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, JUNE 6, 2022
5:00 P.M.

The Bettendorf City Council Committee of the Whole meeting will be open to the public. Additionally, the City of Bettendorf will broadcast this public meeting online at http://www.bettendorf.org/live-meeting

AGENDA

I. OPERATIONAL ITEMS

- Continued Public Hearing and First Reading of an ordinance rezoning 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, submitted by David Kempen (Case 22-007) – Community Development Director Mark Hunt ***(See Items to Appear 7 & 8)***

- First Reading of an ordinance to amend the City Code of the City of Bettendorf, Iowa by repealing City Code Section 7-1-1, Solicitation in Public Areas – City Attorney Chris Curran ***(See Items to Appear 10)***

II. CONSENT AGENDA ITEMS

- Resolution authorizing staff to enter into a consulting services agreement with Berry Dunn McNeil & Parker, LLC (BerryDunn) for the purpose of a needs assessment, request for proposal development and selection assistance of a new Enterprise Resource Planning (ERP) System – Finance Director Jason Schadt ***(See Consent Agenda Item B)***

- Resolution approving the preliminary plat of Forest Green subdivision, submitted by Chris McNamara/McNamara Construction (Case 22-030) – Community Development Director Mark Hunt ***(See Consent Agenda Item G)***

III. REMAINING CONSENT AGENDA 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, JUNE 7, 2022
7:00 P.M.

The Bettendorf City Council meeting will be open to the public.
Additionally, the City of Bettendorf will broadcast this public meeting online at
http://www.bettendorf.org/live-meeting

AGENDA

1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION –** Given by Bettendorf Police Chaplain and Pastor of Mighty Fortress Church, Pastor Alex Sierra

4. **PROCLAMATION –** Quad City Museum Week, June 5 – 12, 2022

5. **PROCLAMATION –** Flowers on the River Day, June 16, 2022

6. **PUBLIC REQUESTS OF COUNCIL**

7. **PUBLIC HEARING CONTINUED FROM MAY 17, 2022**

   Regarding 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)

8. **ORDINANCE**

   Council Member Naumann to present the first reading of 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

9. **ORDINANCE**

   Council Member Sechser to present the first reading of an ordinance amending the City Code of the City of Bettendorf, Iowa, Section 8-2-6(E) relating to the City's Sewer Meter Credit Program

10. **ORDINANCE**

    Council Member Baden to present the first reading of an ordinance to amend the City Code of the City of Bettendorf, Iowa by repealing City Code Section 7-1-1, Solicitation in Public Areas

11. **CONSENT AGENDA**

12. **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
JUNE 7, 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 May 17, 2022 (Approve and Adopt)

B. Resolution authorizing staff to enter into a consulting services agreement with Berry Dunn McNeil & Parker, LLC (BerryDunn) for the purpose of a needs assessment, request for proposal development and selection assistance of a new Enterprise Resource Planning (ERP) System. (Approve and Adopt)

C. Resolution setting the date for a public hearing and directing the advertising of bids for the 2022 Sidewalk Repair Program. (Approve and Adopt)

D. Resolution setting the date for a public hearing and directing the advertising of bids for the Stafford Creek Storm Sewer Repairs Project. (Approve and Adopt)

E. Resolution awarding the contract and approving the contract and bond for the Kynnelworth Drive Reconstruction Project. (Approve and Adopt)

F. Resolution awarding the contract and approving the contract and bond for the 15th Street Retaining Wall Reconstruction Project. (Approve and Adopt)

G. Resolution approving the preliminary plat of Forest Green subdivision, submitted by Chris McNamara/McNamara Construction (Case 22-030). (Approve and Adopt)

H. Resolution approving the final plat of FG 80 Holdings First Addition, submitted by Kevin Koellner/Focus Real Estate Development (Case 22-026). (Approve and Adopt)

I. Resolution approving the final plat of Bettendorf Industrial Park 5th Addition (replat of Lots 10, 11, 12, and 13 of Bettendorf Industrial Park 2nd Addition), submitted by Kevin Koellner/Focus Real Estate Development (Case 22-022). (Approve and Adopt)

J. Resolution reaffirming the appointments of Decker P. Ploehn and Mark D. Hunt to the Board of Directors of the Eastern Iowa Regional Housing Authority. (Approve and Adopt)

K. Resolution confirming the Mayoral appointment of Erin Brown to the City of Bettendorf's Plumbing Board. (Approve and Adopt)

L. Resolution approving the recruitment process for the Custodian position for the Public Works Department. (Approve and Adopt)

M. Resolution approving mobile food unit licenses for Sweet Shardae and Snacks & Stacks Refreshment Company. (Approve and Adopt)

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

N. Resolution approving liquor license renewals and requests for The Summit of Bettendorf and Trattoria Tiramisu. (Approve and Adopt)

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

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

Office of the Mayor
Proclamation

WHEREAS, *Quad City museums play a crucial role in preserving history, natural resources and memories of our State through careful presentation and preservation of art, artifacts, archives, and historical sites; and*

WHEREAS, *Quad City museums provide educational resources and programs which expand learning opportunities for all ages; and*

WHEREAS, *Quad City museums enrich our communities and contribute to the economy through job creation and industry attraction; they also serve as leading visitor destinations and attract tourism revenue; and*

WHEREAS, *for all of these reasons, Quad City museums play a vital role in enhancing the quality of life for children and families throughout the state and in our own community.*

NOW, THEREFORE, *I, Robert S. Gallagher, Mayor of the City of Bettendorf, do hereby proclaim the week of June 5 – 12, 2022 as:*

"QUAD CITY MUSEUM WEEK"

and I encourage the citizens of the State of Iowa and the Quad City Area to celebrate by visiting and supporting The Family Museum, and all local museums.

Dated *this 7th day of June, 2022*

_____

Mayor Robert S. Gallagher

OFFICE OF THE MAYOR
PROCLAMATION

***Whereas**, 1 in every 4 women will experience domestic violence during her lifetime, and approximately 15.5 million children are exposed to domestic violence every year; and*

***Whereas**, domestic violence is not confined to any group or groups of people, but crosses all economic, racial, gender, educational, religious, and societal barriers. It is widespread and is devastating to society as a whole, particularly women and children; and*

***Whereas**, the crime of domestic violence violates an individual's privacy, dignity, security, and humanity due to the systematic use of physical, emotional, sexual, psychological, and economic control and/or abuse; and*

***Whereas**, victims should have help to find the compassion, comfort, and healing they need, to have access to medical and legal services, counseling, transitional housing, and other supportive services so they can escape the cycle of abuse. We encourage domestic violence victims and their families to seek assistance from appropriate victim services, organizations and the National Domestic Violence Hotline (1-800-799-SAFE); and*

***Whereas**, local programs, state coalitions, national organizations, and other agencies nationwide are committed to increasing public awareness of domestic violence and its prevalence, and to eliminating it through prevention and education.*

***NOW THEREFORE**, I, Robert S. Gallagher, Mayor of the City of Bettendorf, do hereby proclaim the 16th day of June, 2022 as:*

"FLOWERS ON THE RIVER DAY"

in the Bettendorf community, and invite everyone to Bettendorf's Jetty Park on June 16th at 6:00 p.m. to attend Flowers on the River sponsored by the Elephant Club and Family Resources' Engaging Males Program in remembrance of those who have lost their lives to domestic violence.

***Dated** this 7th day of June, 2022*

_____
Mayor Robert S. Gallagher

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). An additional 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 most recent concept plan incorporates staff and Planning and Zoning Commission recommendations. The updated concept plan also incorporates a deceleration/right-turn lane on Devils Glen Road, recommended by a traffic study conducted by Shive Hattery (see Revised Concept Plan 051322 – Attachment E).

The property is designated as UMI on the Future Land Use Map (see Future Land Use Map - Attachment F). 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 G).

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 H). 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 I). The applicant has contracted a surveyor to take elevation measurements and use the flood profile in the FIS (see Duck Creek Flood Profile - Attachment J) 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 K). 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 L). 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. The rezoning is conditional to the final plat and the site development plan materially matching the concept plan (see Agreement – Attachment M).

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:
Ordinance; (A) Aerial Map; (B) Proposed Zoning Map; (C) Original Concept Plan 031622; (D) Revised Concept Plan 042022; (E) Revised Concept Plan 051322; (F) Future Land Use Map; (G) Surrounding Deed Holders; (H) Effective NFHL; (I) FIS Floodway Data; (J) Duck Creek Flood Profile; (K) Elevation Contour Map; (L) Preliminary NFHL; (M) Agreement; (N) Staff report to the Planning and Zoning Commission; (O) Planning and Zoning Commission report to the Mayor and City Council; (P) 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. Conditional Rezoning. The rezoning described in this ordinance is subject to the conditions set forth in the Agreement among the City of Bettendorf, David Kempen, applicant, and the property owner, said Agreement having been signed by the applicant and the property owner prior to the adjournment of the public hearing for this rezoning.

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

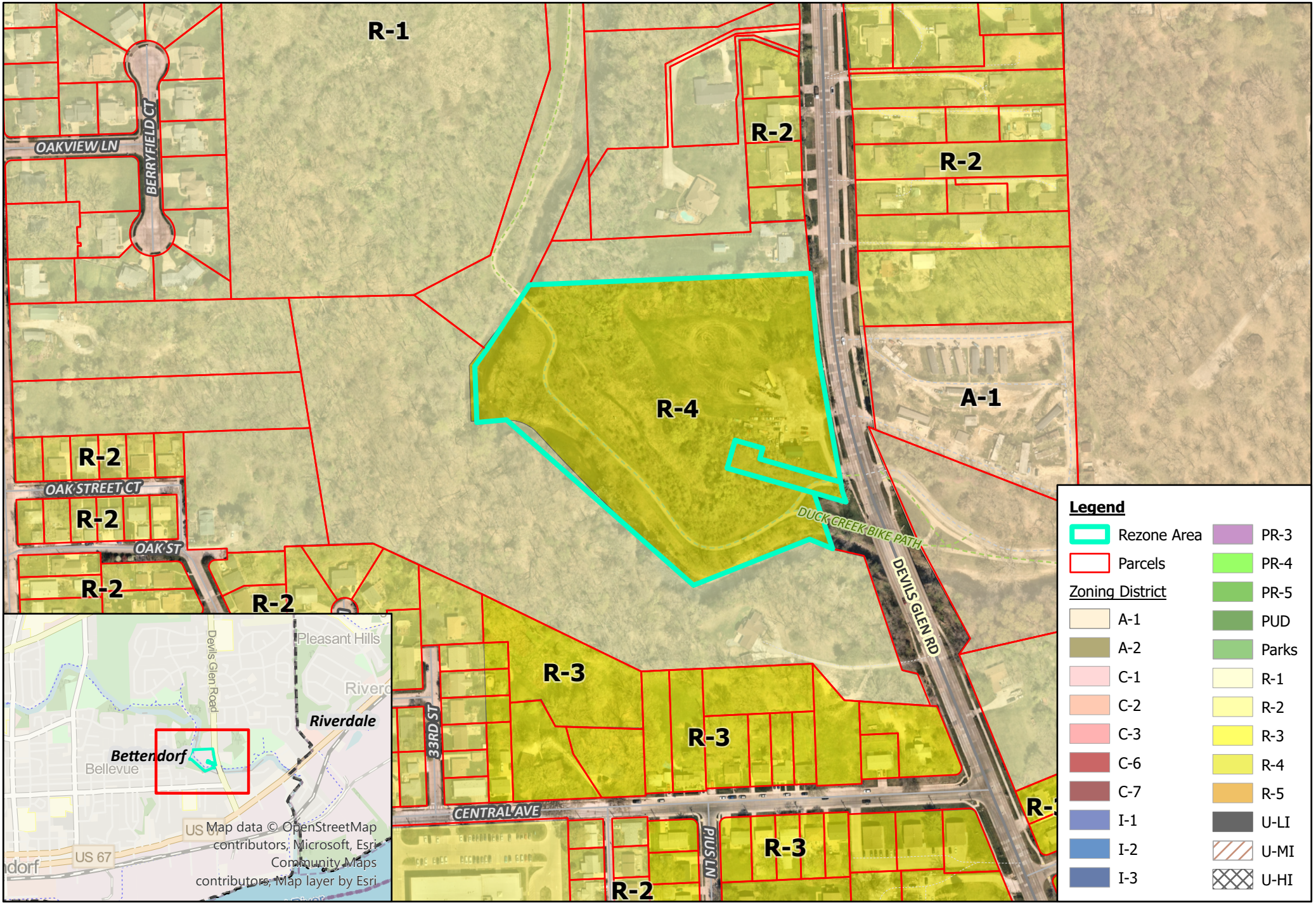


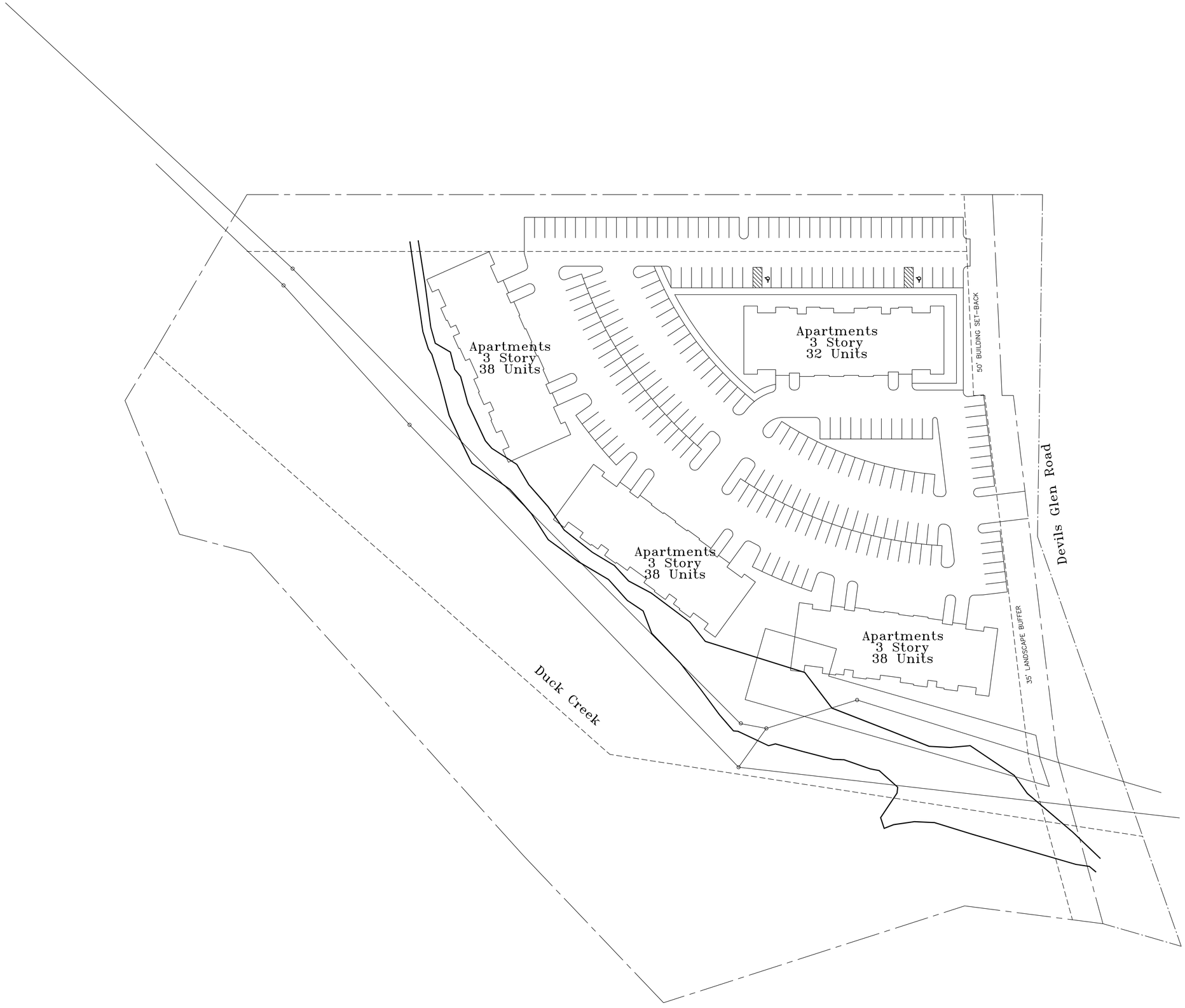
Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Proposed Zoning Map

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:

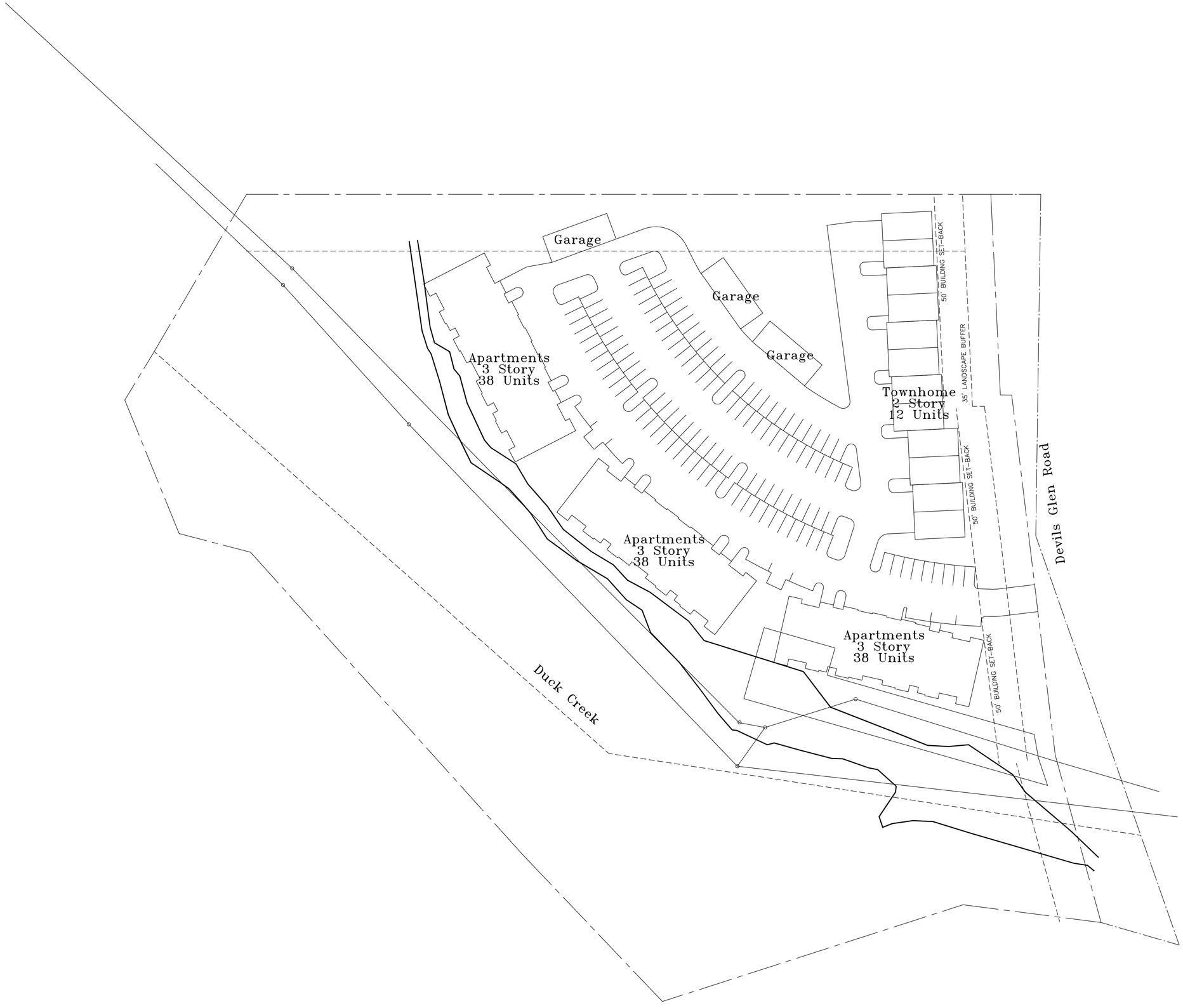
Devils Glen Apartments

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

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
28 March 2022

A1

PROJECT NO.
#01422

PROPOSED FENCE

1% CHANCE ANNUAL FLOODPLAIN

PROPOSED 1% CHANCE ANNUAL FLOODPLAIN

DUCK CREEK

BIOSWALE 625 S.F.

35' BUILDING SETBACK

PROP. ROW

DEVILS GLEN ROAD

DECEL LANE
75' STORAGE
5:1 TAPER

INV=577.19

INV=577.31

18" CMP CULVERT

BIKE PATH

1% CHANCE ANNUAL FLOODPLAIN

PROPOSED 1% CHANCE ANNUAL FLOODPLAIN

DUCK CREEK

INV=578.60

INV=576.46

18" CMP CULVERT

BIKE PATH

INV=576.62

18" CMP CULVERT

INV=576.56

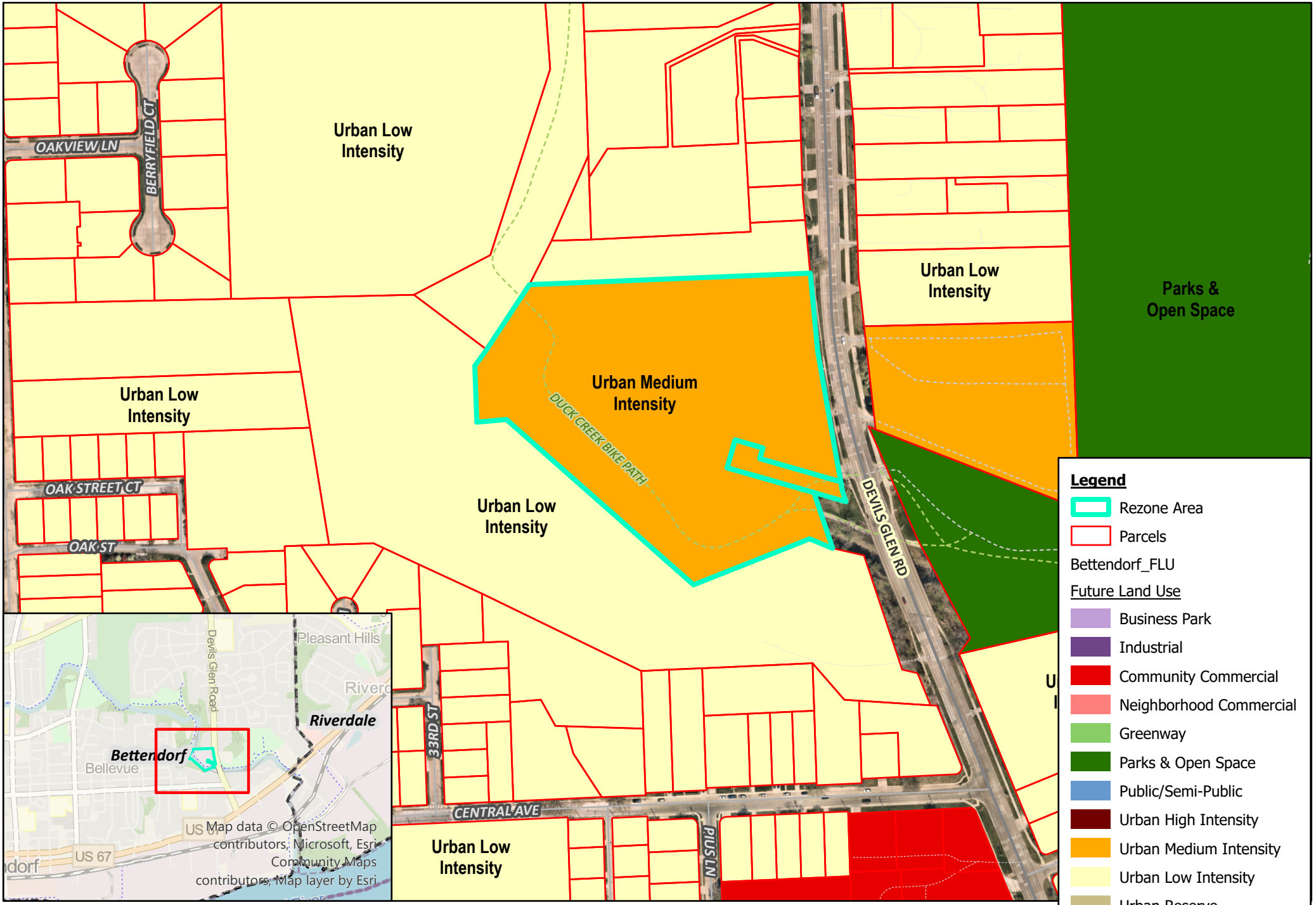
DUCK CREEK

BRIDGE

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

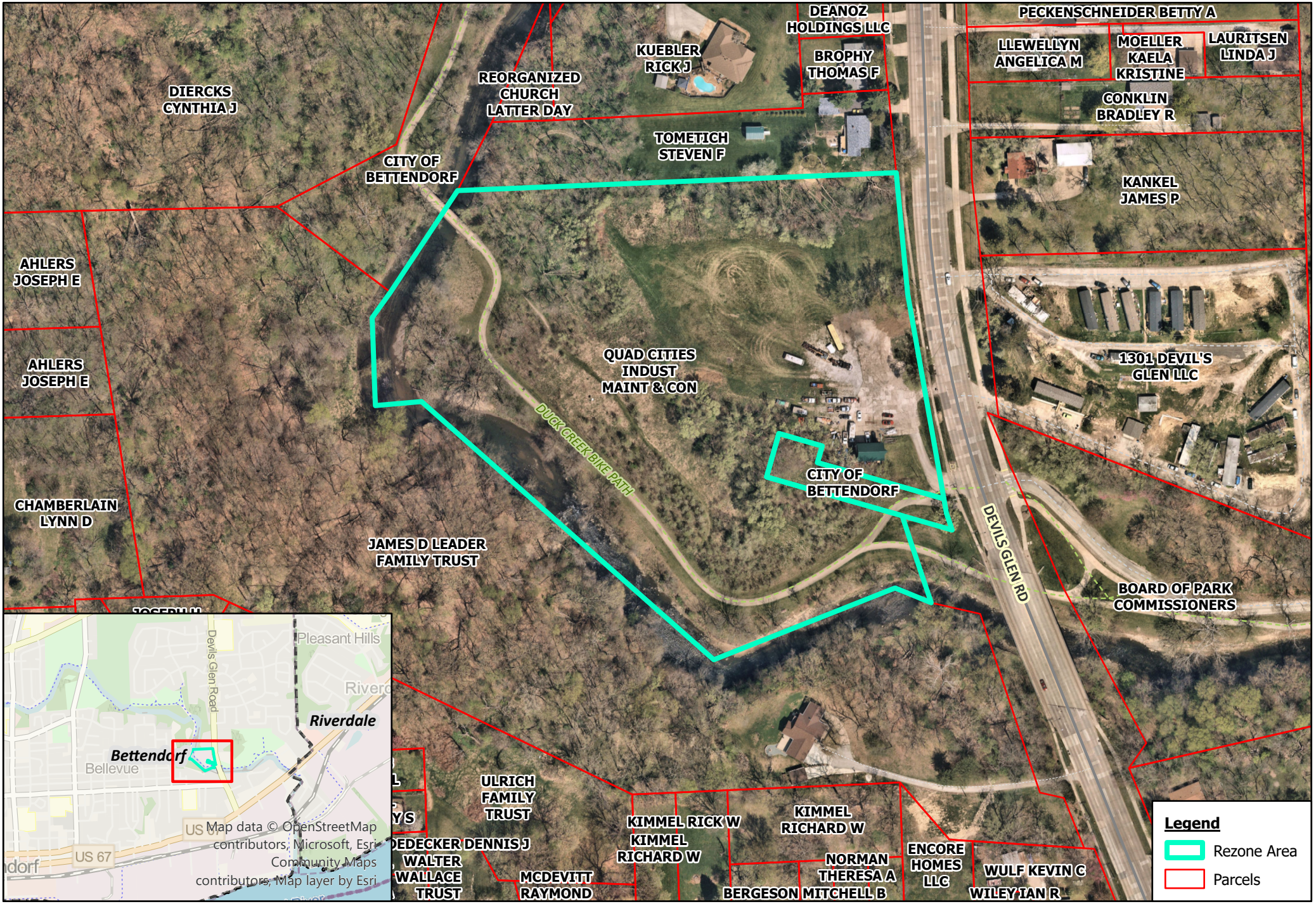


Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Surrounding Deed Holders

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N

1 Inch = 175 Feet
Feet
0 65 130 260 390

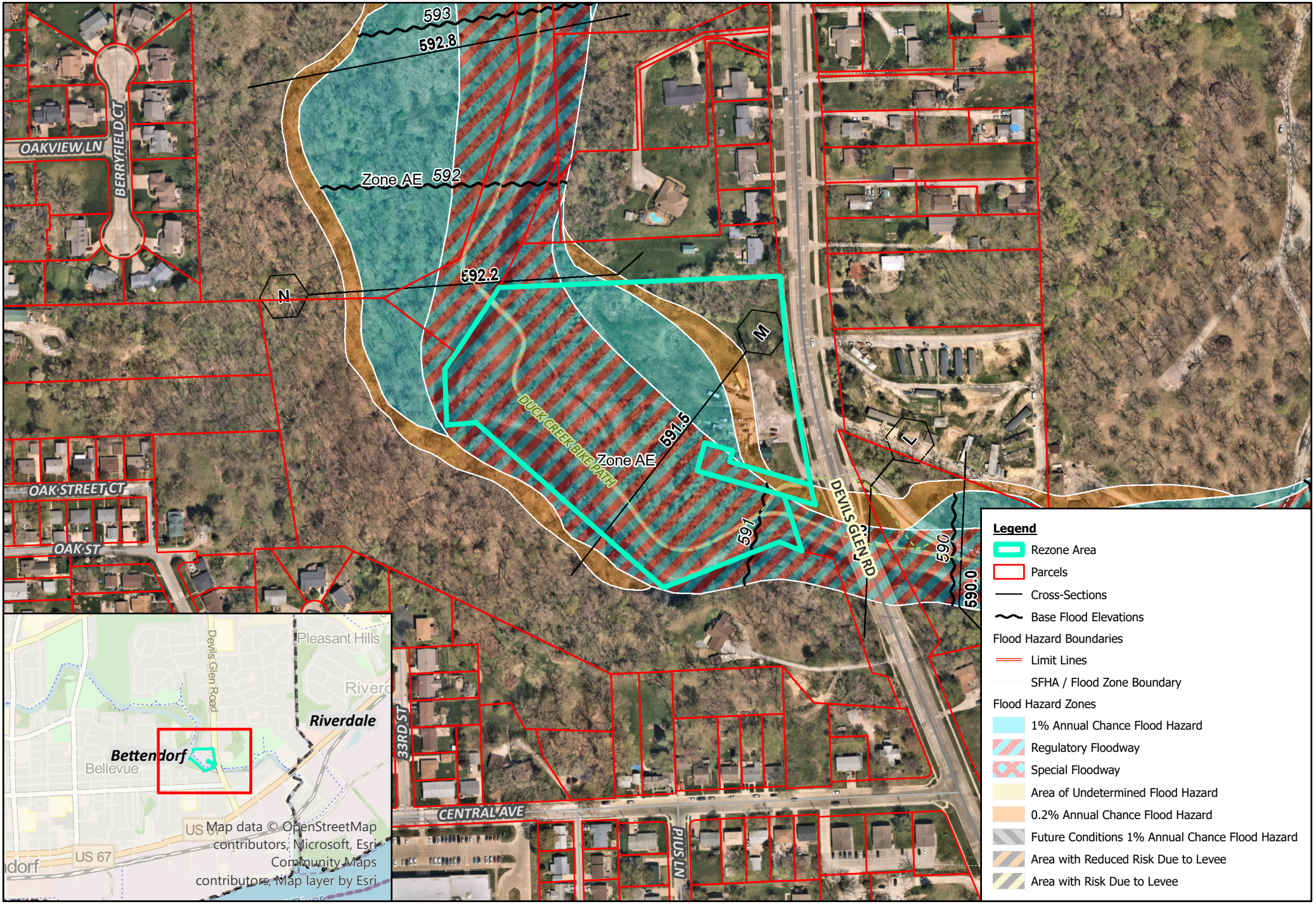


Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Effective National Flood Hazard Layer

1 Inch = 274 Feet

0 105 210 420 630 Feet

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

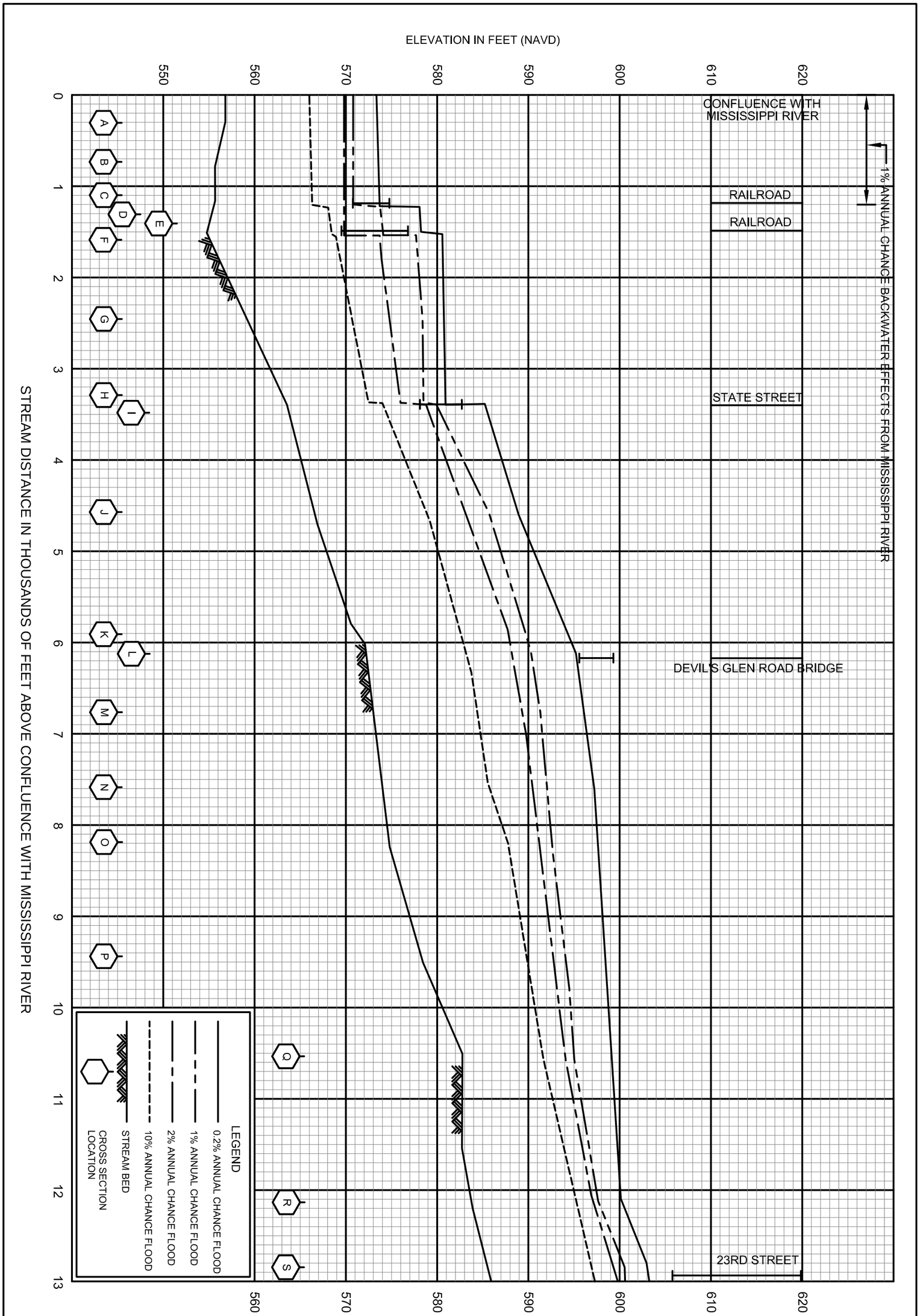
FEDERAL EMERGENCY MANAGEMENT AGENCY

SCOTT COUNTY, IA

AND INCORPORATED AREAS

FLOODWAY DATA

DUCK CREEK



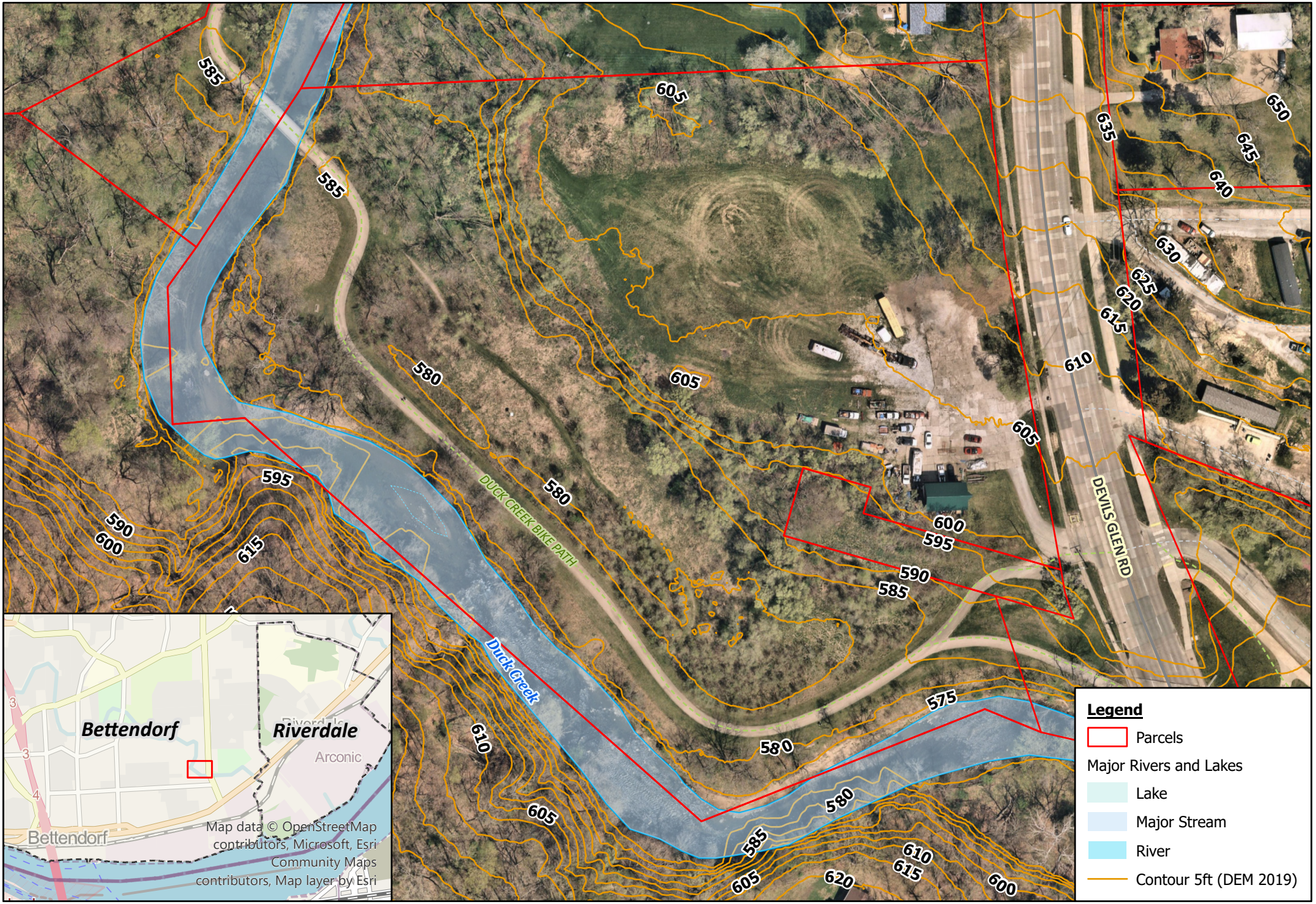
15P	FEDERAL EMERGENCY MANAGEMENT AGENCY SCOTT COUNTY, IA AND INCORPORATED AREAS	FLOOD PROFILES DUCK CREEK

Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Topographical Contour Map - 5 ft.

Bettendorf
a premier city
IOWA

N

1 Inch = 112 Feet
Feet
0 40 80 160 240

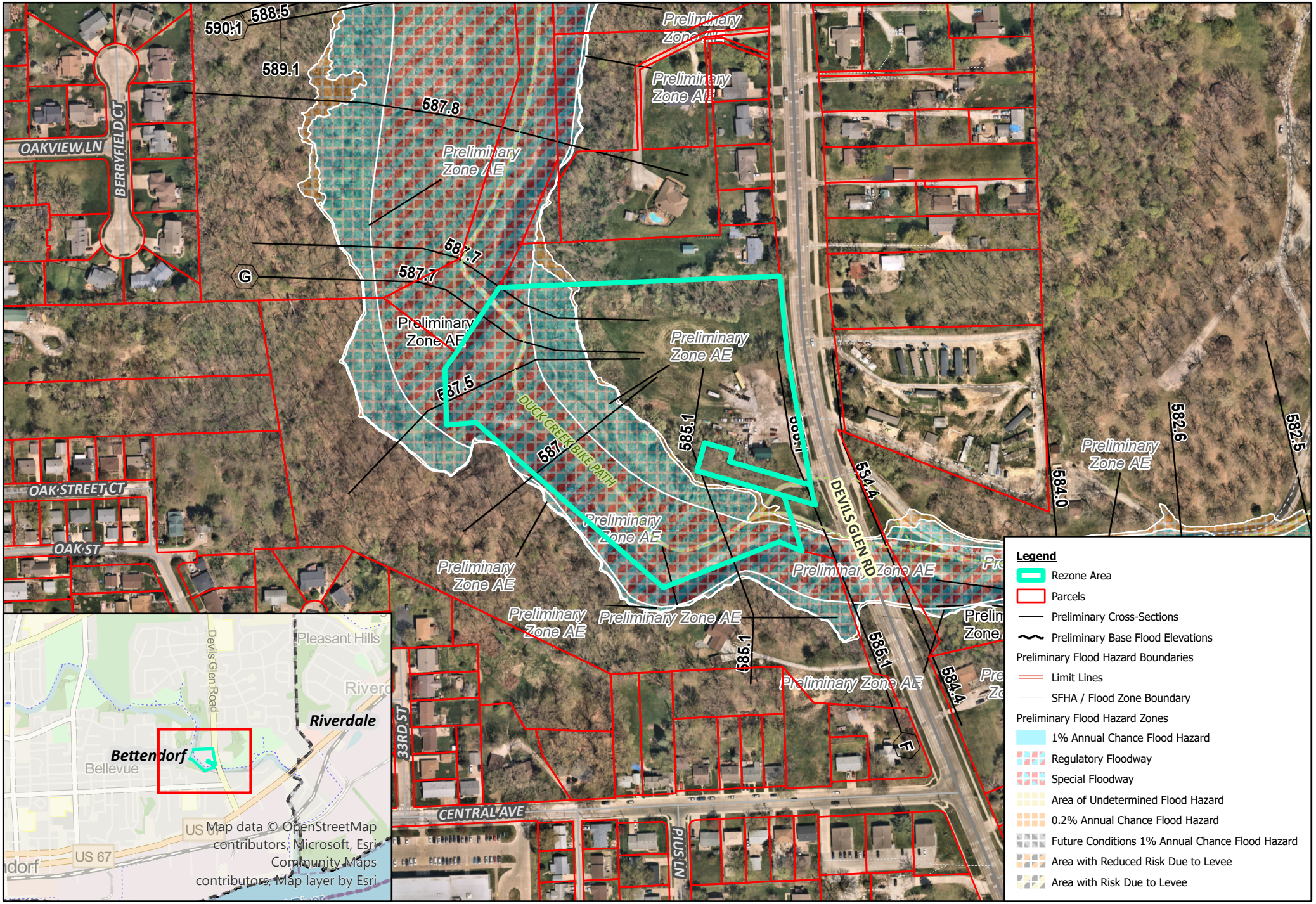


Case 22-007: 1200 Devils Glen Road
Rezoning: R-1 to R-4
Preliminary National Flood Hazard Layer

Bettendorf
a premier city
IOWA

N

1 Inch = 274 Feet
Feet
0 105 210 420 630



Legend

- Rezone Area
- Parcels
- Preliminary Cross-Sections
- Preliminary Base Flood Elevations

Preliminary Flood Hazard Boundaries

- Limit Lines
- SFHA / Flood Zone Boundary

Preliminary 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

AGREEMENT

This Agreement is entered this __ day of May, 2022, by and between the City of Bettendorf, Iowa (hereinafter "City"), and David Kempen (hereinafter "Applicant") as
follows:

WHEREAS, Applicant desires to rezone property addressed 1200 Devils Glen Road, as more fully described in its application for rezoning, Case No. 22-007, and

WHEREAS, Applicant has an option to purchase the property set forth in the previous recital, and the property owner consents to the execution of this Agreement;

WHEREAS, Applicant has submitted a concept plan, attached hereto as Exhibit "A", (the "Concept Plan") to show how Applicant 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 Applicant 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 Iowa Code Chapter 414, and

WHEREAS, this Agreement is signed by Applicant 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, Applicant shall prepare a final plat of the rezoned parcel. Such plat shall in all material aspects to the Concept Plan. Failure to materially conform to the Concept Plan is grounds for denial of any subsequent plat.

2. Any site development plan submitted shall conform in all material respects to the Concept Plan. Failure to conform to the Concept Plan is grounds for denial of approval of said site development plan.
3. Unless otherwise agreed by the parties, Applicant agrees to provide, at its cost, a turn lane on the west side of Devils Glen Rd.
4. This Agreement is intended to be a condition of the rezoning in Case No. 22-007 and shall be a part of the ordinance approving such rezoning. Applicant acknowledges it is the responsibility of Applicant to notify any such purchaser or assignee of the rezoned property of these conditions.

Dated this _____day of May, 2022.

City of Bettendorf, Iowa

By:_____
Robert S. Gallagher, Mayor

ATTEST:

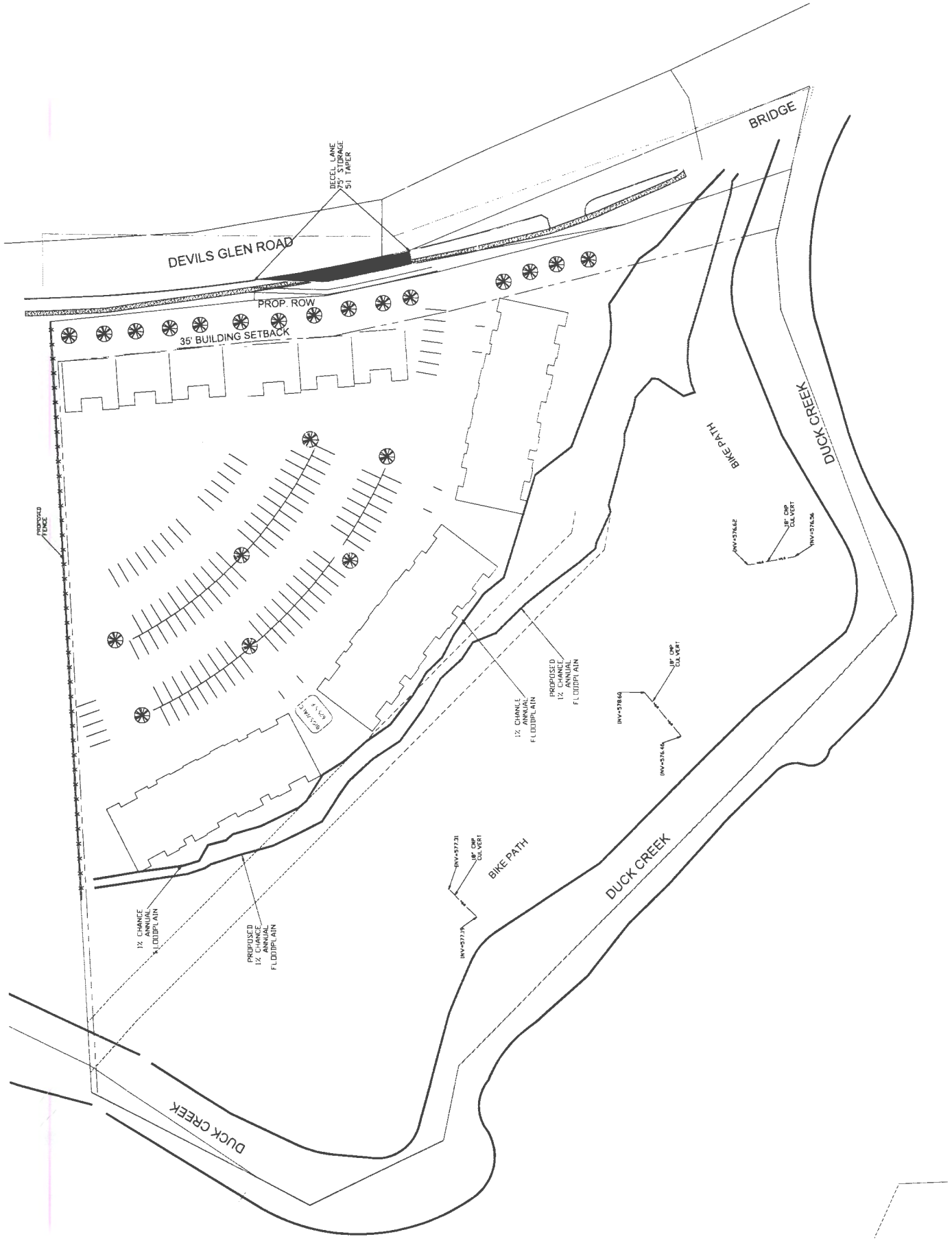
_____
Decker P. Ploehn, City Clerk

_____
David Kempen, Applicant

Property Owner, consenting to the execution hereof

By: _____, its Pres.

EXHIBIT A


DEVILS GLEN ROAD
DECEL. LANE 75' STORAGE 51 TAPER
PROP. ROW
35' BUILDING SETBACK
BRIDGE
DUCK CREEK
BIKE PATH
PROPOSED FENCE
1% CHANCE ANNUAL FLOODPLAIN
PROPOSED 1% CHANCE ANNUAL FLOODPLAIN
INV=576.82
18" CMP CUL VERT
INV=576.36
INV=578.66
INV=576.46
INV=577.31
INV=577.19

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.

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: June 7th, 2022

REQUESTED BY: Schadt

ITEM TITLE: AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF BETTENDORF, IOWA, SECTION 8-2-6(E) RELATING TO THE CITY'S SEWER METER CREDIT PROGRAM

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

Over the years the sewer meter credit program has grown to be administratively and operational unsustainable. Staff recommends changes to the program that will limit growth and streamline the process and reduce the administrative workload. The changes are summarized as follows:

Eliminates annual meter reading by City staff
- Self-report program – call, email, online form

Limits new participants to Single-Family Residential customers only

Increases annual fee to participate from $20 to $100
- Preserves existing program for “heavy” users
- Eliminates users getting a very small credit
- Expect current roster to be reduced from 1300 to about 900
- Annual fee is deducted from credit

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

List Attachments:

Ordinance, Section 8-2-6. Reviewed by City Attorney.

ORDINANCE _____- 22

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF BETTENDORF, IOWA, SECTION 8-2-6(E) RELATING TO THE CITY'S SEWER METER CREDIT PROGRAM

WHEREAS, the City wishes to provide a credit to sewer customers for water used in irrigation of single-family residential properties,

WHEREAS, the program is not administratively or operationally sustainable in its current form,

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

Section One. Section 8-2-6(E) of the municipal code is hereby deleted and the following substituted therefore:

"Sec. 8-2-6. **SEWER UTILITY RATES**:

E. Special Rates; Grounds; Approval:

1. Where in the judgment of the council, special conditions surround the use of water to the extent that the application of the comprehensive sewer user charge or method of measurement would be inequitable or unfair to either the city or the user, a special rate or method of measurement shall be established by the city. Such rates or methods of measurement shall be subject to approval by resolution of the council. In such cases, the city council may require that water consumed on the premises concerned shall be separately metered at the expense of the user, who shall also pay the cost of computing the sewer service credit and administration of the program resulting therefrom.

2. In such cases where a major portion of the water consumed by a single-family residential user is not discharged into or does not reach the sanitary sewer system, the following shall apply:

a. Such water so consumed shall be metered by a separate water meter installed at the expense of the owner. To receive a sewer service credit, water usage from a separate meter shall be read by the user and reported to the City's Finance Department no later than December 1st of each year. Water metering systems existing prior to May 18, 1976 that conflict with this section may be retained. Replacement systems for those existing prior to May 18, 1976 shall be brought into compliance with the provisions herein. Any system installed after May 18, 1976 shall be in compliance with this section. Installation of the water metering system must be in accord with the plumbing code. Application for a separate water meter shall be made to the Bettendorf building division.

b. The fee for initial inspection upon installation of a separate water meter shall be one hundred dollars ($100.00). This fee shall cover all costs associated with inspection of the installation plus computing the sewer service credit for the first year. After the first reading, the annual fee for computing the sewer service credit and administering the

program shall be deducted from the credit. The annual fee for computing the sewer service credit and administering the program after the first reading shall be: One hundred dollars ($100.00).

c. Participation in the program shall be terminated if, during any year, the fee for computing the sewer service credit and administering the program should equal or exceed the resulting credit total. Under this condition, a notice of termination shall be sent to the customer by ordinary mail. Such termination shall become null and void if a reinstatement is made to the city clerk's office within thirty (30) days of the date of the letter and the city is reimbursed for the difference between the fee and the charge for the water used. Thereafter, anyone terminated from the program may be reinstated by making reapplication to the Bettendorf building division and conforming to the following conditions:

(1) The existing or proposed water metering system shall be made to conform with subsection (E)(2)(a) of this section for installations completed after May 18, 1976.

(2) The fees as set forth in subsection (E)(2)(b) of this section have been paid. Anyone requesting a special reading shall be charged a special reading fee of thirty dollars ($30.00). A special reading is any requested reading which is not the initial reading. Such fee shall be payable in advance and shall not be deducted from the credit.

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

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

Passed, Approved, and Adopted this _____ day of _____, 2022.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

MEETING DATE: June 7, 2022

COUNCIL LETTER

REQUESTED BY: Chris Curran

ITEM TITLE:

An ordinance to amend the City Code of the City of Bettendorf, Iowa by repealing City Code section 7-1-1, Solicitation in Public Areas.

Explanation:

On April 5, 2022, the City of Bettendorf received a letter from the ACLU of Iowa regarding our ordinance addressing solicitation of money in public areas. Similar to other cities throughout the country, the ACLU claims that Section 7-1-1 of our City Code is unconstitutional as an impermissible content-based restriction. Analysis of the ordinance and relevant case law leads me to recommend repeal of City Code section 7-1-1. Note that we have two sections of our City Code that address pedestrians in roadways and highways, namely, City Code sections 6-1-331 and 6-1-326. Most specific to the issue at hand, Section 6-1-331(A) states, in relevant part, that "[n]o person shall stand in a roadway for the purpose of soliciting … contributions from the occupant of any vehicle."

List Attachments:

- Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY CODE OF THE CITY OF BETTENDORF, IOWA, BY REPEALING CITY CODE SECTION 7-1-1, SOLICITATION IN PUBLIC AREAS

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

SECTION 1. That the City Code of the City of Bettendorf, Iowa, is hereby amended by repealing Section 7-1-1 of the City Code, such amendment delineated below by ~~deleting the strikethrough~~ text and adding the underlined text:

~~**SECTION 7-1-1**: Solicitation in Public Areas~~

~~A. Definitions:~~

~~AGGRESSIVE SOLICITATION: Intentionally or recklessly blocking the free passage of the person being solicited, intentionally or recklessly making physical contact with the person being solicited without that person's consent, following the person solicited within a distance of five feet (5') after being refused a donation, intentionally or recklessly using obscene or abusive language directed at the person who refused a donation, or intentionally or recklessly approaching the person being solicited in such manner as does or is likely to cause the person being solicited to fear imminent bodily harm or the commission of a criminal act upon the person or property of the person being solicited.~~

~~CONTROLLED ACCESS HIGHWAY: All primary highways, including on and off ramps, are controlled access facilities.~~

~~CONTROLLED INTERSECTION: Intersections within the city of Bettendorf where signs or signal lights control the movement of traffic.~~

~~INTERSECTION: The area embraced within the prolongation or connection of the lateral curb lines, or, if none, then the lateral boundary lines of the two (2) roadways which join one another at, or approximately at, right angles, or the area within which vehicles traveling upon different roadways joining at any other angle may come in conflict.~~

~~MEDIAN STRIP: The paved or planted area of public right of way dividing a street or highway into lanes according to the direction of travel.~~

~~PUBLIC AREA: Any space to which the public or a substantial group of the public has access and includes, but is not limited to, streets, parking lots, sidewalks, parks or playgrounds.~~

~~SHOULDER: The portion of a public road contiguous to the traveled way for the accommodation of disabled vehicles and emergency use.~~

~~SOLICIT: To demand or request an immediate donation or transfer of money or other thing of value from another person, regardless of whether it is requested in exchange for goods and services; and regardless of the solicitor's purpose or intended use of the money or other thing of value. Solicitation may be by any means of communication including, but not limited to, spoken, written, or printed word, gesture or other means.~~

~~B. Prohibited Locations:~~

~~1. It shall be unlawful for any person to solicit money or other things of value:~~

~~a. On private property if the owner, tenant, or lawful occupant has asked the person not to solicit on the property, or has posted a sign clearly indicating that solicitations are not welcome on the property.~~

~~b. At or within a controlled intersection. No person shall solicit within an intersection controlled by a traffic control device; provided, however, that this subsection B1b shall not apply to services rendered in connection with emergency repairs requested by the operator or passengers of such vehicle.~~

~~c. Any area within one hundred feet (100') of the outermost line of a controlled intersection.~~

~~d. On a median strip.~~

~~e. From the shoulder area of the roadway.~~

~~f. At a controlled access highway.~~

~~2. No person shall solicit money or other things of value when the person requesting such funds must go into the traveled portion of the roadway to obtain the funds solicited.~~

~~3. No person shall block or interfere with the normal progress of traffic in order to solicit funds for any purpose.~~

~~C. Aggressive Solicitation Prohibited:~~

~~1. No person shall aggressively solicit the donation of funds from any person in a public area; in a city transit bus or at a bus stop; within fifteen feet (15') of the entrance to any bank, credit union, check cashing business or automated teller machine (ATM).~~

~~D. Licensing Of Solicitors: Any person who solicits funds for personal use on a public right of way shall apply for and receive a license from the city. Application forms shall be available from the police department community service officer at city hall, and, upon application, a license shall be given. There shall be no fee for the license which shall be valid for six (6) months. By receiving a license, the city does not encourage any person to contribute to such solicitation, only that by licensing, the city shall be in a better position to inform the solicitor of the ordinances regarding such solicitation and shall have a greater ability to respond to complaints.~~

~~E. Violation; Penalty:~~

~~1. Any person who violates this section shall be subject to the penalty provision of this code, and shall be prohibited from continuing solicitation at the location where the violation occurred for six (6) months.~~

~~2. When a team of solicitors is soliciting at a common location, a violation by one shall cause the prohibition provision to be incurred by the entire team. (Ord. 12-15, 7-21-2015)~~

Section 7-1-1: Reserved

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

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Effective Date. This ordinance shall be in full force and effect from and after the date of passage and publication as required by law.

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

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

MAY 17, 2022

The City Council of Bettendorf, Iowa met in regular session on May 17, 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 (Mr. Webster arrived at 7:26 pm)
Council Members Absent: Connors
Presiding: Mayor Robert S. Gallagher

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed with an Invocation given by Bettendorf Police Chaplain and Pastor of Bettendorf Presbyterian Church, Pastor Troy Winder.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming the month of May as Motorcycle Awareness Month in the Bettendorf community. Keith Nims, ABATE (A Brotherhood Aimed Towards Education) of Iowa District 15 Coordinator was on hand to receive the proclamation. Mr. Nims thanked the Mayor and Council for the proclamation. Mr. Nims explained that one of the important things ABATE does is conducts motorcycle education at the high schools for student drivers. Mr. Nims encouraged everyone to look twice, save lives.

Mayor Gallagher read a proclamation proclaiming May 27, 2022 as Zip Code Day in the Bettendorf Community. Mayor Gallagher explained the concept behind Zip Code Day, and thanked the City's Economic Development Director Jeff Reiter for his hard work in bringing it to fruition. Mayor Gallagher encouraged everyone to get out and enjoy the Bettendorf business community during the city's week long Zip Code Celebration. Second Ward Alderman Scott Naumann, brainchild of Zip Code Day, was on hand to receive the proclamation.

PUBLIC REQUESTS OF COUNCIL

Randy Childers of 3050 South Hampton Drive addressed the Mayor and Council regarding his opposition to the potential closing of the Life Fitness Center and requested that it remain a city amenity. No one else addressed the Council and the session was closed.

PUBLIC HEARING REGARDING THE ADOPTION OF THE CITY'S FY2021/22 BUDGET AMENDMENT

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 and adopting the City's FY2021/2022 Budget Amendment, 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 Baden (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING THE KYNNELWORTH DR RECONSTRUCTION PROJECT

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

RESOLUTION

Council Member Brown presented a resolution approving the plans, specifications and form of contract for the Kynnelworth Drive Reconstruction Project, and made a motion to approve the resolution as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Baden (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING THE 15TH STREET RETAINING WALL RECONSTRUCTION PROJECT

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

RESOLUTION

Council Member Baden presented a resolution approving the plans, specifications and form of contract for the 15th Street Retaining Wall Reconstruction Project, 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 Baden (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING A MINOR AMENDMENT OF THE PUD PLAN FOR 3403-3451 DEVILS GLEN ROAD (CASE 22-023)

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

RESOLUTION

Council Member Brown presented a resolution approving a minor amendment to the PUD Plan for 3403-3451 Devils Glen Road, to wit, the PUD Plan does not waive any applicable city, state or federal provisions as required by law; and no future changes in use can occupy the 3403-3451 Devil Glen Road commercial building which would require more than the allocated spaces on site, and made a motion to approve the resolution as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Baden (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (aye). The motion passed 5-0.

ORDINANCE – THIRD AND FINAL READING 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)

Council Member Baden presented the third and final 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 final reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any questions. None presented. Roll call vote indicated Baden (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING REZONING OF 1200 DEVILS GLEN ROAD, R-1, SINGLE-FAMILY RESIDENCE DISTRICT TO R-4, MEDIUM-DENSITY MULTI-FAMILY RESIDENCE DISTRICT (CASE 22-007)

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

Rick Murphy of 3892 Deer Trail Road and Jeff Anderson of 3588 Deer Trail Road addressed the Mayor and Council with their opposition to this proposed zoning change and development. No one else rose to address the Council and the Public Hearing was closed. After closing, a few people spoke up and stated they wanted to speak. Mayor Gallagher reopened the public hearing. Jeff Weindruch, brother to the property owner, addressed the Mayor and Council regarding his support for the proposed rezoning and development, and explained an easement agreement on the property. Mark Krueger of 3512 Deer Trail Road reiterated those comments of Rick Murphy and Jeff Anderson, and expressed his opposition to the potential rezoning and development. DeeDee Fowler of 3375 Oakery Lane expressed her opposition to the potential rezoning and development. No one else rose to address the Council and the public hearing was closed.

City Attorney Chris Curran explained that the item before the Council tonight is a conditional rezoning only, not a site plan. He further clarified that R-4 is an appropriate use in the Future Land Use Map, and stated that if there is something that needs to be added or changed to the conditional rezoning, the public hearing should remain open. Community Development Director Mark Hunt clarified the zoning history and comprehensive plan for this area in question, and addressed statements of citizens. City Planner Taylor Beswick commented on the concept plan included in the council packet. Mayor Gallagher asked Council for any questions. None presented.

Council Member Naumann presented the first reading of 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, 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. Council Member Adamson stated with all the information received this evening, he is not in favor of the density and potential increase in traffic and asked the City Attorney how to efficiently oppose this item. City Attorney Curran explained that the public hearing could be re-opened tonight and leave it open for time to review and make any changes or additions to the conditional rezoning, if necessary. City Administrator Decker Ploehn recommended that the public hearing be re-opened and delay this item for two weeks (until next Council meeting). Council Member Adamson made a motion to re-open the public hearing until next Council meeting, and Council Member Naumann seconded the motion. Roll call vote to re-open the public hearing indicated Baden (aye); Webster (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (aye). The motion passed 6-0.

Council Member Naumann agreed with Council Member Adamson and expressed his gratitude to the constituents for their input. Council Member Baden asked Police Chief Kimball to look into the concern of public safety and report back to Council. Council Members Webster and Brown expressed their

concerns to staff regarding buffering, density and traffic as well. Council Member Webster made a motion to postpone this item, Council Member Naumann seconded the motion. Roll call vote to postpone this item indicated Baden (aye); Webster (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (aye). The motion passed 6-0. Mayor Gallagher explained this matter will be taken up at the first Council meeting in June.

ORDINANCE – THIRD AND FINAL READING 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)

Council Member Adamson presented the third and final 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 final reading as presented. Council Member Webster seconded the motion. Mayor Gallagher asked for any questions. None presented. Roll call vote indicated Baden (aye); Webster (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (aye). The motion passed 6-0.

ORDINANCE – THIRD AND FINAL READING AMENDING SECTION 11-11B-12(L) SUPPLEMENTAL DEVELOPMENT REGULATIONS – OPEN SPACE ON LOTS: FENCES AND WALLS (CASE 22-004)

Council Member Baden presented the third and final 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 final reading as presented. Council Member Webster seconded the motion. Mayor Gallagher asked for any questions. None presented. Roll call vote indicated Baden (aye); Webster (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (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 Baden seconded the motion. Mayor Gallagher asked Council for any questions. None presented. Roll call vote indicated Baden (aye); Webster (aye); Adamson (aye); Brown (aye); Naumann (aye); and Sechser (aye). The motion passed 6-0.

ADJOURNMENT

There being no further business, Council Member Naumann made a motion to adjourn and Council Member Adamson seconded the motion. The meeting was adjourned at approximately 8:26 p.m.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

CONSENT AGENDA
MAY 17, 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 May 3, 2022 (Approve and Adopt)

B. Resolution setting the date for a public hearing on the FY2022 Application for Federal Transit Administration Section 5310 Financial Assistance. (Approve and Adopt)

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

D. Resolution awarding the contract and approving the contract and bond for the Forest Grove Drive Phase III Reconstruction Project. (Approve and Adopt)

E. Resolution approving Task Order #2 to a professional services agreement with HDR Engineering, Inc. for construction engineering services on the Forest Grove Drive Phase III Reconstruction Project. (Approve and Adopt)

F. Resolution approving a funding agreement with the Iowa Department of Transportation RISE Grant Program for the Forest Grove Drive Phase IV Reconstruction Project. (Approve and Adopt)

G. Resolution ordering the installation of street lights in the Forest Grove Crossing 5th Addition. (Approve and Adopt)

H. Resolution accepting improvements for the 2021 Sanitary Sewer Rehabilitation. (Approve and Adopt)

I. Resolution authorizing the Economic Development Director to issue a purchase order to Lange Sign Co. for entry signage at various locations throughout the City. (Approve and Adopt)

J. Resolution authorizing the Director of Public Works to issue a purchase order to Mobotrex for the intersection traffic signal materials. (Approve and Adopt)

K. Resolution authorizing the replacement of the trench drain and bay floor at the Spruce Hills Fire Station; cost not to exceed $79,739.00. (Approve and Adopt)

L. Resolution authorizing the Fire Chief to enter into a service agreement with US Digital Design and RACOM for service and maintenance of the USDD Phoenix G2 Station Fire Alerting System for the State Street, Spruce Hills, and Surrey Heights Fire Stations. (Approve and Adopt)

M. Resolution approving Civil Service List submitted for the Lieutenant position in the Police Department. (Approve and Adopt)

N. Resolution approving the job description and recruitment process for the Building Maintenance Manager position in the Public Works Department. (Approve and Adopt)

O. Resolution approving an agreement with ZenCity for professional services including the collection of digital feedback, community survey tools, and community engagement platforms. (Approve and Adopt)

P. Resolution approving the city endorsed ‘Be Downtown’ event on June 4, 2022. (Approve and Adopt)

Q. Resolution approving liquor license renewals and requests for Mio Russo; Hy-Vee Club Room; Casey’s General Store #2429; Tanglewood Hills Pavilion and Country Club; Verde; Purgatory’s Pub; and BRB Live, LLC. (Approve and Adopt)

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

Bettendorf IOWA
a premier city

MEETING DATE: June 7th, 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 staff to enter into a consulting services agreement with Berry Dunn McNeil & Parker, LLC (BerryDunn) for the purpose of a needs assessment, request for proposal development and selection assistance of a new Enterprise Resource Planning (ERP) system.**

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

The IT Strategic Plan, facilitated by Berry Dunn, has the replacement of the existing financial system as the top priority. System planning, and the development of an RFP are crucial steps in the process of selecting our replacement system. Staff recommends approval of a proposal from BerryDunn in the amount of up to $129,500 to facility this important work. BerryDunn has consulted on previous projects for the city and completed a similar project for Scott County. Based on their expertise, past performance, and knowledge of the City's requirements, staff recommends we use BerryDunn for the IT needs assessment.

The project is budgeted in the current year within the Technology Fund.

ATTACHMENTS:

- Resolution
- Proposal

RESOLUTION NO. _____- 22

RESOLUTION AUTHORIZING STAFF TO ENTER INTO A CONSULTING SERVICES AGREEMENT WITH BERRY DUNN MCNEIL & PARKER, LLC (BERRYDUNN) FOR THE PURPOSE OF A NEEDS ASSESSMENT, REQUEST FOR PROPOSAL DEVELOPMENT AND SELECTION ASSISTANCE OF A NEW ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that staff is hereby authorized to enter into a consulting services agreement with Berry Dunn McNeil & Parker, LLC for the purpose of a needs assessment, request for proposal development, and selection assistance of a new enterprise resource planning system.

PASSED, APPROVED, AND ADOPTED this 7th day of June, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

March 7, 2022

Jason Schadt, MPA, CPM, Finance Director
City of Bettendorf | Bettendorf City Hall
1609 State Street
Bettendorf, IA 52722

Dear Jason Schadt:

On behalf of Berry Dunn McNeil & Parker, LLC (BerryDunn), we are pleased to submit this letter to the City of Bettendorf (the City) as it plans for an enterprise resource planning (ERP) system needs assessment and selection process.

BerryDunn is a nationally recognized independent management and information technology (IT) consulting firm, headquartered in Portland, Maine with eight office locations nationally. **Focused on inspiring organizations to transform and innovate,** we are a stable and well-established firm that has preserved our core values and reputation for excellence throughout our 48-year history. We have enjoyed steady growth by providing consistent, high-quality services to our clients in all 50 states and in Canada.

Our firm's culture is centered on a deep understanding of our clients' commitment to serving the public. The human aspect of projects can often be forgotten in the maze of regulatory changes and legal requirements with which counties, cities, and departments must comply. BerryDunn proudly tailors each of its projects to recognize the work our clients do every day. **We care about what we do, and we care about the people impacted by our work—including those at the City.**

Proposed Project Work Plan

Below, we provide a detailed account of our work plan intended to achieve the goals and objectives of this initiative. BerryDunn strives to be flexible when it comes to development and execution of an effective project plan. We look forward to finalizing our work plan upon project initiation with the City.

Phase 1. System Planning
1.1 Conduct initial project planning. We will conduct an initial project planning session with the City's project team to introduce key team members, clarify goals and objectives, identify known project constraints, and refine dates and/or tasks, as appropriate. We will discuss our approach for managing communications between BerryDunn and the City and our approach to the scope, risks, and resource management. We will also request names and contact information for the appropriate staff members who will be involved in the project. These discussions will inform the development of the Project Work Plan and Schedule.
1.2 Develop the Project Work Plan and Schedule. Based on the information gathered from our initial project planning session, we will develop the Project Work Plan and Schedule, which will address our approach for communications, scope, risks, and resource management. The Project Work Plan and Schedule will also address our approach to providing the exact services requested by the City and the agreed-upon time frame for each task. In addition, the Project Work Plan will incorporate agreed-upon procedures between BerryDunn's and the City's project teams related to project control, including quality management and deliverable submission/acceptance management. After providing draft versions of these materials in advance, we will facilitate a teleconference to review the drafts and solicit feedback from the project team. This feedback will be incorporated into the document, which will then be distributed to the project team in final form.

Phase 1. System Planning

Deliverable 1 – Project Work Plan and Schedule

1.3 Develop Biweekly Project Status Updates. Throughout the project, our project manager will provide Biweekly Project Status Updates that describe the activities and accomplishments for the reporting period, plans for the upcoming month, risks or issues encountered during the reporting period, and anticipated problems that might impact any project deliverable. We will meet with the City's project manager to review these updates.

Deliverable 2 – Biweekly Project Status Updates

1.4 Develop and issue a web survey and an information request, and review results. If desired, we will develop and distribute a web survey to City staff to understand issues and challenges with current business processes. We anticipate that this survey will be issued to the core department stakeholders and used to help determine the current challenges and areas for improvement. Prior to issuing the web survey, we will review the questions with the project team. We will use the survey results as one of many data points in developing our evaluation of the current environment. Additionally, prior to conducting our work, we will provide the City's project team with an information request sheet to request new available documentation that will be helpful to us during the project that was not previously provided in our previous engagement with the City. We will respectfully request that the project team provide the requested information prior to the project kickoff meeting and interviews, as reviewing this information in advance of our work will enable us to be more efficient, become more knowledgeable of the current environment, and make best use of City personnel's time.

1.5 Facilitate a kickoff presentation. We will conduct a kickoff presentation with City leadership and all project stakeholders. This will serve as an opportunity to introduce our project team members, discuss goals, present our project approach and methodology, review the schedule of key project dates, and answer questions. As part of this presentation, the City's project sponsor is expected to participate and speak to the goals and objectives of the initiative.

1.6 Facilitate fact-finding meetings. Following the project kickoff presentation, we will conduct fact-finding meetings with City staff identified as current and future users of the ERP solution. We will also meet with IT staff and representative stakeholders from each department, by functional area. We will explore their experiences in daily interaction with the system, along with any additional areas we identify prior to or during the kickoff meeting. The purpose of these meetings is to review, evaluate, and document the City's existing system functionality and understand processes that are critical or unique to the City. Where appropriate, our team will observe staff conducting business process routines. We will also meet with representatives from the City's IT staff who support the existing applications to review available system documentation, existing data elements, and data reporting needs. When necessary, the BerryDunn team will accommodate unanticipated scheduling challenges of City personnel to make the best use of time. Our approach is to always do what we can to accommodate such needs, providing the opportunity for all stakeholders to contribute their thoughts and ideas. We will schedule meetings to address all functional areas in the City's requested scope that may be part of a future ERP environment.

1.7 Facilitate an RFP planning meeting. As part of our fact-finding meetings, we will facilitate an RFP planning meeting with the City's procurement team. We will review and discuss the City's existing RFP process, development of the ERP RFP, the associated addenda, and any required forms for submission.

1.8 Develop a System Planning Memo. Drawing on the information gathered through our review of documentation, web survey results, and fact-finding sessions, we will prepare a draft System Planning

Phase 1. System Planning

Memo. This memo will include but not limited to:

- A high-level summary of current business processes
- Challenges and areas for improvement
- Other preliminary considerations

We will provide a draft of the System Planning Memo to the City for review and facilitate a work session via teleconference to explain our findings, gain feedback, and build consensus related to the presented decision points. We believe it is important to obtain the City's validation and approval of these findings, as this information will serve as the basis for future requirements. We will then revise the memo and update to final.

◢ *Deliverable 3 – System Planning Memo*

1.9 Develop Preliminary Functional and Technical Requirements. BerryDunn has developed a database of ERP-specific technical and functional requirements based on our experience with other governmental agencies, as well as our knowledge of software system functionality and best practices. Drawing from this database, we will make refinements based on those processes that are critical or unique to the City. These requirements will support supplemental functionality requirements with key reporting, interface, and conversion enhancements. In our recent experience, those areas have significantly differentiated vendors' solutions and require a specific focus in the selection activities. Our analysis typically results in about 75% of the requirements being defined upfront for most of our clients.

◢ *Deliverable 4 – Preliminary Functional and Technical Requirements*

1.10 Facilitate joint requirements planning (JRP) work sessions to review and update requirements. We will facilitate a series of JRP work sessions with City stakeholders and our project team members to review the preliminary requirements. We will reconvene many of the same stakeholders, organized by functional area, which met during fact-finding activities to discuss the future system capabilities. Using the preliminary list, we will review and confirm each item as well as assign a relative criticality to communicate to vendors responding to the list as part of their RFP responses. We will also facilitate similar meetings to review potential interfaces and data conversion objects. Once these have been reviewed, we will update the list to final. Our role in facilitating the JRP work sessions involves contributing our focused knowledge of the vendor marketplace to align the items requested in the list with the goals and objectives of the project. For example, we might comment on where functionality being requested is beyond the core capabilities of vendors and might represent a cost increase. Conversely, we can advise on requirements to include that might be commonplace today, but beyond the familiarity of City stakeholders.

◢ *Deliverable 5 – Final Functional and Technical Requirements*

Phase 2. RFP Development and Selection Assistance

2.1 Develop an RFP Package. We will develop an RFP Package using a proven format that incorporates information pertaining to the history of the project, a high-level description of the City's current environment, the City's desired approach to implementing a new ERP solution, the City's Final Functional and Technical Requirements, and a structured list of points for vendors to address in their responses. Our project team will also work with the City to develop objective evaluation criteria to include in the RFP. We will then prepare a scoring matrix to track significant strengths and limitations of each proposal reviewed, based upon established evaluation criteria. Once complete, we will meet with the City's project team to review the draft

Phase 2. RFP Development and Selection Assistance

RFP Package, collecting any feedback or additional terms for inclusion, before updating the RFP to final and providing it to the City's project team for distribution through its standard channels. In addition, we can provide a distribution list that includes most of the major ERP solution vendors in the market.

- *Deliverable 6 – RFP Package*

2.2 Assist with responding to vendor questions and developing addenda. Our project team will assist the City's project team in responding to vendor questions and developing corresponding addenda.

2.3 Assist with facilitating a vendor pre-proposal conference. Our project team will coordinate, plan, and lead a pre-proposal conference for interested vendors, facilitating the question-and-answer portion of the meeting. We will then compile a list of questions raised and will prepare suggested responses on the City's behalf. These will be provided in a format that the project team can review, revise, and ultimately publish as an addendum to the RFP, as determined by procurement staff.

2.4 Perform an initial completion review of vendor proposals received, identify initial items for clarification, and develop Proposal Executive Summary Memo. We will facilitate the proposal review process by analyzing up to 12 vendor proposals to identify issues, risks, exceptions, omissions, and objections, compiling them in a single Proposal Executive Summary Memo. The memo will identify key areas for consideration by the evaluation team related to each vendor's ability to meet minimum requirements, and alignment with the evaluation criteria within the RFP. This memo will also include a comparison of vendor responses to the Final Functional and Technical Requirements.

2.5 Facilitate round 1 scoring meetings to identify short-listed vendors and items needing clarification. We will participate in a meeting with the evaluation team to review the proposal summaries, discuss each proposal received, assist in the scoring process, and collect scores to identify the top preferred vendors to invite for demonstrations. We will clarify any open items with these short-list vendors before issuing invitations for demonstrations.

- *Deliverable 7 – Proposal Executive Summary Memo and Short-List Identification*

2.6 Assist the City project team in planning for demonstrations and writing demonstration scripts. We will meet with the City's project team to discuss the format of vendor demonstration scripts. We will develop a draft demonstration script template and provide it to the City's project team for review. After finalizing an approved version, we will provide the appropriate scripts to each vendor in advance of demonstrations.

2.7 Facilitate pre-demonstration conference calls. We will facilitate pre-demonstration conference calls with each of the City's short-listed vendors. Our project team will lead these calls and allow each vendor an hour to ask questions about the demonstration scripts.

2.8 Facilitate vendor demonstrations. We will attend demonstrations and assist the City's project team with facilitation for a period of up to five days. Our project team's extensive background in the demonstration process will provide the City's project team with a unique perspective on how to score, prepare, evaluate, and participate in vendor demonstrations.

2.9 Facilitate round 2 scoring meetings to identify preferred vendors. We will participate in the second round of vendor scoring immediately following the final demonstration to identify the vendor or vendors for which the City's project team should perform its reference checks.

Phase 2. RFP Development and Selection Assistance

2.10 Assist in planning for reference checks and site visits. We will assist the City's project team with identifying tasks that should be accomplished prior to meeting at each site. We will coordinate with the City's project team to discuss the suggested approach for these reference checks.

2.11 Facilitate a final scoring meeting. We will participate in the final round of vendor scoring via teleconference following the completion of reference checks and site visits. The objective will be to identify a preferred vendor and a second-choice vendor should contract negotiations with the first be unsuccessful.

- *Deliverable 8 – Demonstration Facilitation and Preferred Vendor Identification*

2.12 Support the City in the contract negotiations and approval process with its preferred vendor. At the conclusion of final scoring activities, we anticipate supporting the City with the contract approval and negotiations process when and where it will benefit the City most. We have been involved in this process from the client, vendor, and independent consultant perspectives, and understand how the associated support needs vary and how the contract impacts the eventual implementation process. In conducting contract approval and negotiations activities, we will draw on these experiences to help ensure the City's best interests are met and project goals and objectives are achieved.

Working collaboratively with the City's project team, legal counsel, and preferred vendor, among other stakeholders, we will take part in various activities, including, but not limited to:

- Developing a draft contract, using the City's contracting procedures and the vendor's proposal as starting points
- Reviewing the contract documents with the City's project team to help ensure that requirements are clearly defined and to establish that the City agrees to the schedule, implementation process, fee arrangement, scope of services, vendor resources, deliverables, costs, acceptance criteria, and terms and conditions
- Participating during negotiations with the preferred vendor
- Supporting presentation development and delivery to the City's leadership as it relates to receiving approval and contract execution

Should it become clear at any point during contract approval and negotiations that the preferred vendor's solution or contract terms will not meet the needs of the City, we might recommend halting the process with that vendor and commencing efforts with an alternate vendor.

In recognition of the many variables not yet known related to the contract approval and negotiation timeline and work effort, we plan to commit up to 40 hours, billed as incurred.

- *Deliverable 9 – Contract Negotiations and Approval Process Assistance*

Project Cost Estimates

Table 1 presents the costs associated with our work plan by deliverable. We will not charge for time spent traveling, so these costs reflect only the time our project team members will be working on the City's project. It is important to note that our measure for satisfying a phase and deliverable is City's signed acceptance; we will commit additional hours if necessary to reach acceptance.

Table 1: Project Costs

Phase	Cost
Phase 1. Needs Assessment	
D1. Project Work Plan and Schedule	$3,500
D2. Biweekly Project Status Updates	$9,000
D3. Needs Assessment Memo	$36,500
D4. Preliminary Functional and Technical Requirements	$3,000
D5. Final Functional and Technical Requirements	$17,700
Phase 1 Subtotal	**$69,700**
Phase 2. RFP Development and Selection Assistance	
D6. RFP Package	$4,300
D7. Proposal Executive Summary Memo and Short-List Identification	$13,000
D8. Demonstration Facilitation and Preferred Vendor Identification	$18,000
D9. Contract Negotiations and Approval Process Assistance	$15,000
Phase 2 Subtotal	**$50,300**
Project Cost Total	$120,000
Estimated Travel Expenses*	$9,500

**Travel will only be billed as incurred.*

Should you have any questions regarding the services BerryDunn can provide or wish to discuss your goals and objectives with us in more detail, please do not hesitate to contact us directly. We look forward to learning how we can help the City achieve its goals and objectives for this important initiative.

Sincerely,

Seth Hedstrom, Principal
207-541-2212 | shedstrom@berrydunn.com

Jonathan Grace, Senior Manager
207-541-2260 | jgrace@berrydunn.com

MEETING DATE: June 7, 2022
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: All

Item Title:

Resolution setting the date for a public hearing and directing the advertising for bids for the 2022 Sidewalk Repair Program.

Explanation:

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

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

This project (PW0550) was approved with a total budget of $250,000 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 2022 SIDEWALK REPAIR PROGRAM

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

2022 Sidewalk Repair Program

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 21st day of June, 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 28th day of June, 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 7th day of June, 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 **28th day of June, 2022**, for the **2022 Sidewalk Repair Program** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

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

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 October 15, 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: June 7, 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 Stafford Creek Storm Sewer Repairs Project.

Explanation:

The bid set consists of storm sewer repairs at two (2) separate locations within the Stafford Creek watershed. There will be three (3) storm sewer repairs at the site between Kingsway Drive and Tanglefoot Court and one (1) repair at the west end of Glenview Drive. The proposed improvements between Kingsway Drive and Tanglefoot Court consist of storm sewer, storm manholes, tree & brush removal, earthwork, reshaping the embankment at the repair locations, concrete repair, sodding, and seeding. The Glenview Drive site will have similar improvements in addition to gabion baskets due to the severe slope along the bank.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

The overall project (SM0107 & SM0142) was approved with a total budget of $250,000 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 STAFFORD CREEK STORM SEWER REPAIRS PROJECT

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

Stafford Creek Storm Sewer Repairs 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 21st day of June, 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 28th day of June, 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 7th day of June, 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 **28th day of June, 2022**, for the **Stafford Creek Storm Sewer Repairs** 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 bid set consists of storm sewer repairs at two (2) separate locations within the Stafford Creek watershed. There will be three (3) storm sewer repairs at the site between Kingsway Drive and Tanglefoot Court and one (1) repair at the west end of Glenview Drive. The proposed improvements between Kingsway Drive and Tanglefoot Court consist of storm sewer, storm manholes, tree & brush removal, earthwork, reshaping the embankment at the repair locations, concrete repair, sodding, and seeding. The Glenview Drive site will have similar improvements in addition to gabion walls.

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

All work on this contract shall commence on or after July 11, 2022, as weather permits. All work on this contract shall be completed by September 30, 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: June 7, 2022
REQUESTED BY: Brian Fries, P.E.
Assistant City Engineer
WARD: 4

Item Title:

Resolution awarding the contract and approving the contract and bond 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.

Bids were opened on May 24, 2022. Langman Construction, Inc. of Rock Island, Illinois was the low bidder of three (3) bids received. Bids ranged from the high of $420,460.00 to the low of $358,964.30, which is 1.65% below the engineer's estimate of $365,000.00.

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 (PW0558) was approved with a total budget of $350,000 within the Community Improvement Program (CIP). The additional funding to cover the contingency amount will be taken from existing bond fund balances.

List Attachments:
Resolution
Bid Tabulation
Contract

RESOLUTION NO._____-22

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE KYNNELWORTH DRIVE RECONSTRUCTION PROJECT

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

Kynnelworth Drive Reconstruction Project

WHEREAS, bids were accepted for the construction of the above project on the 24th day of May, 2022, with Langman Construction, Inc. of Rock Island, Illinois submitting the lowest responsible bid in the amount of $358,964.30 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 Langman Construction, Inc. is hereby accepted for the Kynnelworth Drive Reconstruction Project in the amount of $358,964.30.

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 $365,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 7th day of June, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

	Kynnelworth Drive Reconstruction			LANGMAN CONSTRUCTION, INC.		N.J. Miller, Inc.		Hawkeye Paving Corp	
				Total Price	$358,964.30	Total Price	$362,195.50	Total Price	$420,460.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	Traffic Control Access Provisions	1	LS	$35,000.00	$35,000.00	**$22,000.00**	$22,000.00	$45,000.00	$45,000.00
2	Filter Sock	875	LF	**$1.00**	$875.00	$2.00	$1,750.00	$2.00	$1,750.00
3	Intake Protection	4	EA	**$100.00**	$400.00	**$100.00**	$400.00	**$100.00**	$400.00
4	Pavement, Driveway, and Sidewalk Removal	2913	SY	$15.00	$43,695.00	$20.50	$59,716.50	**$12.00**	$34,956.00
5	Water Service Lines, Lower or Replace	100	LF	$25.00	$2,500.00	$25.00	$2,500.00	**$20.00**	$2,000.00
6	Sump Drain Connection	1	EA	$500.00	$500.00	**$250.00**	$250.00	$1,000.00	$1,000.00
7	Downspout Outlet	1	EA	$500.00	$500.00	**$250.00**	$250.00	$1,000.00	$1,000.00
8	Manhole, Repair and Adjust	1	EA	$1,200.00	$1,200.00	**$1,000.00**	$1,000.00	$1,800.00	$1,800.00
9	Chimney Seals	3	EA	**$500.00**	$1,500.00	$1,000.00	$3,000.00	$1,500.00	$4,500.00
10	Single Intake, Std., Repair and Adjust	3	EA	**$1,200.00**	$3,600.00	$1,500.00	$4,500.00	$2,700.00	$8,100.00
11	Double Intake, Std, Repair and Adjust	1	EA	**$1,850.00**	$1,850.00	$2,500.00	$2,500.00	$4,000.00	$4,000.00
12	Engineering Fabric	1400	SY	**$2.00**	$2,800.00	$3.00	$4,200.00	**$2.00**	$2,800.00
13	Crushed Rock Stabilization (6")	750	TON	$15.00	$11,250.00	$17.00	$12,750.00	**$14.00**	$10,500.00
14	Temporary Surfacing	100	TON	**$20.00**	$2,000.00	$25.00	$2,500.00	**$20.00**	$2,000.00
15	Granular Subbase Base, GR 14, (6")	2857	SY	**$7.90**	$22,570.30	$10.00	$28,570.00	$14.00	$39,998.00
16	Perforated, Flexible Drain Tile (4")	1150	LF	$16.00	$18,400.00	**$10.00**	$11,500.00	$12.00	$13,800.00
17	P.C.C. Pavement, 6"	2477	SY	$70.00	$173,390.00	**$65.00**	$161,005.00	$80.00	$198,160.00
18	P.C.C. Driveway, 6"	295	SY	**$55.00**	$16,225.00	$70.00	$20,650.00	$80.00	$23,600.00
19	P.C.C. Sidewalk, 4"	1134	SF	$8.00	$9,072.00	**$6.00**	$6,804.00	$14.00	$15,876.00
20	Detectable Warning Surfaces at ADA Curb Ramps	20	SF	$90.00	$1,800.00	**$45.00**	$900.00	$50.00	$1,000.00
21	HMA Full Depth Repair Patch	15	SY	**$95.00**	$1,425.00	$200.00	$3,000.00	$100.00	$1,500.00
22	Select Topsoil, 4"	600	SY	$7.00	$4,200.00	$10.00	$6,000.00	**$6.00**	$3,600.00
23	Sodding and Fertilizing	600	SY	$7.00	$4,200.00	$10.00	$6,000.00	**$5.00**	$3,000.00
24	Chemical Spray Application	600	SY	**$0.01**	$6.00	$0.25	$150.00	$0.10	$60.00
25	Flexible Growth Medium	600	SY	**$0.01**	$6.00	$0.50	$300.00	$0.10	$60.00

FORM OF CONTRACT

THIS CONTRACT, made the 7th day of June , 2022, by and between **Langman Construction, 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 **Kynnelworth Drive Reconstruction project**, all in strict accordance with the plans and specifications, including any and all addenda prepared by Engineering Division of the Public Works Department of the City of Bettendorf, Iowa, which plans and specifications are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

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

$358,964.30

computed as follows:

Base Bid

Item No.	Description	Units	Quantity	Unit Price	Total Price
1	Traffic Control and Access Provisions	LS	1	$35,000.00	$35,000.00
2	Filter Sock	LF	875	$1.00	$875.00
3	Intake Protection	EA	4	$100.00	$400.00
4	Pavement, Driveway, and Sidewalk Removal	SY	2,913	$15.00	$43,695.00
5	Water Service Lines, Lower or Replace	LF	100	$25.00	$2,500.00
6	Sump Drain Connection	EA	1	$500.00	$500.00
7	Downspout Outlet	EA	1	$500.00	$500.00
8	Manhole, Repair and Adjust	EA	1	$1,200.00	$1,200.00
9	Chimney Seals	EA	3	$500.00	$1,500.00
10	Single Intake, Standard, Repair & Adjust	EA	3	$1,200.00	$3,600.00
11	Double Intake, Standard, Repair & Adjust	EA	1	$1,850.00	$1,850.00
12	Engineering Fabric	SY	1,400	$2.00	$2,800.00
13	Crushed Rock Stabilization (6")	TON	750	$15.00	$11,250.00
14	Temporary Surfacing	TON	100	$20.00	$2,000.00
15	Granular Subbase Base, GR14, (6")	SY	2,857	$7.90	$22,570.30
16	Perforated, Flexible Drain Tile (4")	LF	1,150	$16.00	$18,400.00
17	PCC Pavement (6")	SY	2,477	$70.00	$173,390.00
18	Driveway, P.C.C. (6")	SY	295	$55.00	$16,225.00
19	P.C.C. Sidewalk, 4-inch	SF	1,134	$8.00	$9,072.00
20	Detectable Warning Surfaces at ADA Curb Ramps	SF	20	$90.00	$1,800.00
21	HMA Full Depth Repair Patch	SY	15	$95.00	$1,425.00
22	Select Topsoil, (4")	SY	600	$7.00	$4,200.00
23	Sodding and Fertilizing	SY	600	$7.00	$4,200.00
24	Chemical Spray Application	SY	600	$0.01	$6.00
25	Flexible Growth Medium	SY	600	$0.01	$6.00

Total Base Bid: $358,964.30

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

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

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

All work on this contract shall be completed 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.

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

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

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

Langman Construction, Inc.
(Contractor)

By _____

_____

Title

ATTEST:

_____

_____
Title

CITY OF BETTENDORF, IA

_____
Robert Gallagher
Mayor

ATTEST:

_____
Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 2022.

MEETING DATE: June 7, 2022
REQUESTED BY: Jerry Bishop
Civil Engineer
WARD: 1

Item Title:

Resolution awarding the contract and approving the contract and bond 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 an existing four to five foot high modular block retaining wall along 15th Street in the City of Bettendorf, Iowa.

Bids were opened on May 24, 2022. Lawns Unlimited of Iowa, Inc. of Bettendorf, Iowa was the low bidder of seven (7) bids received. Bids ranged from the high of $181,645.00 to the low of $112,637.28, which is 22.3% below the engineer's estimate of $145,000.00.

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

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

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

List Attachments:
Resolution
Bid Tabulation
Contract

RESOLUTION NO._____-22

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE 15TH STREET RETAINING WALL RECONSTRUCTION PROJECT

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

15th Street Retaining Wall Reconstruction Project

WHEREAS, bids were accepted for the construction of the above project on the 24th day of May, 2022, with Lawns Unlimited of Iowa, Inc. of Bettendorf, Iowa submitting the lowest responsible bid in the amount of $112,637.28 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 Lawns Unlimited of Iowa, Inc. is hereby accepted for the 15th Street Retaining Wall Reconstruction Project in the amount of $112,637.28.

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 $125,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 7th day of June, 2022.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

	15th Street Retaining Wall			Lawns Unlimited of Iowa Inc.		AmeriCore, LLC		Emery Construction Group Inc.		Legacy Corporation		Hawkeye Paving Corp		Miller Trucking & Excavating		Needham Excavating, Inc	
				Total Price	$112,637.28	Total Price	$123,624.50	Total Price	$126,135.95	Total Price	$128,417.80	Total Price	$129,832.00	Total Price	$139,593.00	Total Price	$181,645.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	Modular Block Retaining Wall	1220	SF	**$59.25**	$72,285.00	$72.00	$87,840.00	$65.10	$79,422.00	$70.60	$86,132.00	$78.00	$95,160.00	$82.00	$100,040.00	$74.00	$90,280.00
2	Removal of Existing Wall	808	SF	**$6.91**	$5,583.28	$24.00	$19,392.00	$13.85	$11,190.80	$19.70	$15,917.60	$10.00	$8,080.00	$7.00	$5,656.00	$15.00	$12,120.00
3	Seeding and Fertilizing (Urban)	1	LS	$11,074.38	$11,074.38	$1,500.00	$1,500.00	$7,775.00	$7,775.00	$4,500.00	$4,500.00	**$500.00**	$500.00	$6,000.00	$6,000.00	$10,000.00	$10,000.00
4	Removal of Sidewalk	82	SF	$13.00	$1,066.00	**$2.00**	$164.00	$7.15	$586.30	$12.00	$984.00	$6.00	$492.00	$5.00	$410.00	$5.00	$410.00
5	4" Sidewalk, PCC	309	SF	$18.30	$5,654.70	**$10.00**	$3,090.00	$13.15	$4,063.35	$13.80	$4,264.20	$15.00	$4,635.00	$13.00	$4,017.00	$15.00	$4,635.00
6	Removal of Snow Fence	120	LF	$4.95	$594.00	**$1.00**	$120.00	$3.35	$402.00	$2.00	$240.00	$6.00	$720.00	$2.00	$240.00	$4.00	$480.00
7	Remove Stairway Lights	1	LS	$1,750.00	$1,750.00	$1,500.00	$1,500.00	**$600.00**	$600.00	$1,250.00	$1,250.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
8	Remove and Replace Sign	2	EA	**$125.00**	$250.00	$300.00	$600.00	$230.00	$460.00	$300.00	$600.00	$600.00	$1,200.00	$350.00	$700.00	$350.00	$700.00
9	Flowable Fill	10.1	CY	**$77.22**	$779.92	$185.00	$1,868.50	$365.00	$3,686.50	$300.00	$3,030.00	$450.00	$4,545.00	$300.00	$3,030.00	$200.00	$2,020.00
10	Traffic Control	1	LS	$3,000.00	$3,000.00	**$2,050.00**	$2,050.00	$11,000.00	$11,000.00	$3,500.00	$3,500.00	$10,000.00	$10,000.00	$15,000.00	$15,000.00	$47,500.00	$47,500.00
11	Construction Layout	1	LS	$3,250.00	$3,250.00	$4,000.00	$4,000.00	$6,000.00	$6,000.00	$3,500.00	$3,500.00	**$500.00**	$500.00	$2,500.00	$2,500.00	$10,000.00	$10,000.00
12	Stairway Removal	1	LS	$7,350.00	$7,350.00	$1,500.00	$1,500.00	**$950.00**	$950.00	$4,500.00	$4,500.00	$3,000.00	$3,000.00	$1,000.00	$1,000.00	$2,500.00	$2,500.00

FORM OF CONTRACT

THIS CONTRACT, made the 7th day of June, A.D., 2022, by and between Lawns Unlimited of Iowa 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 **15th Street Retaining Wall Project**, all in strict accordance with the plans and specifications, including any and all addenda prepared by Engineering Division of the Public Works Department of the City of Bettendorf, Iowa, which plans and specifications are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

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

$112,637.28

computed as follows:

Base Bid

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Modular Block Retaining Wall	1,220	SF	$59.25	$72,285.00
2	Removal Of Existing Wall	808	SF	$6.91	$5,583.28
3	Seeding And Fertilizing (Urban)	1	LS	$11,074.38	$11,074.38
4	Removal Of Sidewalk	82	SF	$13.00	$1,066.00
5	4" Sidewalk, PCC	309	SF	$18.30	$5,654.70
6	Removal Of Snow Fence	120	LF	$4.95	$594.00
7	Remove Stairway Lights	1	LS	$1,750.00	$1,750.00
8	Remove And Replace Sign	2	EA	$125.00	$250.00
9	Flowable Fill	10.1	CY	$77.22	$779.92
10	Traffic Control	1	LS	$3,000.00	$3,000.00
11	Construction Layout	1	LS	$3,250.00	$3,250.00
12	Stairway Removal	1	LS	$7,350.00	$7,350.00
				Total Base Bid:	**$112,637.28**

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

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

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

All work on this contract shall be completed by September 2,, 2022. The beginning and completion dates will be included in and made part of the Contract. Said completion date will be used as the Contract Completion Date, where after liquidated damages in the amount of Five Hundred Dollars and No Cents ($500.00) per calendar day may be recovered by the City.

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

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

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

Lawns Unlimited of Iowa Inc.
(Contractor)

By _____

_____

_____
Title

ATTEST:

_____

_____

_____
Title

CITY OF BETTENDORF, IA

_____
Robert Gallagher
Mayor

ATTEST:

_____
Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 2022.

COUNCIL LETTER

MEETING DATE: June 6/7, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the preliminary plat of Forest Green subdivision, submitted by Chris McNamara/McNamara Construction. (Case 22-030)

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

Chris McNamara/McNamara Construction has submitted the preliminary plat of Forest Green subdivision located south of Forest Grove Drive and west of Criswell Street on the eastern limits of the City of Bettendorf (see Aerial Map – Attachment A). The plat proposes 67 lots and encompasses a total of 35.84 acres, more or less (see Forest Green Preliminary Plat - Attachment B). The rezoning from A-1 to R-3 of the majority of the area to be platted was approved on May 17 with a condition that the submitted concept plan materially match the preliminary plat, final plat, and site development plan (see Criswell-Forest Grove Development Rezoning Concept Plan - Attachment C and Zoning Map – Attachment D). Outlot A shown on the preliminary plat was not rezoned and remains in the A-1 District. It is approximately 5.5 acres in size and is contemplated for commercial use.

All land adjacent to and in the proposed subdivision is contemplated in the Bettendorf Future Land Use Map as Urban Low Intensity, with the exception of Outlot A and a corresponding area north of Forest Grove Drive which are contemplated as Neighborhood Commercial (see Future Land Use Map – Attachment E).

The preliminary plat shows Lots 1-46 consisting of single-family detached homes and Lots 47-65 consisting of four-unit, single story townhouses. A rendering of the townhouses has been provided, and these structures will require a site plan development review (see Townhouse Rendering – Attachment F). Both proposed structure types are permitted residential building types in the R-3 Zoning District.

The Planning and Zoning Commission made a recommendation for approval of the preliminary plat by a 7-0 margin at the May 18, 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) Forest Green Preliminary Plat; (C) Concept Plan; (D) Zoning Map; (E) Future Land Use Map; (F) Townhouse Rendering; (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 PRELIMINARY PLAT OF FOREST GREEN

WHEREAS, Chris McNamara/McNamara Construction has submitted the preliminary plat of Forest Green subdivision, and

WHEREAS, the Planning and Zoning Commission has reviewed said preliminary 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 preliminary plat of Forest Green subdivision subject to the following condition:

1. Approval of the preliminary plat does not waive any other state, federal, or local provisions as required by law.

PASSED, APPROVED, AND ADOPTED this 7th day of June, 2022.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

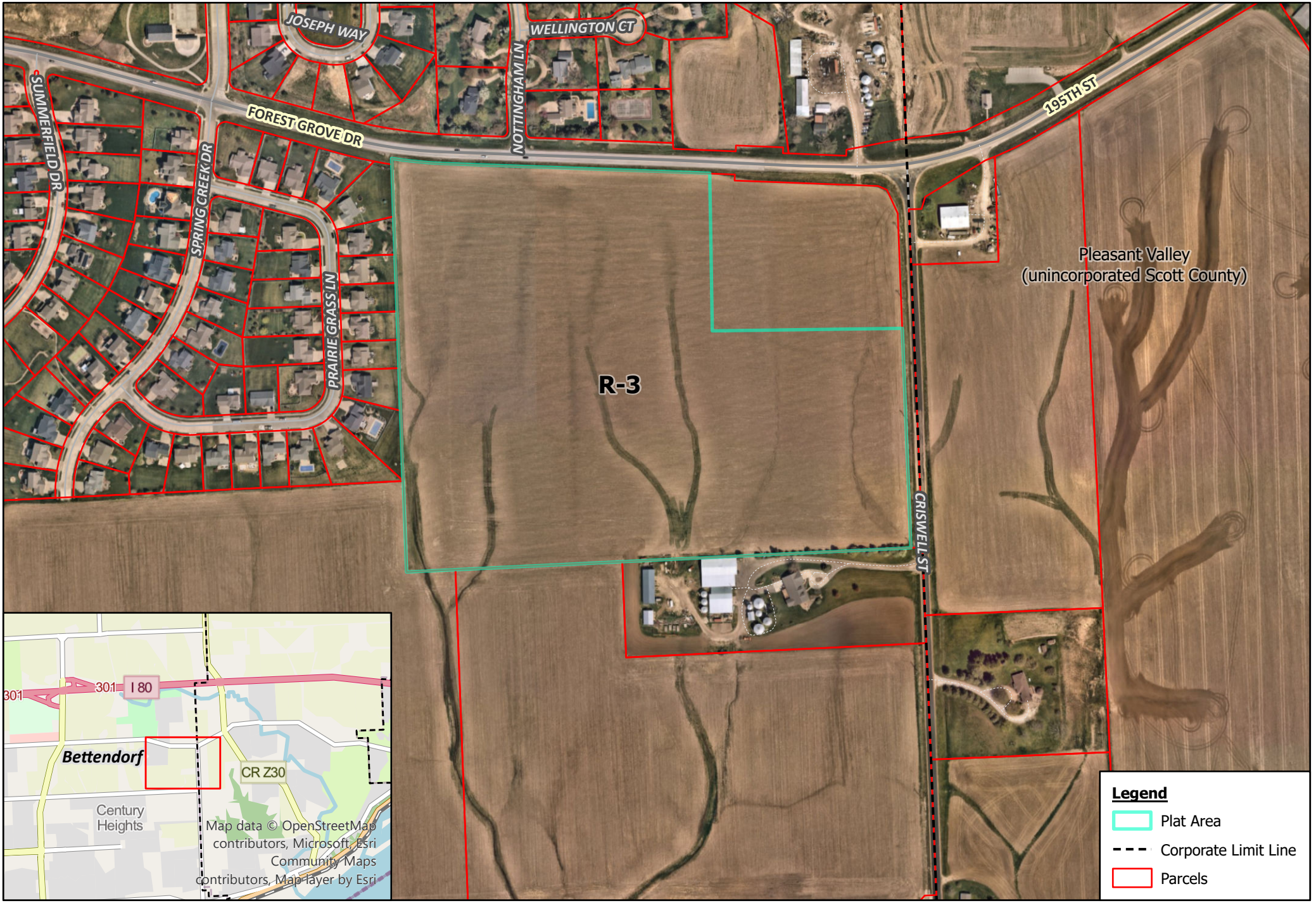
Case 22-030: Forest Green Addition
Preliminary Plat
Aerial

22-030 Attachment A

1 Inch = 345 Feet

0 135 270 540 810 Feet

N

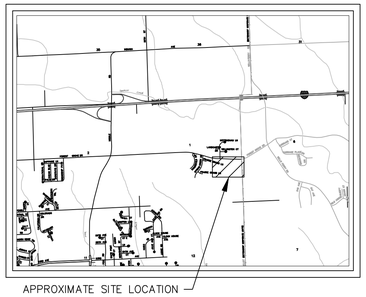


PRELIMINARY PLAT

FOREST GREEN

BEING PART OF THE SOUTHEAST QUARTER
SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE LOCATION MAP



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	166.284	1465.501	006.5011	166.20	S84° 33' 57"E
C2	164.958	1482.501	006.3753	164.87	S84° 37' 43"E
C3	22.444	15.000	085.7298	20.41	N45° 01' 02"W
C4	24.680	15.000	094.2702	21.99	S44° 58' 58"W
C5	23.635	15.000	090.2807	21.27	S47° 17' 33"E
C6	23.434	15.000	089.5127	21.12	N42° 36' 15"E
C7	68.201	176.500	022.1397	67.78	S76° 17' 26"W
C8	66.813	176.500	021.6889	66.41	S54° 22' 35"W
C9	275.744	176.500	089.5127	248.55	S42° 36' 15"W
C10	77.004	176.500	024.9971	76.39	S31° 02' 00"W
C11	234.809	150.000	089.6903	211.56	S42° 41' 34"W
C12	193.326	123.500	089.6903	174.18	S42° 41' 34"W
C13	175.214	123.500	081.2878	160.88	S46° 53' 39"W
C14	63.727	176.500	020.6870	63.38	S08° 11' 28"W
C15	18.111	123.500	008.4024	18.10	S02° 02' 56"W
C16	23.635	15.000	090.2807	21.27	N47° 17' 33"W
C17	23.488	15.000	089.7193	21.16	S42° 42' 27"W
C18	22.444	15.000	085.7298	20.41	N45° 01' 02"W
C19	24.680	15.000	094.2699	21.99	S44° 58' 58"W
C20	23.488	15.000	089.7193	21.16	N42° 42' 27"E
C21	23.635	15.000	090.2807	21.27	N47° 17' 33"W
C22	23.646	15.000	090.3213	21.27	S47° 18' 47"E
C23	23.478	15.000	089.6787	21.15	S42° 41' 13"W
C24	23.499	15.000	089.7605	21.17	N42° 38' 46"E
C25	23.625	15.000	090.2395	21.26	N47° 21' 14"W
C26	23.499	15.000	089.7605	21.17	N42° 38' 46"E
C27	23.625	15.000	090.2397	21.26	N47° 21' 14"W
C28	23.646	15.000	090.3213	21.27	S47° 18' 47"E
C29	23.478	15.000	089.6785	21.15	S42° 41' 13"W
C30	23.478	15.000	089.6787	21.15	N42° 41' 13"E
C31	23.646	15.000	090.3213	21.27	N47° 18' 47"W
C32	23.478	15.000	089.6787	21.15	N42° 41' 13"E
C33	23.646	15.000	090.3213	21.27	S47° 18' 47"E
C34	23.646	15.000	090.3213	21.27	S47° 18' 47"E
C35	23.478	15.000	089.6787	21.15	S42° 41' 13"W

PLAT INFORMATION

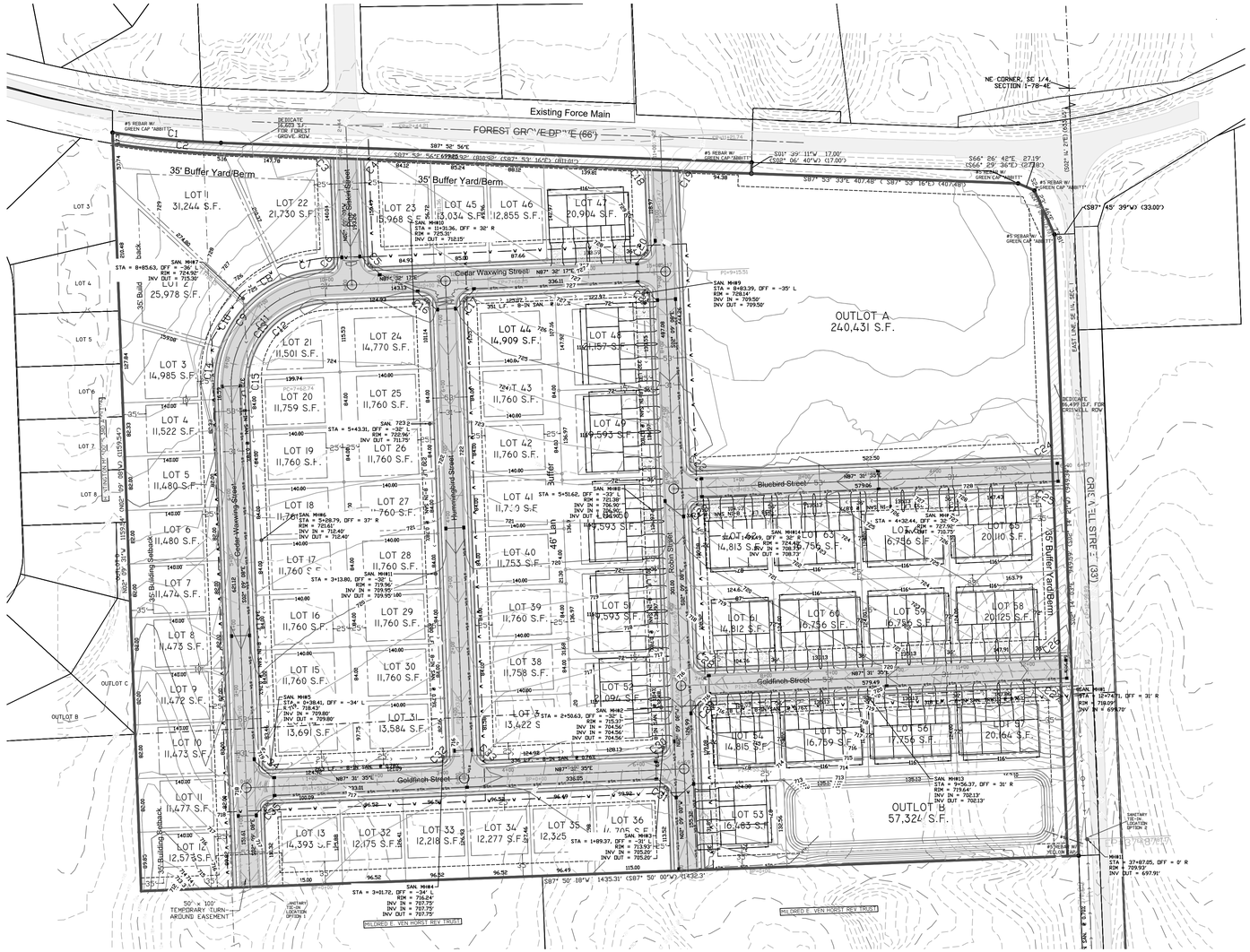
1. Owner:
   McNamara Construction
   4841 School House Road
   Bettendorf, Iowa 52722
2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
3. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
4. Attorney:
   Tom Pastrnak
   313 W. 3rd Street
   Davenport, Iowa 52801
   Ph: (563) 323-7737

AREA OF SUBDIVISION:

GROSS AREA:	35.835
ROW:	7.061
LOTS 1–65:	21.938
OUTLOTS A–B:	6.836

Single Family Setbacks		
Front	Rear	Side
25'	25'	Min5' w/Total OF 10'

Town Home Setbacks		
Front	Rear	Side
25'	25'	Min5' w/Total OF 15'

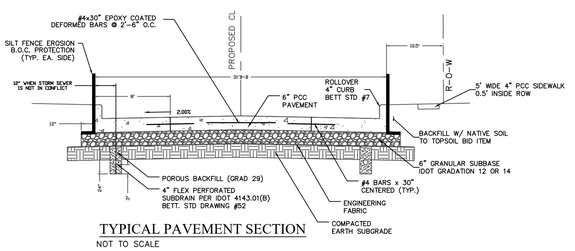


TYPICAL R.O.W. WIDTH = 53'

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND
#5 REBAR, UNLESS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

EASEMENT	EXISTING GAS VALVE	EXISTING CONTOUR LINE
SETBACK LINE	EXISTING WATER VALVE	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 PROPOSED SANITARY	EXISTING BUSH	715.00 FF — FINISHED FLOOR ELEVATION
EXISTING STORM SEWER	EXISTING MANHOLE	
PROPOSED STORM SEWER	EXISTING FIRE HYDRANT	
EXISTING WATER	FOUND PROPERTY PIN	
PROPOSED WATER	CONTROL POINT	
EXISTING GAS LINE		
EXISTING ELECTRIC		



TYPICAL PAVEMENT SECTION
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1" = 100' (24x36)

N W E S

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.

NO PORTION 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 #19163C0376F AND 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.

LOTS 1–46 SHALL BE DESIGNATED FOR SINGLE FAMILY USE WITH A ZONING OF R–3.

LOTS 47–65 SHALL BE DESIGNATED FOR 4–UNIT SINGLE STORY TOWNHOMES WITH A ZONING OF R–3.

OUTLOT A SHALL BE RESERVED FOR NEIGHBORHOOD COMMERCIAL USE, ZONING REMAINS A–1.

OUTLOT B SHALL BE DESIGNATED FOR STORM WATER DETENTION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER;S ASSOCIATION.

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

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

NO LOT IS ALLOWED TO HAVE DIRECT ACCESS TO FOREST GROVE DRIVE OR CRISWELL STREET.

SURVEYOR'S FINAL PLAT CERTIFICATE

I, MICHAEL D. RICHMOND, AN IOWA PROFESSIONAL LAND SURVEYOR NO. 23503, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IOWA, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF FOREST GREEN TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA, 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:

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST COMER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, SOUTH 02 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 633.45 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 39 SECONDS WEST TO THE WESTERLY RIGHT OF WAY LINE OF CRISWELL STREET, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING; THENCE 33.00 FEET DISTANT AND PARALLEL TO SAID EAST QUARTER LINE, SOUTH 02 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF949.34 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 1432.31 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 08 SECONDS EAST, TO AN ARC WHICH IS ALSO THE SOUTHERLY RIGHT OF WAY OF FOREST
GROVE ROAD, A DISTANCE OF 1159.54 FEET; THENCE ALONG A NON–TANGENTIAL ARC A DISTANCE OF 166.17 FEET, ARC BEING CONCAVE NORTH HAVING A RADIUS OF 1465.50 FEET AND A DELTA ANGLE OF6 DEGREES 29 MINUTES 48 SECONDS; THENCE CONTINUING ALONG SAID SOUTHERLY LINE FOR THE NEXT FOUR COURSES SOUTH 87 DEGREES 53 MINUTES 16 SECONDS EAST, A DISTANCE OF 811.01 FEET; THENCE SOUTH 02 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF17.00 FEET; THENCE SOUTH 87 DEGREES 53 MINUTES 16 SECONDS EAST, A DISTANCE OF 407.48 FEET; THENCE SOUTH 66 DEGREES 29 MINUTES 36 SECONDS EAST, TO THE WESTERLY RIGHT OF WAY LINE OF CRISWELL STREET, A DISTANCE OF 27.18 FEET; THENCE ALONG SAID WESTERLY LINE, SOUTH 24 DEGREES 27 MINUTES 07 SECONDS EAST, A DISTANCE OF 73.78 FEET.TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 35.83 ACRES MORE OR LESS.

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.

LICENSED LAND SURVEYOR — MICAHEL 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 Date
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: 04/26/2022 TE PROJECT NO: 00000.00

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

DRAWN BY: MDR
CHECKED BY: MDR

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

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
PRELIMINARY PLAT
FOREST GREEN
PARCEL ID: 840139005
BETTENDORF, IOWA

DEVELOPER
MCNAMARA CONSTRUCTION
4841 SCHOOL HOUSE ROAD
BETTENDORF, IOWA 52722

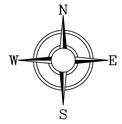
SHEET NO.
C1

22-030 Attachment C

ZONING EXHIBIT

CRISWELL-FOREST GROVE DEVELOPMENT

TO THE CITY OF BETTENDORF, IA



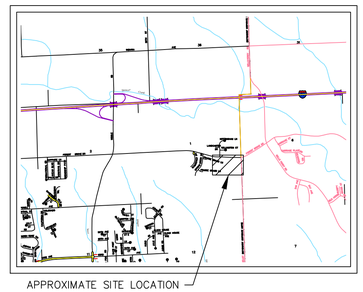
GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

SITE LOCATION MAP



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

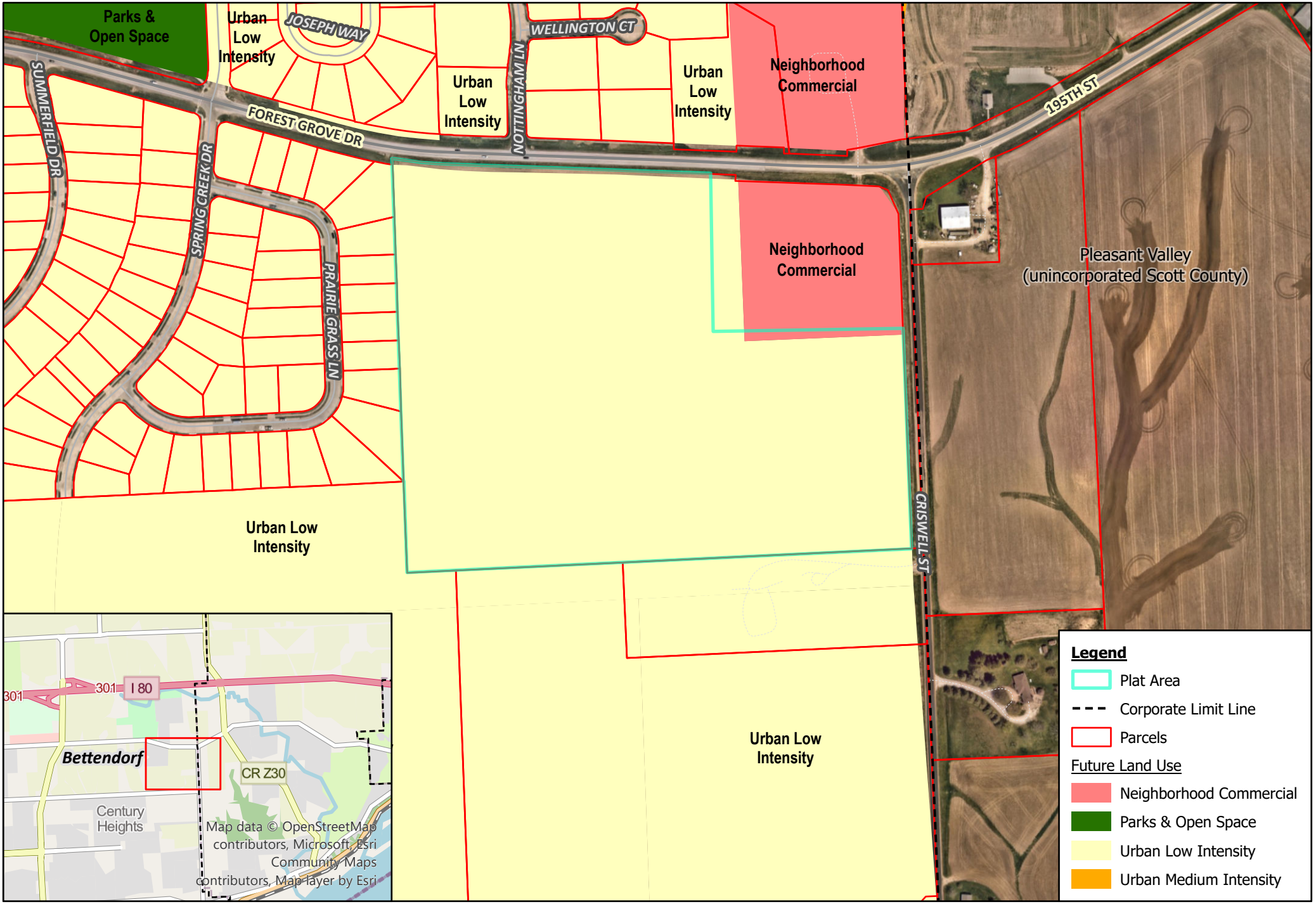
Case 22-030: Forest Green Addition
Preliminary Plat
Future Land Use

22-030 Attachment D

N

1 Inch = 345 Feet

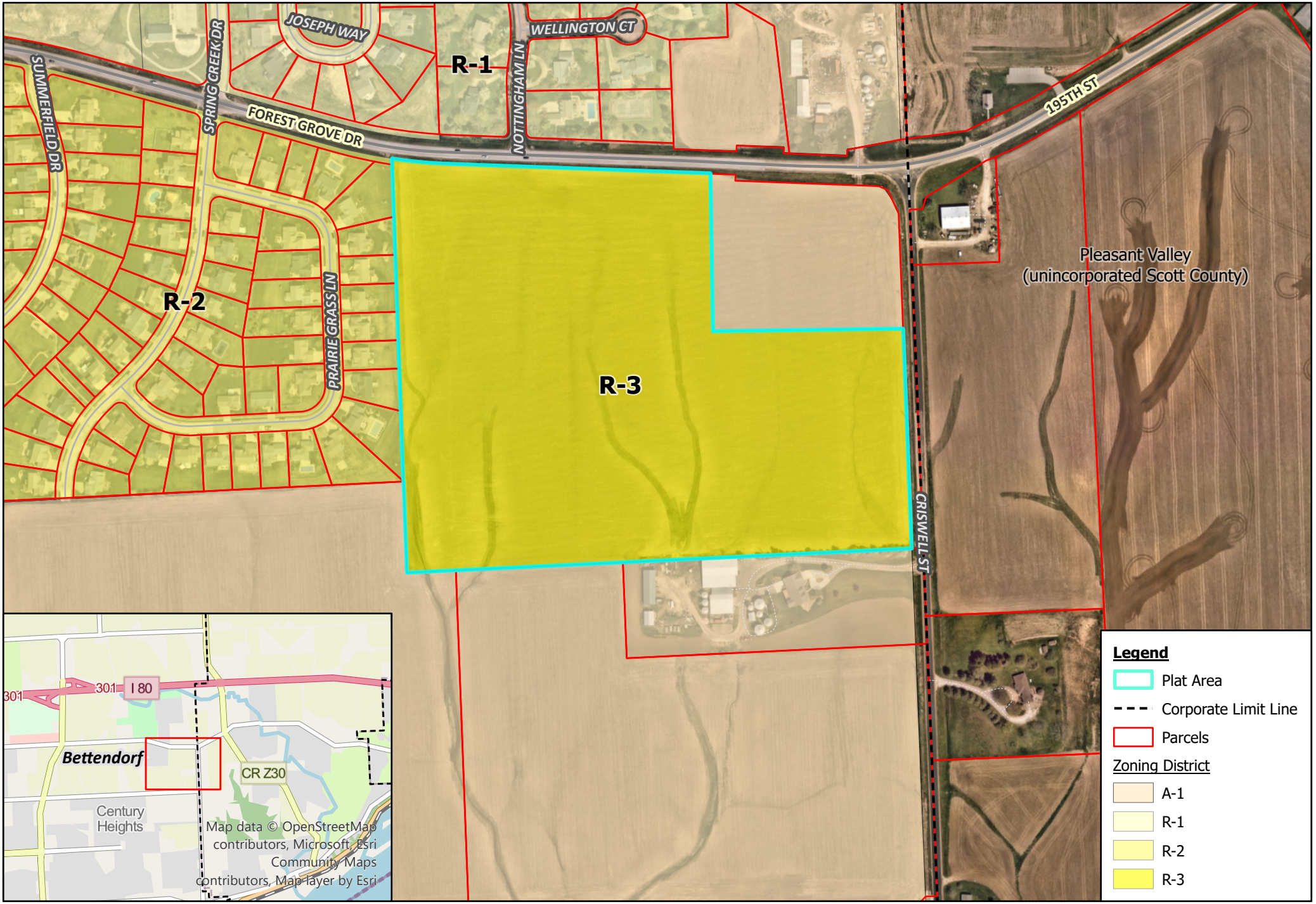
0 135 270 540 810 Feet

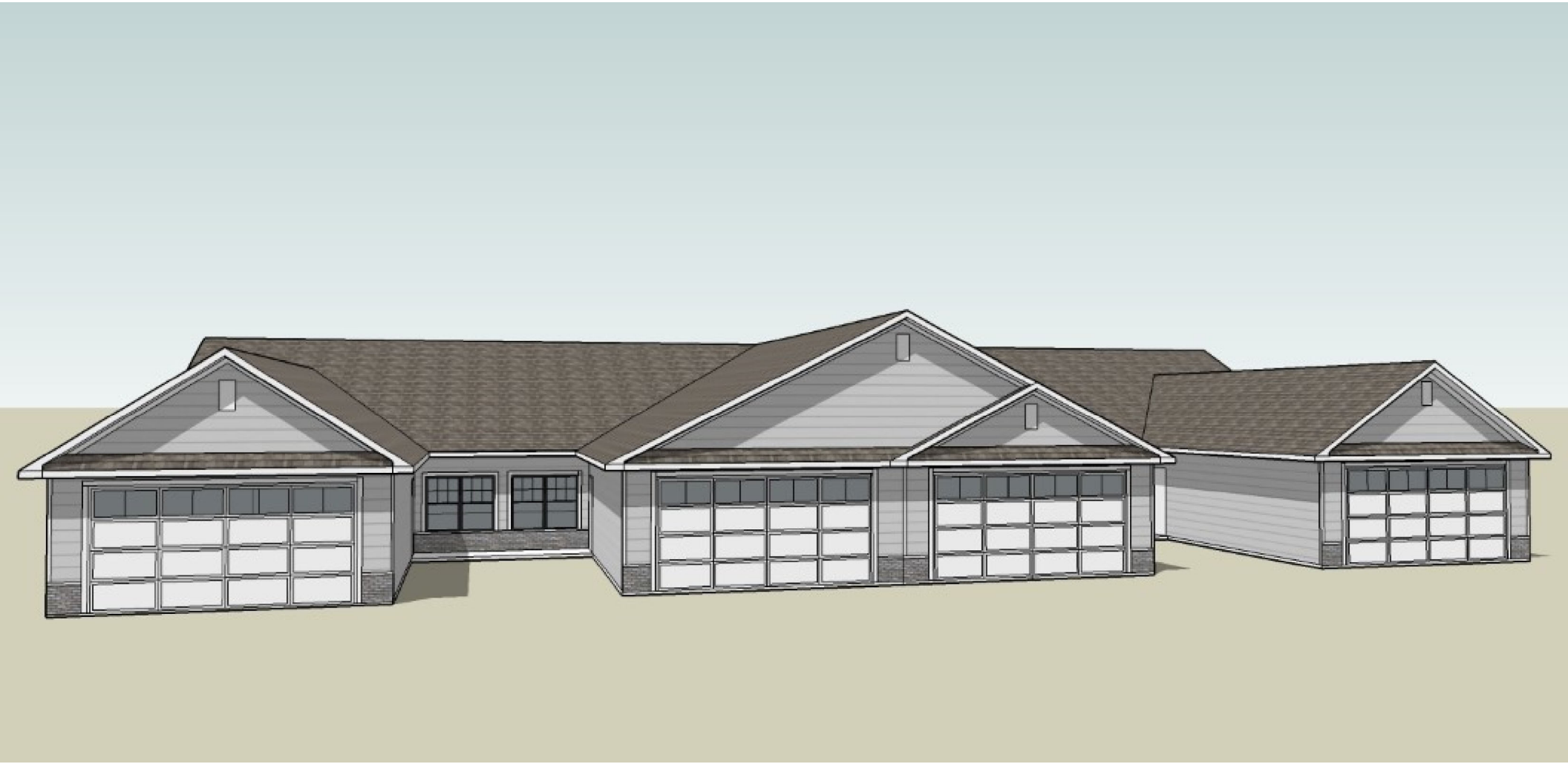


Case 22-030: Forest Green Addition
Preliminary Plat
Zoning

1 Inch = 345 Feet
Feet
0 135 270 540 810

N





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

May 18, 2022 Bettendorf Planning & Zoning Commission Meeting

Staff Report

Case No. 22-030
Application: Forest Green - Preliminary Plat
Location: West of Criswell Street and South of Forest Grove Drive, more specifically south side of the 6900 block of Forest Grove Drive
Legal Description: Part of the NW¼SE¼ of Section 1, part of the SW¼SE¼ of Section 1, and part of the SE¼SE¼ of Section 1, all located in township 78 north, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa
(Parcel ID: 840139005)
Applicant: Chris McNamara DBA McNamara Construction
Zoning: R-3, Mixed Residential District and A-1, Agricultural/Urban Reserve District
Future Land Use: ULI, Urban Low Intensity and NC, Neighborhood Commercial

Background Information and Facts

Chris McNamara/McNamara Construction has submitted the Preliminary Plat of Forest Green subdivision located south of Forest Grove Drive and west of Criswell Street on the eastern limits of the City of Bettendorf (see Aerial Map – Attachment A). The plat proposes 67 lots and encompasses a total of 35.84 acres, more or less (see Forest Green Preliminary Plat - Attachment B). On February 16, 2022 a public hearing was held regarding the rezoning of the ground contained in the plat from A-1, Agricultural/Urban Reserve District to R-3, Mixed Residential District. Outlot A shown on the preliminary plat was not rezoned and remains in the A-1 District. The rezoning was reviewed and recommended for approval by the Planning and Zoning Commission and subsequently approved by City Council. The rezoning was approved with a condition that the submitted concept plan materially match the preliminary plat, final plat, and site development plan (see Criswell-Forest Grove Development Rezoning Concept Plan - Attachment C).

Future Land Use and Comprehensive Plan

All land adjacent to and in the proposed subdivision is contemplated in the Bettendorf Future Land Use Map as Urban Low Intensity, with the exception of Outlot A and a

corresponding area north of Forest Grove Drive which are contemplated as Neighborhood Commercial (see Future Land Use Map – Attachment D).

Lot Configuration and Zoning Compliance

Lots 1–65 and the storm water detention area, Outlot B, are located in R-3, Mixed Residential Zoning District. Outlot A was not rezoned with the residential property and remains A-1, Agricultural/Urban Reserve District reserved at this time for future light-intensity commercial development (see Zoning Map – Attachment E). The lot is appropriately-sized (240,431 square feet or 5.52 acres) and dimensioned for the future contemplated commercial use. The preliminary plat shows Lots 1-46 consisting of single-family detached homes and Lots 47-65 consisting of four-unit, single story townhouses. A rendering of the townhouses has been provided, and these structures will require a site plan development review (see Townhouse Rendering – Attachment F). Both proposed structure types are permitted residential building types in the R-3 Zoning District. Townhouse structures cannot exceed four dwelling units in a row in the R-3 Zoning District. The proposed layout and building types meet this requirement.

All single-family detached structures in the R-3 Zoning District require a minimum 25-foot front yard setback, 5-foot side yard setback, and 25-foot rear yard setback. All single-family detached lots meet the bulk standards. In addition, Lots 1-13 (western boundary) and Lots 32-36 (southern boundary) have an additional 10 feet of rear yard setback, buffering these lots from the adjacent developments. Townhouse structures in the R-3 Zoning District require a minimum 25-foot front yard setback, a 15-foot total (5-foot minimum) side yard setback, and a 25-foot rear yard setback. All townhouse lots meet the bulk standards and are limited to one story. Lots 48-52 are platted to provide an additional 20 feet of buffer to the adjacent properties consisting of single-family detached structures. Staff recognizes this as an attractive amenity in the preliminary plat for the future residents that is not required by code.

Per Title 11 Zoning Regulations § 11-5-6 (Note 3), the following applies to lot frontages along Forest Grove Drive and Criswell Street: "The required front yard or rear yard setback adjacent to any collector, minor arterial, or principal arterial street as defined in the Bettendorf Transportation Plan (April 11, 2013) shall be fifty feet (50') OR thirty-five feet (35') when a berm, acceptable to the Planning and Zoning Commission and City Council, is provided adjacent to the involved roadway." The preliminary plat shows a 35-foot setback and berm on both arterial street frontages.

Staff contends the submitted preliminary plat for Forest Green subdivision materially matches the concept plan submitted with the A-1 to R-3 rezoning application. A final plat and site development plan will be reviewed by the Planning and Zoning Commission and City Council pending approval of the preliminary plat.

Utilities

Water service will be provided by Iowa American to all lots in the subdivision. City sewer connections will also be provided. All public utilities shall be located within easements or public rights-of-way shown on the plat.

Thoroughfare Plan & Access

All residential lots are accessed via two points off of Forest Grove Drive and two points of off Criswell Street. Dead-ends are shown along the southern property line for two roads - Cedar Waxwing Street and Robin Street. The southern terminus and dead-end of Cedar Waxwing Street contains a 50-foot by 100-foot temporary turnaround easement. The southern terminus of Robin Street does not necessitate a turnaround due to the lot configuration but will require a reinforced driveway for city service turnarounds on Lot 54. This will be implemented at the site development plan review stage. All roads within the subdivision are shown to be 53-foot wide dedicated public rights-of-way.

Forest Grove Drive and Criswell Street are both designated as arterial streets and are required to have a 100-foot wide right-of-way. The plat designates an additional 17 feet of right-of-way from the current parcel configuration to meet this requirement.

Outlot A is sufficiently dimensioned to allow separate access from Forest Grove Drive and/or Criswell Street which would meet City street intersection distance separation requirements.

Pedestrian and Trail Access

The preliminary plat shows 5-foot wide sidewalks on all interior right-of-way frontages. Trail and/or sidewalk construction will not be required along Forest Grove Drive or Criswell Street at this time due to the present drainage ditches. A crosswalk will be constructed across Forest Grove Drive at the southwest intersection of Nottingham Lane which will connect the currently constructed sidewalk on the north side of Forest Grove Drive. This sidewalk traverses west adjacent to Sterling Woods and Spencer Hollow 1st Addition. Further trail and sidewalks improvements will be constructed and extended when Forest Grove Drive and Criswell Street are improved.

Storm Water Detention

The proposed plat shows a 1.36-acre lot, Outlot B, reserved for storm water detention which shall be owned and maintained by the homeowner's association.

Staff Recommendation

Staff recommends approval of the preliminary plat of Forest Green subdivision subject to the following conditions:

1. Approval of the preliminary plat does not waive any other federal, state, or local provisions as required by law.
2. No parking is allowed on streets adjacent to multi-family units between November 15 and March 31 to facilitate snow removal operations. This timeframe corresponds with the city's designated on-call snow season.

Respectfully submitted,

Taylor Beswick
City Planner

June 7, 2022

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

SUBJECT: Planning and Zoning Commission's decision on a Preliminary Plat of Forest Green Subdivision. (Case 22-030)

Honorable Mayor and Members of the City Council:

On May 18, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named Preliminary Plat.

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

Sincerely,

Mark D. Hunt
Director, Community Development

4. Case 22-030; Forest Green, submitted by Chris McNamara/McNamara Construction.

Beswick reviewed the staff report.

A brief discussion was held regarding on-street parking which will be restricted during the city's snow season.

Kappeler asked if there would be access from the interior of the development to Outlot A. Morlok explained that there would be no further access points on Outlot A from either Criswell Street or Forest Grove Drive.

Ormsby asked if the required setbacks in an R-3 district are different from those in R-1 and R-2 districts. Hunt commented that the setbacks required in an R-3 district are smaller than those in the other residential districts. Beswick added that the setbacks shown for the subdivision are larger than those required by Code.

> On motion by Kappeler, seconded by Gannaway, that the preliminary plat of Forest Green be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: June 6/7, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of FG 80 Holdings First Addition, submitted by Kevin Koellner/Focus Real Estate Development. (Case 22-026)

Explanation (Background and How it Responds to Vision, Mission, or Goals)
Kevin Koellner/Focus Real Estate Development has submitted the final plat of FG 80 Holdings First Addition located north of Forest Grove Drive and east of Middle road near the Interstate 80 corridor (see Aerial Map – Attachment A). The plat contains seven lots which encompass approximately 106.16 acres (see FG 80 Holdings First Addition Final Plat - Attachment B). The preliminary plat was reviewed and recommended for approval at the November 16, 2021 Bettendorf Planning & Zoning Commission Meeting (see FG 80 Holdings First Addition Preliminary Plat - Attachment C).

The area in the proposed subdivision is contemplated in the Bettendorf Future Land Use Map as Community Commercial (see Future Land Use Map – Attachment D). Adjacent areas located on the west side of Middle Road are also shown as Community Commercial on the Future Land Use Map, with comparable intensity of development as the proposed Final Plat. The entirety of the subdivision is located in the C-3, General Business Zoning District (see Zoning Map – Attachment E). The proposed uses on the site include similar uses as those located at the TBK Bank Sports Complex west of Middle Road and north of Forest Grove Drive. These uses include a flagship sports center comprised of indoor and outdoor facilities surrounded by ancillary commercial uses including restaurants, retail, and hotel lodging.

The Planning and Zoning Commission made a recommendation for approval of the final plat by a 7-0 margin at the May 18, 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) FG 80 Holdings First Addition Final Plat; (C) FG 80 Holdings First Addition Preliminary Plat; (D) Future Land Use Map; (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 THE FINAL PLAT OF FG 80 HOLDINGS FIRST ADDITION

WHEREAS, Kevin Koellner/Focus Real Estate Development has submitted the final plat of FG 80 Holdings First 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 FG 80 Holdings First Addition subject to the following condition:

1. Approval of the final plat does not waive any other state, federal, or local provisions as required by law.

PASSED, APPROVED, AND ADOPTED this 7th day of June, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

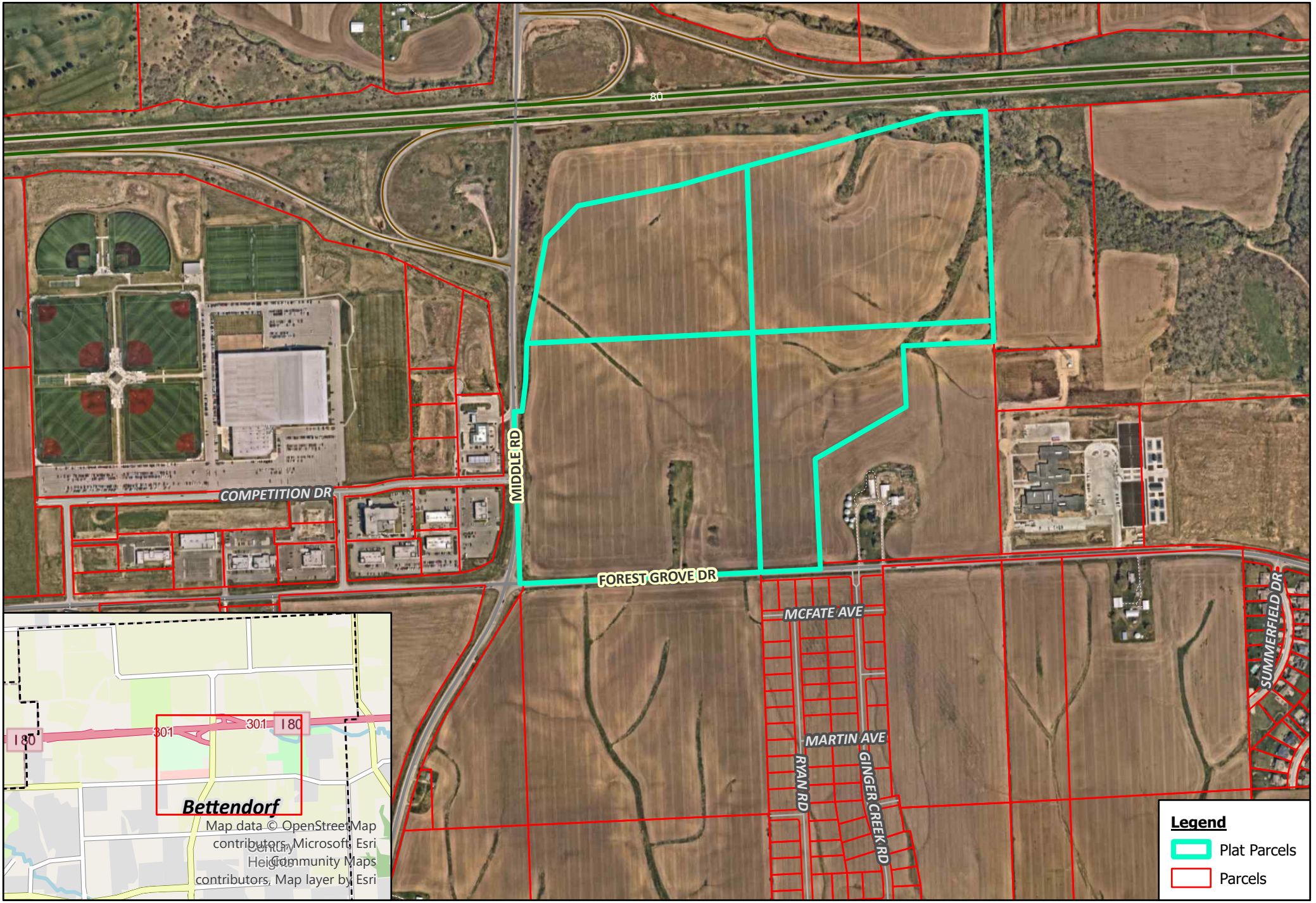
Case 22-026: FG 80 Holdings First Addition
Final Plat
Aerial

22-026 Attachment A

1 Inch = 669 Feet

0 262.5 525 1,050 1,575 Feet

N



PRELIMINARY
05-06-2022

FINAL PLAT
FOR
FG 80 HOLDINGS FIRST ADDITION
A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

CENTERLINE OF INTERSTATE ROAD NO. 80

NW CORNER OF THE EAST ½ OF THE NE ¼ OF SECTION 2 CORNER CERTIFICATE DOC #2002-12383 PIN 0.02' SOUTH OF TOWNSHIP LINE POINT #718

CORNER CERTIFICATE DOC #2011-23857 POINT #752

SE CORNER OF THE WEST ½ OF THE SE ¼ OF SECTION 35 CORNER CERTIFICATE DOC #2011-23856 POINT #717

CORNER CERTIFICATE DOC #2008-30904 "X" IS 0.26' NORTH OF TOWNSHIP LINE POINT #754

CORNER FALLS IN CENTER OF WEST BOUND LANE AND WAS NOT SET. LOCATION DETERMINED FROM CORNER CERTIFICATE DOC #2011-23858 POINT #751

NW CORNER OF THE EAST ½ OF THE NW ¼ OF SECTION 1 CORNER CERTIFICATE DOC #2010-16737 PK NAIL 0.22' SOUTH OF TOWNSHIP LINE POINT #706

CORNER CERTIFICATE DOC # 2011-23857 POINT #753

N 87°12'34" E 1,326.34' (642.08') — N 87°12'28" E 686.78' (2645.94') (40.09 CHAINS) 2650.72' — 1,326.29' (639.51') — N 87°18'43" E 682.34' — 2,647.51'

1220+00 — 1230+00 — 1240+00 — 1250+00

PC: 1255+20.90

#8655 — #13581 — #13582 — #13583

228+36.20

1226+55.00 INTERSTATE ROAD NO. 80 = 228+36.20 COUNTY ROAD H / MIDDLE ROAD

1234+97.08 170.00 RT — INTERSTATE ROAD NO. 80 & COUNTY ROAD H RIGHT OF WAY WARRANTY DEED BOOK 266 DEEDS PAGE 328 — 1242+00.00 205.00 RT — 1245+98.70 155.00 RT

PIN 0.34' NORTH & 0.07' WEST OF CORNER

1252+38.07 155.00 RT

N 86°16'37" E 257.65'

1,092.46'

N 75°06'00" E

15' UE — 20' BSL

RIGHT OF WAY ACQUISITION DEED #2017-00012547

1225+83.82 230.00 RT — 226+35.35 175.00 RT — 224+50.08 175.00 RT

CENTERLINE OF MIDDLE ROAD N 01°08'47" E

N 74°28'35" E 391.45' — 179.37' — 74.24'

N 78°25'51" E 569.00' — 317.63' — 251.37' — 212.08'

N 44°13'25" E 245.39'

N 01°50'34" W 322.86'

N 88°09'26" E 220.05'

N 27°31'18" E 476.73'

S 54°11'15" E 782.10'

LOT A 117,134 SF± 2.69 AC±

LOT B 1,313,734 SF± 30.16 AC±

15' UE — 1,267.35' — (22.12 CHAINS) (1459.19') 1451.20'

HARRY A. VEN HORST REVOCABLE TRUST TRACT III – WARRANTY DEED DOCUMENT # 2018-04119 PLAT OF SURVEY DOCUMENT # 2010-16740

S 02°02'07" E 2,657.78'

PT: 219+65.01 — 220+00

218+00.00 90.00 RT

N 10°01'40" E 583.00'

CENTERLIE RADIUS=11,460.00'

LOT 8 BETTPLEX 2ND ADDITION

2,657.62'

S 01°57'55" E (2656.20') (40.25 CHAINS) 2657.62'

25' STORM SEWER EASEMENT

EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2

20' SANITARY SEWER EASEMENT

20' WATERMAIN EASEMENT

WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1

EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1

N 23°52'25" E 809.22'

LOT 5 2,628,326 SF± 60.34 AC±

S 88°09'26" W 74.47'

(483.78') (7.33 CHAINS) S 87°09'48" W 499.27' (53.65') 53.55'

15' UE — 89.9' — POB 213+50.00 90.00 RT — 20' BSL — 212+00.00 45.00 RT — 212+00.00 0.09 RT

ACCESS & UTILITY EASEMENT — ACCESS & UTILITY EASEMENT — 70' — 75'

S 02°50'13" E 335.17' (5.08 CHAINS) (335.28')

15' UE

ACCESS & UTILITY EASEMENT TO LOT B ACROSS LOTS 1 AND 5

S 10°57'19" E 455.18'

15' UE — S 60°09'14" W 578.12' (8.76 CHAINS) (578.16')

LOT 1 FOREST GROVE PARK 2ND ADDITION

S 02°02'07" E 330.24'

LOT 7 BETTPLEX 2ND ADDITION

210+00

COUNTY ROAD H & MIDDLE ROAD

N 01°58'15" W 1,093.36'

45' — 30' UE — 35' UE — 30' BSL — 20' BSL

SEE SHEETS 2 & 3 FOR MORE DIMENSIONS

WOOD FENCE POST AT PROPERTY CORNER

HARRY A. VEN HORST REVOCABLE TRUST TRACT III – WARRANTY DEED DOCUMENT # 2018-04119 PLAT OF SURVEY DOCUMENT # 2010-16740

PLEASANT VALLEY COMMUNITY SCHOOL DISTRICT QUIT CLAIM DEED DOCUMENT # 2013-10954 QUIT CLAIM DEED DOCUMENT # 2012-37873

(1,118.4') 1,118.14'

787.90'

RIGHT OF WAY 66,476 SF± 1.53 AC±

SHARED 40'x80' ACCESS EASEMENT FOR LOTS 1 & 4

15' SEWER & UTILITY EASEMENT

COMPETITION DRIVE

LOTS 2, 3 AND 4 SHARE A BLANKET ACCESS EASEMENT

LOT 2 200,271 SF± 4.60 AC±

LOT 4 68,864 SF± 1.58 AC±

LOT 3 47,032 SF± 1.08 AC±

LOT 1 181,451 SF± 4.17 AC±

547.66'

S 02°50'44" E

607.66' (9.20 CHAINS) (607.20')

RIGHT OF WAY ACQUISITION PLAT #2021-00040553

LOT 1 BETTPLEX 2ND ADDITION

CENTERLINE OF COUNTY ROAD H & MIDDLE ROAD N 01°58'15" W

N 01°57'55" W 951.84'

45' — 60' — 75'

S 87°15'08" W 1,232.03'

N 87°08'54" E 997.86' — 34.84' (34.88') — S 87°13'45" W 997.37'

L11 — 329.68' — 33.48'

N 87°15'08" E 1,326.83'

202+48.16

NOTE: THIS RIGHT OF WAY HAS NOT YET BEEN ACQUIRED BY THE CITY

1656.58' (25.10 CHAINS) (1656.60')

LOT CORNER 0.09' WEST OF SECTION LINE

MASON RUN FIRST ADDITION

FOREST GROVE DRIVE

SW CORNER OF THE EAST ½ OF THE NW ¼ OF SECTION 1 CORNER CERTIFICATE DOC #2010-16737 POINT #728

POC
SW CORNER OF THE EAST ½ OF THE NE ¼ OF SECTION 2 CORNER CERTIFICATE DOC #2017-00004304 POINT #750

CORNER CERTIFICATE DOC #2011-00214 POINT #730

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°43'32" W	68.47'
L2	N 01°57'55" W	86.45'
L3	N 08°44'03" E	243.42'
L4	N 40°37'49" E	96.97'
L5	N 77°41'14" E	175.18'
L6	N 01°50'34" W	70.00'
L7	S 88°09'26" W	90.96'
L8	N 75°23'47" W	93.35'
L9	N 28°35'16" W	98.54'
L10	N 04°03'04" W	379.58'
L11	S 87°13'45" W	329.58'
L12	N 88°01'45" E	44.91'
L13	N 14°44'11" E	156.54'
L14	N 06°22'29" E	40.41'
L15	N 38°51'39" E	39.57'
L16	N 76°40'22" E	54.97'
L17	S 01°50'34" E	63.89'
L18	S 03°54'55" E	85.06'
L19	S 12°34'29" E	40.71'
L20	S 43°58'56" E	40.46'
L21	S 80°45'20" E	48.66'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	249.27'	11,370.00'	N 01°18'01" W	249.27'
C2	203.06'	11,370.00'	S 01°25'01" E	203.06'
C3	46.21'	11,370.00'	S 00°47'20" E	46.21'

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	181,451 SF±	4.17 AC±
LOT 2	200,271 SF±	4.60 AC±
LOT 3	47,032 SF±	1.08 AC±
LOT 4	68,864 SF±	1.58 AC±
LOT 5	2,628,326 SF±	60.34 AC±
LOT A	117,134 SF±	2.69 AC±
LOT B	1,313,734 SF±	30.16 AC±
RIGHT OF WAY	66,476 SF±	1.53 AC±
TOTAL SUBDIVISION	4,623,287 SF±	106.14 AC±

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

150 75 0 150 300
SCALE: 1" = 150'

ABBREVIATIONS

AC	ACRES
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT

LEGEND

- RIGHT OF WAY RAIL, FOUND
- REBAR, FOUND
- CHISELED "X" IN CONCRETE, FOUND
- CHISELED "X" IN CONCRETE, SET
- REBAR WITH CAP #_____, FOUND
- 5/8" REBAR WITH CAP #13581, SET
- 1/2" SQ. PIN, FOUND
- P.K. NAIL, FOUND
- P.K. NAIL, SET
- PIPE, FOUND
- CONCRETE MONUMENT, FOUND
- SECTION CORNER
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- LINE CONTINUATION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPOSED SETBACK LINE

OWNER / SUBDIVIDER
FG80 HOLDINGS LLC
KEVIN KOELLNER
1805 STATE STREET SUITE 101
BETTENDORF, IOWA 52722
PHONE: (563) 355-2022

HORIZONTAL CONTROL - NAD 83 (2011 ADJUSTMENT) SECTION CORNERS			
POINT #	NORTHING	EASTING	DESCRIPTION
706	596639.6078	2474593.8560	SECTION COR PK
717	596543.2186	2472587.5370	SECTION COR #5REBAR
718	596511.9465	2471946.2190	PROP COR RC#8655
728	593983.7230	2474686.2340	SECTION COR #5REBAR
730	593919.5230	2473362.7420	SECTION COR #4REBAR
750	593855.9132	2472037.3584	SECTION COR SET-PK
751	596607.8261	2473912.2559	SECTION COR NOT-SET
752	596478.6430	2471262.7660	SECTION COR YC#15944
753	596731.9850	2476556.8530	SECTION COR CONC-MON

HORIZONTAL CONTROL - NAD 83 (2011 ADJUSTMENT) MIDDLE ROAD CENTERLINE ALIGNMENT			
POINT #	NORTHING	EASTING	DESCRIPTION
200	593855.9132	2472037.3584	POT BEGIN
201	594948.6272	2471999.7557	PC
202	595260.2655	2471989.0315	PI
203	595572.0258	2471995.2698	PT
204	596443.0424	2472012.6987	PI INTERSTATE-80

HORIZONTAL CONTROL - NAD 83 (2011 ADJUSTMENT) INTERSTATE 80 CENTERLINE ALIGNMENT			
POINT #	NORTHING	EASTING	DESCRIPTION
210	596222.6199	2468625.3379	POT BEGIN
211	596629.1385	2474872.5446	PC
212	596661.6030	2475371.4451	PI
213	596684.5589	2475870.8735	PT
214	596868.7765	2479878.7002	POT END

REVISIONS		
No.	DESCRIPTION	DATE
1	REVISED PER CITY REVIEW COMMENTS	5/6/2022

IMEG
PH: 563.344.0260
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

FG 80 HOLDINGS FIRST ADDITION
BETTENDORF, IOWA
FINAL PLAT

IMEG Project No: 21003795.01
File Name: 21003795-01 PROPERTY.dwg
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Field Book No:
Drawn By: DAB
Checked By: ***
Date: 5/6/2022

DARYL A. BRICKNER 13581 LICENSED PROFESSIONAL SURVEYOR IOWA

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

Daryl A. Brickner, PLS No. 13581 — Date
My license renewal date is December 31, 2023
No. of sheets covered by this seal: ____

PRELIMINARY
05-06-2022

Sheet 1 of 2

Friday, May 6, 2022, 1:34:27 PM
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GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as a part of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

A part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377G & 19163C0379G with an Effective Date March 23, 2021.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or are set as shown on this plat.

Plat notes establish requirements for how a subdivision will develop.
However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

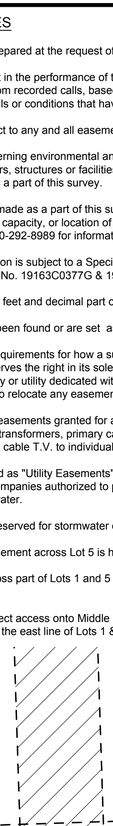
Easements designated as "Utility Easements" include all utilities that are provided either by the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf, including sewer and water.

Lots "A" and "B" are reserved for stormwater detention.

A Blanket Access Easement across Lot 5 is hereby granted for Lot "A".

Access to Lot "B" across part of Lots 1 and 5 is limited to the Access Easement shown on sheet 2 of this plat.

No Lots shall have direct access onto Middle Road or Forest Grove Drive, except for the Access Easement adjacent to the east line of Lots 1 & 5.



SEE SHEETS 3

PRELIMINARY
05-06-2022

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

60 30 0 60 120
SCALE: 1" = 60'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	249.27'	11,370.00'	N 01°18'01" W	249.27'
C2	203.06'	11,370.00'	S 01°25'01" E	203.06'
C3	46.21'	11,370.00'	S 00°47'20" E	46.21'
C4	180.64'	115.00'	S 46°50'34" E	162.63'
C5	290.60'	185.00'	S 46°50'34" E	261.63'
C6	99.74'	185.00'	N 76°23'50" W	98.54'
C7	75.55'	185.00'	N 49°15'09" W	75.02'
C8	115.30'	185.00'	N 19°41'53" W	113.45'
C9	46.28'	60.18'	N 20°11'17" E	45.15'
C10	103.95'	135.18'	N 20°11'17" E	101.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°43'32" W	68.47'
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L9	N 28°35'16" W	98.54'
L10	N 04°03'04" W	379.58'
L11	S 87°13'45" W	329.58'
L12	N 88°01'45" E	44.91'
L13	N 14°44'11" E	156.54'
L14	N 06°22'29" E	40.41'
L15	N 38°51'39" E	39.57'
L16	N 76°40'22" E	54.97'
L17	S 01°50'34" E	63.89'
L18	S 03°54'55" E	85.06'
L19	S 12°34'29" E	40.71'
L20	S 43°58'56" E	40.46'
L21	S 80°45'20" E	48.66'
L22	N 42°13'07" E	40.38'
L23	N 42°13'07" E	38.46'

LOT 5
2,628,326 SF±
60.34 AC±

LOT 4
68,864 SF±
1.58 AC±

LOT 3
47,032 SF±
1.08 AC±

LOT 2
200,271 SF±
4.60 AC±

LOT 1
181,451 SF±
4.17 AC±

RIGHT OF WAY
66,476 SF±
1.53 AC±

LOTS 2, 3 AND 4 SHARE A BLANKET ACCESS EASEMENT

ACCESS & UTILITY EASEMENT

ACCESS & UTILITY EASEMENT TO LOT B ACROSS LOTS 1 AND 5

SHARED 40'x80' ACCESS EASEMENT FOR LOTS 1 & 4

15' SEWER & UTILITY EASEMENT

20' WATERMAIN EASEMENT

30' STORM SEWER EASEMENT

20' STORM SEWER EASEMENT

COMPETITION DRIVE

FOREST GROVE DRIVE

COUNTY ROAD H & MIDDLE ROAD

CENTERLINE OF COUNTY ROAD H & MIDDLE ROAD N 01°58'15" W

NOTE: THIS RIGHT OF WAY HAS NOT YET BEEN ACQUIRED BY THE CITY

RIGHT OF WAY ACQUISITION PLAT #2021-00040553

WOOD FENCE POST AT PROPERTY CORNER

POB

PC: 213+41.52

213+50.00
90.00 RT

212+00.00
45.00 RT

212+00.00
0.09 RT

POC
SW CORNER OF THE EAST ½ OF THE NE ¼ OF SECTION 2
CORNER CERTIFICATE
DOC #2017-00004304
POINT #750

CORNER CERTIFICATE
DOC #2011-00214
POINT #730

REVISIONS		
No.	DESCRIPTION	DATE
1	REVISED PER CITY REVIEW COMMENTS	5/6/2022

IMEG
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Sheet 2 of 3

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PRELIMINARY
05-06-2022

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

60 30 0 60 120
SCALE: 1" = 60'

ERLINE OF
DLE ROAD
"08'47" E

N 44°
245.

#13581

563.00'

N 10°01'40" E

PT: 219+65.01

220+00

218+00.00
90.00 RT

2,657.62'

S 01°57'55" E

C1

15' UE

PC: 213+41.52

89.9'

POB

#13581

213+50.00
90.00 RT

#13581

L13

20' BSL

L12

212+00.00
45.00 RT

212+00.00
0.09 RT

L10

45'

COUNTY ROAD H
& MIDDLE ROAD

210+00

N 01°50'34" W
322.86'

N 27°31'18" E
476.73'

N 88°09'26" E 220.05'
91.68' 103.37'

25' STORM
SEWER EASEMENT

S 01°50'34" E 561.36'

S 01°50'34" E 561.36'

EAST HALF OF THE
NORTHEAST QUARTER OF SECTION 2

N 24°54'27" W
169.99'

20' SANITARY
SEWER EASEMENT

N 71°00'01" E
303.83'

S 01°50'34" E
14.66'

S 88°09'26" W
75.00'

S 01°50'34" E
5.83'

LOT 5
2,628,326 SF±
60.34 AC±

S 88°09'26" W
70.00'

ACCESS & UTILITY
EASEMENT

N 01°50'34" W 633.65'

N 01°50'34" W 633.65'

70'

ACCESS & UTILITY
EASEMENT

S 01°50'34" E 603.65'

S 01°50'34" E 589.02'

75'

N 27°31'18" E
264.45'

20' WATERMAIN
EASEMENT

N 62°28'42" W
232.29'

N 23°52'25" E
809.22'

N 44°23'48" W
229.31'

S 88°09'26" W
74.47'

20' WATERMAIN EASEMENT

30' STORM
SEWER EASEMENT

N 10°57'19" W
404.82'

455.18'

S 10°57'19" E

N 21°58'12" E
219.29'

15' UE

22.93'

75'

N 79°02'41" E
115.30'

50.00'

WOOD FENCE POST AT
PROPERTY CORNER

SEE SHEETS 2

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER CITY REVIEW COMMENTS	5/6/2022

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Sheet 3 of 3

Friday, May 6, 2022 1:35:16 PM
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PRELIMINARY
11-08-2021
PRELIMINARY PLAT
FOR
FG 80 HOLDINGS
A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

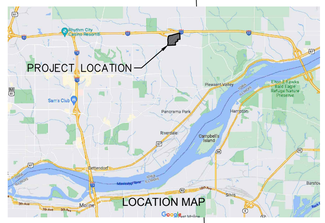
150 75 0 150 300
SCALE: 1" = 150'

LEGEND

- RIGHT OF WAY RAIL, FOUND
- REBAR, FOUND
- CHISELED "X" IN CONCRETE, FOUND
- CHISELED "X" IN CONCRETE, SET
- REBAR WITH CAP #_____, FOUND
- 5/8" REBAR WITH CAP #13581, SET
- 1/2" SQ. PIN, FOUND
- P.K. NAIL, FOUND
- P.K. NAIL, SET
- PIPE, FOUND
- CONCRETE MONUMENT, FOUND
- SECTION CORNER
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- LINE CONTINUATION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPOSED SETBACK LINE

ABBREVIATIONS

AC	ACRES
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT



HARRY A. VEN HORST REVOCABLE TRUST
TRACT III – WARRANTY DEED
DOCUMENT # 2018-04119
PLAT OF SURVEY
DOCUMENT # 2010-16740

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	182,394 SF±	4.19 AC±
LOT 2	91,408 SF±	2.10 AC±
LOT 3	110,601 SF±	2.54 AC±
LOT 4	115,416 SF±	2.65 AC±
LOT 5	150,441 SF±	3.45 AC±
LOT 6	3,444,127 SF±	79.07 AC±
LOT A	228,375 SF±	5.24 AC±
LOT B	237,074 SF±	5.44 AC±
RIGHT OF WAY	63,450 SF±	1.46 AC±
TOTAL SUBDIVISION	4,623,287 SF±	106.14 AC±

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L1	N 47°43'32" W	68.47'
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C3	46.21'	11,370.00'	S 00°47'20" E	46.21'

OWNER / SUBDIVIDER
SCHOOL HOUSE ROAD LC
KEVIN KOELLNER
1805 STATE STREET SUITE 101
BETTENDORF, IOWA 52722
PHONE: (563) 355-2022

HORIZONTAL CONTROL - NAD 83 (2011 ADJUSTMENT)
SECTION CORNERS

POINT #	NORTHING	EASTING	DESCRIPTION
706	596639.6078	2474593.8560	SECTION COR PK
717	596543.2186	2472587.5370	SECTION COR #5REBAR
718	596511.9465	2471946.2190	PROP COR RC#8655
728	593983.7230	2474688.2340	SECTION COR #5REBAR
730	593919.5230	2473362.7420	SECTION COR #4REBAR
750	593855.9132	2472037.3584	SECTION COR SET-PK
751	596607.8261	2473912.2559	SECTION COR NOT-SET
752	596478.6430	2471262.7660	SECTION COR YC#15944
753	596731.9850	2476556.8530	SECTION COR CONC-MON

HORIZONTAL CONTROL - NAD 83 (2011 ADJUSTMENT)
MIDDLE ROAD CENTERLINE ALIGNMENT

POINT #	NORTHING	EASTING	DESCRIPTION
200	593855.9132	2472037.3584	POT BEGIN
201	594948.6272	2471999.7557	PC
202	595260.2655	2471989.0315	PI
203	595572.0258	2471995.2698	PT
204	596443.0424	2472012.6987	PI INTERSTATE-80

HORIZONTAL CONTROL - NAD 83 (2011 ADJUSTMENT)
INTERSTATE 80 CENTERLINE ALIGNMENT

POINT #	NORTHING	EASTING	DESCRIPTION
210	596222.6199	2468625.3379	POT BEGIN
211	596629.1385	2474872.5446	PC
212	596661.6030	2475371.4451	PI
213	596684.5589	2475870.8735	PT
214	596868.7765	2479878.7002	POT END

REVISIONS		
No.	DESCRIPTION	DATE
1.	REVISED LOT LAYOUT	10/14/2021
2.	REVISED PER CITY REVIEW COMMENTS	11/5/2021

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BETTENDORF, IOWA

PRELIMINARY PLAT

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DARYL A. BRICKNER 13581 LICENSED PROFESSIONAL SURVEYOR IOWA

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PRELIMINARY 11-8-2021

Daryl A. Brickner, PLS No. 13581 — Date
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No. of sheets covered by this seal: 2

Sheet 1 of 2

Monday, November 8, 2021 2:07:23 PM
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No.	DESCRIPTION	DATE
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2.	REVISED PER CITY REVIEW COMMENTS	11/5/2021

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BETTENDORF, IOWA

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Sheet 2 of 2

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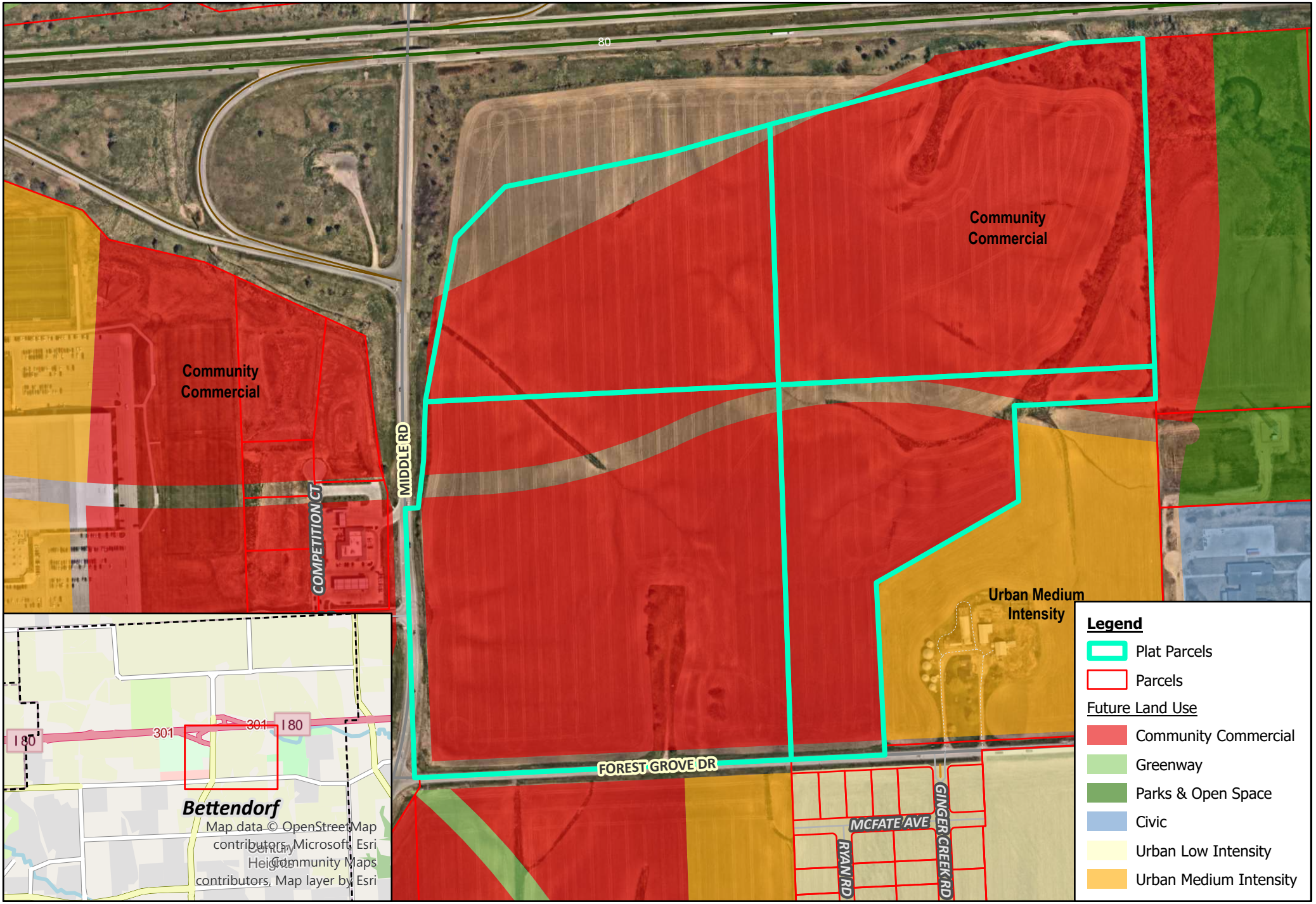
Case 22-026: FG 80 Holdings First Addition
Final Plat
Future Land Use

22-026 Attachment D

1 Inch = 428 Feet

0 165 330 660 990 Feet

N



Case 22-026: FG 80 Holdings First Addition
Final Plat
Zoning

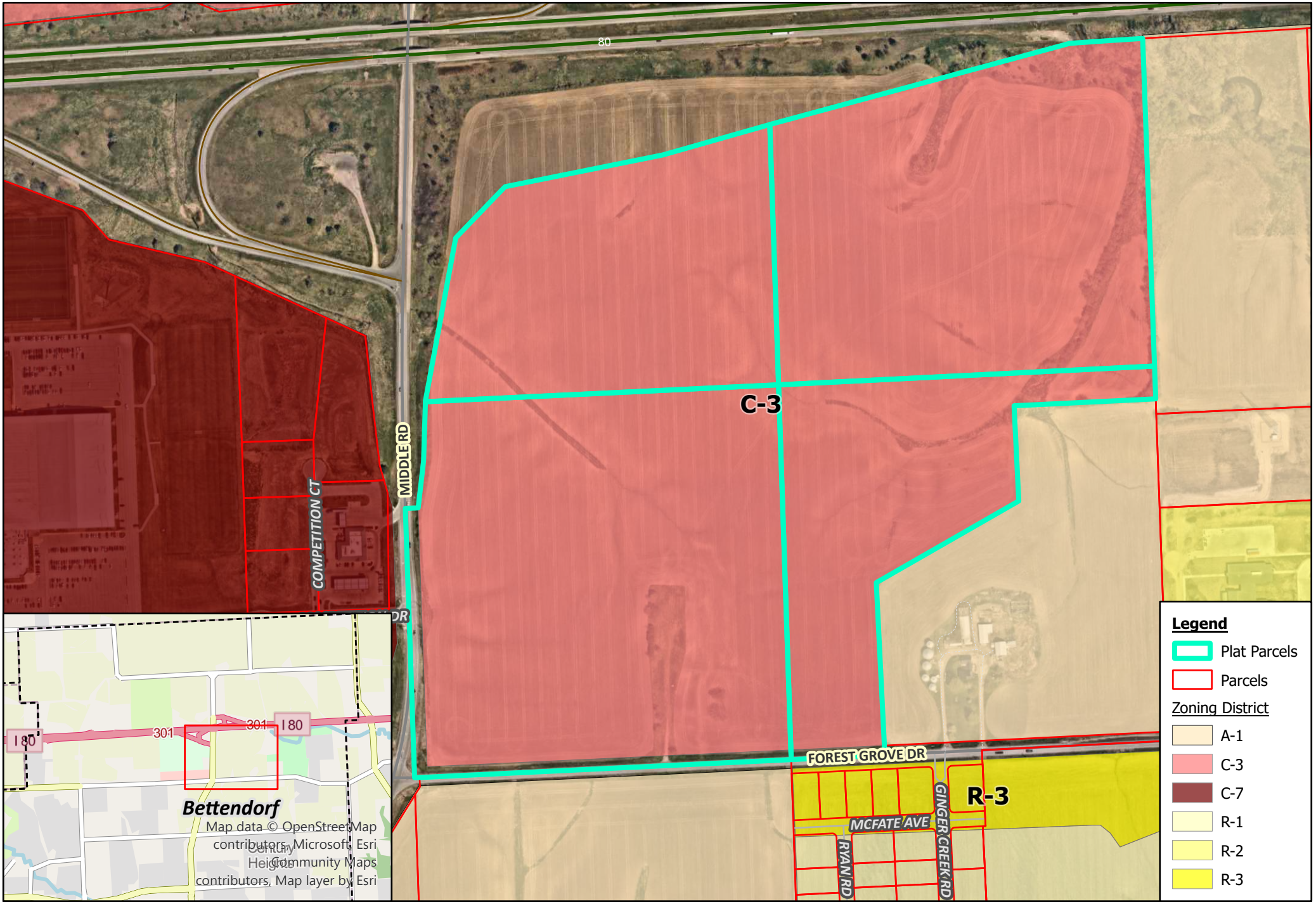
22-026 Attachment E

N

1 Inch = 428 Feet

Feet

0 165 330 660 990



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

May 18, 2022 Bettendorf Planning & Zoning Commission Meeting

Staff Report

Case No. 22-026
Application: FG 80 Holdings First Addition – Final Plat
Location: East of Middle Road and north of Forest Grove Drive
Legal Description: A subdivision of part of the west half of the NW¼ of Section 1 and part of the east half of the NE¼ of Section 2, all located in township 78 north, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa
Applicant: Kevin Koellner DBA Focus Real Estate Development
Zoning: C-3, General Business District
Future Land Use: CC, Community Commercial

Background Information and Facts

Kevin Koellner/Focus Real Estate Development has submitted the Final Plat of FG 80 Holdings First Addition located north of Forest Grove Drive and east of Middle road near the Interstate 80 corridor (see Aerial Map – Attachment A). The plat contains seven lots which encompass a total of 106.16 acres, more or less (see FG 80 Holdings First Addition Final Plat - Attachment B). The preliminary plat was reviewed and recommended for approval at the November 16, 2021 Bettendorf Planning & Zoning Commission Meeting (see FG 80 Holdings First Addition Preliminary Plat - Attachment C).

Future Land Use and Comprehensive Plan

The area in the proposed subdivision is contemplated in the Bettendorf Future Land Use Map as Community Commercial (see Future Land Use Map – Attachment D). Adjacent areas located on the west side of Middle Road are also shown as Community Commercial on the Future Land Use Map, with comparable intensity of development as the proposed Final Plat.

Lot Configuration and Zoning Compliance

The entirety of the subdivision is located in the C-3, General Business Zoning District (see Zoning Map – Attachment E). The proposed uses on the site include similar uses located at the TBK Bank Sports Complex west of Middle Road and north of Forest Grove Drive. These uses include a flagship sports center comprised of indoor and outdoor facilities, surrounded by ancillary commercial uses including restaurants, retail, and hotel lodging.

Lots 1-5 are developable lots and meet the zoning district's bulk standard requirements. Lots A and B are reserved for storm water detention.

The preliminary plat and the final plat differ in the total number of lots. Lot 5 and Lot 6 in the preliminary plat have been combined. In addition, Lot A and Lot B have been reconfigured in size to accommodate sufficient storm water detention.

Utilities

Water service will be provided by Iowa American Water Company to all developments in the subdivision. City sewer connections will also be made to all developments. Lots 2-4 show sewer and utility easements along the frontages. Lot 1 shows sewer and utility easement along the frontages and along the northern lot line. Lot 5 and Lots A and B are provided utility connections via three access and utility easements. Specific storm sewer, sanitary sewer, water main, and utility easements are shown on Lot 5 and portions of Lot B.

Thoroughfare Plan & Access

A 986-foot long street (Competition Drive) is shown on the final plat which provides access to the lots from the east side of Middle Road and the north side of Forest Grove Drive. The public street will connect two roundabouts currently being constructed on Middle Road and Forest Grove Drive. Two access easements via main parking lot drive aisles will provide access to developments on Lot 5. One access easement across Lot 1 and Lot 5 will provide access to Lot B via Forest Grove Drive. The plat notes a blanket access easement across Lot 5 is granted for Lot A. Lots 2, 3, and 4 share a blanket access easement, and Lot 1 and 5 have a 40-foot by 80-foot shared access area adjacent to Competition Drive.

Sidewalks and trails will be provided along the public street and interior parking lots.

Storm Water Detention

The proposed plat shows a 2.69-acre lot, Lot A, and a 30.16-acre lot, Lot B, reserved for storm water detention. A small portion of Lot B is located in the floodplain.

Staff Recommendation

Staff recommends approval of the final plat subject to the following condition:

1. Approval of the final plat does not waive any other state, federal, or local provisions as required by law.

Respectfully submitted,

Taylor Beswick
City Planner

June 7, 2022

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

SUBJECT: Planning and Zoning Commission's decision on a Final Plat of FG Holdings First Addition (Case 22-026)

Honorable Mayor and Members of the City Council:

On May 18, 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 22-026; FG 80 Holdings First Addition, submitted by Kevin Koellner/Focus Real Estate Development.

Beswick reviewed the staff report.

Kappeler asked for clarification of the location of the proposed pedestrian bridge over Middle Road. Morlok stated that it is proposed to be located 200-300 feet north of the end of Competition Court.

Wennlund asked if there would be a roundabout at Friendship Path and Forest Grove Drive. Morlok explained that the intersection would be standard but that if future development occurs to the west, it could be reconstructed. Kappeler asked when the roundabouts would be completed. Morlok explained that they anticipated to be completed by the end of next year.

Gannaway asked if there would be walking trails. Morlok explained that 10-foot wide trails will be a part of this project and that there would be 8-foot wide internal trails on Competition Drive. Gannaway asked if the trail would connect to the south on Middle Road. Morlok stated that a connection would be a part of a future project.

> On motion by Kappeler, seconded by Ormsby, that the final plat of FG 80 Holdings First Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

June 7, 2022

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

SUBJECT: Planning and Zoning Commission's decision on a Replat of Bettendorf Industrial Park 5th Addition. (Case 22-022)

Honorable Mayor and Members of the City Council:

On May 18, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named Replat.

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

Sincerely,

Mark D. Hunt
Director, Community Development

COUNCIL LETTER

MEETING DATE: June 6/7, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution approving the final plat of Bettendorf Industrial Park 5th Addition (replat of Lots 10, 11, 12, and 13 of Bettendorf Industrial Park 2nd Addition), submitted by Kevin Koellner/Focus Real Estate Development. (Case 22-022)

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

Kevin Koellner/Focus Real Estate Development has submitted the final plat of Bettendorf Industrial Park 5th Addition (replat of Lots 10, 11, 12, and 13 of Bettendorf Industrial Park 2nd Addition) (see Aerial Map – Attachment A). The zoning district classification is I-2, General Industrial District, and the future land use designation is General Industrial (see Future Land Use Map and Zoning Map - Attachments B and C.) Lot 1 of the proposed subdivision is already occupied by an office/warehouse structure and a parking lot. This building straddles existing Lots 12 and 13 of Bettendorf Industrial Park 2nd Addition (see Current Plat and Proposed Plat – Attachments D and E). The owner of the new subdivision will be required to submit paperwork to FEMA to receive acknowledgment that the new subdivision has been filled to an elevation 2 feet above the elevation designating 1% annual chance of flooding.

The future land use designation of General Industrial and the I-2, General Industrial District zoning district classification permits the existing office and warehouse storage facility. Other developments in this subdivision are expected to be of a similar nature. 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 7-0 margin at the May 18, 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) Future Land Use Map; (C) Zoning Map; (D) Current Plat; (E) Proposed Plat; (F) Staff report to the Planning and Zoning Commission; (G) Planning and Zoning Commission report to the Mayor and City Council; (H) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter

RESOLUTION NO. _____ - 22

RESOLUTION APPROVING THE FINAL PLAT OF BETTENDORF INDUSTRIAL PARK 5TH ADDITION REPLAT OF LOTS 10, 11, 12, AND 13 OF BETTENDORF INDUSTRIAL PARK 2ND ADDITION

WHEREAS, Kevin Koellner/Focus Real Estate Development has submitted the final plat of Bettendorf Industrial Park 5th Addition (replat of Lots 10, 11, 12, and 13 of Bettendorf Industrial Park 5th 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 Bettendorf Industrial Park 5th Addition subject to the following conditions:

1. Approval of the final plat does not waive any other state, federal, or local provisions as required by law.
2. No parking will be permitted on 62nd Street.
3. The owner of the new subdivision will be required to submit paperwork to FEMA to receive acknowledgment that the new subdivision has been filled to an elevation 2 feet above the elevation designating 1% annual chance of flooding.
4. No direct access to U.S. Highway 67 shall be permitted from Lot 1.

PASSED, APPROVED, AND ADOPTED this 7th day of June, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

ATTACHMENT A

Case 22-022: Replat of Bettendorf Industrial Park 2nd Addition -> Resulting in Bettendorf Industrial Park 5th Addition Aerial

1 Inch = 221 Feet

0 85 170 340 510 Feet

N



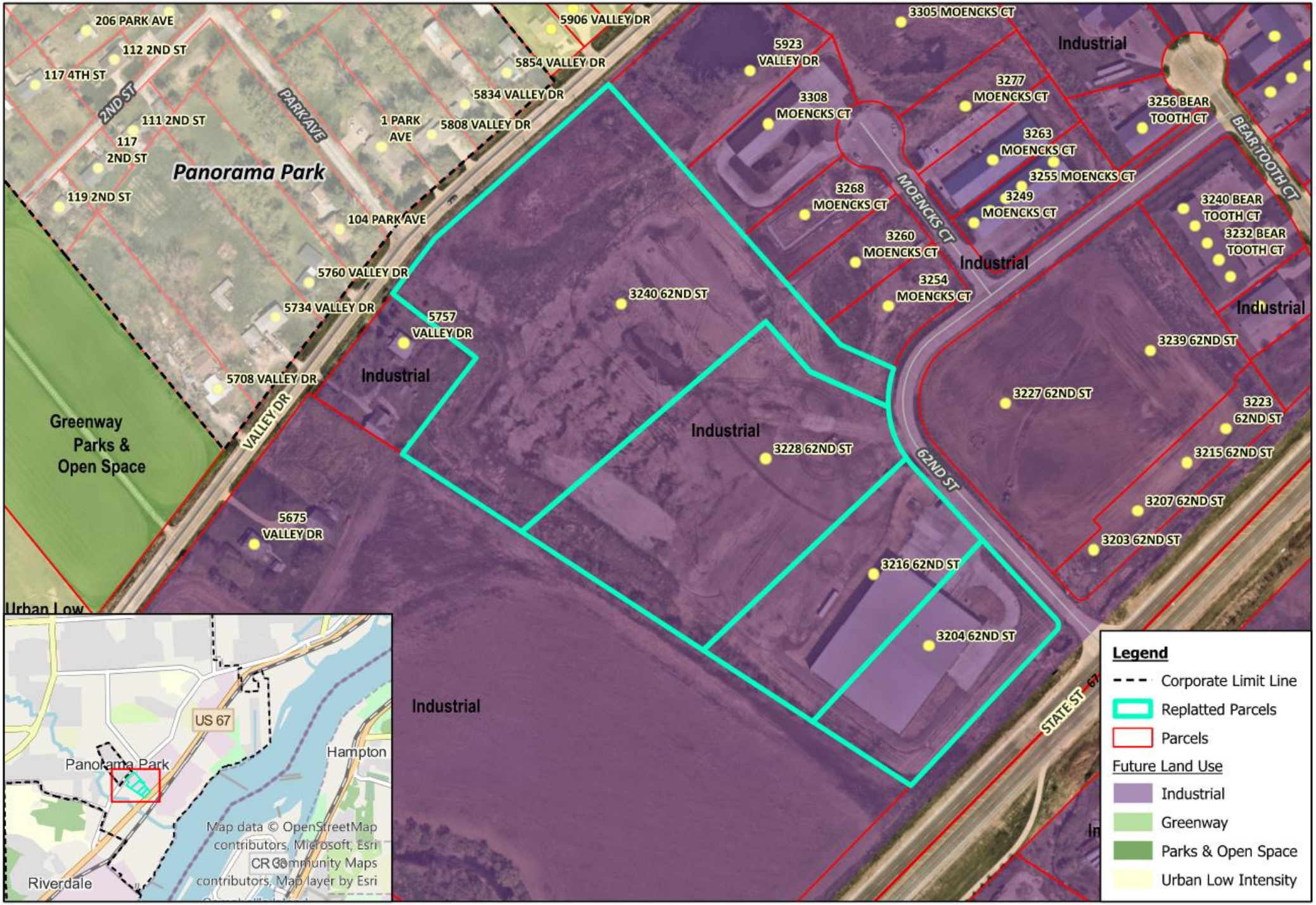
Case 22-022: Replat of Bettendorf Industrial Park 2nd Addition -> Resulting in Bettendorf Industrial Park 5th Addition
Future Land Use

ATTACHMENT B

N

1 Inch = 221 Feet

0 85 170 340 510 Feet



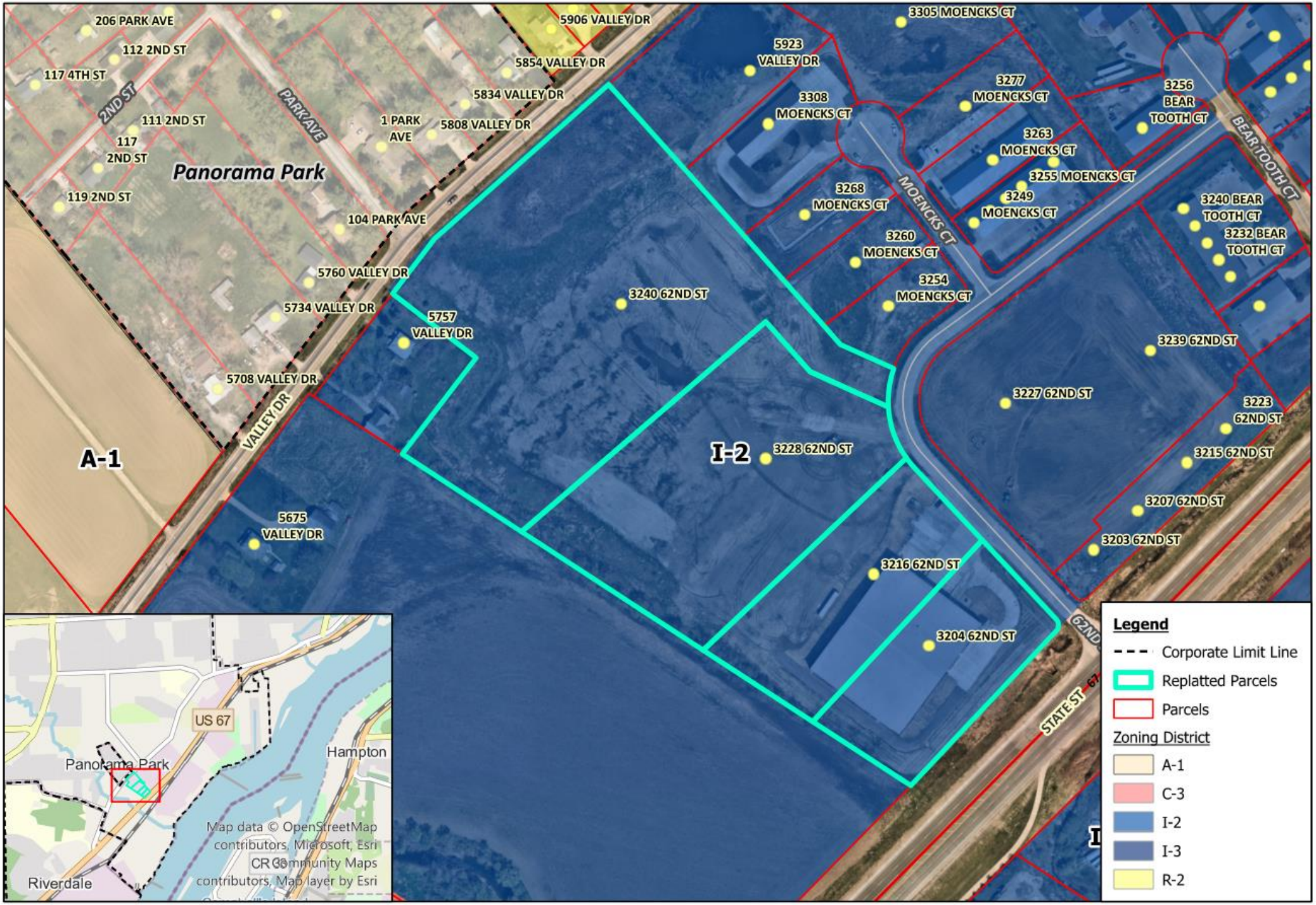
Case 22-022: Replat of Bettendorf Industrial Park 2nd Addition -> Resulting in Bettendorf Industrial Park 5th Addition Zoning

ATTACHMENT C

1 Inch = 221 Feet

0 85 170 340 510 Feet

N



ATTAACHMENT D

SURVEYOR'S NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Build To Suit, Inc.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

Part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0387F with an Effective Date February 18, 2011. All numbered lots will be graded to provide an area 2 feet above the Base Flood Elevation for future buildings.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or set as shown on this plat.

Plat notes establish requirements for how a subdivision will develop.
However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat.
Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

Lot A: No impacts to jurisdictional wetland areas shall be permitted, which includes discharge of fill material. Wetland areas shall be protected during construction activities and until all upland areas are stabilized. All Federal and State regulations shall apply to the treatment of wetland areas.

Lot B will be owned and maintained by the Owner to provide a detention basin for this subdivision.

Lot C will be dedicated as public right of way for 62nd Street when the owner acquires Lot 11 of Fields Development 1st Addition and extends the road east to Bear Tooth Court. Lot C shall permit access to Lot 1 in the form of an access easement that shall terminate 95 feet from the west most boundary of Lot 11 Fields Development 1st Addition.

BASIS OF BEARING
IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

100' 0 100' 200'

SCALE: 1" = 100'

MID AMERICAN ENERGY CO.
BY _____
DATE 11/14/16

MEDIACOM
BY _____
DATE 11/11/16

CENTURYLINK
BY _____
DATE 11/14/16

IOWA - AMERICAN WATER CO.
BY _____
DATE 11-15-16

CITY OF BETTENDORF
BY _____
ATTEST _____
DATE 11-17-16

PLANNING AND ZONING
BY _____
DATE 11-16-16

FINAL PLAT
OF
BETTENDORF INDUSTRIAL PARK 2nd ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 24 AND PART OF THE SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA,
35.54 Acres±

OWNER / SUBDIVIDER

Miller Holdings, LLC
3303 John Deere Road
Silvis, Illinois 61282

Build to Suit
1805 State Street, Suite 101
Bettendorf, Iowa 52722
Attn: Kevin Koellner
Phone (563) 355-2022

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	128,219 SF±	2.94 AC±
LOT 2	134,038 SF±	3.08 AC±
LOT 3	32,132 SF±	0.74 AC±
LOT 4	32,581 SF±	0.75 AC±
LOT 5	32,199 SF±	0.74 AC±
LOT 6	52,323 SF±	1.20 AC±
LOT 7	27,926 SF±	0.64 AC±
LOT 8	27,885 SF±	0.64 AC±
LOT 9	27,066 SF±	0.62 AC±
LOT 10	332,689 SF±	7.64 AC±
LOT 11	204,221 SF±	4.69 AC±
LOT 12	103,719 SF±	2.38 AC±
LOT 13	88,884 SF±	2.04 AC±
LOT A	69,514 SF±	1.60 AC±
LOT B	123,966 SF±	2.85 AC±
LOT C	14,683 SF±	0.34 AC±
NEW ROADS	67,358 SF±	1.55 AC±
VALLEY DRIVE (TO BE DEDICATED)	48,901 SF±	1.12 AC±
TOTAL SUBDIVISION AREA	1,548,304 SF±	35.54 AC±

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	22.59'	15.00'	N 00°12'05" W	20.51'
C2	24.54'	15.00'	N 89°47'55" E	21.89'
C3	208.29'	124.00'	S 04°47'06" W	184.65'
C4	23.55'	176.00'	S 39°30'14" E	23.53'
C5	98.90'	176.00'	S 19°34'22" E	97.60'
C6	70.78'	176.00'	S 08°02'47" W	70.30'
C7	102.41'	176.00'	S 36°14'14" W	100.97'
C8	23.56'	15.00'	N 07°54'26" E	21.21'
C9	23.56'	15.00'	S 82°05'34" E	21.21'
C10	23.18'	25.00'	N 63°39'28" W	22.36'
C11	54.75'	60.00'	S 64°04'54" E	52.87'
C12	112.32'	60.00'	S 15°41'10" W	96.62'
C13	77.81'	60.00'	N 73°32'06" W	72.47'
C14	54.89'	60.00'	N 10°10'22" W	53.00'
C15	23.18'	25.00'	S 10°31'40" E	22.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 52°40'14" W	40.00'
L2	S 35°11'55" E	40.24'
L3	S 42°56'03" W	8.88'
L4	N 52°54'26" E	83.14'
L5	S 65°41'01" E	156.48'
L6	S 41°28'15" E	121.86'
L7	S 65°41'01" E	106.43'
L8	S 41°28'15" E	45.64'
L9	N 37°05'34" W	46.00'
L10	N 37°05'34" W	46.00'
L11	N 20°41'14" W	132.79'
L12	S 42°56'03" W	82.17'

LEGEND

- REBAR, FOUND
- X CHISELED "X" IN CONCRETE, FOUND
- ⊗ CHISELED "X" IN CONCRETE, SET
- ▲ REBAR WITH CAP #_____, FOUND
- △ 5/8" REBAR WITH CAP #13581 SET
- □ 1/2" SQ. PIN, FOUND
- ⊙ P.K. NAIL, FOUND
- ◎ P.K. NAIL, SET
- ○ PIPE, FOUND
- ⊡ CONCRETE MONUMENT, FOUND
- SECTION CORNER
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- ∫ LINE CONTINUATION
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- CENTERLINE
- UNDERLYING DEED LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- SETBACK LINE

ABBREVIATIONS

AC	ACRES
CL	CENTERLINE
L	LENGTH
R	RADIUS
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT
UE SAN & W	UTILITY, SANITARY & WATER EASEMENT

CORROSION CONTROL SERVICE, INC. WARRANTY DEED DOCUMENT # 2006-00230 PLAT OF SURVEY # 2004-44578 ZONED I-2

DARYL A. BRICKNER 13581 LICENSED PROFESSIONAL ENGINEER IOWA

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

Daryl A. Brickner, PLS No. 13581 Date 11/14/16
My license renewal date is December 31, 2017
No. of sheets covered by this seal: 1

REVISIONS		
No.	DESCRIPTION	DATE
1	REVISED PER REVIEW COMMENTS FROM THE CITY	10/11/2016
2	REVISED PER ADDITIONAL REVIEW COMMENTS FROM THE CITY	10/27/2016
3	ADDED EASEMENT PER UTILITY COMPANY REQUEST	11/7/2016

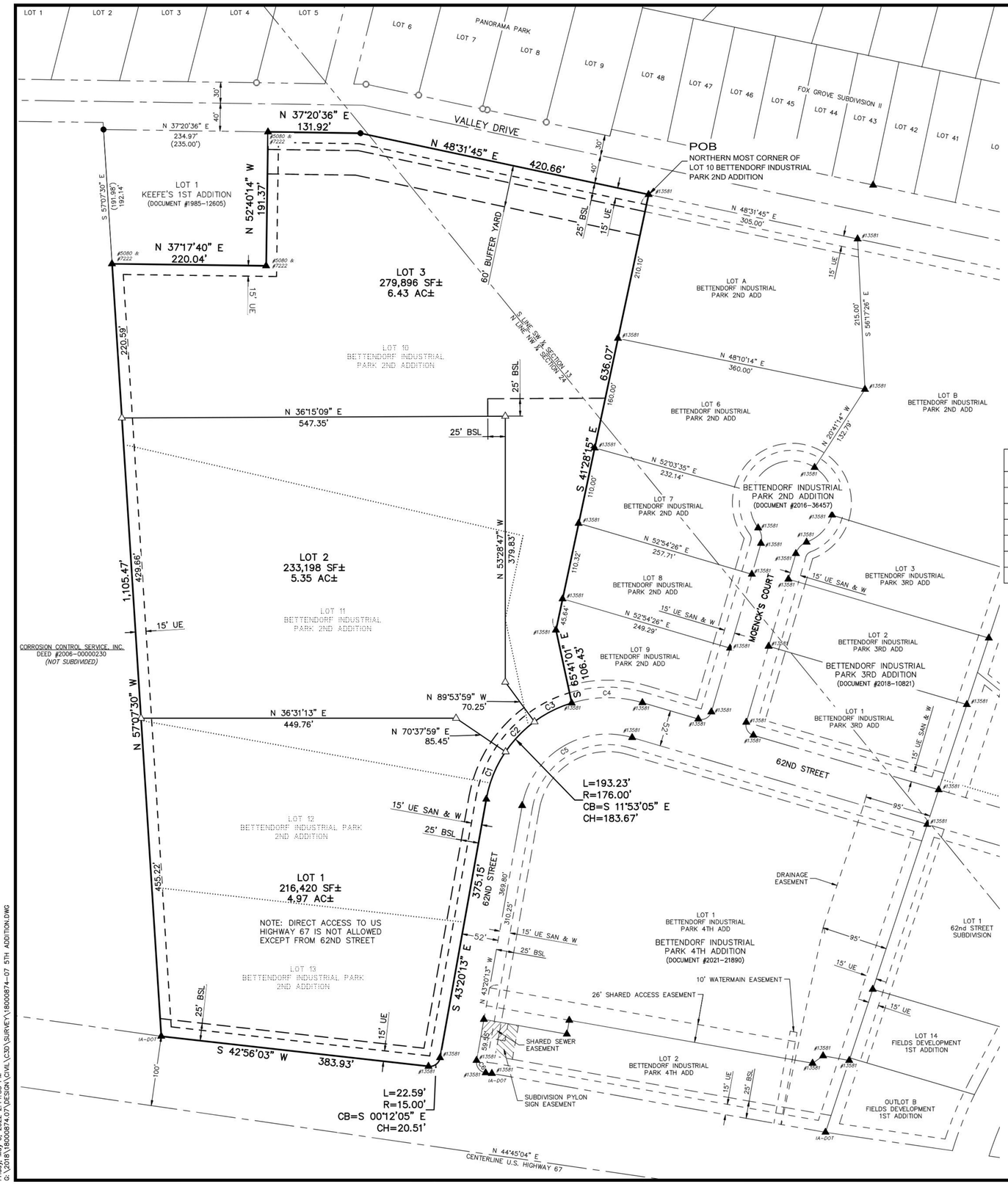
Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL
(309) 788-7644 • (563) 344-0260 • (815) 985-8400 • (815) 748-5543
www.missman.com

Bettendorf Industrial Park 2nd Addition
Bettendorf, Iowa
Final Plat

Missman Project No: C16L018
File Name: C16L018 Property.dwg
© COPYRIGHT 2016 ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: BO
Date: 9/29/2016

Sheet 1 of 1

ATTACHMENT E



BASIS OF BEARING
IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

50 25 0 50 100
SCALE: 1" = 50'

PRELIMINARY
05-06-2022

FINAL PLAT
OF
BETTENDORF INDUSTRIAL PARK 5th ADDITION

A RE-PLAT OF LOTS 10, 11, 12 AND 13 OF
BETTENDORF INDUSTRIAL PARK 2ND ADDITION,
IN THE NORTHWEST QUARTER OF SECTION 24,
AND THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA,
16.75 Acres±

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	216,420 SF±	4.97 AC±
LOT 2	233,198 SF±	5.35 AC±
LOT 3	279,896 SF±	6.43 AC±
TOTAL AREA	729,514 SF±	16.75 AC±

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	73.63'	176.00'	S 31°21'07" E	73.09'
C2	59.80'	176.00'	S 09°38'00" E	59.51'
C3	59.80'	176.00'	S 09°50'01" W	59.51'
C4	102.41'	176.00'	S 36°14'14" W	100.97'
C5	208.29'	124.00'	S 04°47'06" W	184.65'
C6	24.54'	15.00'	N 89°47'55" E	21.89'

LEGEND

- REBAR, FOUND
- REBAR WITH CAP #_____, FOUND
- 5/8" REBAR WITH CAP #13581 SET
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- CENTERLINE
- UNDERLYING DEED / LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING R.O.W. LINE
- SETBACK LINE

ABBREVIATIONS

AC	ACRES
L	LENGTH
R	RADIUS
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT

SURVEYOR'S NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Bettindustrial, L.L.C.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as a part of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

Part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0387G with an Effective Date March 23, 2021.
Furthermore, a portion of this subdivision was removed from the Special Flood Hazard Area per Determination Document (Removal) FEMA Letter of Map Revision Based on Fill; dated April 1, 2019, Case No.: 19-07-1665A and Re-validated by FEMA per Case No.: 17-07-0052V effective date March 24, 2021.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or set as shown on this plat.

Plat notes establish requirements for how a subdivision will develop.
However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat.
Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

MID AMERICAN ENERGY CO.
BY _____
DATE _____

MEDIACOM
BY _____
DATE _____

CENTURYLINK
BY _____
DATE _____

IOWA - AMERICAN WATER CO.
BY _____
DATE _____

METRONET
BY _____
DATE _____

CITY OF BETTENDORF
BY _____
ATTEST _____
DATE _____

PLANNING AND ZONING
BY _____
DATE _____

LICENSED PROFESSIONAL LAND SURVEYOR
DARYL A. BRICKNER
13581
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.

PRELIMINARY
05-06-2022

Daryl A. Brickner, PLS Number 13581 Date
My license renewal date is December 31, 2021
No. of sheets covered by this seal: ____

REVISIONS		
No.	DESCRIPTION	DATE
1	REVISED LOT LINE LOCATION BETWEEN LOTS 1 & 2 AND WATERMAIN EASEMENT	5/4/2021

IMEG
PH: 563.344.0060
www.imegcorp.com
1717 STATE STREET
SUITE 101
BETTENDORF, IA 52722

BETTENDORF INDUSTRIAL PARK 5TH ADDITION
Bettendorf, Iowa
Final Plat

IMEG Project No: 18000874.07
File Name: 18000874-07 5th Addition.dwg
© COPYRIGHT 2022
ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: CEJ
Date: 03/25/2022

Sheet 1 of 1

Friday, May 6, 2022 2:14:33 PM
G:\2018\18000874.07\DESIGN\CIVIL\C3D\SURVEY\18000874-07 5TH ADDITION.DWG

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

May 18, 2022

Staff Report

Case No. 22-022
Request: Bettendorf Industrial Park 5th Addition - Replat (Lots 10, 11, 12, and 13 Bettendorf Industrial Park 2nd Addition)
Applicant: Kevin Koellner/Focus Real Estate Development
Current Zoning Classification: I-2, General Industrial District
Current Land Use Designation: General Industrial

Background Information and Facts

Kevin Koellner/Focus Real Estate Development has submitted the final plat of Bettendorf Industrial Park 5th Addition (replat of Lots 10, 11, 12, and 13 of Bettendorf Industrial Park 2nd Addition) (see Aerial Map – Attachment A). The zoning district classification is I-2, General Industrial District, and the future land use designation is General Industrial (see Future Land Use Map and Zoning Map - Attachments B and C.) Lot 1 of the proposed subdivision is already occupied by an office/warehouse structure and a parking lot. This building straddles existing Lots 12 and 13 of Bettendorf Industrial Park 2nd Addition (see Current Plat and Proposed Plat – Attachments D and E). The owner of the new subdivision will be required to submit paperwork to FEMA to receive acknowledgment that the new subdivision has been filled to an elevation 2 feet above the elevation designating 1% annual chance of flooding.

Future Land Use and Comprehensive Plan

The future land use designation of General Industrial and the I-2, General Industrial District zoning district classification permits the existing office and warehouse storage facility. Other developments in this subdivision are expected to be of a similar nature. The development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry.

Utilities

Utilities are already extended to the subdivision. Connections for most utilities to the site come from 62nd Street.

Thoroughfare, Emergency & Pedestrian Access

Access to the property is from State Street to 62nd Street. Access is also from Bear Tooth Court in the adjoining subdivision. No parking will be permitted on the street as the additional width is needed for larger vehicles to enter the various lots. No sidewalks are required in industrial areas.

Storm Water Detention

Storm water detention is provided for the subdivision in Lot B, Bettendorf Industrial Park 2nd Addition. Water quality structures must be provided for individual lots.

Staff Recommendation

Staff recommends approval of the final plat subject to the following conditions:

1. Approval of the replat does not waive any other state, federal, or local provisions as required by law.
2. No parking will be permitted on 62nd Street.
3. The owner of the new subdivision will be required to submit paperwork to FEMA to receive acknowledgment that the new subdivision has been filled to an elevation 2 feet above the elevation designating 1% annual chance of flooding.
4. No direct access to U.S. Highway 67 shall be permitted from Lot 1.

Respectfully submitted,

Greg Beck
City Planner

June 7, 2022

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

SUBJECT: Planning and Zoning Commission's decision on a Replat of Bettendorf Industrial Park 5th Addition. (Case 22-022)

Honorable Mayor and Members of the City Council:

On May 18, 2022, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named Replat.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Replat

6. Case 22-022; Bettendorf Industrial Park 5th Addition, submitted by Kevin Koellner/Focus Real Estate Development.

Beck reviewed the staff report.

Deborah Dayman, 18185 – 241st Avenue, asked for clarification of the type of business that would be located in the subdivision, if there would be access from Valley Drive, and if there would be some sort of barrier along Valley Drive. Beck explained that fabrication of products would be allowed, that there would be no access to Valley Drive, and that a landscape buffer would be required along Valley Drive. Morlok stated that the buffer is required to be 60 feet.

A brief discussion was held regarding whether or not the development would increase property tax rates. Curran explained that this would not be the case as the residential homes are not comparable to the proposed use. Morlok explained that the final plat is only a lot line adjustment. Wennlund added that a site development plan would be required for any construction on the proposed lots.

Dan Haugen, 5854 Valley Drive, stated that the lighting for the existing building at 3216 – 62nd Street shines directly into his home and asked if the wetland area would be filled in. Hunt stated that the lighting issue could be addressed by the Code Enforcement Department and that any construction in a flood plain area would have to be raised two feet above the flood plain level.

Susan Dazey, 1 Park Avenue, expressed concern about the lights from the existing building shining into her home.

Kevin Koellner, the applicant, stated that he owns the building about which lighting concerns were expressed. He stated that he would contact his electrician to rectify the situation. He added that the lot along Valley Drive plans to locate an excavating business there and that he would talk to the owner about the possibility of adding a berm for screening. He added that the wetlands and pond would not be touched.

> On motion by Adam, seconded by Ormsby, that the final plat of Bettendorf Industrial Park 5th Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: June 7, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE: Resolution reaffirming the appointments of Decker P. Ploehn and Mark D. Hunt to the Board of Directors of the Eastern Iowa Regional Housing Authority.

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

On April 2, 2013 Resolution No. 73-13 was approved transferring responsibility for the City of Bettendorf's Section 8 Housing Choice Voucher Program to Eastern Iowa Regional Housing Authority (EIRHA) and adopting their Articles of Agreement. The EIRHA agreed to allow the City of Bettendorf to appoint two employees to serve on the Board of Directors. Decker P. Ploehn and Mark D. Hunt are currently serving 2-year terms on the Board which will expire on July 7, 2022.

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 REAFFIRMING THE APPOINTMENTS OF DECKER P. PLOEHN AND MARK D. HUNT TO THE BOARD OF DIRECTORS OF THE EASTERN IOWA REGIONAL HOUSING AUTHORITY

WHEREAS, the City of Bettendorf, Iowa is a member government that has adopted the Articles of Agreement of the Eastern Iowa Regional Housing Authority which serves the counties of Cedar, Clinton, Delaware, Dubuque, Jackson, Jones, and Scott in Iowa, and

WHEREAS, said Agreement provides for the appointment of members to the Board of Directors of the Eastern Iowa Regional Housing Authority.

NOW, THEREFORE, pursuant to the provisions of Chapter 403A, Code of Iowa, the City Council of the City of Bettendorf, Iowa hereby reaffirms the appointments of Decker P. Ploehn and Mark D. Hunt to the Board of Directors of the Eastern Iowa Regional Housing Authority to 2-year terms which will expire on July 7, 2024.

BE IT FURTHER RESOLVED that this Resolution be filed in the office of the City Clerk, and certified copies of such Resolution be forwarded by the City Clerk to the Eastern Iowa Regional Housing Authority.

PASSED, APPROVED, AND ADOPTED this 7th day of June, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: June 7, 2022
REQUESTED BY: Mark Hunt

ITEM TITLE:

Resolution confirming the mayoral appointment of Erin Brown to the City of Bettendorf's Plumbing Board.

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

A vacancy has been created on the City of Bettendorf's Plumbing Board with the resignation of Vickie Slightom. Erin Brown has agreed to accept an appointment to fill this vacancy on the Plumbing Board. Terms of members of the Plumbing Board are for 2 years beginning on April 1. This appointment will expire on March 31, 2024.

Staff recommends that Erin Brown be appointed to the Plumbing Board.

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

NA

List Attachments.

Resolution; (A) Résumé.

RESOLUTION NO. ____- 22

RESOLUTION CONFIRMING THE MAYORAL APPOINTMENT OF ERIN BROWN TO THE CITY OF BETTENDORF'S PLUMBING BOARD

WHEREAS, a vacancy has been created on the City of Bettendorf's Plumbing Board with the resignation of Vickie Slightom; and

WHEREAS, it is the desire of the City Council to fill this vacancy; and

WHEREAS, it is the recommendation of the Mayor that Erin Brown be appointed to the Plumbing Board, and the City Council wishes to confirm that appointment.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the mayoral appointment of Erin Brown to the Plumbing Board for a term beginning immediately and expiring on March 31, 2024 is hereby confirmed.

PASSED, APPROVED, AND ADOPTED this 7th day of June, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Appointment Resume
City of Bettendorf

Board or Commission: Plumbing Board

Name: Evin Brown

Address: 5285. Crow Creek Bett IA 52722

Phone where I can be reached: (309) 502-1679

If checked, please answer:

✓ If residency within the city is a condition of appointment, I certify that I am a resident and will be throughout my tenure ✓ (Yes)
_____(No)

✓ If qualification is dependent upon a special skill, job function, or status, I certify that I have the qualification ✓ (Yes)
_____(No)

Requirement(s) mandated by City Code: _____

I have read the powers and duties of the position for which I am applying
✓ (Yes)

_____ (No)

I will exercise those powers and duties in a fair and impartial manner

✓ (Yes)

_____(No)

I understand the Open Meetings Law (Ch 21) and the Gift Law (Ch 68B) as they currently exist in the State Code and will abide by them
✓ (Yes)

_____(No)

I was referred for the position by: Jeremy Petersen

Please describe any factor you believe would assist the Mayor and Council in favorably considering your appointment to the Board or Commission listed above (include things such as professional competence, length of residency, education, or any other factor you think is important. Please feel free to add another sheet if you need more room):

I have owned Triton Plumbing since 2014 & have been associated with the business since its start in 2008 when my mother began the business venture.

Thank you for applying for a volunteer position to help the residents of Bettendorf. On page two of the form is certain information requested to comply with EEOC requirements. That information will not be reported to the Mayor or Council.

I have quite a bit of plumbing knowledge from working on jobsites (Commercial & Residential) alongside my Master Plumber.

I have been a resident of Bettendorf since 2016

Bettendorf IOWA
a premier city

COUNCIL LETTER

MEETING DATE: June 7th, 2022
REQUESTED BY: Kathleen Richlen

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

Resolution approving the recruitment process for the Custodian position for the Public Works Department

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

Due to an upcoming retirement, the Custodian position will become vacant.

The Custodian position is a Civil Service Union position. The recruitment process will be dictated by both the Employee Handbook and the Civil Service process. The following steps will be followed once the recruitment process is approved:

1. Position posted internal lateral for 5 business days
2. Position posted internal promotional for 5 business days (if applicable)
3. Position posted external (if applicable)

All applicants must meet the minimum qualifications of the job description in order to be considered a viable candidate. The recruitment process may include testing and the final civil service interview. The recruitment process can take a minimum of a week depending on the qualified internal applicants through internal lateral step, and up to a minimum of 3 months with external postings and testing.

The Custodian position is a full time union position with a salary range of $37,235.95 to $54,456.48 annually.

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

RESOLUTION - 22

RESOLUTION APPROVING THE RECRUITMENT PROCESS FOR THE CUSTODIAN POSITION FOR THE PUBLIC WORKS DEPARTMENT

WHERAS, current Custodian position will be vacant due to retirement; and,

WHEREAS, City Council wishes to approve the recruitment process for the Custodian position for the Public Works Department

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Custodian recruitment process is hereby approved.

PASSED, APPROVED and ADOPTED this 7th day of June, 2022.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

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 SWEET SHARDAE AND SNACKS & STACKS REFRESHMENT COMPANY

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 SWEET SHARDAE AND SNACKS & STACKS REFRESHMENT COMPANY

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 7th day of June, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: June 7, 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 Summit of Bettendorf and Trattoria Tiramisu 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 Summit of Bettendorf and Trattoria Tiramisu.

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 7th day of June, 2022.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	AQUATIC CENTER FUND	57500002211000		TREASURER, STATE OF IOWA	05/19/2022	2200622	0-001-189-386B	234.21	april sales tax splash
	AQUATIC CENTER FUND - Summary							**234.21**	
	GENERAL FUND	00100002330000		WAGEWORKS	05/24/2022	2200643	INV3791415	2,653.42	FLEX CLAIMS - MAY
		00100002330000		WAGEWORKS	05/10/2022	2200627	INV3748054	2,279.58	flex claims
		00100003951700		SCOTT COUNTY RECORDER	06/08/2022	116779	2021-27685	28.00	BOND OCCUPANCY - YOUSSI
		00100003951700		SCOTT COUNTY RECORDER	06/08/2022	116779	2021-28705	7.00	BOND OCCUPANCY - ADVANCE
		00100002211000		TREASURER, STATE OF IOWA	05/19/2022	2200622	0-001-189-386C	590.48	april sales tax recreatio n
		00100002330000		WAGEWORKS	05/17/2022	2200626	INV3771730	452.81	flex claims
		00100003951700		SCOTT COUNTY RECORDER	06/08/2022	116779	2021-28632	7.00	BOND OCCUPANCY - NELSON
	GENERAL FUND - Summary							**6,018.29**	
	LIABILITY CLEARING ACCT.	81000002050800		INTERNAL REVENUE SERVICE	05/20/2022	2200635	270254323567111	66,653.76	fica w/h tax
		81000002052100		CITY OF BETTENDORF	06/03/2022	116676	20220603	14,981.77	PAYROLL SUMMARY
		81000002051500		LEGALSHIELD	05/20/2022	116629	20220520	112.16	PAYROLL SUMMARY
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	05/20/2022	116622	20220520	100.00	PAYROLL SUMMARY
		81000002052300		AFLAC	05/20/2022	2200641	361156	1,148.22	aflac pre tax
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	05/20/2022	116621	20220520	209.32	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	06/03/2022	116679	20220603	1,452.72	PAYROLL SUMMARY
		81000002050600		TREASURER,STATE OF IOWA	05/20/2022	2200636	0-001-145-402	28,941.68	05/20 pay date ia w/h tax
		81000002051200		MUNICIPAL FIRE & POLICE	05/20/2022	2200631	05/20 PAY DATEB	8,818.30	emp share fire pension
		81000002050500		INTERNAL REVENUE SERVICE	05/06/2022	2200609	270252620578769	74,424.77	federal w/h
		81000002052300		ICMA RETIREMENT TRUST - 457	05/06/2022	2200604	741047	54,501.00	457 contributions
		81000002052300		ICMA RETIREMENT TRUST -	05/20/2022	2200630	749689	52,933.52	457 contributions

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				457					
		81000002050600		TREASURER,STATE OF IOWA	05/06/2022	2200610	0-001-068-965	29,968.71	05/06 pay date ia w/h tax
		81000002059900		CITY OF BETTENDORF	06/03/2022	116675	20220603	13.29	PAYROLL SUMMARY
		81000002059900		MARSHA L COMBS-SKINNER	06/03/2022	116683	20220603	141.24	PAYROLL SUMMARY
		81000002059900		IOWA C.O.P.S.	05/06/2022	2200608	PR DATE 05/06	53.00	05/06/22 contributions
		81000002051100		MUNICIPAL FIRE & POLICE	05/06/2022	2200605	05/06 PAY DATE	15,699.74	employee share police pen sion
		81000002051000		IPERS COLLECTIONS	05/06/2022	2200612	120989858	33,285.76	employee share ipers
		81000002051900		STATE DISBURSEMENT UNIT	05/20/2022	116633	20220520	600.00	PAYROLL SUMMARY
		81000002050500		INTERNAL REVENUE SERVICE	05/20/2022	2200635	270254323567111	71,848.82	federal w/h
		81000002052300		GREAT AMERICAN PLAN ADMINISTRATORS	05/06/2022	2200607	PR DATE 05/06	589.64	05/06 contributions
		81000002052200		CITY OF BETTENDORF	05/20/2022	116624	20220520A	217.50	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	81000002052300		PACIFIC LIFE INSURANCE COMPANY	05/20/2022	116632	20220520	510.71	PAYROLL SUMMARY
		81000002051900		STATE DISBURSEMENT UNIT	06/03/2022	116685	20220603	600.00	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	05/20/2022	116627	20220520	1,452.72	PAYROLL SUMMARY
		81000002052000		UNITED WAY OF THE QUAD CITIES AREA	05/20/2022	2200629	PR DATE 05/20	720.76	05/20/22 contributions
		81000002052000		CREATING HEALTHIER COMMUINITIES	06/03/2022	116680	20220603	12.00	PAYROLL SUMMARY
		81000002051900		COLLECTION SERVICES CENTER	05/20/2022	2200640	2142062	1,741.46	child/spouse support
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	05/20/2022	116620	20220520	50.00	PAYROLL SUMMARY
		81000002051000		IPERS COLLECTIONS	05/20/2022	2200638	120991254A	50,522.61	city share ipers
		81000002050900		INTERNAL REVENUE SERVICE	05/06/2022	2200609	270252620578769	24,136.40	medicare w/h tax
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	06/03/2022	116686	20220603	35.05	PAYROLL SUMMARY

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002050200		MUNICIPAL FIRE & POLICE	05/20/2022	2200631	05/20 PAY DATEA	40,885.90	city share police pen sion
		81000002052300		CITY OF BETTENDORF/125 PLAN	06/03/2022	116677	20220603	4,302.06	PAYROLL SUMMARY
		81000002050700		ILLINOIS DEPARTMENT OF REVENUE	05/06/2022	2200611	0-217-085-840	2,376.17	illinois state w/h tax
		81000002052100		CITY OF BETTENDORF	05/20/2022	116624	20220520	14,956.30	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	06/03/2022	116678	20220603	2,043.77	PAYROLL SUMMARY
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	06/03/2022	116672	20220603	50.00	PAYROLL SUMMARY
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	06/03/2022	116673	20220603	211.87	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	05/20/2022	116625	20220520	4,302.06	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	81000002052800		ICMA RETIREMENT TRUST - 457	05/06/2022	2200604	741047A	3,428.83	457 loan payments
		81000002052000		UNITED WAY OF THE QUAD CITIES AREA	05/06/2022	2200603	PR DATE 05/06	720.76	05/06/22 contributions
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	05/20/2022	116634	20220520	35.05	PAYROLL SUMMARY
		81000002050400		MUNICIPAL FIRE & POLICE	05/06/2022	2200605	05/06 PAY DATEC	24,882.64	cityshare fire pension
		81000002052200		CITY OF BETTENDORF	06/03/2022	116676	20220603A	210.00	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	05/20/2022	116626	20220520	2,043.77	PAYROLL SUMMARY
		81000002051000		IPERS COLLECTIONS	05/20/2022	2200638	120991254	33,663.98	employee share ipers
		81000002050400		MUNICIPAL FIRE & POLICE	05/20/2022	2200631	05/20 PAY DATEC	24,559.82	cityshare fire pension
		81000002050200		MUNICIPAL FIRE & POLICE	05/06/2022	2200605	05/06 PAY DATEA	43,725.38	city share police pen sion
		81000002050700		ILLINOIS DEPARTMENT OF REVENUE	05/20/2022	2200637	0-896-393-104	2,395.07	illinois state tax

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002051200		MUNICIPAL FIRE & POLICE	05/06/2022	2200605	05/06 PAY DATEB	8,934.17	emp share fire pension
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	06/03/2022	116674	20220603	100.00	PAYROLL SUMMARY
		81000002052000		CREATING HEALTHIER COMMUINITIES	05/20/2022	116628	20220520	12.00	PAYROLL SUMMARY
		81000002052300		NATIONWIDE RETIREMENT SOLUTIONS	05/20/2022	2200639	PR 05/20	992.86	457 contributions
		81000002051500		AMERICAN FUNDS ROTH IRA WIRE	05/20/2022	2200642	6324-9423-24210	25.00	after tax roth ira contri butions
		81000002059900		IOWA C.O.P.S.	05/20/2022	2200634	PR DATE 05/20	53.00	05/20/22 contributions
		81000002051500		AFLAC	05/06/2022	2200606	PRDATE 05/06	120.58	ci wrap contributions
		81000002051500		LEGALSHIELD	06/03/2022	116681	20220603	112.16	PAYROLL SUMMARY
		81000002052300		LINCOLN LIFE	06/03/2022	116682	20220603	1,027.19	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	81000002051500		ICMA RETIREMENT TRUST - 457	05/06/2022	2200604	741067	3,321.25	after tax roth ira
		81000002052300		LINCOLN LIFE	05/20/2022	116630	20220520	992.34	PAYROLL SUMMARY
		81000002051000		IPERS COLLECTIONS	05/06/2022	2200612	120989858A	49,954.96	city share ipers
		81000002052300		NATIONWIDE RETIREMENT SOLUTIONS	05/06/2022	2200613	PR 05/06	992.86	457 contributions
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	06/03/2022	116684	20220603	510.71	PAYROLL SUMMARY
		81000002051500		AFLAC	05/20/2022	2200641	361156A	923.04	aflac after tax contribut ions
		81000002052300		GREAT AMERICAN PLAN ADMINISTRATORS	05/20/2022	2200633	PR DATE 05/20	591.54	05/20 contributions
		81000002052800		ICMA RETIREMENT TRUST - 457	05/20/2022	2200630	749689A	3,428.83	457 loan payments
		81000002051500		ICMA RETIREMENT TRUST - 457	05/20/2022	2200630	749704	3,264.66	after tax roth ira
		81000002051900		COLLECTION SERVICES CENTER	05/06/2022	2200614	2135954	1,741.46	child/spouse support

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002050800		INTERNAL REVENUE SERVICE	05/06/2022	2200609	270252620578769	66,312.90	fica w/h tax
		81000002059900		CITY OF BETTENDORF	05/20/2022	116623	20220520	13.29	PAYROLL SUMMARY
		81000002050900		INTERNAL REVENUE SERVICE	05/20/2022	2200635	270254323567111	23,588.18	medicare w/h tax
		81000002052800		PACIFIC LIFE INSURANCE COMPANY	05/20/2022	116632	20220520A	161.62	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	81000002059900		MARSHA L COMBS-SKINNER	05/20/2022	116631	20220520	141.24	PAYROLL SUMMARY
		81000002051100		MUNICIPAL FIRE & POLICE	05/20/2022	2200631	05/20 PAY DATE	14,680.20	employee share police pen sion
		81000002051500		AFLAC	05/20/2022	2200632	PR DATE 05/20	120.58	ci wrap contributions
		81000002052800		PACIFIC LIFE INSURANCE COMPANY	06/03/2022	116684	20220603A	0.67	PAYROLL SUMMARY
		81000002051500		AMERICAN FUNDS ROTH IRA WIRE	05/06/2022	2200615	7728-773-03115	25.00	after tax roth ira contri butions
	LIABILITY CLEARING ACCT. - Summary							**923,412.35**	
	LIFE FITNESS CTR FUND	57000002211000		TREASURER, STATE OF IOWA	05/19/2022	2200622	0-001-189-386	1,262.31	april sales tax lfc
	LIFE FITNESS CTR FUND - Summary							**1,262.31**	
	PALMER HILLS GOLF COURSE	56000002211000		TREASURER, STATE OF IOWA	05/19/2022	2200622	0-001-189-386A	3,560.62	april sales tax phgc
	PALMER HILLS GOLF COURSE - Summary							**3,560.62**	
		52000002611300		UMB BANK	05/27/2022	2200651	0185416088N	95,000.00	GO Refunding 2017D $1.15M principal
		52000002611400		UMB BANK	05/27/2022	2200651	0185400488B	175,000.00	GO 2014A $1.43M principal
		52000002660000		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022D	170,000.00	SWR REV CAP LOAN NOTE 2017 $4.045 PRINCIPAL
	SEWER UTILITY	52000002219900		CITY OF DAVENPORT	06/08/2022	116702	133033200	132,365.00	PRINCIPAL WASTE WATER TREATMENT PLANT FY22
		52000002211000		TREASURER, STATE OF IOWA	05/19/2022	2200619	1138688	5,982.99	Monthly Apr
		52000002611200		UMB BANK	05/27/2022	2200651	0185387354D	130,000.00	GO refunding 2012B $1.13M principal
		52000002611500		UMB BANK	05/27/2022	2200651	0185407905D	150,000.00	GO Refunding 2015B $1.22M principal

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	SEWER UTILITY	52000002660000		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022	100,000.00	SWR REV CAP LOAN NOTE PRINCIPAL 2016 $2.03
		52000001130000		TIM JENKINS	06/08/2022	116792	JENKINS,TIM	262.56	sewer refund
		52000002611300		UMB BANK	05/27/2022	2200651	0185393550F	75,000.00	GO 2013A $1.5M principal
		52000002660000		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022H	80,000.00	SWR REV CAP LOAN NOTE PRINCIPAL 2020 $2.03
	SEWER UTILITY - Summary							**1,113,610.55**	
	SOLID WASTE/ RECYCLING ENT	55000002211000		TREASURER, STATE OF IOWA	05/19/2022	2200619	1138688B	37.91	Monthly Apr
	SOLID WASTE/RECYCLING ENT - Summary							**37.91**	
	STORM WATER UTILITY	58000002660000		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022F	85,000.00	STM REV CAP LOAN NOTE PRINCIPAL 2017 $2.03
		58000002611200		UMB BANK	05/27/2022	2200651	0185387354F	135,000.00	GO refunding 2012B $1.125M principal
		58000002660000		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022B	100,000.00	STM REV CAP LOAN NOTE PRINCIPAL 2016 $2.03
		58000002660000		SAUK VALLEY BANK	06/01/2022	2200654	06012022	80,000.00	STM REV CAP LOAN NOTE PRINCIPAL 2020 $2.03
		58000002611300		UMB BANK	05/27/2022	2200651	0185393550D	75,000.00	GO 2013A $1.5M principal
		58000002611500		UMB BANK	05/27/2022	2200651	0185407905F	150,000.00	GO refunding 2015B $1.23M principal
		58000002611200		UMB BANK	05/27/2022	2200651	0185416088J	115,000.00	GO refunding 2017D $1.35M principal
		58000002211000		TREASURER, STATE OF IOWA	05/19/2022	2200619	1138688A	8,965.73	Monthly Apr
	STORM WATER UTILITY - Summary							**748,965.73**	
- Summary								**2,797,101.97**	
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802299	PW0513	FRENCH LANDSCAPING INC.	06/08/2022	116719	22011	14,900.00	REGRADING W/SIDE OF MIDDLE ROAD
		40050504807074	PW0381	TERRY-DURIN COMPANY	06/08/2022	116787	105335-00	29,964.00	#1 LIGHT FIXTURES FG PH.3
		40050504802307	PW0520	HAHN READY MIX COMPANY	06/08/2022	116724	411846	387.75	BOLLARDS FOR TRANSFORMERS
		40050504802290	CD0105	HDR ENGINEERING, INC.	06/08/2022	116727	1200429394	34,013.98	#2 TRAFFIC FIBER NETWORK MASTERPLAN3.27.22-4-23.22

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802307	CD0102	REPUBLIC COMPANIES	06/08/2022	116772	6160393-00	555.00	WIRE
		40050504807074	CD0080	KTS	05/18/2022	116612	043022	660.00	Stecker hours Jan-April 2 2 hours @ $30 an hour
		40050504802299	PW0513	IOWA PLAINS SIGNING, INC.	06/08/2022	116737	51333	19,600.00	PEXCO CURB INSTALLATION
		40050504802307	CD0106	REPUBLIC COMPANIES	06/08/2022	116772	6160630-00	227.81	UNI-TAP
		40050504802290	PW0562	HDR ENGINEERING, INC.	06/08/2022	116727	1200430836	32,278.64	#4 FOREST GROVE DRIVE PHASE. 4
		40050504807074	PW0381	TERRY-DURIN COMPANY	06/08/2022	116787	105335-01	9,842.00	#1 LIGHT FIXTURES FG PH.3
		40050504802290	PW0381	HDR ENGINEERING, INC.	06/08/2022	116727	1200430835	7,156.09	#17 FOREST GROVE DR PH.3 3-27-22-4-23-22
		40050504802290	PW0381	HDR ENGINEERING, INC.	06/08/2022	116727	1200430836A	2,022.05	#4 FOREST GROVE DRIVE PHASE 4
		40050504802290	PW0571	SNYDER & ASSOCIATES, INC.	06/08/2022	116782	122.0380.08-2	4,500.00	#2 DOWNTOWN TRANSPORTATIO PLAN PH.1
	CAPITAL PROJECTS - Summary							**156,107.32**	
	DOWNTOWN IMPROVEMENTS	00350504802299	DT0032	DAVENPORT ELECTRIC CONTRACT	06/08/2022	116709	48404	185.00	HOOK UP FOUNTAIN PUMPS AT CITY HALL
	DOWNTOWN IMPROVEMENTS - Summary							**185.00**	
	SEWER UTILITY	52050504992290	SW0092	TOWNSEND ENGINEERING	06/08/2022	116795	3930-1	500.00	DIPPLE EASEMENT
	SEWER UTILITY - Summary							**500.00**	
CAPITAL PROJECTS - Summary								**156,792.32**	
CITY ADMINISTRATION	GENERAL FUND	00141014602306		STOREY KENWORTHY	06/08/2022	116785	PINV997434	52.92	OFFICE SUPPLIES
		00141014602306		IMPERIAL	06/08/2022	116731	288002:169947	65.40	COFFEE SUPPLIES FOR CITY HALL & POLICE DEPT.
		00141014602306		IMPERIAL	06/08/2022	116731	288002:165377	144.45	COFFEE SUPPLIES FOR CITY HALL & POLICE DEPT.
		00141024612244		MERCHANT SERVICES	05/02/2022	2200617	422D	134.61	bankcard fees business license
	GENERAL FUND - Summary							**397.38**	
CITY ADMINISTRATION - Summary								**397.38**	
COMMUNITY	GENERAL FUND	00130064162290		HANDICAPPED DEVELOPMENT	06/08/2022	116726	753264	876.70	SCAN HISTORICAL PLANS

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				CENTER					
		00130034542299		KIMBERLY'S KLEANING	06/08/2022	116740	1952-513	95.00	1952 DANBURY DR 22-0242 DEBRIS CLEAN UP
		00130014542306		CULLIGAN OF DAVENPORT	06/08/2022	116707	0485743	61.95	BOTTLED WATER
		00130064162244		MERCHANT SERVICES	05/02/2022	2200617	422A	1,046.00	bankcard fees inspections
DEVELPMENT	GENERAL FUND	00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	06/08/2022	116780	22002076	40.53	CITATION SERVICE ATTEMPT 3320 W HARBOR DR 22-0160
		00130014542306		TALLGRASS BUSINESS RESOURCES	06/08/2022	116786	5567572	222.60	COPY PAPER/ENVELOPES
		00130024532205		SCOTT COUNTY RECORDER	06/08/2022	116779	2021-29664	36.00	RECORD D & O - BOA
	GENERAL FUND - Summary							**2,378.78**	
COMMUNITY DEVELPMENT - Summary								**2,378.78**	
	ASCENTRA TIF	23735024512299		ASCENTRA CREDIT UNION	06/01/2022	116660	053122	99,697.50	FY 22 2ND HALF TIF REBATE
	ASCENTRA TIF - Summary							**99,697.50**	
	FIELDS DEV TIF	25135024512299		FIELDS DEVELOPMENT, LLC	06/01/2022	116664	053122	15,320.50	FY 22 2ND HALF TIF REBATE
	FIELDS DEV TIF - Summary							**15,320.50**	
	GENERAL FUND	00135014512249		ADVANTAGE ADVERTISING	06/08/2022	116689	42600	66.50	MARKETING
		00135034662306		BETTENDORF OFFICE PRODUCTS,INC	06/08/2022	116696	0469319-001	54.99	Name Badges
ECONOMIC DEVELOPMENT	**GENERAL FUND - Summary**							**121.49**	
	HOTEL ASSOCIATES TIF	24335024512299		BETTENDORF HOTEL ASSOCIATES, LLC	06/01/2022	116661	053122	106,295.00	FY 22 2ND HALF TIF REBATE
	HOTEL ASSOCIATES TIF - Summary							**106,295.00**	
	JNB HOMETOWN HARBOR TIF	24835024512299		JNB HOMETOWN HARBOR	06/01/2022	116666	053122	33,864.50	FY 22 2ND HALF TIF REBATE
	JNB HOMETOWN HARBOR TIF - Summary							**33,864.50**	
	LECLAIRE MFG	24135024512299		LECLAIRE MANUFACTURING	06/01/2022	116667	053122	19,549.00	FY 22 2ND HALF TIF REBATE

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	TIF			CO					
	LECLAIRE MFG TIF - Summary							**19,549.00**	
	MIDDLE I-80 LLC	23835024512299		MIDDLE & I-80 LLC	06/01/2022	116668	053122	194,187.00	FY 22 2ND HALF TIF REBATE
	MIDDLE I-80 LLC - Summary							**194,187.00**	
	PLANTATN/ TANGLFT INV TIF	24535024512299		TANGLEFOOT INVESTORS, LLC	06/01/2022	116670	053122	92,445.50	FY 22 2ND HALF TIF REBATE
	PLANTATN/TANGLFT INV TIF - Summary							**92,445.50**	
	SPORTS CENTER TIF	24235024512299		BETTPLEX, LLC	06/01/2022	116662	053122	45,355.50	FY 22 2ND HALF TIF REBATE
ECONOMIC DEVELOPMENT	**SPORTS CENTER TIF - Summary**							**45,355.50**	
	SSMID DOWNTOWN AREA	22935024512299		DOWNTOWN BETTENDORF ORGANIZATION	06/01/2022	116663	053122	74,165.67	FY 22 2ND HALF TIF REBATE
	SSMID DOWNTOWN AREA - Summary							**74,165.67**	
	TIF/RIVERS EDGE	25935024512299		ISLE OF CAPRI BETTENDORF, L.C.	06/01/2022	116665	053122	397,942.50	FY 22 2ND HALF TIF REBATE
	TIF/RIVERS EDGE - Summary							**397,942.50**	
	TWIN BRIDGES TIF	23935024512299		NEWBERRY MANAGEMENT CO	06/01/2022	116669	053122	176,819.50	FY 22 2ND HALF TIF REBATE
	TWIN BRIDGES TIF - Summary							**176,819.50**	
ECONOMIC DEVELOPMENT - Summary								**1,255,763.66**	
		55511014942307		BETTENDORF N & S LOCK INC.	06/08/2022	116695	54070	185.00	RE-KEY DOOR
		55511014942130		EXPLORER SYSTEMS INC	06/08/2022	116718	206182	3,750.00	SOFTWARE MAINTENANCE
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511014942244		VANTIV INTEGRATED PAYMENTS	05/05/2022	2200618	422B	1,195.41	bankcard fees museum
		55511024942140		CORNER STORE - LEARNING CAMPUS	06/08/2022	116704	107713	290.40	SOFT PROPS
		55511014942307		TOTAL AQUARIUM MAINTENANCE	06/08/2022	116794	089571	61.00	FISH TANK SERVICE

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		55511014941304		CORNER STORE - LEARNING CAMPUS	06/08/2022	116704	107837	17.40	CITIZENS ACADEMY PRIZES
		55511024942140		CORNER STORE - LEARNING CAMPUS	06/08/2022	116704	107394	39.60	VET SUPPLIES
		55511054942202		CORNER STORE - LEARNING CAMPUS	06/08/2022	116704	107838	1,800.00	PROMOTIONAL ITEMS
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511024942309		K & K HARDWARE	05/18/2022	116611	043022	-1.44	CREDIT ON ACCOUNT FOR OVE RPAYMENT
		55511024942140		CORNER STORE - LEARNING CAMPUS	06/08/2022	116704	107218	321.00	FLOWER CART SUPPLIES
		55511014942307		CINTAS FIRST AID & SAFETY #D89	06/08/2022	116700	5107155998	115.65	FIRST AID SUPPLIES
		55511054942214		NETWORK IMAGING SOLUTIONS INC.	06/08/2022	116756	0764897-IN	860.10	POSTCARD INVITE
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**8,634.12**	
FAMILY MUSEUM	**- Summary**							**8,634.12**	
		31102094708001		UMB BANK	05/27/2022	2200651	0185416088B	40,000.00	GO Refunding 2017D $.390M principal
		31102094708002		UMB BANK	05/27/2022	2200651	I232A	153,493.75	GO 2020A $8.88M interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185407905A	38,750.00	GO Refunding 2015B $2.545M interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185416070A	170,909.37	GO 2017C $10.350M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185416088H	640,000.00	GO Refunding 2017D $7.32M principal
FINANCE	DEBT SERVICE FUND	31102094708001		UMB BANK	05/27/2022	2200651	0185411964	415,000.00	GO 2016C $8.945M principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185393550B	35,000.00	GO 2013A $700K principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185387354B	365,000.00	GO refunding 2012B $2.62M principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185411972	70,000.00	GO 2016D $1.4K principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185413937A	32,912.50	GO UR 2017A $3.18M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185387354	240,000.00	GO refunding 2012B $2.62M principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185416088L	780,000.00	GO refunding 2017D $8.46M principal

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		31102094708002		UMB BANK	05/27/2022	2200651	0185411964C	9,150.00	GO 2016C $700K interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185376571A	5,775.00	GO REFUNDING 2010B $7.18M INTEREST
		31102094708002		UMB BANK	05/27/2022	2200651	0185419876C	36,200.00	GO 2019A $1.83M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185400488	315,000.00	GO 2014B $2.58M principal
		31102094708001		UMB BANK	05/27/2022	2200651	I232D	25,000.00	GO 2020A $700K principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185400470E	9,418.75	GO 2014A $700K interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185393550A	101,325.00	GO 2013A $9.985M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185376571	330,000.00	GO REFUNDING 2010B $7.18M PRINCIPAL
		31102094708002		UMB BANK	05/27/2022	2200651	I232C	11,378.13	GO 2020A $700K interest
		31102094708001		UMB BANK	05/27/2022	2200651	I656	300,000.00	GO 2020 $8.29K principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185407905	280,000.00	GO Refunding 2015B $2.545M principal
FINANCE	DEBT SERVICE FUND	31102094708002		UMB BANK	05/27/2022	2200651	0185400470C	9,418.75	GO 2014A $700K interest
		31102094708002		UMB BANK	05/27/2022	2200651	I656A	130,500.00	GO 2020 $8.29K interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185407897B	35,000.00	GO 2015A $700M principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185407897C	8,021.88	GO 2015A $700M interest
		31102094708001		IOWA FINANCE AUTHORITY	06/01/2022	2200653	06012022	19,000.00	SRF $0.445M CURRENT PRINCIPAL
		31102094708001		UMB BANK	05/27/2022	2200651	I232B	25,000.00	GO 2020A $700K principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185400470D	35,000.00	GO 2014A $700K principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185400470B	35,000.00	GO 2014A $700K principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185393550	495,000.00	GO 2013A $9.985M principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185387354C	5,475.00	GO refunding 2012B $2.62M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185411964B	30,000.00	GO 2016C $700K principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185411964E	9,150.00	GO 2016C $700K interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185416088D	40,000.00	GO Refunding 2017D $.390M principal

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		31102094708002		UMB BANK	05/27/2022	2200651	I232E	11,378.12	GO 2020A $700K interest
		31102094708001		UMB BANK	05/27/2022	2200651	I232	350,000.00	GO 2020A $8.88M principal
		31102094708002		IOWA FINANCE AUTHORITY	06/01/2022	2200653	06012022A	1,872.59	SRF $0.445M CURRENT INTEREST
		31102094708002		UMB BANK	05/27/2022	2200651	0185416088E	7,725.00	GO Refunding 2017D $.390M interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185416088G	7,300.00	GO Refunding 2017D $.370M interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185407897A	115,880.62	GO 2015A $8.885M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185411964D	30,000.00	GO 2016C $700K principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185393550C	7,081.24	GO 2013A $700K interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185400470A	274,100.00	GO 2014A $18.77M interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185416088I	144,225.00	GO Refunding 2017D $7.32M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185416088	550,000.00	GO Refunding 2017D $5.685M principal
FINANCE	DEBT SERVICE FUND	31102094708001		UMB BANK	05/27/2022	2200651	0185413937	150,000.00	GO UR 2017A $3.18M principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185411964A	116,490.62	GO 2016C $8.945M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185416088F	35,000.00	GO Refunding 2017D $.370M principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185416088M	195,525.00	GO refunding 2017D $8.46M interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185416088A	112,400.00	GO Refunding 2017D $5.685M interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185416088C	7,725.00	GO Refunding 2017D $.390M interest
		31102094708002		UMB BANK	05/27/2022	2200651	0185411972A	18,622.50	GO 2016D $1.4K interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185400470	905,000.00	GO 2014A $18.77M principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185400488A	15,450.00	GO 2014B $2.58M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185407905B	555,000.00	GO Refunding 2015B $4.59M principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185387354A	3,600.00	GO refunding 2012B $2.62M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185407897	450,000.00	GO 2015A $8.885M principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185419876A	191,425.00	GO 2019A $9.105M interest

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	DEBT SERVICE FUND	31102094708002		UMB BANK	05/27/2022	2200651	0185387347A	109,706.25	GO 2012A $11.34M INTEREST
		31102094708001		UMB BANK	05/27/2022	2200651	0185419876	360,000.00	GO 2019A $9.105M principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185413945	105,000.00	Taxable GO UR 2017B $2.195M principal
		31102094708001		UMB BANK	05/27/2022	2200651	0185387347	585,000.00	GO 2012A $11.34M PRINCIPAL
		31102094708002		UMB BANK	05/27/2022	2200651	0185407905C	77,500.00	GO Refunding 2015B $4.59M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185416070	415,000.00	GO 2017C $10.350M principal
		31102094708002		UMB BANK	05/27/2022	2200651	0185413945A	30,206.24	Taxable GO UR 2017B $2.195M interest
		31102094708001		UMB BANK	05/27/2022	2200651	0185419876B	70,000.00	GO 2019A $1.83M principal
	DEBT SERVICE FUND - Summary							**11,289,091.31**	
	GENERAL FUND	00102024612290		AHLERS & COONEY, P.C.	06/08/2022	116690	824068	286.00	Professional Services
		00102014708004		BAKER TILLY MUNICIPAL ADVISORS,LLC	06/08/2022	116693	BTMA14251	45,640.00	General obligation bonds 2021
FINANCE		00102024612307		PINNEY PRINTING COMPANY	06/08/2022	116762	25237	410.33	#9 WINDOW SECURITY ENVELOPES
		00102024612307		CULLIGAN OF DAVENPORT	06/08/2022	116707	0485513	14.15	water
		00102024612307		CULLIGAN OF DAVENPORT	06/08/2022	116707	0485820	14.15	water
		00102014612244		MERCHANT SERVICES	05/02/2022	2200617	422F	10.09	bankcard fees 1% sw1,sw2, sw3
	GENERAL FUND - Summary							**46,374.72**	
	INFORMATION SERVICES	68802314941304		MOOK, FORREST	06/08/2022	116753	051622	110.51	mileage Reimbursement
		68802314942130		ONENECK IT SOLUTIONS LLC	06/08/2022	116760	INV000030477	937.50	cisco flex maintenance
	INFORMATION SERVICES - Summary							**1,048.01**	
	SEWER UTILITY	52002044988002		UMB BANK	05/27/2022	2200651	0185400488C	8,587.50	GO 2014A $1.43M interest
		52002044988002		CITY OF DAVENPORT	06/08/2022	116702	1330332A	21,916.00	INTEREST WASTE WATER TREATMENT PLANT FY22
		52002044988002		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022I	35,227.50	SWR REV CAP LOAN NOTE 2020 $2.03 INTEREST
		52002044988002		UMB BANK	05/27/2022	2200651	0185393550G	15,200.00	GO 2013A $1.5M interest

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		52002044988002		UMB BANK	05/27/2022	2200651	0185407905E	20,625.00	GO 2015B $1.22M interest
		52002044988002		UMB BANK	05/27/2022	2200651	0185416088O	24,475.00	GO Refunding 2017D $1.15M interest
		52002044988002		UMB BANK	05/27/2022	2200651	0185387354E	1,950.00	GO refunding 2012B $1.13M interest
	SEWER UTILITY	52002044988002		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022A	26,190.00	SWR REV CAP LOAN NOTE 2016 $2.03 INTEREST
		52002044902244		AUTHORIZE.NET	05/03/2022	2200616	422	31.65	online paymt gateway
		52002044988002		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022E	61,790.00	SWR REV CAP LOAN NOTE 2017 $4.045 INTEREST
		52002044902244		MERCHANT SERVICES	05/02/2022	2200617	422G	2,178.03	bankcard fees ut,sw1,sw2
	SEWER UTILITY	**- Summary**						**218,170.68**	
	SPORTS CENTER TIF	24202094708001		TRIUMPH COMMUNITY BANK	06/01/2022	2200652	06012022	100,122.96	TIF REVENUE BONDS 2016 $4.9 PRINCIPAL
FINANCE		24202094708002		TRIUMPH COMMUNITY BANK	06/01/2022	2200652	06012022A	116,668.85	TIF REVENUE BONDS 2016 $4.9 INTEREST
	SPORTS CENTER TIF	**- Summary**						**216,791.81**	
		58002194988002		UMB BANK	05/27/2022	2200651	0185407905G	20,750.00	GO refunding 2015B $1.23M interest
		58002194988002		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022G	30,987.50	STM REV CAP LOAN NOTE 2017 $2.03 INTEREST
		58002194988002		UMB BANK	05/27/2022	2200651	0185393550E	15,200.00	GO 2013A $1.5M interest
	STORM WATER UTILITY	58002194988002		UMB BANK	05/27/2022	2200651	0185387354G	2,025.00	GO refunding 2012B $1.125M interest
		58002194988002		SAUK VALLEY BANK	06/01/2022	2200654	06012022A	31,481.25	STM REV CAP LOAN NOTE 2020 $2.03 INTEREST
		58002194988002		UMB BANK	05/27/2022	2200651	0185416088K	26,625.00	GO refunding 2017D $1.35M interest
		58002194988002		CEDAR RAPIDS BANK & TRUST	06/01/2022	2200655	06012022C	26,190.00	STM REV CAP LOAN NOTE 2016 $2.03 INTEREST
	STORM WATER UTILITY	**- Summary**						**153,258.75**	
FINANCE	**- Summary**							**11,924,735.28**	
FIRE	GENERAL FUND	00104154142307		K & K HARDWARE	05/18/2022	116611	199083	59.96	saw blade

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00104154142307		K & K HARDWARE	05/18/2022	116611	199214	30.98	supplies
		00104154142106		STAUB APPLIANCE SERVICE	06/08/2022	116784	19797	80.00	SERVICE COOKTOP/ST1
		00104154142108		MID AMERICAN ENERGY	05/18/2022	116613	2768069013April	292.56	24495 VALLEY DR PLES VAL FIRE DEPT
		00104154142307		K & K HARDWARE	05/18/2022	116611	197718	25.99	rake
		00104154142108		MID AMERICAN ENERGY	05/18/2022	116613	1809077019April	589.19	1933 SPRUCE HILLS FIRE STATION
		00104154142307		K & K HARDWARE	05/18/2022	116611	199084	16.99	deadbolt
		00104114141209		WITMER PUBLIC SAFETY GROUP, INC.	06/08/2022	116799	INV30452	85.00	UNIFORM PANTS/GRIFFIN
		00104154142307		K & K HARDWARE	05/18/2022	116611	04302022	-134.31	Discount
		00104154142111		IOWA AMERICAN WATER COMPANY	06/08/2022	116734	061239MAY22	27.20	HYDRANT/ST2
		00104154142299		THYMET PEST CONTROL	06/08/2022	116791	130238	58.00	MONTHLY SERVICE/ST2
FIRE	GENERAL FUND	00104154142111		IOWA AMERICAN WATER COMPANY	06/08/2022	116734	062188MAY22	61.70	HYDRANT/ST4
		00104154142307		K & K HARDWARE	05/18/2022	116611	198135	355.38	board up apt
		00104114141209		PANTHER UNIFORMS INC.	06/08/2022	116761	25915	459.40	UNIFORM/MCFARLAND
		00104114142106		BREATHING AIR SYSTEMS	06/08/2022	116697	INV-IL74-406	1,136.31	REPAIR CASCADE SYS/ST4
		00104114141209		PANTHER UNIFORMS INC.	06/08/2022	116761	25914	452.39	UNIFORM/KILLEAN
		00104154142111		IOWA AMERICAN WATER COMPANY	06/08/2022	116734	334067MAY22	127.06	WATER USAGE/ST2
		00104114141209		PANTHER UNIFORMS INC.	06/08/2022	116761	25841	159.40	UNIFORM SHIRTS/AC
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	06/08/2022	116691	0073200-IN	72.19	CONVEX MIRROR
		00104114141209		SANDRY FIRE SUPPLY	06/08/2022	116778	INV-021822	2,105.49	FIRE GEAR
		00104154142307		K & K HARDWARE	05/18/2022	116611	198761	50.45	supplies
		00104154142307		K & K HARDWARE	05/18/2022	116611	199583	50.98	hazmat supplies
		00104114141209		PANTHER UNIFORMS INC.	06/08/2022	116761	25877	1,012.30	INSIGNIA/NEW HIRES, LAWSON

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FIRE	GENERAL FUND	00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	06/08/2022	116691	0073133-IN	168.00	AIR BLEEDER VALVE ASSY/E1
		00104104142101		HAMPTON CRANES, INC.	06/08/2022	116725	78107-62	200.00	LIFT CONTAINER/TC PROP
		00104154142307		K & K HARDWARE	05/18/2022	116611	198426	29.67	Supplies
		00104154142307		PS3 ENTERPRISES, INC	06/08/2022	116767	132535	82.00	UNIT RENTAL/TC
		00104114142304		WITMER PUBLIC SAFETY GROUP, INC.	06/08/2022	116799	INV38032	151.73	SHUT-OFF VALVE
		00104134142310		EMERGENCY MEDICAL PRODUCTS, INC.	06/08/2022	116716	2341610	86.58	MEDICAL SUPPLIES
		00104154142307		K & K HARDWARE	05/18/2022	116611	K99428	68.39	supplies
		00104154142307		K & K HARDWARE	05/18/2022	116611	197981	94.47	supplies
		00104154142101		RAYNOR DOOR CO., INC. OF THE QC	06/08/2022	116771	131942	576.50	BAY DOOR REPAIR/ST2
		00104114142106		SANDRY FIRE SUPPLY	06/08/2022	116778	INV-021785	90.00	MSA CLEANING SOLUTION
		00104154142307		K & K HARDWARE	05/18/2022	116611	198967	8.96	supplies
		00104134142310		EMERGENCY MEDICAL PRODUCTS, INC.	06/08/2022	116716	2341464	88.36	MEDICAL SUPPLIES
		00104154142108		MID AMERICAN ENERGY	05/18/2022	116613	0520000014April	1,205.05	5002 CROW CREEK RD FIRE STATION
	GENERAL FUND	**- Summary**						**10,024.32**	
FIRE	**- Summary**							**10,024.32**	
HUMAN RESOURCES	GENERAL FUND	00142014662342		HY-VEE, INC. PW & AD	06/08/2022	116730	4843633769	88.88	COFFEE, ICE, FRUIT - SAFETY TRAINING
		00142014662213		RADIOLOGY GROUP, P.C., S.C.	06/08/2022	116770	041422	2.30	PRE-EMPLOYMENT SCREENING
		00142014661305		PEITSCHER, SHANE	06/01/2022	116671	053122	3,422.86	TUITION REIMBURSEMENT - SHANE PEITSCHER
		00142014662203		STANARD & ASSOCIATES, INC.	06/08/2022	116783	SA000050443	111.50	POLICE TESTS
		00142014662342		HY-VEE, INC. PW & AD	06/08/2022	116730	4843951472	346.50	COFFEE/FOOD - CITY TRAIN ING
		00142014662213		GENESIS HEALTH SYSTEM	06/08/2022	116720	25066334	53.13	PRE-EMPLOYMENT SCREENING
	GENERAL FUND	**- Summary**						**4,025.17**	

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
HUMAN RESOURCES	**- Summary**							**4,025.17**	
LEGAL	GENERAL FUND	00140014632290		AHLERS & COONEY, P.C.	06/08/2022	116690	824068A	416.00	Professional Services
	GENERAL FUND	**- Summary**						**416.00**	
LEGAL	**- Summary**							**416.00**	
LIBRARY	GENERAL FUND	00106124402306		DATA443 RISK MITIGATION, INC.	06/08/2022	116708	2790	430.18	patron pc change preventi on software
		00106014402306		CINTAS CORPORATION #342	06/08/2022	116699	8405691585	70.07	medical supplies
		00106014402244		MERCHANT SERVICES	05/02/2022	2200617	422B	141.53	bankcard fees library
	GENERAL FUND	**- Summary**						**641.78**	
LIBRARY	**- Summary**							**641.78**	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942296		EMPLOYEE BENEFIT SYSTEM	05/19/2022	2200650	05182022	165.00	VISON CLAIMS CKS 2244-2245
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	05/20/2022	2200645	05132022	42,868.47	MED CLAIMS 5/7/22-5/13/22
		68601064942283		MEDTRAK SERVICES	05/06/2022	2200620	043022B	608.50	admin fees 04/15-04/ 30/22
		68601064942294		DELTA DENTAL	05/11/2022	2200624	352050000002022	7,485.00	dental claims 05/03-05/09 /22
		68601064942283		MEDTRAK SERVICES	05/20/2022	2200628	051522B	673.00	admin fees 05/01-05/15/20 22
		68601064942294		DELTA DENTAL	05/20/2022	2200647	352050000202240	3,532.76	DENTAL CLAIMS 5/10/22-5/16/22
		68601064942298		MEDTRAK SERVICES	05/20/2022	2200628	051522A	38,572.17	pharmacy claims 05/01-05/ 15/22
		68601064942297		ROCK VALLEY PHYSICAL THERAPY	06/08/2022	116775	2665808-042022	1,281.64	BIOMETRIC SCREENING & HEALTH COACHING
		68601064942298		MEDTRAK SERVICES	05/06/2022	2200620	043022A	26,978.56	pharmacy claims 04/15-04/ 30/22
		68601064942296		EMPLOYEE BENEFIT SYSTEM	05/16/2022	2200621	04272022	1,176.16	vision claims cks 2231-22 34
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	05/27/2022	2200646	05202022	65,193.45	MED CLAIMS 5/14/22-5/20/22
		68601064942294		DELTA DENTAL	05/06/2022	2200625	352050000002022	3,999.34	dental claims 04/26-05/02 /22
		68601064942296		EMPLOYEE BENEFIT SYSTEM	05/09/2022	2200649	05052022	558.80	VISON CLAIMS CKS 2238-2240
		68601064942294		DELTA DENTAL	05/27/2022	2200648	352050000202241	7,172.39	DENTAL CLAIMS 5/17/22-5/23/22

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	EMPLOYEE INSURANCE	68601064942283		EMPLOYEE BENEFIT SYSTEM	06/08/2022	116717	000033798	841.62	VISION CLAIMS
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	05/30/2022	2200644	05302022	48,890.27	MED CLAIMS 5/1/22-5/6/22
	EMPLOYEE INSURANCE - Summary							**249,997.13**	
	GENERAL FUND	00101014602349		BETTENDORF OFFICE PRODUCTS,INC	06/08/2022	116696	0469299-001	97.65	certificate holders bett 101
		00101014602340		HIGHTECH SIGNS	06/08/2022	116728	B25728	571.50	SIGNAGE FOR TEMP PARKING FOR ZIP CODE CELEBRATION
		00101014602213		GRABER, EDMUND C.	06/08/2022	116722	052522	1,832.00	CONSULTING SERVICES FOR MAY 1 - 31, 2022
MAYOR & COUNCIL		00101014602340		LOGO PRO, LLC	06/08/2022	116746	18518	524.78	PUBLIC APPRECIATION - CITY OF BETT BACKDROP
		00101014602340		GLASS BLAST	06/08/2022	116721	108785	218.00	RECOGNITION PLAQUES FOR ROBOTICS TEAM & NAUMANN
	GENERAL FUND - Summary							**3,243.93**	
	RISK MANAGEMENT	68401054942292		IMWCA	06/08/2022	116732	INV82526	444.33	LARGE DED PMT FY1516 4/1/22-4/30/22
		68401054942268		IOWA COMMUNITIES ASSURANCE POOL	06/08/2022	116736	111874	7,470.00	LIQUOR LIABILITY PALMER HILLS 4/20/22-4/20/23
		68401054942276		TRAFFIC LOGIX CORPORATION	05/18/2022	116609	SIN15980	2,804.00	18TH STREET LIGHT REPLACEMENT
		68401054942208		THE HARTFORD INC	05/18/2022	116615	052422	386.25	SPECIAL RISK - ACCIDENT 5/1/2022 - 5/1/2023
	RISK MANAGEMENT - Summary							**11,104.58**	
MAYOR & COUNCIL - Summary								**264,345.64**	
	GENERAL FUND	00107404462307	FEST02	HIGHTECH SIGNS	06/08/2022	116728	B25710	666.75	BANNERS FOR 52722 ZIP CODE CELEBRATION
		00107404462307	FEST01	PROFORMA XTREME	06/08/2022	116766	BS97004625A	446.51	4TH OF JULY ITEMS
PARKS & RECREATION		00107404462307	FEST02	HIGHTECH SIGNS	06/08/2022	116728	B25709	757.50	SIGNS FOR 52722 ZIP CODE CELEBRATION
		00107404462307	FEST01	MID AMERICAN ENERGY	05/18/2022	116613	2783157001April	10.00	4TH OF JULY
		00107404462307	FEST02	HIGHTECH SIGNS	06/08/2022	116728	B25629	959.90	SIGNS FOR 52722 ZIP CODE CELEBRATION

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
									& MAGNETS
	GENERAL FUND	00107404462299	FEST02	BOBBY RAY BUNCH	05/18/2022	116610	246	1,500.00	Professional services zip code event
	GENERAL FUND - Summary							**4,340.66**	
	LIFE FITNESS CTR FUND	57007034942244		MERCHANT SERVICES	05/02/2022	2200617	422E	118.17	bankcard fees REC Online
	LIFE FITNESS CTR FUND - Summary							**118.17**	
	PALMER HILLS GOLF COURSE	56007114942244		VANTIV INTEGRATED PAYMENTS	05/05/2022	2200618	422	2,971.58	bankcard fees golf
		56007134942244		VANTIV INTEGRATED PAYMENTS	05/05/2022	2200618	322A4	1,213.74	bankcard fees grill
PARKS & RECREATION		56007114942244		MERCHANT SERVICES	05/02/2022	2200617	422C	434.85	bankcard fees golf range balls
	PALMER HILLS GOLF COURSE - Summary							**4,620.17**	
	ROAD USE FUND	20607094502299		WALLACE'S GARDEN CENTER	06/08/2022	116798	054942	627.23	TREES - FIELD SIKE
		20607084202299		A CUT ABOVE LAWN AND LANDSCAPE	06/08/2022	116687	10111815	2,051.00	#2 ROW MOWING MAY 2ND & 9TH
		20607094502299		LAWNS UNLIMITED OF IOWA INC.	06/08/2022	116742	15288	396.00	MULCH - CENTENNIAL
		20607084202299		ADVANTAGE TREE SERVICE	06/01/2022	116659	28200	395.00	STUMP GRIND 23RD STREET
		20607084202299		ADVANTAGE TREE SERVICE	06/01/2022	116659	28199	2,208.00	STUMP GRIND COMPLETE ON 23RD STREET
		20607094502299		EMERALD TREES, INC.	06/08/2022	116715	1359	421.20	FREIGHT FOR TREES
	ROAD USE FUND - Summary							**6,098.43**	
PARKS & RECREATION - Summary								**15,177.43**	
	GENERAL FUND	00103014101129		CORALVILLE POLICE DEPARTMENT	05/25/2022	116635	03312022	7,349.25	Contract reimbursement ag reement fufillment
POLICE		00103114101209		UNIFORM DEN, INC.	06/08/2022	116796	109966	17.00	UNIFORM PANTS/HOPKINS
		00103114102307		K & K HARDWARE	05/18/2022	116611	199533	33.98	gun cleaning supplies
		00103114102104		XPRESS TUNNEL WASH	06/08/2022	116800	1002	63.00	CAR WASH (APRIL)

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00103134101301		SECRETARY OF STATE	06/08/2022	116781	051122	30.00	NOTARY RENEWAL/D SCOTT
		00103114102307		K & K HARDWARE	05/18/2022	116611	197942	12.27	wiring parts
		00103114102104		IOWA BATTERY COMPANY, INC.	06/08/2022	116735	87792	65.00	BATTERY
		00103154102306		OFFICE EXPRESS OFFICE PRODUCTS	06/08/2022	116759	233479-0	136.99	OFFICE SUPPLIES
		00103184807074		TACTICAL ELECTRONICS	05/18/2022	116614	SI-4464	10,045.96	CORE POLE CAMERA 17' KIT
		00103114101209		UNIFORM DEN, INC.	06/08/2022	116796	109322	4,475.20	VESTS/7 OFFICERS
		00103154102299		HUMANE SOCIETY OF SCOTT COUNTY	06/08/2022	116729	1614	3,726.56	MONTHLY FEE (APRIL)
		00103114102307		K & K HARDWARE	05/18/2022	116611	199219	50.56	firring strips
		00103154102306		OFFICE EXPRESS OFFICE PRODUCTS	06/08/2022	116759	233322-0	13.45	OFFICE SUPPLIES
POLICE	GENERAL FUND	00103114101209		UNIFORM DEN, INC.	06/08/2022	116796	109831	24.00	BADGE REPAIR
		00103114101301		SECRETARY OF STATE	06/08/2022	116781	051822	30.00	NOTARY RENEWAL/J SCOTT
		00103114102104		RACOM	06/08/2022	116769	FB175347	180.00	SWITCHES/SQUADS 205 209
		00103114101209		UNIFORM DEN, INC.	06/08/2022	116796	109879	213.70	UNIFORM WEAR/CROUCH
		00103154102306		DES MOINES STAMP MFG COMPANY	06/08/2022	116710	1200720	32.90	NOTARY STAMP/BUCKLES
		00103154102306		DES MOINES STAMP MFG COMPANY	06/08/2022	116710	1200621	32.90	NOTARY STAMP/GOODMAN
		00103164102307		MUNICIPAL ELECTRONICS DIVISION LLC	06/08/2022	116755	068940	209.75	REPAIR/CERTIFY RADAR GUNS/DEVICES
		00103154102299		SCOTT COUNTY SHERIFF'S OFFICE	06/08/2022	116780	2022-120	1,425.00	BOOKING FEES (APRIL)
		00103014102307		CRITICAL HIRE	06/08/2022	116705	051022	25.00	NEW HIRE PROFILE REPORT
		00103014102307		DRESCHER, SARA J.	06/08/2022	116711	0538	350.00	SHADOW BOX/MAJESKE RETIREMENT
	GENERAL FUND	**- Summary**						**28,542.47**	
POLICE	**- Summary**							**28,542.47**	

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	FMLY MUSEUM/ARTS &SCIENCE	55505254942101	2200FM	KONE INC.	06/08/2022	116741	1158328251A	240.94	MUSEUM ELEVATOR REPAIR
		55505264942299	2201FM	THE MILLARD GROUP	06/08/2022	116789	215125	126.45	FAMILY MUSEUM - CUSTODIAL SERVICE
		55505254942108	2200FM	MID AMERICAN ENERGY	05/18/2022	116613	1287094014April	10.00	2900 LEARNING CAMPUS DR OUTSIDE
		55505254942108	2200FM	MID AMERICAN ENERGY	05/18/2022	116613	5437075010April	3,357.65	2900 LEARNING CAMPUS DR UTILITIES
		55505254942299	2200FM	KONE INC.	06/08/2022	116741	962203830C	195.56	MUSEUM, ELEVATOR CONTRACT
		55505254942101	2200FM	K & K HARDWARE	05/18/2022	116611	199288	21.47	CHAULK FAMILY MUSEUM
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**3,952.07**	
PUBLIC WORKS	GENERAL FUND	00105264642307	2201LB	THE HOME DEPOT PRO	06/08/2022	116788	683641385	337.91	LIBRARY SANITIZER WIPES
		00105264642307	2201MC	1ST AYD CORPORATION	06/08/2022	116801	PSI531066	124.64	MAINT CTR, GLASS CLEANER
		00105254642101	2200CH	KONE INC.	06/08/2022	116741	1158328251	240.94	CITY HALL ELEVATOR REPAIR
		00105254642108	2200MC	MID AMERICAN ENERGY	05/18/2022	116613	2607077010April	5,382.05	4403 DEVILS GLEN RD UTILITIES
		00105254642101	2200MC	SANDBERG COMPANY	06/08/2022	116777	5525075	935.00	MAINT CTR, CIRCULATOR PUMP
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	1620077016April	231.17	935 21ST ST TOWER
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	198857	5.56	BOLTS FOR INVENTORY
		00105254642101	2200MC	JOHNSON CONTROLS	06/08/2022	116738	9366104001	353.11	MAINT CTR, JCI PARTS
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	199320	22.35	HARDWARE
		00105724422307		ADEL WHOLESALERS, INC.	06/08/2022	116688	2080359	-40.65	CREDIT - RETURN PARTS
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	9324072027April	40.84	1738 GRANT ST
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	0458134029April	10.15	6405 CROW CREEK SPEED SIGN
		00105254642101	2200CC	K & K HARDWARE	05/18/2022	116611	198491	30.03	COMM CENTER VENT REPAIR
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	0066118026April	30.13	6160 FOREST GROVE SIREN
		00105724422299		MILLENNIUM WASTE, INC.	06/08/2022	116751	3324074T081	351.80	PARK MAINT - DUMPSTER
		00105254642101	2200LB	VAN METER INDUSTRIAL INC.	06/08/2022	116797	S012101836.001	594.69	LIBRARY, DOWN LIGHTING CANS
		00105254642299	2200LB	JOHNSON CONTROLS SECURITY SOLUTIONS	06/08/2022	116739	37350536	2,362.85	LIBRARY, ALARM MONITORING

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00105264642299	2201MC	CINTAS LOC 23M	06/08/2022	116701	4119319487	105.04	MAINT CTR, MATS
		00105254642101	2200MC	RAYNOR DOOR CO., INC. OF THE QC	06/08/2022	116771	131766	140.00	MAINTENANCE CENTER GARAGE DOOR SERVICE
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	1109158001April	10.15	6163 CROW CREEK SPEED SIGN
		00105724422299		MILLENNIUM WASTE, INC.	06/08/2022	116751	3324038T081	351.80	DEVILS GLEN- DUMPSTER
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	0227015128April	10.00	2235 18TH ST SPEED SIGN
		00105254642299	2200MC	KONE INC.	06/08/2022	116741	962203830B	195.56	MAINT CTR, ELEVATOR CONTRACT
		00105724422299		S J SMITH CO. INC.	06/08/2022	116776	643338	63.00	GAS, OXYGEN SUPPLY
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	199353	36.15	WIRE NUTS
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	4860074047April	229.84	125 13TH ST STE 2
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	197990	73.90	MC FLAG CLASPS
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	198857	14.98	MAINTENANCE CENTER GLUE
		00105254642101	2200CC	K & K HARDWARE	05/18/2022	116611	199567	12.99	DOWN SPOUT
PUBLIC WORKS	GENERAL FUND	00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	2649077012April	18.47	710 14TH ST SIREN
		00105264642299	2201CH	CINTAS LOC 23M	06/08/2022	116701	4118068724	68.10	CITY HALL FLOOR MATS
		00105254642101	2200MC	RAYNOR DOOR CO., INC. OF THE QC	06/08/2022	116771	131816	140.00	MAINT CTR, GARAGE DOOR
		00105724422307		LIGHTING MAINTENANCE INC.	06/08/2022	116743	10944	285.00	LIGHTING REPAIRS
		00105724422323		AUTOZONE, INC.	06/08/2022	116692	1908398229	65.09	GRAFFITI REMOVER
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	6919127003April	10.15	2518 18TH ST SPEED SIGN
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	4567141006April	10.00	3025 CENTRAL AVE SPEED SIGN
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	198970	14.99	MAINTENANCE CENTER ZIP TI ES
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	197875	37.97	MAINT CTR PIPE
		00105724422323		ADEL WHOLESALERS, INC.	06/08/2022	116688	2080225	81.31	PLUMBING SUPPLIES
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	0033042051April	10.00	5939 FOREST GROVE SPEED SIGN
		00105254642108	2200CH	MID AMERICAN ENERGY	05/18/2022	116613	1410077011April	4,375.29	1609 STATE ST UTILITIES

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00105724422307		PLUMB SUPPLY COMPANY	06/08/2022	116764	8057138	76.50	PLUMBING ACTUATOR
		00105254642108	2200MC	MID AMERICAN ENERGY	05/18/2022	116613	1151140012April	69.16	4403 DEVILS GLEN RD UTILITIES
		00105264642299	2201LB	CINTAS LOC 23M	06/08/2022	116701	4118363401	221.31	LIBRARY FLOOR MATS
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	2340117004April	18.85	3311 CENTRAL AV SIREN
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	1263125143April	10.00	6721 FOREST GROVE RD SPEED SIGN
		00105724422307		ADEL WHOLESALERS, INC.	06/08/2022	116688	2080776	27.31	PLUMBING HOUSING
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	0294104008April	16.56	3800 HOPEWELL AV SIREN
		00105264642299	2201LB	PROFESSIONAL BUILDING SERVICES	06/08/2022	116765	12308	1,765.00	LIBRARY CUSTODIAL
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	198671	29.02	MAINTENANCE CENTER DRAIN REPAIR
		00105254642108	2200LB	MID AMERICAN ENERGY	05/18/2022	116613	1873064001April	33.33	2850 18TH - FAYE'S FIELD
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	5232147028April	10.00	5860 MIDDLE RD, AERATORS
PUBLIC WORKS	GENERAL FUND	00105254642101	2200CH	RAYNOR DOOR CO., INC. OF THE QC	06/08/2022	116771	131886	218.00	CITY HALL EVIDENCE GARAGE DOOR
		00105724422323		MIDLAND PAPER	06/08/2022	116749	IN01790612	4,247.50	LINERS FOR TRASH
		00105254642299	2200CH	KONE INC.	06/08/2022	116741	962203830	195.56	CITY HALL ELEVATOR CONTRACT
		00105254642101	2200CC	K & K HARDWARE	05/18/2022	116611	198492	4.89	COMM CENTER VENT REPAIR
		00105254642299	2200LB	KONE INC.	06/08/2022	116741	962203830A	391.14	LIBRARY ELEVATOR CONTRACT
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	0874092000April	12.06	580 BELMONT RD SIREN
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	2481112030April	10.00	1730 18TH ST SPEED SIGN
		00105254642101	2200LB	KONE INC.	06/08/2022	116741	1158328251B	481.87	LIBRARY ELEVATOR REPAIR
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	5177129000April	10.00	1640 MISSISSIPPI BV SPEED SIGN
		00105254642108	2200LB	MID AMERICAN ENERGY	05/18/2022	116613	5563075014April	6,024.96	2950 LEARNING CAMPUS DR UTILITIES
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	199322	64.95	HARDWARE
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	6555102004April	10.00	1417 18TH ST SPEED SIGN
		00105724422307		AUTOZONE, INC.	06/08/2022	116692	1908388647	4.09	PARTS FOR RESTROOM

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	4839074038April	129.47	125 13TH ST GAS/ELEC
		00105254642101	2200MC	K & K HARDWARE	05/18/2022	116611	199366	30.99	WIRE
		00105254642108	2200OT	MID AMERICAN ENERGY	05/18/2022	116613	3556024003April	19.65	1423 HILLSIDE SIREN
		00105254642101	2200MC	REPUBLIC COMPANIES	06/08/2022	116772	6158551-00	46.50	MAINT CTR, TEST BULBS
		00105254642101	2200MC	VAN METER INDUSTRIAL INC.	06/08/2022	116797	S012101891.001	94.10	MAINT CTR, TEST LIGHTS
	GENERAL FUND - Summary							**31,645.12**	
	LIFE FITNESS CTR FUND	57005254942299	2200LF	MILLENNIUM WASTE, INC.	06/08/2022	116751	3324213T081	152.25	LIFE FITNESS DUMPSTER
		57005254942299	2200LF	JOHNSON CONTROLS SECURITY SOLUTIONS	06/08/2022	116739	37350537	648.69	FITNESS CTR, ALARM MONITO RING
		57005264942299	2201LF	CINTAS LOC 23M	06/08/2022	116701	4117372689	48.79	FITNESS CTR, MATS
		57005264942299	2201LF	CINTAS LOC 23M	06/08/2022	116701	4113262081	113.48	FITNESS CTR, MATS
	LIFE FITNESS CTR FUND - Summary							**963.21**	
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942231		CINTAS LOC 23M	06/08/2022	116701	4120787871	60.95	LAUNDRY
		68305204942104		THOMPSON TRUCK & TRAILER INC.	06/08/2022	116790	R10303297502	24,216.38	ENGINE REBUILD PLOW TRUCK
		68305204942104		MILLS CHEVROLET COMPANY	06/08/2022	116752	6304073	2,421.03	CHARGING SYSTEM REPAIR
		68305204942324		MIDWEST WHEEL & RIM CO	06/08/2022	116750	2801818-00	39.29	WRENCH
		68305204942231		CINTAS LOC 23M	06/08/2022	116701	4119319513	60.95	LAUNDRY
		68305204942324		ELLIOTT EQUIPMENT CO.	06/08/2022	116714	167479	268.29	ASSEMBLY SPILL SHIELD
		68305204942231		CINTAS LOC 23M	06/08/2022	116701	4118630597	60.95	LAUNDRY
		68305204942324		ELLIOTT EQUIPMENT CO.	06/08/2022	116714	167459	705.23	HEATER CORE
		68305204942307		S J SMITH CO. INC.	06/08/2022	116776	643158	189.00	WELDING SUPPLIES
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/08/2022	116790	X103122563:01	166.77	TUBE
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	06/08/2022	116748	638161	1,051.75	HOSE
		68305204942324		CARQUEST AUTO PARTS	06/08/2022	116698	6604-401411	107.04	AIR FILTER

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				STORE					
		68305204942104		H & H CAR CARE & TOWING, LLC	06/08/2022	116723	52961	150.00	1701-TOW
		68305204942324		MTI DISTRIBUTING	06/08/2022	116754	1342489-00	62.57	SPIDER
		68305204942352		RILCO FLUID CARE, INC.	06/08/2022	116773	438797	2,368.70	DEF
		68305204942106		CTL HYDRAULICS INC.	06/08/2022	116706	247	150.00	LIFT REPAIR
		68305204942351		PLEASANT VALLEY COMMUNITY	06/08/2022	116763	22-177	42,549.46	FUEL USAGE-APR 2022
		68305204942324		EASTERN IOWA TIRE, INC.	06/08/2022	116712	100125026	50.00	SEAL CAPS
		68305204942104		MILLS CHEVROLET COMPANY	06/08/2022	116752	6303864	876.08	AC REPAIR
		68305204942231		CINTAS LOC 23M	06/08/2022	116701	4120090691	60.95	LAUNDRY
		68305204942324		EASTERN IOWA TIRE, INC.	06/08/2022	116712	100125254	497.90	TIRES
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		THOMPSON TRUCK & TRAILER INC.	06/08/2022	116790	X103122285:02	121.05	HORN KIT
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/08/2022	116790	X103122447:01	1,181.58	REGULATOR
		68305204942104		EASTERN IOWA TIRE, INC.	06/08/2022	116712	100125293	-213.00	CASING CREDIT
		68305204942324		LINDQUIST FORD, INC.	06/08/2022	116744	383809	775.86	MIRROR
		68305204942324		CARQUEST AUTO PARTS STORE	06/08/2022	116698	6604-401001	26.24	FUEL FILTER
		68305204942324		CARQUEST AUTO PARTS STORE	06/08/2022	116698	6604-401278	451.44	BALL JOINT
		68305204942307		MIDWEST WHEEL & RIM CO	06/08/2022	116750	2812411-01	114.04	SHOP SUPPLIES
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/08/2022	116790	X103122655:01	113.05	GLASS DOOR DROP
		68305204942324		BAUER BUILT, INC.	06/08/2022	116694	230110831	1,949.40	TIRES
		68305204942104		EASTERN IOWA TIRE, INC.	06/08/2022	116712	100124947	159.80	TIRE REPAIRS
		68305204942324		TITAN MACHINERY, INC.	06/08/2022	116793	16940816GP	103.00	THERMOSTAT

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/08/2022	116790	X103122532:01	23.34	PAC
		68305204942104		EASTERN IOWA TIRE, INC.	06/08/2022	116712	100124946	575.90	TIRES
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	06/08/2022	116748	639254	113.54	FITTING
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/08/2022	116790	X103122477:01	1,181.58	REGULATOR
		68305204942319		COMPUTERIZED FLEET ANALYSIS	06/08/2022	116703	14854	1,795.00	CFA SOFTWARE
		68305204942307		CARQUEST AUTO PARTS STORE	06/08/2022	116698	6604-401376	11.95	STETHOSCOPE
		68305204942352		RILCO FLUID CARE, INC.	06/08/2022	116773	432933	663.00	OIL DRY
		68305204942324		INTERSTATE BATTERY OF THE	06/08/2022	116733	265489	257.90	BATTERY
		68305204942324		ELLIOTT EQUIPMENT CO.	06/08/2022	116714	167560	1,473.14	CONTROLLER
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942352		RILCO FLUID CARE, INC.	06/08/2022	116773	436711	286.00	DEF
		68305204942307		MIDWEST WHEEL & RIM CO	06/08/2022	116750	2812411-00	143.12	SHOP SUPPLIES
		68305204942307		CINTAS FIRST AID & SAFETY #D89	06/08/2022	116700	8405691586	133.70	FIRST AID SUPPLIES
		68305204942324		CARQUEST AUTO PARTS STORE	06/08/2022	116698	6604-400298	55.78	SWITCH
		68305204942324		NOTT COMPANY	06/08/2022	116758	4379087-00	88.68	HYDRAULIC HOSE FITTINGS
		68305204942324		INTERSTATE BATTERY OF THE	06/08/2022	116733	10052908	137.95	BATTERIES
		68305204942104		EASTERN IOWA TIRE, INC.	06/08/2022	116712	100123678	159.80	TIRES
		68305204942324		MIDWEST WHEEL & RIM CO	06/08/2022	116750	2800826-00	2,877.69	BRAKES
		68305204942104		EASTERN IOWA TIRE, INC.	06/08/2022	116712	100125255	159.80	TIRES
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	06/08/2022	116748	639502	352.52	FITTING & HOSE
		68305204942324		EASTERN IOWA TIRE, INC.	06/08/2022	116712	100123677	1,156.00	TIRES
		68305204942324		ELLIOTT EQUIPMENT CO.	06/08/2022	116714	167460	1,407.89	HEATER CORE

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	MUNICIPAL GARAGE - Summary							**93,950.03**	
	PALMER HILLS GOLF COURSE	56005264942299	2201GC	NIGHTWATCH SECURITY SERVICES, INC	06/08/2022	116757	48925	216.00	GOLF COURSE ALAMR MONITORING
	PALMER HILLS GOLF COURSE - Summary							**216.00**	
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	5953124003April	38.70	3420 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	4304170001April	72.32	4319 BELMONT RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2649005060April	38.87	1355 GRANT ST SIGNALS
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2481077010April	28.43	3323 18TH ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	5361111000April	97.93	1802 STATE ST TRAFFIC SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/18/2022	116613	5684139006April	84.66	2300 STATE ST LIGHTS
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	4547102005April	34.67	1700 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1171111005April	31.75	4505 UTICA RIDGE RD SIGNAL
PUBLIC WORKS		20605304222108		MID AMERICAN ENERGY	05/18/2022	116613	0336073059April	46.18	431 17TH ST PARKING LOT
		20605114202307		K & K HARDWARE	05/18/2022	116611	198404	43.47	CLEANING MATERIALS
	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2439077017April	13.72	2600 62ND ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1347077010April	29.36	3122 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1638111009April	28.58	1401 KIMBERLY RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2523077019April	28.50	2901 18TH ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	0955078004April	37.54	1602 STATE ST SIGNALS
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1977077015April	40.77	2420 MIDDLE RD SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/18/2022	116613	4043138016April	813.12	199 22ND ST LIGHTING CAB
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1725077018April	65.05	3882 MIDDLE RD SIGNAL
		20605014292306		CULLIGAN OF DAVENPORT	06/08/2022	116707	0485630	117.95	SPRING WATER
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	5659149005April	292.08	1298 BROWN ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	5995115007April	31.98	3780 UTICA RIDGE RD SIGNAL

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2124077010April	55.62	3200 UTICA RIDGE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	0962160002April	24.36	1602 GRANT ST STREET LIGHTS
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2460077019April	42.81	2123 DEVILS GLEN RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1914077012April	41.86	1800 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1641077017April	28.43	1140 MEADOW LN DR SIGNAL
		20605114202307		K & K HARDWARE	05/18/2022	116611	198406	48.99	CLEANING MATERIALS
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1830077011April	23.84	3029 STATE ST SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/18/2022	116613	0167073002April	46.36	320 15TH ST LIGHTS
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1515077013April	33.72	401 26TH ST SIGNAL
		20605114202307		RIVERSTONE GROUP INC.	06/08/2022	116774	1123994	778.95	UPM
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2643072006April	34.99	5293 DEVILS GLEN RD
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2363131010April	38.23	3301 DEVILS GLEN RD
PUBLIC WORKS	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	4623158003April	10.86	315 BELMONT RD CROSSWALKS
		20605114202307		K & K HARDWARE	05/18/2022	116611	197677	109.98	STREET SUPPLIES
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	06/08/2022	116745	A59221	1,048.39	CONCRETE MATERIALS
		20605124242307		K & K HARDWARE	05/18/2022	116611	198483	32.48	MAILBOX
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1239129009April	19.96	4801 DEVILS GLEN RD
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2719143005April	59.19	5220 18TH ST TRAFFIC LIGHT
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	4503122047April	40.38	316 23RD ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	0792135005April	52.54	3801 DEVILS GLEN RD SIGNAL
		20605014292343		QC JUMP ZONE	06/08/2022	116768	1252	325.00	BOUNCE HOUSE - PUBLIC WORKS DAY
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	0990077011April	10.00	1136 HALL ST LITE T SIGNAL
		20605014292343		HANDICAPPED DEVELOPMENT CENTER	06/08/2022	116726	042722	561.75	PUBLIC WORKS DAY SHIRTS
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1935077013April	52.31	2010 SPRUCE HILLS DR SIGNAL

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605114202307		RIVERSTONE GROUP INC.	06/08/2022	116774	1123995	360.75	GRAVEL
		20605014292306		CINTAS FIRST AID & SAFETY #D89	06/08/2022	116700	8405691584	64.76	FIRST AID SUPPLIES
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1662077018April	33.65	999 1/2 MIDDLE RD SIGNAL
		20605014292343		K & K HARDWARE	05/18/2022	116611	198545	53.00	popcorn machine - pw days rental deposite
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	0855064004April	44.24	835 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	3666140033April	30.36	1413 GRANT STREET SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	0215129008April	24.30	4401 DEVILS GLEN RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1599077017April	26.84	3550 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	4434078024April	32.86	3430 E LOCUST ST DAV SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1956077014April	16.73	2002 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2901141022April	31.29	1201 GRANT ST SIGNAL
PUBLIC WORKS	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2217031004April	10.95	1405 GRANT ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	3683050001April	10.00	1381 TANGLEFOOT LN SIGN
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2502077018April	17.90	2501 18TH ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1683077019April	27.00	901 SPRUCE HILLS DR SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2292077016April	10.00	2300 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1431077012April	24.24	600 RIVER DR SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	0227100026April	33.37	6891 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	6683130009April	66.80	4502 UTICA RIDGE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1494077015April	31.82	1801 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	5766100007April	15.29	1493 MIDDLE RD CAMERA
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	5043087050April	30.42	405 17TH SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1519132002April	47.80	6850 MIDDLE RD SIGNAL
		20605114202307		K & K HARDWARE	05/18/2022	116611	198709	51.92	GARAGE DRAIN REPAIR

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	5699146002April	55.00	4261 MIDDLE RD SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/18/2022	116613	3483023003April	61.40	1170 STATE ST LED STREET LIGHTS
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	0885152036April	230.94	1599 GRANT ST LIGHT CONTROLLER
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	4818074020April	25.14	125 13TH STREET LIGHT
		20605014292306		OFFICE EXPRESS OFFICE PRODUCTS	06/08/2022	116759	231481-0	14.06	STAPLER
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2103077019April	33.96	1515 SPRUCE HILLS DR SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	6667159008April	43.85	2261 53RD AV SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	5800119002April	79.04	2055 STATE ST SIGNAL
		20605114202307		RIVERSTONE GROUP INC.	06/08/2022	116774	1122137	585.90	UPM
	ROAD USE FUND	20605304222108		MID AMERICAN ENERGY	05/18/2022	116613	3760028000April	10.00	799 RIVER DR STREET LIGHT
		20605114202307		RIVERSTONE GROUP INC.	06/08/2022	116774	1122138	181.35	GRAVEL
PUBLIC WORKS		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2163016038April	10.00	1514 TANGLEFOOT LN SIGN
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1578077016April	54.12	3720 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	0101045009April	49.46	3744 18TH ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1053077014April	20.67	2222 MIDDLE RD SIGNAL
		20605124242307		K & K HARDWARE	05/18/2022	116611	198263	118.19	MAILBOX SUPPLIES
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	2796063007April	46.19	4605 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	1893077014April	20.36	1000 MIDDLE RD SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/18/2022	116613	1389077012April	19,133.36	CITY WIDE STREET LIGHTING
		20605304232108		MID AMERICAN ENERGY	05/18/2022	116613	4861136001April	31.67	2044 GRANT ST SIGNAL
	ROAD USE FUND	**- Summary**						**27,437.58**	
		52005104902108		MID AMERICAN ENERGY	05/18/2022	116613	2166077012April	14.11	7807 MIDDLE RD LIFT STATION
	SEWER UTILITY	52005104902108		MID AMERICAN ENERGY	05/18/2022	116613	2397077018April	607.50	3480 ELM ST PUMP STATION
		52005104902108		MID AMERICAN ENERGY	05/18/2022	116613	4943155009April	20.43	4134 DEPOT ST, WASTE GRINDER

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		52005104902108		MID AMERICAN ENERGY	05/18/2022	116613	1557077015April	37.93	3500 ELM ST LIFT STATION
		52005104902307		K & K HARDWARE	05/18/2022	116611	198452	18.99	BATTERIES
		52005104902108		MID AMERICAN ENERGY	05/18/2022	116613	1613130007April	37.12	6876 FOREST GROVE RD
	SEWER UTILITY	52005104902108		MID AMERICAN ENERGY	05/18/2022	116613	1326077019April	285.20	1 21ST ST PUMP STATION
		52005104902108		MID AMERICAN ENERGY	05/18/2022	116613	2137169005April	48.24	3500 ELM ST STORM PUMPS
		52005104902213		CITY OF DAVENPORT	06/08/2022	116702	1330335	86,330.21	APRIL 2022 SEWAGE TREATME NT PLANT
		52005104902108		MID AMERICAN ENERGY	05/18/2022	116613	3159109013April	10.00	5223 AUBURN CT LIFT
	SEWER UTILITY - Summary							**87,409.73**	
		55005094912307		K & K HARDWARE	05/18/2022	116611	198157	89.95	garden hoses
	SOLID WASTE/ RECYCLING ENT	55005094912244		MERCHANT SERVICES	05/02/2022	2200617	422H	2,107.14	bankcard fees recycle sw1 sw2 50% pw
		55005164912109		CITY OF DAVENPORT	06/08/2022	116702	1330158	184.00	FREE YW WASTE DROPOFF BY RESIDENTS
PUBLIC WORKS	**SOLID WASTE/RECYCLING ENT - Summary**							**2,381.09**	
		58005194932244		MERCHANT SERVICES	05/02/2022	2200617	422I	2,107.14	bankcard fees strm wtr,sw1,sw2
		58005194932307		HAHN READY MIX COMPANY	06/08/2022	116724	412470	591.81	CONCRETE - 4650 STONEHAVE N
	STORM WATER UTILITY	58005194932307		MANATT'S INC.	06/08/2022	116747	5057858	576.94	CONCRETE - 3925 DEERTRAIL
		58005194932307		MANATT'S INC.	06/08/2022	116747	5058341	509.06	CONRETE
		58005194932307		K & K HARDWARE	05/18/2022	116611	199138	136.52	plywood
		58005194932307		K & K HARDWARE	05/18/2022	116611	199170	41.99	STAR DECK
	STORM WATER UTILITY - Summary							**3,963.46**	
		58505074922244		MERCHANT SERVICES	05/02/2022	2200617	422J	70.90	bankcard fees 50% pw
	TRANSIT	58505474922108		MID AMERICAN ENERGY	05/18/2022	116613	2607077010April	228.93	VEHICLE WASH UTILITY ALLOCATION
		58505274922105		ECK'S AUTO SHINE	06/08/2022	116713	254	200.00	BUS WASHING 4/30 & 5/7
	TRANSIT - Summary							**499.83**	
PUBLIC WORKS - Summary								**252,418.12**	

City of Bettendorf Council Accounts Payable, 06/07/2022 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
Overall - Summary								**16,721,394.44**	

City of Bettendorf
Accounts Payable Listing
06/07/2022 Council Meeting

ACCT #	ect PRC	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
590-0000-221.10-00		2200623	TREASURER, STATE OF IOWA	5/10/2022	0-001-086-076	8,148.65	Sales Tax 04/16-04/30/22
590-0000-221.10-00		2200656	TREASURER, STATE OF IOWA	5/25/2022	0-001-086-076	1,500.00	SALES TAX 05/01-05/15/22
			Total for Fund	**590**		**9,648.65**	
				QC WATERFRONT CONVENTION			
			Department	**N/A**			
			Total for Department			**9,648.65**	
590-2001-494.11-21		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522B	4,844.74	QCWCC- FINANCE SALARY/ BENEFITS
590-2001-494.11-21		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522C	6,986.76	QCWCC- MAINTENANCE SALARY WAGES & B
590-2001-494.11-21		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522I	34,622.16	QCWCC- SALARY WAGES & BENEFITS
590-2001-494.21-01		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522E	677.14	QCWCC- REPAIRS AND MAINTENANCE
590-2001-494.21-01		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522K	-3.49	QCWCC- REPAIRS MAINTENANCE
590-2001-494.21-09		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522F	784.66	QCWCC-MEDIACOM APRIL
590-2001-494.21-11		3387	IOWA AMERICAN WATER COMPAN`	6/8/2022	89142MAY2022	494.72	QCWCC- WATER
590-2001-494.21-11		3387	IOWA AMERICAN WATER COMPAN`	6/8/2022	779052MAY22	61.70	QCWCC - water bill
590-2001-494.22-15		3384	AUDIO VISUAL RESOURCE QC	6/8/2022	Q3914	600.00	QCWCC- ONSITE TECHNICIAN 8 HOURS
590-2001-494.22-90		3383	REPUBLIC SERVICES #400	6/1/2022	)400-002175693	874.42	QCWCC- DUMPSTER SERVICE
590-2001-494.22-99		3385	CINTAS LOC 23M	6/8/2022	4116447536	487.43	QCWCC - SUPPLIES
590-2001-494.22-99		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522L	441.64	QCWCC-CONTRACT SERVICES
590-2001-494.23-06		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522J	1,845.62	QCWCC- SUPPLIES GENERAL OFFICE
590-2001-494.23-07		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522	1.94	QCWCC-SUPPLIES
590-2001-494.23-07		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522D	586.48	QCWCC-SUPPLIES
590-2001-494.23-28		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522G	20,422.20	QCWCC- FOOD INVOICES
590-2001-494.23-29		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522H	5,330.11	QCWCC- BEVERAGE INVOICES
590-2001-494.23-55		3388	ISLE OF CAPRI BETTENDORF, L.C.	6/8/2022	052522A	247.47	QCWCC-FEES & LICENSES
			Total for Fund	**590**		**79,305.70**	
				QC WATERFRONT CONVENTION			
			Department				
			Total for Department			**79,305.70**	
590-5050-499.70-74	AD0004	3382	K & K HARDWARE	5/18/2022	199532	26.47	lighting
590-5050-499.70-74	AD0004	3386	CRESCENT ELECTRIC SUPPLY CO	6/8/2022	S510286089.001	278.20	QCWCC - test light
590-5050-499.70-74	AD0004	3389	SCHEBLER COMPANY	6/8/2022	0000222156	600.00	QCWCC - LIGHT FIXTURE PARTS

City of Bettendorf
Accounts Payable Listing
06/07/2022 Council Meeting

ACCT #	ect PRC	CK #	VENDOR	CK DATE	INV #	AMOUNT	DESCRIPTION
			Total for Fund	**590**		**904.67**	
				QC WATERFRONT CONVENTION			
			Department	**Capital Projects**			
			Total for Department			**904.67**	
			Grand Total			**89,859.02**	

Date: 6/2/2022

City of Bettendorf Parks Accounts Payable 06-07-22 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
001-0000-354.01-05		MISCELLANEOUS	116816	6/8/2022	2009553.002A	104.50	LOURDES FIELD DAY CANCELL
001-0000-354.01-07		MISCELLANEOUS	116816	6/8/2022	2009553.002	180.00	LOURDES FIELD DAY CANCELL
001-0000-354.03-04		MISCELLANEOUS	116816	6/8/2022	2009553.002B	150.00	LOURDES FIELD DAY CANCELL
001-0572-442.22-15		PS3 ENTERPRISES, INC	116822	6/8/2022	132529	73.00	PORTA POTTY AT CCP SOCCER
001-0572-442.22-15		PS3 ENTERPRISES, INC	116822	6/8/2022	132533	36.50	PORTA POTTY AT CCP FIELD
001-0572-442.22-15		PS3 ENTERPRISES, INC	116822	6/8/2022	132538	96.50	PORTA POTTIES AT 21ST ST
001-0701-442.22-14		QUAD CITY TIMES	116823	6/8/2022	123288	775.00	BETTENDORF MAGAZINE AD
001-0701-442.22-14		QUAD CITY TIMES	116823	6/8/2022	123289	775.00	BETTENDORF MAGAZINE AD
001-0730-443.22-15	REC055	DEVILS GLEN STORAGE	116810	6/8/2022	51891365	103.50	STOARGE RENTAL A170 FOR M
001-0730-443.22-15	REC055	DEVILS GLEN STORAGE	116810	6/8/2022	51911711	217.50	STOARGE RENTAL F3 FOR M
001-0730-443.22-15	REC055	DEVILS GLEN STORAGE	116810	6/8/2022	51911712	217.50	STOARGE RENTAL F4 FOR M
001-0730-443.22-15	REC055	DEVILS GLEN STORAGE	116810	6/8/2022	51911713	217.50	STOARGE RENTAL G4 FOR M
001-0730-443.22-99	REC055	ENVIROMARK	116644	6/1/2022	26945	767.00	VACUUM PUMPED GLYCOL
206-0512-480.70-74		CLARK EQUIPMENT	116806	6/8/2022	2734667	3,067.36	SNOW PUSHER
560-0000-201.14-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	MAR22D	818.91	CLUB REPAIR
560-0000-201.14-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	APR22D	434.03	CLUB REPAIR
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	MAR22A	11,676.37	PROSHOP PAYABLES
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	MAR22B	874.58	PROSHOP TAX
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	MAR22C	-354.07	CITY'S 3%
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	APR22A	15,320.05	PROSHOP PAYABLES
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	APR22B	1,098.12	PROSHOP TAX
560-0000-201.16-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	APR22C	-530.13	CITY'S 3 %
560-0000-201.18-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	MAR22E	6,325.00	LESSONS
560-0000-201.18-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	APR22E	8,678.00	LESSONS
560-0000-201.19-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	MAR22F	126.10	TAX EXEMPT SALES
560-0000-201.19-00		JON WADDELL GOLF SHOP LLC	116649	6/1/2022	APR22F	2,351.36	TAX EXEMPT SALES
560-0000-221.10-00		MISCELLANEOUS	116809	6/8/2022	052322A	10.34	SALES TAX REFUND
560-0000-355.01-12		MISCELLANEOUS	116809	6/8/2022	052322	147.66	PUTTING LEAGUE REFUND
560-0525-494.21-01	2200GC	CRAWFORD COMPANY	116642	6/1/2022	0229219-IN	289.72	DRAIN REPAIRS
560-0526-494.23-07	2201GC	GREAT WESTERN SUPPLY CO.INC.	116813	6/8/2022	184106	319.42	SUPPLIES
560-0711-494.13-01		WADDELL, JON	116829	6/8/2022	050522	538.75	PGA DUES REIMBURSEMENT
560-0711-494.22-02		THREE BRIDGES	116827	6/8/2022	0000517	150.00	EMAIL MARKETING
560-0711-494.22-02		ONMEDIA	116653	6/1/2022	510117	425.00	ADVERTISING

City of Bettendorf Parks Accounts Payable 06-07-22 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
560-0711-494.22-02		ONMEDIA	116653	6/1/2022	515015	2,096.00	ADVERTISING
560-0711-494.22-13		CLUBPROCURE	116640	6/1/2022	1220283	360.00	CLUB PROCURE BUYING GROUP
560-0711-494.23-04		SRIXON USA, INC.	116826	6/8/2022	6943257 SO	3,024.00	RANGE BALLS
560-0711-494.23-04		PRESTWICK GOLF GROUP	116821	6/8/2022	INV10153	2,562.50	WASTE/RECYCLING BIN
560-0711-494.23-07	PHG014	A & A A/C & REFRIGERATION, INC.	116636	6/1/2022	DAMAGE021422	350.00	ICE MACHINE DAMAGE DEPOSI
560-0711-494.23-07	PHG014	A & A A/C & REFRIGERATION, INC.	116636	6/1/2022	22MAR03474	175.00	ICE MACHINE RENT
560-0711-494.23-07	PHG014	A & A A/C & REFRIGERATION, INC.	116636	6/1/2022	FC55K00362	12.08	FINANCE CHARGE ON LATE FE
560-0711-494.23-07		CINTAS FIRST AID & SAFETY #D89	116804	6/8/2022	8405691952	40.57	FIRST AID SUPPLIES
560-0713-494.23-06		TPC	116828	6/8/2022	6977531	165.69	FOOD FOR RESALE
560-0713-494.23-07		EDWARD DON & COMPANY	116811	6/8/2022	28408354	214.70	SUPPLIES
560-0713-494.23-07		MARTIN BROTHERS DISTRIBUTING CO	116817	6/8/2022	9471677A	158.08	SUPPLIES
560-0713-494.23-07		MARTIN BROTHERS DISTRIBUTING CO	116817	6/8/2022	9482168A	635.14	SUPPLIES
560-0713-494.23-07		PETTY CASH - PARK BOARD	116820	6/8/2022	050122A	7.99	SUPPLIES
560-0713-494.23-07		EDWARD DON & COMPANY	116643	6/1/2022	28318938	88.91	PLATES
560-0713-494.23-07		CINTAS FIRST AID & SAFETY #D89	116804	6/8/2022	8405691954	43.52	FIRST AID SUPPLIES
560-0713-494.23-07		TPC	116828	6/8/2022	6977531A	37.50	TABLE CLOTHES
560-0713-494.23-26		PETTY CASH - PARK BOARD	116820	6/8/2022	041822	3.96	FOOD FOR RESALE
560-0713-494.23-26		PETTY CASH - PARK BOARD	116820	6/8/2022	042822	6.83	FOOD FOR RESALE
560-0713-494.23-26		COCA-COLA ATLANTIC BOTTLING CO	116807	6/8/2022	3200044	-75.00	CREDIT FOR POP
560-0713-494.23-26		COCA-COLA ATLANTIC BOTTLING CO	116807	6/8/2022	3314601	-75.00	CREDIT FOR POP
560-0713-494.23-26		COCA-COLA ATLANTIC BOTTLING CO	116807	6/8/2022	3277725	340.46	POP FOR RESALE
560-0713-494.23-26		MARTIN BROTHERS DISTRIBUTING CO	116817	6/8/2022	9471677	4,342.78	FOOD FOR RESALE
560-0713-494.23-26		MARTIN BROTHERS DISTRIBUTING CO	116817	6/8/2022	9482168	4,047.55	FOOD FOR RESALE
560-0713-494.23-26		PETTY CASH - PARK BOARD	116820	6/8/2022	050122	6.76	FOOD FOR RESALE
560-0713-494.23-26		PETTY CASH - PARK BOARD	116820	6/8/2022	050122B	26.41	FOOD FOR RESALE
560-0713-494.23-26		COCA-COLA ATLANTIC BOTTLING CO	116807	6/8/2022	3267664	1,145.97	POP FOR RESALE
560-0713-494.23-26		COCA-COLA ATLANTIC BOTTLING CO	116807	6/8/2022	3303172	541.98	POP FOR PG RESALE
560-0713-494.23-26	PHG014	COCA-COLA ATLANTIC BOTTLING CO	116807	6/8/2022	3303172A	350.00	POP FOR FORGE RESALE
560-0713-494.23-26		COCA-COLA ATLANTIC BOTTLING CO	116807	6/8/2022	3305881	-150.00	CREDIT FOR POP
560-0713-494.23-27		IOWA BEVERAGE SYSTEMS INC	116616	5/18/2022	W-4375201	-217.20	CREDIT/ BEER FOR PG RESAL
560-0713-494.23-27		IOWA BEVERAGE SYSTEMS INC	116616	5/18/2022	W-4375229	2,100.00	BEER FOR PG RESALE
560-0713-494.23-27		7G DISTRIBUTING LLC	116618	5/18/2022	523523	215.43	BEER FOR PG RESALE
560-0713-494.23-27		7G DISTRIBUTING LLC	116618	5/18/2022	523524	1,925.10	BEER FOR PG RESALE

City of Bettendorf Parks Accounts Payable 06-07-22 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
560-0713-494.23-27		LOTA SPIRITS DISTRIBUTING, LLC	116650	6/1/2022	42956	684.01	LIQUOR FOR PG RESALE
560-0713-494.23-27		CONFLUENCE BREWING COMPANY	116641	6/1/2022	76758	441.20	BEER FOR PG RESALE
560-0713-494.23-27		IOWA BEVERAGE SYSTEMS INC	116647	6/1/2022	W-4382583	727.70	BEER FOR PG RESALE
560-0713-494.23-27	PHG014	IOWA BEVERAGE SYSTEMS INC	116647	6/1/2022	W-4382583A	256.35	BEER FOR THE FORGE RESALE
560-0713-494.23-27		LOTA SPIRITS DISTRIBUTING, LLC	116650	6/1/2022	43077	1,374.71	LIQUOR FOR PG RESALE
560-0713-494.23-27		7G DISTRIBUTING LLC	116658	6/1/2022	311438	1,892.30	BEER FOR RESALE
560-0713-494.23-27		7G DISTRIBUTING LLC	116658	6/1/2022	525852	1,766.10	BEER FOR PG RESALE
560-0715-494.12-09		JON WADDELL GOLF SHOP LLC	116815	6/8/2022	220514	182.92	STAFF HATS
560-0715-494.13-01		GCSAA	116812	6/8/2022	1125063	430.00	GCSAA DUES
560-0715-494.22-99		PS3 ENTERPRISES, INC	116822	6/8/2022	131484	191.29	PORTA POTS RENTAL
560-0715-494.22-99		MILLENNIUM WASTE, INC.	116819	6/8/2022	3324262T081	182.70	DUMPSTER SERVICE
560-0715-494.22-99		MIDWEST IRRIGATION CO.	116818	6/8/2022	31944	569.36	IRRIGATION REPAIR
560-0715-494.22-99		RILCO FLUID CARE, INC.	116824	6/8/2022	RFC11691	126.00	PARTS WASHER SERVICE
560-0715-494.23-24		MULGREW OIL & PROPANE	116651	6/1/2022	1137342	3,506.09	GASOLINE
560-0715-494.23-24		MULGREW OIL & PROPANE	116651	6/1/2022	1137343	1,981.38	DIESEL FUEL
560-0715-494.23-25		SITEONE LANDSCAPE SUPPLY, LLC	116825	6/8/2022	116940888-001	182.76	MIRIMICHI SOIL ENHANCER
560-0715-494.23-25		WENDLING QUARRIES, INC.	116830	6/8/2022	908644	1,134.00	DIVOT MIX
570-0526-494.22-99	2201LF	CINTAS LOC 23M	116805	6/8/2022	4119188930	54.79	MAT CLEANING SVC
570-0703-494.13-03		AMERICAN RED CROSS	116803	6/8/2022	22428187	560.00	CPR/FA TRAININGS
570-0703-494.22-33	REC026	ROYSTER, COLIN	116655	6/1/2022	052222	168.00	SPRING SOCCER OFFICIALS
570-0703-494.22-33	REC026	BOHONEK, LUKE	116638	6/1/2022	052222	168.00	SPRING SOCCER OFFICIALS
570-0703-494.22-33	REC026	GUTIERREZ, HOLLYE	116645	6/1/2022	052222	336.00	SPRING SOCCER OFFICIALS
570-0703-494.22-33	REC026	GUTIERREZ, VALERIE	116646	6/1/2022	052222	336.00	SPRING SOCCER OFFICIALS
570-0703-494.22-33	REC026	POTTS, XAVIER	116654	6/1/2022	052222	225.00	SPRING SOCCER OFFICIALS
570-0703-494.22-33	REC026	OAKES, NATHAN	116652	6/1/2022	052222	574.00	SPRING SOCCER OFFICIALS
570-0703-494.22-33	REC026	WINGER, NATHAN	116657	6/1/2022	052222	252.00	SPRING SOCCER OFFICIALS
570-0703-494.22-33	REC026	BUDELIER, ALEXANDER	116639	6/1/2022	052222	240.00	SPRING SOCCER OFFICIALS
570-0703-494.22-33	REC026	JAEGER, ALLISON	116648	6/1/2022	052222	255.00	SPRING SOCCER OFFICIALS
570-0703-494.22-33	REC026	WILLIAMS, ALEXIS DANIELLE	116656	6/1/2022	052222	98.00	SPRING SOCCER OFFICIALS
570-0703-494.22-99	REC031	DAN PATRICK, LLC	116808	6/8/2022	043022C	6,436.00	80% SUMMER/OUTDOOR
570-0706-494.23-10		CINTAS FIRST AID & SAFETY #D89	116804	6/8/2022	8405691955	53.75	FIRST AID SUPPLIES
575-0704-494.22-13	SPL009	SCOTT COUNTY HEALTH DEPARTMEN	116617	5/18/2022	202184-2022	150.00	CONCESSION STAND LICENSE
575-0704-494.23-03	SPL009	ADVANTAGE ADVERTISING	116802	6/8/2022	42646	185.78	WATERBOTTLES FOR RESALE

City of Bettendorf Parks Accounts Payable 06-07-22 Meeting

Account Number	Project #	Vendor Name	Ck #	Ck date	Invoice Number	Amount	Description
575-0704-494.23-03	SPL009	COCA-COLA ATLANTIC BOTTLING CO	116807	6/8/2022	3303184	369.20	DRINKS FOR CONCESSIONS
575-0704-494.23-03	SPL009	COCA-COLA ATLANTIC BOTTLING CO	116807	6/8/2022	3313455	791.49	DRINKS FOR CONCESSIONS
575-0704-494.23-03	SPL009	ADVANTAGE ADVERTISING	116637	6/1/2022	42645	497.45	GOGGLES FOR RESALE
575-0704-494.23-07		HAWKINS INC.	116814	6/8/2022	6183222	4,112.95	POOL CHEMICALS
575-0704-494.23-07		YWCA OF THE QUAD CITIES	116831	6/8/2022	20228	80.00	LIFEGUARD CLASS
						111,560.06	