTENNA for Increased Roof Clearance Applications
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications
8VAY	HORN, ELECTRIC Disc Style
8VUL	BATTERY BOX Steel, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Left Side Back of Cab
8VZR	SWITCH, BODY CIRCUITS, MID with Remote Power Module Mounted in Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total, Includes 1 Switch Pack with Momentary Switches

Code	Description
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on
8WTK	STARTING MOTOR {Delco Remy 38MT Type 300} 12 Volt, Less Thermal Over-Crank Protection
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8WXB	HEADLIGHT WARNING BUZZER Sounds When Head Light Switch is on and Ignition Switch is in "Off" Position
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XKY	USB PORT (1) Located in the Instrument Panel
8XNY	HEADLIGHTS Halogen
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HAN	INSULATION, UNDER HOOD for Sound Abatement
9HBM	GRILLE Stationary, Chrome
9HBN	INSULATION, SPLASH PANELS for Sound Abatement
9WBC	FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	Includes : PAINT SCHEMATIC ID LETTERS "WK"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360
10JPA	CUSTOMER IDENTITY for Sourcewell
10SLV	PROMOTIONAL PACKAGE Government Silver Package
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant, To -40 Degrees F/ -40 Degrees C, Freeze Protection
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12EMZ	VENDOR WARRANTY, ENGINE {Cummins} B6.7 Engine, 3-Year Unlimited Miles Standard Warranty
12ERK	ENGINE, DIESEL {Cummins B6.7 280} EPA 2021, 280HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 280 Peak HP (Max)

Code	Description
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed Includes : FAN Nylon
12UWY	RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 Sqin, with 1167 Sqin Charge Air Cooler Includes : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12VAL	AIR CLEANER Dual Element, with Integral Snow Valve and In-Cab Control
12VJB	EMISSION, CALENDAR YEAR {Cummins B6.7} EPA, OBD and GHG Certified for Calendar Year 2022
12VXU	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Stationary Pre-Set, Two Speed Settings; Mounted on Steering Wheel
12WZE	CARB IDLE COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations
12XBM	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines
12XCS	CARB EMISSION WARR COMPLIANCE Federal, Does Not Comply with CARB Emission Warranty
13AVR	TRANSMISSION, AUTOMATIC {Allison 3000 RDS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
13WAW	OIL COOLER, AUTO TRANSMISSION {Modine} Water to Oil Type
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYH	TRANSMISSION TCM LOCATION Located Inside Cab
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
13XAA	PTO CONTROL, DASH MOUNTED For Customer Provided PTO; Includes Switch, Electric/Air Solenoid, Piping and Wiring
13XAM	PTO LOCATION Dual, Customer Intends to Install PTO at Left and/or Right Side of Transmission
14ANV	AXLE, REAR, SINGLE {Meritor MS-21-14X-4DFR} Single Reduction, 21,000-lb Capacity, R Wheel Ends, Gear Ratio: 6.14
14VAH	SUSPENSION, REAR, SINGLE 23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
15LMS	FUEL/WATER SEPARATOR 12 VDC Electric Heater, Includes Pre-Heater, Includes Water-in-Fuel Sensor, Cummins Supplied on Engine
15SGJ	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 16" Tank Depth, 50 US Gal (189L), Mounted Left Side, Under Cab
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab

Code	Description
16030	CAB Conventional, Day Cab
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer Includes : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission
16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel, Mounted in Instrument Panel
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16JNT	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust
16SMN	SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Vinyl
16SPJ	MIRRORS (2) C-Loop, Power Adjust, Heated, LED Clearance Lights, Bright Heads and Arms, 7" x 14.5", Includes 8" x 6" Convex Mirrors, for 96" Load Width Notes : Mirror Dimensions are Rounded to the Nearest 0.5"
16VKB	CAB INTERIOR TRIM Classic, for Day Cab Includes : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap
16VSL	WINDSHIELD Heated, Single Piece
16WBY	ARM REST, RIGHT, DRIVER SEAT
16WEE	CAB SOUND INSULATION Includes Dash Insulator and Engine Cover Insulator
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood
16WSK	CAB REAR SUSPENSION Air Bag Type
16XJN	INSTRUMENT PANEL Flat Panel
16XWJ	WINDSHIELD WIPER BLADES Snow Type
16XXC	COWL TRAY LID
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab
27DTT	WHEELS, FRONT {Accuride 28828} DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and with Steel Hubs

Code	Description
28DTT	WHEELS, REAR {Accuride 28828} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and with Steel Hubs
7482133287	(2) TIRE, FRONT 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
7482133287	(4) TIRE, REAR 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
	Cab schematic 100WK
	Location 1: 4421, School Bus Yellow (Std)
	Chassis schematic N/A
	Services Section:
40128	WARRANTY Standard for HV507, HV50B, HV607 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A
40NHE	SRV CONTRACT, EXT HTR/AC SYS {Navistar Prepackaged Components} To 60-Month/150,000 Miles (240,000 km)
40TVV	SRV CONTRACT, EXT ALLISON XMSN {Allison} To 60-Month/Unlimited Miles/km, for Allison 3000 RDS with Dump Truck or Mixer Vocations (ST01, ST06, ST07)
40UDB	SRV CONTRACT, EXT CMS ENG/AFTR {Cummins} To 60-Month/150,000 Miles (240,000 km), Extended Cummins B6.7 Engine Coverage, Protection Plan 1 and Aftertreatment, (Truck Application Only)

Body/Allied Equipment

Code	Description

Goods Purchased

Code	Description
	Surcharge

Financial Summary
2024 HV507 SFA (HV507)

(US DOLLAR)

Description	Price
Net Sales Price:	$92,783.00

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Official Title and Date

Authorized Signature

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

MEETING DATE: May 3, 2022
REQUESTED BY: Mark Garrow
Transit/Garage Manager

Item Title:

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

Explanation:

The Vehicle Replacement Committee has approved the purchase of three (3) single axle plow trucks to replace units #20827, #20918 and #20919 for FY 2023. #20827 snow plow truck was originally scheduled to be replaced after the 2016/2017 winter maintenance season. #20918 and #20919 snow plow trucks were originally scheduled to be replaced after the 2018/2019 winter maintenance season. Instead, all three trucks went to a local body shop where everything was sandblasted, primed, and repainted to look like new. A stainless steel spreader was added to #20827. At that time, the Vehicle Replacement Committee budgeted for $120,000 per truck for replacement. Staff rehabilitated these trucks at a cost of approximately $30,000 each.

These types of vehicles typically have a service life of eight (8) years. After reconditioning, we were able to add an additional six years of service life to them. The existing stainless steel spreader from #20827 will be removed, reconditioned and installed on a new chassis, along with a new stainless steel dump body, new front plow and new mid-mount wing plow. The replacement trucks for unit #20918 and #20919 will have new stainless steel dump bodies, new stainless steel spreaders, front plows and mid mount wing plows.

Henderson Truck Equipment is a Sourcewell vendor and has submitted a contract price in the amount of $130,439.00 for the first truck (20827), $158,005.00 each for the second truck (20918) and the third truck (20919). The total to outfit all three (3) trucks is $446,449.00. Sourcewell contract prices for this vendor are 10% off the retail prices. 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.

The chassis for these are being purchased through a separate Council letter and resolution. The chassis will be purchased from Thompson Truck & Trailer with the Sourcewell contract price of $92,783.00 per chassis. The combined price of installing the new stainless steel dump body and plows with spreader remounting and new chassis is $223,222.00 for the replacement of #20827, $250,788.00 each for the replacements of #20918 and #20919. The three (3) new trucks will cost a total of $724,798.00.

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:

Sufficient funds are budgeted for this purchase, which are available July 1, 2022.

List Attachments:

Resolution
Quote

RESOLUTION NO._____-22

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO HENDERSON TRUCK EQUIPMENT TO INSTALL ONE (1) EXISTING STAINLESS STEEL SPREADER, THREE (3) NEW STAINLESS STEEL DUMP BODIES, THREE (3) NEW FRONT PLOWS AND THREE (3) NEW MID-MOUNT WING PLOWS ON THREE (3) NEW SINGLE AXLE CHASSIS

WHEREAS, the purchase of three (3) single axle plow trucks has been approved by the Vehicle Replacement Committee, and

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

WHEREAS, Henderson Truck equipment is an approved Sourcewell vendor for the work quoted.

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 $446,449.00 to install one (1) existing stainless steel spreader, three new stainless steel dump bodies, three (3) new front plows and three (3) new mid-mount wing plows on three (3) new single axle chassis.

Passed, Approved, and Adopted this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

HENDERSON
PRODUCTS, INC.

916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

CUSTOMER QUOTE

Quote #160590
Rev #31

To: CITY OF BETTENDORF, IA
Attn: Mark
Quote Date: 4/1/2022
Valid Until: 5/1/2022
Sourcewell Contract# 080818-HPI
Sourcewell #: 2110
Quoted:
BETTENDORF S/A 10/11 MKE FSH PWS RSP MMWEX

Quoted By: Terry Solomon
Phone: 563-927-2828
Cell: 563-608-5995
Fax: 563-927-2521
Email: tsolomon@hendersonproducts.com

Henderson Products is pleased to present the following quote. Please contact us if you have any questions.

HPI MarkE

COUNTRY/LANGUAGE: **USA/ENGLISH**
FAMILY: **MARK E, CLASSIC**
FLOOR LENGTH: **10' FLOOR LENGTH**
SIDE HEIGHT: **24" SIDE HEIGHT**
BODY MATERIAL(SIDES/HEADSHEET): **10GA 201SS SIDES/HEADSHEET**
SIDE BRACES: **(1) 10GA 201SS WELD ON SIDE BRACE**
TOP RAIL/RUB RAIL MATERIAL: **10GA 201SS TOP & RUB RAILS**
REAR BOLSTER HEIGHT: **8" BOLSTER, 2-1/8" POCKETS**
REAR BOLSTER MATERIAL: **10GA 201SS REAR BOLSTERS**
FRONT BOLSTER: **NO FRONT BOLSTERS**
FLOOR MATERIAL: **3/16" AR400 FLOOR**
HOIST TYPE: **TRN MT HOIST,EXT DH,SUBFRM,SA**
CYLINDER MODEL: **G3/M 4YR STD WTY, 1YR SALT APP***
HOIST MOUNT TYPE: **FULL WIDTH CRADLE (SUBFRAME)**
INSTALL HOIST & CRADLE: **UPFITTER INSTALLED H&C**
LONGSILLS: **5" I-BEAM LONGSILLS, SKIP WELD**
BODY HINGE MAINTENANCE: **GREASELESS BUSHINGS**
TAILGATE STYLE: **CONFIGURABLE STANDARD TAILGATE**
TAILGATE SHEET MATERIAL: **10GA 201SS TAILGATE SHEET**
TAILGATE LINER: **NO TAILGATE LINER**
COAL CHUTE: **NO COAL CHUTE**
TAILGATE BRACE: **1 HORIZONTAL TAILGATE BRACE**
TAILGATE LIFT STYLE/LOCATION: **FORMED LIFT LOOP, TOP BRACE**
TAILGATE RELEASE & CONTROL: **AIR TRIP, SS BUSHING, TG RELEASE**
TAILGATE HINGE: **STD, 1-1/4" PIN, 1" PLT**
TAILGATE CHAINS: **SS TAILGATE CHAINS**
HORIZONTAL J-HOOKS: **NO HORIZONTAL J-HOOKS**
TAILGATE PIN LANYARDS: **NO TAILGATE PIN LANYARDS**
TAILGATE AIR VALVE: **UPFITTER SUPPLIED TAILGATE AIR VALVE**
LUBRICATION: **GREASELESS PINS, JAWS, & SHAFT**
CABSHIELD STYLE/WIDTH/OVERHANG: **WELD-ON,22"x78", NO TARP SHROUD**
CABSHIELD MATERIAL: **201SS, 10GA PANEL, 7GA ENDS**
CABSHIELD INSTALLATION: **CABSHIELD SHIPS LOOSE**
CABSHIELD OFFSET: **OFFSET NOT APPLICABLE**
CABSHIELD LIGHTING: **CS LIGHTS, 2 FORWARD,1 EACH SIDE, 2 REAR**

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ASPHALT LIP: **NO ASPHALT LIP**
SIDE BOARDS: **NO SIDEBOARDS**
SIDE LADDER LOCATION: **LADDER/GRBHND, DS FRNT, SL**
SIDE LADDER TYPE: **LADDER, FOLD DOWN, 201SS**
INTERIOR STEPS: **NO INTERIOR STEPS**
RUB RAIL LIGHTING: **NO RUB RAIL LIGHTING**
REAR BOLSTER MARKER LIGHTING: **2.5" RED REAR BLSTR LIGHT**
REAR FACING REAR BOLSTER LIGHT: **2 OBROUND LIGHT**
LIGHTING ADD ONS: **NO BOLT-ON LIGHT BOX**
LIGHTING PACKAGE: **UPFITTER SUPPLIED LIGHT PACK**
PWS TANKS: **NO PREWET TANKS**
PREWET PREP: **NO PREWET BOX BRACKET**
WALK RAILS: **NO WALK RAILS**
TARP RAILS: **NO TARP RAILS**
VIBRATOR LOCATION: **NO VIBRATOR**
TGS INSTALLATION: **NO FACTORY INSTALLED TGS**
TGS INTEGRATION: **NO TGS SPILL SHIELDS**
TGS/ASPHALT LIP MOUNT HOLES: **NO MOUNT HOLES IN BOLSTER**
FINISH PREP: **WASH & PRIME MILD PARTS ONLY**
PAINT/FINISH: **NO FINISH**
NOTE 1:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 2:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 3:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 4: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 5: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 6: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 7: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 8: **NO ADDITIONAL CUSTOM OPTIONS**

FSH salt / sand spreader

Spreader Model: **FSH-II Salt/Sand Spreader**
Hopper length: **10'**
Hopper material: **201SS - 10 GA sides/ends, 7 GA sills/floor**
Capacity: **FSH-II 50" (5.6 CY) w/ formed chain shields standard**
Conveyor: **Dual 7" dia. augers**
Gearcase: **3.6:1 planetary gearcase**
Flow Divider: **Yes, Factory Installed (recommended)**
Chute type: **Standard Dump Over Chute Same Material as Hopper**
Spinner disk: **20" urethane spinner disk**
Chute Extension: **10" SS Spinner Chute Extension (installed)**
Inverted vee: **Inverted vee, 201ss**
Install inverted vee: **Install at factory**
Screen type: **Std. top grate screens**
Install top grate screens: **Install at factory**
Rubber side shields: **Rubber side shields (loose "SL")**
Metal spill shields: **Front metal spill shields, 304SS (loose "SL")**
Extended front idler grease tubes: **Extended front idler grease tubes**

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Trunnion latch for tailgate: **Trunnion latch, Mild Channel (loose "SL")**
Conveyor motor w/ integral speed sensor: **Motor w/ integral speed sensor**
Option 1 Description: **1 FOOT EXTENDED CONVEYOR TO HAVE FRONT OF SPREADER CLOSE TO**
Option 2 Description: **FRONT OF 10 FOOT DUMP HEADSHEET**
Option 3 Description: **STAINLESS STEEL SPREADER STANDS HSS-IS WITH REAR BUMPER**
Option 4 Description: **COMPATIBLE WITH 200 GALLON PWS TANKS(INSTALL AT MFG)**
Option 5 Description: **INSTALL RUBBER SPILL SHIELDS AT FACTORY**
Option 6 Description: **SAME AS SERIAL #FSH-783912-1**

PWS liquid pre-wetting system

Power Source: **Hydrualic Powered Pump**
Application: **V-box spreader**
Product Size: **Full Size V-Box 10-13FT Long**
Control Box: **No Valve, Hydraulic Powered Pump and Flow Meter**
Pump: **Upgraded Pump Rated at 8.2 GPM**
Console: **None-Deduct PWSH-I Console**
Tank Size: **(2) 200 Gal Poly Tanks w/plumb & HW Requires 24" Bracing**
Spray Assembly: **Std Variable Displacement Nozzle Assembly**
Prewet Installed: **Installation on FSH**
Mounting Hardware: **304SS frame mount hardware for FSH**
Flush Kit: **System flush kit**

Henderson Wing System

WING CONFIGURATION TYPE: **LIGHT DUTY**
WING SYSTEM: **REAR OF CAB SYSTEM**
REAR BRACE LOCATION: **REAR BRACE AHEAD OF REAR AXLES**
WING SIDE LOCATION: **RIGHT HAND SIDE**
TRIP TYPE: **NON-TRIP MOLDBOARD**
WING BRACES: **1 SHOCK BRACE**
CUTTING EDGE LENGTH: **8' CUTTING EDGE**
CUTTING EDGE MATERIAL: **1/2 X 6 TOP PUNCH CUTTING EDGE**
MOLDBOARD MATERIAL: **7GA GR50 CURVED MOLDBOARD**
MOLDBOARD HEIGHT AND SHAPE: **27" STRAIGHT MOLDBOARD**
MOLDBOARD DISCHARGE: **6" FLARE ON DISCHARGE W/BEAD**
MOLDBOARD BOTTOM ANGLE: **4 X 4 X .50 BOTTOM ANGLE**
MOLDBOARD TOP FLANGE: **MOLDBOARD BOXED-IN TOP FLANGE**
MOLDBOARD ADD ONS: **MOLDBOARD CENTER LIFT EYE**
FRONT MAST TYPE: **8" LIFT/11" CYL HYD FRONT MAST**
FRONT MAST MOUNT: **FRONT CROSSTUBE & CHEEKPLATES**
REAR SUPPORT AND MAST: **CHEEKPLATES W/REAR CROSS TUBE**
MOLDBOARD HEEL LIFT: **FRONT MLDBRD HEEL LIFT, 3" CYL**
PAINT: **MB STD ORANGE,ALL ELSE BLACK**
Option 1 Description: **EXTENDABLE MID MOUNT WING**
Option 2 Description: **PIVOT LOCATION MOVED SAME AS S#HWS-783912-1**

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Option 3 Description: **JOMA 6000 CUTTING EDGE (SHORT BACKER PLATE)**
Option 4 Description: **MOLDBOARD CHANGES FOR 2021/22:**
Option 5 Description: **1. 7 GAUGE MOLDBOARD AS PICKED ABOVE**
Option 6 Description: **2. HORIZONTAL BRACE BETWEEN 2ND/3RD @ 3RD/4TH RIB FROM END**

Reversible snow plow

Plow Length: **10' length**
Moldboard Trip: **Adjustable cutting edge trip - torsion spring**
Pushframe Type: **Standard Circle Frame with Top Mount Cylinders**
Moldboard Height: **42" height**
Moldboard Shield: **Integral shield**
Moldboard Sheet Material: **10GA 201 grade Stainless Steel Moldboard**
Adjustable Trip Spring: **Adjustable cutting edge trip springs**
Hydraulic Cylinders: **3" x 2" x 10" reversing nitrided cylinders**
Paint: **Std NY Yellow**
12" Rubber Deflector: **Yes, w/ SS Backer**
Install Rubber Deflector: **Yes**
36" Plastic Side Markers, Pair: **Yes**
Parking Jack, Screw Adjustable: **Yes**
Cutting Edge: **Std 5/8" x 8" One Piece AASHTO punch**
Hitch, Plow Portion: **Pin and loop oscillating hitch**
Plow Portion Installed on Plow: **Yes**
Hitch, Truck Portion: **See HPH or HCH for Truck portion hitch**
Custom Option Fields: **Note Custom Details Below**
Option 1 Description: **NON-OSCILLATING PIN AND LOOP PP HITCH**
Option 2 Description: **JOMA 6000 CUTTING EDGES (SHORT BACKER PLATE)**
Option 3 Description:
Option 4 Description:
Option 5 Description:
Option 6 Description:

Snow Plow Hitch

Reversing Cylinder Style: **None or Top mount reversing cylinders**
Plow Portion Hitch: **Plow portion picked under plow**
Hitch, Truck Portion: **Pin & loop hitch, low profile**
Bumper to Frame Mounting Kit: **No, upfitter supplied mounting**
Hydraulic Lift Cylinder: **3" x 2" x 10" Double Acting Nitrided Lift Cylinder, std**
High Pressure QD System: **No High Pressure QD System**
Holding Valve for Lift Cylinder: **No Holding Valve For Lift Cylinder**
Custom Options: **No Custom Options Required**

Installation Workup

Facility: **IDC-IA**

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Henderson

HENDERSON
PRODUCTS, INC.

916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

Chassis Delivery To Henderson: **Truck Dealer/Customer Delivers**
Completed Truck Delivery Method: **Henderson Delivers (100 miles or less)**
Chassis Make: **International**
Useable CA/CT: **96 INCH CAB TO AXLE**
Front Frame Ext?: **Yes**
Pump Location: **Transmission Mount Pump**
Transmission Type: **Automatic**

Hitch Type: **Low Profile or Manual Tilt Type Hitch**
Mount Type: **Cheek Plate Mount Kit (Select type below)**
Mount Kit Model (Req'd): **Low Pro/MT Ck Plt Kit (No Wng, 34"w Full Frame)**
Front Bumper: **Fabricated Channel Bumper (2pc design) (MFG Material)**
Front Tow Hooks: **Tow hooks Installed, Pair (supplied with chassis)**

Front Plow Type: **Standard Henderson Plow**
Plow Markers (Front Plow): **IDC Install of fact supplied markers, sales to order w/ unit**
Rubber Deflector Install: **Supplied/Installed @ Factory, sales to order w/ unit**
Plow Jack Install: **MFG Supl'd jack (loose), IDC instl'd, sales order with unit**
Plow Options 1: **INSTALL JACK OUTSIDE CIRCLE FRAME**

Wing Type: **Install Mid-Mount Wing System (Extendable)**
Wing Stop: **Yes (factory supplied)**
Laser Line Wing Guide: **Laser Line Wing Guidance System**
Wing Options 1: **LASER LINE MUST BE INSTALLED ON CAB ROOF**

Dump Body Type: **Mark E Single Axle**
Floor Length: **(10') Floor length**
Hoist Type: **Tele Trun Hoist with Subframe, Ext Dhouse, add's 1' overall**
Cylinder Type: **Single Acting**
Body Material (Sides/ends): **Stainless Steel Type Body Material**
Tailgate Release Type: **IDC supplied Electric over air High Lift valve**
Pressure Protection Valve: **Direct to air tank valve (Int & Mack ONLY) HLTG**
Cabshield Install: **Supl'd by fact, welded to body @ IDC, sales to order w/ unit**
Grab Handle(s): **(1) IDC supplied/installed grab handle (select type below)**
Grab Handle 1 Type: **SS 12" grab handle**
Ladder(s): **Supplied by factory, Install @ IDC (sales to order w/ unit)**
Ladder Install QTY (Dump): **(1) LADDER INSTALLED @ IDC (LABOR ONLY)**
Ladder Install Style (Dump) 1: **Fold Down Side Ladder**
Ladder Install Loc 1 (Dump): **Driver Side Front**
Shovel Holder: **(2) IDC Supl'd Spring Loaded SS Shovel Holders w/ SS brckts**
Shovel Holder Loc (1): **Passenger side body**
Shovel Holder Loc (2): **Driver side body**

Body Spec Notes:

Spreader Type: **FSH**
FSH Drive Type: **Hydraulic**

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FSH Mount Type: **Slip in Mount**
Slip in Tie Downs: **IDC supp'd Weld-On Winch kit, SS (w/3" x 72" straps)**
Trunnion Latch: **Install Fact Sup'ld Trun Latch Bar, sales to order with unit**
Rubber Side Shields: **Supplied and installed @ Factory (Sales to order with unit)**
Front Spill Shield: **Factory supplied, installed @ IDC (sales to order with unit)**
FSH Bumper: **Factory supplied and installed (sales to order with unit)**
FSH Spinner Configuration: **Standard Spinner install**
HYD QD Mount Brackets: **Stainless Steel QD Mount in front of dump body bolster**

Prewet/Liquid System: **V-box Prewet System**
System Type: **FSH**
Tank Configuration: **Factory Supplied/Installed (Sales to order w/unit)**
Drive Configuration: **Hydraulic Drive, Factory Installed (Sales to order w/unit**
Controls: **Supplied by IDC (sales to order w/ hyd cntrls)**
Feedback Sensor: **Factory Supplied/Installed (Sales to order w/unit)**
Flush Kit: **Supplied by factory, Installed @ IDC (sales to order w/unit)**
Liquid Options 1: **1-1/2 INCH MALE COUPLER FILL ON PASSENGER SIDE**
Liquid Options 2: **2 INCH CROSSOVER BALANCE TUBE**

Liquid Details:

Chassis Accessories: **Yes (SELECT RELATED OPTIONS BELOW)**
Mudflaps (Rear): **Swinging w/Logo**
Mudflap Type (Rear): **36" Swinging, SS (with LOGO)**
Fenders: **Front Quarter Fenders, Poly (standard)**
Pintle Plate: **None (Cover Plate Only)**
Pintle Hook: **Not Required**
Truck Wash: **Complete Truck Wash/Clean/Vac 1**
Warranty: **Standard 1 Year Warranty**
Inspection: **Walk-around meeting only**
Training: **Yes, Training Required**
Install Touch-up: **Basic Installation Touch-Up**

Electrical: **Yes (SELECT RELATED OPTIONS BELOW)**
Power Distribution Panel: **Power Distribution Panel**
Misc Electrical Supplies: **Req'd Misc Elect Supplies**
Plow Lights: **Plow Lts, ABL, Heated**
Plow Light Brackets: **Plow Lt Hood Brckts, SS, INTERNATIONAL**
Worklight(s) QTY: **(QTY 3) Work Lights (Select type below)**
Worklight (1) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (1) Gen Location: **Front of Wing**
Worklight (2) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (2) Gen Location: **Rear Spinner**
Worklight (3) Type: **LED Amber Wing Lt,vis w/wing dwn,1 Lt, extble wing**
Worklight (3) Gen Location: **Rear of Wing**
Cabshield Warning Light Qty: **Qty 6 Lights (Order Holes with Unit)**
Cabshield Warning Lights: **QTY 6, 6" LED Oval Strobes, Amber (order holes w/unit)**
Cabshield Lighting Harness: **Cabshield Warning Lights Only (qty 2-6)**

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Cab Beacon: **LED Mini Ltbar, 201SS Stationary Mntng Brkct, Top Mnt**
Rear Dump Bolster (S/T/T): **LED S/T/T, kit (West) (order holes)**
Rear Dump Bolster (Back-up): **B/U Lights, LED, Clear, Oval, pair (Order holes with body)**
Rear Dump Bolster Strobes: **6" LED Oval Strobes, Amber, 1 PR, (order holes w/unit)**
Back up alarm: **Backup Alarm, 97db**
License Plate Lights: **IDC Supplied License Plate Bracket & Light, 3/4" Pushin**
Backbone & Wire Standoffs: **10' Backbone (For SA)**
Camera: **Job Specific**
Camera Kit (Custom Option): **PRO-VISION 5 CAMERA SYSTEM PER QTE#MASQ17221**
GPS System: **New Installation (note materials below)**
GPS Special: **PER PRECISE QUOTE #**
Electrical Install Opt 1: **PRECISE QUOTE INCLUDES PLOW PRESSURE SWITCH AND WING TILT**
Electrical Install Opt 4: **NO TEMPERATURE SENSOR**
Electrical Install Opt 5: **BEACON MOUNTED ON FRONT CENTER OF CAB SHIELD**

Electrical Spec Notes:

Hydraulics: **Full Hydraulic Package**
Hyd Supplier: **Force America (Select Pkg Below)**
Hyd Supplier (Spec): **FORCE QUOTE #1254700-1**
Controls Type: **Electric Controls**
PTO Type: **Included in Hydraulics Package**
Reservoir Type: **30 Gal Cradle Mount, Stainless Steel**
Reservoir Spec:
Valve Enclosure Type: **9 Sctn, AAF, BTC Valve Enclosure, SS**
Low Oil Shut Down: **Yes, included in Hyd Pkg**
High Temp Oil Shut Down: **Yes, IDC Supplied**
Low Oil Indicator: **Yes, IDC Supplied**
SS Tubing Upgrade: **SA,Rear Lines Only, 9' Lines**
Quick Coupler Upgrade: **Standard Quick Couplers**

Hydraulics Notes:
FORCE HYDRAULIC SYSTEM:
- ULTRA 5100EX CONTROLS (CLOSED LOOP)(SEAT MOUNTED)
- HOT SHIFT PTO
- TXV LOAD SENSE PUMP

JOYSTICKS LEFT TO RIGHT: PLOW (green button spreader on/off), WING (green button blast), HOIST.
SWITCHES LEFT TO RIGHT: 1. WING LIGHT, 2. SANDER LIGHT, 3. WARNING LIGHTS, 4. SPREADER ON/OFF, 5. AIR TAILGATE

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HENDERSON
PRODUCTS, INC.
916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

Total configured price: $175,395.00
Sourcewell package discount: 10% plus freight
Discounted single package price: $158,005.00
Package(s) : 2
Total: $316,010.00

Due to the volatility in material costs and chassis delays, pricing is subject to change at time of manufacturing and/or upfit.

Due to current raw material market conditions this quote includes a surcharge on Henderson equipment. Quotes exceeding the expressed quote validity date are subject to surcharge revisions.

Signed: _____ **Date:** _____

Quote notes:
**** 96" CAB TO AXLE RECOMMENDED**

LEAD TIME = 45-90 DAYS AFTER CHASSIS ASSUMING CHASSIS IS 6+ MONTHS AFTER RECEIPT OF ORDER.

TERMS = 30 DAYS

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HENDERSON
PRODUCTS, INC.

916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

CUSTOMER QUOTE

Quote #160603
Rev #20

To: CITY OF BETTENDORF, IA
Attn: Mark
Quote Date: 4/1/2022
Valid Until: 5/1/2022
Sourcewell Contract# 080818-HPI
Sourcewell #: 2110
Quoted:
BETTENDORF S/A 10/11 MKE PWS RSP MMWEX (USE EXISTING FSH S# FSH-32443)

Quoted By: Terry Solomon
Phone: 563-927-2828
Cell: 563-608-5995
Fax: 563-927-2521
Email: tsolomon@hendersonproducts.com

Henderson Products is pleased to present the following quote. Please contact us if you have any questions.

HPI MarkE

COUNTRY/LANGUAGE: **USA/ENGLISH**
FAMILY: **MARK E, CLASSIC**
FLOOR LENGTH: **10' FLOOR LENGTH**
SIDE HEIGHT: **24" SIDE HEIGHT**
BODY MATERIAL(SIDES/HEADSHEET): **10GA 201SS SIDES/HEADSHEET**
SIDE BRACES: **(1) 10GA 201SS WELD ON SIDE BRACE**
TOP RAIL/RUB RAIL MATERIAL: **10GA 201SS TOP & RUB RAILS**
REAR BOLSTER HEIGHT: **8" BOLSTER, 2-1/8" POCKETS**
REAR BOLSTER MATERIAL: **10GA 201SS REAR BOLSTERS**
FRONT BOLSTER: **NO FRONT BOLSTERS**
FLOOR MATERIAL: **3/16" AR400 FLOOR**
HOIST TYPE: **TRN MT HOIST,EXT DH,SUBFRM,SA**
CYLINDER MODEL: **G3/M 4YR STD WTY, 1YR SALT APP***
HOIST MOUNT TYPE: **FULL WIDTH CRADLE (SUBFRAME)**
INSTALL HOIST & CRADLE: **UPFITTER INSTALLED H&C**
LONGSILLS: **5" I-BEAM LONGSILLS, SKIP WELD**
BODY HINGE MAINTENANCE: **GREASELESS BUSHINGS**
TAILGATE STYLE: **CONFIGURABLE STANDARD TAILGATE**
TAILGATE SHEET MATERIAL: **10GA 201SS TAILGATE SHEET**
TAILGATE LINER: **NO TAILGATE LINER**
COAL CHUTE: **NO COAL CHUTE**
TAILGATE BRACE: **1 HORIZONTAL TAILGATE BRACE**
TAILGATE LIFT STYLE/LOCATION: **FORMED LIFT LOOP, TOP BRACE**
TAILGATE RELEASE & CONTROL: **AIR TRIP, SS BUSHING, TG RELEASE**
TAILGATE HINGE: **STD, 1-1/4" PIN, 1" PLT**
TAILGATE CHAINS: **SS TAILGATE CHAINS**
HORIZONTAL J-HOOKS: **NO HORIZONTAL J-HOOKS**
TAILGATE PIN LANYARDS: **NO TAILGATE PIN LANYARDS**
TAILGATE AIR VALVE: **UPFITTER SUPPLIED TAILGATE AIR VALVE**
LUBRICATION: **GREASELESS PINS, JAWS, & SHAFT**
CABSHIELD STYLE/WIDTH/OVERHANG: **WELD-ON,22"x78", NO TARP SHROUD**
CABSHIELD MATERIAL: **201SS, 10GA PANEL, 7GA ENDS**
CABSHIELD INSTALLATION: **CABSHIELD SHIPS LOOSE**
CABSHIELD OFFSET: **OFFSET NOT APPLICABLE**
CABSHIELD LIGHTING: **CS LIGHTS, 2 FORWARD,1 EACH SIDE, 2 REAR**

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ASPHALT LIP: **NO ASPHALT LIP**
SIDE BOARDS: **NO SIDEBOARDS**
SIDE LADDER LOCATION: **LADDER/GRBHND, DS FRNT, SL**
SIDE LADDER TYPE: **LADDER, FOLD DOWN, 201SS**
INTERIOR STEPS: **NO INTERIOR STEPS**
RUB RAIL LIGHTING: **NO RUB RAIL LIGHTING**
REAR BOLSTER MARKER LIGHTING: **2.5" RED REAR BLSTR LIGHT**
REAR FACING REAR BOLSTER LIGHT: **2 OBROUND LIGHT**
LIGHTING ADD ONS: **NO BOLT-ON LIGHT BOX**
LIGHTING PACKAGE: **UPFITTER SUPPLIED LIGHT PACK**
PWS TANKS: **NO PREWET TANKS**
PREWET PREP: **NO PREWET BOX BRACKET**
WALK RAILS: **NO WALK RAILS**
TARP RAILS: **NO TARP RAILS**
VIBRATOR LOCATION: **NO VIBRATOR**
TGS INSTALLATION: **NO FACTORY INSTALLED TGS**
TGS INTEGRATION: **NO TGS SPILL SHIELDS**
TGS/ASPHALT LIP MOUNT HOLES: **NO MOUNT HOLES IN BOLSTER**
FINISH PREP: **WASH & PRIME MILD PARTS ONLY**
PAINT/FINISH: **NO FINISH**
NOTE 1:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 2:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 3:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 4: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 5: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 6: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 7: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 8: **NO ADDITIONAL CUSTOM OPTIONS**

PWS liquid pre-wetting system

Power Source: **Hydrualic Powered Pump**
Application: **V-box spreader**
Product Size: **Full Size V-Box 10-13FT Long**
Control Box: **No Valve, Hydraulic Powered Pump and Flow Meter**
Pump: **Upgraded Pump Rated at 8.2 GPM**
Console: **None-Deduct PWSH-I Console**
Tank Size: **(2) 200 Gal Poly Tanks w/plumb & HW Requires 24" Bracing**
Spray Assembly: **Std Variable Displacement Nozzle Assembly**
Prewet Installed: **Installation on FSH**
Mounting Hardware: **304SS frame mount hardware for FSH**
Flush Kit: **System flush kit**

Henderson Wing System

WING CONFIGURATION TYPE: **LIGHT DUTY**
WING SYSTEM: **REAR OF CAB SYSTEM**

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PHONE: 563-927-7000
FAX: 563-927-7001

REAR BRACE LOCATION: **REAR BRACE AHEAD OF REAR AXLES**
WING SIDE LOCATION: **RIGHT HAND SIDE**
TRIP TYPE: **NON-TRIP MOLDBOARD**
WING BRACES: **1 SHOCK BRACE**
CUTTING EDGE LENGTH: **8' CUTTING EDGE**
CUTTING EDGE MATERIAL: **1/2 X 6 TOP PUNCH CUTTING EDGE**
MOLDBOARD MATERIAL: **7GA GR50 CURVED MOLDBOARD**
MOLDBOARD HEIGHT AND SHAPE: **27" STRAIGHT MOLDBOARD**
MOLDBOARD DISCHARGE: **6" FLARE ON DISCHARGE W/BEAD**
MOLDBOARD BOTTOM ANGLE: **4 X 4 X .50 BOTTOM ANGLE**
MOLDBOARD TOP FLANGE: **MOLDBOARD BOXED-IN TOP FLANGE**
MOLDBOARD ADD ONS: **MOLDBOARD CENTER LIFT EYE**
FRONT MAST TYPE: **8" LIFT/11" CYL HYD FRONT MAST**
FRONT MAST MOUNT: **FRONT CROSSTUBE & CHEEKPLATES**
REAR SUPPORT AND MAST: **CHEEKPLATES W/REAR CROSS TUBE**
MOLDBOARD HEEL LIFT: **FRONT MLDBRD HEEL LIFT, 3" CYL**
PAINT: **MB STD ORANGE,ALL ELSE BLACK**
Option 1 Description: **EXTENDABLE MID MOUNT WING**
Option 2 Description: **PIVOT LOCATION MOVED SAME AS S#HWS-783912-1**
Option 3 Description: **JOMA 6000 CUTTING EDGE (SHORT BACKER PLATE)**
Option 4 Description: **MOLDBOARD CHANGES FOR 2021/22:**
Option 5 Description: **1. 7 GAUGE MOLDBOARD AS PICKED ABOVE**
Option 6 Description: **2. HORIZONTAL BRACE BETWEEN 2ND/3RD @ 3RD/4TH RIB FROM END**

Reversible snow plow

Plow Length: **10' length**
Moldboard Trip: **Adjustable cutting edge trip - torsion spring**
Pushframe Type: **Standard Circle Frame with Top Mount Cylinders**
Moldboard Height: **42" height**
Moldboard Shield: **Integral shield**
Moldboard Sheet Material: **10GA 201 grade Stainless Steel Moldboard**
Adjustable Trip Spring: **Adjustable cutting edge trip springs**
Hydraulic Cylinders: **3" x 2" x 10" reversing nitrided cylinders**
Paint: **Std NY Yellow**
12" Rubber Deflector: **Yes, w/ SS Backer**
Install Rubber Deflector: **Yes**
36" Plastic Side Markers, Pair: **Yes**
Parking Jack, Screw Adjustable: **Yes**
Cutting Edge: **Std 5/8" x 8" One Piece AASHTO punch**
Hitch, Plow Portion: **Pin and loop oscillating hitch**
Plow Portion Installed on Plow: **Yes**
Hitch, Truck Portion: **See HPH or HCH for Truck portion hitch**
Custom Option Fields: **Note Custom Details Below**
Option 1 Description: **NON-OSCILLATING PIN AND LOOP PP HITCH**
Option 2 Description: **JOMA 6000 CUTTING EDGES (SHORT BACKER PLATE)**
Option 3 Description:
Option 4 Description:

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Option 5 Description:
Option 6 Description:

Snow Plow Hitch

Reversing Cylinder Style: **None or Top mount reversing cylinders**
Plow Portion Hitch: **Plow portion picked under plow**
Hitch, Truck Portion: **Pin & loop hitch, low profile**
Bumper to Frame Mounting Kit: **No, upfitter supplied mounting**
Hydraulic Lift Cylinder: **3" x 2" x 10" Double Acting Nitrided Lift Cylinder, std**
High Pressure QD System: **No High Pressure QD System**
Holding Valve for Lift Cylinder: **No Holding Valve For Lift Cylinder**
Custom Options: **No Custom Options Required**

Installation Workup

Facility: **IDC-IA**
Chassis Delivery To Henderson: **Truck Dealer/Customer Delivers**
Completed Truck Delivery Method: **Henderson Delivers (100 miles or less)**
Chassis Make: **International**
Useable CA/CT: **96 INCH CAB TO AXLE**
Front Frame Ext?: **Yes**
Pump Location: **Transmission Mount Pump**
Transmission Type: **Automatic**

Hitch Type: **Low Profile or Manual Tilt Type Hitch**
Mount Type: **Cheek Plate Mount Kit (Select type below)**
Mount Kit Model (Req'd): **Low Pro/MT Ck Plt Kit (No Wng, 34"w Full Frame)**
Front Bumper: **Fabricated Channel Bumper (2pc design) (MFG Material)**
Front Tow Hooks: **Tow hooks Installed, Pair (supplied with chassis)**

Front Plow Type: **Standard Henderson Plow**
Plow Markers (Front Plow): **IDC Install of fact supplied markers, sales to order w/ unit**
Rubber Deflector Install: **Supplied/Installed @ Factory, sales to order w/ unit**
Plow Jack Install: **MFG Supl'd jack (loose), IDC instl'd, sales order with unit**
Plow Options 1: **INSTALL JACK OUTSIDE CIRCLE FRAME**

Wing Type: **Install Mid-Mount Wing System (Extendable)**
Wing Stop: **Yes (factory supplied)**
Laser Line Wing Guide: **Laser Line Wing Guidance System**
Wing Options 1: **LASER LINE MUST BE INSTALLED ON CAB ROOF**

Dump Body Type: **Mark E Single Axle**
Floor Length: **(10') Floor length**
Hoist Type: **Tele Trun Hoist with Subframe, Ext Dhouse, add's 1' overall**
Cylinder Type: **Single Acting**

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Body Material (Sides/ends): **Stainless Steel Type Body Material**
Tailgate Release Type: **IDC supplied Electric over air High Lift valve**
Pressure Protection Valve: **Direct to air tank valve (Int & Mack ONLY) HLTG**
Cabshield Install: **Supl'd by fact, welded to body @ IDC, sales to order w/ unit**
Grab Handle(s): **(1) IDC supplied/installed grab handle (select type below)**
Grab Handle 1 Type: **SS 12" grab handle**
Ladder(s): **Supplied by factory, Install @ IDC (sales to order w/ unit)**
Ladder Install QTY (Dump): **(1) LADDER INSTALLED @ IDC (LABOR ONLY)**
Ladder Install Style (Dump) 1: **Fold Down Side Ladder**
Ladder Install Loc 1 (Dump): **Driver Side Front**
Shovel Holder: **(2) IDC Supl'd Spring Loaded SS Shovel Holders w/ SS brckts**
Shovel Holder Loc (1): **Passenger side body**
Shovel Holder Loc (2): **Driver side body**

Body Spec Notes:

Spreader Type: **FSH**
FSH Drive Type: **Hydraulic**
FSH Mount Type: **Slip in Mount**
Slip in Tie Downs: **IDC supp'd Weld-On Winch kit, SS (w/3" x 72" straps)**
Trunnion Latch: **Install Fact Sup'ld Trun Latch Bar, sales to order with unit**
Rubber Side Shields: **Supplied and installed @ Factory (Sales to order with unit)**
Front Spill Shield: **Factory supplied, installed @ IDC (sales to order with unit)**
FSH Bumper: **Factory supplied and installed (sales to order with unit)**
FSH Spinner Configuration: **Standard Spinner install**
HYD QD Mount Brackets: **Stainless Steel QD Mount in front of dump body bolster**
Spreader Options 1: **ACID WASH EXISITNG V-BOX S# FSH-32443**
Spreader Options 2: **CONVERT EXISTING SPREADER TO BELT-OVER-CHAIN**
Spreader Options 3: **STRAIGHTEN/REPLACE REAR DS BUMPER ARM**

Prewet/Liquid System: **V-box Prewet System**
System Type: **FSH**
Tank Configuration: **Factory Supplied/Installed (Sales to order w/unit)**
Drive Configuration: **Hydraulic Drive, Factory Installed (Sales to order w/unit**
Controls: **Supplied by IDC (sales to order w/ hyd cntrls)**
Feedback Sensor: **Factory Supplied/Installed (Sales to order w/unit)**
Flush Kit: **Supplied by factory, Installed @ IDC (sales to order w/unit)**
Liquid Options 1: **1-1/2 INCH MALE COUPLER FILL ON PASSENGER SIDE**
Liquid Options 2: **2 INCH CROSSOVER BALANCE TUBE**
Liquid Options 3: **NEW RUBBER DFLCTR (SS MOUNTS)&FEEDGATE JACK ON FSH**

Liquid Details:
DO NOT USE EXISTING TANKS OR CONTROL BOX. NEW 200 GALLON TANKS AND NEW HYDRAULIC PWS CONTROLS ARE INCLUDED. HENDERSON TO DISPOSE OLD TANKS/PWS CONTROL BOX.

NEW RUBBER DEFLECTOR AND FEEDGATE JACK INSTALLED ON FSH.

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CUSTOMER QUOTE

EXISTING V-BOX SPRESDER HAS WORKING INTERNAL SPEED SENSOR ON CONVEYOR MOTOR.

Chassis Accessories: **Yes (SELECT RELATED OPTIONS BELOW)**
Mudflaps (Rear): **Swinging w/Logo**
Mudflap Type (Rear): **36" Swinging, SS (with LOGO)**
Fenders: **Front Quarter Fenders, Poly (standard)**
Pintle Plate: **None (Cover Plate Only)**
Pintle Hook: **Not Required**
Truck Wash: **Complete Truck Wash/Clean/Vac 1**
Warranty: **Standard 1 Year Warranty**
Inspection: **Walk-around meeting only**
Training: **Yes, Training Required**
Install Touch-up: **Basic Installation Touch-Up**

Electrical: **Yes (SELECT RELATED OPTIONS BELOW)**
Power Distribution Panel: **Power Distribution Panel**
Misc Electrical Supplies: **Req'd Misc Elect Supplies**
Plow Lights: **Plow Lts, ABL, Heated**
Plow Light Brackets: **Plow Lt Hood Brckts, SS, INTERNATIONAL**
Worklight(s) QTY: **(QTY 3) Work Lights (Select type below)**
Worklight (1) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (1) Gen Location: **Front of Wing**
Worklight (2) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (2) Gen Location: **Rear Spinner**
Worklight (3) Type: **LED Amber Wing Lt,vis w/wing dwn,1 Lt, extble wing**
Worklight (3) Gen Location: **Rear of Wing**
Cabshield Warning Light Qty: **Qty 6 Lights (Order Holes with Unit)**
Cabshield Warning Lights: **QTY 6, 6" LED Oval Strobes, Amber (order holes w/unit)**
Cabshield Lighting Harness: **Cabshield Warning Lights Only (qty 2-6)**
Cab Beacon: **LED Mini Ltbar, 201SS Stationary Mntng Brkct, Top Mnt**
Rear Dump Bolster (S/T/T): **LED S/T/T, kit (West) (order holes)**
Rear Dump Bolster (Back-up): **B/U Lights, LED, Clear, Oval, pair (Order holes with body)**
Rear Dump Bolster Strobes: **6" LED Oval Strobes, Amber, 1 PR, (order holes w/unit)**
Back up alarm: **Backup Alarm, 97db**
License Plate Lights: **IDC Supplied License Plate Bracket & Light, 3/4" Pushin**
Backbone & Wire Standoffs: **10' Backbone (For SA)**
Camera: **Job Specific**
Camera Kit (Custom Option): **PRO-VISION 5 CAMERA SYSTEM PER QTE#MASQ17221**
GPS System: **New Installation (note materials below)**
GPS Special: **PER PRECISE QUOTE #**
Electrical Install Opt 1: **PRECISE QUOTE INCLUDES PLOW PRESSURE SWITCH AND WING TILT**

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Electrical Install Opt 4: **NO TEMPERATURE SENSOR**
Electrical Install Opt 5: **BEACON MOUNTED ON FRONT CENTER OF CAB SHIELD**

Electrical Spec Notes:

Hydraulics: **Full Hydraulic Package**
Hyd Supplier: **Force America (Select Pkg Below)**
Hyd Supplier (Spec): **NEED QUOTE 1254700-1**
Controls Type: **Electric Controls**
PTO Type: **Included in Hydraulics Package**
Reservoir Type: **30 Gal Cradle Mount, Stainless Steel**
Reservoir Spec:
Valve Enclosure Type: **9 Sctn, AAF, BTC Valve Enclosure, SS**
Low Oil Shut Down: **Yes, included in Hyd Pkg**
High Temp Oil Shut Down: **Yes, IDC Supplied**
Low Oil Indicator: **Yes, IDC Supplied**
SS Tubing Upgrade: **SA,Rear Lines Only, 9' Lines**
Quick Coupler Upgrade: **Standard Quick Couplers**

Hydraulics Notes:
FORCE HYDRAULIC SYSTEM:
- ULTRA 5100EX CONTROLS (CLOSED LOOP)(SEAT MOUNTED)
- HOT SHIFT PTO
- TXV LOAD SENSE PUMP

JOYSTICKS LEFT TO RIGHT: PLOW (green button spreader on/off), WING (green button blast), HOIST.
SWITCHES LEFT TO RIGHT: 1. WING LIGHT, 2. SANDER LIGHT, 3. WARNING LIGHTS, 4. SPREADER ON/OFF, 5. AIR TAILGATE

Total configured price: $144,766.00
Sourcewell package discount: 10% plus freight
Discounted single package price: $130,439.00
Package(s) : 1
Total: $130,439.00

Due to the volatility in material costs and chassis delays, pricing is subject to change at time of manufacturing and/or upfit.

Due to current raw material market conditions this quote includes a surcharge on Henderson equipment. Quotes exceeding the expressed quote validity date are subject to surcharge revisions.

Signed: _____ **Date:** _____

Quote notes:

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** 96" CAB TO AXLE RECOMMENDED

ADDITIONAL OPTION TO CONSIDER:
- USE EXISTING CONVEYOR CHAIN INSTEAD OF CONVERT TO BELT-OVER-CHAIN =
 DEDUCT $(-3,056)

LEAD TIME = 45-90 DAYS AFTER CHASSIS ASSUMING CHASSIS IS 6+ MONTHS
 AFTER RECEIPT OF ORDER.
TERMS = 30 DAYS

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MEETING DATE: May 3, 2022
REQUESTED BY: Mark Garrow
Transit/Garage Manager

Item Title:

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

Explanation:

The first of two (2) one-year contract extensions with River Bend Transit to provide both Dial-a-Bus and Saturday fixed route service will end June 30, 2022. The original contracts were for one (1) year with two (2) one-year extensions with scheduled price increases for each year of the contract extensions.

The second, one-year extension of these contracts will extend service to June 30, 2023. The Dial-a-Bus rate will increase from $51.96 per revenue hour of service to $53.00 per revenue hour of service. The Saturday service rate will increase from $57.81 per revenue hour of service to $58.97 per revenue hour of service. These rates increases were included in the original contracts.

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: _____-22

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

WHEREAS, the first of two (2) one-year contract extensions with River Bend Transit to provide both Dial-a-Bus and Saturday fixed route service will end June 30, 2022, and

WHEREAS, the current contract provides for a second, one year extension with an increase in rates from $51.96 to $53.00 per revenue hour of service for Dial-a-Bus and from $57.81 to $58.97 per revenue hour of service for Saturday Service from July 1, 2022 through June 30, 2023.

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 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: May 3, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of Fields Edge Addition, submitted by Edgebrooke Homes/Ryan Dolan. (Case 22-018)

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

Ryan Dolan has submitted the Final Plat of Fields Edge Addition which contains 9.17 acres, more or less (see Fields Edge Addition Final Plat - Attachment A). The preliminary plat was reviewed and recommended for approval at the May 20, 2020 Bettendorf Planning & Zoning Commission Meeting (see Fields Edge Addition Preliminary Plat - Attachment B). The proposed subdivision is located in Pleasant Valley Township, Scott County and contains 8 single-family lots and one outlot (see Aerial Map - Attachment C).

Extraterritorial review jurisdiction in Pleasant Valley is divided into two areas, one for the City of Bettendorf and one for the City of LeClaire. The location of the submitted plat lies within the City of Bettendorf's review area.

The area in the proposed subdivision is not contemplated in the Bettendorf Future Land Use Map. Scott County's Future Land Use Map considers the area in and around the subdivision appropriate for future residential development (see Bettendorf and Scott County Future Land Use - Attachment D). Adjacent areas located on the west side of Criswell Street in Bettendorf are shown as Urban Low Intensity on the City of Bettendorf Future Land Use Map.

At the preliminary plat stage, Scott County delivered an official inquiry to the City of Bettendorf of potential annexation of the proposed subdivision per the Scott County Comprehensive Plan and "To Be Annexed" Map (see Scott County "To Be Annexed" Map - Attachment E). The City of Bettendorf declined to annex at this time due to issues with sewer connectivity. Scott County Board of Supervisors did include in their condition of approval of the Preliminary Plat that an annexation protest waiver be included in the covenants of the subdivision.

Lots 1-8 are located in Scott County's Single-Family Residential Zoning District (see Bettendorf and Scott County Zoning Map - Attachment F). These lots meet the County's minimum lot size requirement of 30,000 square feet for this district. If this subdivision were to be annexed into the City of Bettendorf, Lots 1-8 would be conforming in the A-2 Rural Residential Zoning District. Outlot A is located in the Agricultural General Zoning District.

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 6-0 margin at the April 20, 2022 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Final Plat; (B) Preliminary Plat; (C) Aerial Map; (D) Future Land Use Map; (E) "To Be Annexed" Map; (F) Zoning Map; (G) Staff report to the Planning and Zoning Commission; (H) Planning and Zoning Commission report to the Mayor and City Council; (I) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter

RESOLUTION NO. _____ - 22

RESOLUTION APPROVING THE FINAL PLAT OF FIELDS EDGE ADDITION

WHEREAS, Edgebrooke Homes, LLC/Ryan Dolan has submitted the final plat of Fields Edge Addition, and

WHEREAS, the proposed subdivision is located in Scott County within Bettendorf's 2-mile extraterritorial review jurisdiction, and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it, 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 Fields Edge Addition.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

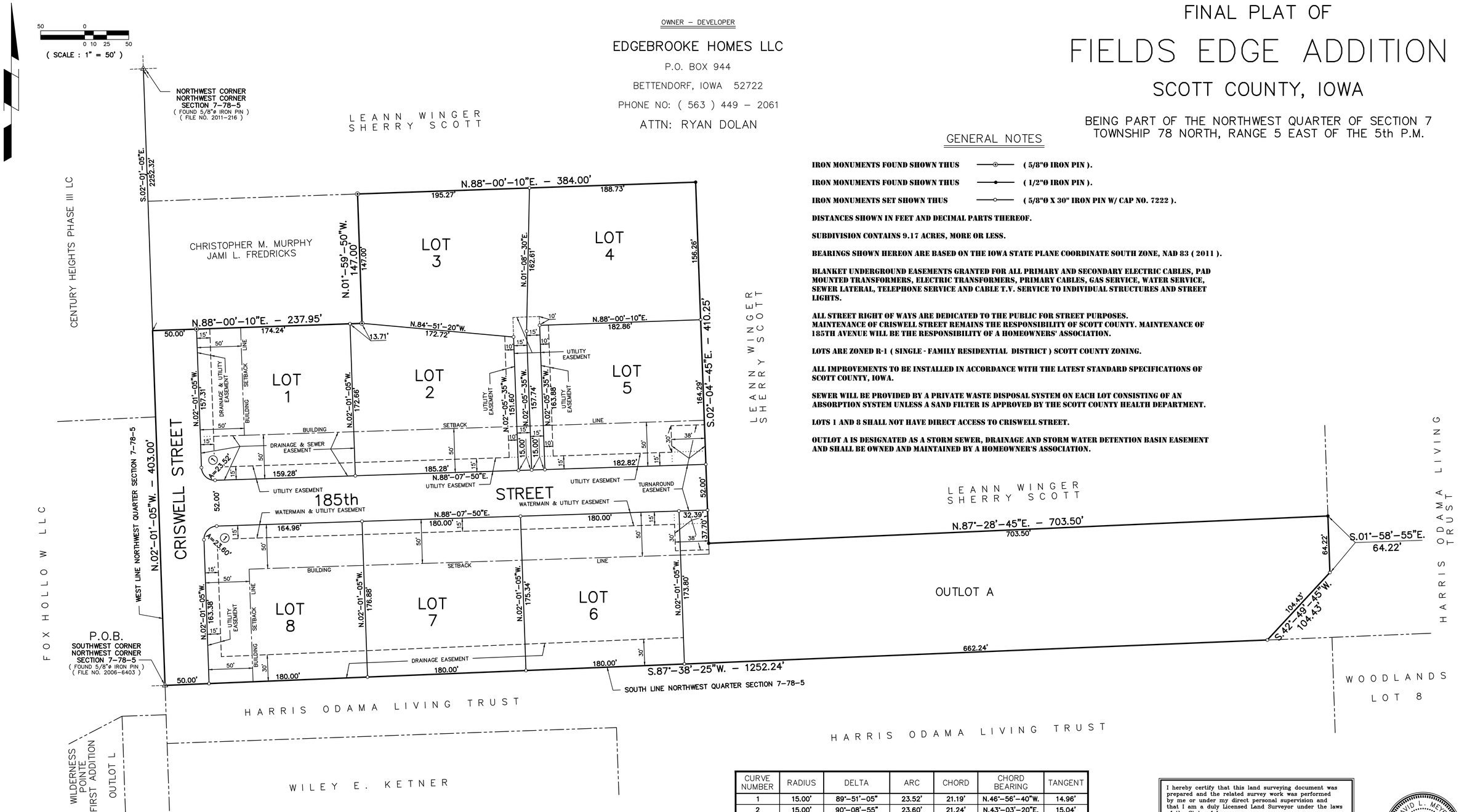
Decker P. Ploehn, City Clerk

FINAL PLAT OF

FIELDS EDGE ADDITION

SCOTT COUNTY, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.



OWNER – DEVELOPER

EDGEBROOKE HOMES LLC
P.O. BOX 944
BETTENDORF, IOWA 52722
PHONE NO: (563) 449 – 2061
ATTN: RYAN DOLAN

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS —⊙— (5/8"Ø IRON PIN).

IRON MONUMENTS FOUND SHOWN THUS —●— (1/2"Ø IRON PIN).

IRON MONUMENTS SET SHOWN THUS —○— (5/8"Ø X 30" IRON PIN W/ CAP NO. 7222).

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 9.17 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

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 PUBLIC FOR STREET PURPOSES. MAINTENANCE OF CRISWELL STREET REMAINS THE RESPONSIBILITY OF SCOTT COUNTY. MAINTENANCE OF 185TH AVENUE WILL BE THE RESPONSIBILITY OF A HOMEOWNERS' ASSOCIATION.

LOTS ARE ZONED R-1 (SINGLE - FAMILY RESIDENTIAL DISTRICT) SCOTT COUNTY ZONING.

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

SEWER WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON EACH LOT CONSISTING OF AN ABSORPTION SYSTEM UNLESS A SAND FILTER IS APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT.

LOTS 1 AND 8 SHALL NOT HAVE DIRECT ACCESS TO CRISWELL STREET.

OUTLOT A IS DESIGNATED AS A STORM SEWER, DRAINAGE AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	15.00'	89°-51'-05"	23.52'	21.19'	N.46°-56'-40"W.	14.96'
2	15.00'	90°-08'-55"	23.60'	21.24'	N.43°-03'-20"E.	15.04'

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	30,000	6	31,425
2	30,170	7	31,700
3	32,555	8	31,930
4	32,635	–	–
5	30,000	A	99,170

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

Signature:
David L. Meyer, P.E. & L.S., License Number 7222
Date: MARCH 28, 2022
My license renewal date is December 31, 2022
THIS SHEET ONLY
Pages or sheets covered by this seal:

DAVID L. MEYER
LICENSED
7222
IOWA
CIVIL ENGR. & LAND SURVEYOR

CENTURYLINK
BY
DATE

IOWA–AMERICAN WATER CO.
BY
DATE

MEDIACOM
BY
DATE

METRONET
BY
DATE

MIDAMERICAN ENERGY COMPANY
BY
DATE
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

PLAN & ZONE COMMISSION
BY
DATE

CITY OF BETTENDORF, IOWA
BY
ATTEST
DATE

PREPARED BY

KLINGNER & ASSOCIATES, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 – 1348

VM–7266

PRELIMINARY PLAT OF

FIELDS EDGE ADDITION

SCOTT COUNTY, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 7 TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5th P.M.

(SCALE : 1" = 50')
(APRIL 22, 2020)
(REVISED APRIL 28, 2020)

OWNER - DEVELOPER

EDGEBROOKE HOMES LLC
P.O. BOX 944
BETTENDORF, IOWA 52722
PHONE NO: (563) 449 - 2061
ATTN: RYAN DOLAN

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 7, Township 78 North, Range 5 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 7, said point being the POINT OF BEGINNING of the tract of land hereinafter described.

thence North 02°-01'-05" West 403.00 feet along the west line of the Northwest Quarter of said Section 7;

thence North 88°-00'-10" East 237.95 feet;

thence North 01°-59'-50 West 147.00 feet;

thence North 88°-00'-10" East 384.00 feet;

thence South 02°-04'-45" East 410.25 feet;

thence North 87°-28'-45" East 703.50 feet;

thence South 01°-58'-55" East 64.22 feet;

thence South 42°-49'-45" West 104.43 feet to a point on the south line of the Northwest Quarter of said Section 7;

thence South 87°-38'-25" West 1252.24 feet along the south line of the Northwest Quarter of said Section 7 to the point of beginning.

Containing 9.17 acres, more or less.

GENERAL NOTES

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST SCOTT COUNTY, IOWA STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.

ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.

SUBDIVISION CONTAINS 9.17 ACRES, MORE OR LESS.

EXISTING ZONING IS R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT).

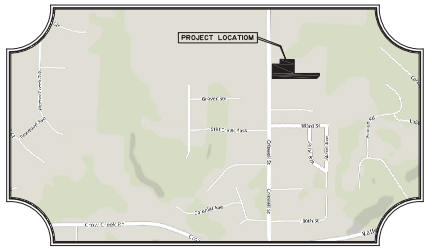
SEWER WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM ON EACH LOT CONSISTING OF AN ABSORPTION SYSTEM UNLESS A SAND FILTER IS APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT.

ALL WATERMAIN SHALL BE 6 INCH DIAMETER DUCTILE IRON PIPE AND PROVIDED BY IOWA-AMERICAN WATER COMPANY.

ALL STORM WATER DETENTION SHALL BE DESIGNED AT THE TIME OF FINAL PLATTING OR ORDERED BY THE COUNTY.

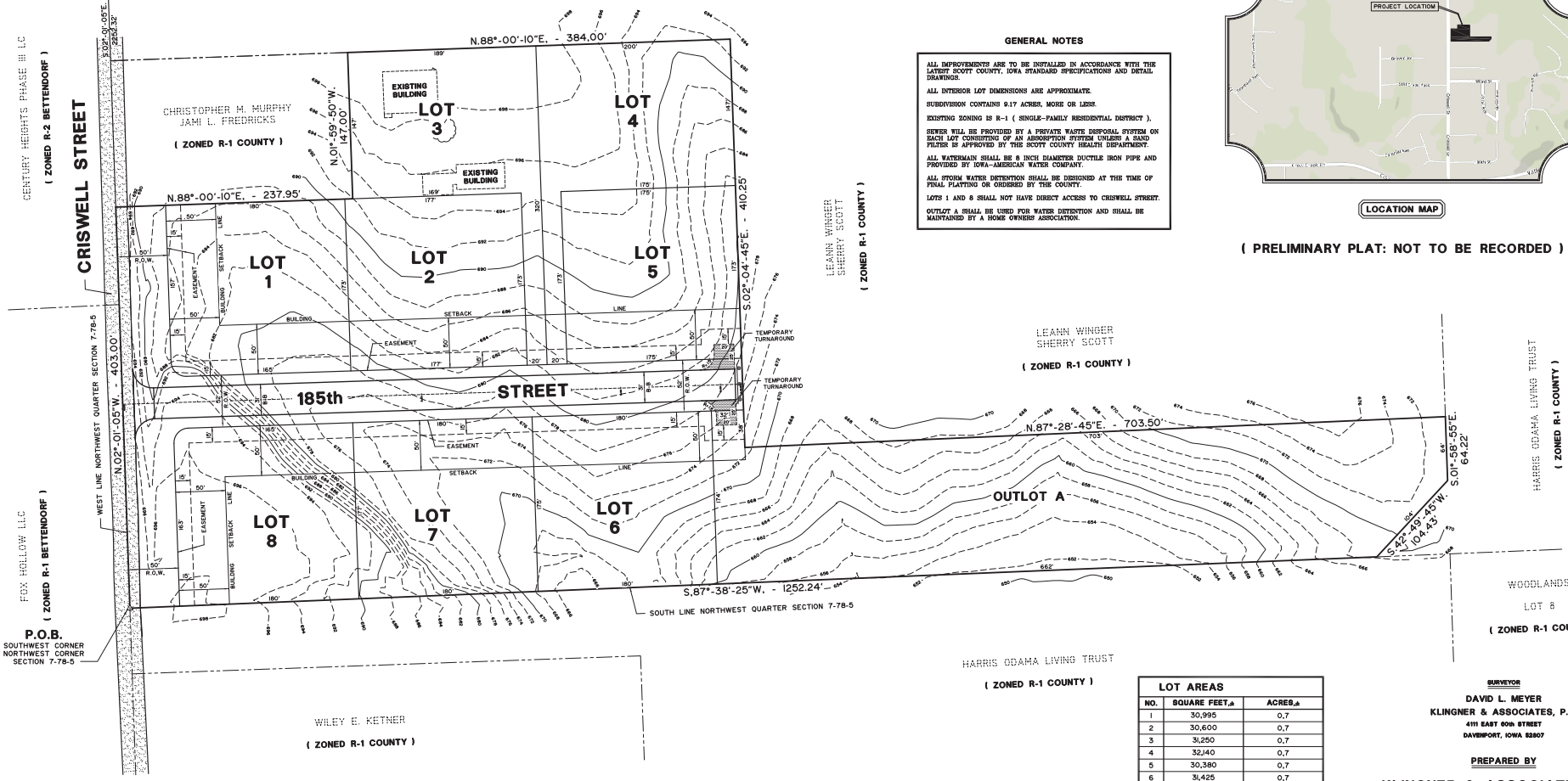
LOTS 1 AND 8 SHALL NOT HAVE DIRECT ACCESS TO CRISWELL STREET.

OUTLOT A SHALL BE USED FOR WATER DETENTION AND SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.



LOCATION MAP

(PRELIMINARY PLAT: NOT TO BE RECORDED)



LOT AREAS		
NO.	SQUARE FEET,±	ACRES,±
1	30,995	0.7
2	30,600	0.7
3	31,250	0.7
4	32,140	0.7
5	30,380	0.7
6	31,425	0.7
7	31,700	0.7
8	31,930	0.7
-	-	-
A	99,170	2.3

SURVEYOR
DAVID L. MEYER
KLINGNER & ASSOCIATES, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807

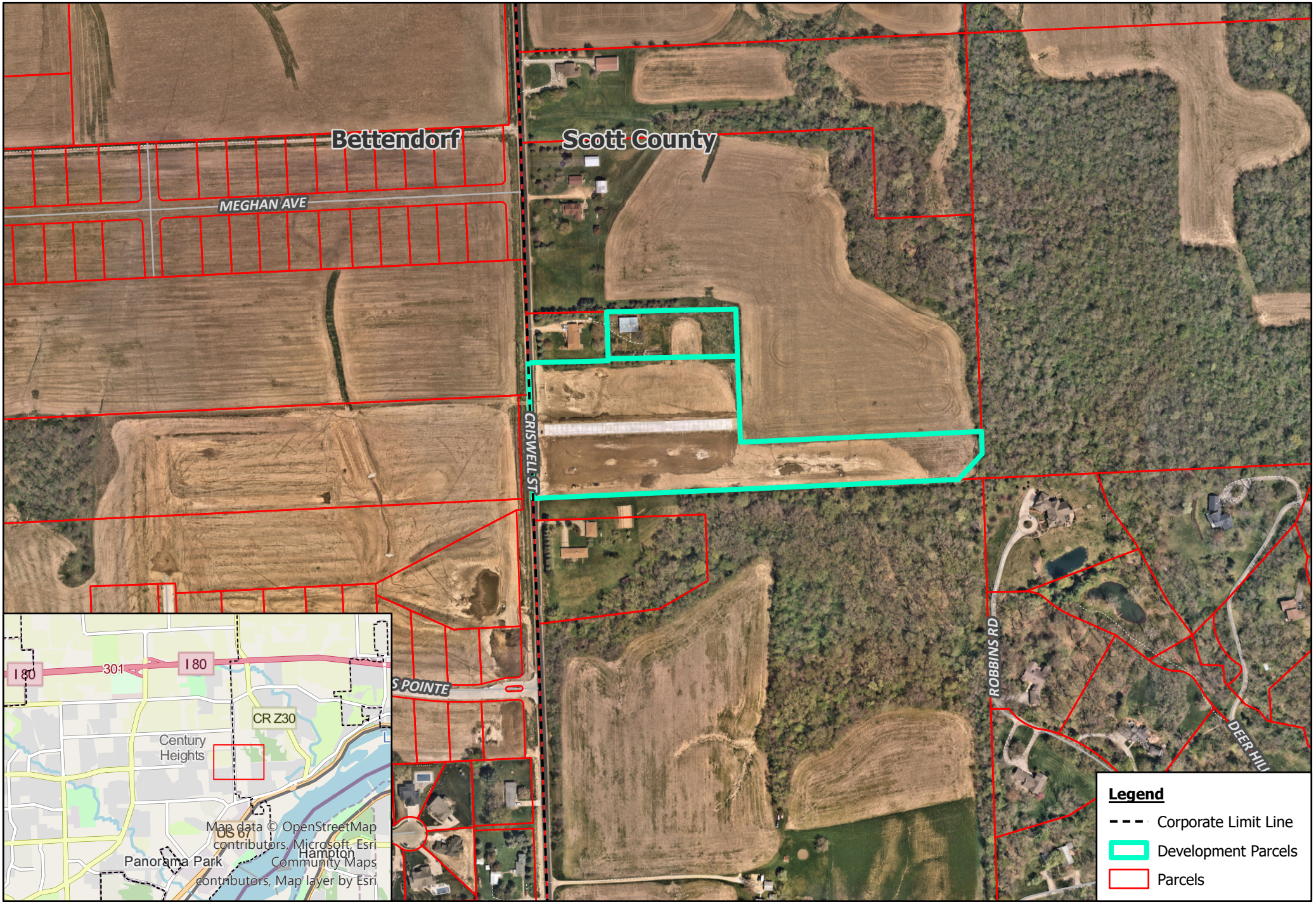
PREPARED BY
KLINGNER & ASSOCIATES, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VM-7266

Case 22-018: Fields Edge Addition, Scott County
Final Plat - Extraterritorial Review
Aerial Map

1 Inch = 362 Feet
Feet
0 140 280 560 840

N

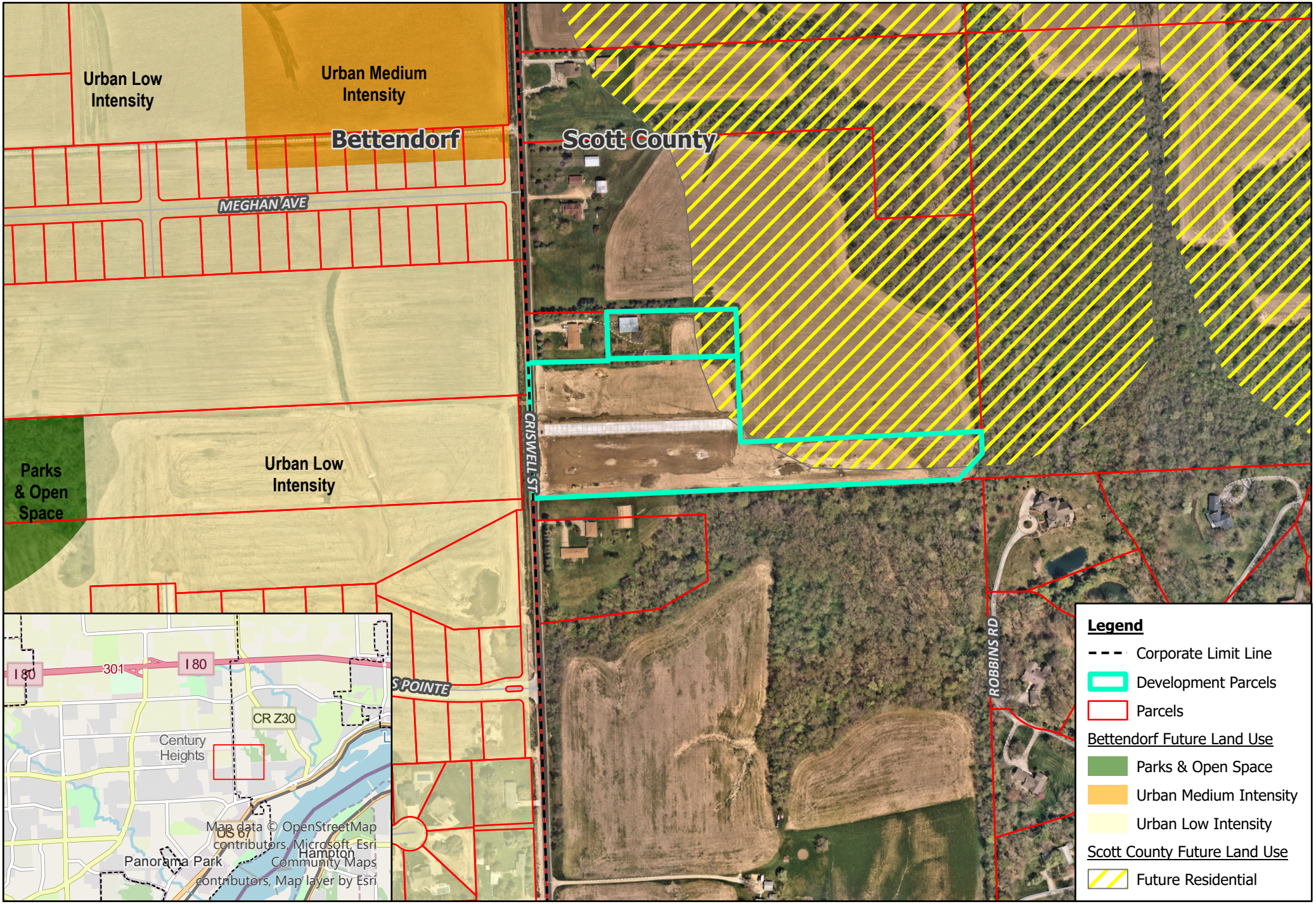


Case 22-018: Fields Edge Addition, Scott County
Final Plat - Extraterritorial Review
Bettendorf & Scott County Future Land Use

Bettendorf
a premier city
IOWA

N

1 Inch = 362 Feet
Feet
0 140 280 560 840

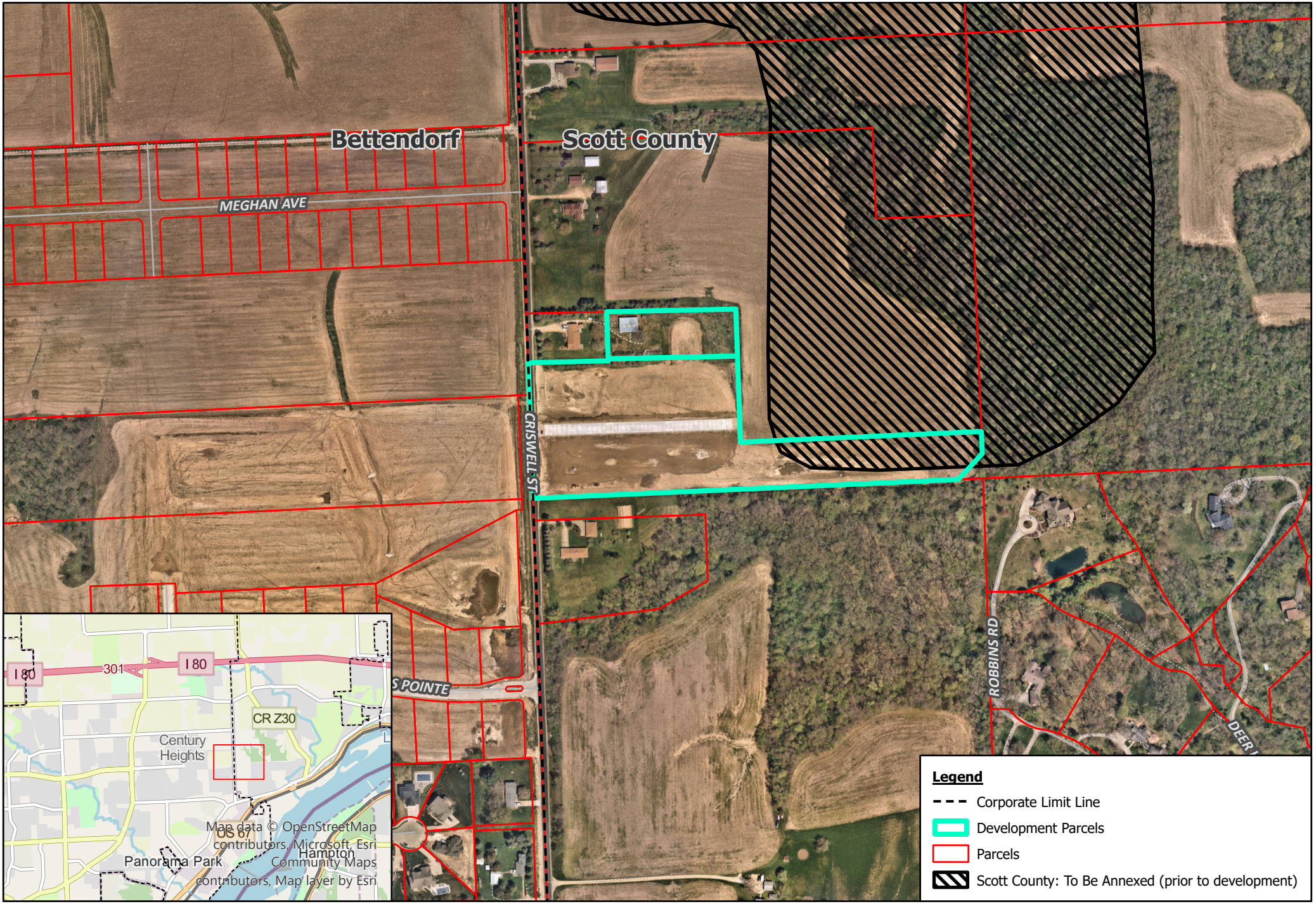


Case 22-018: Fields Edge Addition, Scott County
Final Plat - Extraterritorial Review
Scott County "To Be Annexed" Map

Bettendorf
a premier city
IOWA

1 Inch = 362 Feet
Feet
0 140 280 560 840

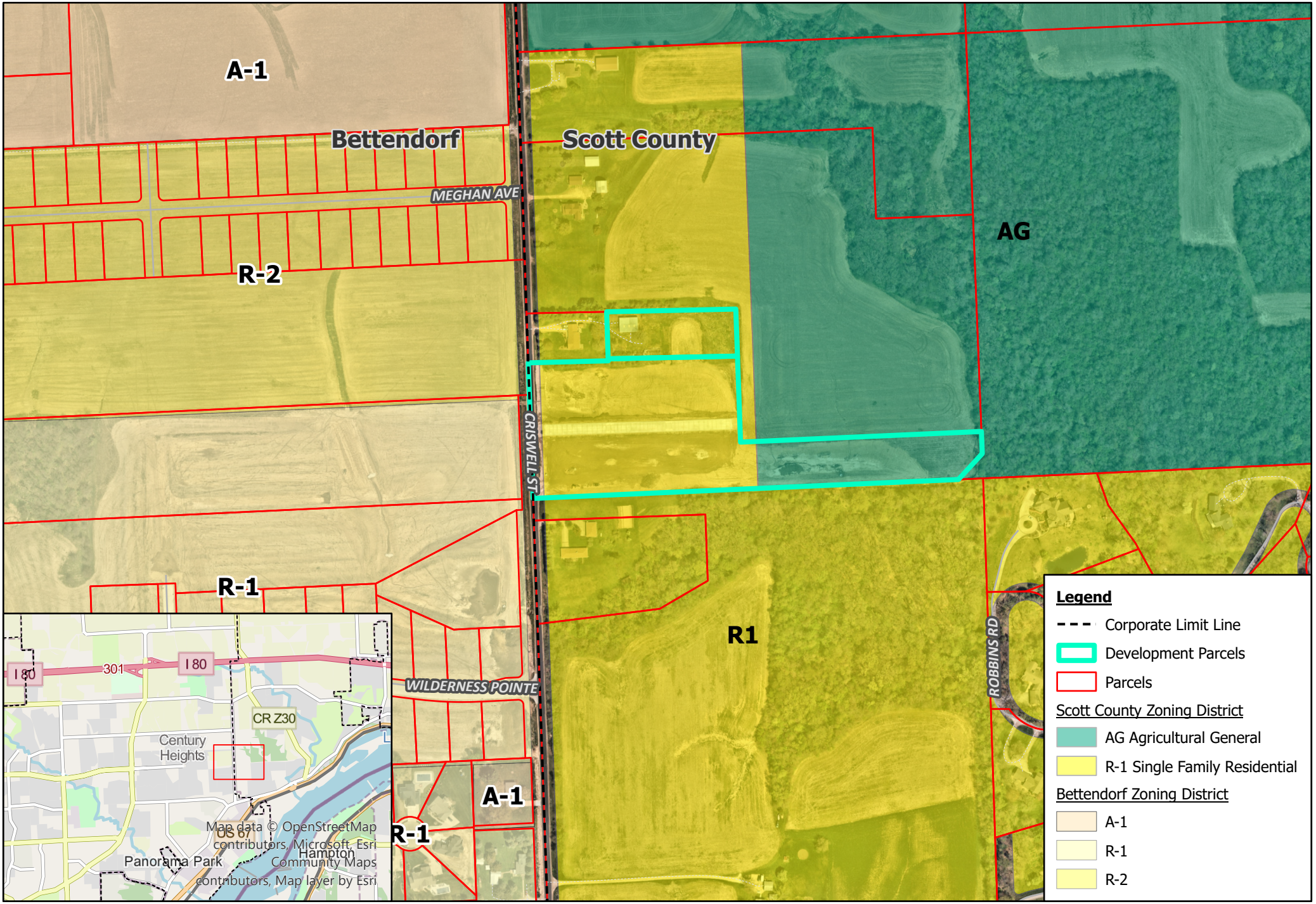
N



Case 22-018: Fields Edge Addition, Scott County
Final Plat - Extraterritorial Review
Bettendorf & Scott County Zoning

1 Inch = 362 Feet
Feet
0 140 280 560 840

N



COMMUNITY DEVELOPMENT
City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4079

April 20, 2022 Bettendorf Planning & Zoning Commission Meeting

Staff Report

Case No. 22-018
Application: Fields Edge Addition – Final Plat (Extraterritorial Review)
Location: South of 18591 Criswell Street (Pleasant Valley, Scott County)
Legal Description: Part of NW¼ of Section 7 in Pleasant Valley Township (Parcel ID: 850717014)
Applicant: Ryan Dolan DBA Edgebrooke Homes
Zoning: [Unincorporated Scott County] Single-Family Residential
Future Land Use: [Unincorporated Scott County] Residential

Background Information and Facts

Ryan Dolan has submitted the Final Plat of Fields Edge Addition which contains 9.17 acres, more or less (see Fields Edge Addition Final Plat - Attachment A). The preliminary plat was reviewed and recommended for approval at the May 20, 2020 Bettendorf Planning & Zoning Commission Meeting (see Fields Edge Addition Preliminary Plat - Attachment B). The proposed subdivision is located in Pleasant Valley Township, Scott County and contains 8 single-family lots and one outlot (see Aerial Map - Attachment C).

Future Land Use and Comprehensive Plan

Extraterritorial review jurisdiction in Pleasant Valley is divided into two areas, one for the City of Bettendorf and one for the City of LeClaire. The location of the submitted plat lies within the City of Bettendorf's review area.

The area in the proposed subdivision is not contemplated in the Bettendorf Future Land Use Map. Scott County's Future Land Use Map considers the area in and around the subdivision appropriate for future residential development (see Bettendorf and Scott County Future Land Use - Attachment D). Adjacent areas located on the west side of Criswell Street in Bettendorf are shown as Urban Low Intensity on the City of Bettendorf Future Land Use Map.

At the preliminary plat stage, Scott County delivered an official inquiry to the City of Bettendorf of potential annexation of the proposed subdivision per the Scott County Comprehensive Plan and "To Be Annexed" Map (see Scott County "To Be Annexed" Map - Attachment E). The City of Bettendorf declined to annex at this time due to issues with sewer connectivity. Scott County Board of Supervisors did include in their condition of approval of the Preliminary Plat that an annexation protest waiver be included in the covenants of the subdivision.

Lot Configuration and Zoning Compliance

Lots 1-8 are located in Scott County's Single-Family Residential Zoning District (see Bettendorf and Scott County Zoning Map - Attachment F). These lots meet the County's minimum lot size requirement of 30,000 square feet for this district. If this subdivision were to be annexed into the City of Bettendorf, Lots 1-8 would be conforming in the A-2 Rural Residential Zoning District. Outlot A is located in the Agricultural General Zoning District.

Utilities

All lots in the subdivision have water service connections provided by Iowa American Water Company. Sewer will be provided by a private waste disposal system on each lot consisting of an absorption system unless a sand filter is approved by the Scott County Health Department.

MidAmerican Energy Company is providing all power connections to the subdivision. CenturyLink, Mediacom, and Metronet have easement access to provide communication utility connections to the subdivision.

Thoroughfare Plan & Access

A 558-foot long street (185th Street) is shown on the final plat which provides access to the lots from the east side of Criswell Street. The street's terminus includes a temporary hammerhead turnaround. This would be improved upon further development to the east. Street construction has been completed. Maintenance of 185th Street will be the responsibility of a homeowner's association.

No sidewalks are shown, and staff is not recommending requiring construction due to lack of sidewalk or trail connectivity currently on Criswell Street.

Storm Water Detention

The proposed plat shows a 99,170 square foot (2.28 acres) detention area - Outlot A. The outlot is designated as a storm sewer, drainage, and storm water detention basin easement and shall be owned and maintained by a homeowner's association.

Scott County Review and Notification

Scott County will notify neighbors of the proposed subdivision, and the Scott County Planning and Zoning Commission is scheduled to review this plat for approval at their May 3 meeting.

Staff Recommendation

Staff recommends approval of the final plat of Fields Edge Addition.

Respectfully submitted,

Taylor Beswick
City Planner

April 27, 2022

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 Fields Edge Addition, submitted by Edgebrooke Homes, LLC/Ryan Dolan (Case 22-018)

Honorable Mayor and Members of the City Council:

On April 20, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat.

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

Sincerely,

Mark D. Hunt
Director, Community Development

5. Case 22-018; Fields Addition (Scott County), submitted by Edgebrooke Homes, LLC/Ryan Dolan.

Beswick reviewed the staff report. Hunt commented that the city's review of the final plat is a courtesy because it is within our extraterritorial jurisdiction and that Scott County is the authority in this case.

Ormsby asked why sewer is not available to the subdivision. Morlok explained that Criswell Street is essentially a ridge with the ground falling away from it on both sides. He stated that because the city limits line is west of Criswell Street, there is no city sewer there and that the closest trunk sewer is several thousand feet to the west. He added that the sewers are sized to handle everything in that basin that naturally flows down. Morlok stated that the sewer cannot be extended to the east because it is lower on that side of Criswell Street. He indicated that a sewer master plan he had done looked at the potential for sewering the east side of Criswell Street indicated that the cost to do so would be $25-$30 million in today's dollars. He stated that mostly likely it will never happen.

Christopher Murphy, 18591 Criswell Street, asked if the property to the east of his is included in the proposed plat. Morlok confirmed this. Murphy commented that he had been working with the developer on an agreement to be connected to city water when construction begins in the subdivision.

> On motion by Ormsby, seconded by Stoltenberg, that the final plat of Fields Edge Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 3, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of JJZ 2nd Addition (replat), submitted by Focus Real Estate Development. (Case 22-010)

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

Focus Real Estate Development has submitted a final plat for JJZ Second Addition (Replat of Lots 3, 4, and 5 of JJZ Addition) (see Aerial Map - Attachment A). The lot will be occupied by two office/warehouse structures and a parking lot (see Final Plat and Replat - Attachments B and C). A Letter of Map Amendment shows that the lots have been raised out of the 1% annual chance of flooding designation. Renewal of this LOMA will be required upon the recording of the replat.

The land use designation is General Industrial, and the site is zoned I-2, General Industrial District, which permits the proposed office and warehouse buildings. The development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry.

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 6-0 margin at the April 20, 2022 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Map; (B) Final Plat; (C) Replat; (D) Staff report to the Planning and Zoning Commission; (E) Planning and Zoning Commission report to the Mayor and City Council; (F) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter

RESOLUTION NO. _____ - 22

RESOLUTION APPROVING THE FINAL PLAT OF JJZ 2ND ADDITION REPLAT OF LOTS 3, 4, AND 5 OF JJZ ADDITION

WHEREAS, Focus Real Estate Development has submitted the final plat of JJZ 2nd Addition (Replat of Lots 3, 4, and 5 of JJZ Addition), and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it, 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 JJZ 2nd Addition subject to the following conditions:

1. Approval of the final plat does note waive any other state, federal, or local government provisions as required by law.
2. No parking is permitted on Centennial Court.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

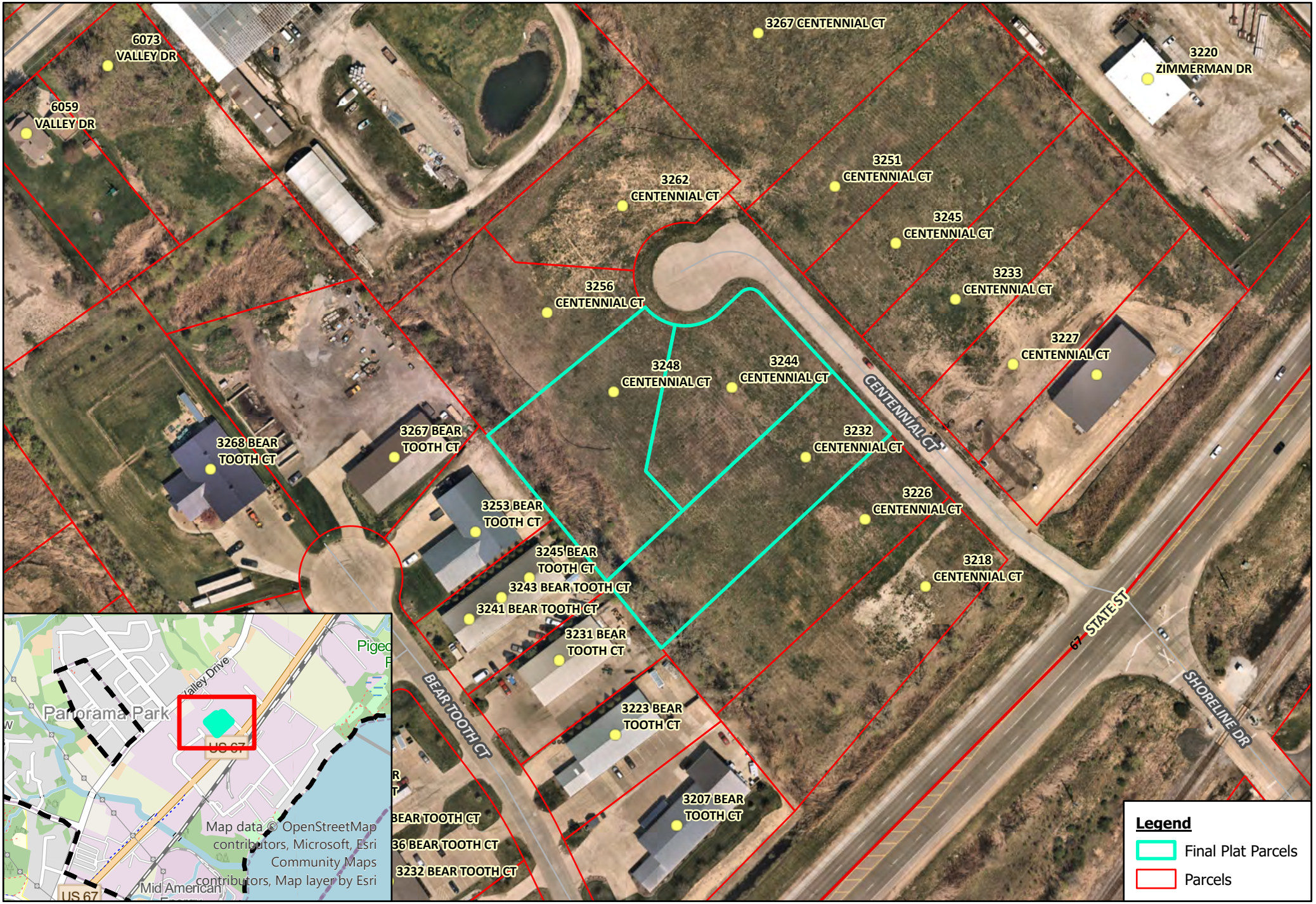
Case 22-010: 3232-3248 Centennial Court
Replat of Lots 3-5, JJZ Add. -> Resulting in Lot 1 of JJZ 2nd Add.
Aerial Map

Attachment A

1 Inch = 141 Feet

0 55 110 220 330 Feet

N

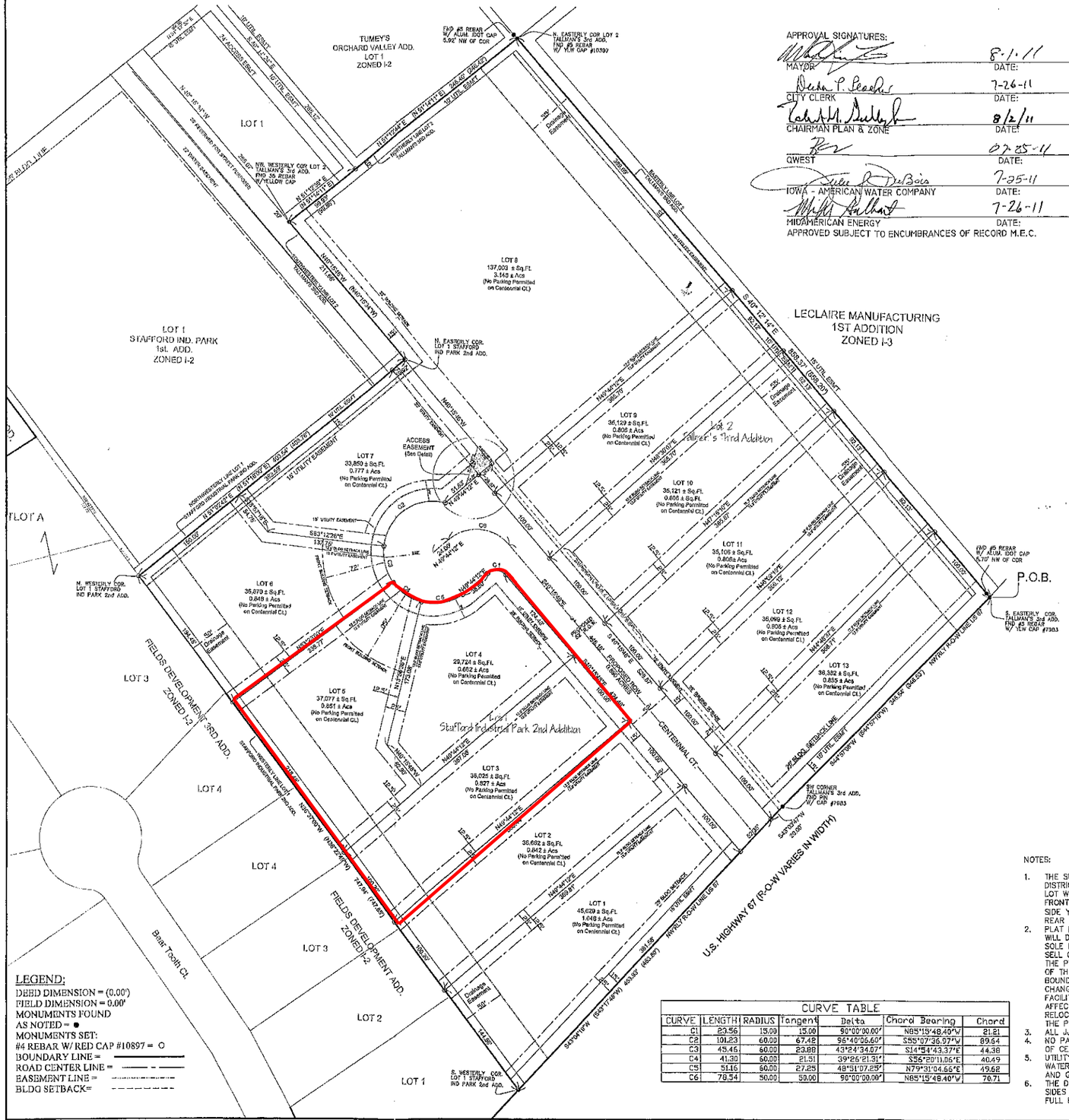


FINAL PLAT

JJZ ADDITION

TO THE CITY OF BETTENDORF, IA

A RE-PLAT OF LOT 2 - TALLMAN'S 3RD ADDITION AND
LOT 1 - STAFFORD INDUSTRIAL PARK 2ND ADDITION



APPROVAL SIGNATURES:

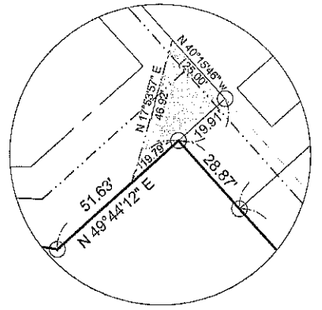
MAYOR	DATE: 8-1-11
CITY CLERK	DATE: 7-26-11
CHAIRMAN PLAN & ZONE	DATE: 8/2/11
QWEST	DATE: 07-25-11
IOWA - AMERICAN WATER COMPANY	DATE: 7-25-11
MIDAMERICAN ENERGY	DATE: 7-26-11

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

PLAT INFORMATION

1. Area of Subdivision:
   Gross Area: 13.968 Acres +/-
   R-O-W: 0.690 Acres +/-
2. Owner:
   JJZ, LLC
   1505 46th Avenue
   Moline, IL 61265
   Ph: (309) 736-1212
3. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
4. Surveyor:
   Larry Lindemann
   1011 South Elsie
   Davenport, Iowa 52801
   Ph: (563) 340-5660
5. Attorney:
   William T. Phares
   4500 Kennedy Drive
   East Moline, IL 61244
   (309) 796-0170

ACCESS EASEMENT DETAIL



NOTES:

1. THE SUBJECT PROPERTY IS ZONED I-2: GENERAL INDUSTRIAL DISTRICT.
   LOT WIDTH: NONE
   FRONT YARD DEPTH: 25 FEET
   SIDE YARD WIDTHS: 10 FEET WITH THE SUM NOT LESS THAN 25'.
   REAR YARD DEPTH: NONE
2. 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 OF 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 GROND TO BE REPLATTED.
   CHANGES IN THE PLAT WHICH AFECT 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.
3. ALL JJZ LOTS SHALL HAVE ACCESS TO CENTENNIAL COURT.
4. NO PARKING SHALL BE PERMITTED ON THE 31-FOOT PAVED AREA OF CENTENNIAL COURT.
5. UTILITY EASEMENTS SHALL BE RESERVED FOR SANITARY SEWER, WATER, STORM SEWER, UNDERGROUND ELECTRIC, PHONE, CABLE AND GAS.
6. THE DRAINAGE EASEMENTS ALONG THE EASTERLY AND WESTERLY SIDES OF THE SUBDIVISION HAVE BEEN SIZED TO ACCOMMODATE FULL BUILD-OUT DETENTION REQUIREMENTS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Delta	Chord Bearing	Chord
C1	23.56	15.00	15.00	90°00'00.00"	N85°15'48.40"W	21.21
C2	101.23	60.00	67.48	96°40'05.60"	S55°07'36.97"W	89.64
C3	45.46	60.00	23.88	43°24'34.07"	S14°54'43.37"E	44.38
C4	41.30	60.00	21.31	39°26'21.31"	S56°28'11.05"E	40.49
C5	51.16	60.00	27.25	48°51'07.25"	N79°31'04.55"E	49.62
C6	78.54	50.00	50.00	90°00'00.00"	N85°15'48.40"W	70.71

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND
AS NOTED = ●
MONUMENTS SET:
#4 REBAR W/ RED CAP #10897 = ○
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
BLDG SETBACK=

N
W E
S

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)

SURVEYORS CERTIFICATE

I, LARRY L. LINDEMANN, AN IOWA PROFESSIONAL LAND SURVEYOR NO. 10897, DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION AND ACCORDING TO THE LAWS OF THE STATE OF IOWA AND THE CITY OF BETTENDORF SUBDIVISION ORDINANCE, OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A REPLAT OF TALLMAN'S THIRD ADDITION AND LOT 1 OF STAFFORD INDUSTRIAL PARK 2ND ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2 IN SAID TALLMAN'S THIRD ADDITION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 67;

THENCE SOUTH 44 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 346.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2;

THENCE SOUTH 43 DEGREES 04 MINUTES 19 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 453.93 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1 OF STAFFORD INDUSTRIAL PARK 2ND ADDITION;

THENCE NORTH 36 DEGREES 37 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 747.94 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE NORTH 51 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 403.54 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE NORTH 40 DEGREES 15 MINUTES 46 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 OF TALLMAN'S THIRD ADDITION, A DISTANCE OF 211.66 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2;

THENCE NORTH 51 DEGREES 12 MINUTES 36 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 99.93 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 OF TUMEY'S ORCHARD VALLEY ADDITION;

THENCE NORTH 51 DEGREES 12 MINUTES 44 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1 OF TUMEY'S ORCHARD VALLEY ADDITION AND THE NORTHERLY LINE OF SAID LOT 2 OF TALLMAN'S THIRD ADDITION, A DISTANCE OF 246.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2;

THENCE SOUTH 40 DEGREES 12 MINUTES 14 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 858.37 FEET TO THE POINT OF BEGINNING, CONTAINING 13.968 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, THE EASTERLY LINE OF LOT 2 OF TALLMAN'S THIRD ADDITION WAS ASSUMED TO BEAR SOUTH 40 DEGREES 12 MINUTES 14 SECONDS EAST.

MONUMENTS SHOWN ON THIS PLAT HAVE BEEN SET OR WILL BE SET WITHIN 30 DAYS OF COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF BETTENDORF, AND SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND OCCUPY THE POSITIONS SHOWN THEREON.

IN WITNESS THEREOF, I HEREUNTO AFFIX MY HAND AND SEAL THIS 26th DAY OF July 2011 A.D.

LARRY L. LINDEMANN, IOWA LICENSE NO. 10897
MY LICENSE RENEWAL DATE IS DECEMBER 31 2011

LICENSED LAND SURVEYOR
LARRY L. LINDEMANN
10897
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.

LARRY L. LINDEMANN P.L.S. Date
Iowa License Number: 10897
My license renewal date is December 31, 2011.
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

DATE: 04/29/2011 TE PROJECT NO: JJZ

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MDR
CHECKED BY: CRT

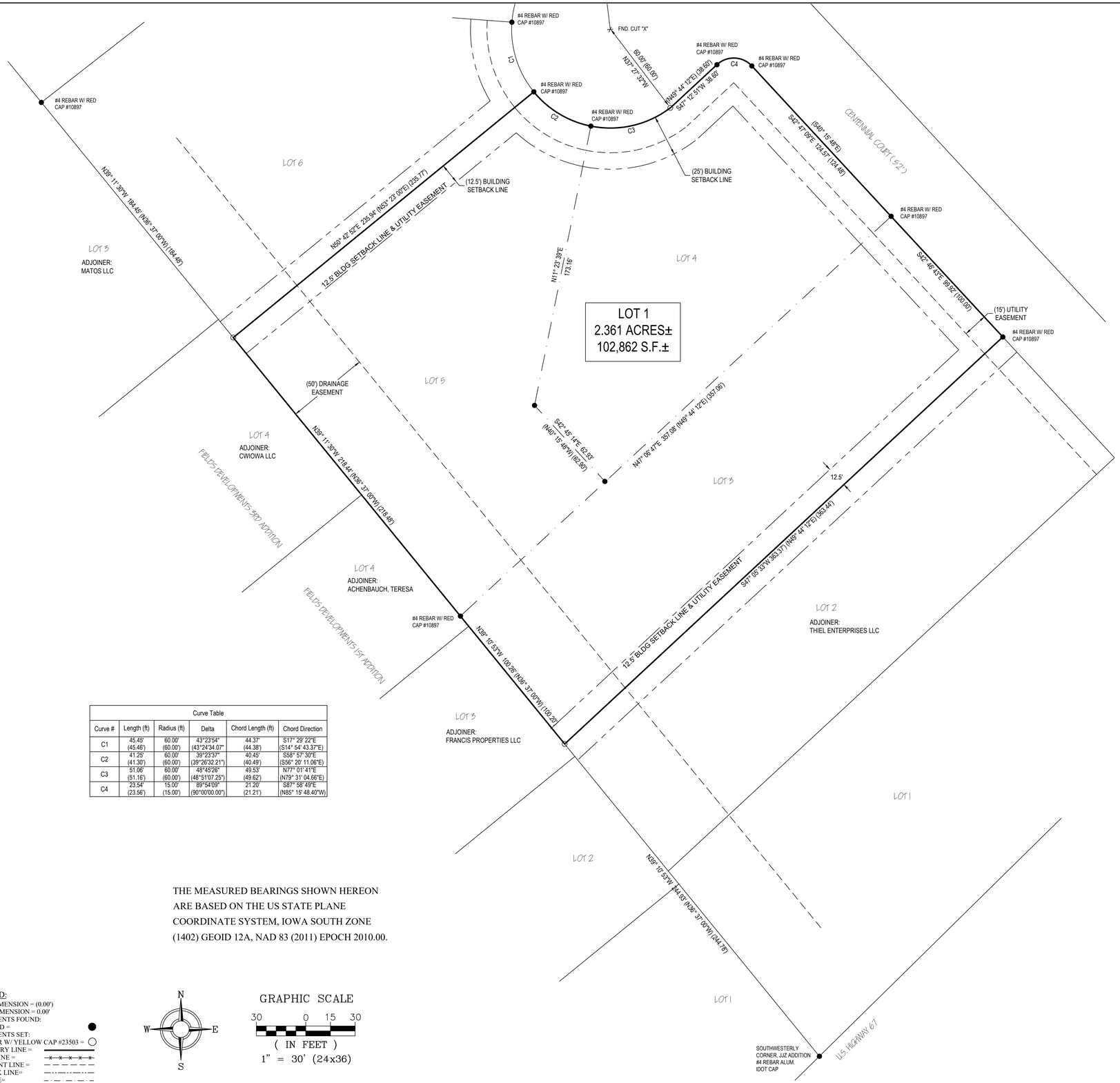
DRAWING LOCATION
S:\MASSA\HWY 67\PrePlat\Massa-FinalPlat.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
JJZ ADDITION
HIGHWAY 67
BETTENDORF, IOWA

OWNER
JJZ LLC
1505 46th AVENUE
MOLINE, ILLINOIS

SHEET NO.
1
OF
1



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	45.45' (45.46')	60.00' (60.00')	43°23'54" (43°24'34.07")	44.37' (44.38')	S17° 29' 22"E (S14° 54' 43.37"E)
C2	41.25' (41.30')	60.00' (60.00')	39°23'37" (39°26'32.21")	40.45' (40.49')	S58° 57' 30"E (S56° 20' 11.06"E)
C3	51.06' (51.16')	60.00' (60.00')	48°45'26" (48°51'07.25")	49.53' (49.62')	N77° 01' 41"E (N79° 31' 04.66"E)
C4	23.54' (23.56')	15.00' (15.00')	89°54'09" (90°00'00.00")	21.20' (21.21')	S87° 58' 49"E (N85° 15' 48.40"W)

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

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=
LOT LINE=

N W E S

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)

FINAL PLAT

JJZ 2ND ADDITION

BEING A REPLAT OF LOTS 3, 4 AND 5 IN JJZ ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA,

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
METRONET	DATE
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:

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

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

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

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

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

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

PORTIONS OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0387G, EFFECTIVE DATE 3/23/2021.

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

STORM WATER QUALITY MUST BE PROVIDED BY EACH LOT OWNER.

BUILDING SETBACK LINES SHOWN ON JJZ ADDITION SHALL BE VACATED WITH RECORDING OF THIS SUBDIVISION OTHER THAN THOSE SHOWN HEREON.

INTERIOR UTILITY EASEMENTS BETWEEN LOTS 3-5 OF JJZ ADDITION SHALL BE VACATED WITH RECORDING OF THIS SUBDIVISION.

1. Owners:
JJZ Development LLC
1505 46th Ave
Moline, IL 61265

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

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

4. Attorney:
Joe Judge
Lane and Waterman
220 N. Main Street, Ste. 600
Davenport, IA 52801
Ph: (563) 333-6660

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, 2023
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

DATE: 3/08/22

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION
S:\KOELLNER-FOCUS

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
JJZ 2ND ADDITION
BETTENDORF, IOWA

PREPARED FOR
JJZ DEVELOPMENT LLC
1505 46TH AVE
MOLINE IL 61265

SHEET NO.
1 of 1

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

March 16, 2022

Staff Report

Case No. 22-010
Subdivision Name: JJZ 2nd Addition - Replat (Lots 3, 4 and 5 of JJZ Addition)
Applicant: Focus Real Estate Development
Current Zoning Classification: I-2, General Industrial District
Current Land Use Designation: General Industrial

Background Information and Facts

Focus Real Estate Development has submitted the final plat of JJZ 2nd Addition (replat of Lots 3, 4, and 5 of JJZ Addition) (see Aerial Map and Final Plat - Attachments A and B). The three lots will be combined to permit the subdivision to be occupied by buildings and a parking lot (see Replat – Attachment C). The lot area has received a Letter of Map Removal raising it out of the 1% annual chance of flooding designation. The final plat meets the city's development standards.

Future Land Use and Comprehensive Plan

The land use designation is General Industrial, and the site is zoned I-2, General Industrial District. The proposed contractor condominiums are permitted in the I-2, General Industrial District. The development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry of the City's Comprehensive Plan.

Utilities

Utilities will be extended to the site as needed. Access for utilities to the site is from Centennial Court.

Thoroughfare, Emergency & Pedestrian Access

Access to the property is from State Street to Centennial Court. No parking will be permitted on the street because of the 31-foot wide paved area necessary to accommodate larger vehicles. (Note 4 on the JJZ Addition Plat restricts parking).

Storm Water Detention

Storm water detention is provided for the subdivision. Water quality must be provided for individual lots.

Staff Recommendation

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

1. Approval of the replat does not waive any other state, federal, or local government provisions as required by law.
2. No parking will be permitted on Centennial Court. A note needs to be on the plat signifying this condition.

Respectfully submitted,

Greg Beck
City Planner

April 27, 2022

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 JJZ 2nd Addition, submitted by Focus Real Estate Development. (Case 22-010)

Honorable Mayor and Members of the City Council:

On April 20, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Replat

8. Case 22-010; JJZ 2nd Addition, submitted by Focus Real Estate Development.

Beck reviewed the staff report.

On motion by Stoltenberg, seconded by Kappeler, that the final plat of JJZ 2nd Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 2/3, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 3232, 3244, and 3248 Centennial Court, submitted by Focus Real Estate Development. (Case 22-011)

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

Focus Real Estate Development has submitted a site development plan for 3232, 3244, and 3248 Centennial Court (Lot 1, Proposed JJZ 2nd Addition) (see Aerial Map - Attachment A and Final Plat – Attachment B). The lot will be occupied by two office/warehouse structures and a parking lot (see Site Development Plan - Attachment C). The plantings shown on the site development plan meet the required tree count of 4 tree factors (see Landscape Plan – Attachment D). The contractor condo will have indoor parking, office, and storage space (see Rendering – Attachment E). A Letter of Map Amendment shows that the proposed lot has been raised out of the 1% annual chance of flooding designation.

The land use designation is General Industrial, and the site is zoned I-2, General Industrial District which permits the proposed office and warehouse storage facility. The development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at the April 20, 2022 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Map; (B) Final Plat; (C) Site Development Plan; (D) Landscape Plan; (E) Rendering; (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. _____ - 22

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR 3232, 3244, AND 3248 CENTENNIAL COURT

WHEREAS, Focus Real Estate Development has submitted a site development plan for 3232, 3244, and 3248 Centennial Court, and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it subject to the 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 3232, 3244, and 3248 Centennial Court subject to the following conditions:

1. Approval of the site development plan does not waive any other state, federal, or local provisions as required by law.
2. No parking will be permitted on Centennial Court.
3. Water quality is required to be approved by the City Engineer prior to issuance of building permits.
4. Planting of trees in an easement is not permitted.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

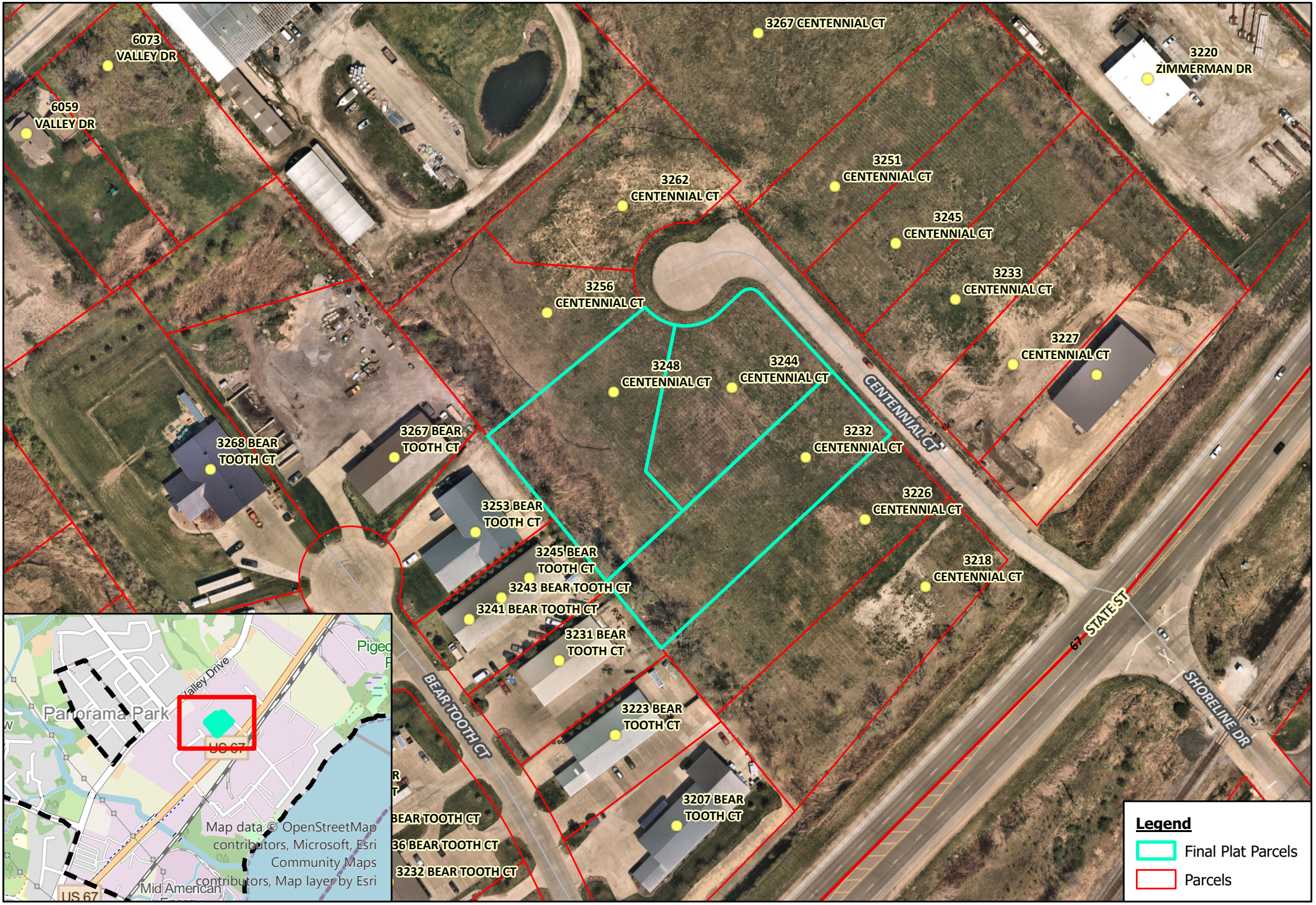
Case 22-011: 3232, 3244, 3248 Centennial Court
Site Development Plan - Proposed Lot 1 of JJZ 2nd Add.
Aerial Map

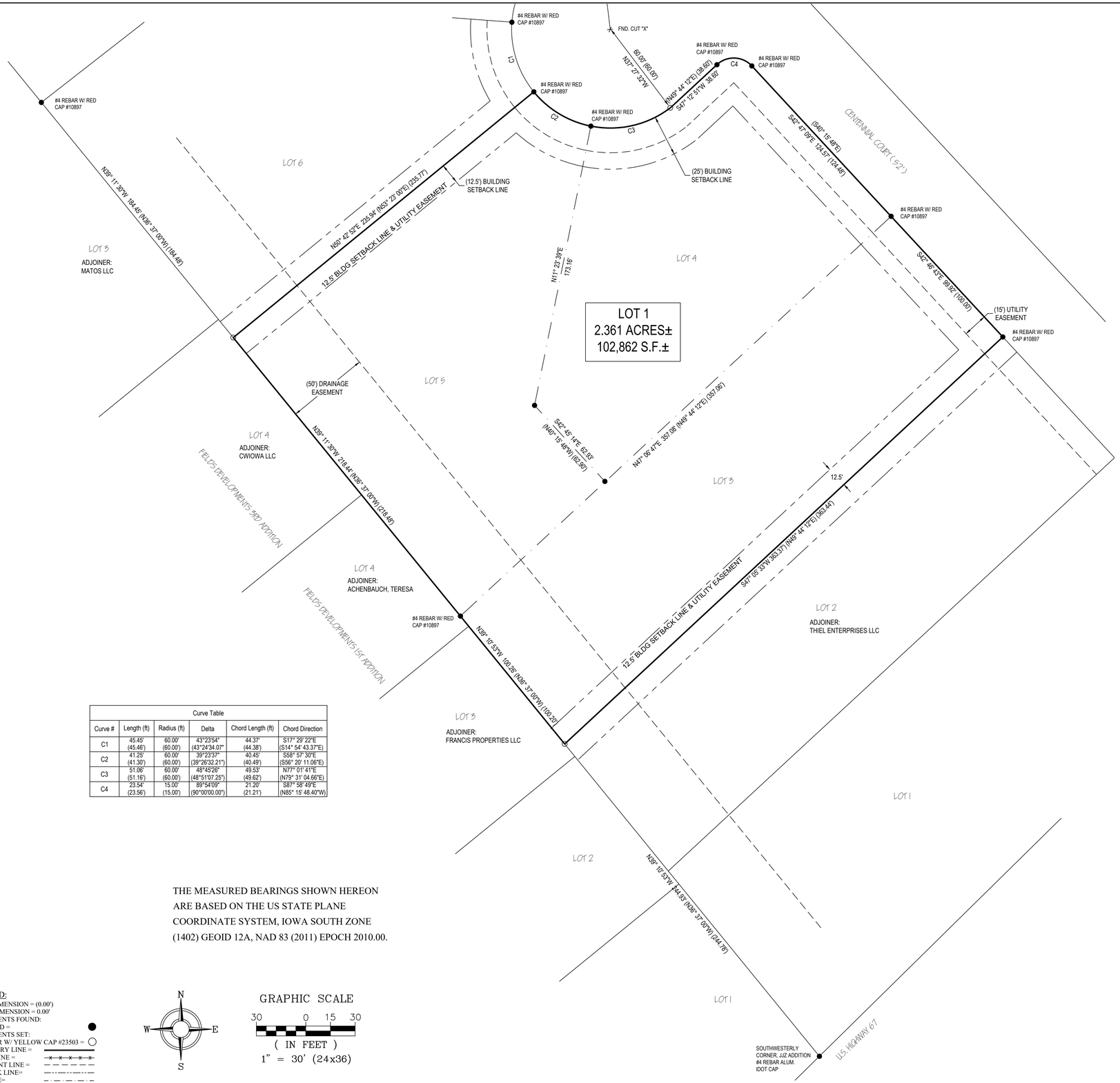
Attachment A

1 Inch = 141 Feet

0 55 110 220 330 Feet

N





Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	45.45' (45.46')	60.00' (60.00')	43°23'54" (43°24'34.07")	44.37' (44.38')	S17° 29' 22"E (S14° 54' 43.37"E)
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MONUMENTS FOUND:
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EASEMENT LINE =
SETBACK LINE=
LOT LINE=

N W E S

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)

FINAL PLAT

JJZ 2ND ADDITION

BEING A REPLAT OF LOTS 3, 4 AND 5 IN JJZ ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA,

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
METRONET	DATE
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:

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

NOTES:

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1. Owners:
JJZ Development LLC
1505 46th Ave
Moline, IL 61265

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

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

4. Attorney:
Joe Judge
Lane and Waterman
220 N. Main Street, Ste. 600
Davenport, IA 52801
Ph: (563) 333-6660

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, 2023
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

DATE: 3/08/22

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION
S:\KOELLNER-FOCUS

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
JJZ 2ND ADDITION
BETTENDORF, IOWA

PREPARED FOR
JJZ DEVELOPMENT LLC
1505 46TH AVE
MOLINE IL 61265

SHEET NO.
1 of 1

SITE DEVELOPMENT PLAN

FOCUS REAL ESTATE DEVELOPMENT
JJZ ADDITION, LOTS 3-5

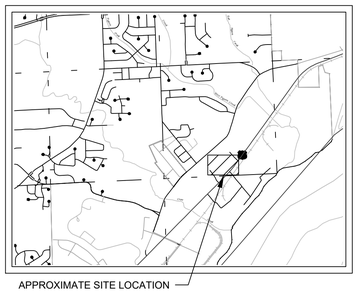
TO THE CITY OF BETTENDORF, IA

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)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

GENERAL 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 3, 4, 5 OF JJZ ADDITION TO 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.

I-2 Zoning Requirements

Front Yard Setback: 25' Minimum

Side Yard Setback: 10' Minimum w/ Sum Not Less Than 25'

Rear Yard Setback: 0' Minimum

Parking: Equipment Servicing or Manufacturing
1 Space for Each 2 Employees + 1 for Each Work Vehicle
Total Required Parking Spaces = 27 Total Spaces = 47

Landscaping Requirements

1 Tree Factor for Every 700 S.F. of Street-Yard Greenspace

Minimum I-2 Depth (20') x Width of the Lot (375') = 7,500 S.F. of Minimum Greenspace
7,500 / 700 = 10.71 Required Tree Factors

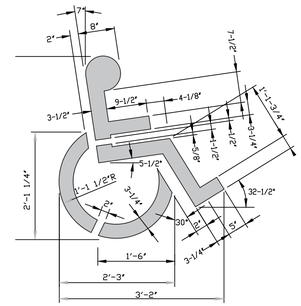
Proposed Street-Yard Depth (25') x Width of the Lot (375') = 9,375 S.F. of Proposed Greenspace
Bonus Greenspace = 9,375 S.F.

7,500 S.F. / 9,375 S.F. = 80% Bonus Greenspace
80% / 3% = 27% Tree-Factor Deduction

10.71 x 73% = 7.82 Required Street-Yard Tree Factors

7% of Interior Area of Large Parking Lots
Must Be Greenspace
46,198 x .07 = 3,234 S.F. of Required Interior Greenspace

3,234 / 500 = 6.47 Required Parking-Lot Tree Factors



PAINT TO BE IDOT STD. WHITE OR THERMOPLASTIC EQUIVALENT

A.D.A. PARKING SYMBOL
NOT TO SCALE

NOTE:
SIGNS SHALL MEET ALL OF THE REQUIREMENTS OF THE ILLINOIS ADMINISTRATIVE CODE, LATEST ISSUE FOR HANDICAPPED PARKING SIGNS

A.D.A. PARKING SIGN INSTALLATION
NOT TO SCALE

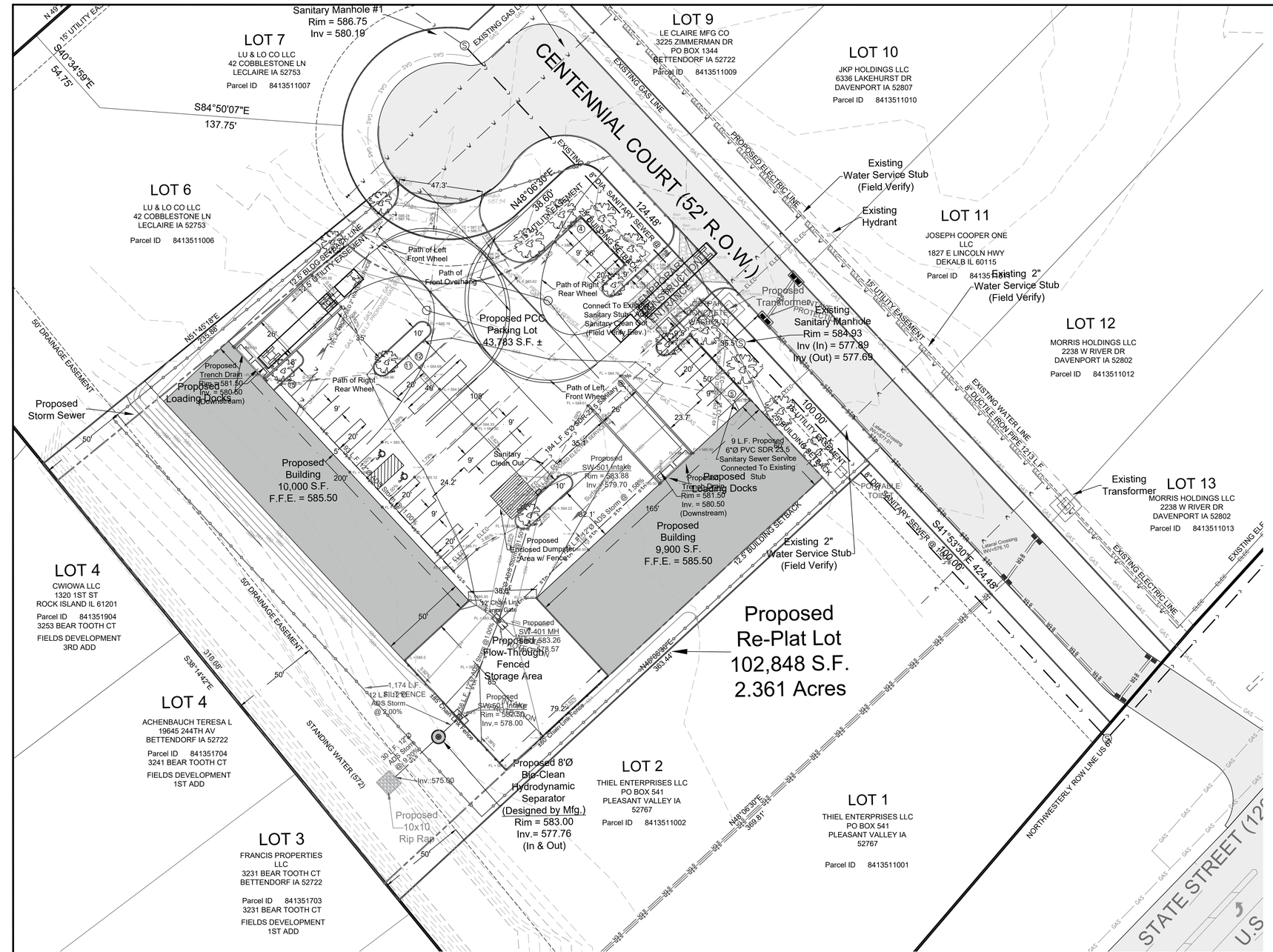
LANDSCAPING NOTES

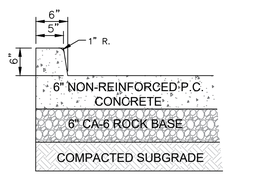
Minimum Street Yard Greenspace requirements: Centennial Court = 8 Tree Factors
Total Required Tree Factors = 15 Vehicular Use Area = 7 Tree Factors

(Qty. = 4) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0

Deciduous Overstory Tree
A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.

Deciduous overstory
2-inch caliper and 22-inch ball or pot 1.0
4-inch caliper and 40-inch ball or pot 2.0





TYPICAL PCC PAVING DETAIL
NOT TO SCALE

LEGEND:

- EASEMENT
- SETBACK LINE
- CENTERLINE
- PROPERTY BOUNDARY
- EXISITNG FENCE
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING GAS LINE
- EXISTING ELECTRIC
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING BUSH
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- FOUND PROPERTY PIN
- CONTROL POINT
- 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

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

4-26-2022
Christopher R. Townsend, P.E. Date
License number: 14864
My license renewal date is December 31, 2022
Pages or Sheets covered by this seal: C0–C5

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 3/29/2022
DRAWN BY: TAS
CHECKED BY: CRT
DRAWING LOCATION S:\KOELLNER–FOCUS\JJZ BETTENDORF\SITE PLAN.DWG

NO.	REVISIONS: DESCRIPTION	DATE
1.	ADDED C5 – TRUCK TURNING PLAN	4/11/2022
2.	Revised Entrance To 36 Feet Wide	4/26/2022

PROJECT: SITE DEVELOPMENT PLAN
LOTS 3, 4, 5
JJZ ADDITION
BETTENDORF, IOWA 52722

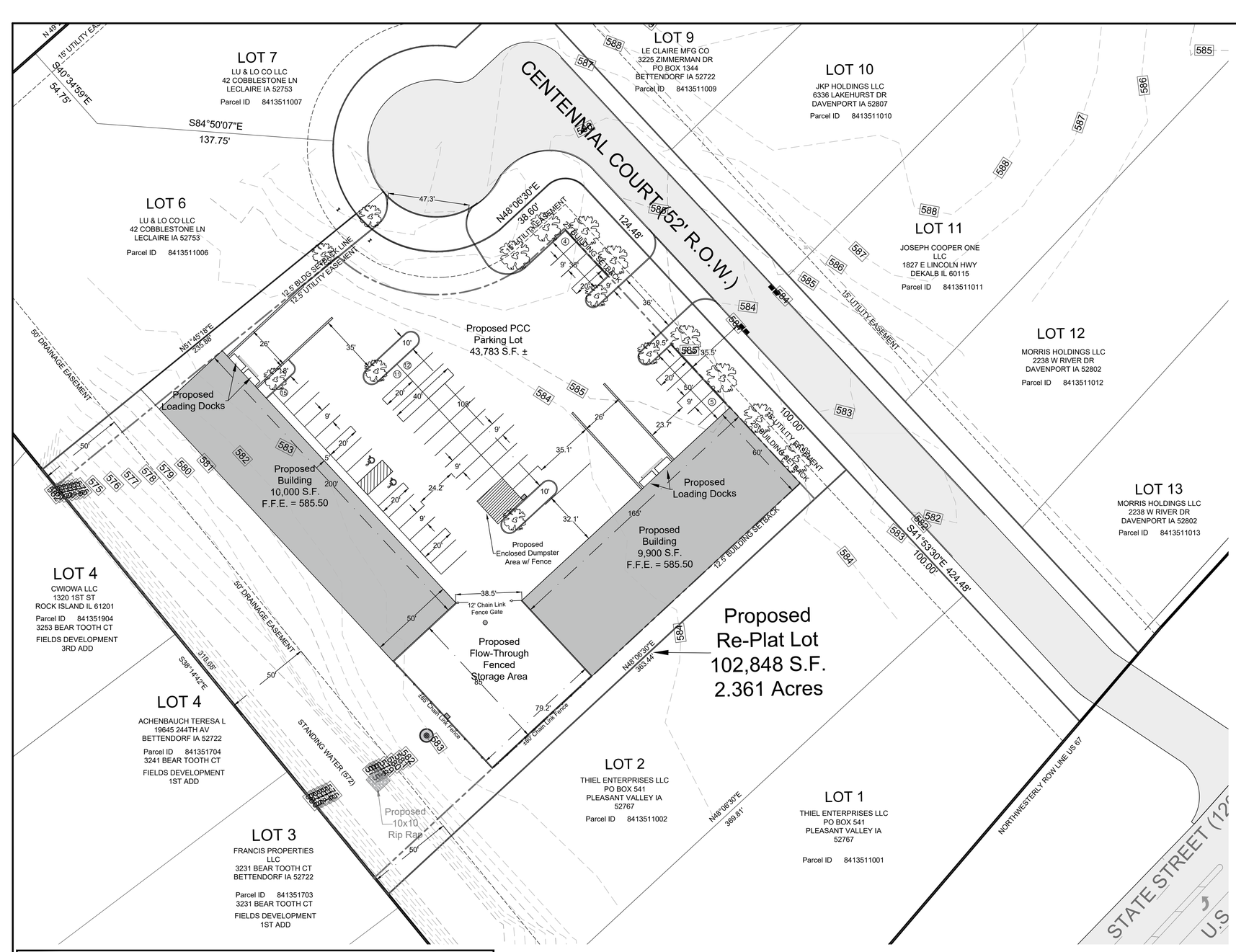
DEVELOPER
FOCUS REAL ESTATE DEVELOPMENT
1805 STATE STREET, SUITE 101
BETTENDORF, IOWA 52722

SHEET NO. C0

SITE PLAN

FOCUS REAL ESTATE DEVELOPMENT
JJZ ADDITION, LOTS 3-5

TO THE CITY OF BETTENDORF, IA



IOWA ONE CALL
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Call 2 Working Days
BEFORE YOU DIG

GRAPHIC SCALE
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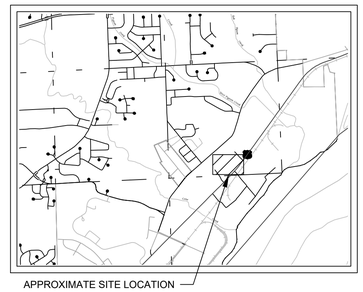
(IN FEET)
1" = 30' (24x36)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

NOTE:
SIGNS SHALL MEET ALL OF THE REQUIREMENTS OF THE ILLINOIS ADMINISTRATIVE CODE, LATEST ISSUE, FOR HANDICAPPED PARKING SIGNS

A.D.A. PARKING SIGN INSTALLATION
NOT TO SCALE

GENERAL 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 3, 4, 5 OF JJZ ADDITION TO 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.

I-2 Zoning Requirements

Front Yard Setback: 25' Minimum

Side Yard Setback: 10' Minimum w/ Sum Not Less Than 25'

Rear Yard Setback: 0' Minimum

Parking: Equipment Servicing or Manufacturing
1 Space for Each 2 Employees + 1 for Each Work Vehicle
Total Required Parking Spaces = 27 Total Spaces = 47

Landscaping Requirements

1 Tree Factor for Every 700 S.F. of Street-Yard Greenspace

Minimum I-2 Depth (20') x Width of the Lot (375') = 7,500 S.F. of Minimum Greenspace
7,500 / 700 = 10.71 Required Tree Factors

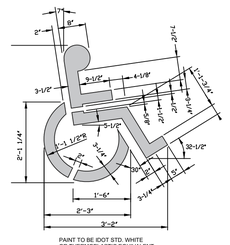
Proposed Street-Yard Depth (25') x Width of the Lot (375') = 9,375 S.F. of Proposed Greenspace
Bonus Greenspace = 9,375 S.F.

7,500 S.F. / 9,375 S.F. = 80% Bonus Greenspace
80% / 3% = 27% Tree-Factor Deduction

10.71 x 73% = 7.82 Required Street-Yard Tree Factors

7% of Interior Area of Large Parking Lots Must Be Greenspace
46,198 x .07 = 3,234 S.F. of Required Interior Greenspace

3,234 / 500 = 6.47 Required Parking-Lot Tree Factors



PAINT TO BE IDOT STD. WHITE OR THERMOPLASTIC EQUIVALENT

A.D.A. PARKING SYMBOL
NOT TO SCALE

LANDSCAPING NOTES

Minimum Street Yard Greenspace requirements: Centennial Court = 8 Tree Factors
Total Required Tree Factors = 15 Vehicular Use Area = 7 Tree Factors

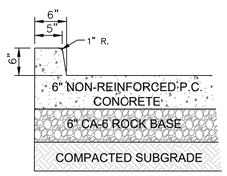
(Qty. = 4) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0

	Deciduous Overstory Tree. A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.	Deciduous overstory 2-inch caliper and 22-inch ball or pot 1.0 4-inch caliper and 40-inch ball or pot 2.0

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	

715	EXISTING CONTOUR LINE
715	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



TYPICAL PCC PAVING DETAIL
NOT TO SCALE

TOWNSEND ENGINEERING
CIVIL - STRUCTURAL - LAND DEVELOPMENT

DATE: 3/29/2022

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: TAS
CHECKED BY: CRT

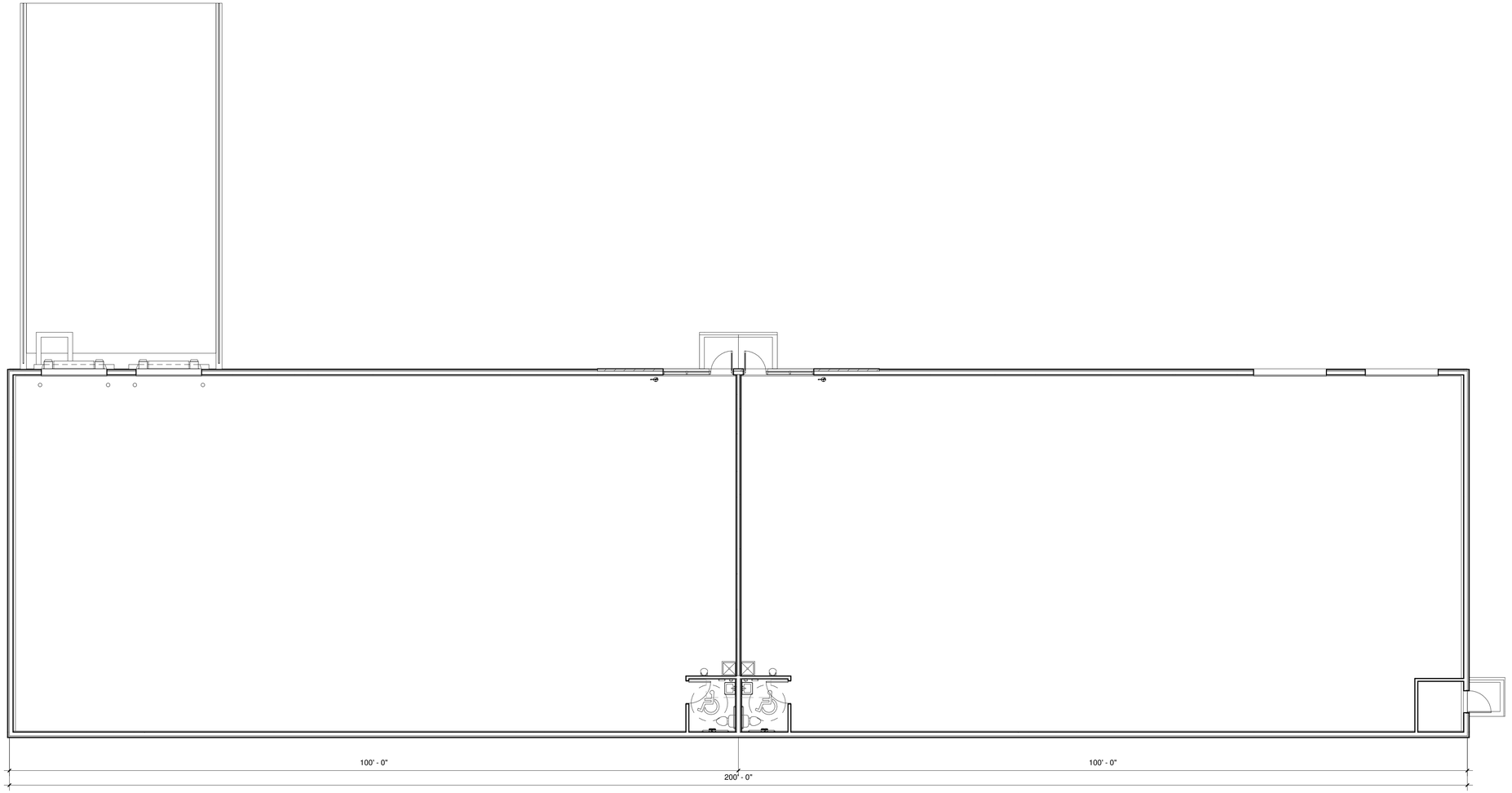
DRAWING LOCATION
S:\KOELLNER-FOCUS\JJZ BETTENDORF\SITE PLAN.DWG

NO.	REVISIONS: DESCRIPTION	DATE

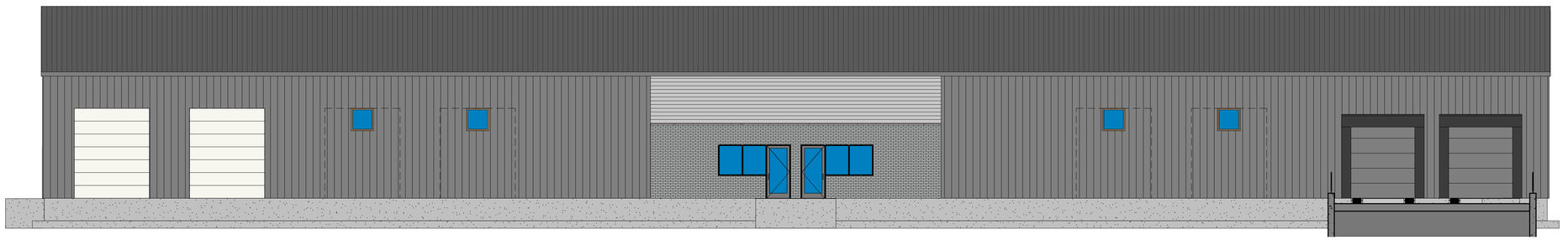
PROJECT
SITE PLAN
LOTS 3, 4, 5
JJZ ADDITION
BETTENDORF, IOWA 52722

DEVELOPER
FOCUS REAL ESTATE DEVELOPMENT
1805 STATE STREET, SUITE 101
BETTENDORF, IOWA 52722

SHEET NO.
C1



1 Floor Plan Building #3
1/8" = 1'-0"



2 Northeast Elevation Building #3
1/8" = 1'-0"

REVISIONS
1
2
3
4

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4510 42nd Avenue
Rock Island, IL 61201
Phone: 309 786-9920
Fax: 309-786-9924
jag-architects.com

JOSEPH ARCHITECTURAL GROUP, P.C.

Preliminary Drawings for:

Office/Warehouse Center

Centennial Court, Bettendorf, Iowa

BTS
BUILD TO SUIT, INC.
1805 State Street Suite 101, Bettendorf, IA 52722
Ph: 563-355-2022
Fax: 563-355-7806

Floor Plan

DATE
1 April 2022

A1.3

PROJECT NO.
#01922

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

April 20, 2022

Staff Report

Case No. 22-011
Request: 3232, 3244, and 3248 Centennial Court – Site Development Plan
Applicant: Focus Real Estate Development
Current Zoning Classification: I-2, General Industrial District
Current Land Use Designation: General Industrial

Background Information and Facts

Focus Real Estate Development has submitted a site development plan for 3232, 3244, and 3248 Centennial Court (Lot 1, Proposed JJZ 2nd Addition) (see Aerial Map - Attachment A and Final Plat – Attachment B). The lot will be occupied by two office/warehouse structures and a parking lot (see Site Development Plan - Attachment C). The plantings shown on the site development plan meet the required tree count of 4 tree factors (see Landscape Plan – Attachment D). The contractor condo will have indoor parking, office, and storage space (see South and West Buildings – Attachment E). The lot has received a Letter of Map Amendment from FEMA confirming it is out of the 1% annual chance of flooding designation.

Future Land Use and Comprehensive Plan

The land use designation is General Industrial, and the site is zoned I-2, General Industrial District which permits the proposed office and warehouse storage facility. The development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry.

Utilities

Utilities will be extended to the site as needed at the developer's expense. Connections for utilities to the site come from Centennial Court.

Thoroughfare, Emergency & Pedestrian Access

Access to the property is from State Street to Centennial Court. No parking will be permitted on the street because the 31-foot wide paved area is needed for larger vehicles

to enter the various lots. The parking requirements are met with the outdoor and indoor parking spaces**.**

Storm Water Detention

Storm water detention is provided for the subdivision through drainage areas on the west side of the subdivision. Water quality must be provided for individual lots.

Staff Recommendation

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

1. Approval of the site development plan does not waive any other state, federal, or local provisions as required by law.
2. No parking will be permitted on Centennial Court.
3. Water quality designs are required to be approved by the City Engineer prior to issuance of building permits.
4. Planting of trees in an easement is not permitted.

Respectfully submitted,

Greg Beck
City Planner

April 27, 2022

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 3232, 3244, and 3248 Centennial Court, submitted by Focus Real Estate Development. (Case 22-011)

Honorable Mayor and Members of the City Council:

On April 20, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan.

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

Sincerely,

Mark D. Hunt
Director, Community Development

6. Case 22-011; 3232, 3244, and 3248 Centennial Court, submitted by Focus Real Estate Development.

Beck reviewed the staff report.

Kappeler commented that there are 2 handicapped parking spots located near one building but that there aren't any in front of the other. She asked if those 2 spaces serve both buildings. Morlok explained that the buildings will share parking and that typically the handicapped spots are placed nearest the public access points to a building. He added that he believes the other building will be used for storage only and will not have public access.

> On motion by Kappeler, seconded by Adam, that a site development plan for 3232, 3244, and 3248 Centennial Court be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 2/3, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 2140 – 53rd Avenue, submitted by Genesis Bettendorf HealthPlex. (Case 22-016)

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

Genesis Bettendorf HealthPlex has submitted a site development plan for 2140 – 53rd Avenue (Lot 1, Genesis at Crow Valley 5th Addition) (see Aerial Map - Attachment A). The property is located in the C-2, Community Commercial zoning district. The property is bordered to the west by the City of Davenport which contains parcels located in their C-OP, Commercial Office Park zoning district (see Zoning Map - Attachment B). The applicant is proposing to renovate the central section of the ground level of the building to construct an 11-room Emergency Department with one ambulance bay for Genesis Health Systems (see Floor Plan - Attachment C). A site development plan review is required due to the proposed significant change in use at the location.

The current Genesis HealthPlex building consists of four stories containing a total of 42,583 square feet used for medical offices and clinic spaces. The applicant is proposing the renovation of 6,190 square feet of the first floor for an emergency department. The only exterior addition includes the ambulance bay and canopy on the west side of the building (see Ambulance Bay Plan - Attachment D).

The area of Genesis at Crow Valley 5th Addition is shown as Community Commercial on the Future Land Use Map (see Future Land Use Map - Attachment E). Adjacent parcels in the City of Davenport are shown as Regional Commercial on the Davenport Land Use +2035 Map. The future site of an emergency department meets the Comprehensive Plan's Goal C: Attract and Retain Business and Industry.

The proposed use of an emergency department is defined as a hospital per the Zoning Ordinance Use Definitions and is permitted in the C-2 district per the Zoning Ordinance's Non-Development Character Area (DCA) Zoning Districts Permitted Use Table.

Two access points are shown on the site development plan from Falcon Avenue. Emergency vehicle traffic can ingress/egress from either access point to the west side of the building where the proposed emergency patient intake canopy is shown (see Traffic Flow Diagram - Attachment F). The four-way intersection at Falcon Avenue and 53rd Avenue is signalized and is currently compatible with traffic signal preemption for emergency vehicles. The three-way, T-intersection at Falcon Avenue and 56th Avenue has one stop sign for northbound traffic on Falcon Avenue.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at the April 20, 2022 meeting.

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

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

List Attachments:

Resolution; (A) Aerial Map; (B) Zoning Map; (C) Floor Plan; (D) Ambulance Bay Plan; (E) Future Land Use Map; (F) Traffic Flow Diagram; (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. _____ - 22

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR 2140 – 53RD AVENUE

WHEREAS, Genesis Bettendorf HealthPlex has submitted a site development plan for 2140 – 53rd Avenue, and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it subject to the 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 2140 – 53rd Avenue subject to the following condition:

1. Approval of the site development plan does not waive any other federal, state, or local provisions as required by law.
2. Genesis Bettendorf HealthPlex shall provide additional screening on the western property boundary subject to the approval of the Community Development Director.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

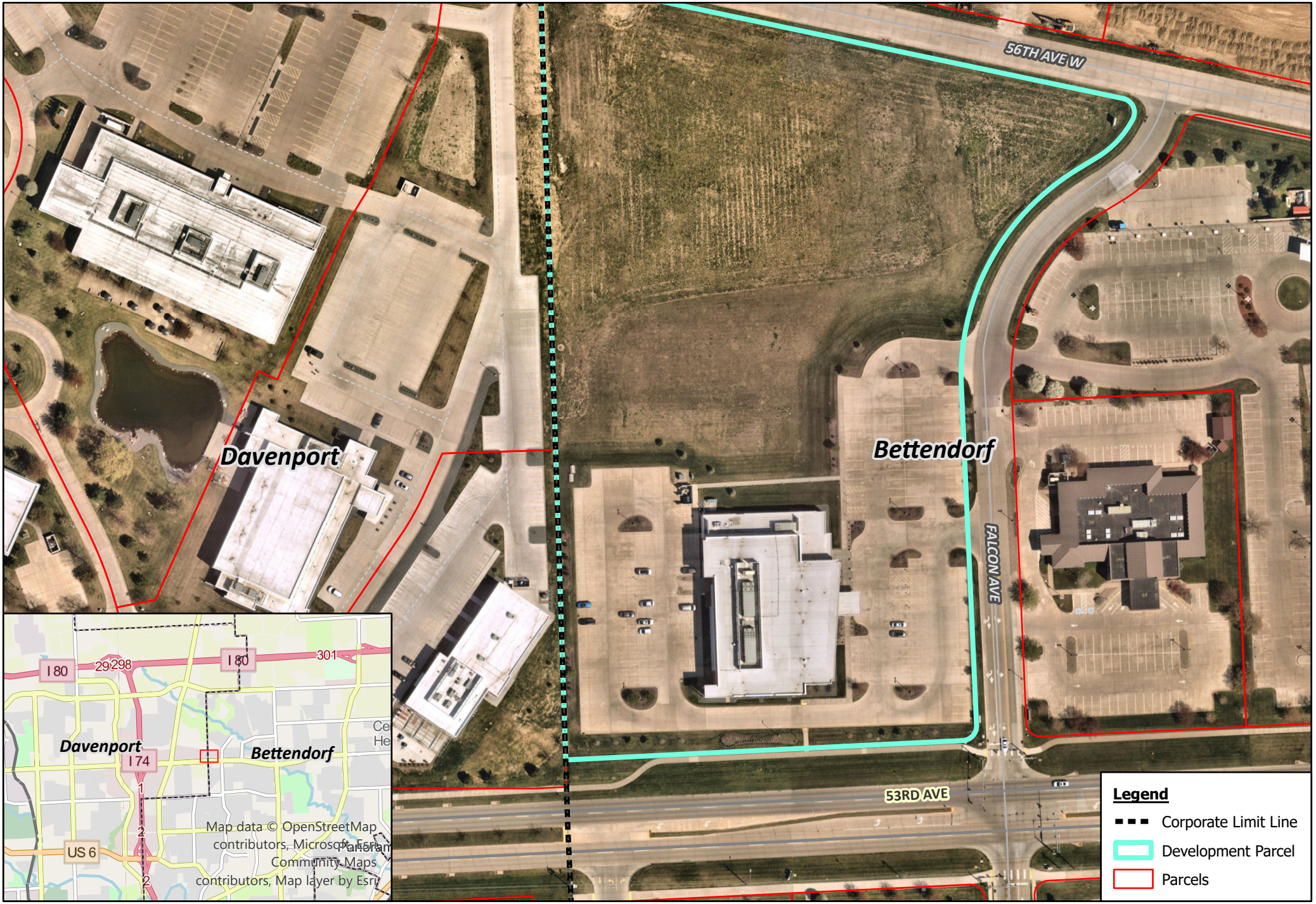
ATTEST:

_____
Decker P. Ploehn, City Clerk

Case 22-016: 2140 53rd Ave - Genesis Healthplex
Site Development Plan: Emergency Department
Aerial Map

1 Inch = 127 Feet
Feet
0 50 100 200 300

N

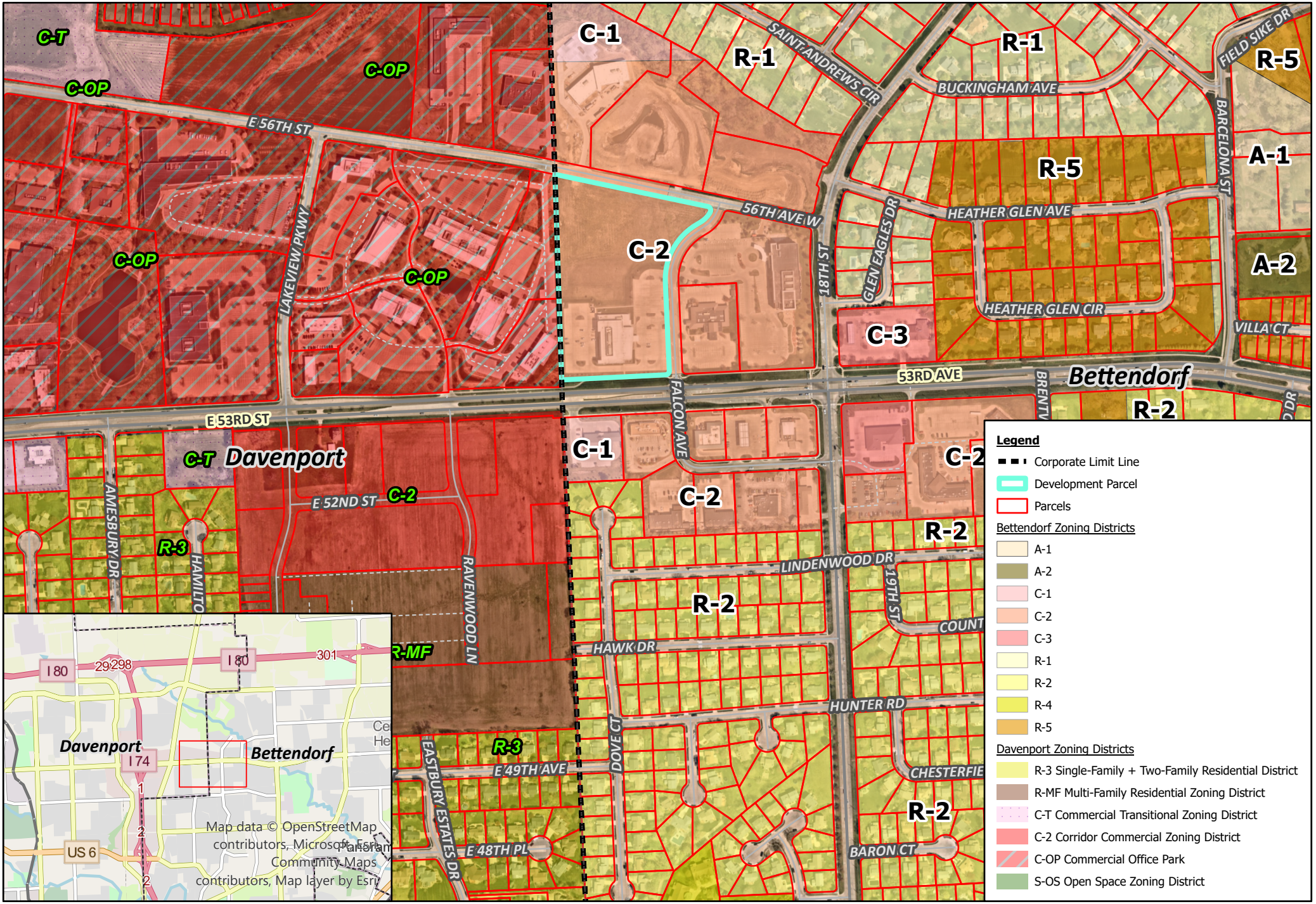


Case 22-016: 2140 53rd Ave - Genesis Healthplex
Site Development Plan: Emergency Department
Zoning Map

Bettendorf
a premier city
IOWA

N

1 Inch = 483 Feet
Feet
0 187.5 375 750 1,125



Legend

- Corporate Limit Line
- Development Parcel
- Parcels

Bettendorf Zoning Districts

- A-1
- A-2
- C-1
- C-2
- C-3
- R-1
- R-2
- R-4
- R-5

Davenport Zoning Districts

- R-3 Single-Family + Two-Family Residential District
- R-MF Multi-Family Residential Zoning District
- C-T Commercial Transitional Zoning District
- C-2 Corridor Commercial Zoning District
- C-OP Commercial Office Park
- S-OS Open Space Zoning District

2 SECOND FLOOR LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"

1 FIRST FLOOR LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"

LIFE SAFETY LEGEND

CODE REFERENCE

LIFE SAFETY AREAS

- 1HR OCCUPANCY SEPARATION
- 2HR OCCUPANCY SEPARATION
- SMOKE COMPARTMENT BOUNDARY
- HORIZONTAL EXIT
- HORIZONTAL EXIT /SMOKE CPT. BOUNDARY
- NON-PATIENT SUITE
- NON-SLEEPING SUITE
- SLEEPING SUITE
- SHAFT
- INCIDENTAL/HAZARDOUS
- STAIR
- CORRIDOR
- OPEN TO CORRIDOR
- PASSAGE

LIFE SAFETY WALLS

- 1 HR SHAFT ENCLOSURE
- 1 HR SMOKE BARRIER
- 1 HR FIRE BARRIER
- 0 HR SMOKE PARTITION

NOTE: ALL RATED WALLS ARE SMOKE RESISTANT

NOTE: SMOKE BARRIERS TO MEET OR EXCEED EQUAL-RATED FIRE BARRIER CONSTRUCTION

LIFE SAFETY DOORS

- 20 MINUTE DOORS
- 45 MINUTE DOORS
- 90 MINUTE DOORS

LIFE SAFETY PLAN SYMBOLS

- EXIT
- HORIZONTAL EXIT
- EXIT ACCESS DOOR
- EXIT DISCHARGE
- SMOKE COMPARTMENT DUAL EGRESS
- EXIT ACCESS TRAVEL DISTANCE
- TRAVEL DISTANCE (SUITE)

EXIT DOOR ####	
OCCUPANT LOAD	### |X
REQ. CLEAR WIDTH	## |X/5"
ACTUAL CLEAR WIDTH	## |Y
OCCUPANT CAPACITY	### |Y*5"

EXIT DOOR TAG
OCCUPANT LOAD < OCCUPANT CAPACITY INDICATES CODE COMPLIANCE

EXIT STAIR #	
OCCUPANT LOAD	### |X
REQ. CLEAR WIDTH	## |X_3"
ACTUAL CLEAR WIDTH	## |Y
OCCUPANT CAPACITY	### |Y/.3"

EXIT STAIR TAG
OCCUPANT LOAD < OCCUPANT CAPACITY INDICATES CODE COMPLIANCE

- EXIT SIGNAGE LIGHT
- RECESSED FIRE DEPARTMENT VALVE CABINET
- NEW FIRE EXTINGUISHER CABINET
- EXISTING FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER BRACKET MOUNTED
- FIRE ALARM PULL STATIONS

BUILDING CODE INFORMATION

GOVERNING BUILDING CODES:	2012 NFPA 101-LIFE SAFETY CODE 2015 INTERNATIONAL BUILDING CODE 2018 FGI GUIDELINES	
OCCUPANCY USE GROUP:	GROUP B, BUSINESS AMBULATORY HEALTH CARE	
CONSTRUCTION TYPE:	II-B	
SEISMIC DESIGN CATEGORY:	A	
	ALLOWABLE:	ACTUAL:
NUMBER OF STORIES:	4	2
HEIGHT:	75	32
LARGEST FLOOR AREA ALLOWED:	85,668 S.F.	42,583 S.F.
AUTOMATIC SPRINKLERS:	YES	YES
FIRE ALARM SYSTEM:	YES	YES
BUILDING AREA CALCULATIONS (SQ.FT.):	FIRST FLOOR (EXISTING)	17,228 S.F.
	FIRST FLOOR (REMODEL)	6,190 S.F.
	SECOND FLOOR (EXISTING)	18,925 S.F.
	SECOND FLOOR (REMODEL)	240 S.F.
	TOTAL	42,583 S.F

NUMBER OF EXITS REQUIRED:	2 PER STORY
BUILDING CLASSIFICATION:	OUTPATIENT CLINIC & PROVIDER BASED, OFF-CAMPUS HOSPITAL DEPARTMENT

DEAPARTMENTS AREAS

FIRST FLOOR	
LAB:	935 S.F.
CLINIC:	9,330 S.F.
EMERGENCY DEPARTMENT:	5,995 S.F.
IMAGING:	6,733 S.F.
SECOND FLOOR	
LAB:	240 S.F.
CLINIC:	18,925 S.F.

ERDMAN

One Erdman Place P.O. Box 44975
Madison, Wisconsin 53717
Phone: (608) 410-8000
FAX: (608) 410-8500

GENESIS BETTENDORF EMERGENCY DEPARTMENT

BETTENDORF, IA

GENESIS

No.	Description	Date
1	CONSTRUCTION DOCUMENTS	02-14-2022
	Document Release	

Sheet Name
LIFE SAFETY PLANS

Drn: ERDMAN Chk: ERDMAN

Sheet Number
G111

JOB # 672620

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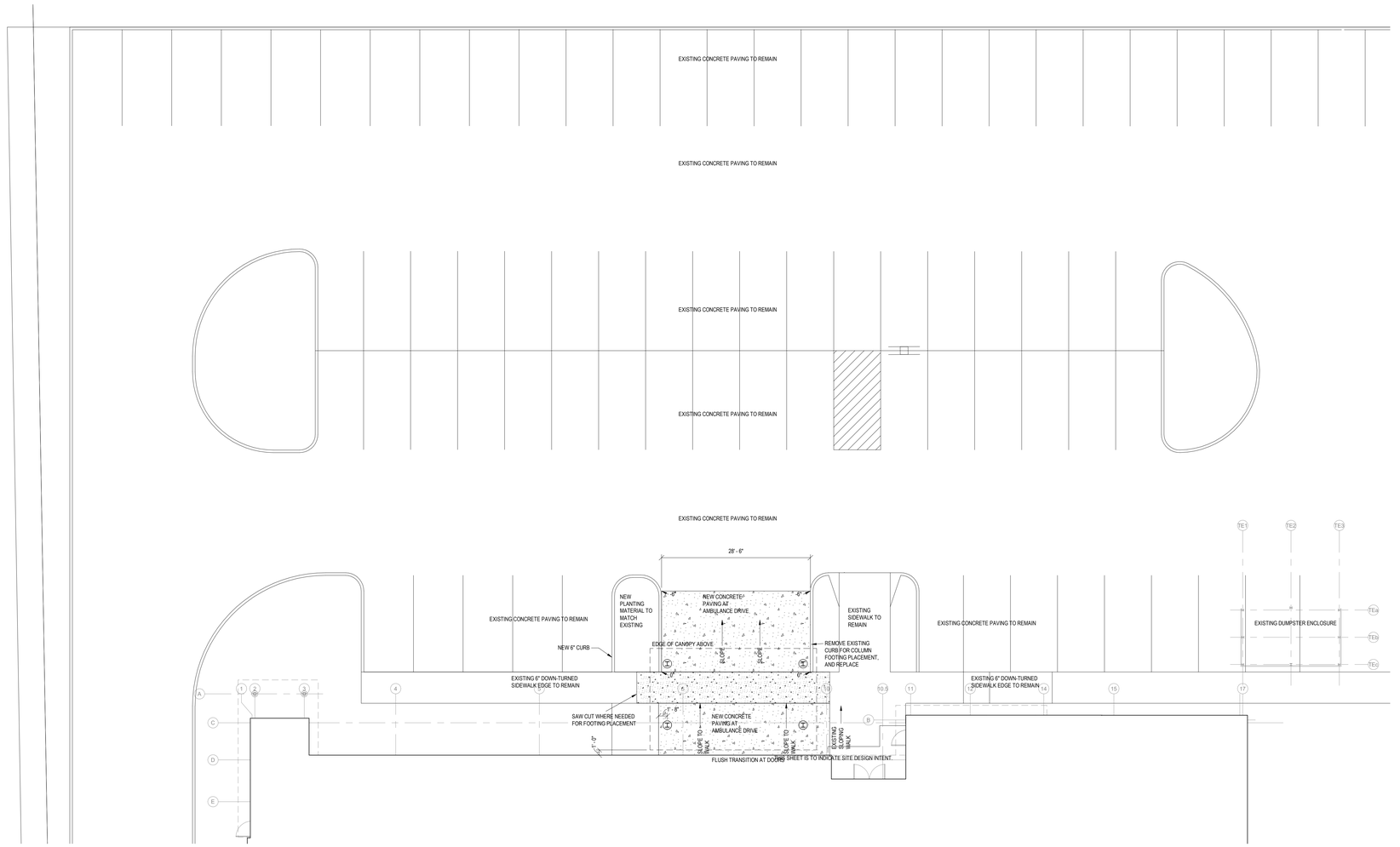
2/14/2022 2:37:50 PM BIM 360://672620 - Genesis ED - Bettendorf (AR72620_Genesis-ED_PLAN_R21.rvt



1 SITE PLAN
SCALE: 1" = 10'-0"

N

SITE PLAN - GENERAL NOTES

1. FIELD VERIFY DIMENSIONS AND CONDITIONS ON JOB SITE.
2. REFER TO OWNER'S CIVIL DRAWINGS FOR LOCATION, DIMENSIONS, AND DETAILS OF PAVEMENT, CURBES AND PARKING STRIPING.
3. CONCRETE SLABS ARE TO HAVE FLUSH TRANSITIONS WITH BUILDING FINISHED FLOOR.

ERDMAN

One Erdman Place P.O. Box 44975
Madison, Wisconsin 53717
Phone: (608) 410-8000
FAX: (608) 410-8500

GENESIS BETTENDORF EMERGENCY DEPARTMENT

BETTENDORF, IA

GENESIS

No.	Description	Date
1	CONSTRUCTION DOCUMENTS	02-14-2022

Document Release

Sheet Name
ARCHITECTURAL SITE PLAN

Drn: Author Chk: Checker

Sheet Number
A010

JOB # 672620

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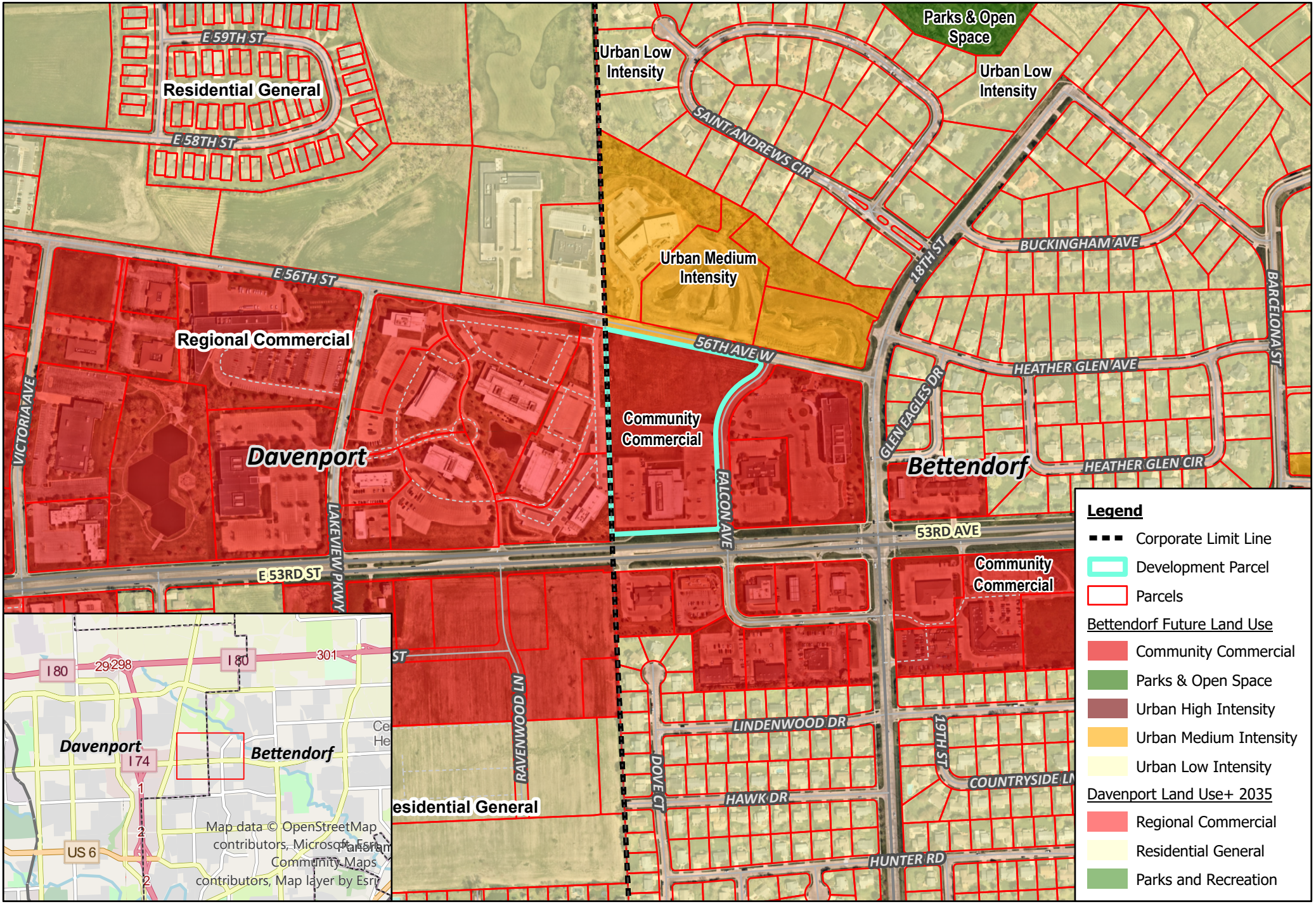
2/15/2022 1:43:55 PM BIM 360://672620 - Genesis ED - Bettendorf IA/672620_Genesis-ED_PLAN_R21.rvt

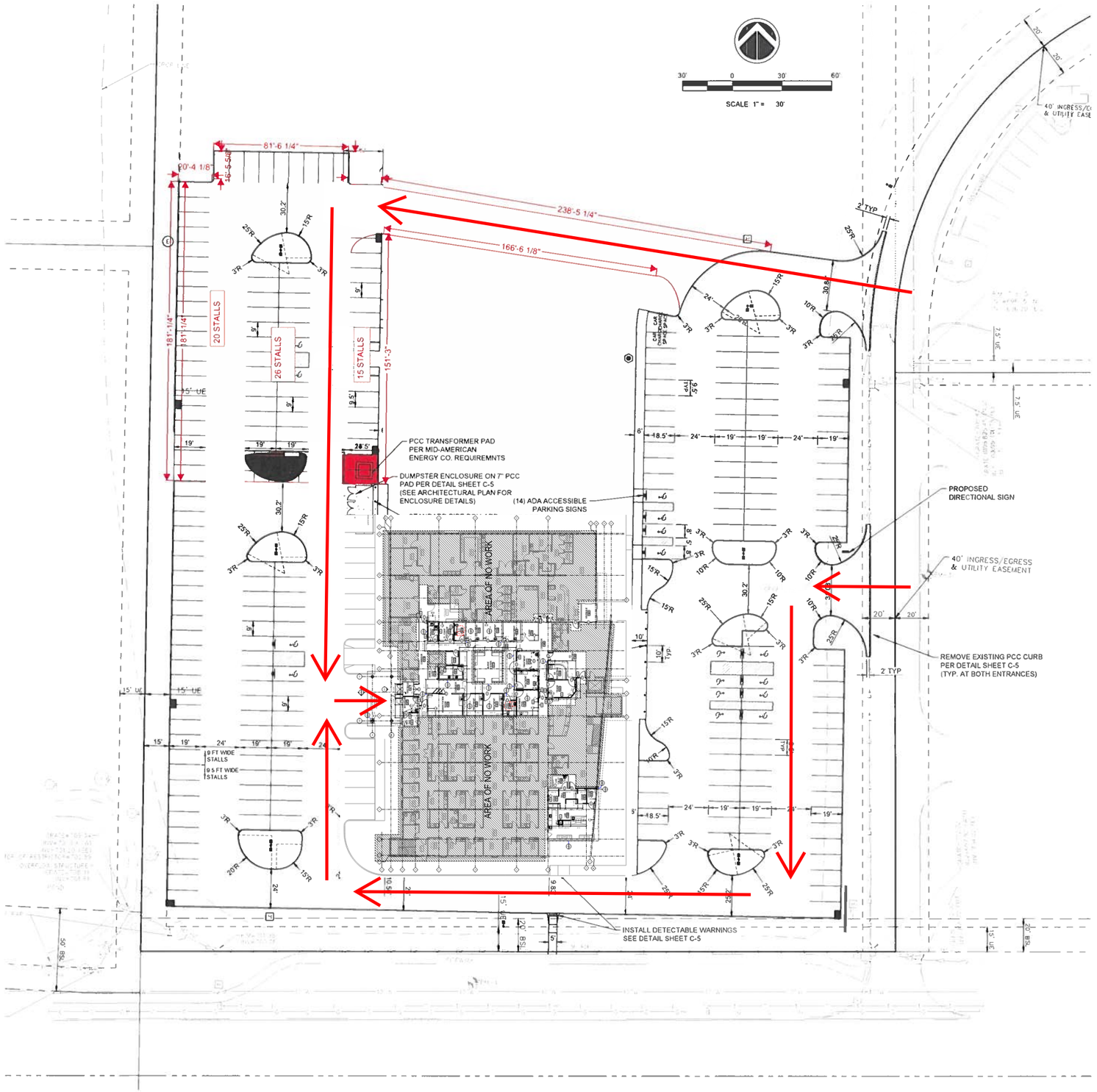
Case 22-016: 2140 53rd Ave - Genesis Healthplex
Site Development Plan: Emergency Department
Future Land Use Map

Bettendorf
a premier city
IOWA

N

1 Inch = 483 Feet
Feet
0 187.5 375 750 1,125





IOWA ONE CALL
800/292-8989
CALL 3 WORKING DAYS BEFORE YOU DIG

LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		AREA INLET
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		LIGHT POLE
		POWER POLE
		ELECTRIC MANHOLE
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
		HANDHOLE
		SIGNS
		PROPERTY BOUNDARY
		LOT LINE
		EASEMENT LINE
		R.O.W. LINE
		SETBACK LINE
		PCC SIDEWALK
		PCC CURB REMOVAL

GENERAL NOTES

1. PROJECT WILL BE COVERED BY A GENERAL PERMIT REGULATING RUNOFF FROM CONSTRUCTION SITES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE REQUIRED MONITORING, INSPECTION AND MAINTENANCE AS REQUIRED BY THE PERMIT.
2. 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.
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. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE LOCATED PARTIALLY IN THE FIELD AND PARTIALLY FROM REVIEW OF EXISTING PUBLIC RECORDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT EACH UTILITY COMPANY FOR THE FIELD LOCATION OF THEIR EXISTING LINES IN OR NEARBY THE CONSTRUCTION AREA PRIOR TO BEGINNING ANY CONSTRUCTION.
5. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

JASON L. HOLDORF 17137 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.

Signature _____ Date _____

Jason L. Holdorf
License No. 17137
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: C-1 through C-5

REVISIONS

No.	DESCRIPTION	DATE
1	ADD BOLLARDS, ADDITIONAL TRASH ENCL. & TRANS. PAD INFO.	10-03-13
2	REV. BOLLARDS, ADD'T ADA PARKING SPACES, REV. DOOR LOC.	11-06-13
	REV. PARKING AND ISLANDS FOR 9.5' SPACES	
3	RELOCATED ENTRANCES	02-05-14

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Rockford, IL • Sycamore, IL
(309) 788-7644 • (563) 344-0280 • (815) 965-6400 • (815) 895-3825
www.missman.com

GENESIS CROW VALLEY HEALTHPLEX
BETTENDORF, IOWA

AS-BUILT SITE LAYOUT

Missman Project No: C13L010
File Name: C13L010 - BASE dwg
© COPYRIGHT 2014 ALL RIGHTS RESERVED
Field Book No:
Drawn By: CAM
Checked By: JLH
Date: 11-07-14

C-1

Sheet 1 of 6

COMMUNITY DEVELOPMENT
City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4079

April 20, 2022 - Bettendorf Planning & Zoning Commission Meeting

Staff Report

Case No. 22-016
Location/Request: 2140 - 53rd Avenue - Site Development Plan
Legal Description: Lot 1, Genesis at Crow Valley 5th Addition (Parcel ID 840921701)
Applicant: Genesis Bettendorf HealthPlex
Proposed Use: Emergency Department
Zoning: C-2, Community Commercial District
Future Land Use: Community Commercial

Background Information and Facts

Genesis Bettendorf HealthPlex has submitted a site development plan for 2140 – 53rd Avenue (Lot 1, Genesis at Crow Valley 5th Addition) (see Aerial Map - Attachment A). The property is located in the C-2, Community Commercial zoning district. The property is bordered to the west by the City of Davenport which contains parcels located in their C-OP, Commercial Office Park zoning district (see Zoning Map - Attachment B). The applicant is proposing to renovate the central section of the ground level of the building to construct an 11-room Emergency Department with one ambulance bay for Genesis Health Systems (see Floor Plan - Attachment C). A site development plan review is required due to the proposed significant change in use at the location.

The current Genesis HealthPlex building consists of four stories containing a total of 42,583 square feet used for medical offices and clinic spaces. The applicant is proposing the renovation of 6,190 square feet of the first floor for an emergency department. The only exterior addition includes the ambulance bay and canopy on the west side of the building (see Ambulance Bay Plan - Attachment D).

Future Land Use Map & Compliance with Comprehensive Plan

The area of Genesis at Crow Valley 5th Addition is shown as Community Commercial on the Future Land Use Map (see Future Land Use Map - Attachment E). Adjacent parcels in the City of Davenport are shown as Regional Commercial on the Davenport Land Use+ 2035 Map. The future site of an emergency department meets the Comprehensive Plan's Goal C: Attract and Retain Business and Industry.

Zoning Compliance

The proposed use of an emergency department is defined as a hospital per the Zoning Ordinance Use Definitions. The Genesis HealthPlex and surrounding area located in Bettendorf is zoned C-2, Community Commercial. A hospital use is permitted in this district per the Zoning Ordinance's Non-Development Character Area (DCA) Zoning Districts Permitted Use Table.

Utilities

No additional utility connections will be required as a result of the proposed renovation.

Thoroughfare Plan & Pedestrian Access

Two access points are shown on the site development plan from Falcon Avenue. Emergency vehicle traffic can ingress/egress from either access point to the west side of the building where the proposed emergency patient intake canopy is shown (see Traffic Flow Diagram - Attachment F). The four-way intersection at Falcon Avenue and 53rd Avenue is signalized and is currently compatible with traffic signal preemption for emergency vehicles. The three-way, T-intersection at Falcon Avenue and 56th Avenue has one stop sign for northbound traffic on Falcon Avenue.

Off-Street Parking

A parking lot expansion was administratively approved in 2021 at the location. The expansion included an additional 61 spaces and an interior road connecting the west and east parking lot north of the current building. No additional parking spaces will be required as a result of the proposed renovation, and the parking lot expansion creates sufficient parking for the uses on site.

Storm Water Detention

No additional storm water detention is required.

Landscaping

No additional landscaping is required.

Staff Recommendation

Staff recommends approval of the site development plan.

Respectfully submitted,

Taylor Beswick
City Planner

April 27, 2022

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 2140 – 53rd Avenue, submitted by Genesis Bettendorf HealthPlex. (Case 22-016)

Honorable Mayor and Members of the City Council:

On April 20, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan.

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

Sincerely,

Mark D. Hunt
Director, Community Development

7. Case 22-016; 2140 – 53rd Avenue, submitted by Genesis Bettendorf HealthPlex.

Beswick reviewed the staff report.

Kappeler asked if the emergency department will be used for triage and that patients will then be moved elsewhere. Kevin Rossmiller, Genesis Health Systems, explained that the location was chosen because Genesis patients have to drive to the East campus for treatment. He stated that patients will not be kept at the proposed facility for more than 23 ½ hours.

Amy Cavazos, representing LeClaire Manufacturing who owns and operates Monarch Kitchen and Bar, expressed concern about the disruption to her customers from the flashing lights, sirens, and noise from the proposed emergency department as it will be located immediately adjacent to the restaurant. She explained that there are many east-facing windows and an outdoor patio and questioned whether or not the proposed location of the ambulance bay could be moved. She requested that a line of evergreens be planted on the property line to block the view of the lights and dim the sound of sirens from the ambulance bay.

Breckenfelder stated that at a previous Commission meeting it had been disclosed that the intersection of Falcon Avenue and 53rd Avenue is not correctly designed and that there is no ADA-compliant pedestrian crossing from the Genesis building to McDonald's across the street on 53rd Avenue. He commented that none of his neighbors are aware that there is an ambulance facility being proposed for the building and asked if it is being built to compete with the existing Bettendorf hospital. Rossmiller confirmed this. Breckenfelder stated that it is very difficult to cross at that intersection and that area businesses would benefit from better pedestrian access.

Wennlund asked for clarification of the notification process. Hunt stated that courtesy letters are sent to residents, signs are posted, and the packet is on the city's website. He indicated that he is unaware of any Commission meeting at which the intersection was discussed. Wennlund commented that he believes that the discussion was related to the original construction of Falcon Avenue which was not designed as a city street but was then accepted by the city. Morlok explained that he believes that the city accepted Falcon Avenue as a public street in 2015. Kappeler commented that she believes that width of Falcon Avenue was not in compliance. Morlok explained that the decision was made prior to when he started, adding that it does not appear as though there is a pedestrian crossing there, but that full pedestrian access is available at 18th Street and 53rd Avenue. He added that he would check to see why access was not provided when Falcon Avenue was built.

Breckenfelder commented that there are locations all over the city that to do not have pedestrian access. Morlok stated that most of the locations where there are no sidewalks were developed prior to the ordinance requiring them. He added that the city spends approximately $250,000 per year updating sidewalks to ADA standards but that funds are not available to fill in every sidewalk gap in the city. He reiterated that he would check to see why the crossing was not installed and if it could be added this year.

Breckenfelder stated that the issue is that there is no pedestrian access and that there is a bus stop on Falcon Avenue with no sidewalk so that riders have to use the parking lot. Morlok stated that the bus stop was added at the request of Genesis so that their clients would have a safe place to wait within their parking lot.

Orsmby requested that Rossmiller comment on whether it would be possible to move the ambulance bay to the other side of the building or provide the screening requested by Cavazo. Stoltenberg commented that it is likely that a patient who is critical would be transported to the Genesis East facility and not to the proposed emergency department. Rossmiller confirmed this, adding that he would look at doing some screening on the west side. Ormsby asked again why the west side of the building was chosen for the ambulance bay. Rossmiller explained that the west side was chosen so as not to interfere with the traffic from the main entrance for the remainder of the facility on the east side.

Ormsby asked if it is appropriate to discuss the proposed screening on the west side at this time. Hunt stated that the Commission could add a condition for the installation of screening and buffering to their recommendation.

> On motion by Ormsby, seconded by Gannaway, that a site development plan for 2140 – 53rd Avenue be recommended for approval subject to staff recommendations and the requirement for additional screening on the west property line.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 2/3, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 3245 Centennial Court, submitted by JKP Holdings, LLC. (Case 22-017)

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

JKP Holdings, LLC has submitted a site development plan for 3245 Centennial Court (Lot 10, JJZ Addition) (see Aerial Map - Attachment A). The lot will be occupied by a warehouse and office building and a parking lot which will be used by up to 3 tenants (see Final Plat and Site Development Plan - Attachments B and C). The landscaping shown on the site development plan shows the tree count has been met with 4 tree factors. The contractor condo will have indoor parking, office, and storage space (see Rendering - Attachment D). Parking for the site will be met through interior and exterior space provisions. A Letter of Map Removal shows that the lot has been raised out of the 1% annual chance of flooding designation.

The land use designation is General Industrial, and the site is zoned I-2, General Industrial District which permits the proposed contractor condominium (see Zoning Map – Attachment E). The development is supportive of Comprehensive Plan Goal C: Attract and Retain Business and Industry.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at the April 20, 2022 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Map; (B) Final Plat; (C) Site Development Plan; (D) Rendering; (E) Zoning Map; (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. _____ - 22

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR 3245 CENTENNIAL COURT

WHEREAS, JKP Holdings, LLC has submitted a site development plan for 3245 Centennial Court, and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it subject to the 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 3245 Centennial Court subject to the following conditions:

1. Approval of the site development plan does not waive any other state, federal, or local provisions as required by law.
2. No parking will be permitted on Centennial Court.
3. Water quality is required to be approved by the City Engineer prior to issuance of building permits.
4. No planting of trees in easement areas is permitted.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

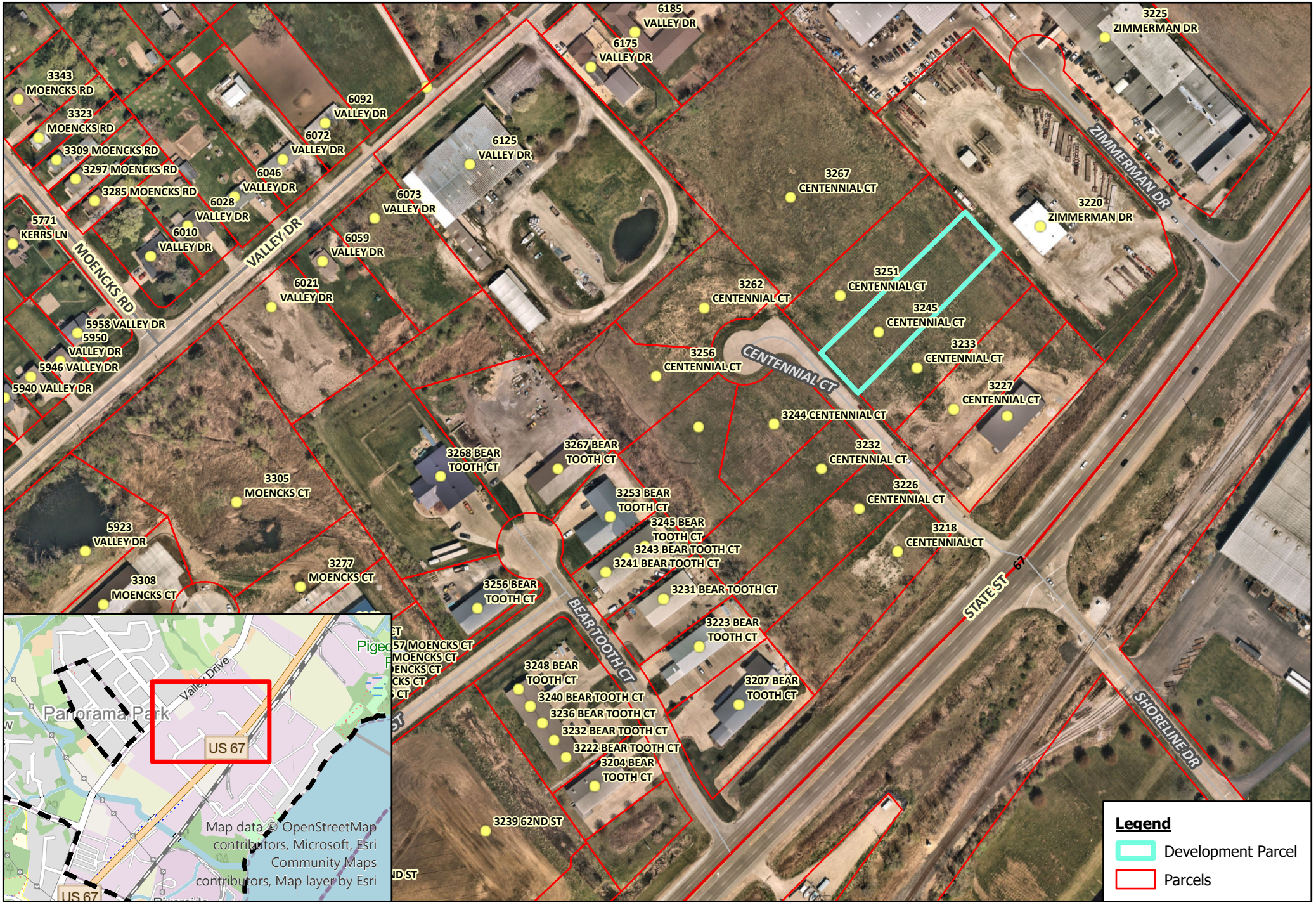
_____
Decker P. Ploehn, City Clerk

Case 22-017: 3245 Centennial Court
Site Development Plan
Aerial Map

Bettendorf IOWA
a premier city

N

1 Inch = 221 Feet
Feet
0 85 170 340 510



FINAL PLAT

JJZ ADDITION

TO THE CITY OF BETTENDORF, IA

A RE-PLAT OF LOT 2 - TALLMAN'S 3RD ADDITION AND LOT 1 - STAFFORD INDUSTRIAL PARK 2ND ADDITION

APPROVAL SIGNATURES:

MAYOR — DATE: 8-1-11

CITY CLERK — DATE: 7-26-11

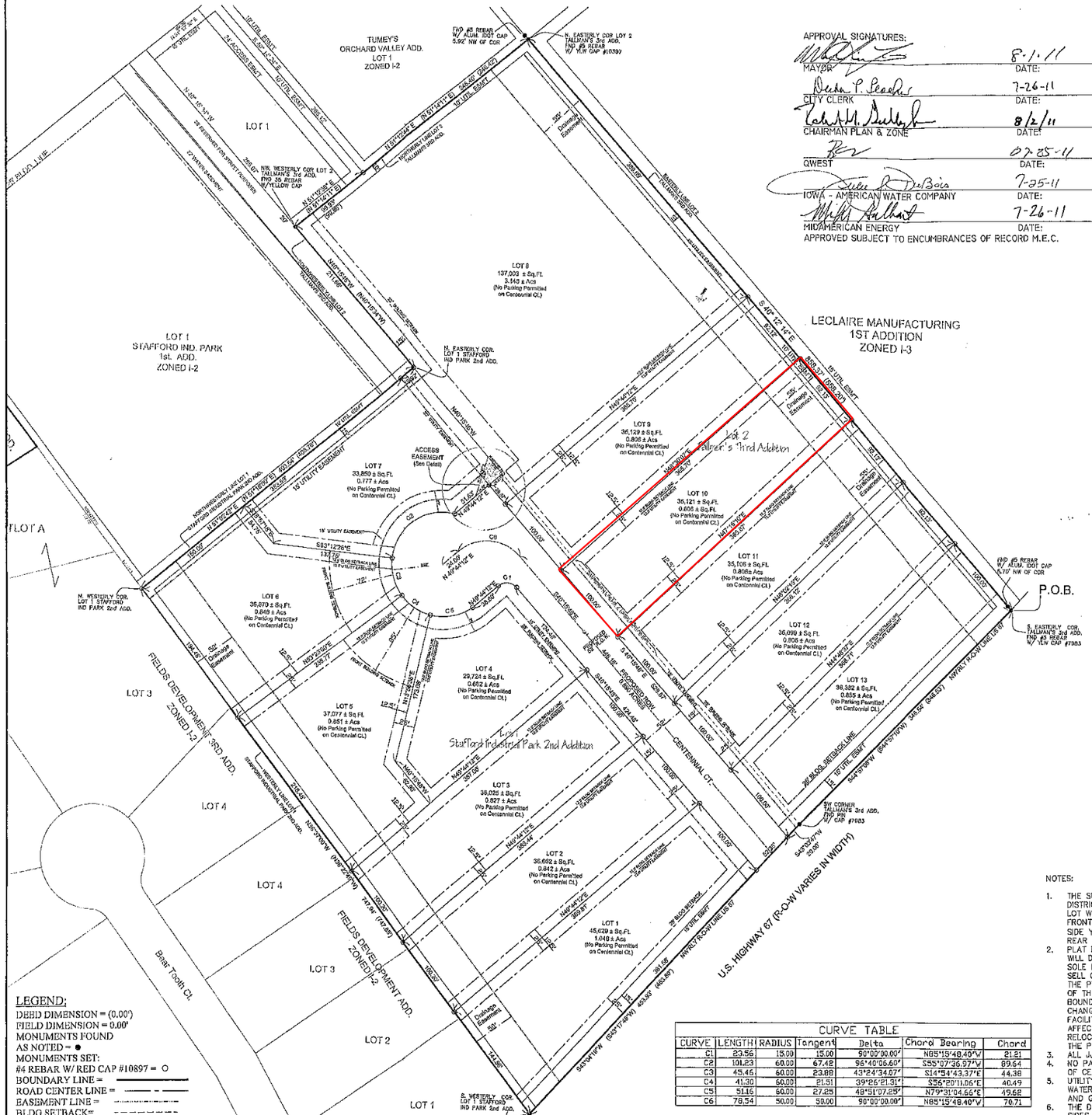
CHAIRMAN PLAN & ZONE — DATE: 8/2/11

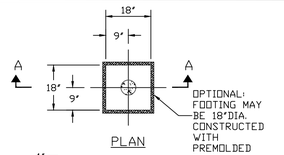
QWEST — DATE: 07-25-11

IOWA - AMERICAN WATER COMPANY — DATE: 7-25-11

MIDAMERICAN ENERGY — DATE: 7-26-11

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


TUMEY'S ORCHARD VALLEY ADD. LOT 1 ZONED I-2
LOT 1 STAFFORD IND. PARK 1st. ADD. ZONED I-2
LECLAIRE MANUFACTURING 1ST ADDITION ZONED I-3
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
Tallman's Third Addition
Stafford Industrial Park 2nd Addition
ACCESS EASEMENT (See Detail)
FIELDS DEVELOPMENT ZONED I-2 3RD ADD.
FIELDS DEVELOPMENT ZONED I-2 ADD.
Bear Tooth Ct.
CENTENNIAL CT.
U.S. HIGHWAY 67 (R-O-W VARIES IN WIDTH)
P.O.B.
FND #5 REBAR W/ ALUM. IDOT CAP 5.92' NW OF COR
N. EASTERLY COR LOT 2 TALLMAN'S 3rd ADD. FND #5 REBAR W/ YLW CAP #10397
S. EASTERLY COR. TALLMAN'S 3rd ADD. FND #5 REBAR W/ YLW CAP #7983
SW CORNER TALLMAN'S 3rd ADD. FND PIN W/ CAP #7983
N. EASTERLY COR. LOT 1 STAFFORD IND PARK 2nd ADD.
N. WESTERLY COR. LOT 1 STAFFORD IND PARK 2nd ADD.
S. WESTERLY COR. LOT 1 STAFFORD IND PARK 2nd ADD.
W. WESTERLY COR LOT 2 TALLMAN'S 3rd ADD. FND 5/8 REBAR W/YELLOW CAP
S40°12'14"E 858.37' (858.20')
N49°44'12"E 51.63'
N40°15'48"W 19.91'
N11°55'51"E 46.32'
28.87'
R=19.78'
S49°44'12"W 20.00'
N40°15'48"W 346.54' (346.60')
S43°04'19"W 453.93' (453.80')
N36°00'42"W 747.94' (748.00')
N51°02'00"E 403.54'
N51°12'36"E 99.93'
S51°12'36"W 99.93'
N51°12'36"E 99.93'
N40°15'48"W 211.66'
S40°15'48"E 211.66'
N51°12'36"E 99.93'
S40°15'48"E 246.40' (246.40')
N40°15'48"W 246.40'
S51°12'36"W 99.93'
N40°15'48"W 211.66'
S40°15'48"E 211.66'
N51°12'36"E 99.93'
S51°12'36"W 99.93'
N40°15'48"W 246.40'
S40°15'48"E 246.40'
N51°12'36"E 99.93



DUMPSTER BOLLARD DETAIL

NOT TO SCALE

LANDSCAPING NOTES

Minimum Street Yard Greenspace requirements:
Total Required Tree Factors = 4

Centennial Court = 3 Tree Factors
Vehicular Use Area = 1 Tree Factors

(Qty. = 4) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0

Deciduous Overstory Tree.
A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.

Deciduous overstory
2-inch caliper and 22-inch ball or pot 1.0
4-inch caliper and 40-inch ball or pot 2.0

PER BETTENDORF CODE 11-13-7:

GENERAL OFFICES- ONE SPACE PER 250 SF OF OFFICE.

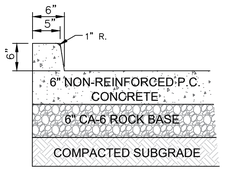
INDOOR STORAGE/WAREHOUSING: ONE SPACE FOR EACH TWO EMPLOYEES + ONE SPACE FOR EACH WORK VEHICLE.

OFFICE SPACES REQUIRED: 2000SF / 250 = 8 SPACES
WAREHOUSE SPACES REQUIRED: 2 EMP. = 2 SPACES
INTERIOR OF BUILDING = 3 SPACES AVAILABLE

TOTAL SPACES REQUIRED: 10 SPACES

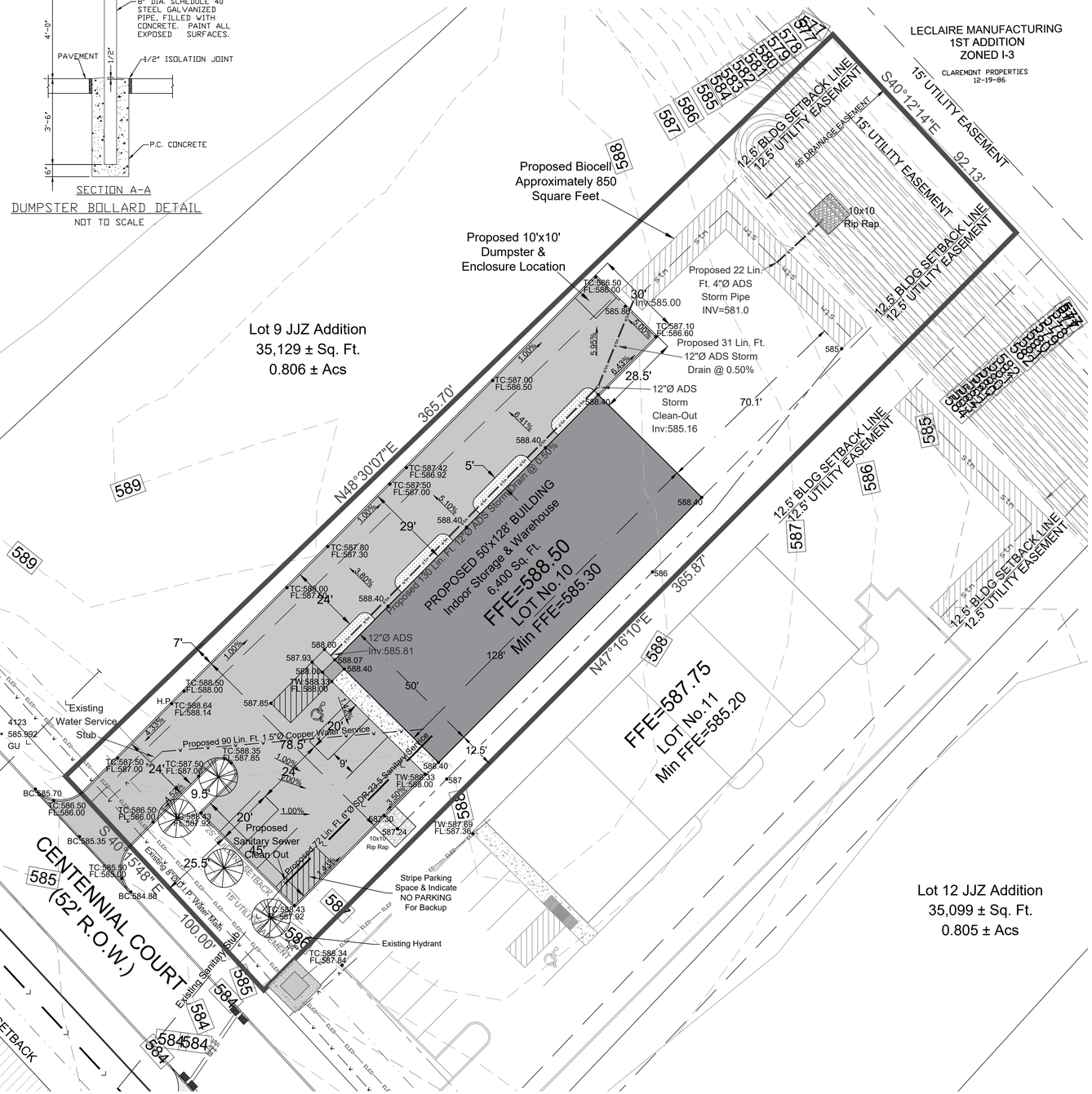
ZONING:
I-2 General Industrial District

SETBACKS:
Front: 25'
Side: 10' w/ Sum Not Less Than 25'
Rear: None

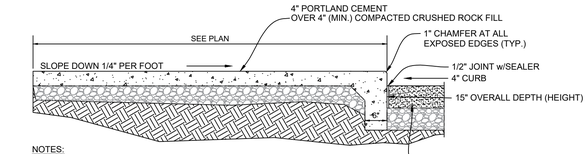


TYPICAL PCC PAVING DETAIL

NOT TO SCALE



Lot 12 JJZ Addition
35,099 ± Sq. Ft.
0.805 ± Acs



NOTES:
1. PROVIDE 3/8" WIDE x 1" DEEP TOOLED CONTRACTION JOINTS (TJ) AT 5' O.C. MAX. OR WHERE SHOWN ON PLAN.
2. TURN DOWN EDGE AT PAVEMENT AREA ONLY.

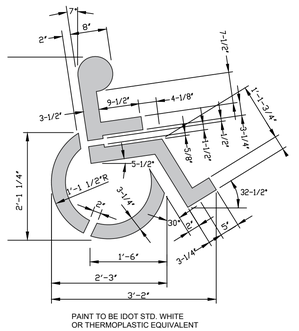
P.C.C. BARRIER SIDEWALK

NOT TO SCALE

NOTE:
SIGNS SHALL MEET ALL OF THE REQUIREMENTS OF THE IOWA ADMINISTRATIVE CODE, LATEST ISSUE FOR HANDICAPPED PARKING SIGNS

A.D.A. PARKING SIGN INSTALLATION

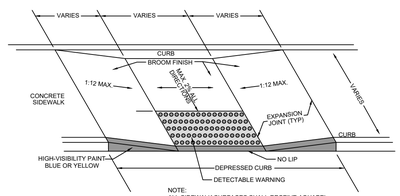
NOT TO SCALE



PAINT TO BE IDOT STD. WHITE OR THERMOPLASTIC EQUIVALENT

A.D.A. PARKING SYMBOL

NOT TO SCALE



NOTE:
ALL SIDEWALK SURFACES SHALL RECEIVE AQUAPEL PLUS (OR APPROVED EQUAL) SEALER. APPLY IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS

HANDICAP CURB RAMP

NOT TO SCALE

LEGEND:

EASEMENT	EXISTING GAS VALVE	715	EXISTING CONTOUR LINE
SETBACK LINE	EXISTING WATER VALVE	715	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			

SITE DEVELOPMENT PLAN

JKP HOLDINGS LLC

6,400 SQ. FT. COMMERCIAL BUILDING

LOT 10, JJZ ADDITION
BETTENDORF, IOWA 52722

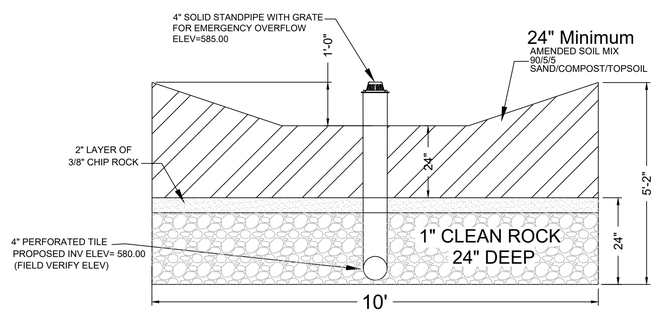
IOWA ONE CALL
800/292-8989
Call 2 Working Days BEFORE YOU DIG

N
W E
S

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20' (24x36)

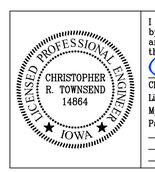
GENERAL NOTES

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: LOT 10 OF JJZ ADDITION, BETTENDORF IN 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.



DETENTION BASIN BIO-CELL DETAIL

850 S.F. MIN.
Overflow Standpipes @ 30' O.C Max.
(NOT TO SCALE)



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

4/12/2022
Date

Christopher R. Townsend, P.E.
License number: 14864
My license renewal date is December 31, 2022
Pages or Sheets covered by this seal: C0-C3

TOWNSEND ENGINEERING
CIVIL - STRUCTURAL - LAND DEVELOPMENT
2224 East 12th Street, Davenport, IA 52803
563 386.4236 office 386.4231 fax

DATE: 3/21/2022

DRAWN BY: CV
CHECKED BY: CRT

DRAWING LOCATION
S:\Ploessl\Lot 10 JJZ\Site Plan Lot 10.DWG

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Revised plan set as per City of Bettendorf review comments 4-6-22	4-12-22

SITE DEVELOPMENT PLAN
6,400 SQ. FT. COMMERCIAL BUILDING
LOT 10, JJZ ADDITION
BETTENDORF, IOWA 52722

JKP HOLDINGS LLC
6336 LAKEHURST DR
DAVENPORT IA 52807

SHEET NO.
C0

LANDSCAPING NOTES

Minimum Street Yard Greenspace requirements:
Total Required Tree Factors = 4

Centennial Court = 3 Tree Factors
Vehicular Use Area = 1 Tree Factors

(Qty. = 4) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0

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4-inch caliper and 40-inch ball or pot 2.0

ZONING:
I-2 General Industrial District

SETBACKS:
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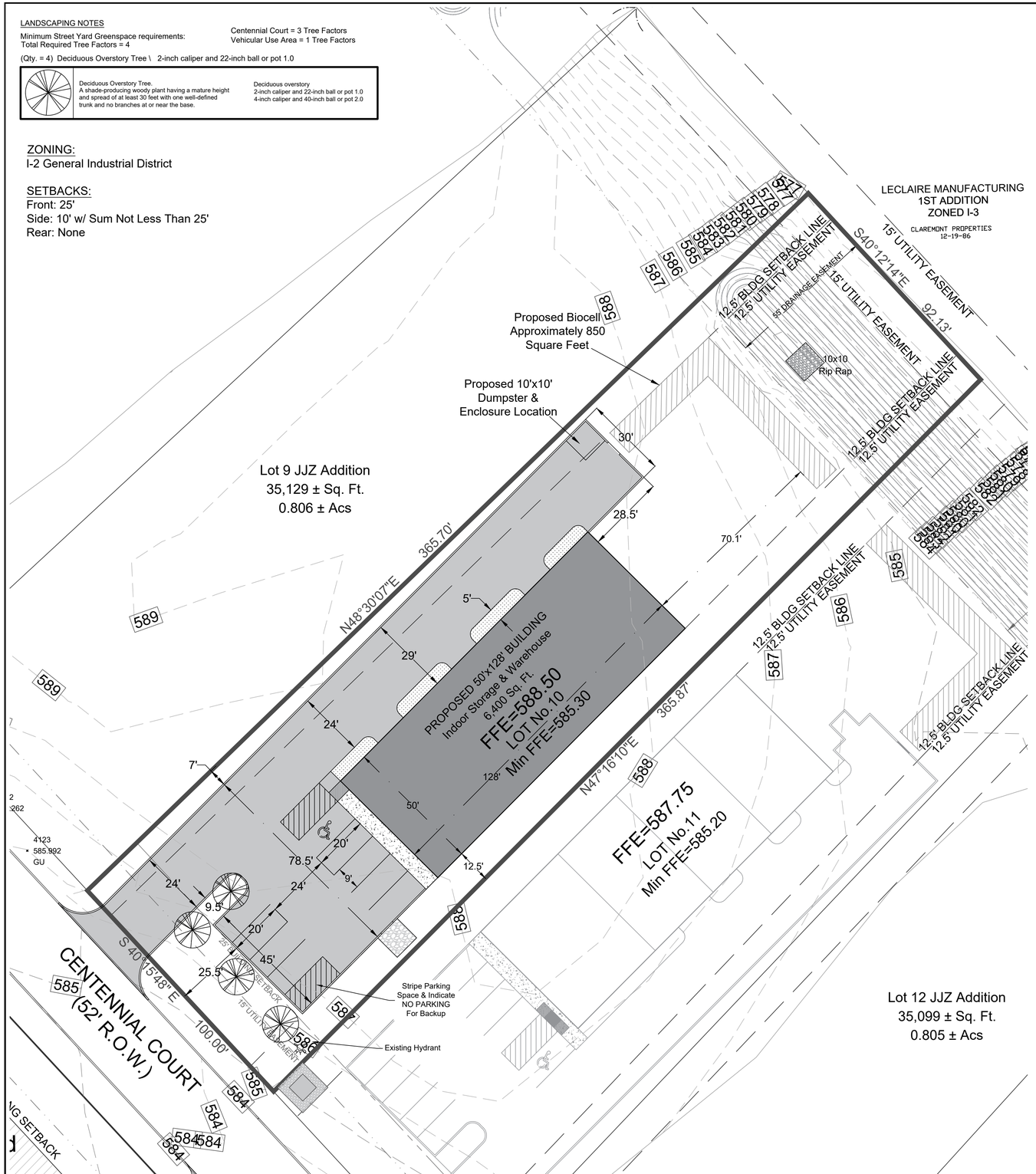
Side: 10' w/ Sum Not Less Than 25'
Rear: None



Lot 12 JJZ Addition
35,099 ± Sq. Ft.
0.805 ± Acs

PER BETTENDORF CODE 11-13-7:

GENERAL OFFICES- ONE SPACE PER 250 SF OF OFFICE.

INDOOR STORAGE/WAREHOUSING: ONE SPACE FOR EACH TWO EMPLOYEES + ONE SPACE FOR EACH WORK VEHICLE.

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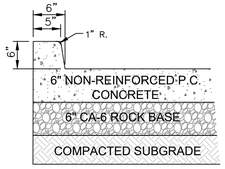
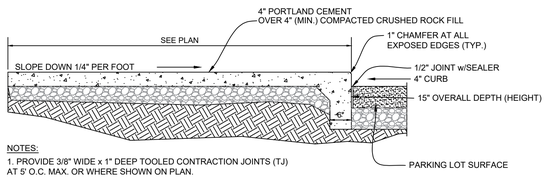
WAREHOUSE SPACES REQUIRED: 2 EMP. = 2 SPACES
INTERIOR OF BUILDING = 3 SPACES AVAILABLE

TOTAL SPACES REQUIRED: 10 SPACES



TYPICAL PCC PAVING DETAIL
NOT TO SCALE

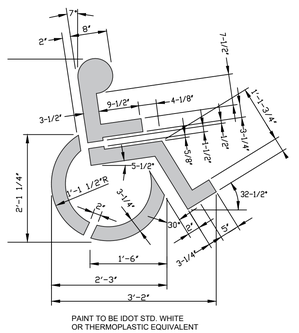


NOTES:
1. PROVIDE 3/8" WIDE x 1" DEEP TOOLED CONTRACTION JOINTS (TJ) AT 5' O.C. MAX. OR WHERE SHOWN ON PLAN.
2. TURN DOWN EDGE AT PAVEMENT AREA ONLY.

P.C.C. BARRIER SIDEWALK
NOT TO SCALE

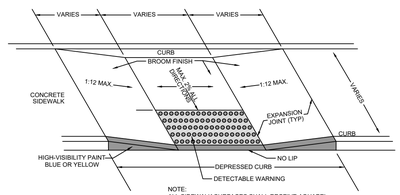
NOTE:
SIGNS SHALL MEET ALL OF THE REQUIREMENTS OF THE IOWA ADMINISTRATIVE CODE, LATEST ISSUE FOR HANDICAPPED PARKING SIGNS

A.D.A. PARKING SIGN INSTALLATION
NOT TO SCALE



PAINT TO BE IDOT STD. WHITE
OR THERMOPLASTIC EQUIVALENT

A.D.A. PARKING SYMBOL
NOT TO SCALE

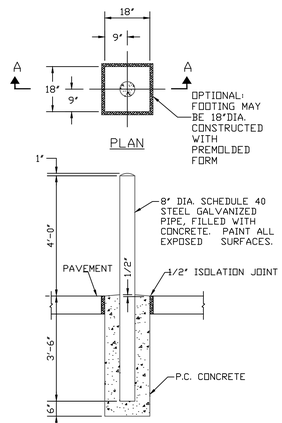


NOTE:
ALL SIDEWALK SURFACES SHALL RECEIVE AQUAPEL PLUS (OR APPROVED EQUAL) SEALER. APPLY IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS

HANDICAP CURB RAMP
NOT TO SCALE

LEGEND:

- EASEMENT
- SETBACK LINE
- CENTERLINE
- PROPERTY BOUNDARY
- EXISTING FENCE
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING GAS LINE
- EXISTING ELECTRIC
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING BUSH
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- FOUND PROPERTY PIN
- CONTROL POINT
- 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



SECTION A-A

DUMPSTER BOLLARD DETAIL
NOT TO SCALE

SITE PLAN

JKP HOLDINGS LLC

6,400 SQ. FT. COMMERCIAL BUILDING

LOT 10, JJZ ADDITION
BETTENDORF, IOWA 52722

IOWA ONE CALL
800/292-8989
Call 2 Working Days
BEFORE YOU DIG

N
W
E
S

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20' (24x36)

GENERAL 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: LOT 10 OF JJZ ADDITION, BETTENDORF IN 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.

TOWNSEND ENGINEERING
CIVIL · STRUCTURAL · LAND DEVELOPMENT
2224 East 12th Street, Davenport, IA 52803
563 386.4236 office 386.4231 fax

DATE: 3/21/2022

DRAWN BY: CV
CHECKED BY: CRT

DRAWING LOCATION
S:\Ploessl\Lot 10 JJZ\Site Plan Lot 10.DWG

NO.	REVISIONS: DESCRIPTION	DATE
1		

SITE PLAN
6,400 SQ. FT. COMMERCIAL BUILDING
LOT 10, JJZ ADDITION
BETTENDORF, IOWA 52722

JKP HOLDINGS LLC
6336 LAKEHURST DR
DAVENPORT IA 52807

SHEET NO.
C1

3d View for Chris Ploessl 50x128x16

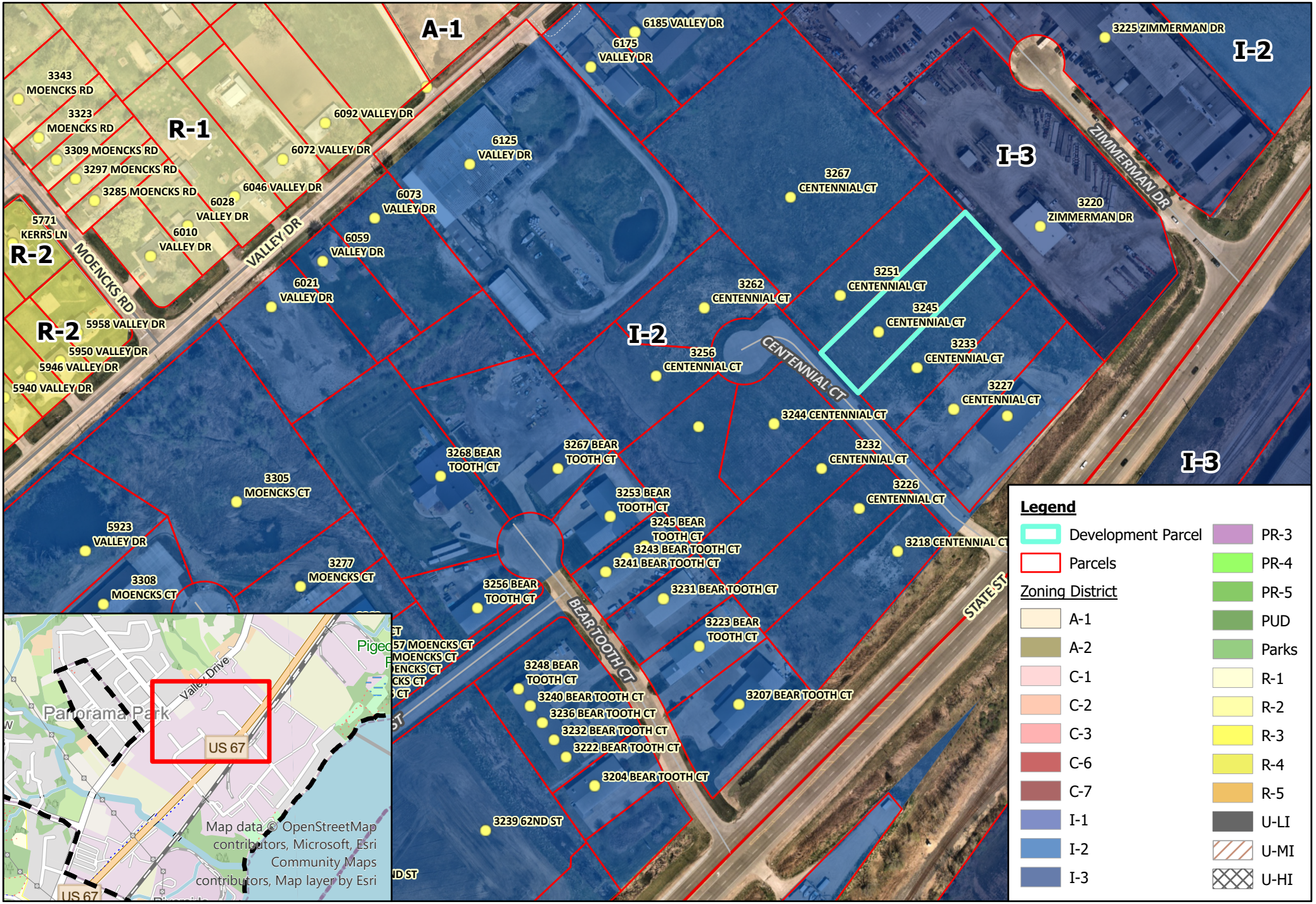
Miles Construction

Case 22-017: 3245 Centennial Court
Site Development Plan
Zoning Map

Bettendorf IOWA
a premier city

N

1 Inch = 221 Feet
Feet
0 85 170 340 510



Legend

- Development Parcel
- Parcels

Zoning District

- A-1
- A-2
- C-1
- C-2
- C-3
- C-6
- C-7
- I-1
- I-2
- I-3
- PR-3
- PR-4
- PR-5
- PUD
- Parks
- R-1
- R-2
- R-3
- R-4
- R-5
- U-LI
- U-MI
- U-HI

COMMUNITY DEVELOPMENT

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

April 20, 2022

Staff Report

Case No. 22-017

Location/Request: 3245 Centennial Court – Site Development Plan
Applicant: JKP Holdings
Current Zoning Classification: I-2, General Industrial District
Current Land Use Designation: General Industrial

Background Information and Facts

Chris Ploessl of JKP Holdings, LLC has submitted a site development plan for 3245 Centennial Court (Lot 10, JJZ Addition) (see Aerial Map - Attachment A). The lot will be occupied by a warehouse and office building and a parking lot which will be used by up to 3 tenants (see Final Plat and Site Development Plan - Attachments B and C). The landscaping shown on the site development plan shows the tree count has been met with 4 tree factors. The contractor condo will have indoor parking, office, and storage space (see Rendering - Attachment D). Parking for the site will be met through interior and exterior space provisions. A Letter of Map Removal shows that the lot has been raised out of the 1% annual chance of flooding designation.

Future Land Use and Comprehensive Plan

The land use designation is General Industrial, and the site is zoned I-2, General Industrial District which permits the proposed contractor condominium (see Zoning Map – Attachment E). The development is supportive of Comprehensive Plan Goal C: Attract and Retain Business and Industry.

Utilities

The subdivision is already served by all utility providers. Connections to the site will be extended to the site as needed at the developer's expense.

Thoroughfare, Emergency & Pedestrian Access

Access to the property is from State Street to Centennial Court. No parking will be permitted on Centennial Court because the 31-foot wide paved area is needed for larger vehicles to enter the various lots. The parking requirements are met with the outdoor and indoor parking spaces. City policy does not require sidewalks in industrial areas.

Storm Water Detention

Storm water detention is provided for the subdivision. Water quality must be provided for individual lots.

Staff Recommendation

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

1. Approval of the site development plan does not waive any other state, federal, or local provisions as required by law.
2. No parking will be permitted on Centennial Court.
3. Water quality is required to be approved by the City Engineer prior to issuance of building permits.
4. No planting of trees in easement areas is permitted.

Respectfully submitted,

Greg Beck
City Planner

April 27, 2022

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 3245 Centennial Court, submitted by JKP Holdings, LLC. (Case 22-017)

Honorable Mayor and Members of the City Council:

On April 20, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan.

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

Sincerely,

Mark D. Hunt
Director, Community Development

8. Case 22-017; 3245 Centennial Court, submitted by JKP Holdings, LLC.

Beck reviewed the staff report.

Ormsby asked if there is a requirement that trees be planted. Wennlund confirmed this, adding that 4 tree factors are required to be planted outside the easement area.

> On motion by Adam, seconded by Kappeler, that a site development plan for 3245 Centennial Court be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: May 2/3, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 3262 Centennial Court, submitted by Kyle Pfitzenmaier/Pfitz's Fence and Deck. (Case 22-019)

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

Kyle Pfitzenmaier/Pfitz's Fence and Deck has submitted a site development plan for 3262 Centennial Court (Lot 7, JJZ Addition) (see Aerial Map - Attachment A). The lot will be occupied by a building and parking lot which will be used as the headquarters for Pfitz's Fence and Deck (see Site Development Plan - Attachment B). The site development plan shows a 8,160 square foot, one-story, light industrial building. It will have a poured concrete foundation with metal panel exterior walls and roof on a wood frame. There will be stone veneer around the office section. The windows will be double-pane glass in vinyl frames. A workshop and indoor storage will encompass the northern 6,240 square feet of the building, and an office area will occupy the southern 1,920 square feet. The office area will include a showroom, three private offices, two restrooms, a kitchenette, and storage closet (see Floor Plans - Attachment C and Elevation Drawing - Attachment D).

The area of JJZ First Addition is shown as Industrial on the Future Land Use Map (see Future Land Use Map - Attachment E). The future site of a fence and deck contractor office and showroom meets the Comprehensive Plan's Goal C: Attract and Retain Business and Industry.

The site is located in the I-2, General Industrial Zoning District (see Zoning Map - Attachment F). The proposed use of a fence and deck headquarters is defined as a construction yard per the Zoning Ordinance Use Definitions and which is a permitted use in this district.

The building meets all bulk standards specified for the I-2 District and does not encroach into any easements (see JJZ Addition Final Plat - Attachment G). A retracement survey was conducted to identify an access easement to Lot 8, JJZ Addition (see Lot 7, JJZ Addition Retracement Survey – Attachment H)

All lots in JJZ Addition have an effective Letter of Map Amendment (LOMA) removing the property from the regulated 1% Annual Chance, Special Hazard Flood Area (SHFA) (see Floodplain & Effective LOMAs - Attachment I).

Consult the Planning and Zoning Commission staff report for further details (see Staff report to the Planning and Zoning Commission – Attachment J).

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at the April 20, 2022 meeting (see Planning and Zoning Commission report to the Mayor and City Council – Attachment K; AND see Excerpts from the Planning and Zoning Commission Minutes – Attachment L).

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 Map; (B) Site Development Plan; (C) Floor Plans; (D) Elevation; (E) Future Land Use Map; (F) Zoning Map; (G) JJZ Addition Final Plat; (H) Lot 7, JJZ Addition Retracement Survey; (I) Floodplain & Effective LOMAs; (J) Staff report to the Planning and Zoning Commission; (K) Planning and Zoning Commission report to the Mayor and City Council; (L) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter

RESOLUTION NO. _____ - 22

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR 3262 CENTENNIAL COURT

WHEREAS, Kyle Pfitzenmaier/Pfitz's Fence and Deck has submitted a site development plan for 3262 Centennial Court, and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it subject to the 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 3262 Centennial Court subject to the following conditions:

1. Landscaping requirements are to be met per the adopted Landscape Handbook.
2. No parking will be permitted on Centennial Court.
3. Water quality is required to be approved by the City Engineer prior to issuance of building permits.
4. Approval of the site development plan does not waive any other state, federal, or local provisions as required by law.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

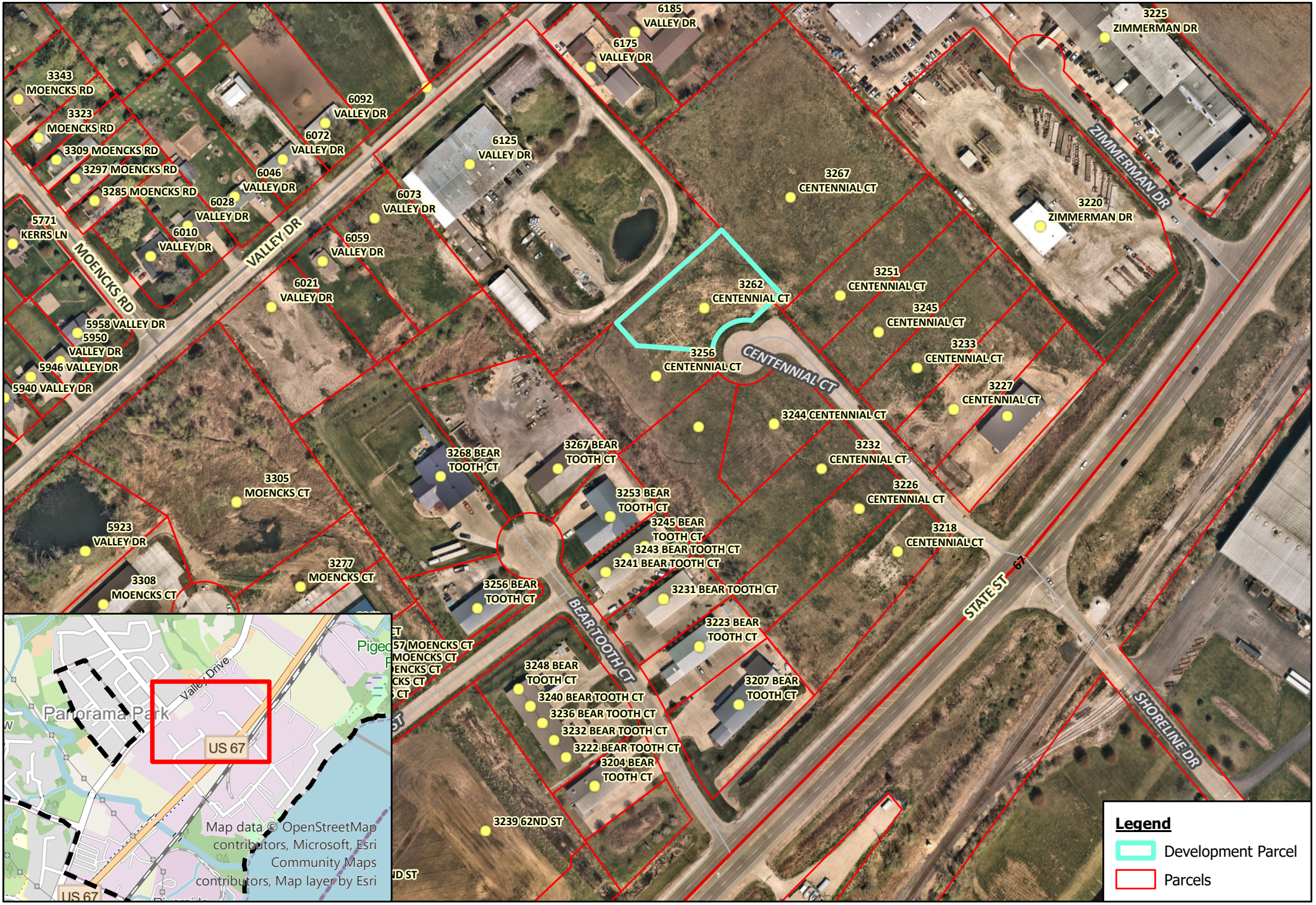
Decker P. Ploehn, City Clerk

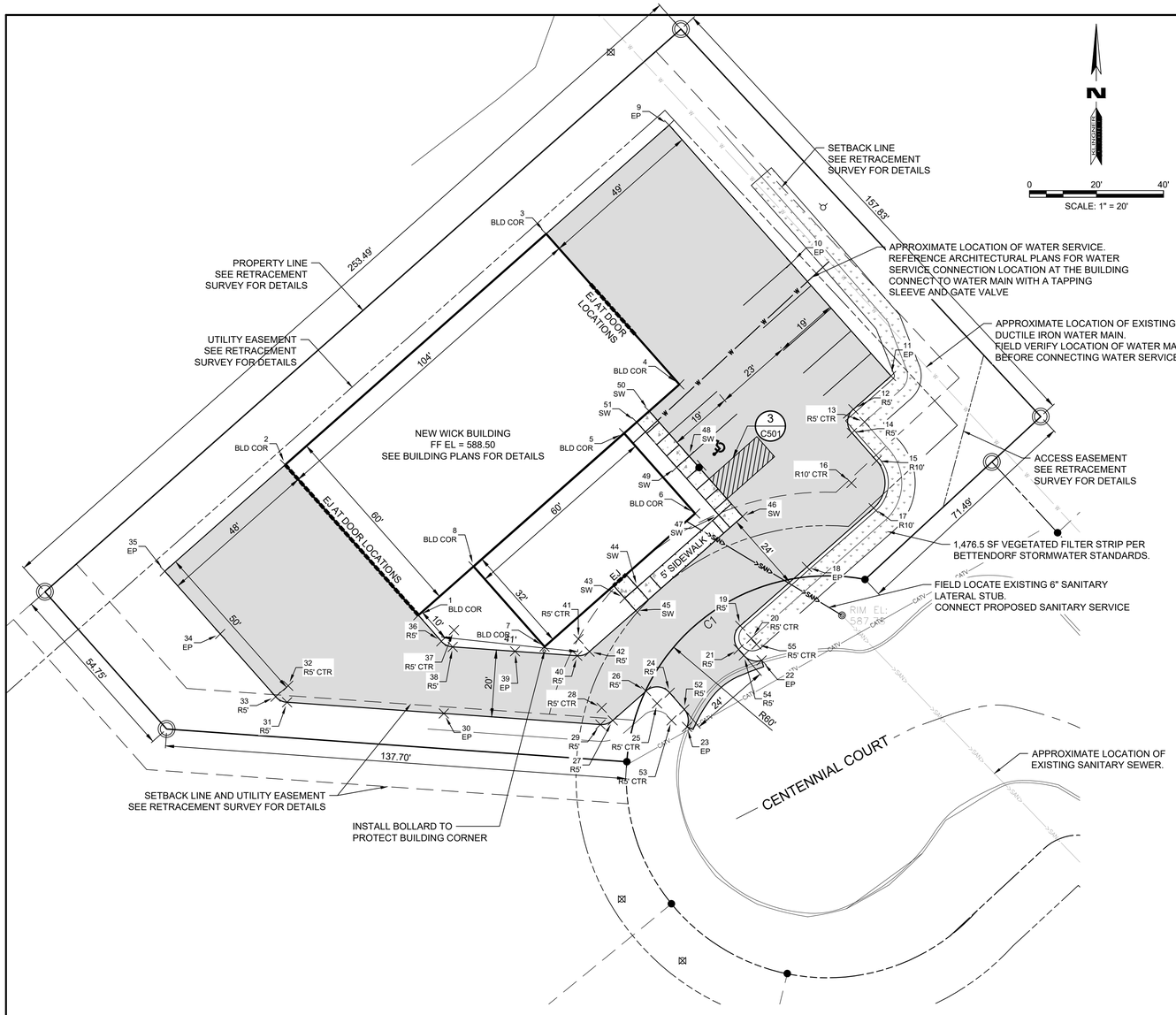
Case 22-019: 3262 Centennial Court
Site Development Plan
Aerial Map

Bettendorf IOWA
a premier city

N

1 Inch = 221 Feet
Feet
0 85 170 340 510





CURB, PAVEMENT AND RADIUS POINTS

POINT #	DESC.	NORTHING	EASTING
1	BLD COR	581409.9018	2476298.4753
2	BLD COR	581454.8426	2476258.7220
3	BLD COR	581523.7483	2476336.6193
4	BLD COR	581478.8075	2476376.3726
5	BLD COR	581464.2313	2476359.8944
6	BLD COR	581440.2629	2476381.0961
7	BLD COR	581400.5096	2476336.1553
8	BLD COR	581424.4780	2476314.9536
9	EP	581556.2135	2476373.3210
10	EP	581515.0178	2476409.7615
11	EP	581481.3122	2476439.5765
12	R5'	581471.3738	2476428.3413
13	R5' CTR	581467.6288	2476431.6541
14	R5'	581464.3160	2476427.9090
15	R10'	581456.0121	2476435.2544
16	R10' CTR	581449.3865	2476427.7643
17	R10'	581441.8886	2476434.3810
18	EP	581424.3129	2476414.4646
19	R5'	581406.7371	2476394.5482
20	R5' CTR	581402.9882	2476397.8566
21	R5'	581399.7213	2476394.0714
22	EP	581396.4316	2476400.9433
23	EP	581376.5831	2476378.6581
24	R5'	581386.7654	2476373.4961
25	R5' CTR	581383.5890	2476369.7244
26	R5'	581387.2672	2476366.4401
27	R5'	581378.5058	2476356.5119
28	R5' CTR	581382.2548	2476353.2035
29	R5'	581377.2674	2476352.8490
30	EP	581380.5929	2476306.0666

CURB, PAVEMENT AND RADIUS POINTS

POINT #	DESC.	NORTHING	EASTING
31	R5'	581383.9185	2476259.2842
32	R5' CTR	581388.8420	2476259.6072
33	R5'	581385.5931	2476255.8937
34	EP	581404.3165	2476239.3315
35	EP	581423.0399	2476222.7693
36	R5'	581402.1278	2476305.3519
37	R5' CTR	581405.4406	2476309.0969
38	R5'	581400.4532	2476308.7424
39	EP	581399.1324	2476327.3226
40	R5'	581397.8116	2476345.9028
41	R5' CTR	581402.7990	2476346.2574
42	R5'	581399.0501	2476349.5657
43	SW	581414.9848	2476360.0660
44	SW	581418.2975	2476363.8110
45	SW	581411.2397	2476363.3787
46	SW	581439.3608	2476395.2449
47	SW	581439.8306	2476388.1540
48	SW	581457.3746	2476379.3105
49	SW	581454.0618	2476375.5654
50	SW	581470.8194	2476367.4176
51	SW	581467.5441	2476363.6394
52	R5'	581381.7976	2476377.8382
53	R5' CTR	581378.5307	2476374.0530
54	R5'	581397.9233	2476395.6233
55	R5' CTR	581401.1902	2476399.4084

NOTES:
- VERIFY LOCATION OF ALL DOORS AND STOOPS WITH THE ARCHITECTURAL PLANS FROM WICK BUILDINGS

PARKING:
- PER CITY CODE FOR INDOOR OR OUTDOOR STORAGE OR WAREHOUSING
  - 5 WORK VEHICLES — 5 STALLS
  - 5-6 EMPLOYEES — 3 STALLS
  - 8 STALLS

WATER QUALITY VOLUME:
- IMPERVIOUS AREA IS 60.3%
- WQv = 2,152 CF

PAVEMENT & JOINT LEGEND

- PCC SIDEWALK (DETAIL 4/C501)
- ASPHALT PAVEMENT (DETAIL 6/C501)
- EXPANSION JOINT (EJ)
- SAWED JOINT (SJ)

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
www.klingner.com
Quincy, IL Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO
Davenport, Iowa
4111 East 60th St
563.359.1348

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR
1		-	-

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE PLAN

KLYE PFITZENMAIER
3262 CENTENNIAL COURT
BETTENDORF, IOWA 52722

Non-Reduced Sheet Size: 22" x 34"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
JMS	JMS
FIELD: LDM	FIELD BOOK:
CHECKED: DCD	CHECK DATE: - -

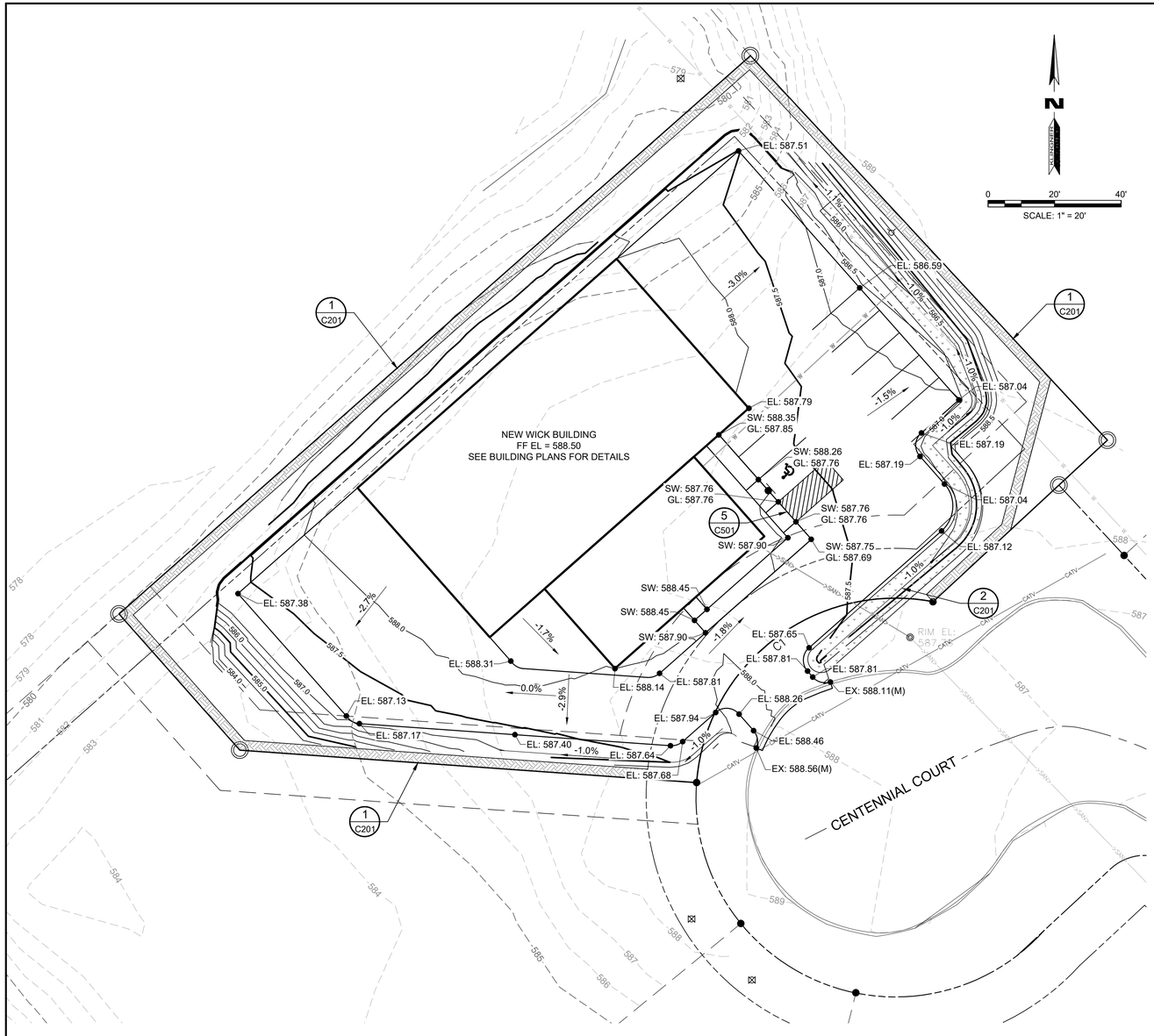
SHEET TITLE

SITE DIMENSIONAL PLAN

PROJECT NO.
21-6132

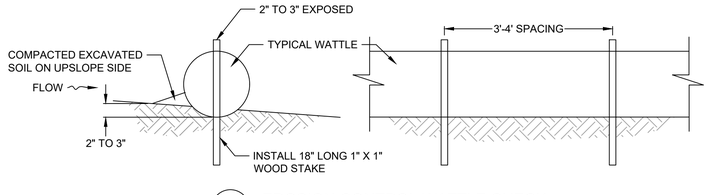
DRAWING ISSUED DATE:
4/26/2022

SHEET
C101

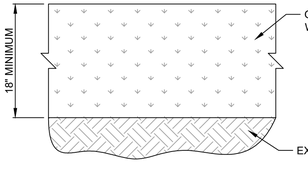


LEGEND

EXISTING	PROPOSED	
		SUMMIT / HIGH POINT
601	601	CONTOURS
600	600	INDEX CONTOURS
		DIRECTION OF DRAINAGE SWALE
+600.00	600.00	SPOT ELEVATION
		EROSION CONTROL BARRIER
		VEGETATED FILTER STRIP



1 EROSION CONTROL WATTLE CHECK
NOT TO SCALE



NOTES:
- NATIVE PLANTS SHALL BE DROUGHT TOLERANT AND SELF-SUSTAINING

2 VEGETATED FILTER STRIP DETAIL
NOT TO SCALE

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.359.1348
www.klingner.com
Quincy, IL Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR
1		-	-

PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN

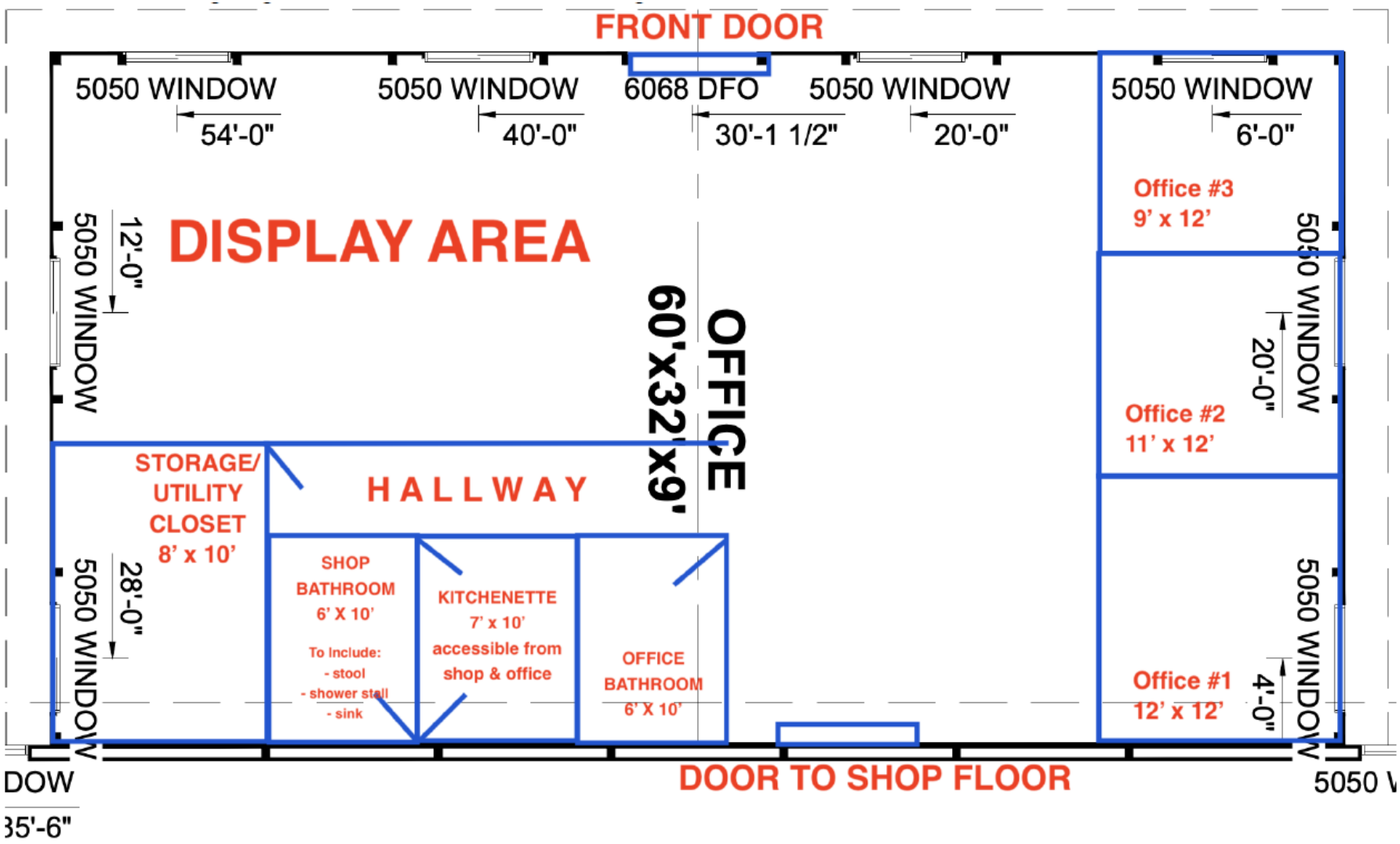
KLYE PFITZENMAIER
3262 CENTENNIAL COURT
BETTENDORF, IOWA 52722

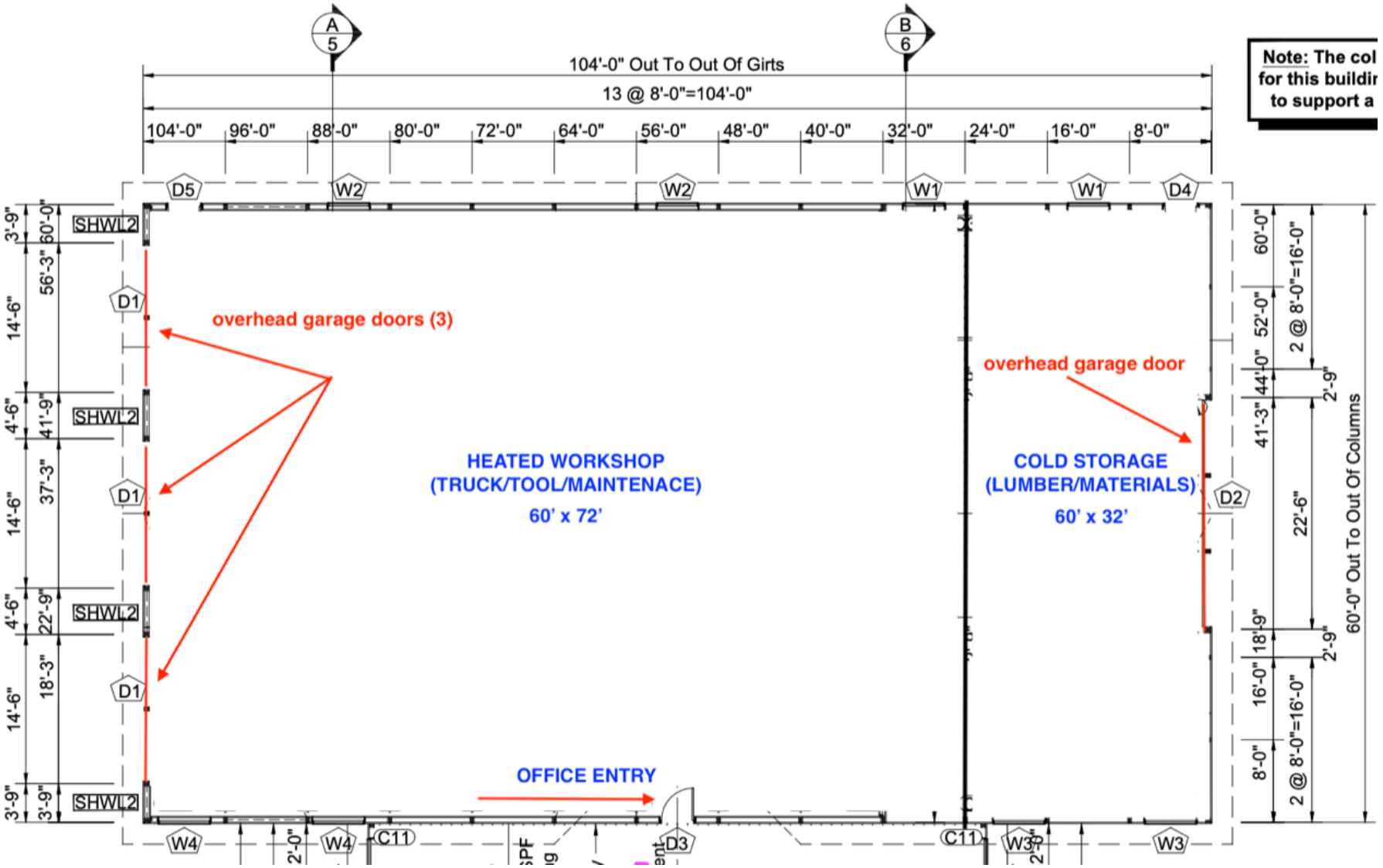
Non-Reduced Sheet Size: 22" x 34"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

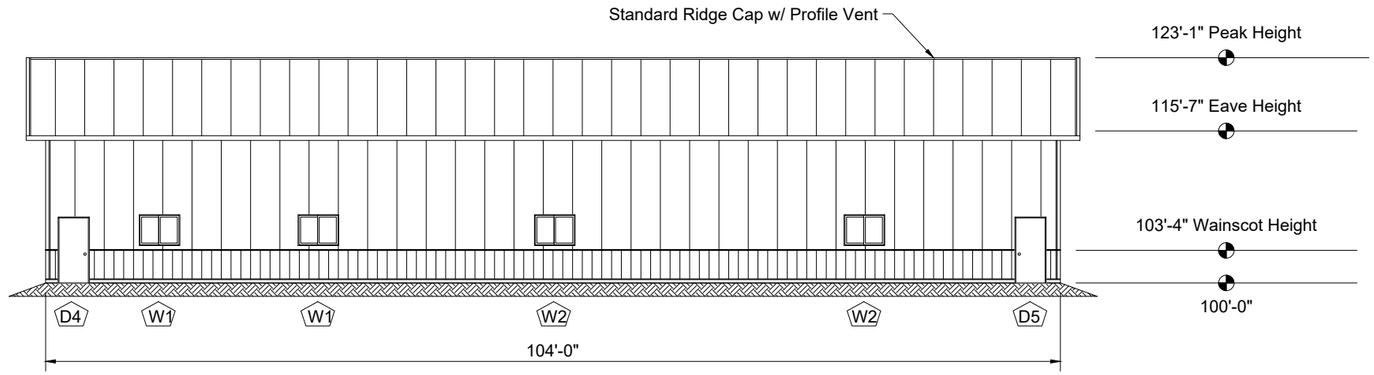
DESIGNED	DRAWN
JMS	JMS
FIELD	FIELD BOOK
LDM	-
CHECKED	CHECK DATE
DCD	-

SHEET TITLE
GRADING & EROSION CONTROL PLAN

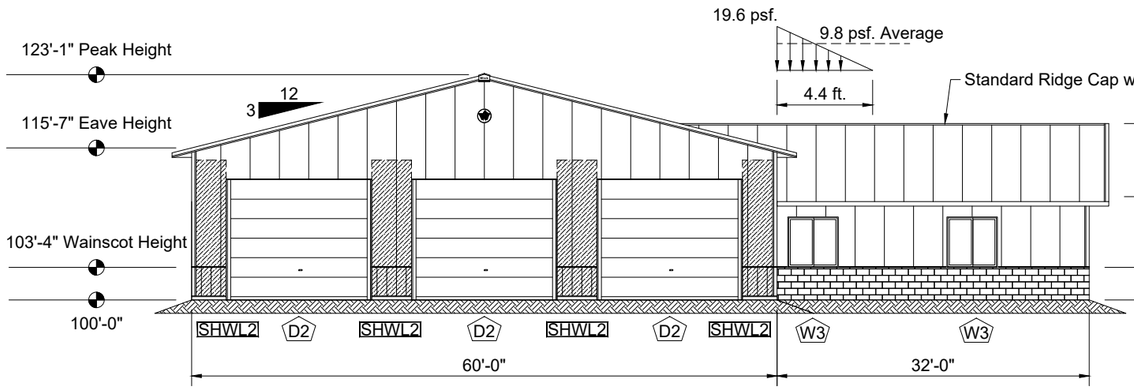
PROJECT NO.
21-6132
DRAWING ISSUED DATE:
4/26/2022
SHEET
C201


FRONT DOOR
5050 WINDOW
54'-0"
5050 WINDOW
40'-0"
6068 DFO
30'-1 1/2"
5050 WINDOW
20'-0"
5050 WINDOW
6'-0"
Office #3
9' x 12'
DISPLAY AREA
12'-0"
5050 WINDOW
60'x32'x9'
OFFICE
5050 WINDOW
20'-0"
Office #2
11' x 12'
STORAGE/
UTILITY
CLOSET
8' x 10'
HALLWAY
28'-0"
5050 WINDOW
SHOP
BATHROOM
6' X 10'
To Include:
- stool
- shower stall
- sink
KITCHENETTE
7' x 10'
accessible from
shop & office
OFFICE
BATHROOM
6' X 10'
5050 WINDOW
4'-0"
Office #1
12' x 12'
DOOR TO SHOP FLOOR
5050 W
DOW
35'-6"

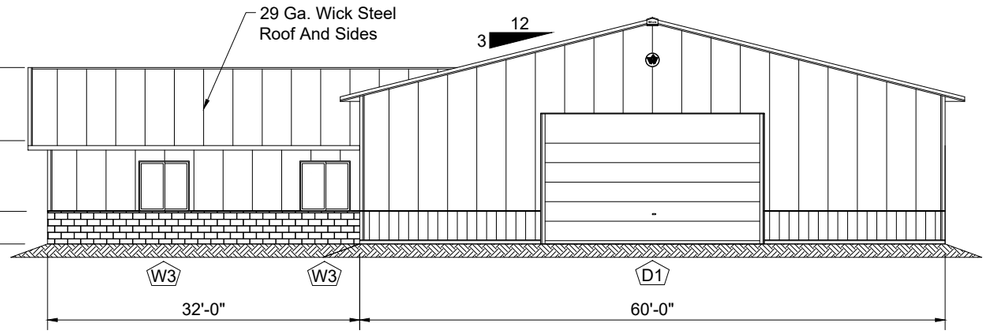

A
5
B
6
104'-0" Out To Out Of Girts
13 @ 8'-0"=104'-0"
104'-0"
96'-0"
88'-0"
80'-0"
72'-0"
64'-0"
56'-0"
48'-0"
40'-0"
32'-0"
24'-0"
16'-0"
8'-0"
Note: The col
for this buildir
to support a
D5
W2
W2
W1
W1
D4
SHWL2
SHWL2
SHWL2
SHWL2
D1
D1
D1
overhead garage doors (3)
overhead garage door
HEATED WORKSHOP
(TRUCK/TOOL/MAINTENACE)
60' x 72'
COLD STORAGE
(LUMBER/MATERIALS)
60' x 32'
D2
OFFICE ENTRY
W4
W4
C11
D3
C11
W3
W3
3'-9"
60'-0"
56'-3"
14'-6"
4'-6"
41'-9"
37'-3"
14'-6"
4'-6"
22'-9"
18'-3"
14'-6"
3'-9"
3'-9"
60'-0"
52'-0"
44'-0"
41'-3"
22'-6"
18'-9"
16'-0"
8'-0"
2 @ 8'-0"=16'-0"
2'-9"
2'-9"
2 @ 8'-0"=16'-0"
60'-0" Out To Out Of Columns



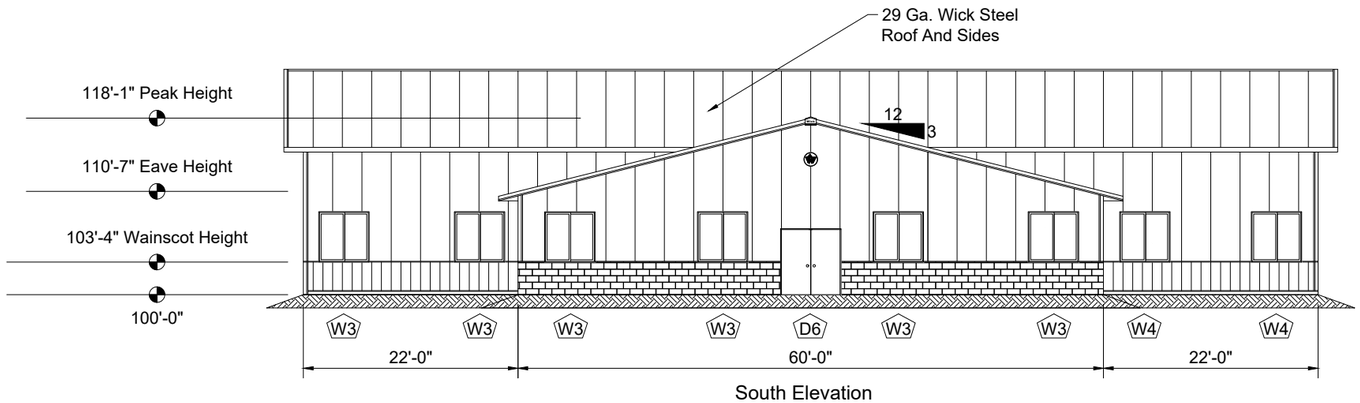
North Elevation



West Elevation



East Elevation



South Elevation

See Floor Plan:
Door & Window Schedule
Bracing Legend

Commercial Storage Garage
60'-0" x 104'-0" x 14'-4" ICH

30 PSF Ground Snow Load
115 MPH Ultimate Wind Speed
2000 PSF Presumptive Soil Bearing

Submittal Plans

Prior to Layout and Construction of the building, refer to the "Construction Drawings" Packet, sent with the building materials, for complete construction detail information.

Wick Buildings®

Engineering Office:
405 Walter Road,
Mazomanie, Wisconsin 53560
Phone: 608-795-2294
Fax: 608-795-2534
Web Site: www.wickbuildings.com

This building is designed to Wick Building's specifications and materials, This plan can only be used to build a Wick Building. The seal is not valid for any other building construction or material.

Rev. Date:

Org. Date: 02-07-22

Kyle Pfitzenmaier
Elevations

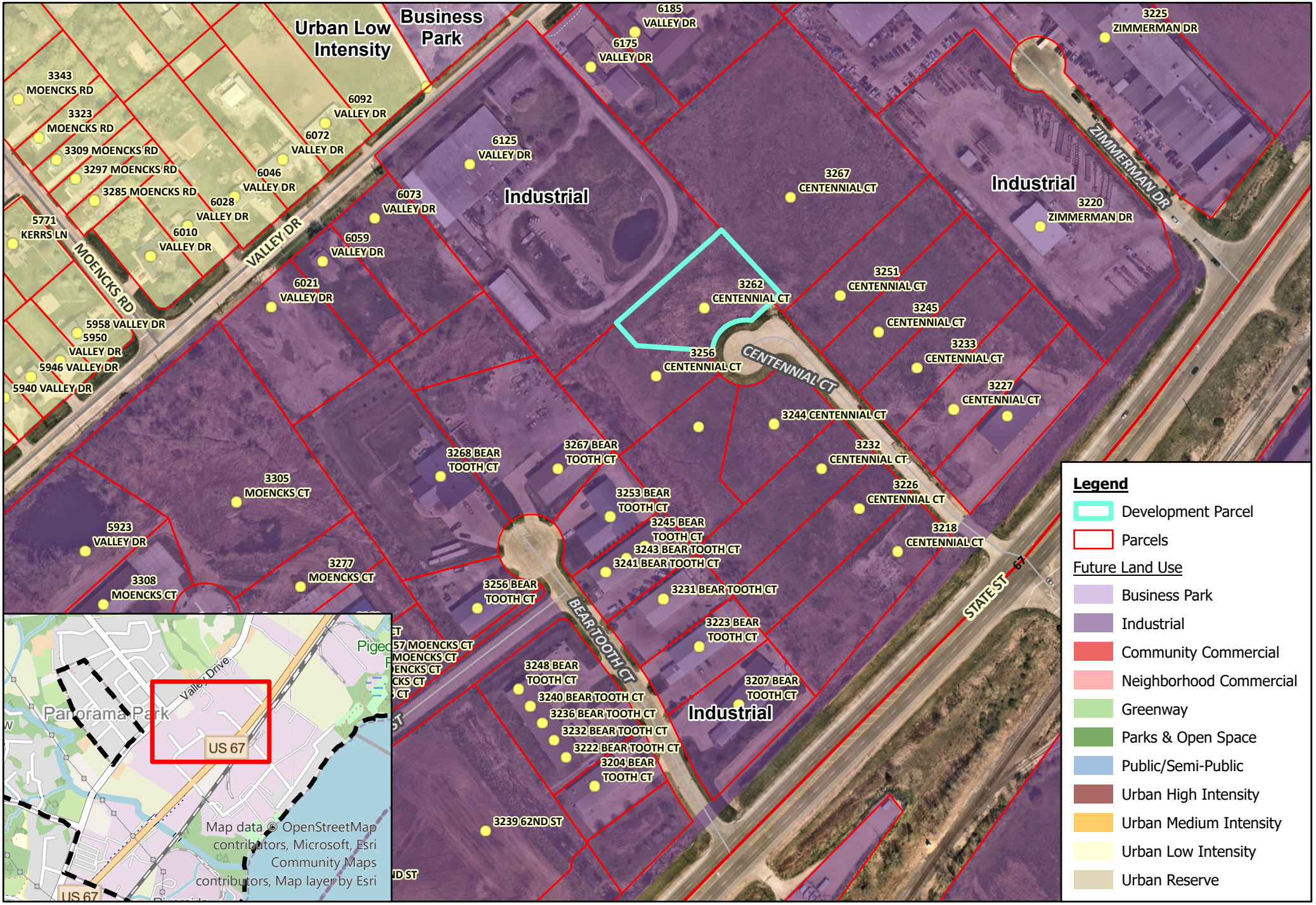
Drawn By: RAM	Job No.: 210747M	View: Elevation
Scale: 192	Scale = 1'=1/16"	Page: 4
File: G:\...\210747.dwg		

Case 22-019: 3262 Centennial Court
Site Development Plan
Future Land Use Map

Bettendorf IOWA
a premier city

N

1 Inch = 221 Feet
Feet
0 85 170 340 510

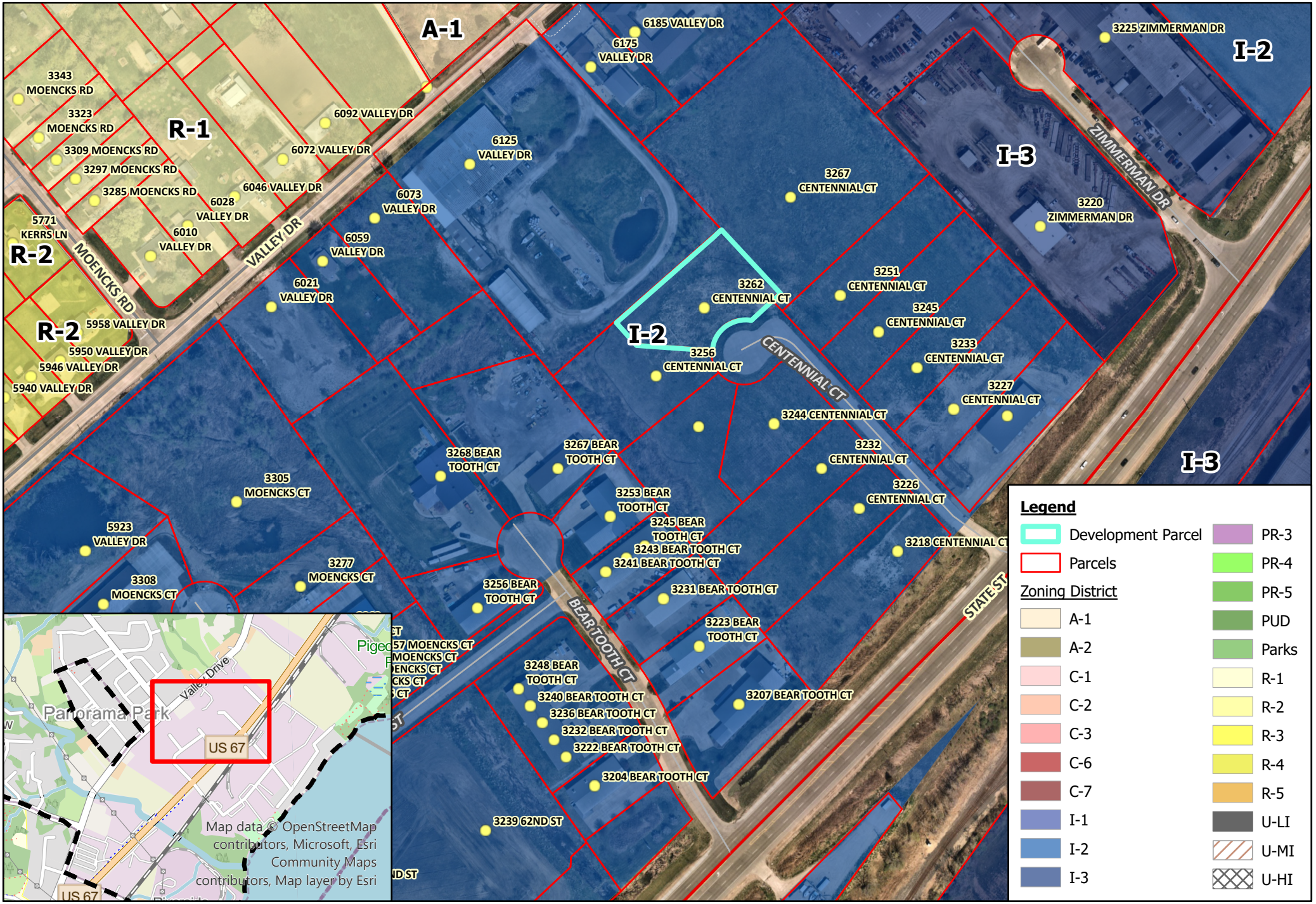


Case 22-019: 3262 Centennial Court
Site Development Plan
Zoning Map

Bettendorf IOWA
a premier city

N

1 Inch = 221 Feet
Feet
0 85 170 340 510



Legend

- Development Parcel
- Parcels

Zoning District

- A-1
- A-2
- C-1
- C-2
- C-3
- C-6
- C-7
- I-1
- I-2
- I-3
- PR-3
- PR-4
- PR-5
- PUD
- Parks
- R-1
- R-2
- R-3
- R-4
- R-5
- U-LI
- U-MI
- U-HI

FINAL PLAT

JJZ ADDITION

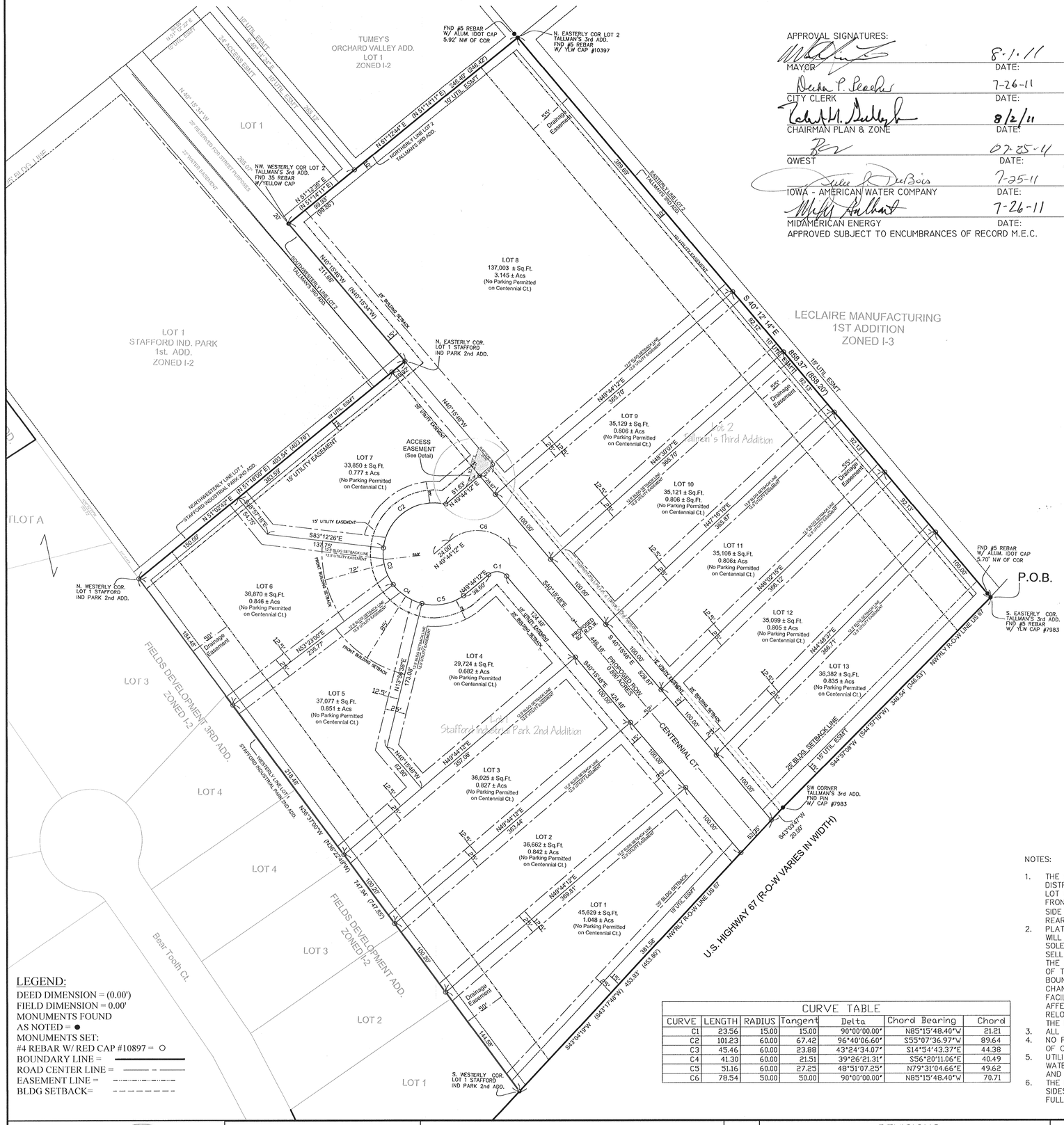
TO THE CITY OF BETTENDORF, IA

A RE-PLAT OF LOT 2 - TALLMAN'S 3RD ADDITION AND LOT 1 - STAFFORD INDUSTRIAL PARK 2ND ADDITION

APPROVAL SIGNATURES:

MAYOR	DATE: 8-1-11
CITY CLERK	DATE: 7-26-11
CHAIRMAN PLAN & ZONE	DATE: 8/2/11
QWEST	DATE: 07-25-11
IOWA - AMERICAN WATER COMPANY	DATE: 7-25-11
MIDAMERICAN ENERGY	DATE: 7-26-11

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

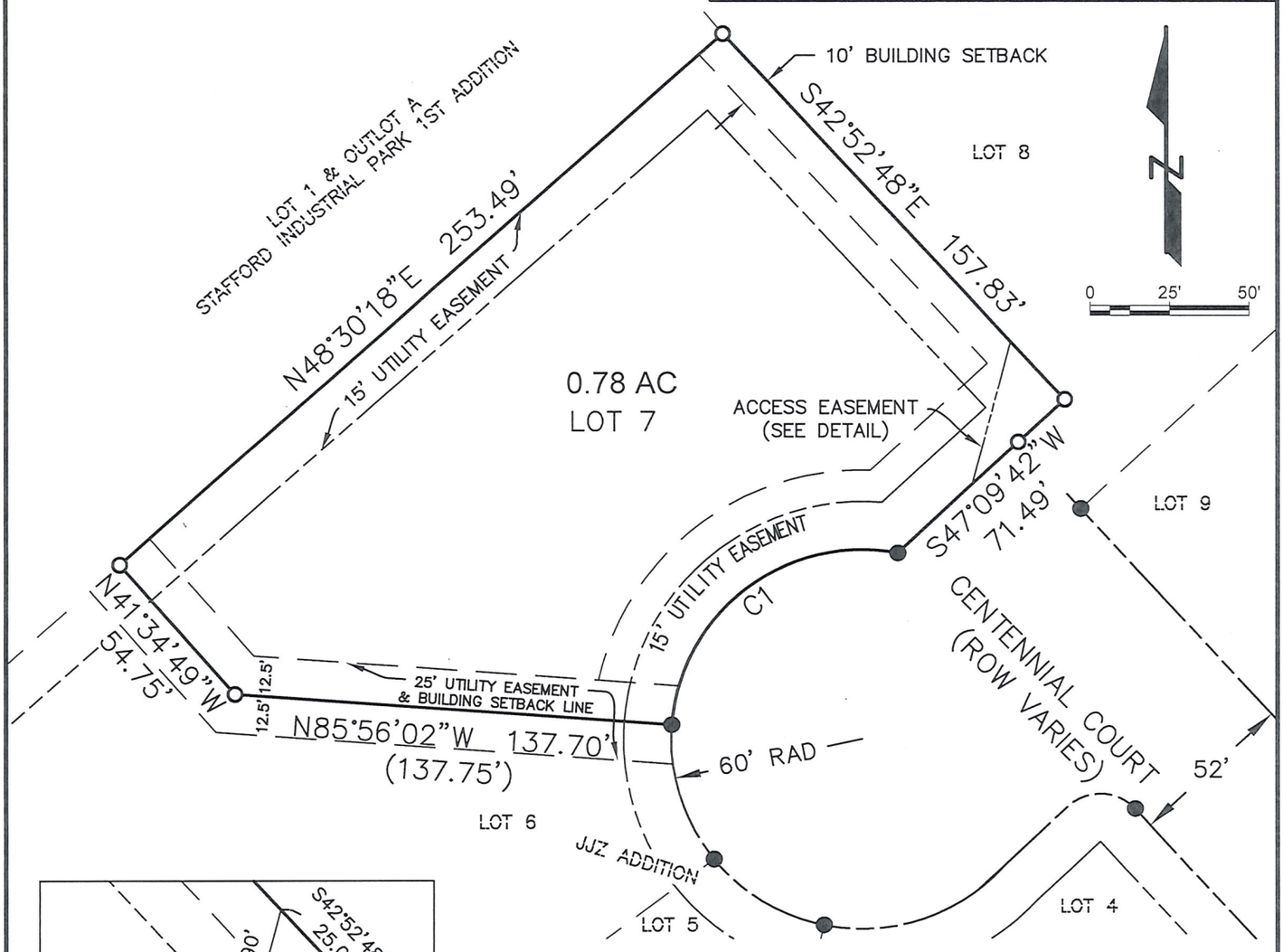

TUMEY'S ORCHARD VALLEY ADD. LOT 1 ZONED I-2
FND #5 REBAR W/ ALUM. IDOT CAP 5.92' NW OF COR
N. EASTERLY COR LOT 2 TALLMAN'S 3rd ADD. FND #5 REBAR W/ YLW CAP #10397
LOT 1
LOT 8 137,003 ± Sq.Ft. 3.145 ± Acs (No Parking Permitted on Centennial Ct.)
LECLAIRE MANUFACTURING 1ST ADDITION ZONED I-3
LOT 1 STAFFORD IND. PARK 1st. ADD. ZONED I-2
N. EASTERLY COR. LOT 1 STAFFORD IND PARK 2nd ADD.
ACCESS EASEMENT (See Detail)
LOT 7 33,850 ± Sq.Ft. 0.777 ± Acs (No Parking Permitted on Centennial Ct.)
LOT 9 35,129 ± Sq.Ft. 0.806 ± Acs (No Parking Permitted on Centennial Ct.)
LOT 10 35,121 ± Sq.Ft. 0.806 ± Sq.Ft. (No Parking Permitted on Centennial Ct.)
LOT 11 35,106 ± Sq.Ft. 0.806± Acs (No Parking Permitted on Centennial Ct.)
LOT 12 35,099 ± Sq.Ft. 0.805 ± Acs (No Parking Permitted on Centennial Ct.)
LOT 13 36,382 ± Sq.Ft. 0.835 ± Acs (No Parking Permitted on Centennial Ct.)
Lot 2 Tallman's Third Addition
LOT A
N. WESTERLY COR. LOT 1 STAFFORD IND PARK 2nd ADD.
LOT 6 36,870 ± Sq.Ft. 0.846 ± Acs (No Parking Permitted on Centennial Ct.)
LOT 4 29,724 ± Sq.Ft. 0.682 ± Acs (No Parking Permitted on Centennial Ct.)
LOT 5 37,077 ± Sq.Ft. 0.851 ± Acs (No Parking Permitted on Centennial Ct.)
Stafford Industrial Park 2nd Addition
LOT 3 36,025 ± Sq.Ft. 0.827 ± Acs (No Parking Permitted on Centennial Ct.)
LOT 2 36,662 ± Sq.Ft. 0.842 ± Acs (No Parking Permitted on Centennial Ct.)
LOT 1 45,629 ± Sq.Ft. 1.048 ± Acs (No Parking Permitted on Centennial Ct.)
FIELDS DEVELOPMENT 3RD ADD. ZONED I-2
FIELDS DEVELOPMENT ADD. ZONED I-2
Bear Tooth Ct.
CENTENNIAL CT.
U.S. HIGHWAY 67 (R-O-W VARIES IN WIDTH)
NWFRLY R-O-W LINE US 67
SWERLY R-O-W LINE US 67
SW CORNER TALLMAN'S 3rd ADD. FND PIN W/ CAP #7983
S. WESTERLY COR LOT 1 STAFFORD IND PARK 2nd ADD.
FND #5 REBAR W/ ALUM. IDOT CAP 5.70' NW OF COR
P.O.B.
S. EASTERLY COR. TALLMAN'S 3rd ADD. FND #5 REBAR W/ YLW CAP #7983
N 51°12'24" E (N 51°14'11" E) 246.40' (246.40')
S 40° 12' 14" E 858.37' (858.20')
S 44° 57' 08" W (S 44° 59' 10" W) 346.54' (346.53')
S 49°03'52" W 20.00'
N 40°15'46" W 25.00'
N 17°53'57" E 45.92'
19.78'
19.91'
28.87'
51.63'
N 49°44'12" E
N 36°37'00" W (N 36°25'58" W) 747.94' (747.66')
S 40°15'46" E 456.18' PROPOSED R.O.W. 0.680 ACRES
S 40°15'46" E 424.48'
S 40°04'16" W (S 43°17'48" W) 453.93' (453.80')
381.08'
144.68'
N 40°15'46" W 211.66'
N 51°12'24" E 99.93' (100.00')
N 51°02'42" E 403.54' (403.76')
N 51°18'09" E 363.59'
S 83°12'26" E 137.75'
N 53°23'09" E 235.77'
N 13°43'39" E 173.06'
N 40°15'46" W 82.00'
N 49°44'12" E 367.06'
N 49°44'12" E 363.46'
N 49°44'12" E 369.41'
N 49°44'12" E 38.60'
N 49°44'12" E 51.63'
N 49°44'12" E 24.00'
N 49°44'12" E 100.00'
N 49°44'12" E 100.00'
N 49°44'12" E 100

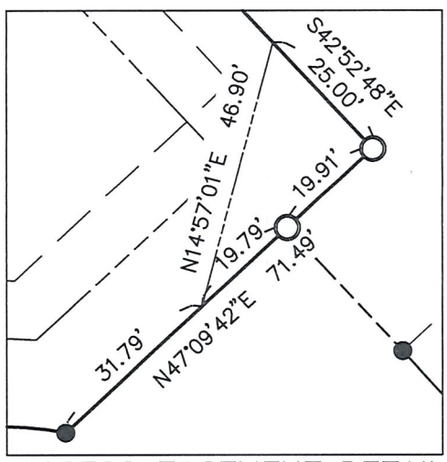
Description: Lot 7, JJZ Addition
Requestor: Kyle Pfitzenmaier
Proprietor: JJZ Development LLC
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

Doc ID: 023005000001 Type: PLA
Recorded: 11/02/2021 at 12:42:29 PM
Fee Amt: $7.00 Page 1 of 1
Scott County Iowa
Rita A. Vargas Recorder
File 2021-00037653

RETRACEMENT SURVEY

LOT 7, JJZ ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA





ACCESS EASEMENT DETAIL

Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	101.12' (101.23')	60.00'	96°33'50"	S52°35'39"W	89.57'

LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
- FOUND MONUMENT AS NOTED
- SURVEY BOUNDARY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINES
- 12.34' MEASURED DISTANCE
- (12.34') RECORD DISTANCE

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:
Luke D. Miller P.L.S., License Number 22228

Date: 11-2-2021
My license renewal date is December 31, 2021

THIS SHEET ONLY
Pages or sheets covered by this seal:

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

SHEET 1 OF 1	11-2-2021	21-6132	RETRACEMENT SURVEY

14" x 8.5" PAPER SIZE
DESIGNED: LDM
DRAWN: SLD
FIELD
FIELD BOOK
CHECKED: LDM
CHECK DATE

RETRACEMENT SURVEY

KYLE PFITZENMAIER
42 COBBLESTONE LANE
LECLAIRE, IA 52753

REVISION HISTORY
NO. | DESCRIPTION | DATE

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KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors

Davenport, Iowa
4111 East 60th St
563.359.1348

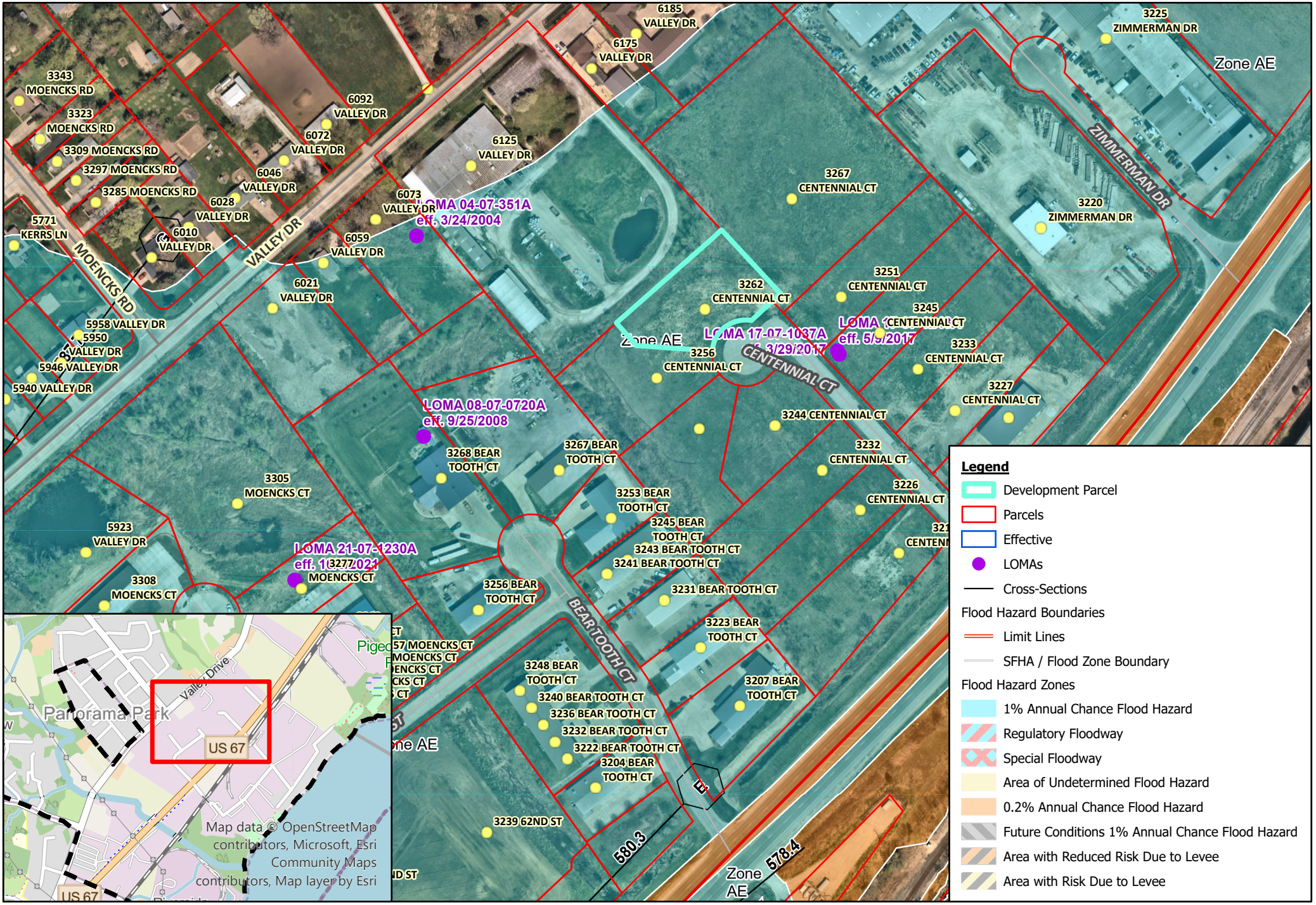
www.klingner.com
Quincy, IL Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

Case 22-019: 3262 Centennial Court
Site Development Plan
Floodplain & Effective LOMAs

Bettendorf
a premier city

N

1 Inch = 221 Feet
Feet
0 85 170 340 510



Legend

- Development Parcel
- Parcels
- Effective
- LOMAs
- Cross-Sections

Flood Hazard Boundaries

- Limit Lines
- SFHA / Flood Zone Boundary

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee

COMMUNITY DEVELOPMENT
City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4079

April 20, 2022 - Bettendorf Planning & Zoning Commission Meeting

Staff Report

Case No. 22-019
Location/Request: 3262 Centennial Court - Site Development Plan
Legal Description: Lot 7, JJZ Addition (Parcel ID 8413511007)
Applicant: Kyle Pfitzenmaier
Proposed Use: Pfitz's Fence and Deck office and warehouse
Zoning: I-2, General Industrial District
Future Land Use: General Industrial

Background Information and Facts

Kyle Pfitzenmaier has submitted a site development plan for 3262 Centennial Court (Lot 7, JJZ Addition) (see Aerial Map - Attachment A). The lot will be occupied by a building and parking lot which will be used as the headquarters for Pfitz's Fence and Deck (see Site Development Plan - Attachment B). The site development plan shows a 8,160 square foot, one-story, light industrial building. It will have a poured concrete foundation with metal panel exterior walls and roof on a wood frame. There will be stone veneer around the office section. The windows will be double-pane glass in vinyl frames. A workshop and indoor storage will encompass the northern 6,240 square feet of the building, and an office area will occupy the southern 1,920 square feet. The office area will include a showroom, three private offices, two restrooms, a kitchenette, and storage closet (see Floor Plans - Attachment C and Elevation Drawing - Attachment D).

Future Land Use Map & Compliance with Comprehensive Plan

The area of JJZ First Addition is shown as Industrial on the Future Land Use Map (see Future Land Use Map - Attachment E). The future site of a fence and deck contractor office and showroom meets the Comprehensive Plan's Goal C: Attract and Retain Business and Industry.

Zoning Compliance

The site is located in the I-2, General Industrial Zoning District (see Zoning Map - Attachment F). The proposed use of a fence and deck headquarters is defined as a construction yard per the Zoning Ordinance Use Definitions. A construction yard use is a permitted use in this district per the Zoning Ordinance's Non-Development Character Area (DCA) Zoning Districts Permitted Use Table.

The building meets all bulk standards specified for the I-2 District and does not encroach into any easements (see JJZ Addition Final Plat - Attachment G).

All lots in JJZ Addition have an effective Letter of Map Amendment (LOMA) removing the property from the regulated 1% Annual Chance, Special Hazard Flood Area (SHFA) (see Floodplain & Effective LOMAs - Attachment H).

Utilities

Utilities will be extended to the site as needed at the developer's expense. Connections for utilities to the site come from Centennial Court.

Thoroughfare Plan & Pedestrian Access

Access to the property is from State Street to Centennial Court. No parking will be permitted on the street because the 31-foot wide paved area is needed for larger vehicles to enter the various lots. City policy is to not require sidewalks in industrial areas.

Off-Street Parking

The site development plan shows 10 parking spaces which meets the minimum parking requirements for a construction yard (1 space per 800 square feet) per the Off-Street Parking Schedule specified in the Zoning Ordinance.

Storm Water Detention

Regional storm water detention is provided for the subdivision. No storm water detention is required on-site, but water quality must be provided for individual lots.

Landscaping

Due to the lot location at the end of the cul-de-sac and short linear frontage, the site will require the minimum amount of tree factors as specified in the adopted Landscaping Handbook.

Staff Recommendation

Staff recommends approval of the site development plan with the following conditions:

1. Landscaping requirements are to be met per the adopted Landscape Handbook.
2. No parking will be permitted on Centennial Court.
3. Water quality designs are required to be approved by the City Engineer prior to issuance of building permits.

Respectfully submitted,

Taylor Beswick
City Planner

April 27, 2022

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 3262 Centennial Court, submitted by Kyle Pfitzenmaier/Pfitz's Fence and Deck. (Case 22-019)

Honorable Mayor and Members of the City Council:

On April 20, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan.

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

Sincerely,

Mark D. Hunt
Director, Community Development

9. Case 22-019; 3262 Centennial Court, submitted by Kyle Pfitzenmaier/Pfitz's Fence and Deck.

Beswick reviewed the staff report.

On motion by Gannaway, seconded by Stoltenberg, that a site development plan for 3262 Centennial Court be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 2/3, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving a site development plan for 3575 Tanglefoot Lane, submitted by Dolan Corporation. (Case 22-020)

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

Dolan Corporation has submitted a site development for 3575 Tanglefoot Lane (Lot 1, Tanglefoot Crossing Second Addition) (see Aerial Map and Final Plat - Attachments A and B). The developer is proposing a building to house retail businesses and restaurants (see Site Development Plan - Attachment C). The proposed structure is mainly one story with the western portion of the building being two stories in height (see Elevations - Attachment D). Because plantings are not allowed in the streetscape areas because of the presence of utilities, the required tree count will be met by planting fewer trees with a 6-inch caliper within the vehicular use areas. The required number of parking spaces is 89; 95 spaces are provided.

The land use designation for the site is Urban Medium Intensity, and the zoning district classification is C-2, Community Commercial District (see Zoning Map – Attachment E). The site was previously anticipated for development as commercial retail. Retail and restaurant uses are permitted in this district. The development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry of the City's Comprehensive Plan.

The Planning and Zoning Commission made a recommendation for approval of the site development plan by a 6-0 margin at the April 20, 2022 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Aerial Map; (B) Final Plat; (C) Site Development Plan; (D) Elevations; (E) Zoning Map; (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. _____ - 22

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR 3575 TANGLEFOOT LANE LOT 1, TANGLEFOOT CROSSING SECOND ADDITION

WHEREAS, Dolan Corporation has submitted a site development plan for 3575 Tanglefoot Lane (Lot 1, Tanglefoot Crossing Second Addition), and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it subject to the 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 3575 Tanglefoot Lane 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. Correction of final plat of Tanglefoot Crossing Second Addition to remove drainage easements on west and south sides of lot and to be relabeled as storm sewer easements.
3. Four 6-inch caliper overstory deciduous trees are required to be placed in the vehicular use area.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

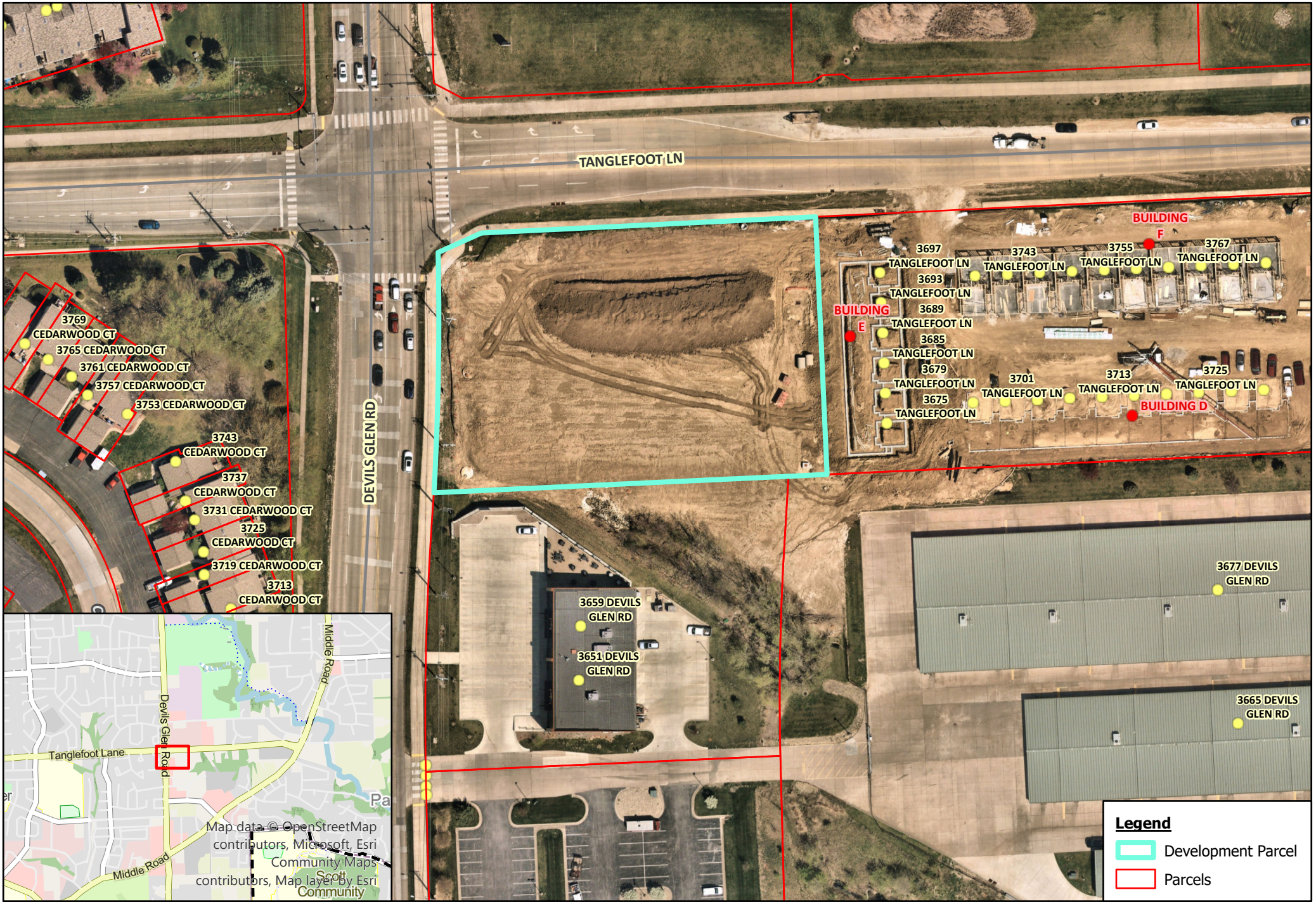
Case 22-020: 3575 Tanglefoot Lane
Site Development Plan
Aerial Map

1 Inch = 95 Feet

Feet

0 35 70 140 210

N



R4E

TANGLEFOOT CROSSING SECOND ADDITION
FINAL PLAT

BEING A RE-PLAT OF TANGLEFOOT CROSSING ADDITION, RECORDED AS DOCUMENT #2020-00031386, AND ALSO BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

north

60 0 60

BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE II

LEGEND

- SET ½" X 36" REBAR W/BLUE CAP #18379
- FOUND ½" X 36" REBAR W/ORANGE CAP #15981
- FOUND ⅝" REBAR
- FOUND ⅝" REBAR W/CAP #15944
- FOUND REBAR W/CAP
- FOUND CUT "X" IN CONCRETE
- EXISTING EASEMENTS, AS NOTED
- BUILDING SETBACK LINE
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

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

OWNER
TANGLEFOOT CROSSING LLC
2660 E. 53RD STREET, SUITE 7
DAVENPORT, IA 52807

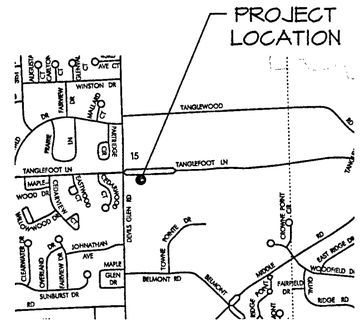
ZONING & SETBACKS
C-2 COMMUNITY COMMERCIAL GENERAL DISTRICT

MULTI-FAMILY - LOT 2
FRONT YARD: 50' OR 35' WHEN A BERM IS PROVIDED ADJACENT TO THE ROADWAY
SIDE YARD: NONE
REAR YARD BUFFER: 15' PER BOARD OF ADJUSTMENT VARIANCE, CASE 20-040

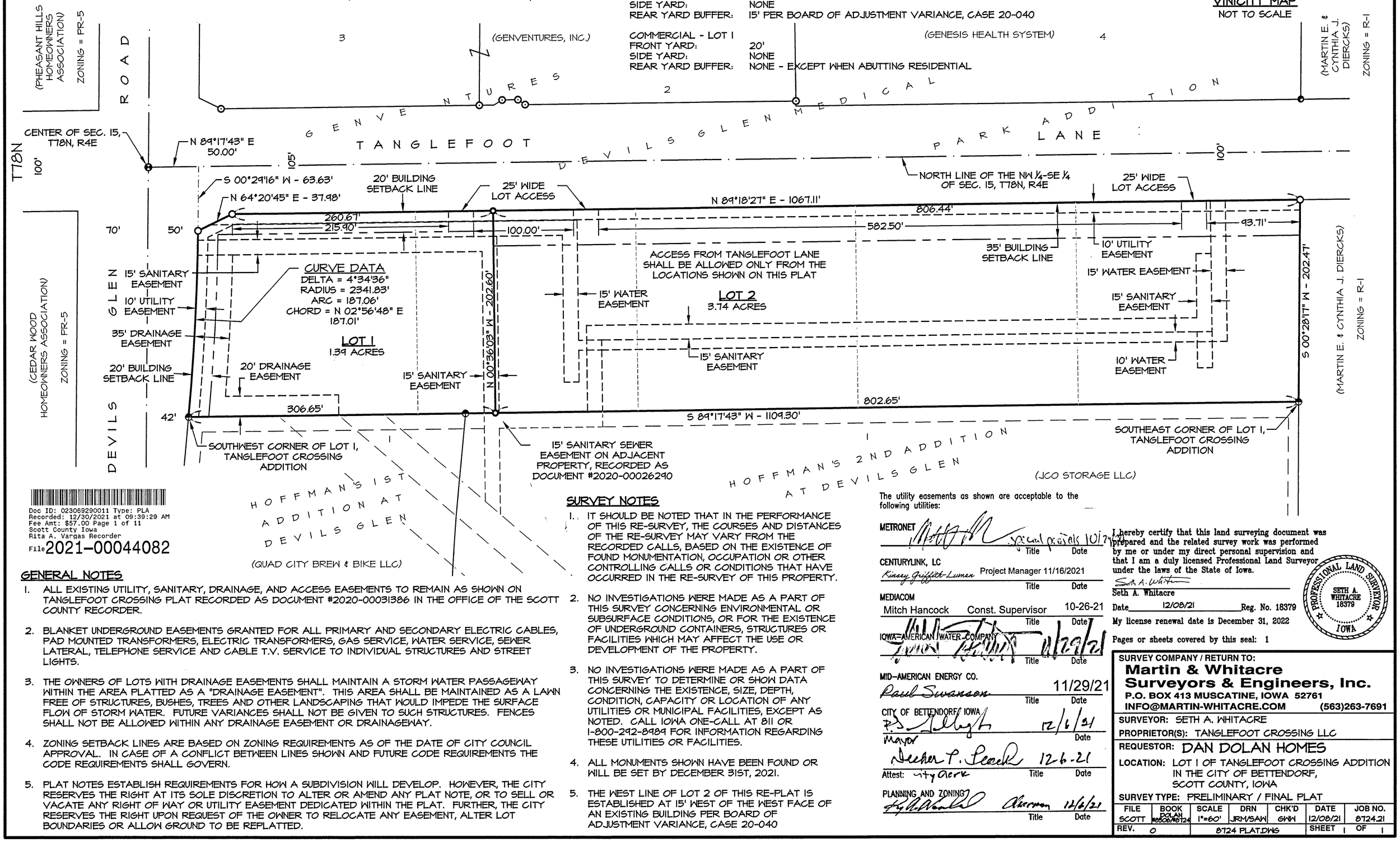
COMMERCIAL - LOT 1
FRONT YARD: 20'
SIDE YARD: NONE
REAR YARD BUFFER: NONE - EXCEPT WHEN ABUTTING RESIDENTIAL

LAND DESCRIPTION -

LOT 1 OF TANGLEFOOT CROSSING ADDITION TO THE CITY OF BETTENDORF, IOWA.



VINICITY MAP
NOT TO SCALE



Doc ID: 023069290011 Type: PLA
Recorded: 12/30/2021 at 09:39:29 AM
Fee Amt: $57.00 Page 1 of 11
Scott County Iowa
Rita A. Vargas Recorder
File 2021-00044082

GENERAL NOTES

1. ALL EXISTING UTILITY, SANITARY, DRAINAGE, AND ACCESS EASEMENTS TO REMAIN AS SHOWN ON TANGLEFOOT CROSSING PLAT RECORDED AS DOCUMENT #2020-00031386 IN THE OFFICE OF THE SCOTT COUNTY RECORDER.
2. 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.
3. 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 DRAINAGEWAY.
4. 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.
5. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW 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 REPLATTED.

SURVEY NOTES

1. IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS RE-SURVEY, THE COURSES AND DISTANCES OF THE RE-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 RE-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.
5. THE WEST LINE OF LOT 2 OF THIS RE-PLAT IS ESTABLISHED AT 15' WEST OF THE WEST FACE OF AN EXISTING BUILDING PER BOARD OF ADJUSTMENT VARIANCE, CASE 20-040

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

METRONET — Special projects 10/7/21 (Title / Date)

CENTURYLINK, LC — Kinsey Griffith-Lumas, Project Manager 11/16/2021 (Title / Date)

MEDIACOM — Mitch Hancock, Const. Supervisor, 10-26-21 (Title / Date)

IOWA-AMERICAN WATER COMPANY — 11/29/21 (Title / Date)

MID-AMERICAN ENERGY CO. — Paul Swanson, 11/29/21 (Title / Date)

CITY OF BETTENDORF, IOWA
P.S. Mayor — 12/6/21 (Date)
Attest: City Clerk — Heather L. Peach, 12-6-21 (Title / Date)

PLANNING AND ZONING — Chairman, 12/6/21 (Title / Date)

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.

Seth A. Whitacre

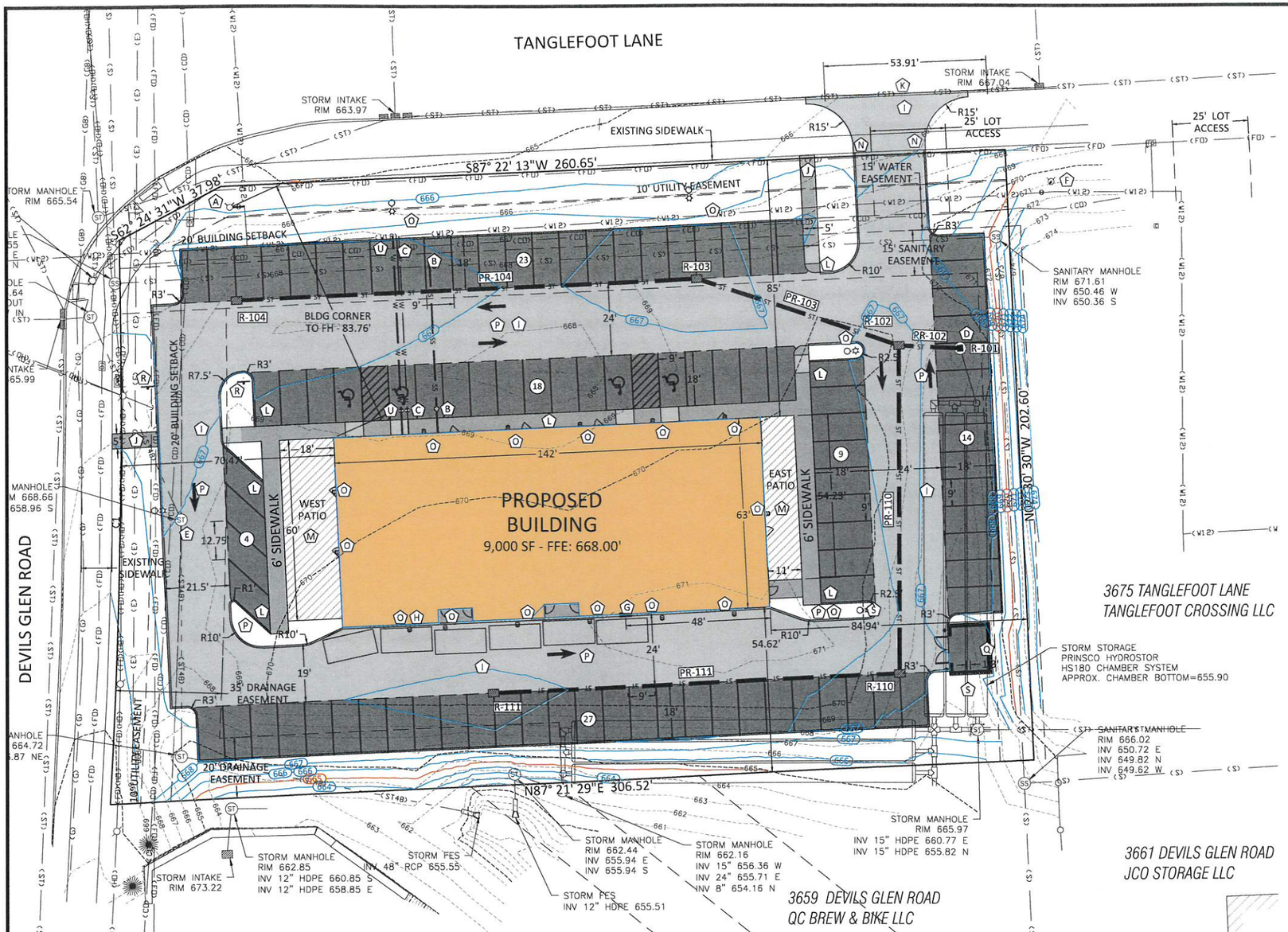
Seth A. Whitacre
Date 12/08/21 Reg. No. 18379
My license renewal date is December 31, 2022
Pages or sheets covered by this seal: 1

PROFESSIONAL LAND SURVEYOR — SETH A. WHITACRE 18379 — IOWA

SURVEY COMPANY / RETURN TO:
Martin & Whitacre Surveyors & Engineers, Inc.
P.O. BOX 413 MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: SETH A. WHITACRE
PROPRIETOR(S): TANGLEFOOT CROSSING LLC
REQUESTOR: DAN DOLAN HOMES
LOCATION: LOT 1 OF TANGLEFOOT CROSSING ADDITION IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA
SURVEY TYPE: PRELIMINARY / FINAL PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCOTT	DOLAN #6506/#8724	1"=60'	JRM/SAW	GWW	12/08/21	8724.21
REV. 0		8724 PLAT.DWG			SHEET 1	OF 1



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	187.06	2341.83	4°34'36"	S01° 00' 34"W	187.01

SITE & UTILITY KEYNOTES:

(A) PROPOSED LOCATION OF RELOCATED FIRE HYDRANT ASSEMBLY. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATERMAIN PRIOR TO RELOCATION EFFORTS.

(B) PROPOSED ±55 LF OF 6" SANITARY SEWER SERVICE. CONTRACTOR TO PROVIDE CLEANOUT 5' FROM FACE OF BUILDING.CONNECT TO EXISTING SANITARY SEWER PER CITY OF BETTENDORF REQUIREMENTS.

(C) HOT TAP EXISTING WATERMAIN AND PROVIDE ±76 LF PROPOSED 2" TYPE K COPPER OR PVC SCHEDULE 80 OR CLASS 200 POLYETHELENE WATER SERVICE TO BUILDING. CONTRACTOR TO PROVIDE CURB STOP 5' FROM FACE OF BUILDING. CONTRACTOR TO COORDINATE WATER SERVICE SIZE WITH MEP DESIGN. CONNECT TO EXISTING 12" WATERMAIN PER IOWA AMERICAN WATER AND CITY OF BETTENDORF REQUIREMENTS.

(D) EXISTING GRATE INTAKE TO BE RETROFITTED WITH MANHOLE CASTING PER SUDAS SW-602 TYPE E AND TOP HAVE THE TOP OF STRUCTURE RAISED TO PROPOSED FINISH GRADE NOTED AS STRUCTURE R-101 IN THE STORM SEWER STRUCTURES TABLE.

(E) NOT USED

(F) EXISTING FIRE HYDRANT

(G) PROPOSED DRIVE THRU WINDOW TO BE LOCATED ALONG THE SOUTHEAST FACE OF THE BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR FINALIZED LOCATION.

(H) PROPOSED UTILITY ROOM ACCESS DOOR.

(I) PROPOSED STANDARD DUTY PAVEMENT. SEE DETAIL C5.00

(J) PROPOSED STANDARD 4" SIDEWALK.

(K) PROPOSED SUDAS CONCRETE DRIVEWAY, TYPE A WITH RADIUS SUDAS 7030.101

(L) PROPOSED INTEGRAL CURB AND WALK SECTION WHERE SIDEWALK IS ADJACENT TO PARKING PAVEMENT.

(M) PROPOSED PATIO AND OUTDOOR SEATING AREAS.

(N) TRANSITION FROM NO CURB AT SIDEWALK CROSSING TO FULL 6" STANDARD CURB PER SUDAS FIGURE PV-102.

(O) PROPOSED LIGHTING FIXTURE. SEE LIGHTING SITE PLAN E1.00.

(P) PROPOSED GORE AREA AND PAVEMENT MARKING

(Q) PROPOSED DUMPSTER ENCLOSURE. SEE DETAIL C5.00

(R) PROPOSED "BEGIN ONE WAY" SIGN

(S) PROPOSED "DO NO ENTER" SIGN

(T) NOT USED

(U) INSTALL ±76 LF OF 6" CP00 PVC WATER LINE FROM ROW TO PROPOSED BUILDING. PROVIDE CURB STOP STYLE SHUT OFF FOR DOMESTIC WATER SUPPLY. COORDINATE WITH MECHANICAL PLANS

STORM SEWER STRUCTURES				
STRUCTURE ID	TYPE	RIM / FG	INFLOW PIPE IE	OUTFLOW PIPE IE
101	EXISITNG 24" SW-512	667.52	15" IE: 661.24 W	
102	SW-511	666.70	15" IE: 661.54 S 15" IE: 661.54 W	15" IE: 661.44 E
103	SW-511	666.55	15" IE: 662.06 W	15" IE: 661.96 E
104	SW-511	666.26		15" IE: 662.98 E
110	SW-511	666.72	15" IE: 662.29 W	15" IE: 662.19 N
111	SW-511	666.75		15" IE: 663.10 E

STORM SEWER PIPE TABLE								
PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT US	INVERT DS	LENGTH (FEET)	SLOPE	SIZE (IN)	NOTES
102	102	101	661.44	661.24	21	1.00%	15	RCP
103	103	102	661.96	661.54	71	0.60%	15	RCP
104	104	103	662.98	662.06	154	0.60%	15	RCP
110	110	102	662.19	661.54	109	0.60%	15	RCP
111	111	110	663.10	662.29	136	0.60%	15	RCP

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
1	CITY FIRST SUBMITTAL	03-29-2022
2	CITY RESPONSE TO STAFF COMMENTS 1	04-12-2022

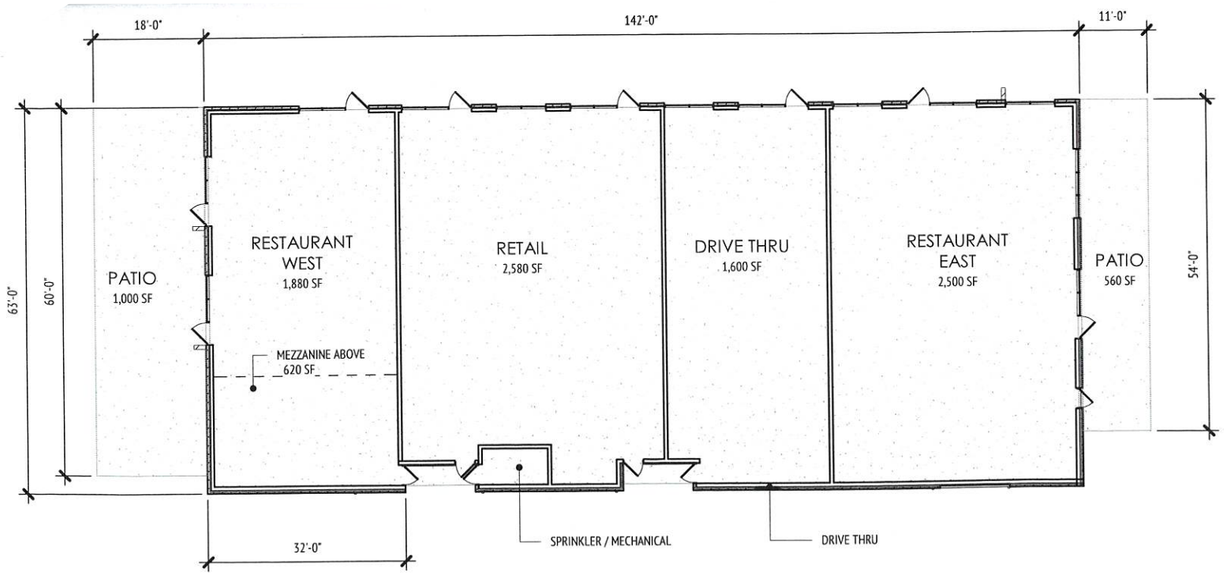
PROJECT NAME: TANGLEFOOT RETAIL
BETTENDORF, IA
CLIENT NAME: DOLAN T & C DEVELOPMENT

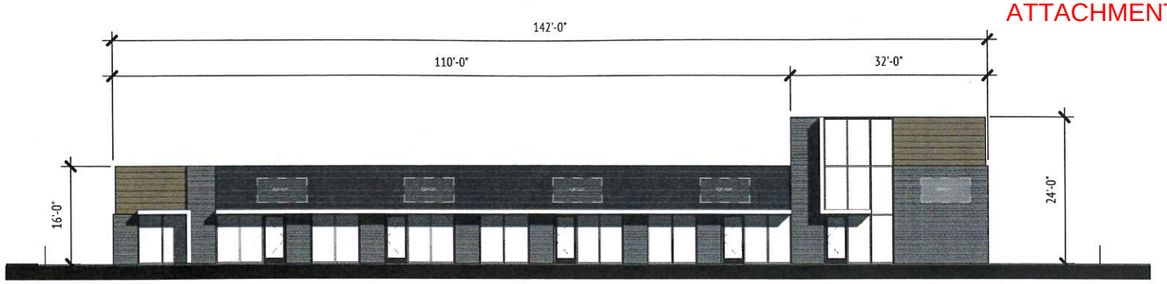
SHEET NAME: OVERALL SITE AND UTILITY PLAN
PROJECT NO.: 220031
DESIGN PROFESSIONAL: BOELK
SHEET NUMBER: C2.00

ATTACHMENT D

VIEW FROM NORTHWEST

VIEW @ ENTRY DRIVE



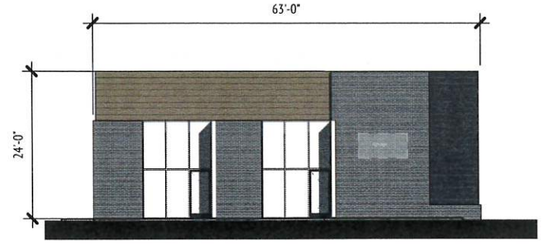


1 - north
SCALE: 1/16" = 1'-0"

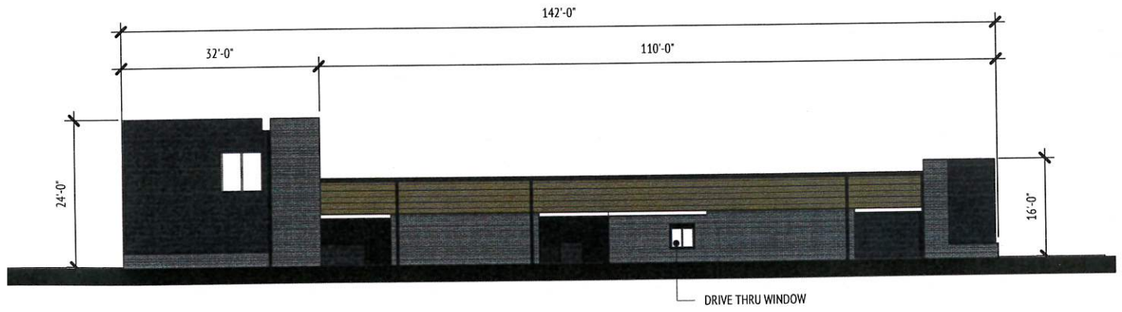
BRICK

WOOD LOOK SIDING

SIDING - PREFINISHED



4 - west
SCALE: 1/16" = 1'-0"

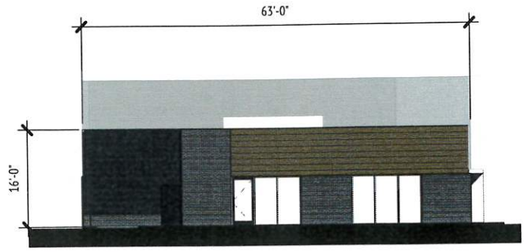


3 - south
SCALE: 1/16" = 1'-0"

BRICK

WOOD LOOK SIDING

SIDING - PREFINISHED



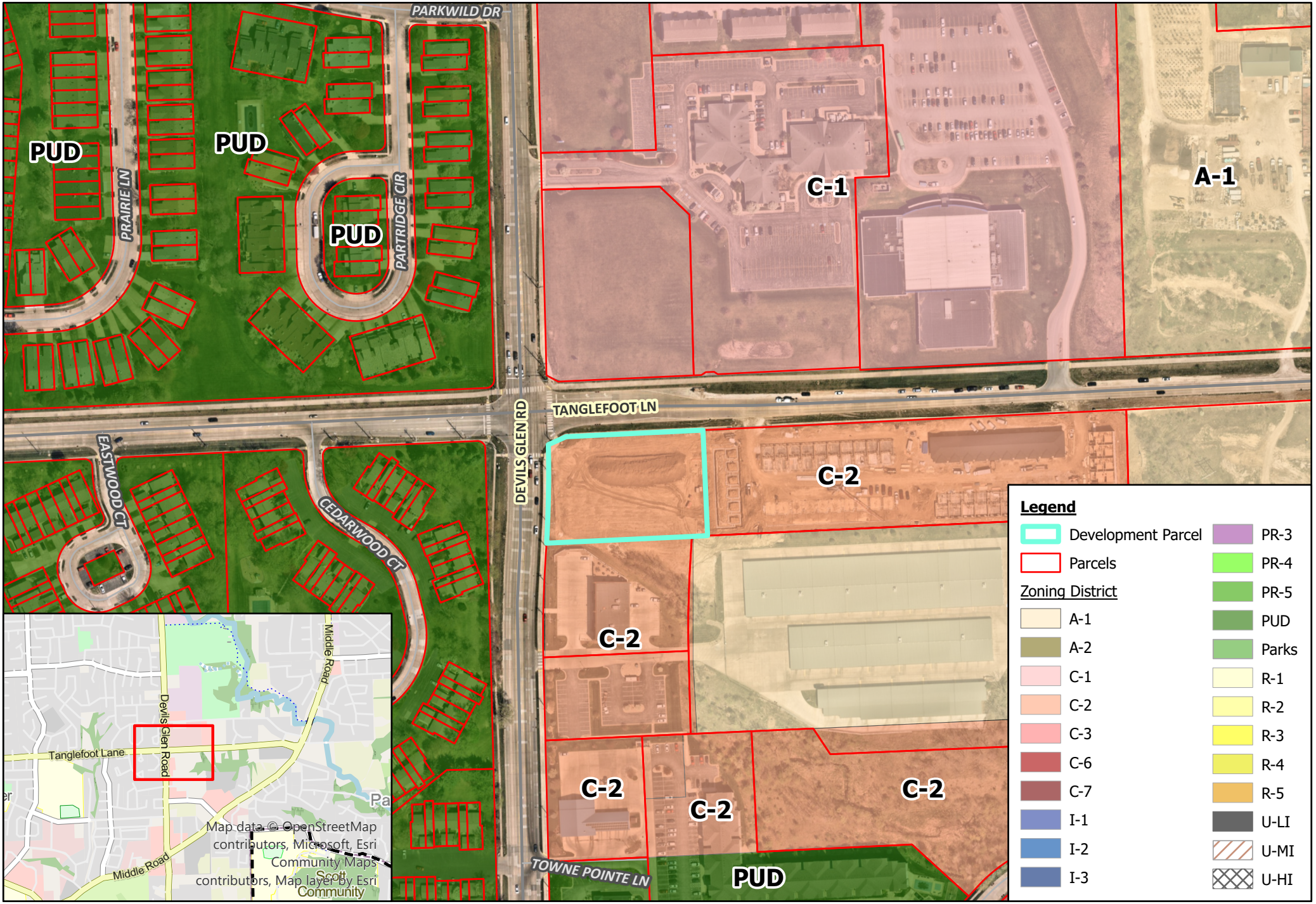
2 -east
SCALE: 1/16" = 1'-0"

Case 22-020: 3575 Tanglefoot Lane
Site Development Plan
Zoning Map

Bettendorf
a premier city
IOWA

N

1 Inch = 232 Feet
Feet
0 90 180 360 540



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

April 20, 2022

Staff Report

Case No. 22-020
Location: 3575 Tanglefoot Lane – Site Development Plan
Applicant: Dolan Corporation
Current Zoning Designation: C-2, Community Commercial District

Background Information and Facts

Dolan Corporation has submitted a site development for 3575 Tanglefoot Lane (Lot 1, Tanglefoot Crossing Second Addition) (see Aerial Map and Final Plat - Attachments A and B). The developer is proposing a building to house retail businesses and restaurants (see Site Development Plan - Attachment C). The proposed structure is mainly one story with the western portion of the building being two stories in height (see Elevations - Attachment D). Because plantings are not allowed in the streetscape areas because of the presence of utilities, the required tree count will be met by planting fewer trees with a 6-inch caliper within the vehicular use areas. The required number of parking spaces required is 89; 95 spaces are provided.

Future Land Use and Comprehensive Plan

The land use designation for the site is Urban Medium Intensity, and the zoning district classification is C-2, Community Commercial District (see Zoning Map – Attachment E). The site was previously anticipated for development as commercial retail. Retail and restaurant uses are permitted in this district. The development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry of the City's Comprehensive Plan.

Utilities

Utility connections will come primarily from the existing connections along Devils Glen Road, Tanglefoot Lane, and from established development to the south. The developer will provide all utility connections to the site.

Thoroughfare, Emergency and Pedestrian Access

Access to the site is anticipated from one entry off of Tanglefoot Lane. A recreational trail connection in the northwest portion of the site will permit access to the parking area for pedestrian traffic.

Storm Water Detention

Storm water detention has been addressed for the site. The storm water will initially pass through to a regional detention basin in the area south of the storage units. The storm water will then be released from the retention area to the east.

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. Correction of final plat of Tanglefoot Crossing Second Addition to remove drainage easements on west and south sides of lot and to be relabeled as storm sewer easements.
3. Four 6-inch caliper overstory deciduous trees are required to be placed in the vehicular use area.

Respectfully submitted,

Greg Beck
City Planner

April 27, 2022

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 3575 Tanglefoot Lane, submitted by Dolan Corporation. (Case 22-020)

Honorable Mayor and Members of the City Council:

On April 20, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan.

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

Sincerely,

Mark D. Hunt
Director, Community Development

10. Case 22-020; 3575 Tanglefoot Lane, submitted by Dolan Corporation.

Beck reviewed the staff report. Hunt added that staff had requested during the pre-development process that the developer provide elevations that show the fenestration and architectural detail with the goal of creating a corridor between Crawford and Tangled Wood. He added that staff was very satisfied with what was provided. He commented that staff is seeing a new pattern of development that often includes both an outdoor patio and a drive-up window. He added that the square footage of the patio areas will be taken into consideration during building plan review to determine such items as the number of required bathrooms and paths of egress.

Gannaway asked for clarification of the location of the entrance to the site. Morlok explained that there is a single access from Tanglefoot Lane that was established on the original plat almost 20 years ago. He added that the entrance is just beyond the start of the left-turn lane on Tanglefoot Lane.

Wennlund asked how the developer would stop the two-way traffic from continuing around the wrong way of the building. Beck stated that the city has no control over the internal design. Morlok commented that while there is no way to control internal traffic, the developer has narrowed the width of the drive aisle on the west side so that it is not wide enough for two-way traffic, added an island on the southeast corner of the building, and plans to add signage and pavement markings. He stated that these steps may help discourage motorists from traveling in the wrong direction.

Wennlund asked if there is adequate snow storage on the site. Morlok explained that the snow can be pushed off the edge of the parking lots.

> On motion by Adam, seconded by Gannaway, that a site development plan for 3575 Tanglefoot Lane be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Bettendorf IOWA
a premier city

MEETING DATE: May 3, 2022 (SPH)
May 17, 2022 (HPH)

COUNCIL LETTER **REQUESTED BY:** Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing on the rezoning of 1200 Devils Glen Road, R-1 Single-Family Residence District to R-4 Medium-Density Multi-Family Residence District, submitted by David Kempen. (Case 22-007) (5/3/22)

Public hearing and first reading of an ordinance rezoning 1200 Devils Glen Road, R-1 Single-Family Residence District to R-4 Medium-Density Multi-Family Residence District, submitted by David Kempen. (Case 22-007) (5/17/22)

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

The applicant, David Kempen, has submitted a rezoning request for a parcel located at 1200 Devils Glen Road from R-1, Single-Family Residence District to R-4, Medium-Density Multi-Family Residence District (see Aerial Map and Proposed Zoning Map - Attachments A and B). The applicant has submitted a revised concept plan responding to comments made by the Planning and Zoning Commission at the March 16, 2022 meeting. The item was deferred at the March meeting and was reheard at the April 20, 2022 meeting.

The applicant's original concept plan showed four, three-story multi-family structures containing a total of 146 units (see Original Concept Plan 031622 - Attachment C). The revised concept plan shows three, three-story multi-family structures containing 114 units in addition to 12 two-story, single-family townhomes (see Revised Concept Plan 042022- Attachment D).

The property is designated as UMI on the Future Land Use Map (see Future Land Use Map - Attachment E). This site has been shown as Medium Intensity Residential or a related land use designation on multiple iterations of the City's Future Land Use Plan going back more than 20 years.

A major change observed in the revised concept plan is the removal of one three-story apartment building located on the northeast portion of the property. This was replaced by a row of 12 two-story, single-family townhomes. The townhomes are situated parallel to Devils Glen Road, which provides concealment of the parking area to the surrounding properties and traffic. Staff contends the revised concept also improves the sightlines for the property owner to the north of the development site by reducing the overall height of the structures located closest to his property (see Surrounding Deed Holders - Attachment F).

Significant portions of the property are currently shown in the designated Special Hazard Flood Area (SHFA) on the Flood Insurance Rate Map (FIRM) (see Effective NFHL - Attachment G). The Federal Emergency Management Agency's (FEMA) methodology and data for issuing the firm is located in the Flood Insurance Study (FIS) issued for every County. The FIS lists the regulatory floodway elevation at cross section "L", seen on the effective flood map of Duck Creek as 590.3 feet (see FIS Floodway Data - Attachment H). The applicant has contracted a surveyor to take elevation measurements and use the flood profile in the FIS (see Duck Creek Flood Profile - Attachment I) to apply for a Letter of Map Amendment (LOMA) from FEMA. Department of Natural Resources 2019

elevation data shows the area near the building footprints to be above 595 feet (see Elevation Contour Map - Attachment J). This indicates that the FIRM flood boundaries for the development site are using inaccurate elevations. FEMA has issued preliminary FIRMs which propose reducing the base flood elevation at the property by 3-4 feet (see Preliminary NFHL - Attachment K). The preliminary map aligns to the contours shown in Attachment H. These maps will not become effective until May 2023. Prior to this date, the applicant's surveyor will need to submit the appropriate surveys to FEMA and have it approved before a building permit is approved by the City.

The proposal addresses multiple aims of the City's Comprehensive Plan including Growth: Develop New Land and Street (Goal A), Provide Housing Options and Reinvest in Existing Neighborhoods (Goal D), Enhance Community Design and Character (Goal E), Promote Recreational and Cultural Activity (Goal F), and Attract Young People (Goal G).

The Planning and Zoning Commission made a recommendation for approval of the rezoning request by a 6-0 margin at the April 20, 2022 meeting.

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

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

List Attachments:
Resolution; (A) Aerial Map; (B) Proposed Zoning Map; (C) Original Concept Plan 031622; (D) Revised Concept Plan 042022; (E) Future Land Use Map; (F) Surrounding Deed Holders; (G) Effective NFHL; (H) FIS Floodway Data; (I) Duck Creek Flood Profile; (J) Elevation Contour Map; (K) Preliminary NFHL; (L) Staff report to the Planning and Zoning Commission; (M) Planning and Zoning Commission report to the Mayor and City Council; (N) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter

RESOLUTION NO. _____ - 22

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON THE REZONING OF 1200 DEVILS GLEN ROAD R-1, SINGLE-FAMILY RESIDENCE DISTRICT TO R-4, MEDIUM-DENSITY MULTI-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 17, 2022, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of a rezoning of 1200 Devils Glen Road from R-1 Single-Family Residence District to R-4, Medium-Density Multi-Family Residence District and which is legally described as follows:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, LOT 4 AND PART OF LOTS 1 AND 2 IN FRANK DRUEHL'S SUBDIVISION, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast Corner of the Northwest Quarter of said Section 27;
Thence South 00° 50' 47" West along the East line of said Northwest Quarter, a distance of 1447.66 feet to the Point of Beginning;
Thence North 89° 59' 59" West, a distance of 699.59 feet to the center line of Duck Creek and the Southeast line of Graceland Addition, to the City of Bettendorf;
Thence South 30° 25' 13" West along said center line and Southeast line, a distance of 160.54 feet to the Northwest Corner of said Lot 4;
Thence South 31° 10' 54" West along said center line, a distance of 50.00 feet to the Northeasterly Corner of said Lot 5;
Thence South 22° 08' 13" East along the Easterly line of said Lot 5 and the Westerly line of said Lot 4, a distance of 126.90 feet;
Thence South 75° 20' 15" East along said center line and the Southwesterly line of said Lot 4, a distance of 65.00 feet;
Thence South 41° 59' 08" East on a meandering center line of Duck Creek and the Southwesterly line of said Lot 4, a distance of 358.25 feet to the Northwest Corner of Lot 3 in Frank Druehl's Subdivision;
Thence South 43° 34' 40" East along the northeasterly line of said Lot 3 and said center line, a distance of 178.60 feet to the Northeast Corner of said Lot 3;
Thence North 72° 10' 00" East along said center line, a distance of 278.19 feet to a point of the East Line of said Lot 2 which is 71 feet south of the Northeast Corner of said Lot 2;
Thence North 88° 44' 22" East along said center line, a distance of 59.26 feet to the East Line of the Northwest Corner of said Section 27;
Thence South 74° 19' 27" East, a distance of 136.23 feet to the centerline of Devils Glen Road as described in Book 82 of lands, Page 319 in the Office of the Scott County Recorder;
Thence North 19° 19' 13" West along said center line, a distance of 382.00 feet to the East Line of the Northwest Corner of said Section 27;

Thence North 00° 50' 47" East along said East Line, a distance of 300.47 feet to the Point of Beginning.

Containing 10.244 acres, more or less.

Excepting 0.801 acres, more or less, of Devils Glen Road Right-of-Way.
For the purpose of this description the East Line of Northwest Corner of said Section 27 is assumed to bear South 00° 50' 47" West.

PASSED, APPROVED, AND ADOPTED this ___day of _____, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

ORDINANCE NO. _____ - 22

AN ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR 1200 DEVILS GLEN ROAD R-1 SINGLE-FAMILY RESIDENCE DISTRICT TO R-4, MEDIUM-DENSITY MULTI-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 1200 Devils Glen Road and which is legally described as:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, LOT 4 AND PART OF LOTS 1 AND 2 IN FRANK DRUEHL'S SUBDIVISION, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast Corner of the Northwest Quarter of said Section 27;
Thence South 00° 50' 47" West along the East line of said Northwest Quarter, a distance of 1447.66 feet to the Point of Beginning;
Thence North 89° 59' 59" West, a distance of 699.59 feet to the center line of Duck Creek and the Southeast line of Graceland Addition, to the City of Bettendorf;
Thence South 30° 25' 13" West along said center line and Southeast line, a distance of 160.54 feet to the Northwest Corner of said Lot 4;
Thence South 31° 10' 54" West along said center line, a distance of 50.00 feet to the Northeasterly Corner of said Lot 5;
Thence South 22° 08' 13" East along the Easterly line of said Lot 5 and the Westerly line of said Lot 4, a distance of 126.90 feet;
Thence South 75° 20' 15" East along said center line and the Southwesterly line of said Lot 4, a distance of 65.00 feet;

Thence South 41° 59' 08" East on a meandering center line of Duck Creek and the Southwesterly line of said Lot 4, a distance of 358.25 feet to the Northwest Corner of Lot 3 in Frank Druehl's Subdivision;

Thence South 43° 34' 40" East along the northeasterly line of said Lot 3 and said center line, a distance of 178.60 feet to the Northeast Corner of said Lot 3;
Thence North 72° 10' 00" East along said center line, a distance of 278.19 feet to a point of the East Line of said Lot 2 which is 71 feet south of the Northeast Corner of said Lot 2;
Thence North 88° 44' 22" East along said center line, a distance of 59.26 feet to the East Line of the Northwest Corner of said Section 27;
Thence South 74° 19' 27" East, a distance of 136.23 feet to the centerline of Devils Glen Road as described in Book 82 of lands, Page 319 in the Office of the Scott County Recorder;
Thence North 19° 19' 13" West along said center line, a distance of 382.00 feet to the East Line of the Northwest Corner of said Section 27;
Thence North 00° 50' 47" East along said East Line, a distance of 300.47 feet to the Point of Beginning.

Containing 10.244 acres, more or less.

Excepting 0.801 acres, more or less, of Devils Glen Road Right-of-Way.

For the purpose of this description the East Line of Northwest Corner of said Section 27 is assumed to bear South 00° 50' 47" West.

and which is now zoned R-1 Single-Family Residence District is hereby repealed and said described land shall hereinafter be zoned R-4, Medium-Density Multi-Family Residence District with the following condition:

1. A signed affidavit acknowledging the site development plan shall adhere in principal to the approved concept plan;

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 _____, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Aerial Map

1 Inch = 274 Feet
Feet
0 105 210 420 630

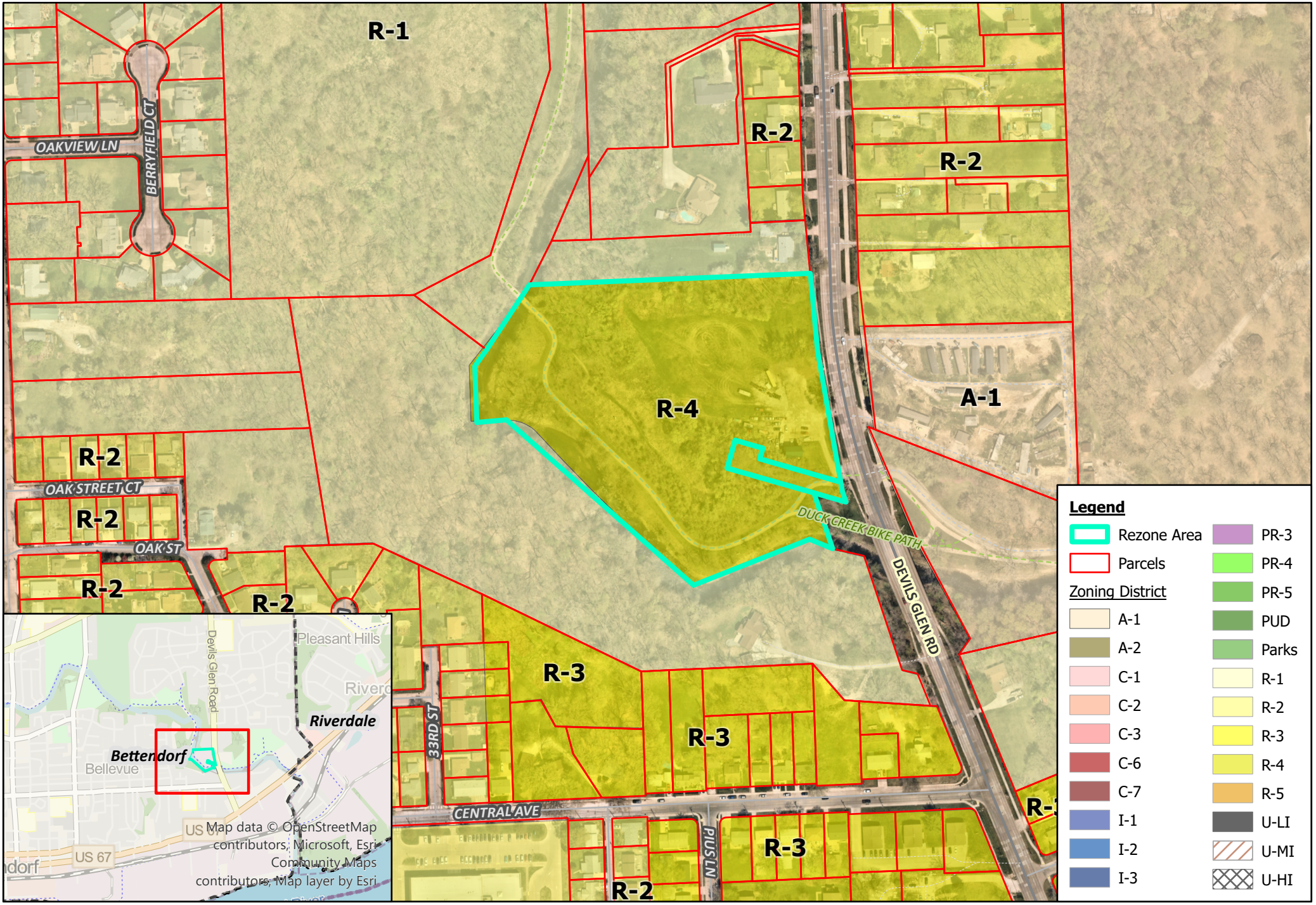
N

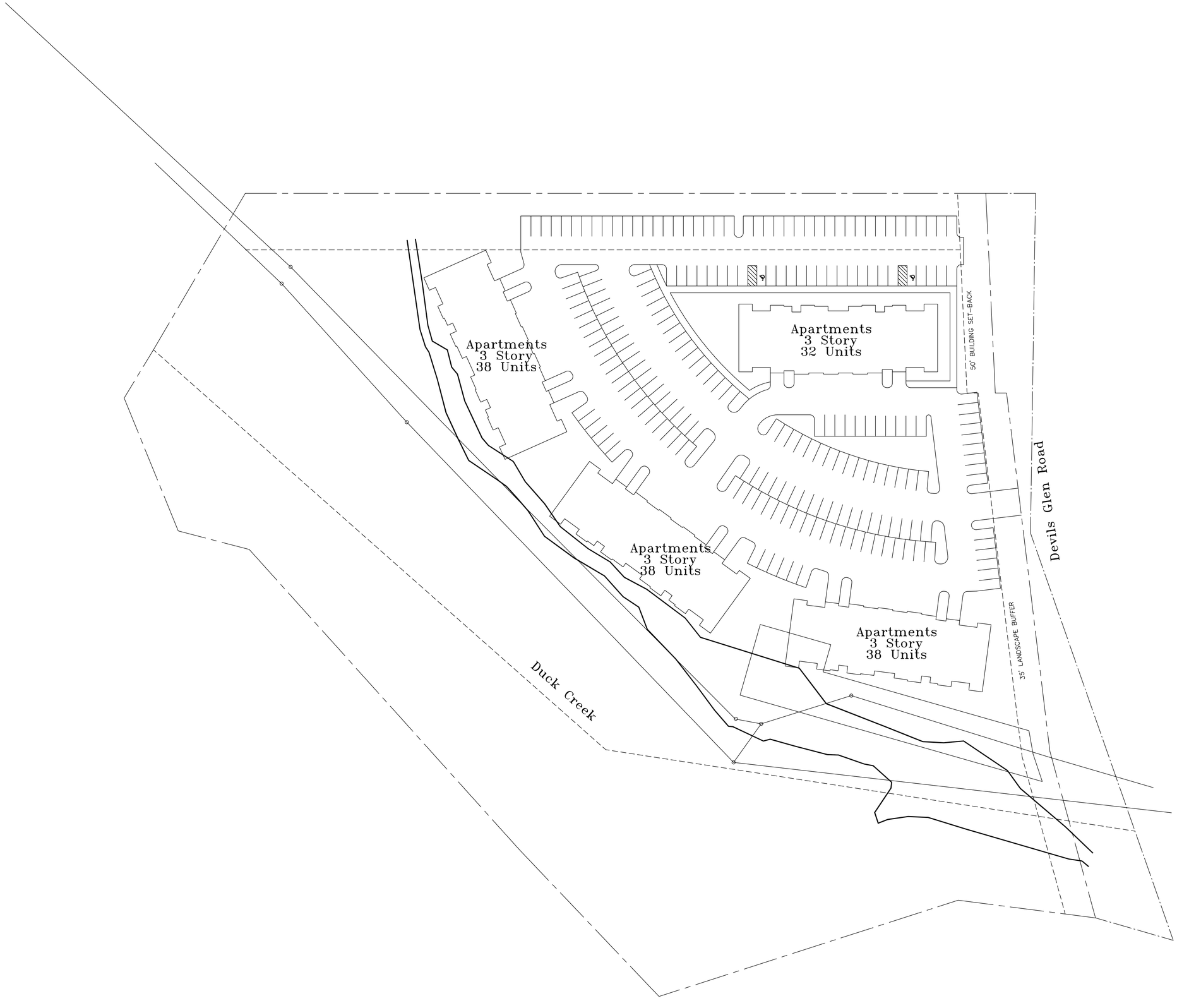
Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Proposed Zoning Map

Bettendorf
a premier city
IOWA

N

1 Inch = 274 Feet
Feet
0 105 210 420 630





1 / A1 PRELIMINARY SITE PLAN

1" = 40'-0"

20 0 20 40 80

JosephArchitecturalGroup, P.C.
4510 42nd Avenue Rock Island Illinois 61201
Phone 309 786-9920 Fax 309-786-9924

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REVISIONS

1 date
2 date
3 date
4 date

Preliminary Site Plan for:

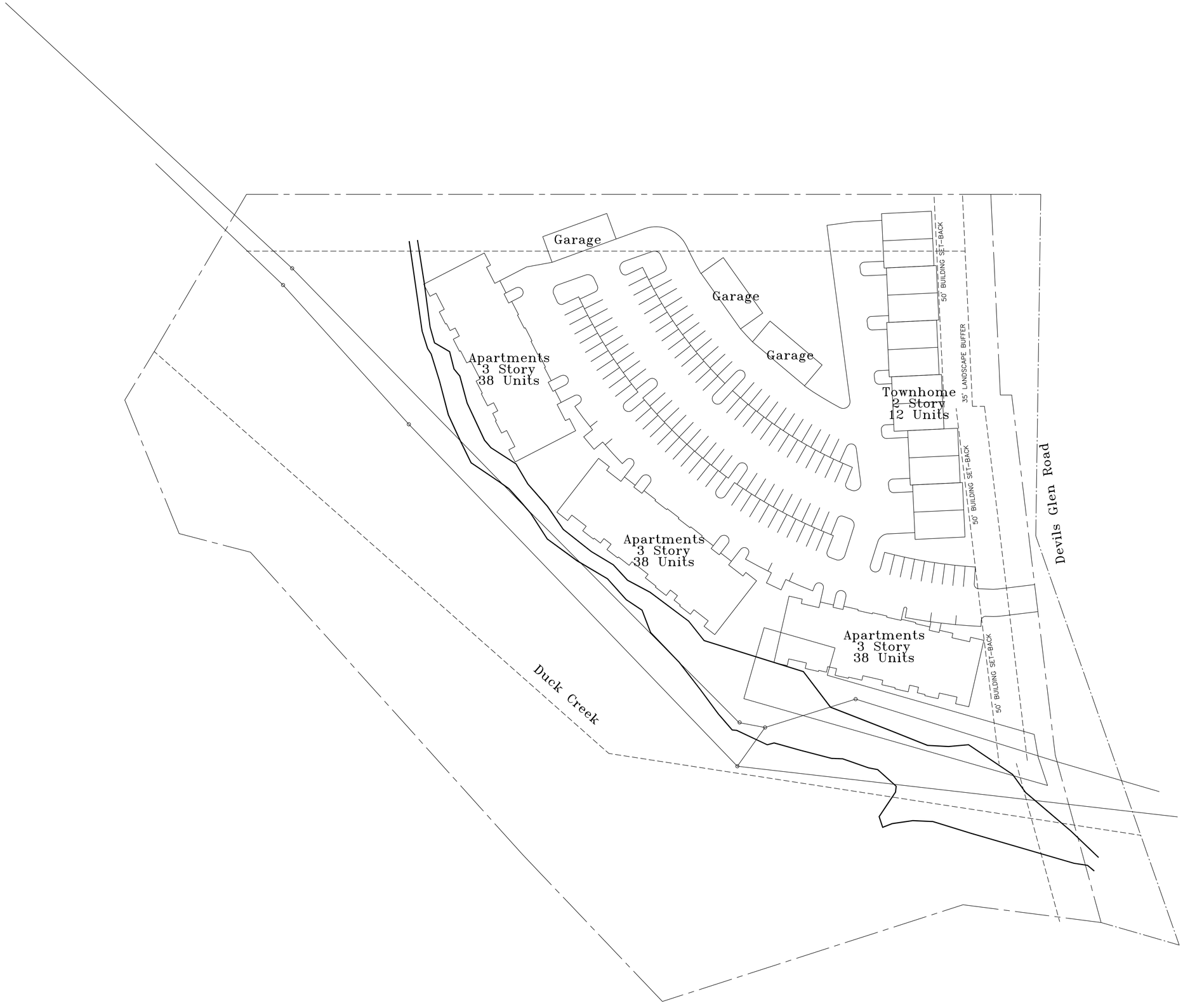
Devils Glen Apartments

Bettendorf, Iowa

PRELIMINARY
SITE PLAN
DATE
8 March 2022

A1

PROJECT NO.
#01422



1 / A1 PRELIMINARY SITE PLAN

1" = 40'-0"

20 0 20 40 80

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REVISIONS

1 date
2 date
3 date
4 date

Preliminary Site Plan for:

Devils Glen Apartments

Bettendorf, Iowa

PRELIMINARY
SITE PLAN
DATE
28 March 2022

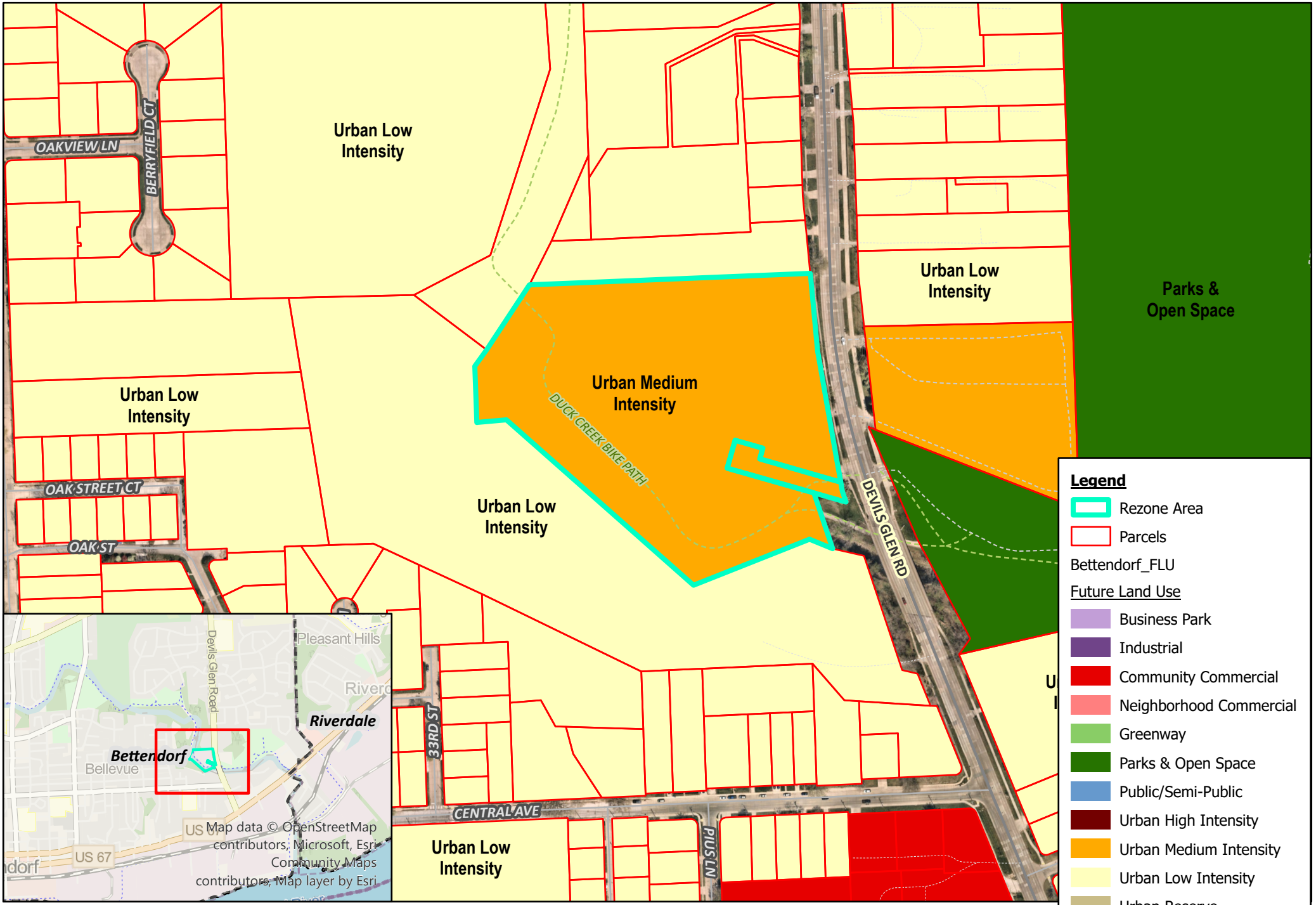
A1

PROJECT NO.
#01422

Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Future Land Use Map

1 Inch = 274 Feet
Feet
0 105 210 420 630

N



Legend

- Rezone Area
- Parcels

Bettendorf_FLU

Future Land Use

- Business Park
- Industrial
- Community Commercial
- Neighborhood Commercial
- Greenway
- Parks & Open Space
- Public/Semi-Public
- Urban High Intensity
- Urban Medium Intensity
- Urban Low Intensity
- Urban Reserve

Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Surrounding Deed Holders

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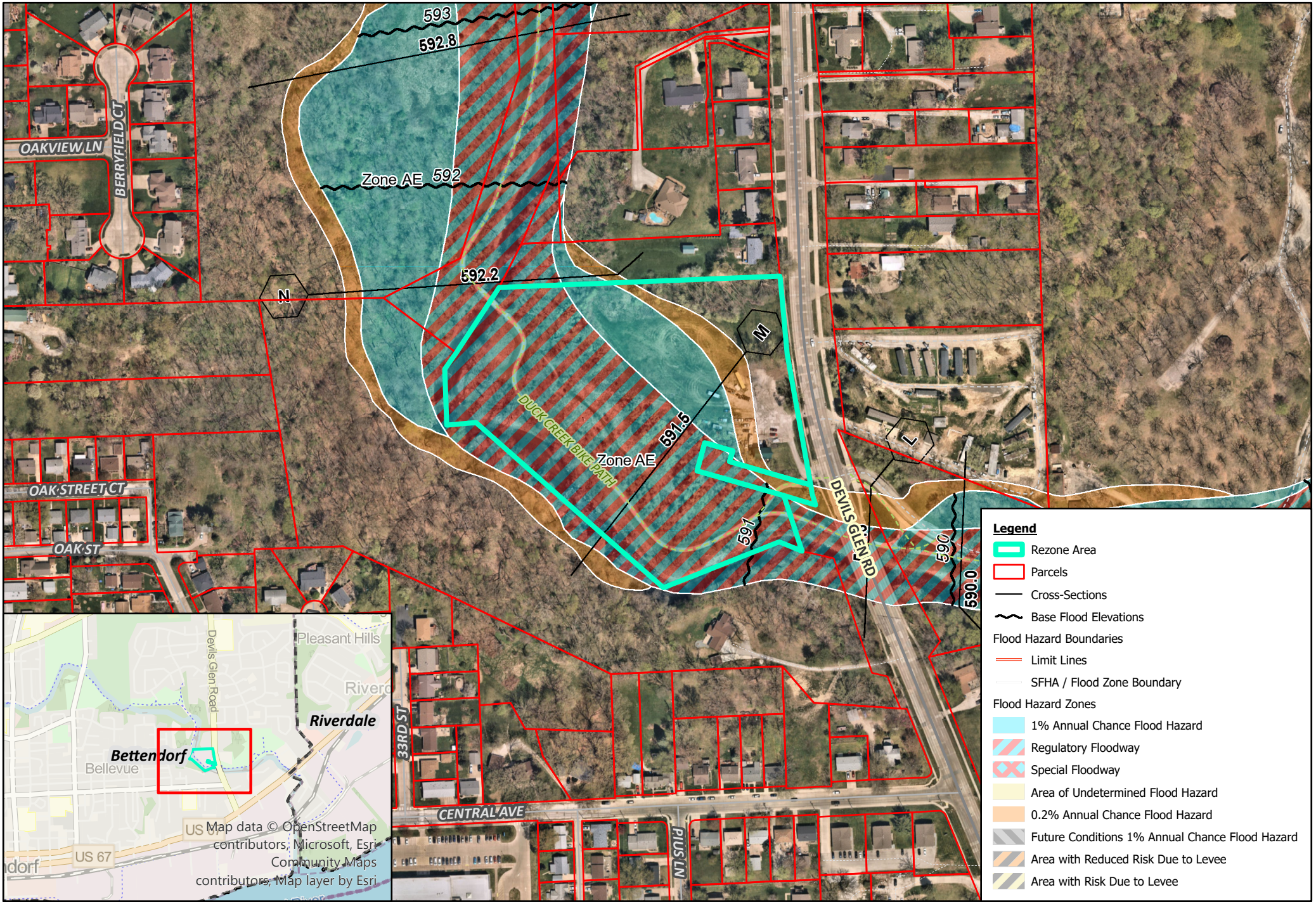
N

1 Inch = 175 Feet
Feet
0 65 130 260 390

Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Effective National Flood Hazard Layer

1 Inch = 274 Feet
Feet
0 105 210 420 630

N



Legend

- Rezone Area
- Parcels
- Cross-Sections
- Base Flood Elevations

Flood Hazard Boundaries

- Limit Lines
- SFHA / Flood Zone Boundary

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee

Table 23: Floodway Data

FLOODING SOURCE		FLOODWAY			1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION[3]			
CROSS SCTION	DISTANCE [1]	WIDTH (FT.)	SECTION AREA (SQ. FT.)	MEAN VELOCITY (F.P.S)	REGULATORY (NAVD)	WITHOUT FLOODWAY (NAVD)	WITH FLOODWAY (NAVD)	INCREASE (FT.)
DUCK CREEK								
A	0.32	404	1,431	10.4	565.7[2]	565.7[2]	566.4[2]	0.7
B	0.74	371	1,356	10.9	568.3[2]	568.3[2]	568.4[2]	0.1
C	1.11	283	1,173	12.7	569.8[2]	569.8[2]	570.8[2]	1.0
D	1.32	150	1,675	8.9	573.7	573.7	574.7	1.0
E	1.37	170	1,758	8.5	574.0	574.0	574.7	0.7
F	1.58	200	3,077	4.8	577.8	577.8	577.9	0.1
G	2.48	240	3,003	5.0	578.4	578.4	578.9	0.3
H	3.27	262	1,186	12.6	578.4	578.4	578.7	0.3
I	3.48	89	1,019	14.6	580.3	580.3	580.5	0.2
J	4.59	125	1,342	11.1	585.6	585.6	585.8	0.0
K	5.91	152	1,875	7.9	589.8	589.8	589.8	0.0
L	6.12	156	1,952	7.6	590.3	590.3	590.3	0.0
M	6.76	366	3,257	4.6	591.3	591.3	591.3	0.0
N	7.60	260	2,469	6.0	592.0	592.0	592.0	0.0
O	8.18	307	2,392	6.2	592.6	592.6	592.8	0.2
P	9.45	467	4,040	3.7	594.0	594.0	594.7	0.7
Q	10.51	380	3,014	4.9	595.0	595.0	595.7	0.7
R	12.14	282	1,685	8.8	597.8	597.8	598.3	0.5
S	12.83	261	3,221	4.6	600.5	600.5	601.0	0.5
T	13.04	261	3,271	4.6	600.7	600.7	601.2	0.5
U	13.78	565	4,189	3.6	601.3	601.3	601.7	0.4
V	14.68	255	1,333	11.2	601.6	601.6	601.7	0.1
W	16.05	280	2,428	6.1	606.4	606.4	607.0	0.6
X	16.16	280	3,082	4.8	608.7	608.7	609.4	0.7
Y	16.79	132	1,682	8.8	608.8	608.8	609.4	0.6
Z	17.69	152	2,032	7.3	610.7	610.7	611.2	0.5

[1]Thousands of feet above confluence with the Mississippi River

[2]Water-surface elevation without considering backwater effects

[3]Water-surface elevation without considering ice jam effects

TABLE 23

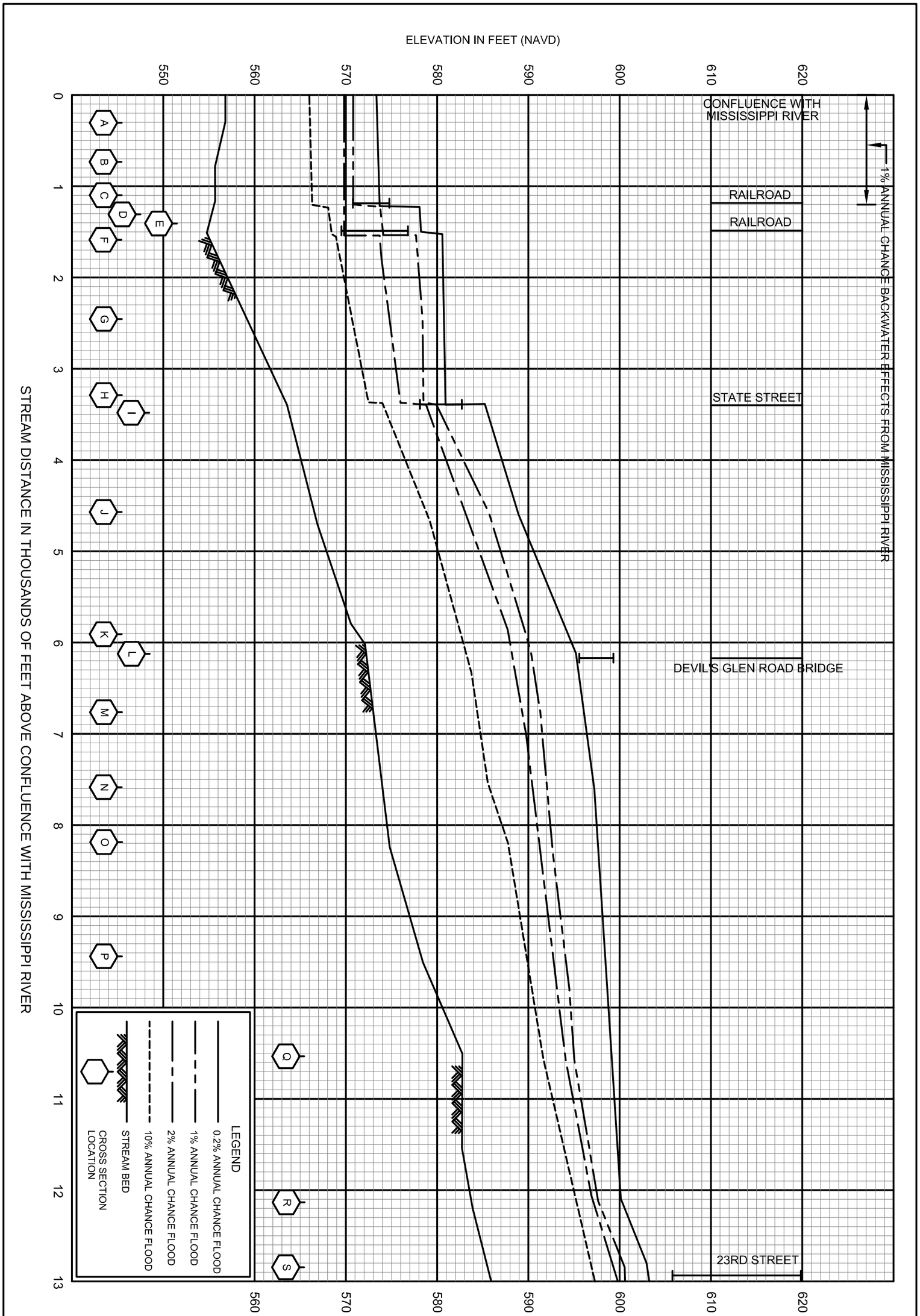
FEDERAL EMERGENCY MANAGEMENT AGENCY

SCOTT COUNTY, IA

AND INCORPORATED AREAS

FLOODWAY DATA

DUCK CREEK



15P	FEDERAL EMERGENCY MANAGEMENT AGENCY SCOTT COUNTY, IA AND INCORPORATED AREAS	FLOOD PROFILES DUCK CREEK

Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Topographical Contour Map - 5 ft.

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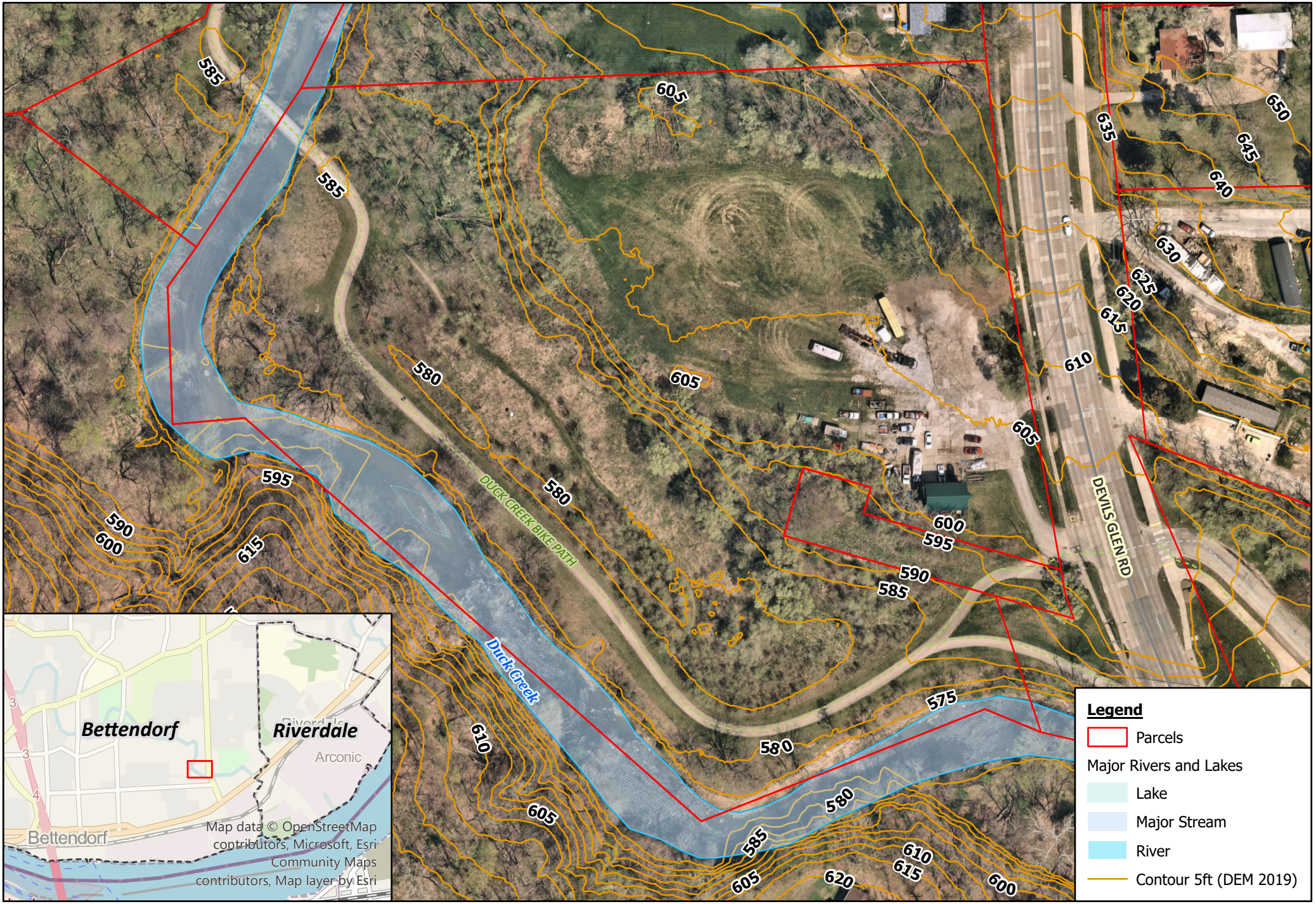
N

1 Inch = 112 Feet
Feet
0 40 80 160 240



Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Preliminary National Flood Hazard Layer

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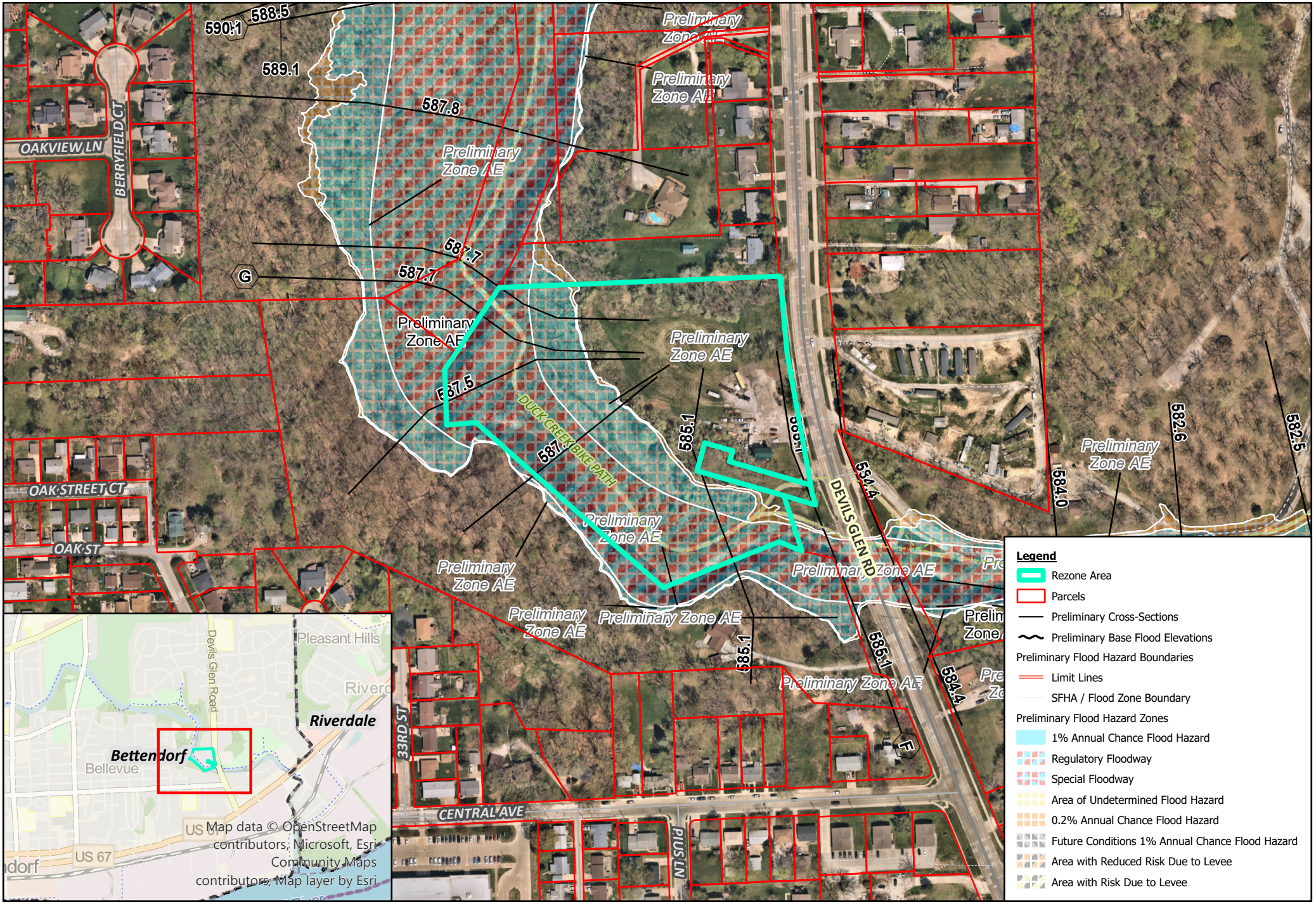
N

1 Inch = 274 Feet
Feet
0 105 210 420 630



COMMUNITY DEVELOPMENT
City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4079

April 20, 2022 Planning and Zoning Commission Meeting

Staff Report

**Case deferred from March 16, 2020 Planning & Zoning Commission Meeting*

Case No. 22-007
Location: 1200 Devils Glen Road
Request: Rezoning, R-1 Single-Family Residence District to R-4, Medium-Density Multi-Family Residence District
Legal Description: (Parcel #: 842719009)
Applicant: David Kempen
Current Zoning Designation: R-1, Single-Family Residence District
(*Pending Case 22-006 – Revocation of PUD to revert to R-1)
Proposed Zoning Designation: R-4, Medium-Density Multi-Family Residence District
Future Land Use Designation: UMI, Urban Medium Intensity

Background Information and Facts
The applicant, David Kempen, has submitted a rezoning request for a parcel located at 1200 Devils Glen Road from R-1, Single-Family Residence District to R-4, Medium-Density Multi-Family Residence District (see Aerial Map & Proposed Zoning Map, Attachments A and B). The applicant has submitted a revised concept plan responding to comments made by the Planning and Zoning Commission at the March 16, 2022 meeting. The item was deferred at the March meeting and will be reheard at the April meeting.

The applicant's original concept plan showed four, three-story multi-family structures containing a total of 146 units (see Original Concept Plan 031622 - Attachment C). The revised concept plan shows three, three-story multi-family structures containing 114 units in addition to 12 two-story, single-family townhomes (see Revised Concept Plan 042022- Attachment D).

Because the only change in the request is revisions to the concept plan, staff will only provide analysis which has been revised since the last meeting. All else in the March 16, 2022 staff report for Case 22-007 is still valid.

Future Land Use Map and Compliance with Comprehensive Plan

The property is designated as UMI on the Future Land Use Map (see Future Land Use Map - Attachment E). This site has been shown as Medium Intensity Residential or a related land use designation on multiple iterations of the City's Future Land Use Plan going back more than 30 years.

A major change observed in the revised concept plan is the removal of one three-story apartment building located on the northeast portion of the property. This was replaced by a row of 12 two-story, single-family townhomes. The townhomes are situated parallel to Devils Glen Road, which provides concealment of the parking area to the surrounding properties and traffic. Staff contends the revised concept also improves the sightlines for the property owner to the north of the development site by reducing the overall height of the structures located closest to his property (see Surrounding Deed Holders - Attachment F).

The proposed R-4 zoning is an anticipated zoning district in the UMI Future Land Use designation. The property proposed to be rezoned is located across Devils Glen Road from a mobile home park with the same UMI Future Land Use Designation and similar density.

The proposal addresses multiple aims of the City's Comprehensive Plan including:

- Growth: Land Use & Transportation
  Goal A: Develop New Land and Streets
    - Development of in-fill properties to encourage City growth while also providing multi-modal street connections.

- Housing
  Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods
    - Construction of housing option types which are underserved in the community.

- Quality of Life
  Goal E: Enhance Community Design and Character
    - Improving the area's neighborhood character while also enhancing connections between the City's built environment and its natural spaces.

  Goal F: Promote Recreational and Cultural Activity
    - Residential development near Duck Creek Park and Duck Creek bike path promotes the use of these facilities.

- Protect and Maintain
  Goal G: Attract Young People
    - Offering housing amenities and options which attract young people who are currently in demand in the City and region's workforce.

Zoning Compliance Analysis

The revised development concept shows 3 three-story multi-family structures containing a total of 114 multi-family units and 12 two-story, single-family townhomes. In comparison to the original development concept reviewed at the March 16, 2022 Planning and Zoning Commission meeting, this is a reduction in overall unit density. The original concept plan met the density requirements for the R-4 Zoning District, as does the revised concept plan.

The revised concept plan shows all of the frontage to Devils Glen Road with a 50-foot front-yard setback. Townhomes in the R-4 Zoning District are limited to a maximum of 8 attached dwellings. The revised concept plan shows all 12 homes attached. The site development plan will need to separate at least four of the townhomes, with a building separation of at least 15 feet. All other site development regulations including lot dimensions, buffers, building separation, and building height are met at this stage of review.

Floodplain Status

Significant portions of the property are currently shown in the designated Special Hazard Flood Area (SHFA) on the Flood Insurance Rate Map (FIRM) (see Effective NFHL - Attachment G). The Federal Emergency Management Agency's (FEMA) methodology and data for issuing the firm is located in the Flood Insurance Study (FIS) issued for every County. The FIS lists the regulatory floodway elevation at cross section "L", seen on the effective flood map of Duck Creek as 590.3 feet (see FIS Floodway Data - Attachment H). The applicant has contracted a surveyor to take elevation measurements and use the flood profile in the FIS (see Duck Creek Flood Profile - Attachment I) to apply for a Letter of Map Amendment (LOMA) from FEMA. Department of Natural Resources 2019 elevation data shows the area near the building footprints to be above 595 feet (see Elevation Contour Map - Attachment J). This indicates that the FIRM flood boundaries for the development site are using inaccurate elevations. FEMA has issued preliminary FIRMs which propose reducing the base flood elevation at the property by 3-4 feet (see Preliminary NFHL - Attachment K). The preliminary map aligns to the contours shown in Attachment H. These maps will not become effective until May 2023. Prior to this date, the applicant's surveyor will need to submit the appropriate surveys to FEMA and have it approved before a building permit is approved by the City.

Off-Street Parking

The revised concept plan shows a total of 202 parking spaces. Each townhome will have a two-car garage located on the ground level and have two driveways spaces, totaling 24 spaces. The apartment buildings will contain some ground level garages totaling 21 spaces. Four detached garage stalls are shown on the revised concept plan, encompasses 25 spaces. The remaining parking will be at the outdoor parking lot, totaling 132 spaces.

The applicant did note the following assumptions for parking calculations:

- 1 space per studio
- 1.5 per 1 bedroom less than 800 square feet
- 2 per two-three bedroom units
- 2 per townhome

These assumptions meet our adopted off-street parking requirements except for the studio assumption which requires 1.5 spaces. The total number of required spaces is 198, and the concept exceeds that number by 4.

Thoroughfare Plan and Pedestrian Access

One primary access to the site is envisioned from Devils Glen Road. Engineering staff has received a draft traffic study and upon further analysis will report the findings at the site development plan stage of review.

Snow plowing and trash removal will be provided by the owner of the development. Sidewalks currently exist on both sides of Devils Glen Road and connect to the Duck Creek bike path which runs along the creek though the property.

Staff Recommendation

Given the analysis noted in this report, staff contends the rezoning proposal conforms with the Future Land Use Map in the Comprehensive Plan and is consistent with the goals and objectives prescribed in the Comprehensive Plan. The applicant's revised concept plan has reduced the total density of units on the property and improved sightlines for surrounding property owners of the development.

Staff will note there is a continuing trend of tremendous buyer demand for homes and limited inventory in the Quad City region and Bettendorf specifically. This proposal increases housing inventory in Bettendorf while also improving an in-fill property which is currently under-utilized and non-conforming. Furthermore, this proposal addresses primary goals cited in our Comprehensive Plan by providing increased housing variety and attracting young people who are interested in a range of housing options. For these reasons and the facts noted above, staff recommends approval of this rezoning request with the following conditions:

1. A signed affidavit acknowledging the site development plan shall adhere in principal to the approved concept plan.
2. Approval of the rezoning does not waive any applicable city, state, or federal provisions as required by law.

Respectfully submitted,

Taylor Beswick
City Planner

April 27, 2022

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 1200 Devils Glen Road, R-1 to R-4, submitted by David Kempen. (Case 22-007)

Honorable Mayor and Members of the City Council:

On April 20, 2022, 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

3/16/22

Rezoning

7. Case 22-007; 1200 Devils Glen Road, R-1 Single-Family Residence District to R-4 Medium-Density Multi-Family Residence District, submitted by David Kempen.

Beswick reviewed the staff report.

Ormsby asked why the land use designation for the parcel in question is UMI when the surrounding uses are ULI. Hunt explained that the future land use map that was adopted in 2017 indicates UMI for the property. Beck stated that at that time the possibility of a ULI land use designation was discussed but that prior leadership believed that it should be designated as UMI because there are more intense uses closer to State Street on Devils Glen Road. He added that the parcel is isolated from the surrounding area and is proximate to the trailer park and recreation trail area. Wennlund commented that the UMI land use designation seems more appropriate for the current use of the site but that it seems inconsistent with the surrounding uses with the exception of the trailer park.

Kappeler stated that even with a UMI land use designation, the zoning district does not have to be R-4. She commented that she would be more apt to approve the PUD plan from the 1970s than the proposed concept. She added that there are projects that would fit into the UMI land use designation that are much less dense than what is proposed. She commented that she agrees with the goal of encouraging development of a variety of housing options but that the proposed R-4 zoning district is very intense. Kappeler stated that she would prefer not to be locked into a proposed concept plan that she believes is too intense for the area. She added that while one of staff's recommendations is that the rezoning request be subject to adherence to an approved concept plan, she would prefer to leave open the option of a less intense development rather than proceed with the submitted plan. Hunt stated that the applicant will be required to submit a site plan but that Commission members could request that staff work with the developer to modify the concept plan and incorporate any additional conditions they feel appropriate or the case could be deferred until such time as staff has received more input regarding the density and the concept plan could be changed.

Ormsby asked if the petitioner is also the owner. Hunt explained that the petitioner has an option to purchase the property, adding that the owner is present and has indicated a willingness to proceed with the rezoning.

Kappeler stated that even if the developer is willing to lessen the intensity of the project, the Commission is being asked to approve a rezoning to R-4 which opens the door to any use that is allowed in that district.

Gannaway commented that there is flexibility with regard to the residential zoning district within the UMI land use designation, adding that it could be R-1 to R-4. Hunt concurred, adding that there is the option for some type of blended uses.

Ormsby commented that she is not comfortable with rezoning the property to R-4 given the intensity of the proposed use and the fact that it is adjacent to R-1.

Wennlund asked if the developer could go forward with the project as submitted if the flood map is not adjusted until 2023 without a waiver from FEMA. Hunt stated that the developer could get a Letter of Map

Amendment based on fill. Beswick explained that staff would not support using the preliminary flood maps as justification to make them effective earlier, adding that he does not believe the IDNR would either. He stated that a significant portion of the property is located in the floodway, adding that fill is not allowed in those areas.

Hunt commented that staff feels that the property is underutilized and has an interest in locating an appropriate conforming use there.

Stoltenberg stated that he believes the proposed concept plan is too dense and expressed concern about the access to Devils Glen Road. He commented that he believes that a concept plan showing less density should be submitted to ensure that the development is aesthetically-pleasing. He added that the location seems to be appropriate for higher-density residential housing given its proximity to the park and bike path. He suggested that perhaps a traffic signal might be required in the future.

Wennlund expressed concern about the amount of traffic that will be generated by the development and the effect on traffic in the area. He commented that he believes the site would be appropriate for a less dense multi-family development. He added that either way the current use will no longer exist and that there is the potential for the developer to take advantage of the amenities in the area. Wennlund stated that he is concerned about the 3-story apartment building's being located directly adjacent to a single-family home.

Kappeler commented that there is an opportunity for improvement of the site but that she hopes it can be done in a less intense way.

Mike Richmond, Townsend Engineering, explained that the Flood Insurance Rate Map was used to determine via elevation that the existing line showing the one-percent chance annual floodplain has moved to the southwest. He added that because the proposed FEMA maps show that it will move even further, he is in the process of applying for a Letter of Map Amendment. He added that the process typically takes 30-90 days and that development could occur once the property is removed from the floodplain.

Richmond asked what criteria are used to determine whether a rezoning request is approved or not in a UMI land use designation if the proposed zoning district is allowed. Wennlund explained that from his perspective issues such as the intensity of the site and the traffic concerns should be considered when making that decision. Hunt added that while certain land use designation categories allow for the possibility of different zoning districts, they are not allowed by right and must be validated based on the criteria listed in the zoning ordinance. Kappeler commented that it is her understanding that the land use map and Comprehensive Plan are suggestions for how property is to be developed but that the zoning district classification is the law.

Greg Jager, 2982 Halcyon Drive, suggested that perhaps an agreement including expectations for the density could be written between the city and the developer as was done for Case 22-008. He commented that until such time as the flood plain issues with the property in question are finally resolved by the other governmental bodies involved, he believes that consideration of a site development plan should be delayed.

James Kankel, 1221 Devils Glen Road, expressed concern about the effect of the development on traffic in the area. He commented that there is a wildlife corridor to the north side of the property. He asked if the glare from the parking lot lighting would affect his property and whether or not the development would be fenced. Wennlund explained that because the current request is for a rezoning only, those types of issues

have not yet been considered. He added that he is also concerned about the impact the development may have on the area.

Steve Tometich, 1222 Devils Glen Road, commented that he believes that a 3-story building is too tall to be located next to his single-family home. He stated that his view of a junkyard would be replaced by the roof of a building. He expressed concern about the overall density of the project.

Dave Kempen, the applicant, explained that the lighting plan has not yet been completed. He stated that the UMI land use designation permits the R-5 zoning district, adding that the allowable number of units in the R-4 district is 193. He commented that he would be willing to continue discussions with city staff in an attempt to revise the plan but that he would need specific input in order to make those changes.

A brief discussion was held regarding which zoning district classifications are allowed in the UMI land use designation. Hunt reviewed the permitted uses and allowable height of buildings in the residential zoning districts.

Kappeler asked if R-4 is the least intense zoning district that would allow the proposed development. Hunt confirmed this. Kappeler commented that in order to reduce the density of the development there would have to be fewer buildings. Wennlund added that splitting the property between R-3 and R-4 zoning districts could be considered. He stated that he does not like the idea of a 3-story building located next to a single-family home and that locating the taller buildings in the lower part of the lot is more palatable to him. He reiterated that he would not be comfortable recommending approval of a rezoning to R-4 which would open the door to all of the uses permitted without having an agreed-upon site plan and an agreement detailing the constraints on the development. Gannaway concurred. Hunt stated that he would willing to work with the developer on revisions to the concept plan that could be presented at the next meeting.

Stoltenberg suggested that if it is to remain a part of the concept, the structure nearest the single-family homes be fewer than 3 stories. Kappeler commented that it could be moved to another location if it is feasible to do so.

> On motion by Kappeler, seconded by Gannaway, that request to rezone 1200 Devils Glen Road, R-1 to R-4, be deferred.

ALL AYES

Motion carried.

Kappeler expressed her appreciation to Kempen for the improvements that he has made to the trailer park on Devils Glen Road.

4/20/22

4. Case 22-007; 1200 Devils Glen Road, R-1 Single-Family Residence District to R-4 Medium-Density Multi-Family Residence District, submitted by David Kempen. (Deferred from meeting of March 16, 2022)

Beswick reviewed the staff report. Hunt commented that because the request is for a conditional rezoning more information about the development has been made available earlier than is typical. He added that the first reading of the ordinance revoking the existing PUD plan for the site was held on April 19 and there would be 2 more readings until it is finalized. He stated that staff feels confident that the location of the proposed buildings will be out of the flood plain.

Adam asked if there is a need to maintain ownership of the city-owned property on the site or if it would be transferred and if there is a need for a traffic signal at the entrance to the development. Morlok explained that the city would sell the parcel in question but would maintain easement rights. He added that preliminary indications from the traffic study do not show a need for a traffic signal but that he would be evaluating the study to determine whether or not a dedicated turn lane would be necessary.

Kappeler asked if the required separation of the 12-unit townhouse building into 2 buildings would impact the proximity of the structures to the single-family home to the north or necessitate elimination of parking spaces. Beswick explained that required building separation and parking space locations would be reviewed at the site development plan stage. He commented that he has notified the applicant that in the R-3 and R-4 districts the maximum number of attached townhouses allowed is 8. He added that the minimum building separation is 15 feet. Wennlund commented that a small reduction in the width of the townhouse units might work.

Kappeler commented that the parking spaces that were located on the north side of the property created a space between the 3-story apartment building shown on the original concept plan and the single-family home. She stated that the proposed townhomes would be shorter but would be much closer to the adjacent home and would impact the owner in a different way. Beswick stated that the height of the townhomes would be similar to that of a 2-story single-family house.

Kappeler commented that the plan shows 126 housing units and a lot of parking but that there does not seem to be a significant amount of greenspace.

Stoltenberg suggested that even if the traffic study does not indicate the need for a traffic signal, there should be a dedicated right-turn lane into the development as well as a left- and right-turn lane for egress. Morlok explained that the traffic study will evaluate that based on projected traffic data generated by the development. He stated that if the study indicates that the level of service is one level down from requiring a turn lane, it is likely that the city will reserve the right to do a post-construction traffic study based on full buildout and actual traffic patterns so that a turn lane or some additional feature could be required to be added. Stoltenberg commented that his main concern is that traffic may back up on Devils Glen Road as motorists are turning into the development. Wennlund concurred, adding that having a wide enough entrance for 3 ingress/egress lanes is important. Stoltenberg commented that it would be less costly to install a turn lane during construction rather than after. Morlok stated that the developer can't be required to install a turn lane if the traffic study doesn't indicate that it is necessary. He added that he tends to have a third-party professional traffic engineer review traffic studies.

Adam commented that he assumes that given the price of the units, younger families with children will live there and asked for clarification of what the school busing arrangements would be. He asked if the bus would come from the north and stop on Devils Glen Road or turn into the development. Morlok stated that the busing arrangements would be up to the school district, adding that they do not review their routes with the city. He added that the Police Department is very aware of pedestrian accommodations in this area because the geometry of the intersection of Devils Glen Road and Central Avenue makes it difficult for pedestrians to cross the intersection safely. Ormsby commented that typically buses don't go into developments but rather stop on the main street which could cause a potential safety issue.

Ormsby expressed concern about rezoning the property to R-4 given that the surrounding properties are mostly zoned R-1 with an R-2 district nearby. She commented that if the property is rezoned to R-4 there is no stopping what could go there. Kappeler asked if the conditional rezoning is based on the concept plan and would be required to look like that or if it is based on the project itself and would revert to R-1 if it doesn't happen. Hunt explained that both statements are true and that the conditional rezoning is for this concept and this particular project, adding that if it does not develop this way the zoning would revert to R-1. Curran reiterated that there have been situations in the past where a property was rezoned to a high-intensity district for a specific project that doesn't develop and later becomes something less desirable. He added that this is the reason that there will be an agreement related to the rezoning that would have the specific condition of material conformity to the concept plan that would be attached. He stated that if the specific project does not move forward, the property would revert to the R-1 zoning. Kappeler commented that she feels more comfortable with that agreement. Ormsby asked if Kappeler is comfortable having an apartment building abutting a single-family home. Kappeler stated that she feels more comfortable with the revised plan. Ormsby commented that the revised plan is better but doesn't personally feel that it is a drastic change even though Duck Creek provides somewhat of a buffer.

Gannaway commented that the revised concept plan is much improved and that the proposed development could be very positive for the area given the proximity to the park. She added that she feels that the project is a change in the right direction.

Ormsby asked if townhomes are allowed in the R-3 district. Beswick confirmed this, adding that the R-3 district does not permit multi-family housing. Hunt emphasized that the proposed apartment buildings are considered to be a multi-family use and that the townhomes are considered to be a less intense use. Kappeler commented that if the original PUD plan had been implemented, townhouse buildings would already exist on the site in the same location as is now proposed.

Wennlund stated that he feels that the addition of the townhomes provides a transition area from the single-family homes to the apartment buildings. He stated that the proposed concept plan is much better than the non-conforming use that has taken place on the property for years.

Steve Tometich, 1222 Devils Glen Road, stated that there have been several serious accidents in the area over the past few years that he believes were caused by speeding and suggested that it would be a good location for a speed camera if the city were ever to install one. He requested that the developer fence along the north property line for his security and that of his neighbors, adding that a fence would reduce the chance that any children or pets of the residents would come into his yard.

Beswick stated that Rick Murphy, 3892 Deertrail Road, had submitted some slides that he requested be presented to the Commission. Murphy expressed his appreciation of the assistance that he received from Beswick and his helpfulness in explaining the zoning process and responding quickly to his questions. He added that he concurs with comments made at the last Commission meeting regarding the improvements that have been made to the trailer park in the area which is owned by the developer.

Murphy stated that he believes that the proposed rezoning is in conflict with the Comprehensive Plan. He commented that while the benefit of the bike trails in the city is mentioned over 40 times in the Comprehensive Plan, not all of the trails provide the tranquility that the Duck Creek bike trail does as shown in the photos from the Plan that he submitted. He stated that the Plan references the need for a variety of housing options but that it also details a number of undeveloped acreages in the northern part of the city. He commented that he does not believe that the bike trail should be sacrificed to meet a general need for housing that can be met elsewhere without impacting the tranquility of the trail.

Murphy explained that the current land use map shows the area as residential, but for some reason the future land use map shows medium-density for the parcel in question. He added that the parcel is not addressed in the Plan at all. He stated that because the Plan indicates that townhouses are allowed in medium-density but that apartment complexes are considered a high-density use, the proposed plan is inconsistent with it. He added that the parcel in question is the only medium-density land use in the area. He suggested that the property should be developed as a single-family home consistent with the surrounding neighborhood. Murphy added that a single-family home would not require that children cross a busy street nor would a turn-lane be necessary.

Murphy suggested that the case be deferred until further study can be done as no development can occur anyway until a decision is made by FEMA related to the flood plain. He expressed concern about the impact the runoff from the development would have if the plateaued area is paved and questioned if the creek would be flooded or if a swampy area would be created in the adjacent low-lying area. Murphy asked if anyone had engaged with other stakeholders who have an interest in the bike path area to see how they feel about the proposed development. He questioned whether the development would change the wildlife corridor in the area.

Murphy referenced his submitted photos that show that it is an amazing place that is one of the most tranquil spots in Bettendorf. He suggested that the development could destroy the character of the area. He stated that while notification signs for the meeting were posted on the street, he believes it is appropriate for this case that signs be posted on the bike path as well so that the entire community can be involved.

Wennlund asked for confirmation of which zoning districts are allowed in UMI. Curran stated that while a reference was made that the proposed zoning district classification is not appropriate in the UMI land use, the proposed R-4 district is allowed in UMI. Beswick noted that there is a chart in the Zoning Ordinance that indicates that all of the residential zoning districts are appropriate in UMI. Hunt expressed his appreciation for the respectful way Murphy presented his objections to the case. He explained that the Comprehensive Plan is the initial guide which is used to help create a zoning ordinance which becomes the laws of the city. He reiterated that R-1 through R-5 districts are allowed in the UMI, adding that C-1 and C-2 are also allowed.

Wennlund asked how the development would impact water quality and if it would create flood zones or wetlands. Morlok explained that the property is one of the few left in the city as it applies to the storm water detention ordinance that are adjacent to Duck Creek and that are readily developable. He stated that detention for the property will not be required because it contributes directly to Duck Creek, adding that the goal is to protect properties downstream by getting the water out of the area as quickly as possible. He explained that any additional water that backs up on the site increases the chances of having creek flooding issues further downstream. Morlok stated that water quality will be required in an effort to pick up and separate contaminants such as oils, greases, and grits that wash away from parking lots during the first flush of the everyday 1-inch rain events that occur. Wennlund commented that given the industrial use of the property in the past, it could be that the quality of the runoff will be better than it has been. Morlok concurred, adding that the quantity of the runoff will be greater.

Ormsby asked if there are any concerns about the increase in the volume of the runoff into Duck Creek that the development will cause. Morlok stated that because the Duck Creek watershed is thousands of square miles in size, he is not concerned about the increase generated from this parcel. He added that staff will monitor erosion of the property, adding that the outfalls will have to minimize that.

Wennlund expressed his appreciation of Murphy's courtesy and politeness to the Commission and staff.

James Kankel, 1221 Devils Glen Road, commented that he shares Tometich's concerns regarding the traffic in that area of Devils Glen Road. He requested that any lighting of the parking lot be directed away from the street. Morlok explained that the ordinance limits the amount of light that is allowed to spill beyond the property line. Kankel expressed concern about the deer that cross the street to reach Devils Glen Park.

Hunt commented that the issue of any fencing of the development will be discussed during the site development plan phase.

Wennlund stated that with regard how residents are made aware of Commission meetings, signs are posted and that there is a certain radius specified by ordinance that is used to determine to whom courtesy letters are sent.

Ted Breckenfelder, 2900 Barcelona Terrace, stated that there is a unique geologic formation noted on a sign placed by River Action that is located in the area and suggested that the city acquire the proposed development area to expand Devils Glen Park.

Mike Richmond, Townsend Engineering, explained that dividing the 12-unit townhome building shown on the concept plan can be accomplished without the building's being located any further to the north. He added that based on proposed elevations after grading has been done, the northeast corner of the townhouse building will have no greater impact than did the house that was on the property. Richmond stated that greenspace will be located in the medians and between the apartment, townhome, and garage buildings. He stated that the bioswales will be located between the buildings to intercept the water as it runs off to the southwest, clean it, and release it as slowly as possible. He added that he will work with the Engineering staff to determine the best method to convey the water under the bike path. He explained that only the flat area in the NE quadrant of the site will be developed and that the existing plantings located south of the sewer line will remain. Richmond commented that he believes that it is preferable for a wildlife corridor to go under Devils Glen Road along the bike path rather than across the street as is currently the case. He added that the construction of the buildings may actually direct the wildlife to a safer spot to cross the street.

Dave Kempen, the applicant, stated that he believes that an apartment complex fits well into the UMI land use designation. He commented that the R-4 district would allow up to 186 units but that he had reduced the proposed number of units to 126. He stated that if the intention had been to restrict the zoning district to R-3 the land use designation would have been shown as ULI. He added that adding a fence would be easy to do.

Jeff Weindruch, 3305 Magnolia Court, stated that he is the listing agent for the property and that he has been in contact with clients who have expressed interest in a mixed commercial use development or even continuing the most recent use. He commented that the listing is still active, adding that the proposed concept is very attractive and serves a need. He explained that the bike path and a portion of the land across the creek is a part of the property proposed to be developed and that the city has easement rights. Weindruch commented that during negotiations for the easement, the city agreed that the entirety of the property would be factored in when calculating allowable density. He requested that the Commission move forward with the rezoning request to prevent other people submitting concepts that may not be as attractive to the community.

> On motion by Kappeler, seconded by Gannaway, that request to conditionally rezone 1200 Devils Glen Road, R-1 to R-4, be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

MEETING DATE: May 3, 2022 (SPH)
May 17, 2022 (HPH)

COUNCIL LETTER **REQUESTED BY:** Mark Hunt

ITEM TITLE: Resolution setting a date for public hearing on a minor amendment to the PUD Plan for 3403-3451 Devils Glen Road, submitted by Devils Pointe, LLC. (Case 22-023)

Public hearing and resolution approving a minor amendment to the PUD Plan for 3403-3451 Devils Glen Road, submitted by Devils Pointe, LLC. (Case 22-023)

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

Bruce Grell has submitted a building permit application for 3403 Devils Glen Road, a unit of Lot 1 and Lot 2 of Devils Pointe Condos (see Aerial Map - Attachment A). The applicant's proposal is to renovate approximately 2,400 square feet for Smash Pizza (see Smash Pizza Floor Plan - Attachment B). The location is zoned Planned Unit Development (PUD), and the current PUD Plan on file with Community Development specifies the uses at the site as commercial/retail (see Crowne Pointe Development Site Dimensional Plan - Attachment C). The PUD Plan was further amended in 2009 to reflect the current apartment complex, The Villas at Devils Glen Condos (see Villas Apartments Plan - Attachment D). Due to the variety of uses proposed and currently observed on the site, staff is requiring a Minor Change – PUD Amendment be reviewed and approved by the Planning and Zoning Commission and City Council. Most notably, off-street parking and compatibility with the surrounding neighborhood character are two main focuses of the staff analysis.

The area of 3403–3451 Devils Glen Road is shown as Urban Medium Intensity (UMI) on the Future Land Use Map (see Future Land Use Map - Attachment E). The businesses currently at the site and the proposed future restaurant meets the Comprehensive Plan's Goal C: Attract and Retain Business and Industry.

Staff is recommending approval of an amended list of uses for the building submitted by the applicant and owner of the building, Bruce Grell. Those uses include all uses permitted in the C-2, Commercial District including Restaurant, Financial Office, Commercial Retail, and Personal Services. Staff contends these identified uses are compatible with the surrounding neighborhood character and do not negatively affect adjacent property owners.

Staff notes irregularities on the official zoning map at this site, specifically at the current location of the Villas at Devils Glen Condos which is addressed as 3434 Towne Pointe Drive. This site is shown as partially zoned C-2 and PUD (see Zoning Map - Attachment F).

There is a total of 59 off-street parking available at the 3403–3451 Devils Glen Road building (see 3403–3451 Devils Glen Road Parking - Attachment G). A drive-through lane is located on the north side of the building for the Coffee Hound café. Spaces were restriped diagonally since the original construction of the building to facilitate safer ingress/egress from the parking spaces with the addition of the drive-through. A consequence of the restriping resulted in the loss of two parking spaces. Given the current and proposed uses at the site, the total number of required parking spaces is 53. There is currently a vacant space of approximately 1,200 square feet in the building. Staff contends that no use can occupy this remaining space that would require more than the allotted spaces on site.

The Planning and Zoning Commission made a recommendation for approval of a minor amendment to the PUD Plan by a 6-0 margin at the April 20, 2022 meeting.

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

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

N/A

List Attachments:

Resolutions; (A) Aerial Map; (B) Smash Pizza Floor Plan; (C) Crowne Pointe Development Site Dimensional Plan; (D) Villas Apartments Plan; (E) Future Land Use Map; (F) Zoning Map; (G) 3403-3451 Devils Glen Road Parking; (H) Staff report to the Planning and Zoning Commission; (I) Planning and Zoning Commission report to the Mayor and City Council; (J) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter

RESOLUTION NO. ____ - 22

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON A MINOR AMENDMENT TO THE PUD PLAN FOR 3403-3451 DEVILS GLEN ROAD

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for May 17, 2022, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of a minor amendment to the PUD Plan for 3403-3451 Devils Glen Road

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

RESOLUTION NO. _____ - 22

RESOLUTION APPROVING A MINOR AMENDMENT TO THE PUD PLAN FOR 3403-3451 DEVILS GLEN ROAD

WHEREAS, Devils Pointe, LLC has submitted a minor amendment to the PUD Plan for 3403-3451 Devils Glen Road, and

WHEREAS, the Planning and Zoning Commission has reviewed said PUD Plan amendment and recommended approval of it subject to the 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 minor amendment to the PUD Plan for 3403-3451 Devils Glen Road subject to the following conditions:

1. Approval of the amendment to the PUD Plan does not waive any applicable city, state, or federal provisions as required by law.
2. No future changes in use can occupy the 3403–3451 Devils Glen Road commercial building which would require more than the allotted spaces on site.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

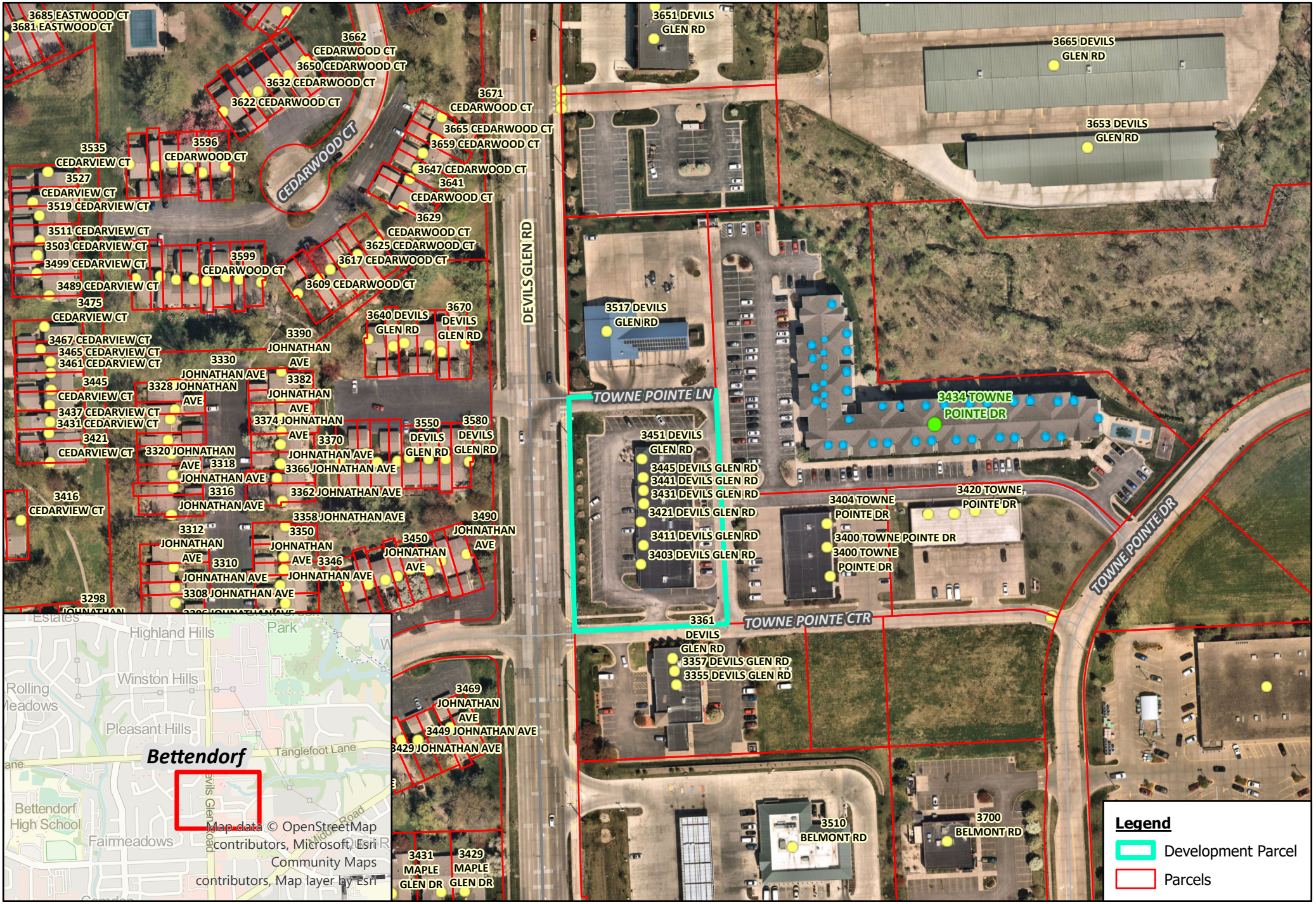
Decker P. Ploehn, City Clerk

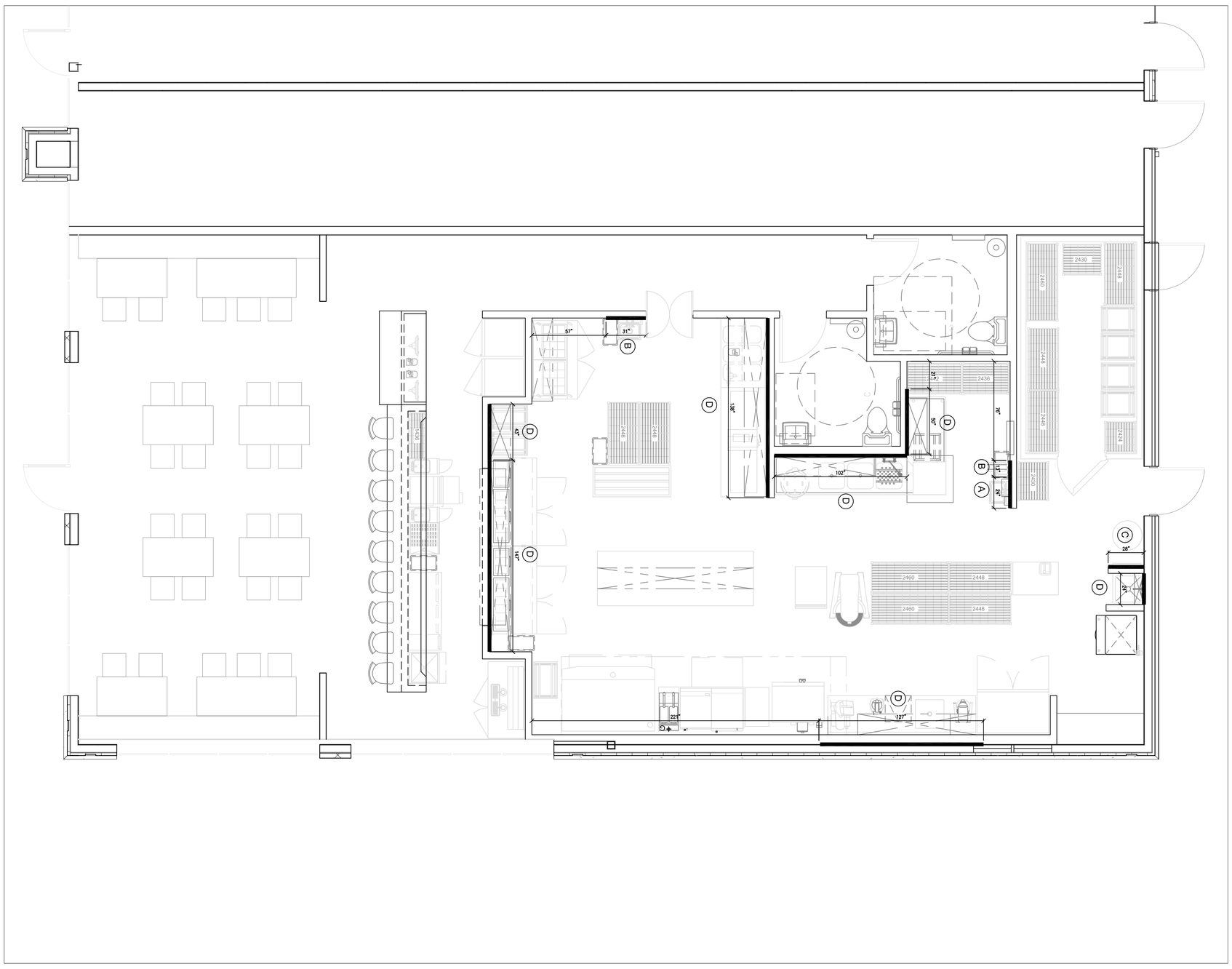
22-023: 3403 - 3451 Devils Glen Road
Minor Change - PUD Plan Amendment
Aerial Map

Bettendorf
a premier city
IOWA

N

1 Inch = 156 Feet
Feet
0 60 120 240 360





REVISED	DATE
NO. DAY YR.	MO. DAY YR.
1 12 15 17	03 14 17
2 10 08 21	
3 12 24 21	

DRAWING DESCRIPTION

FOODSERVICE

WALL BLOCKING

Edward Don & Company

FOODSERVICE EQUIPMENT DIVISION

2055 CRAIGSHIRE RD.
TEL.: (314) 803-5249
FAX: (314) 692-0401

FOODSERVICE EQUIPMENT LAYOUT

FOR

HIGH STREET PIZZA

BETTENDORF, IA

SHEET: FS-5

DRAWING NO: XX-XXX

SCALE: 1/4"=1'0"

DRAWN BY: JLB

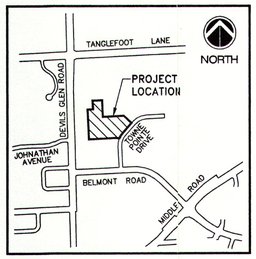
APPROVED BY:

THIS DRAWING, SPECIFICATIONS AND SUPPLEMENTARY MATERIAL ARE THE PROPERTY OF EDWARD DON & COMPANY (WETHER THE WORK FOR WHICH THEY ARE MADE BE EXECUTED OR NOT) AND ARE NOT TO BE USED ON ANY WORK IN WHOLE OR IN PART EXCEPT BY WRITTEN AGREEMENT WITH EDWARD DON & CO..

NORTH

SCALE: 1" = 30'

LOCATION MAP



GENERAL 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: LOT 8 OF CROWNE POINTE FOURTH ADDITION AND LOTS 1, 2 AND 3 OF DEVILS GLEN CENTER ADDITION (BEING A REPLAT OF LOT 9 OF CROWNE POINT FOURTH ADDTION) LOCATED IN PART OF THE SOUTH-EAST QUARTER OF SECTION 15, T78N, R4E OF THE 5TH PRINCIPAL MERIDIAN.
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. ALL DUCTILE IRON PIPE SHALL BE ANSI/AWWA C150/21.5-91 PRESSURE CLASS 350, CEMENT LINED MEETING ANSI/AWWA C104/A21.4-90, WITH PUSH-ON JOINTS MEETING ANSI/AWWA C111/A21.1190.
8. ALL SANITARY SEWER AND STORM SEWER FACILITIES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS AND STANDARDS OF THE CITY OF BETTENDORF, IOWA.
9. 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.
10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
11. ACCESSIBLE PARKING SPACES AND MARKINGS SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
12. NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
13. MISSMAN, STANLEY AND ASSOCIATES HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. MISSMAN PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
14. AREA LOTS 1 AND 8 = 129,433 SQ.FT.
LIVING AREA OF MULTIFAMILY UNITS = ±60,000 SQ.FT.
DENSITY = ±2.2

LEGEND

BOUNDARY OF DEVELOPMENT	EXISTING STORM SEWER INLET	EXISTING VALVE
MINIMUM BUILDING SETBACK LINE	PROPOSED STORM SEWER INLET	EXISTING FIRE HYDRANT
EASEMENT LINE	EXISTING SANITARY SEWER	PROPOSED FIRE HYDRANT
000.00' MEASURED DISTANCE	PROPOSED SANITARY SEWER	R. RADIUS
(000.00') PLATTED/DEEDED DISTANCE	EXSTING STORM SEWER	LIGHT POLE
EXISTING MANHOLE	PROPOSED STORM SEWER	UTILITY POLE
PROPOSED MANHOLE	EXSTING WATER MAIN	SIGN
	PROPOSED WATER MAIN	

COMMERCIAL DEVELOPMENT PROPOSED PARKING SPACES		RESIDENTIAL DEVELOPMENT PROPOSED PARKING SPACES	
64	REGULAR PARKING SPACES	50	REGULAR PARKING SPACES
4	HANDICAPPED PARKING SPACES	65	GARAGE PARKING SPACES
68	TOTAL PARKING SPACES	5	HANDICAPPED PARKING SPACES
(52	PARKING SPACES REQUIRED)	120	TOTAL PARKING SPACES
		(120	PARKING SPACES REQUIRED) (60 UNITS > 800 SQ.FT. = 120 SPACES)

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PAUL A. LOETE DATE
LICENSE NO. 15123
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005

PAGES OR SHEETS COVERED BY THIS SEAL: C-1, C-2 & C-3

OWNER / DEVELOPER:
Belmont Place, L.L.C.
Contact: Kevin Koellner
5335 Eastern Avenue, Suite C
Davenport, Iowa 52807
Ph. (563) 355-2022
Fax (563) 355-7806

CITY PLANNER:
Greg Beck
4403 Devil's Glen Road
Bettendorf, Iowa 52722

Current Zoning:
P.U.D.

No.	REVISIONS DESCRIPTION	DATE

Missman STANLEY & ASSOCIATES, P.C.
Civil Engineering • Environmental Services • GIS • Landscape Architecture • Surveying
1717 State Street, Suite 201 Bettendorf, Iowa 52722
Phone (563) 344-0260 Fax (563) 344-0263

Crowne Pointe Development
Bettendorf, Iowa

Final Site Dimensional Plan

JUL 29 2005

Missman Project No: C05L023
File Name: C05L023SitePlan.dwg
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Drawn By: MAM
Checked By: PAL
Date: 7/29/2005

C-1

Sheet 1 of 3

NOT FOR CONSTRUCTION

SITE LOCATION MAP

LEGEND

PROPOSED	EXISTING	
■	□	INLET
●	⬡	SANITARY MANHOLE
		HYDRANT
		DRAINAGE SLOPE
		SURVEY BOUNDARY
		LOT LINE
		CENTERLINE
		UNDERLYING LOT LINE
		EASEMENT LINE
		R.O.W. LINE
		SETBACK LINE
S S S	S S S	SANITARY SEWER
ST ST ST	ST ST ST	STORM SEWER
W W	W W	WATER LINE
E E	E E	UNDERGROUND ELECTRIC
G G	G G	GAS LINE
UT UT	UT UT	UNDERGROUND TELE LINE
100	100	ELEVATION CONTOUR
		CURB AND GUTTER
		EDGE OF PAVEMENT

30 0 30 60

SCALE: 1" = 30'

OWNER & DEVELOPER

OXBOW DEVELOPMENT LLC
ATTN: PAT SHERMAN
1805 STATE STREET, SUITE 103
BETTENDORF, IA 52722
PH. (563) 441-3055
FAX (563) 441-3045

ARCHITECT

JOSEPH ARCHITECTURAL GROUP, P.C.
2100 18TH AVENUE, SUITE 2-S-S
ROCK ISLAND, IL 61201
PH. (309) 786-9920
FAX (309) 786-9924

SITE INFORMATION

ZONING DISTRICT: C-2, COMMUNITY SHOPPING DISTRICT	
SITE AREA	128,769 SF 2.956 ACRES
FRONT YARD REQUIRED	25'-0"
SIDE YARD REQUIRED	5'-0"
REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA 1st Floor 28,622 SF 2nd Floor 28,246 SF 3rd Floor 28,246 SF 4th Floor 28,246 SF	113,360 SF
PARKING REQUIRED: 2 Spaces for Each Unit > 800 SF (8) 1 1/2 Space for Each Unit < 800 SF (121)	198 SPACES
PARKING PROVIDED	202 SPACES
STD STALL SIZE: = 9 X 19	9 X 19
TOTAL VEHICULAR USE AREA (V.U.A.)	49,086 SF
REQUIRED 7% LANDSCAPING IN V.U.A.	3,410 SF
LANDSCAPING PROVIDED IN V.U.A.	3,415 SF

NOTES

1. SETBACKS SHOWN ARE PER CITY OF BETTENDORF SUBDIVISION ORDINANCE.
2. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE "TYPE V-1 HR" PER THE 2003 UBC CODE.
4. OCCUPANCY TYPE IN THIS BUILDING WILL BE GROUP "R - DIVISION 1 APARTMENT HOUSES" OCCUPANCY PER THE 2003 UBC CODE.
5. BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
6. ROOF DRAINS SHALL BE CONSTRUCTED TO EMPTY INTO PROPOSED STORM SEWER SYSTEM OR DIRECTLY INTO DETENTION BASIN.
7. BASED ON FIRM MAP COMMUNITY PANEL NUMBER 190240-003-C, THIS SITE IS IN ZONE "C" - AN AREA OF MINIMAL FLOODING RISK.
8. A NPDES GENERAL PERMIT NO. 2 WILL BE SUBMITTED TO THE IOWA DNR.
9. DETENTION WILL BE PROVIDED IN EXISTING POND LOCATED NORTHEAST OF THE PROPERTY.
10. ALL OBLIGATIONS FROM PREVIOUS PLATTING PROCESSES WILL TRANSFER TO THIS LOT..
11. ALL PROPOSED SANITARY AND STORM SEWER WILL BE PRIVATELY OWNED AND MAINTAINED.
12. STORM WATER RUNOFF FOR THIS SITE HAS ALREADY BEEN ACCOUNTED FOR IN THE CONSTRUCTION OF THE EXISTING DETENTION POND LOCATED IMMEDIATELY NORTH OF THE SITE.

LEGAL DESCRIPTION

LOT 2 OF CROWNE POINTE 10TH ADDITION, LOT 1 OF DEVILS GLEN CENTER ADDITION, AND LOT 2 OF HOFFMAN'S 1ST ADDITION AT DEVILS GLEN, ALL IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

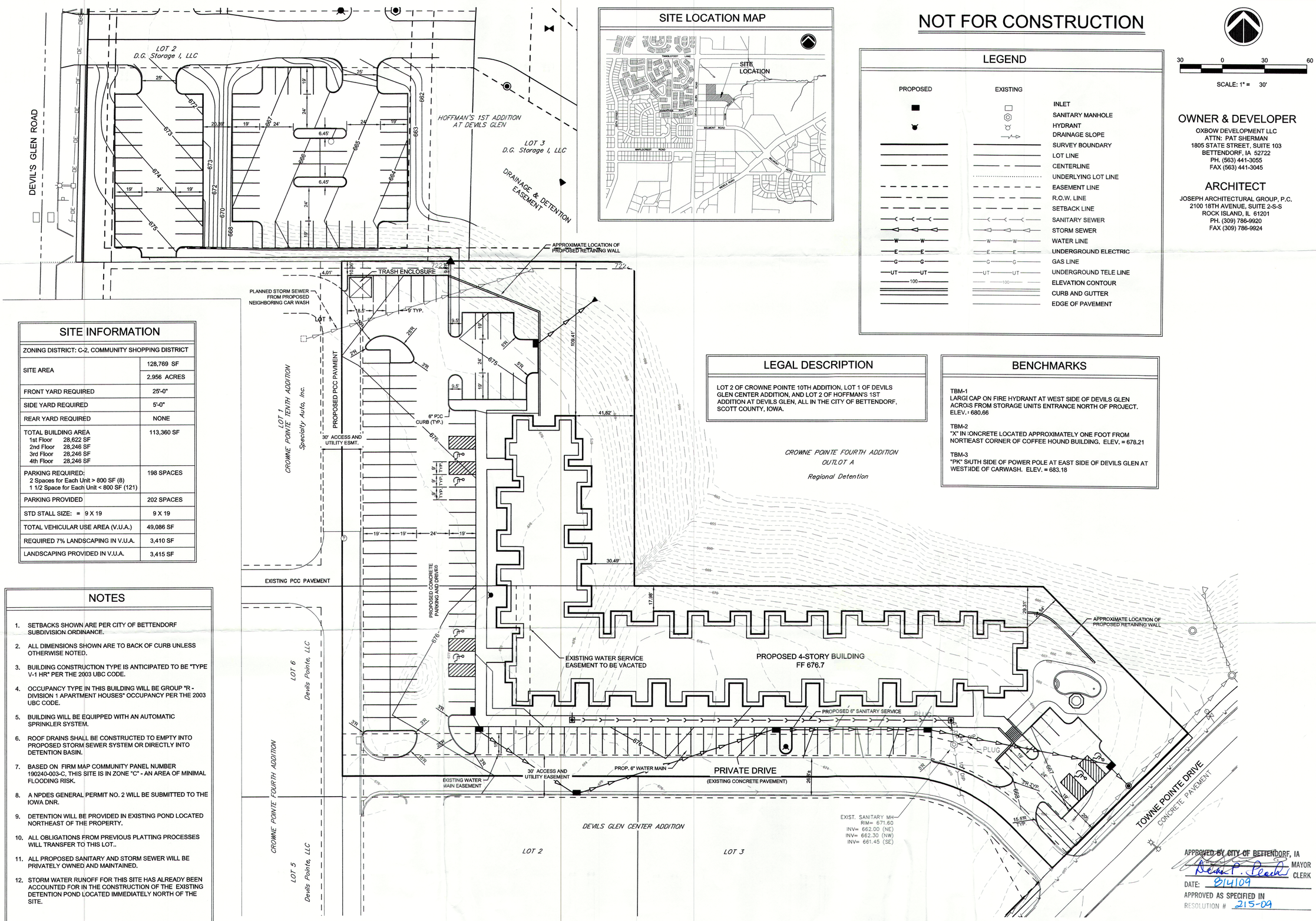
CROWNE POINTE FOURTH ADDITION
OUTLOT A
Regional Detention

BENCHMARKS

TBM-1
LARGE CAP ON FIRE HYDRANT AT WEST SIDE OF DEVILS GLEN ACROSS FROM STORAGE UNITS ENTRANCE NORTH OF PROJECT. ELEV. = 680.66

TBM-2
"X" IN CONCRETE LOCATED APPROXIMATELY ONE FOOT FROM NORTHEAST CORNER OF COFFEE HOUND BUILDING. ELEV. = 678.21

TBM-3
"PK" SOUTH SIDE OF POWER POLE AT EAST SIDE OF DEVILS GLEN AT WEST SIDE OF CARWASH. ELEV. = 683.18



APPROVED BY CITY OF BETTENDORF, IA
Debra P. Peach MAYOR
CLERK
DATE: 5/14/09
APPROVED AS SPECIFIED IN
RESOLUTION # 215-09

No.	DESCRIPTION	DATE
1	ADDED PARKING TO NORTH	07-09-09

REVISIONS

Missman STANLEY & ASSOCIATES, P.C.
Civil Engineering • Environmental Services • Structural Engineering • Surveying
1717 State Street, Suite 201 Bettendorf, Iowa 52722
Phone (563) 344-0260 Fax (563) 344-0263

Bettendorf Apartments at Crowne Pointe
BETTENDORF, IOWA

DETAILED SITE PLAN

Missman Project No: C09L016
File Name: C0L016_SITE PLAN.dwg
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Drawn By: CAM
Checked By: JLH
Date: 05-29-09

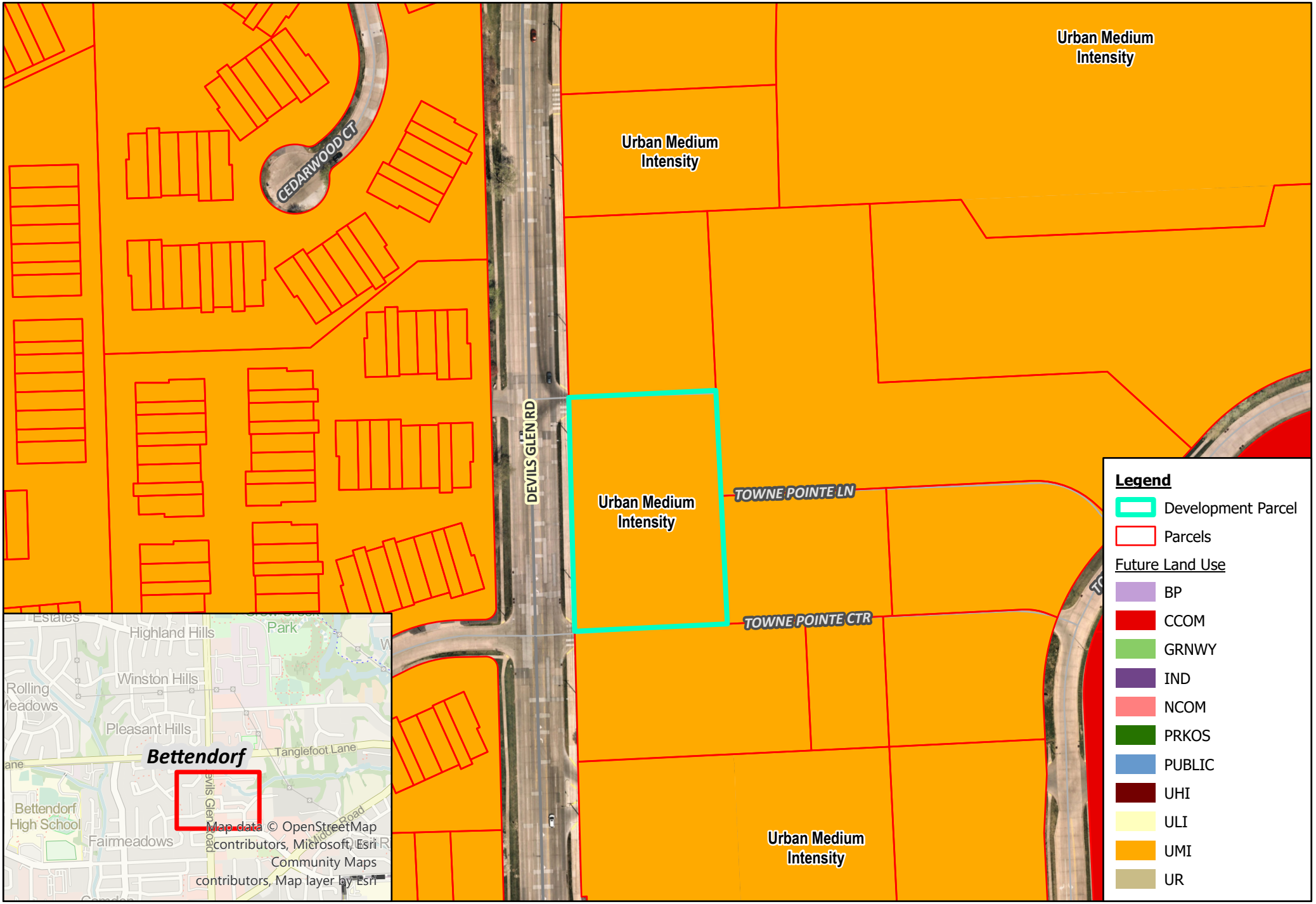
C-1

Sheet 1 of 1

22-023: 3403 - 3451 Devils Glen Road
Minor Change - PUD Plan Amendment
Future Land Use Map

1 Inch = 156 Feet
Feet
0 60 120 240 360

N

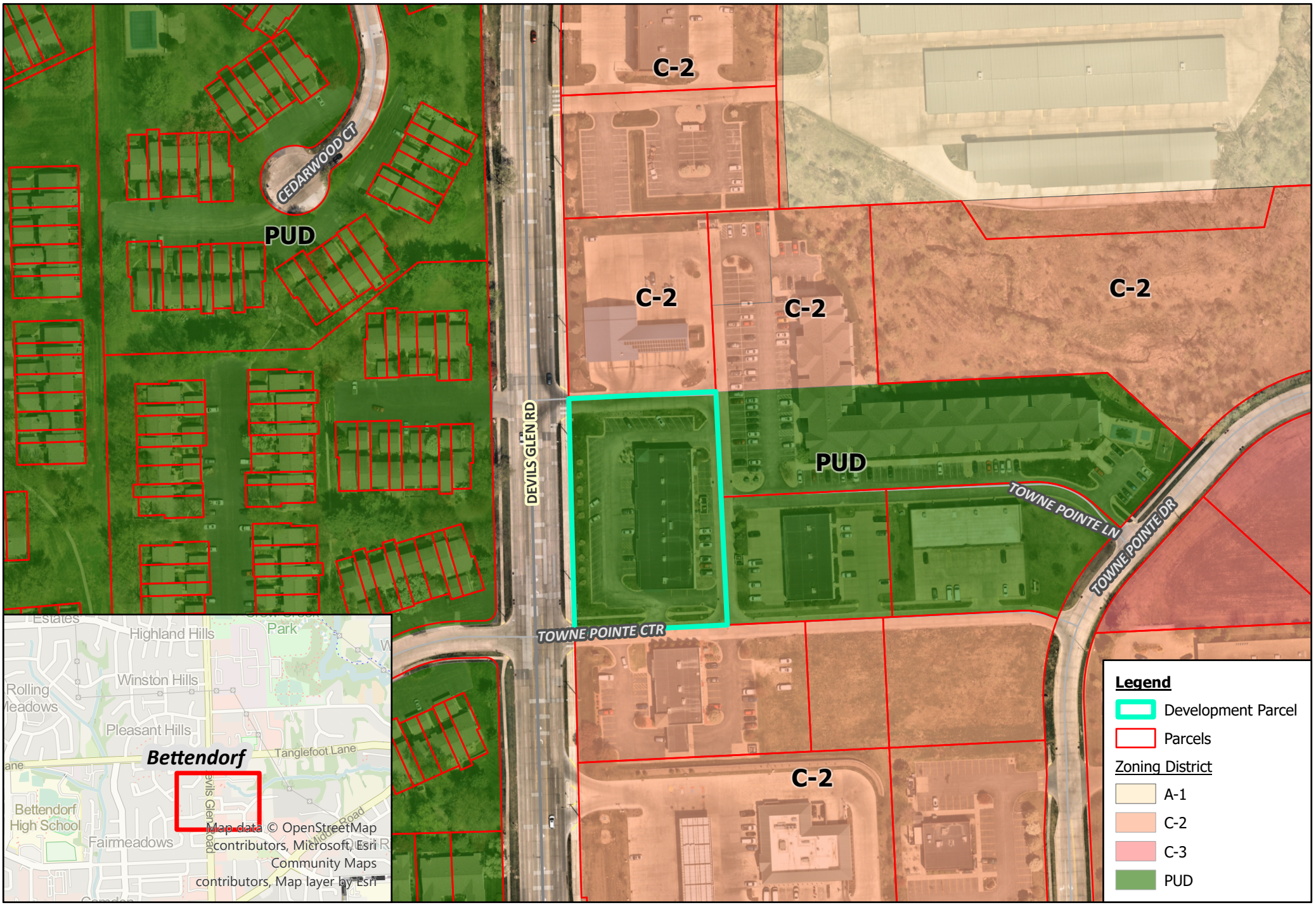


22-023: 3403 - 3451 Devils Glen Road
Minor Change - PUD Plan Amendment
Zoning Map

Bettendorf
a premier city
IOWA

1 Inch = 156 Feet
Feet
0 60 120 240 360

N



Case 22-023: 3403 Devils Glen Road
Minor Change - PUD Plan Amendment
Parking Count

1 Inch = 35 Feet
Feet
0 12.5 25 50 75

N

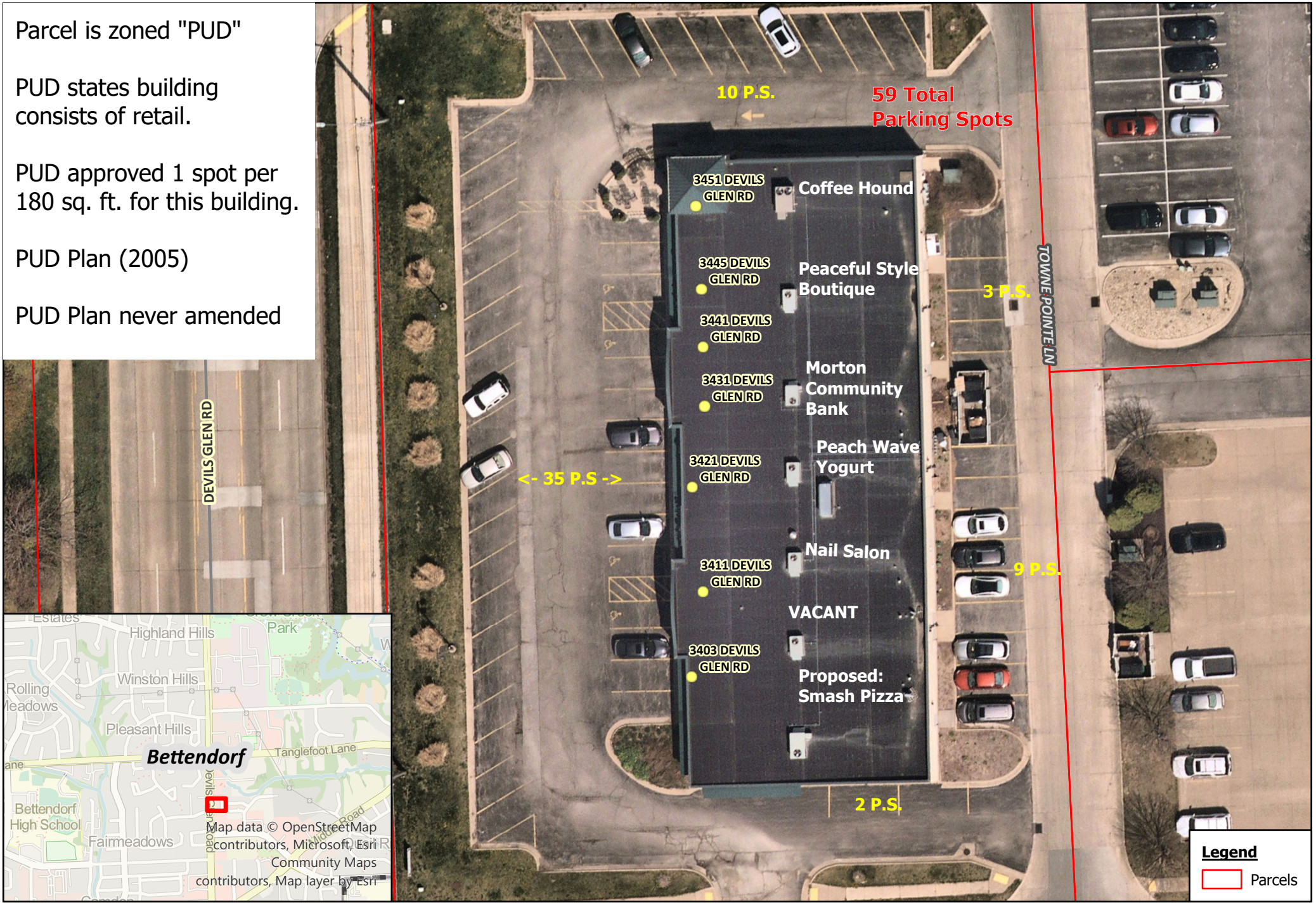
Parcel is zoned "PUD"

PUD states building consists of retail.

PUD approved 1 spot per 180 sq. ft. for this building.

PUD Plan (2005)

PUD Plan never amended



COMMUNITY DEVELOPMENT
City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4079

April 20, 2022 - Bettendorf Planning & Zoning Commission Meeting

Staff Report

Case No. 22-023
Application: Minor Amendment to Planned Unit Development (PUD) Plan
Address: 3403–3451 Devils Glen Road
Legal Description: Lots 1 and 2, Devils Pointe Condos (Parcel ID 841537301)
Applicant: Bruce Grell for Devils Pointe LLC
Proposed Use: Amend PUD Plan to include restaurant uses in the commercial building.
Zoning: PUD, Planned Unit Development
Future Land Use: UMI, Urban Medium Intensity

Background Information and Facts

Bruce Grell has submitted a building permit application for 3403 Devils Glen Road, a unit of Lot 1 and Lot 2 of Devils Pointe Condos (see Aerial Map - Attachment A). The applicant's proposal is to renovate approximately 2,400 square feet for Smash Pizza (see Smash Pizza Floor Plan - Attachment B). The location is zoned Planned Unit Development (PUD), and the current PUD Plan on file with Community Development specifies the uses at the site as commercial – retail (see Crowne Pointe Development Site Dimensional Plan - Attachment C). The PUD Plan was further amended in 2009 to reflect the current apartment complex, The Villas at Devils Glen Condos (see Villas Apartments Plan - Attachment D). Due to the variety of uses proposed and currently observed on the site, staff is requiring a Minor Change – PUD Amendment be reviewed and approved by the Planning and Zoning Commission and City Council. Most notably, off-street parking and compatibility with the surrounding neighborhood character are two main focuses of the staff analysis.

Future Land Use Map & Compliance with Comprehensive Plan

The area of 3403–3451 Devils Glen Road is shown as Urban Medium Intensity (UMI) on the Future Land Use Map (see Future Land Use Map - Attachment E). The businesses currently at the site and the proposed future restaurant meets the Comprehensive Plan's Goal C: Attract and Retain Business and Industry.

Zoning Ordinance Compliance

The effective PUD Plan shows the uses for the building in question (3403–3451 Devils Glen Road) as commercial retail. Contrary to other Euclidean zoning districts, any uses in a PUD zoned district need to be defined in the associated PUD Plan. Staff is recommending approval of an amended list of uses for the building submitted by the applicant and owner of the building, Bruce Grell. Those uses include all uses permitted in the C-2, Commercial District including the following:

- Restaurant
- Financial Office
- Commercial Retail
- Personal Services

Staff contends these identified uses are compatible with the surrounding neighborhood character and do not negatively affect adjacent property owners.

Staff notes irregularities on the official zoning map at this site, specifically at the current location of the Villas at Devils Glen Condos which is addressed as 3434 Towne Pointe Drive. This site is shown as partially zoned C-2 and PUD (see Zoning Map - Attachment F). Staff believes this is either in error or needs further research. This irregularity is no fault of the applicant and does not affect the case being brought before the Planning Commission.

Off-Street Parking

There is a total of 59 off-street parking available at the 3403–3451 Devils Glen Road building (see 3403–3451 Devils Glen Road Parking - Attachment G). A drive-through lane is located on the north side of the building for the Coffee Hound café. Spaces were restriped diagonally since the original construction of the building to facilitate safer ingress/egress from the parking spaces with the addition of the drive-through. A consequence of the restriping resulted in the loss of two parking spaces.

Given the current and proposed uses at the site, the total number of required parking spaces is 53. There is currently a vacant space of approximately 1,200 square feet in the building. Staff contends that no use can occupy this remaining space that would require more than the allotted spaces on site.

Utilities

Approval of the PUD Plan Amendment will only result in the renovation of an existing unit which will not require additional utility connections.

Thoroughfare Plan & Pedestrian Access

Access to the commercial building is from Towne Pointe Lane and Towne Point Circle, both private roads. Approval of the PUD Plan Amendment will not change any existing traffic flows.

Storm Water Detention

Approval of the PUD Plan Amendment will only result in the renovation of an existing unit which will not require additional storm water detention.

Landscaping

Approval of the PUD Plan Amendment will only result in the renovation of an existing unit which will not require additional landscaping.

Staff Recommendation

Staff recommends approval of the Minor Change to the Planned Unit Development (PUD) Plan with the following conditions:

1. No future changes in use can occupy the 3403–3451 Devils Glen Road commercial building which would require more than the allotted spaces on site.

Respectfully submitted,

Taylor Beswick
City Planner

April 27, 2022

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

SUBJECT: Planning and Zoning Commission's decision on a minor amendment to the PUD Plan for 3403-3451 Devils Glen Road, submitted by Devils Pointe, LLC. (Case 22-023)

Honorable Mayor and Members of the City Council:

On April 20, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named request for a minor PUD Plan amendment.

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 22-023; 3403-3451 Devils Glen Road – Amendment to PUD Plan, submitted by Devils Pointe, LLC.

Beswick reviewed the staff report.

Wennlund commented that the two parking spaces that are located on the south side of the building do not allow for a drive aisle that could accommodate two-way traffic. Bruce Grell, the applicant, commented that there is enough room for 2 cars to pass. Morlok stated that the width is a total of 23 feet. Wennlund commented that the lane should be marked for one-way traffic given the narrow width. Grell stated that regardless of how many signs or pavement markings are there, some motorists tend not to obey them.

Hunt explained that staff's goal is to update the existing PUD Plan to reflect the changes that have occurred over the last several years. He stated that the ordinance allows a minor modification to be approved administratively by staff and that major changes are required to be presented to the Commission and approved by City Council. He added that because development occurred differently than was indicated on the original PUD Plan, staff had decided to bring this case to the Commission even though he would consider the currently proposed modification to be minor. Hunt stated that clarifying the allowed uses and parking requirements in the PUD will be beneficial to the landowner and future users. Wennlund concurred, adding that without the update there would be 3 users in the building who would technically be non-conforming. He commented that the entire area seems to be underparked.

Ormsby commented that she does not think that the parking provided is adequate given the number of seats shown on the floor plan of the restaurant. Beswick explained that the required parking calculation for restaurants is based on square footage, not number of seats. He commented that the majority of the space is occupied by the kitchen. He added that some of the businesses have varying hours of operation which may help alleviate some of the perceived parking shortage. Wennlund stated that it seems odd that the kitchen space is so large given the relatively small eating area.

Grell explained that the proposed restaurant is Smash Pizzeria and Bakery and will have a focus on contract baking rather than a sit-down restaurant.

Gannaway commented that the number of parking spaces provided meets code requirements. Ormsby stated that there is a vacant spot for which only 6 parking spaces will be allotted. Beswick explained that overflow parking would likely occur at the apartment building or the two adjacent commercial buildings. Grell stated that he has spoken with the owner of the nearest commercial building about leasing some of his parking spaces that could possibly be used for employee parking.

> On motion by Kappeler, seconded by Stoltenberg, that an amendment to the PUD Plan for 3403-3451 Devils Glen Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 3, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the issuance of a Request for Proposals to update the city's Comprehensive Plan. (Case 22-021)

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

The City is soliciting qualified consulting firms to submit proposals to update the City's comprehensive plan and make corresponding changes to the zoning ordinance. Updating the Comprehensive Land Use Plan was listed as a top priority during the City's 2021-2022 strategic planning session. Factors impacting the need for an updated plan include availability of new Census data, faster than projected growth, and changes in the pattern and type of residential and commercial development.

According to the 2020 Census, Bettendorf has a population of 39,102 - up 17.7% from 2010. Over 100 single-family homes were built in 2021. Increasingly, apartments and townhouses are being constructed in Bettendorf. In 2021, the number of multi-family or townhouse units built was nearly equal to the number of single-family units.

Staff has developed a Request for Proposals (RFP) for nationwide distribution to planning, engineering, and architectural firms that may be able to provide the requested update (see RFP – Attachment A).

The Planning and Zoning Commission made a recommendation for issuance of an RFP to update the city's Comprehensive Plan by a 6-0 margin at the April 20, 2022 meeting.

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

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

N/A

List Attachments:

Resolution; (A) Request for Proposals; (B) Staff report to the Planning and Zoning Commission; (C) Planning and Zoning Commission report to the Mayor and City Council; (D) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter

RESOLUTION NO. _____ - 22

RESOLUTION APPROVING THE ISSUANCE OF A REQUEST FOR PROPOSALS TO UPDATE THE CITY'S COMPREHENSIVE PLAN

WHEREAS, the City is soliciting qualified consulting firms to submit proposals to update the City's Comprehensive Plan and make corresponding changes to the zoning ordinance, and

WHEREAS, updating the Comprehensive Land Use Plan was listed as a top priority during the City's 2021-2022 strategic planning session, and

WHEREAS, the Planning and Zoning Commission has reviewed said Request for Proposals and recommended that it is be distributed nationally to planning, engineering, and architectural firms that may be able to provide the update subject to the condition 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 issuance of a Request for Proposals to update the city's Comprehensive Plan subject to the following condition:

1. Issuance of the Request for Proposals does not obligate the City to engage any specific firm in the update of the plan.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

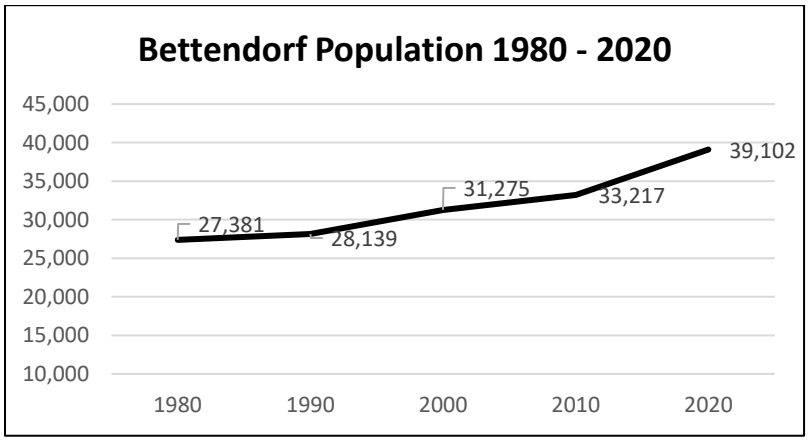
COMPREHENSIVE PLAN
REQUEST FOR PROPOSAL (RFP)
CITY OF BETTENDORF, IOWA

Bettendorf, Iowa is a premier Midwestern city located along the Mississippi River in Eastern Iowa. Bettendorf is known for great schools, growing neighborhoods, abundant trails, high quality parks, and exceptional municipal services. The City is soliciting qualified consulting firms to submit proposals to update the City's comprehensive plan and make corresponding changes to the zoning ordinance.

The City first adopted a Comprehensive plan in 1957, and made several updates over the years. The Comprehensive Plan was last updated in 2017. While much of the plan remains relevant, several areas will need updating due to significant growth and newly available census data.

COMMUNITY DESCRIPTION

Population and Housing: As of the 2020 Census, Bettendorf had a population of 39,102 up 17.7% from the 2010 population of 33,217. Bettendorf is the third largest City in the Davenport-Moline-Rock Island MSA and is one of the fastest growing Cities in the Region and State. The Census Bureau's most recent estimates show Bettendorf with a racial composition of 88.2% White, 6.1% Asian and 2.3% Black or African American. The figure below shows Bettendorf's total population from 1980 to 2020 based on U.S. Census data.



Source: U.S. Census Bureau

From 2001 to 2020 Bettendorf averaged over 130 new, single family homes built per year, and is on pace to build just over 100 single family homes in 2021. The table below details total permit history and new single-family home construction in Bettendorf from 2010 to 2021. Increasingly, multifamily and

townhouse units are being constructed in Bettendorf. In 2021 the number of multifamily or townhouse units built will nearly equal to the number of single family units.

Summary of Building Permits Issued by the City of Bettendorf				
Calendar	*All Permits*		*New Single-Family Attached & Detached Homes*	
Year	***Number***	***Value***	***Number***	***Value***
2021 (10/31)	***4,900***	***$122,508,817***	***94***	***$35,029,734***
2020	8,058	$239,422,288	149	$43,351,408
2019	4,152	$126,711,797	119	$39,528,222
2018	3,532	$181,824,988	134	$41,960,891
2017	3,668	$122,171,689	140	$40,438,412
2016	3,895	$67,654,562	143	$43,421,362
2015	3,466	$102,903,276	164	$42,806,587
2014	3,531	$91,101,891	168	$44,416,352
2013	3,500	$64,197,951	168	$41,651,686
2012	3,416	$69,120,944	145	$36,595,105
2011	3,294	$81,802,346	108	$34,107,943
2010	2,951	$58,148,406	115	$28,361,980

Source: City of Bettendorf

Transportation: Bettendorf is served by two interstates and one U. S. Highway. I-74, which acts as a north/south arterial through the City, features a newly constructed bridge over the Mississippi River connecting Bettendorf to Moline, IL. Average daily traffic was 74,000 on the old bridge and is expected to rise to 99,900 by 2035 on the new bridge. I-80 crosses Bettendorf's northern border and has an average daily traffic of 33,500 vehicles. The I-80 interchange at Middle Rd. provides direct access to the TBK Regional Sports Complex. The entertainment complex draws visitors from across the Midwest to the 75-acre facility, who use its fields and courts for youth sports tournaments. U.S. Highway 67 is part of the Great River Road scenic byway and has an average daily traffic count of 20,300 vehicles. It is the only U.S. Highway within the City's Boundaries.

The City operates a public transit system consisting of 5, twenty-one passenger busses covering three fixed routes. As of 2018, ridership was 108,430 annually. All busses are equipped with wheelchair lifts and bike racks. Route frequency is 30 or 60 minutes depending on the route. Bettendorf transit is connected to the other major transit systems in the area.

Education: Bettendorf is served by two independent, public school systems: Bettendorf Community School District (BCSD) and Pleasant Valley Community School District (PVCSD). For the 2020-2021 school year, BCSD had a total enrollment of 4,869, while PVCSD had an enrollment of 5,244. There are also two private schools: Rivermont Collegiate and Morning Star Academy. All of these schools exceed national and state standards for achievement testing, advanced placements, and graduation rates. A number of

higher education opportunities exist in the region, including St. Ambrose University, Augustana College, Western Illinois University (Quad Cities Campus) and Scott Community College. Additionally, Upper Iowa University maintains a small, satellite campus in Bettendorf.

SCOPE OF WORK

The following section describes the specific minimum components which should be included in the scope of work. City staff will finalize the scope of work with the selected consultant prior to contract authorization. The City is open to suggestions other than those items listed which the consultant believes will be of value in producing a viable Comprehensive Plan that will have practical applications for day-to-day planning activities.

COMPREHENSIVE PLAN OBJECTIVES

1. Conduct visioning sessions with the public, City Council, Planning and Zoning Commission, Board of Adjustment, and City staff.
2. Update all demographic data.
3. Provide new population projections.
4. Update data regarding available land.
5. Update the Future Land Use Map.
6. Evaluate and update growth areas and annexation policy as necessary and include a section that discusses the costs and revenues associated with various types of development.
7. Review and improve the Development Suitability Map.
8. Update the transportation chapter and map.
9. Evaluate and update the plan for consistency with other local and regional plans including:
    a. Bettendorf Strategic Plan
    b. Bettendorf Parks Plan
    c. Bettendorf Sewer Study
    d. Bettendorf Downtown Master Plan
    e. Quad Cities Metro Long Range Transportation Plan
    f. Bi-State Region Transit Development Plan
    g. Bi-State Region Comprehensive Economic Development Strategy.
10. Evaluate and update the Downtown/Riverfront Chapter to reflect recent changes including the I-74 Bridge, Self-supporting Municipal Improvement District, TBK Bank, Bridges Lofts and redevelopment of the Bettendorf Community Center.
11. Update the Community Character chapter to include a discussion of greenspace requirements relative to multifamily development.
12. Update information regarding parks and trails to include Forest Grove Park, and the Duck Creek Floodplain buyout area.
13. Evaluate Development Character Areas language and suggest improvements (DCAs)

14. Update all goals and implementation steps as necessary.
15. Complete a Subarea Study of the area generally surrounding the I-80 and Middle Rd. interchange.
16. Update the City's Zoning Code to reflect any policy changes in the updated comprehensive plan.

QUESTION AND ANSWER PERIOD

In order to facilitate understanding of the RFP requirements and submittals, a question and answer period will be conducted during the submittal process. Questions may be directed to Planning@Bettendorf.org. A response to all inquiries received will be delivered by email. Questions received after **May 31, 2022** may not be answered.

PRODUCTS AND DELIVERABLES

- Preliminary drafts and project updates prepared at times to be agreed upon with the selected consultant.
- Final comprehensive plan and zoning ordinance in MS Word and Adobe PDF. Forty hardcopies of the plan and ordinance are required and must be bound in a three-ring binder.
- All GIS data to be provided in ESRI compatible format and readable in ArcGIS.
- Presentation graphics as necessary for public meetings

PROPOSAL AND CONTRACT REQUIREMENTS

- Only digital submittals will be accepted.
- Submittals must be sent via email to Planning@Bettendorf.org.
- Proposal submittal deadline: **June 3, 2022.**
- Contact Person: Mark Hunt, Community Development Director, (563) 344-4083.
- Evaluation Period: **June 3 to June 17, 2022.**
- Interview Period: **Week of June 20, 2022.**
- Contract presented to City Council: **July 5, 2022.**

RESPONSE TO THIS REQUEST FOR PROPOSAL IS TO BE PROVIDED IN THE FOLLOWING FORMAT:

- **Letter of Interest:** Cover letter indicating interest in the project and identifying the firm's ability to provide services needed.
- **Introduction:** A brief description of the firm including the number of years the firm has been in existence, range of professional services, office locations, and staff size.
- **Work Program:** Describe the general project approach and process to be employed. Describe processes that were used in the past to successfully complete similar projects. Describe the proposed project schedule including timeline of major milestones, deliverables, and completion.
- **Experience and Qualifications:** Identify the project team and provide a brief summary of their experience e and credentials.
- **Consultant Personnel:** Identify any third party consultants that will work on the project.

- **A List of Clients:** Provide brief documentation of the firm's prior work relevant to this RFP including the name, address, and phone numbers of client references and the primary contact persons.
- **Timeframe Flow Chart:** Submit a flow chart with estimated project timeframe for meeting important project targets.
- **Estimated Costs:** Submit cost estimates for Comprehensive Plan Objectives and separate costs for any alternate Items.

CONSULTANT SELECTION PROCESS

Proposals will be reviewed by the RFP Review Committee. The Committee reserves the right to request additional information from consultants submitting proposals. The following criteria will be considered in evaluation of the proposals and the recommendation of up to three consultants by the selection committee:

- Capabilities and previous experience in comparable projects and specialized experience and technical competence of the consultant.
- The firm's general approach to the project. Although the City has identified the general nature of services required, the consultant is given leeway toward the approach to the methodology to provide the proposed services.
- Past record of performance on contracts with other governmental agencies including such factors as quality of work, cost control, and demonstrated ability to meet scheduled deadlines.
- Capacity of the candidate to perform the work in a timely manner and affirmatively respond to the inquiries and schedule of the City and dedicate the appropriate personnel as the schedule dictates.
- Qualifications of individuals who will have direct involvement in tasks on this project.
- Compatibility with the City's financial obligations.

The Consultant Selection Committee will interview firms and requires that principal personnel to be assigned to the project be present for the interview. Upon selection, the City will negotiate a contract with the firm.

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

April 20, 2022

Staff Report

Case No. 22-021
Location: City of Bettendorf and its Extraterritorial Jurisdiction Area
Applicant: City of Bettendorf
Request: Update of the City's Comprehensive Land Use Plan

Background Information and Facts
The City is soliciting qualified consulting firms to submit proposals to update the City's comprehensive plan and make corresponding changes to the zoning ordinance. Updating the Comprehensive Land Use Plan was listed as a top priority during the City's 2021-2022 strategic planning session. Factors impacting the need for an updated plan include availability of new Census data, faster than projected growth, and changes in the pattern and type of residential and commercial development.

According to the 2020 Census, Bettendorf has a population of 39,102 - up 17.7% from 2010. Over 100 single-family homes were built in 2021. Increasingly, apartments and townhouses are being constructed in Bettendorf. In 2021, the number of multi-family or townhouse units built was nearly equal to the number of single-family units.

Staff has developed a Request for Proposals (RFP) for nationwide distribution to planning, engineering, and architectural firms that may be able to provide the requested update (see RFP – Attachment A).

Recommended Action
Staff recommends the Planning and Zoning Commission recommend approval of the RFP for national distribution subject to the following conditions.

1. Issuance of the RFP does not obligate the City to engage any specific firm in the update of the plan.

Respectfully submitted,

Mark D. Hunt
Community Development Director

April 27, 2022

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

SUBJECT: Planning and Zoning Commission's decision on the distribution of an RFP for the update of the Comprehensive Plan, submitted by Mark Hunt. (Case 22-021)

Honorable Mayor and Members of the City Council:

On April 20, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named request for distribution of an RFP.

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

Sincerely,

Mark D. Hunt
Director, Community Development

12. Case 22-021; 2022 Comprehensive Plan Update – Request for Proposals, submitted by Mark Hunt.

Hunt reviewed the staff report.

Wennlund commented that he believes it is a good idea to be forward-looking with regard to anticipation of legal issues and challenges rather than try to solve them after they occur.

> On motion by Kappeler, seconded by Adam, that the proposed issuance of a request for proposals to update the city's Comprehensive Plan be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 3, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving an appeal to the offer price for a home (1030 Parkway Drive) purchased under the Hazard Mitigation Property Acquisition Grant (Sub-Award Agreement No. DR-4386-0019-10)

Explanation (Background and How it Responds to Vision, Mission, or Goals)
In January 2020 the City was awarded funding from the Iowa Homeland Security and Emergency Management Division (HSEMD) and the Federal Emergency Management Agency (FEMA) to be used to purchase real estate located within the Duck Creek flood plain. The purchased homes would then be demolished leaving the area as greenspace. The grant award included a total budget of $2,954,200 with the local match not to exceed $443,130, the Federal share not to exceed $2,215,650, and the State share not to exceed $295,420.

An offer of $105,000 was made to Amanda Lawson for her home located at 1030 Parkway Drive based on an appraisal commissioned by the City in September 2017. Subsequent to that offer, the homeowner provided an appraisal of her home showing a value of $145,000.

Staff recommends that the City Council approve the appeal of the offer price for 1030 Parkway Drive. The additional cost for this appraisal is covered by the current grant funding due to less than anticipated expenditures.

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

List Attachments:
Resolution.

RESOLUTION NO. _____- 22

RESOLUTION APPROVING AN APPEAL TO THE OFFER PRICE FOR A HOME (1030 PARKWAY DRIVE) PURCHASED UNDER THE HAZARD MITIGATION PROPERTY ACQUISITION GRANT (SUBAWARD AGREEMENT NO. DR-4386-0019-10)

WHEREAS, the City of Bettendorf, Iowa (hereinafter called "the Subgrantee"), County of Scott, has made a grant application through the Iowa Homeland Security and Emergency Management Division (HSEMD) to the Federal Emergency Management Agency (FEMA) for funding from the Hazard Mitigation Grant Program, and

WHEREAS, the Subgrantee was, in January 2020, approved for a grant award from the Iowa Homeland Security and Emergency Management Division (HSEMD) and the Federal Emergency Management Agency (FEMA) for funding from the Hazard Mitigation Grant Program to purchase real estate within the Duck Creek Floodplain of Bettendorf, Iowa, and

WHEREAS, said grant included a total budget of $2,954,200 with a local match not to exceed $443,130, a Federal share not to exceed $2,215,650, and a State share not to exceed $295,420 through said grant program, and

WHEREAS, the Subgrantee has adopted an Administrative Plan for said grant that details various policies and procedures relative to the grant including appeals to the offer price for real estate purchased under the grant, and

WHEREAS, the real estate known as Lot 006 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa and addressed as 1030 Parkway Drive, Bettendorf, Iowa was approved to be purchased under said grant, and

WHEREAS, Amanda Lawson is the owner of Lot 006 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1030 Parkway Drive), and

WHEREAS, the Subgrantee offered Amanda Lawson $105,000 for Lot 006 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1030 Parkway Drive) based on an appraisal commissioned by the City in September of 2017, and

WHEREAS, Amanda Lawson at her own expense, provided the Subgrantee an appraisal of Lot 006 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1030 Parkway Drive showing a value of $145,000, and

WHEREAS, the Subgrantee has received and reviewed an appeal to its offer price for real estate described as Lot 006 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1030 Parkway Drive).

NOW, THEREFORE, BE IT RESOLVED, that the Subgrantee approves the purchase price of $145,000 for the real estate located at Lot 006 in Hawthorne Hills 8th Addition to the City of Bettendorf, Scott County, Iowa (1030 Parkway Dr.).

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: September 1, 2020
REQUESTED BY: Mark Hunt

ITEM TITLE:
Resolution reaffirming members of the City of Bettendorf's Plumbing Board.

Explanation (Background and How it Responds to Vision, Mission, or Goals)
The terms of the members of the City of Bettendorf's Plumbing Board (Steve Earp, Maggie Motto, Rob Rosenboom, Vickie Slightom, and Rick Swift) expired on March 31, 2020. It is the desire of the City Council to reaffirm these appointments to the Plumbing Board. These members have carried over into subsequent terms, and this action will establish and confirm the expiration date of their 2-year terms.

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

NA

List Attachments.

Resolution.

RESOLUTION NO. ____- 22

RESOLUTION REAFFIRMING THE APPOINTMENTS OF THE MEMBERS OF THE CITY OF BETTENDORF'S PLUMBING BOARD

WHEREAS, the terms of the members of the City of Bettendorf's Plumbing Board expired on March 31, 2022; and

WHEREAS, Vickie Slightom has indicated that she wishes to resign from the Plumbing Board, and

WHEREAS, it is the desire of the City Council to reaffirm the appointments of the remainder of the members and establish a term expiration date of March 31, 2024; and

WHEREAS, it is the recommendation of the Mayor that the following members of the Plumbing Board be reaffirmed by the City Council:

Steve Earp
Maggie Motto
Rob Rosenboom
Rick Swift

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the mayoral appointments to the Plumbing Board of Steve Earp, Maggie Motto, Rob Rosenboom, and Rick Swift are hereby reaffirmed for a term expiring on March 31, 2024.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: May 3rd, 2022
REQUESTED BY: Kathleen Richlen

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

Resolution approving the job description and recruitment process for the Accounts Receivable Clerk position for the Finance Department

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

Due to a retirement, the Accounts Receivable Clerk position is vacant.

Staff reviewed the job description and updated according to the duties performed.

The Accounts Receivable position is a Civil Service Union position. The recruitment process will be dictated by the employee handbook and Civil Service process.

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.

All applicants must meet the minimum qualifications of the job description in order to be considered a viable candidate.

The Accounts Receivable position is a 112 pay grade with an annual salary range of $43,725.97 to $63,951.06.

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

The budget contemplates this position.

List Attachments:

Resolution
Job Description

RESOLUTION - 22

RESOLUTION APPROVING THE JOB DESCRIPTION AND RECRUITMENT PROCESS FOR THE ACCOUNTS RECEIVABLE CLERK POSITION FOR THE FINANCE DEPARTMENT

WHERAS, current Accounts Receivable Clerk position is vacant due to retirement; and

WHEREAS, staff reviewed and updated job description to reflect the current duties of the position; and

WHEREAS, City Council wishes to approve the job description and recruitment process for the Accounts Receivable Clerk position for the Finance Department.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Accounts Receivable Clerk job description and recruitment process is hereby approved.

PASSED, APPROVED and ADOPTED this 3rd day of May, 2022

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

JOB DESCRIPTION

Title: Accounts Receivable Clerk
FLSA: Nonexempt
Pay Grade: 112
Department: Finance

GENERAL SUMMARY:

Under the general supervision of the Manager of Accounting, this position is responsible for performing general accounting functions in accordance with policies and procedures established by the Finance Department. Assignments are both general and specific in nature and will require the incumbent to exercise considerable initiative.

PRIMARY RESPONSIBILITIES AND DUTIES:

1. Assists the Revenue Coordinator in the coordination of utility billing and collections duties including: customer service, billing and collections, sewer credit program administration, customer garbage cart data, garbage and yard waste sticker sales and inventory, and storm water ERU data.
2. Maintains and updates city wide accounts receivable records and files. Reconciles daily receipts received including ACH, credit card auto payments, on-line, over the counter/mail, lock box, direct deposits, paying agent payments, etc.
3. Assists the Revenue Coordinator in the issuance and fee collection of certain City licenses including: rental licenses, business licenses and liquor licenses.
4. Coordinates, bills & reconciles month end for miscellaneous accounts receivable including: Retiree/Cobra insurance, School Liaison Officer Program, Off-duty Police Security billing, Employee Computer Purchase Plan, Subdivision Inspections, Bus passes, Cell towers, Code enforcement billings, Yard waste & trash stickers to vendors, etc.
5. Maintains the Builder and Landlord Exemption Program listings, including signed exemption forms and other required paperwork.
6. Coordinates AR training for Finance Clerks, fields customer inquiries at the counter or on the phone, reconciles all Finance Clerk's cash drawers, balances petty cash, assists with year-end cash counts, and maintains all paper files in compliance with record retention procedures.
7. Serves as a back up to Accounts Payable and Customer Service Clerks.
8. Performs other related job duties as assigned.

KNOWLEDGE, SKILLS, AND ABILITIES REQUIRED:

Education: Requires a level of knowledge normally acquired through the successful completion of one year of college or business school. College level courses in basic and intermediate level accounting desirable. Requires the successful completion of the Civil Service examination and meeting additional requirements as stated in the Code of Iowa.

Experience: One to two years of progressively more responsible work experience in an accounts payable role within a structured accounting environment. Requires the ability to operate a personal computer and to have strong skills in Excel.

Interpersonal Skills: Requires the interpersonal skills necessary to successfully interact with co-workers, communicate policies, and respond to requests made by the public. Contacts may be broad based and include city employees, city residents, contractors, and vendors. Must possess effective communication skills, including written, verbal and listening skills.

Analytical Abilities: Must possess a varied level of problem-solving skills that require operational knowledge of the work. Must have strong time management skills and be able to work under pressure.

Working Conditions: Requires the ability to work within a normal office environment, may require stooping, bending and lifting materials weighing between 20 and 40 pounds.

REPORTING RELATIONSHIPS:

A. Reports to: Manager of Accounting
B. Supervises: Job is not responsible for the supervision of other employees.

May, 2022

COUNCIL LETTER

MEETING DATE: May 3, 2022
REQUESTED BY: Keith Kimball

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

Resolution approving special event/run and the closing of streets along the route during the TBK Bank Quad Cities Marathon, to be held September 25, 2022.

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

The TBK Bank Quad Cities Marathon committee is requesting permission to hold the TBK Bank Quad Cities Marathon in parts of our city on September 25, 2022. Hours will be 7:00a to 11:00a.

See attached route for temporary street closures.

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

The City of Bettendorf is considered a sponsor in this event; thus, traffic control costs will come from the Police department's current budget.

List Attachments

Resolution
Route

RESOLUTION NO. - 22

Resolution Approving Special Event/Run and the Closing of Streets
Along the Route During the TBK Bank Quad Cities Marathon,
to be held on September 25, 2022

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that approval is granted for street closures during the TBK Bank Quad Cities Marathon, to be held on September 25, 2022.

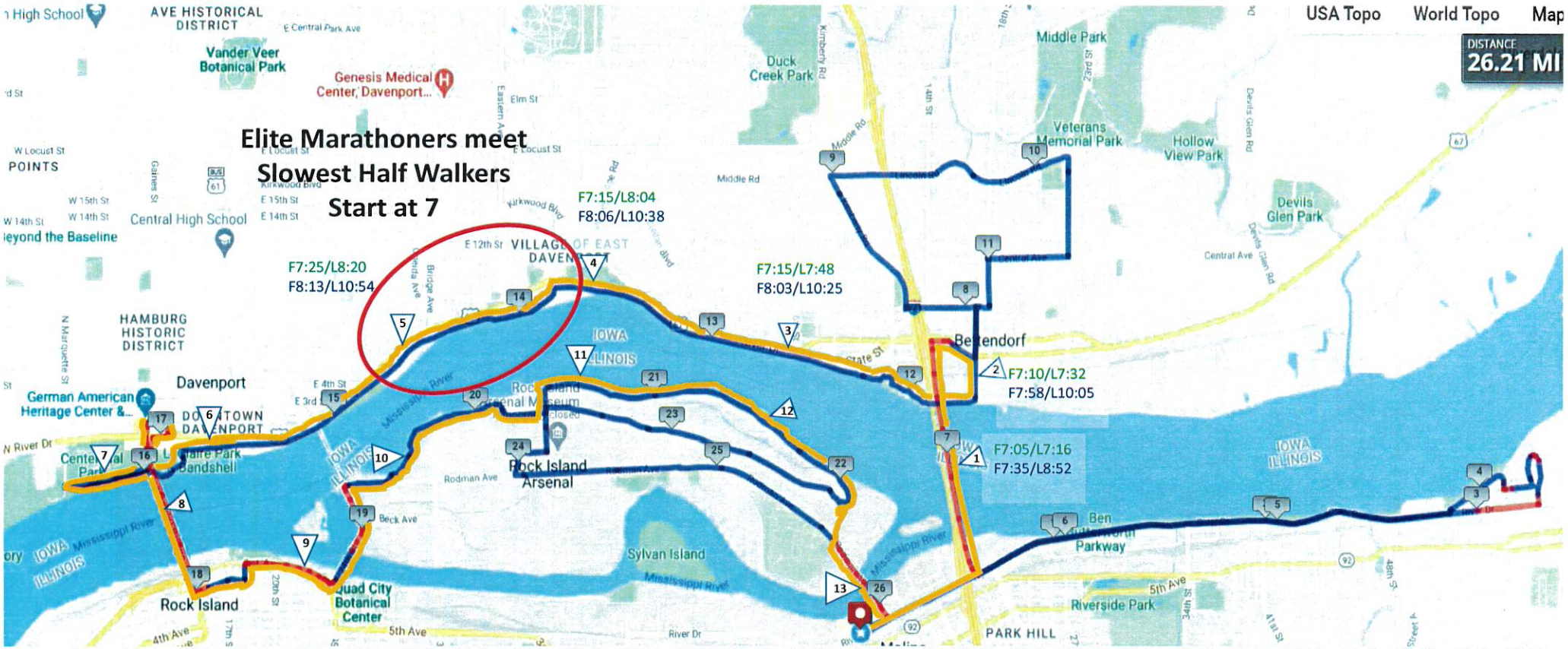
PASSED, APPROVED, and ADOPTED this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

MARATHON WITH "THE BEND"



Distance	Mile 1	Mile 2	Mile 3	Mile 4	Mile 5	Mile 6	Mile 7	Mile 8	Mile 9	Mile 10	Mile 11	Mile 12	Mile 13	Mile 14	Mile 14.5	Mile 15	Mile 16	Mile 17	Mile 18	Mile 19	Mile 20	Mile 21	Mile 22	Mile 23	Mile 24	Mile 25	Mile 26
First Runner	7:05	7:10	7:15	7:20	7:25	7:30	7:35	7:40	7:45	7:50	7:55	8:00	8:05	8:10	8:13	8:15	8:20	8:25	8:30	8:35	8:40	8:45	8:50	8:55	9:00	9:05	9:10
Last Runner	7:16	7:32	7:48	8:04	8:20	8:36	8:52	9:08	9:24	9:40	9:56	10:12	10:28	10:44	11:00	11:00	11:16	11:32	11:48	12:04	12:20	12:36	12:52	1:08	1:24	1:40	1:56

Bettendorf IOWA
a premier city

MEETING DATE: May 3, 2022

COUNCIL LETTER

REQUESTED BY: Schmidt

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

- **Resolution authorizing the purchase of increased licensing to expand the use of ESRI ArcGIS Pro and ArcGIS Online, both for mapping and geolocation resources.**

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

ESRI ArcGIS has been in use by the city since before year 2000. ArcGIS is a critical software solution the city uses for locating both visible and buried assets and structures needed by Public Works, Parks, Police, Fire, Community Development and the Economic Development Department. We use ArcGIS maps to show plans and share information across numerous projects, departments and organizations. We currently use ArcGIS in combination with Cartegraph OMS extensively to track our work and show our compliance with programs, initiatives and governing body mandates.

Annual license fees for this upgraded package will be $38,500. We are asked to approve the full expenditure now. This licensing will allow additional city personnel to post maps pertaining to city operations and projects more effectively.

The ArcGIS Software is heavily used by the multiple departments while planning and executing CIP projects. For this reason staff recommends purchasing this license with funds designated for software maintenance budgeted for IT.

ATTACHMENTS:

- Resolution authorizing the payment of the ESRI ArcGIS licensing fees and ESRI ArcGIS Online GIS service fees.

RESOLUTION NO._____- 22

RESOLUTION AUTHORIZING THE PURCHASE OF INCREASED LICENSING TO EXPAND THE USE OF ESRI ARCGIS PRO AND ARCGIS ONLINE, BOTH FOR MAPPING AND GEOLOCATION RESOURCES

WHEREAS, the City's purchasing policies require that any contract purchases in the amount of $25,000 or greater be approved by a City Council resolution; and

WHEREAS, the requested software is a key component of the City's planning, mapping and geographical communication tools and

WHEREAS, ESRI is the only vendor that provides the software and maintenance and has submitted a reasonable bid;

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

That the Director of Public Works is authorized to issue a purchase order to ESRI in the amount $38,500.

PASSED, APPROVED AND ADOPTED this 3rd day of May, 2022.

_____
Mayor Robert S. Gallagher

ATTEST:

_____
Decker P. Ploehn, City Clerk

Esri Inc
380 New York Street
Redlands CA 92373

Subject: Renewal Quotation

Date: 04/11/2022
To: Craig DeDecker
Organization: City of Bettendorf
Information Systems
Fax #: 563-344-4160 **Phone #:** 563-344-4035

From: Alan Chrest
Fax #: 909-307-3083 **Phone #:** + 19097932853 Ext. 2857
Email: achrest@esri.com

Number of pages transmitted (including this cover sheet): 4

Quotation #26077020
Document Date: 04/11/2022

Please find the attached quotation for your forthcoming term. Keeping your term current may entitle you to exclusive benefits, and if you choose to discontinue your coverage, you will become ineligible for these valuable benefits and services.

If your quote is regarding software maintenance renewal, visit the following website for details regarding the maintenance program benefits at your licensing level
http://www. esri.com/apps/products/maintenance/qualifying.cfm

All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your coverage at a later date.

Please note: Certain programs and license types may have varying benefits. Complimentary User Conference registrations, software support, and software and data updates are not included in all programs.

Customers who have multiple copies of certain Esri licenses may have the option of supporting some of their licenses with secondary maintenance.

For information about the terms of use for Esri products as well as purchase order terms and conditions, please visit
http://www. esri.com/legal/licensing/software-license.html

If you have any questions or need additional information, please contact Customer Service at 888-377-4575 option 5.

380 New York Street
Redlands, CA 92373
Phone: + 190979328532857
Fax #: 909-307-3083

Quotation

Date: 04/11/2022 **Quotation Number:** 26077020

Send Purchase Orders To:
Environmental Systems Research Institute, Inc.
380 New York Street
Redlands, CA 92373-8100
Attn: Alan Chrest

Please include the following remittance address on your Purchase Order:
Environmental Systems Research Institute, Inc.
P.O. Box 741076
Los Angeles, CA 90074-1076

City of Bettendorf
Information Systems
1609 State St
Bettendorf IA 52722
Attn: Craig DeDecker

Customer Number: 129145
For questions regarding this document, please contact Customer Service at 888-377-4575.

Item	Qty	Material#	Unit Price	Extended Price
		Per the terms and conditions in your Esri Enterprise License Agreement, your organization is required to provide an annual usage report. This report should detail all deployments made under this agreement for your previous term, and should be provided to Esri as an Excel spreadsheet. The annual usage report must include actual license counts by product, licensee, and location. Please return your report via email to ea_usage_reports@esri.com. Thank you in advance for your prompt attention to this matter.		
10	1	168178 Populations of 25,001 to 50,000 Small Government Term Enterprise License Agreement Start Date: 07/12/2022 End Date: 07/11/2023	38,500.00	38,500.00

Item Subtotal		38,500.00
Estimated Tax		0.00
Total	**USD**	**38,500.00**

DUNS/CEC: 06-313-4175 CAGE: 0AMS3

Quotation is valid for 90 days from document date.

Any estimated sales and/or use tax has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state taxes directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

Issued By: Alan Chrest **Ext:** 2857

[CHRESTA]

To expedite your order, please reference your customer number and this quotation number on your purchase order.

380 New York Street
Redlands, CA 92373
Phone: + 190979328532857
Fax #: 909-307-3083

Quotation

Date: 04/11/2022 **Quotation Number:** 26077020

Item	Qty	Material#	Unit Price	Extended Price

Renewal Options:

- Online: Renew through My Esri site at https://my.esri.com
  - Credit Card
  - Purchase Order
  - Email Authorization
- Email or Fax: Email Authorization, Purchase Order or signed quote to:
  - Fax: 909-307-3083
  - Email: service@esri.com

Requests via email or signed quote indicate that you are authorized to obligate funds for your organization and your organization does not require a purchase order.

If there are any changes required to your quotation please respond to this email and indicate any changes in your invoice authorization.

If you choose to discontinue your support, you will become ineligible for support benefits and services. All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your support coverage at a later date.

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at http://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at http://assets.esri.com/content/dam/esrisites/media/legal/ma-full/ma-full .pdf apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at http://www.esri.com/en-us/legal/terms/state-supplemental apply to some state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy GSA, BPA) on your ordering document.

[CHRESTA]

380 New York Street
Redlands, CA 92373
Phone: + 190979328532857
Fax #: 909-307-3083

Quotation

Date: 04/11/2022 **Quotation No:** 26077020 **Customer No:** 129145

Item	Qty	Material#	Unit Price	Extended Price

US FEDERAL CUSTOMERS: If you are a federal customer or a contractor purchasing on behalf of a federal customer a purchase order is required to receive an invoice. Please email the purchase order to service@esri.com

By signing below, you are authorizing Esri to issue a software support invoice in the amount of USD_____ plus sales tax, if applicable.

Please check one of the following:

_____ I agree to pay any applicable sales tax.

_____ I am tax exempt. Please contact me if Esri does not have my current exempt information on file.

_____ _____
Signature of Authorized Representative Date

_____ _____
Name (Please Print) Title

[CHRESTA]

Bettendorf
a premier city

Sole Source or Preferred Vendor Procurement Request

Check one: ☑Sole Source Vendor ☐Preferred Vendor

Please submit this form to the Finance Department

Description of Product/Service: Software maintenance and service for city used ArcGIS software.

Estimated amount of this purchase: $ $38,500

For Preferred Vendor purchases, when was the product/service last competitively bid? _____

Department: Finance/IT/Engineering Contact Person: Craig DeDecker

Please provide the following information in order to document the request:

1. Prior to completing this form, please search the following joint purchasing groups that the City belongs to. The City can "piggyback" on to any of the products that these groups have already bid on without going through a separate bid process. Circle the appropriate answer indicating if you can find the item after searching all websites and provide a print screen or send the link to the website where we can find the bid for your item.

*LOOK UNDER THE FIRST ONE LISTED **PROCURE SOURCE**.*
ONE LOCATION – ONE FORMAT – HUNDREDS OF CONTRACTS

US Communities www.ProcureSource.com	Y	N ✓
The Cooperative Purchasing Network www.tcpn.org	Y	N ✓
National Joint Purchasing Alliance www.njpacoop.org	Y	N ✓
US Communities www.uscommunities.org	Y	N ✓
State of Iowa Bids www.das.iowa.gov/gse (type contracts in the search bar)	Y	N ✓
Bi-State Regional Purchasing Council www.bistateonline.org	Y	N ✓
AEA Purchasing www.aeapurchasing.org	Y	N ✓
Federal Contracts Corp www.federalcontractscorp.com	Y	N ✓
HGAC www.hgacbuy.org	Y	N ✓
Naspo Value Point www.naspovaluepoint.org	Y	N ✓
National Cooperative Purchasing Alliance www.ncpa.us	Y	N ✓
National IPA www.nationalipa.org	Y	N ✓
National Purchasing Partners Gov www.hppgov.com	Y	N ✓
Keystone Purchasing Network www.thekpn.org	Y	N ✓
Thomas Net www.thomasnet.com	Y	N ✓
National Cooperative Purchasing Alliance www.ncpa.us	Y	N ✓

2. Explain why the product/service requested is the only product/service that can satisfy your requirements and explain why alternatives are unacceptable. Be specific with regard to specifications, features, characteristics, requirements, capabilities and compatibility. **(Obtain and include a letter from the manufacturer confirming claims made by distributors of exclusive distributorships for the product or service, if, that is cited as a reason for this sole source/preferred vendor purchase.)**

ArcGIS is a proprietary GIS mapping software package that is used by almost every major government entity in the United States that governs parcels of land. There is only one source of this software and that is the company known as ESRI and they're the sole provider of licensing and software upgrades for this software.

3. Will this purchase obligate us to a particular vendor for future purchases? (Either in terms of maintenance that only this vendor will be able to perform and/or if we purchase this item, will we need more "like" items in the future to match this one?)

Yes, it will continue to increase our investment in ESRI software solutions which in a small way makes it that much more expensive if we ever wanted to completely replace ArcGIS with software or systems from an alternative provider. Currently there isn't an alternative provider in the US.

4. Describe the negotiation efforts, if any that have been made with the supplier to obtain the best possible price. Explain why the price for this product or service is considered to be fair and reasonable.

We called and asked the vendor for the best price available to us. I insisted that the vendor trim the package to just include parts that are essential to use the selected system. I asked the vendor to please bid into one of the purchasing cooperatives that we are members of. The vendor said they were already offering us governmental pricing which is the best they offer. I believe the price is generally fair and reasonable since other entities are paying the same prices for these same systems.

I hereby request that a sole source/preferred vendor be approved for the procurement of the above statement of work, material, equipment, commodity, or service.

Craig D DeDecker	Craig DeDecker	04/14/2022
City Staff making Request	Printed Name	Date
	Jason Schadt	4/14/22
Department Head Signature	Printed Name	Date

I hereby approve the sole source request for the procurement of the product and/or service documented above.

	Jason Schadt	4/14/22
Finance Director Signature	Printed Name	Date

COUNCIL LETTER

MEETING DATE: May 3, 2022
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 MOBILE FOOD UNIT LICENSES FOR THE BIG BLACK BOX 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 Municipal Code, Ordinance 09-18, adopted May 1, 2018.

ATTACHMENTS:

- **Resolution**

RESOLUTION _____ - 22

RESOLUTION APPROVING MOBILE FOOD UNIT LICENSES FOR THE BIG BLACK BOX AND CAFÉ FRESH

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Bettendorf Municipal Code, Ordinance 09-18 that was adopted on May 1, 2018, the aforementioned renewal(s) is hereby approved.

PASSED, APPROVED AND ADOPTED this 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: May 3, 2022
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 GREATCOMMUNITY.

ITEM TITLE: RESOLUTION APPROVING LIQUOR LICENSE RENEWALS AND REQUESTS

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

The Licensing of businesses contribute to the mission of a growing, competitive business environment. The applicants for The Tangled Wood; CVS #8633; Clarion Pointe; The Bulldog Arms; Los Amigos; Walgreens Stores #06553 and #05112; QC Mart (18th St location); Hy-Vee Fast and Fresh Express; Cambria Hotel; Home2 Suites; and Yoso Japanese Steakhouse 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 requested and/or conducted.

The Bettendorf Fire Department has determined that the applicants are in compliance with federal, state, and local requirements.

ATTACHMENTS:

- **Resolution**

RESOLUTION_____- 22

RESOLUTION APPROVING LIQUOR LICENSE RENEWALS AND REQUESTS

WHEREAS, the City Council of the City of Bettendorf, Iowa has received application for the following liquor license renewals and/or requests:

Renewals for The Tangled Wood; CVS #8633; Clarion Pointe; The Bulldog Arms; Los Amigos; Walgreens Stores #06553 and #05512; QC Mart (18th St location); Hy-Vee Fast and Fresh Express; Cambria Hotel; Home2 Suites; and a new license for Yoso Japanese Steakhouse.

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 3rd day of May, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00100002330000		WAGEWORKS	04/19/2022	2200572	INV3668185	2,757.69	flex claims
		00100002330000		WAGEWORKS	04/12/2022	2200571	INV3643837	396.62	flex claims
	GENERAL FUND - Summary							**3,154.31**	
	LIABILITY CLEARING ACCT.	81000002051500		AMERICAN FUNDS SERVICE COMPANY	04/22/2022	116273	20220422	50.00	PAYROLL SUMMARY
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	04/22/2022	116275	20220422	100.00	PAYROLL SUMMARY
		81000002051500		LEGALSHIELD	04/22/2022	116282	20220422	112.16	PAYROLL SUMMARY
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	04/22/2022	116285	20220422	510.71	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	04/22/2022	116279	20220422	2,139.92	PAYROLL SUMMARY
		81000002052200		CITY OF BETTENDORF	04/22/2022	116277	20220422A	210.00	PAYROLL SUMMARY
		81000002059900		POLK COUNTY SHERIFF	04/22/2022	116286	20220422	662.83	LACE114654 CORRY SHIPLEY
		81000002059900		CITY OF BETTENDORF	04/22/2022	116276	20220422	13.29	PAYROLL SUMMARY
		81000002059900		MARSHA L COMBS-SKINNER	04/22/2022	116284	20220422	309.70	PAYROLL SUMMARY
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	04/22/2022	116274	20220422	213.97	PAYROLL SUMMARY
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	04/22/2022	116288	20220422	35.05	PAYROLL SUMMARY
		81000002052800		PACIFIC LIFE INSURANCE COMPANY	04/22/2022	116285	20220422A	161.62	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	04/22/2022	116278	20220422	4,359.75	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	04/22/2022	116280	20220422	1,422.72	PAYROLL SUMMARY
		81000002052100		CITY OF BETTENDORF	04/22/2022	116277	20220422	14,608.86	PAYROLL SUMMARY
		81000002052100		CITY OF BETTENDORF	04/22/2022	116277	20220408	101.88	PAYROLL SUMMARY
		81000002051900		STATE DISBURSEMENT UNIT	04/22/2022	116287	20220422	600.00	PAYROLL SUMMARY

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	LIABILITY CLEARING ACCT.	81000002052300		LINCOLN LIFE	04/22/2022	116283	20220422	1,002.75	PAYROLL SUMMARY
		81000002052000		CREATING HEALTHIER COMMUINITIES	04/22/2022	116281	20220422	12.00	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT. - Summary							**26,627.21**	
	SEWER UTILITY	52000002211000		TREASURER, STATE OF IOWA	04/19/2022	2200569	485393	3,765.13	Quarterly rtn-march
		52000001130000		TENEA HARRIS	05/04/2022	116380	031022	381.02	Sewer refund
		52000001130000		PATRICK WOODWARD	05/04/2022	116355	033122	1,384.50	Sewer refund
	SEWER UTILITY - Summary							**5,530.65**	
	SOLID WASTE/RECYCLING ENT	55000002211000		TREASURER, STATE OF IOWA	04/19/2022	2200569	485393B	46.22	Quarterly rtn-march
	SOLID WASTE/RECYCLING ENT - Summary							**46.22**	
	STORM WATER UTILITY	58000002211000		TREASURER, STATE OF IOWA	04/19/2022	2200569	485393A	3,006.70	Quarterly rtn-march
	STORM WATER UTILITY - Summary							**3,006.70**	
- Summary								**38,365.09**	
		40050504802307	PW0520	GRAYBAR (DATA)	05/04/2022	116332	9326325100	713.79	PULLING LUBE
		40050504802307	PW0520	REPUBLIC COMPANIES	05/04/2022	116366	6155963-00	102.48	SPLICE KIT
		40050504802290	CD0104	VEENSTRA & KIMM, INC.	05/04/2022	116395	9	1,532.00	#9 29TH & MIDDLE TRAFFIC
		40050504802290	PK0199	IMEG CORP	05/04/2022	116337	22000616.00-3	532.50	#3 MIDDLE PARK SURVEY
		40050504802307	2CD005	UTILITY EQUIPMENT CO.	05/04/2022	116393	10096019-00	807.48	REPLACE HANDHOLE RING
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802307	PW0520	GRAYBAR (DATA)	05/04/2022	116332	9326306376	285.10	SPLICE CASE FOR FIBER
		40050504802307	PW0520	PLEASANT VALLEY REDI-MIX INC.	05/04/2022	116357	49419	472.00	CONCRETE
		40050504802299	PW0426	STOREY-KENWORTHY COMPANY	05/04/2022	116378	133406	4,327.32	OFFICE FURNITURE FOR CONST INSP
		40050504802307	PW0520	GRAYBAR (DATA)	05/04/2022	116332	9326343331	182.65	CONDUIT PROTECTORS
		40050504802307	PW0520	TERRY- DURIN ELECTRIC	05/04/2022	116382	89947-00	8,750.00	HAND HOLES

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802299	PW0517	RAINMASTER IRRIGATION	05/04/2022	116363	29158	908.85	IRRIGATION REPAIR ON WILDWOOD TRAIL
		40050504802307	PW0520	GRAYBAR (DATA)	05/04/2022	116332	9326343333	713.79	PULLING LUBE
		40050504802299	PW0520	DAVENPORT ELECTRIC CONTRACT	05/04/2022	116317	48160	4,636.50	FIBER POLE @ FOREST GROVE
		40050504802307	PW0520	UTILITY EQUIPMENT CO.	05/04/2022	116393	10096117-000	247.62	REDI CLAMP
		40050504802307	PW0520	GRAYBAR (DATA)	05/04/2022	116332	9326283707	421.28	POLE ROPE
		40050504802307	PW0520	PLEASANT VALLEY REDI-MIX INC.	05/04/2022	116357	49344	457.00	CONCRETE
		40050504802307	PW0520	VAN METER INDUSTRIAL INC.	05/04/2022	116394	S012063590.001	733.24	PVC BELL ENDS
		40050504802290	PK0201	RDG PLANNING & DESIGN	05/04/2022	116365	50485	375.00	#7 HOOVER PARK MASTER PLA
	CAPITAL PROJECTS - Summary							**26,198.60**	
	DOWNTOWN IMPROVEMENTS	00350504802299	DT0032	DAVENPORT ELECTRIC CONTRACT	05/04/2022	116317	48158	2,465.00	#2 LIGHT POLE DOWNTOWN
	DOWNTOWN IMPROVEMENTS - Summary							**2,465.00**	
	STORM WATER UTILITY	58050504992290	SM0133	SHIVE-HATTERY INC.	05/04/2022	116377	3213400-2	16,300.00	#2 STAFFORD CRK MANHOLE
	STORM WATER UTILITY - Summary							**16,300.00**	
CAPITAL PROJECTS - Summary								**44,963.60**	
CITY ADMINISTRATION	GENERAL FUND	00141014602306		IMPERIAL	05/04/2022	116338	288002:153908	240.05	COFFEE SUPPLIES FOR CITY HALL AND POLICE DEPT.
	GENERAL FUND - Summary							**240.05**	
CITY ADMINISTRATION - Summary								**240.05**	
COMMUNITY DEVELPMENT	GENERAL FUND	00130064162306		TALLGRASS BUSINESS RESOURCES	05/04/2022	116379	5556371	16.68	LABELS
		00130064162306		TALLGRASS BUSINESS RESOURCES	05/04/2022	116379	5556836	27.14	NOTARY STAMP BIRKHOFER
	GENERAL FUND - Summary							**43.82**	
COMMUNITY DEVELPMENT - Summary								**43.82**	

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		40202434807074		ONENECK IT SOLUTIONS LLC	04/20/2022	116268	INV000029250	5,137.97	CISCO FIREPOWER
	ELEC.EQUIP.REPLACEMENT FD	40202434807074		ONENECK IT SOLUTIONS LLC	04/20/2022	116268	INV000029400	1,186.18	PHONE SYSTEM UPGRADE
		40202434807074		ONENECK IT SOLUTIONS LLC	05/04/2022	116354	INV000029660	8,508.50	PHONE SYSTEM UPGRADE
	ELEC.EQUIP.REPLACEMENT FD - Summary							**14,832.65**	
		00102014708004		AHLERS & COONEY, P.C.	05/04/2022	116306	822383	14,288.14	Bonds 2022B
		00102014708004		AHLERS & COONEY, P.C.	05/04/2022	116306	822382	28,404.90	bonds 2022 GO
	GENERAL FUND	00102024612307		CULLIGAN OF DAVENPORT	05/04/2022	116315	026534	14.15	Water
		00102024612307		CULLIGAN OF DAVENPORT	05/04/2022	116315	484130	14.15	Water
		00102024612201		RSM US LLP	05/04/2022	116370	6625403	25,800.00	Final Bill FY 20-21 Audit
	GENERAL FUND - Summary							**68,521.34**	
FINANCE	INFORMATION SERVICES	68802314942130		ONENECK IT SOLUTIONS LLC	04/20/2022	116268	INV000029331	937.50	Cisco Flex Maintenance
	INFORMATION SERVICES - Summary							**937.50**	
		52002044902130		TYLER TECHNOLOGIES	05/04/2022	116390	025-374319	1,689.34	Utility billing fees 1-1- 22 to 3-31-22
	SEWER UTILITY	52002044902299		MIDWEST MAILWORKS INC.	05/04/2022	116350	235593	50.74	04 Bills 03/16
		52002044902299		MIDWEST MAILWORKS INC.	05/04/2022	116350	235538	28.72	Final Bills 03/14
		52002044902299		MIDWEST MAILWORKS INC.	05/04/2022	116350	235539	435.71	01 bills 03/14
	SEWER UTILITY - Summary							**2,204.51**	
		58002194932299		MIDWEST MAILWORKS INC.	05/04/2022	116350	235538B	28.71	Final Bills 03/14
	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	05/04/2022	116350	235539B	435.72	01 Bills 03/14
		58002194932130		TYLER TECHNOLOGIES	05/04/2022	116390	025-374319B	1,689.33	Utility billing fees 1-1- 22 to 3-31-22
		58002194932299		MIDWEST MAILWORKS INC.	05/04/2022	116350	235593B	50.75	04 bills 03/16
	STORM WATER UTILITY - Summary							**2,204.51**	
	VEHICLE REPLACEMENT	40102424807074		WATCHGUARD	05/04/2022	116397	ACCINV0035772	776.00	WIRING CAMERA SYSTEMS CITY

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
									VEHS 22201, 22202
FINANCE	FUND	40102424807074		THOMPSON TRUCK & TRAILER INC.	04/20/2022	116269	DE-02500	80,644.00	REPLACEMENT OF 0514 MONI
	VEHICLE REPLACEMENT FUND - Summary							**81,420.00**	
FINANCE	**- Summary**							**170,120.51**	
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	05/04/2022	116307	0072875-IN	134.60	AUTO DRAIN STRAIGHT
		00104154142307		U-HAUL	05/04/2022	116391	5401855681	18.64	PROPANE/S2
		00104014141301		IOWA FIRE MARSHALS ASSOCIATION	05/04/2022	116342	041822	50.00	2022 MEMBERSHIP DUES
FIRE	GENERAL FUND	00104134142304		BOB'S MARINE	04/27/2022	116290	042622	3,774.00	Boat motor
		00104144142312		MOLO OIL COMPANY	05/04/2022	116353	0027759-IN	210.40	FLOOR DRY
		00104114142106		SANDRY FIRE SUPPLY	05/04/2022	116374	INV-021310	98.55	MASK CLEANING SOLUTION
		00104154142307		U-HAUL	05/04/2022	116391	5401845962	19.57	PROPANE/S4
	GENERAL FUND - Summary							**4,305.76**	
FIRE	**- Summary**							**4,305.76**	
		00142014662213		GENESIS OCCUPATIONAL HEALTH	05/04/2022	116327	179644	1,554.00	EMPLOYEE TESTING
		00142014662213		TSS THE SAFETY SPECIALISTS	05/04/2022	116388	62742	87.50	EMPLOYEE SCREENING
		00142014662213		GENESIS MEDICAL CENTER	05/04/2022	116326	030922	291.00	PRE-EMPLOYMENT TESTING
HUMAN RESOURCES	GENERAL FUND	00142014662213		RADIOLOGY GROUP, P.C., S.C.	05/04/2022	116362	031022	60.00	PRE-EMPLOYMENT PHYSICAL
		00142014662213		GENESIS OCCUPATIONAL HEALTH	05/04/2022	116327	180479	3,892.00	EMPLOYEE TESTING
		00142014662213		GENESIS PSYCHOLOGY ASSOCIATES	05/04/2022	116328	042022	2,000.00	PRE-EMPLOYMENT TESTING
		00142014662213		GENESIS OCCUPATIONAL HEALTH	05/04/2022	116327	179707	137.00	EMPLOYEE TESTING

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
HUMAN RESOURCES	GENERAL FUND	00142014662290		TRUENORTH	05/04/2022	116387	125304	6,000.00	BENEFITS QUARTERLY CONSULTING FEE Q2 2022
		00142014662342		LOGO PRO, LLC	05/04/2022	116348	18776	358.05	LOGO ITEMS
		00142014662213		GENESIS OCCUPATIONAL HEALTH	05/04/2022	116327	18103	309.00	EMPLOYEE TESTING
		00142014662342		LOGO PRO, LLC	05/04/2022	116348	18732	425.62	LOGO ITEMS
	GENERAL FUND - Summary							**15,114.17**	
HUMAN RESOURCES - Summary								**15,114.17**	
LEGAL	GENERAL FUND	00140014632290		REX J RIDENOUR LAW OFFICE	05/04/2022	116367	041122	395.00	PROFESSIONAL SERVICES
	GENERAL FUND - Summary							**395.00**	
LEGAL - Summary								**395.00**	
LIBRARY	GENERAL FUND	00106014402306		CINTAS CORPORATION #342	05/04/2022	116312	8405645954	91.67	supplies
	GENERAL FUND - Summary							**91.67**	
LIBRARY - Summary								**91.67**	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942296		EMPLOYEE BENEFIT SYSTEM	04/14/2022	2200574	04132022	1,216.67	vision claims cks 2222-22 27
		68601064942298		MEDTRAK SERVICES	04/21/2022	2200570	041522A	36,036.73	pharmacy claims 04/01-04/ 15/22
		68601064942296		EMPLOYEE BENEFIT SYSTEM	04/22/2022	2200575	04202022	815.50	vision claims cks 2228-22 30
		68601064942294		DELTA DENTAL	04/22/2022	2200577	352050000002022	8,131.92	Dental claims 04/12-04/18 /22
		68601064942294		DELTA DENTAL	04/15/2022	2200576	352050000002022	2,436.21	Dental claims 04/05-04/11 /22
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	04/22/2022	2200579	04152022	46,631.96	medical claims 4/9-4/15/2 022
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	04/15/2022	2200578	04082022	28,486.32	medical claims 4/2-4/8/20 22
		68601064942283		EMPLOYEE BENEFIT SYSTEM	05/04/2022	116323	33392	804.44	VISION CLAIMS

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	EMPLOYEE INSURANCE	68601064942283		MEDTRAK SERVICES	04/21/2022	2200570	041522B	844.50	admin fees 04/01-04/15/22
		68601064942296		EMPLOYEE BENEFIT SYSTEM	04/07/2022	2200573	04062022	625.00	vision claims cks 2219-22 21
	EMPLOYEE INSURANCE - Summary							**126,029.25**	
	GENERAL FUND	00101014602290		LYLE SUMEK ASSOCIATES, INC.	04/27/2022	116289	21-1004	18,750.00	GOAL SETTING WORKSHOPS OCTOBER 2021
		00101014602213	FEST02	GRABER, EDMUND C.	05/04/2022	116330	042522	1,832.00	CONSULTING SERVICES FOR APRIL 1 - 30, 2022
		00101014601304		HY-VEE, INC. PW & AD	05/04/2022	116336	02122022	262.00	Catering For Budget meeti ng
		00101014602340		HY-VEE, INC. PW & AD	05/04/2022	116336	021722	95.50	Sympathy flowers
		00101014602349		BETTENDORF OFFICE PRODUCTS,INC	05/04/2022	116309	228368	12.85	Clock
		00101014602340		GLASS BLAST	05/04/2022	116329	108774	109.00	RECOGNITION PLAQUE FOR B. HICKEY, PHGC MAIN. MGR
MAYOR & COUNCIL		00101014601304		HY-VEE, INC. PW & AD	05/04/2022	116336	02082022	247.97	Catering For Budget prese ntation
		00101014602290		LYLE SUMEK ASSOCIATES, INC.	04/27/2022	116289	21-1005	4,000.00	GOAL SETTING FINAL REPORT OCTOBER 2021
		00101014601304		HY-VEE, INC. PW & AD	05/04/2022	116336	02012022	70.00	Sympathy flowers
		00101014602213		QC CONVENTION & VISITORS BUREAU	05/04/2022	116360	2ND QTR FY 22	58,522.43	25% Hotel Motel Tax 2nd Q uarter
	GENERAL FUND - Summary							**83,901.75**	
	RISK MANAGEMENT	68401054942276		MOBOTREX, INC.	05/04/2022	116352	257411	280.00	18TH STREET SIGN REPLACEMENT
		68401054942292		IMWCA	05/04/2022	116339	INV82510	286.03	LARGE DED PMT 1516 3/1/22-3/31/22
		68401054942268		IOWA COMMUNITIES ASSURANCE POOL	05/04/2022	116341	111006	394.00	COVERAGE 7/1/22-3/7/22 AUTO LIAB/PHYSICAL DAMAGE
	RISK MANAGEMENT - Summary							**960.03**	
MAYOR & COUNCIL - Summary								**210,891.03**	
PARKS &	GENERAL FUND	00107404462299	FEST02	TWIN STATE TECHNICAL	05/04/2022	116389	210422MS	190.00	ZIP CODE EVENT MARKETING

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				SERVICES, LTD					
	GENERAL FUND	00107404462299	FEST02	TWIN STATE TECHNICAL SERVICES, LTD	05/04/2022	116389	310332MS	355.22	DOMAIN REGISTRATION AND WEB PLUG-INS
		00107054451208	REC039	IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200580	041522	0.00	unemployment/Schelly
		00107054451208	REC039	IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200581	041522	-198.25	COPY GR#4300 TO FIX WIRE 2200580
	GENERAL FUND - Summary							**346.97**	
RECREATION	PALMER HILLS GOLF COURSE	56007154941208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200580	041522G	0.00	unemployment/hamilton,jes sie L
		56007154941208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200581	041522B	524.00	COPY GR#4300 TO FIX WIRE 2200580
		56007154941208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200580	041522B	0.00	unemployment/meinert
		56007154941208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200581	041522G	1,352.00	COPY GR#4300 TO FIX WIRE 2200580
	PALMER HILLS GOLF COURSE - Summary							**1,876.00**	
	ROAD USE FUND	20607084201208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200581	041522E	2,236.00	COPY GR#4300 TO FIX WIRE 2200580
		20607084201208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200580	041522E	0.00	unemployment/Bates, M
	ROAD USE FUND - Summary							**2,236.00**	
PARKS & RECREATION - Summary								**4,458.97**	
		00103114101209		RAY O'HERRON CO.INC.	05/04/2022	116364	2189541	1,557.13	VESTS/STAES, SCHWARZ
		00103114101209		UNIFORM DEN, INC.	05/04/2022	116392	109242-01	133.00	UNIFORM/SAID
		00103014102307		UNIFORM DEN, INC.	05/04/2022	116392	109121-01	74.00	COMMENDATION AWARD
POLICE	GENERAL FUND	00103104101303		HY-VEE - JOHNSTON - ACADEMY MEALS	04/20/2022	116267	TERRY RAWLS	2,121.12	304 Basic Training food
		00103104101303		HY-VEE - JOHNSTON - ACADEMY MEALS	04/20/2022	116267	RYAN BALLARD	2,121.12	304 Basic Training food

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
POLICE	GENERAL FUND	00103114101301		SECRETARY OF STATE	05/04/2022	116376	041322	30.00	NOTARY/BUCKLES
		00103104101303		HY-VEE - JOHNSTON - ACADEMY MEALS	04/20/2022	116267	KEATON CONNELL	2,121.12	304 Basic Training food
		00103114101209		UNIFORM DEN, INC.	05/04/2022	116392	109520	97.50	DUTY BELTS
		00103154102306		DES MOINES STAMP MFG COMPANY	05/04/2022	116318	1199262	32.90	NOTARY STAMP/E POIRIER
		00103154102299		SCOTT COUNTY SHERIFF'S OFFICE	05/04/2022	116375	2022-108	1,600.00	BOOKING FEES (MARCH)
	GENERAL FUND - Summary							**9,887.89**	
POLICE - Summary								**9,887.89**	
	FMLY MUSEUM/ARTS &SCIENCE	55505264942307	2201FM	THE HOME DEPOT PRO	05/04/2022	116384	678670233	158.22	MUSEUM SCRUBBER PAD
		55505254942101	2200FM	KONE INC.	05/04/2022	116345	1158317043	4,984.00	FAMILY MUSEUM ELEVATOR MA INT
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**5,142.22**	
PUBLIC WORKS	GENERAL FUND	00105254642101	2200MC	ADEL WHOLESALERS, INC.	05/04/2022	116305	2078258	39.36	PVC DRAIN MAINT CTR
		00105724421208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200581	041522F	2,122.00	COPY GR#4300 TO FIX WIRE 2200580
		00105724422325		D & K PRODUCTS	05/04/2022	116316	0541705-IN	4,672.00	FERTILIZER & CRABGRASS
		00105724421208		IOWA WORKFORCE DEVELOPMENT	04/02/2022	2200580	041522F	0.00	unemployment/miller,s
		00105724422325		D & K PRODUCTS	05/04/2022	116316	0541704-IN	4,740.00	FERT & HERBICIDE
		00105264642299	2201MC	CINTAS LOC 23M	05/04/2022	116314	4115894440	35.10	MAINT CTR MATS
		00105254642101	2200CH	BETTENDORF HEATING & AC	05/04/2022	116308	332337	277.00	CITY HALL HVAC REPAIR
		00105724422299		CINTAS LOC 23M	05/04/2022	116314	4114927369	85.80	TOWELS, MATS
		00105724421208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200580	041522A	0.00	unemployment/vanwetzinga
		00105724422299		S J SMITH CO. INC.	05/04/2022	116371	639208	65.10	GAS, OXYGEN SUPPLY
		00105254642101	2200MC	ADEL WHOLESALERS, INC.	05/04/2022	116305	2078562	114.99	MAINTENANCE CENTER DRAIN PIPE

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00105724421208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200581	041522A	3,192.00	COPY GR#4300 TO FIX WIRE 2200580
		00105724421208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200580	041522D	0.00	unemployment/Bates, M
	GENERAL FUND	00105724421208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200581	041522D	2,236.00	COPY GR#4300 TO FIX WIRE 2200580
		00105264642299	2201CH	CINTAS LOC 23M	05/04/2022	116314	4116106465	40.10	CITY HALL FLOOR MATS
		00105724422325		D & K PRODUCTS	05/04/2022	116316	0541438-IN	4,638.00	GRUB CONTROL
		00105254642101	2200MC	GRAINGER	05/04/2022	116331	9793649436	403.76	MAINTENANCE CENTER SUPPLI ES
	GENERAL FUND	**- Summary**						**22,661.21**	
		68305204942324		MACQUEEN EQUIPMENT	05/04/2022	116349	P15836	649.07	DRAWER SLIDE
		68305204942324		CARQUEST AUTO PARTS STORE	05/04/2022	116311	6604-399551	49.66	HORN & OIL FILTERS
		68305204942324		FREEDMAN SEATING COMPANY	05/04/2022	116325	R-00804991	3,660.08	BUS SEAT CUSHIONS
PUBLIC WORKS		68305204942324		LINDQUIST FORD, INC.	05/04/2022	116347	383562	2,204.94	BRAKE ASSEMBLY - 1421/STO CK
		68305204942307		S J SMITH CO. INC.	05/04/2022	116371	639012	195.30	WELDING SUPPLIES
		68305204942324		ELLIOTT EQUIPMENT CO.	05/04/2022	116322	166941	3,204.18	ASSEMBLY GRIPPER CHAIN -S TOCK
		68305204942104		EASTERN IOWA TIRE, INC.	05/04/2022	116320	100123615	786.90	TIRE REPAIRS
	MUNICIPAL GARAGE	68305204942324		CARQUEST AUTO PARTS STORE	05/04/2022	116311	6604-399249	38.40	OIL FILTER- STOCK
		68305204942352		RILCO FLUID CARE, INC.	05/04/2022	116368	434430	214.50	DEF
		68305204942231		CINTAS LOC 23M	05/04/2022	116314	4115894500	60.95	LAUNDRY SERVICE
		68305204942104		JOHNSON OIL COMPANY	05/04/2022	116343	6070714	525.82	OUTSIDE FUEL
		68305204942104		EASTERN IOWA TIRE, INC.	05/04/2022	116320	100123614	290.20	TIRE REPAIRS
		68305204942324		SADLER POWER TRAIN	05/04/2022	116372	0210165667	341.34	CENTER BEARING
		68305204942307		LAWSON PRODUCTS, INC.	05/04/2022	116346	9309435146	637.42	SHOP SUPPLIES
		68305204942324		MACQUEEN EQUIPMENT	05/04/2022	116349	P15741	849.72	MISC PARTS- STOCK

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942104		EASTERN IOWA TIRE, INC.	05/04/2022	116320	100123306	2,722.40	TIRE REPAIRS
		68305204942324		KILBURG EQUIPMENT, LLC.	05/04/2022	116344	2334	2.88	PMW MODULE
		68305204942307		TERMINAL SUPPLY COMPANY	05/04/2022	116381	8810	88.10	3M TAPE
		68305204942324		CARQUEST AUTO PARTS STORE	05/04/2022	116311	6604-399307	-22.00	CREDIT
		68305204942104		EASTERN IOWA TIRE, INC.	05/04/2022	116320	100123305	958.80	TIRE REPAIRS
		68305204942307		PROFORMA XTREME	05/04/2022	116359	BC81003095A	893.67	VEHICLE INSPECTION BOOKS
		68305204942324		THOMPSON TRUCK & TRAILER INC.	04/20/2022	116269	X103120860:01	-460.94	CORE RETURNS
		68305204942324		THOMPSON TRUCK & TRAILER INC.	04/20/2022	116269	X103120835:01	431.95	TENSIONER #1628
		68305204942104		DUCK CREEK TIRE AND SERVICE, INC.	05/04/2022	116319	072771	806.37	WHEEL ALIGNMENT- 1421
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		SADLER POWER TRAIN	05/04/2022	116372	0210165645	133.44	GREASABLE U JOINT
		68305204942324		CARQUEST AUTO PARTS STORE	05/04/2022	116311	6604-399180	166.88	ALTERNATOR-0802
		68305204942324		THOMPSON TRUCK & TRAILER INC.	04/20/2022	116269	X103120741:01	104.80	AXLE SHAFT GASKETS-STOCK
		68305204942324		INTERSTATE BATTERY OF THE	05/04/2022	116340	10052521	250.90	BATTERIES
		68305204942307		QUAD CITY SAFETY, INC.	05/04/2022	116361	3044740	333.00	GLOVES
		68305204942104		MILLS CHEVROLET COMPANY	05/04/2022	116351	6300158	2,005.33	STEERING REPAIR - 1614
		68305204942104		MILLS CHEVROLET COMPANY	05/04/2022	116351	6301684	2,517.01	O2 SENSOR REPAIR-1614
		68305204942324		CARQUEST AUTO PARTS STORE	05/04/2022	116311	6604-399086	72.42	LUBE-STOCK
		68305204942324		THOMPSON TRUCK & TRAILER INC.	04/20/2022	116269	X103120861:01	-742.19	CORE RETURNS
		68305204942324		TITAN MACHINERY, INC.	05/04/2022	116385	16863501	109.75	HOSE-1205

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942324		CARQUEST AUTO PARTS STORE	05/04/2022	116311	6604-399087	72.42	LUBE-STOCK
		68305204942324		SAFETY VISION INC	05/04/2022	116373	0678177-IN	776.97	COLOR CAMERA
	MUNICIPAL GARAGE	68305204942324		THOMPSON TRUCK & TRAILER INC.	04/20/2022	116269	X103120708:01	89.59	THERMOSTAT #1629
		68305204942324		THOMPSON TRUCK & TRAILER INC.	04/20/2022	116269	X103121191:01	65.72	MUFFLER STRAP #1805
		68305204942231		CINTAS LOC 23M	05/04/2022	116314	4116591157	60.95	LAUNDRY
	MUNICIPAL GARAGE - Summary							**25,146.70**	
	PALMER HILLS GOLF COURSE	56005254942101	2200GC	TRI-STATE AUTOMATIC SPRINKLER CORP	05/04/2022	116386	0040775-IN	746.00	PALMER CLUBHOUSE FIRE SPR INKLER REPAIRS
	PALMER HILLS GOLF COURSE - Summary							**746.00**	
		20605024251208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200581	041522C	6,903.00	COPY GR#4300 TO FIX WIRE 2200580
PUBLIC WORKS		20605304232307		TERRY-DURIN COMPANY	05/04/2022	116383	105135-00	1,250.00	HAND HOLES
		20605024251208		IOWA WORKFORCE DEVELOPMENT	04/20/2022	2200580	041522C	0.00	unemployment/Tisue,G
		20605014292306		TALLGRASS BUSINESS RESOURCES	05/04/2022	116379	5556235	24.30	WITE-OUT
		20605304232307		GRAINGER	05/04/2022	116331	9099882046	16.24	MARKING PAINT
	ROAD USE FUND	20605114202307		BOYLERS ORNAMENTAL IRON, INC.	05/04/2022	116310	22097402	175.00	MAINT CTR DRAIN GATE
		20605304232307		MOBOTREX, INC.	05/04/2022	116352	257539	844.00	CARDS FOR CAMERAS
		20605014292308		FEDEX	05/04/2022	116324	7-715-15699	81.23	POSTAGE - NPDES ANNUAL REPORT
		20605114202307		HAHN READY MIX COMPANY	05/04/2022	116333	410483	133.25	GARAGE DRAIN
		20605114202307		PLEASANT VALLEY REDI-MIX INC.	05/04/2022	116357	49343	262.81	MAINT CTR DRAIN PATCH
		20605114202307		HAHN READY MIX COMPANY	05/04/2022	116333	410533	172.81	GARAGE DRAIN

City of Bettendorf Council Accounts Payable, 05/04/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	ROAD USE FUND	20605014292306		IMPERIAL	05/04/2022	116338	288002:153916	77.98	COFFEE
		20605114202307		RIVERSTONE GROUP INC.	05/04/2022	116369	1116553	1,031.40	UPM COLD PATCH
		20605114807074		HENDERSON TRUCK EQUIPMENT	05/04/2022	116334	355651	96,394.84	FOR REPLACEMENT OF 0514
		20605114202307		HAHN READY MIX COMPANY	05/04/2022	116333	410629	258.50	GARAGE DRAIN
		20605014292306		CINTAS FIRST AID & SAFETY #D89	05/04/2022	116313	8405645955	90.40	FIRST AID SUPPLIES
		20605124242307		PHIL SNYDER	05/04/2022	116356	042022	50.80	CLAIM PYMT FOR MAILBOX RE PAIR
		20605304232307		VERMEER SALES & SERVICE - IOWA	05/04/2022	116396	00307286	370.83	LOCATING CLAMP
		20605014292306		CULLIGAN OF DAVENPORT	05/04/2022	116315	0483951	60.15	SPRING WATER
	ROAD USE FUND - Summary							**108,197.54**	
PUBLIC WORKS	SEWER UTILITY	52005104902299		HOMETOWN PLG & HTG CO INC	05/04/2022	116335	68128	150.00	SEWER INSPECTION
		52005104902307		UTILITY EQUIPMENT CO.	05/04/2022	116393	10095570-000	174.40	CONCRETE DONUT
	SEWER UTILITY - Summary							**324.40**	
	SOLID WASTE/RECYCLING ENT	55005064912130		TYLER TECHNOLOGIES	05/04/2022	116390	025-374319A	1,689.33	Utility billing fees 1-1- 22 to 3-31-22
		55005094912307		PROFORMA HILL & HILL GRAPHICS	05/04/2022	116358	BC81003025B	3,478.07	Trash Stickers
		55005094912299		MIDWEST MAILWORKS INC.	05/04/2022	116350	235539A	435.72	01 Bills 03/14
		55005094912299		MIDWEST MAILWORKS INC.	05/04/2022	116350	235593A	50.75	04 bills 03/16
		55005094912299		MIDWEST MAILWORKS INC.	05/04/2022	116350	235538A	28.71	Final Bills 03/14
	SOLID WASTE/RECYCLING ENT - Summary							**5,682.58**	
	TRANSIT	58505274922105		ECK'S AUTO SHINE	05/04/2022	116321	252	180.00	BUS WASHING 4/2 + 4/9
	TRANSIT - Summary							**180.00**	
PUBLIC WORKS - Summary								**170,202.65**	
Overall - Summary								**666,958.21**	

City of Bettendorf
Accounts Payable Listing
05/04/2022 Council Meeting

ACCT #	ect PRC	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
590-2001-494.11-21		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522B	5,085.25	salary/benefits finance
590-2001-494.11-21		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522C	4,622.46	Facilities/ maintenance s alary,wages & benefits
590-2001-494.11-21		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522J	19,670.84	salary wages/ benefits
590-2001-494.21-01		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522E	155.51	repairs and maintenance
590-2001-494.21-01		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522L	372.40	repairs & maintenance
590-2001-494.21-09		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522F	502.10	mediacom march
590-2001-494.21-11		3370	IOWA AMERICAN WATER COMPAN	5/4/2022	779052APR22	61.70	water bill
590-2001-494.22-15		3366	AUDIO VISUAL RESOURCE QC	5/4/2022	Q3902	612.50	audio equipment
590-2001-494.22-90		3367	CHEMSEARCH	5/4/2022	7739352	155.51	Water Treatment
590-2001-494.22-99		3364	CINTAS LOC 23M	4/20/2022	4115075201	901.71	SUPPLIES
590-2001-494.22-99		3364	CINTAS LOC 23M	4/20/2022	4115763894	487.43	SUPPLIES
590-2001-494.22-99		3368	CINTAS LOC 23M	5/4/2022	4112998827	487.43	supplies
590-2001-494.22-99		3368	CINTAS LOC 23M	5/4/2022	4117124229	487.43	supplies
590-2001-494.22-99		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522G	62.00	contract services
590-2001-494.22-99		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522M	602.36	contract services
590-2001-494.22-99		3373	THE GREEN THUMBERS	5/4/2022	1-661948	310.00	plant maintenance
590-2001-494.23-06		3365	ADVANCED BUSINESS SYSTEMS, I	4/27/2022	INV262567	95.46	Toner
590-2001-494.23-06		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522	27.75	supplies
590-2001-494.23-06		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522K	602.61	supplies general office
590-2001-494.23-07		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522D	602.19	supplies
590-2001-494.23-28		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522H	1,653.83	food invoices
590-2001-494.23-29		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522I	515.27	beverage invoices
590-2001-494.23-55		3371	ISLE OF CAPRI BETTENDORF, L.C.	5/4/2022	042522A	742.53	fees and licenses
			Total for Fund	**590**		**38,816.27**	
				QC WATERFRONT CONVENTION			
			Department				
			Total for Department			**38,816.27**	
590-5050-499.22-99	AD0004	3369	ENERGY CONTROL OF IOWA	5/4/2022	21112	320.00	Decor front door
590-5050-499.70-74	AD0004	3372	REPUBLIC COMPANIES	5/4/2022	0400-002169180	437.21	garbage 5/1 to 5/31/22
590-5050-499.70-74	AD0004	3372	REPUBLIC COMPANIES	5/4/2022	6153573	2,807.50	Waterfront cc 42w inside
			Total for Fund	**590**		**3,564.71**	
				QC WATERFRONT CONVENTION			
			Department	**Capital Projects**			

City of Bettendorf
Accounts Payable Listing
05/04/2022 Council Meeting

ACCT #	ect PRC	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
			Total for Department			**3,564.71**	
			Grand Total			**42,380.98**	

City of Bettendorf Parks Accounts Payable 05-04-22 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
001-0701-442.23-07		DES MOINES STAMP MFG COMPANY	116293	5/4/2022	1199096	32.90	NOTARY STAMP
001-0730-443.23-07	REC055	JORSON & CARLSON, INC.	116295	5/4/2022	0667121	58.51	ZAMBONI SCRAPER SHARPENED
560-0000-201.10-00		M & M GOLF CARS, LLC	116296	5/4/2022	033122	1,850.70	25.89% OF GOLF CART PAYAB
560-0526-494.22-99	2201GC	MILLENNIUM WASTE, INC.	116298	5/4/2022	3309730T081	180.00	GARBAGE SERVICE
560-0526-494.22-99	2201GC	ECOLAB INC	116294	5/4/2022	6266113215	36.45	CHEMICAL
560-0711-494.22-02		THREE BRIDGES	116303	5/4/2022	0000511	150.00	EMAIL MARKETING
560-0711-494.23-07		CINTAS FIRST AID & SAFETY #D89	116291	5/4/2022	8405646314	34.09	FIRST AID SUPPLIES
560-0713-494.23-07		CINTAS FIRST AID & SAFETY #D89	116291	5/4/2022	8405646315	33.41	FIRST AID SUPPLIES
560-0713-494.23-07		MARTIN BROTHERS DISTRIBUTING CO	116297	5/4/2022	9439811	196.28	SUPPLIES
560-0713-494.23-26		LOTA SPIRITS DISTRIBUTING, LLC	116271	4/20/2022	42817	2,309.39	LIQUOR FOR PG RESALE
560-0713-494.23-26		COCA-COLA ATLANTIC BOTTLING CO	116292	5/4/2022	3242790	219.38	POP FOR RESALE
560-0713-494.23-26		MARTIN BROTHERS DISTRIBUTING CO	116297	5/4/2022	9439811A	2,999.02	FOOD FOR RESALE
560-0713-494.23-26		TPC	116304	5/4/2022	6946321	628.40	FOOD FOR RESALE
560-0713-494.23-27		IOWA BEVERAGE SYSTEMS INC	116270	4/20/2022	W-4349305	170.00	BEER FOR PG RESALE
560-0713-494.23-27		IOWA BEVERAGE SYSTEMS INC	116270	4/20/2022	W-4349306	-130.35	CREDIT - RETURNS
560-0715-494.12-09		PALMER HILLS GOLF COURSE	116299	5/4/2022	220104	182.91	UNIFORM HATS
560-0715-494.23-07		CINTAS FIRST AID & SAFETY #D89	116291	5/4/2022	8405646313	37.26	FIRST AID SUPPLIES
570-0000-352.05-10	REC025	MISCELLANEOUS	116301	5/4/2022	2009473.002	60.00	REFUND- BPR CANCELLED
570-0703-494.23-07	REC001	TEMPLES SPORTING GOODS	116302	5/4/2022	235774	95.00	BASEBALLS- SOFT TOUCH
570-0706-494.23-07		CINTAS FIRST AID & SAFETY #D89	116291	5/4/2022	8405646316	104.92	FIRST AID SUPPLIES
575-0000-102.90-15		PETTY CASH - POOL	116300	5/4/2022	030122	1,125.00	SPL PETTY CASH FOR 2022 S
						10,373.27	