

**CITY OF BETTENDORF  
CITY COUNCIL MEETING MINUTES**

**MAY 2, 2023**

The City Council of Bettendorf, Iowa met in regular session on May 2, 2023, at 7:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

The City of Bettendorf broadcasted this public meeting online at [www.bettendorf.org/YouTube](http://www.bettendorf.org/YouTube).

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

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed by an Invocation given by Bettendorf Police and Fire Chaplain and Pastor of Asbury United Methodist Church, Pastor Tom Carver.

**RECOGNITION**

Mayor Gallagher recognized Jake Knight from Bettendorf High School for capturing the 2023 IHSA Class 3A Wrestling Championship, wrestling at 113 lbs. Both Jake and his Coach Dan Knight were on hand to receive the recognition; and

Bettendorf High School's Student Council for their 2023 National Gold Council of Excellence Award. Charlie Silver was on hand to receive the recognition; and

Bettendorf High School's Future Business Leaders of America Team (FBLA) for their First Place Finish in Impromptu Speaking; Client Service; Public Service Announcement; Marketing; and Vocabulary Relay. Charlie Silver, Brooklyn McNeil, and Delainey Sullivan were on hand to receive the recognition.

Culture & Recreation Director Kim Kidwell presented Mayor Gallagher with the 2023 Healthy Hometown Powered by Wellmark Community Award and a check for \$5,000 that was received on April 20, 2023, in Ankeny, Iowa, at the Iowa Healthiest State Initiative Annual Awards Ceremony. This award celebrates the successes achieved by a community to make Iowa a healthier, more active place to live. Ms. Kidwell thanked a few of the Healthy Hometown Steering Committee Members that were present for their hard work and dedication to the program, Nicole Carkner, Genesis, Teresa Pangan, Unity Point, Dr. Michelle Morse, BCSD, and Brooke Adrian-Sweeney, EICC. The monies received will go back into the Healthy Hometown program for future improvements.

**PROCLAMATIONS**

Mayor Gallagher read a proclamation proclaiming May 10, 2023, as National School Nurse Day in the Bettendorf community. Jordan Drane, President of the Iowa School Nurse Organization, and an elementary school nurse with the Bettendorf Community School District was on hand to receive the proclamation.

Mayor Gallagher read a proclamation proclaiming May 15 – 21, 2023 as National Salvation Army Week in the Bettendorf community. Major Robert A. Doliber, Quad Cities Coordinator, and John Hofer, Ministry Assistant for the Salvation Army were on hand to receive the proclamation.

Mayor Gallagher read a proclamation proclaiming the month of May as Mental Health Awareness Month in the Bettendorf community. Cecelia Bailey, Executive Director of the Quad Cities Open Network and Nicole Carkner, Executive Director of the Quad City Health Initiative were on hand to receive the proclamation.

Mayor Gallagher read a proclamation proclaiming May 20, 2023, as Public Works Day and the week of May 21 – 27, 2023 as Public Works Week in the Bettendorf Community. Public Works Director Brian Schmidt was hand to receive the proclamation and invited everyone to Public Works Day on May 20, 2023, at our Public Works facility.

### **PUBLIC REQUESTS OF COUNCIL**

Tom Hutton, 40 Parklane Circle, addressed the Council with his concerns regarding the condition of the roads in his neighborhood and his requests for repair. Public Works Director Brian Schmidt responded.

Nick Helle, 3465 Overland Drive, addressed the Council with his concerns regarding traffic attempting to turn left onto Belmont Road from Devils Glen Road. Police Chief Keith Kimball responded.

Rich Coon, 3454 Crowne Pointe Circle, addressed the Council with his concerns with the proposed Dollar Tree development on Middle Road and Woodfield Drive.

Chris Wynn, Civil Engineer, CJW Transportation Consultants, Springfield, MO, representing the developer Ridge Investment Group and Dollar Tree responded that he heard the concerns of Council at the Committee of the Whole meeting last night and those of the P&Z Board a couple of weeks ago and have since updated their site development plan to address those concerns.

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

### **PUBLIC HEARING REGARDING THE CITY OF BETTENDORF'S FY2024 APPLICATION FOR STATE TRANSIT ASSISTANCE FUNDS FOR TRANSIT SYSTEM OPERATIONS IN AN AMOUNT OF \$210,355.00**

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

### **RESOLUTION**

Council Member Sechser presented a resolution approving the City of Bettendorf's FY2024 application for State Transit Assistance Funds for Transit System Operations in an amount of \$210,355.00 and made a motion to approve the resolution as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council.

Council Member Adamson commented that there must be a better way to provide public transit. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed unanimously.

#### **RESOLUTION REGARDING THE LANDING PROJECT**

Council Member Naumann presented a resolution approving the contract and awarding the contract and bond for The Landing Project and made a motion to approve the resolution as presented. Council Member Palczynski seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Members Sechser stated Finance Director Jason Schadt provided him with a spreadsheet of funds as requested, and Council Member Naumann commented on the all the work that has been done and thanked everyone for their hard work. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed unanimously.

#### **ORDINANCE – FIRST AND FINAL READING REGARDING ADDING A STOP SIGN INTERSECTION ON DEVILS GLEN ROAD AT HOPEWELL AVENUE AND ON FOREST GROVE DRIVE AT DEVILS GLEN ROAD**

Staff recommended the waiver of the second and third readings of this ordinance. Mayor Gallagher asked Council for a motion to waive the second and third readings and Council Member Naumann made the motion. Council Member Brown seconded the motion. Roll Call vote to waive the second and third readings indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed unanimously.

Council Member Palczynski presented the first and final reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop Intersection" by adding a stop sign intersection on Devils Glen Road at Hopewell Avenue and on Forest Grove Drive at Devils Glen Road and made a motion to approve the ordinance at its final reading as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any questions. City Administrator Decker Ploehn stated that this stop sign intersection is only temporary for one year and then it will transition to a stop light intersection. Council Member Palczynski stated he has received multiple calls on this matter and his constituents will be very happy. Council Member Connors questioned staff regarding the type of sign that will be installed, and Police Chief Keith Kimball responded that it will be an LED blinking stop sign. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed unanimously.

#### **RESOLUTION REGARDING THE SITE DEVELOPMENT PLAN AT 4060 MIDDLE ROAD**

During the Committee of the Whole meeting on Monday, May 1, 2023, this matter was removed from the Consent Agenda as Item J and placed on the regular agenda for consideration on May 2, 2023, at the request and motion of Council Member Connors. Council Member Baden seconded the motion. Roll call vote indicated Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

City Attorney Chris Curran explained the type of decision that is before the council this evening with respect to this resolution.

Council Member Adamson presented a resolution approving the site development plan for 4060 Middle Road (Lot 2, Crowne Pointe Twelfth Addition) and made a motion to approve the resolution as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Members Adamson and Sechser both commented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (nay); Palczynski (aye); Adamson (aye); Brown (aye); and Connors (nay). The motion passed 5-2.

#### **CONSENT AGENDA**

Mayor Gallagher asked for a motion to approve the Consent Agenda as presented. Council Member Palczynski 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 Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Connors (aye). The motion passed unanimously.

#### **SUPPLEMENTAL**

Council Member Brown questioned staff regarding the roads in the Parklane neighborhood and Public Works Director Brian Schmidt responded accordingly.

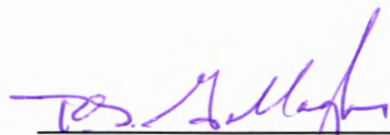
Council Member Sechser thanked the city staff that helped the DBO with the downtown clean-up efforts on April 26, 2023.

Council Member Baden thanked Public Works Director Brian Schmidt and his staff for the flood relief efforts in the Harbor Drive area.


Council Member Adamson stated he had previously received a call from Mr. Helle regarding his concern and spent some time looking at the road at Belmont and Devils Glen and agrees it is hazardous and a safety concern. Council Member Adamson further stated he believes possibly restriping the road may help in the interim.

#### **ADJOURNMENT**

There being no further business, Council Member Naumann made a motion to adjourn, and Council Member Brown seconded the motion. The meeting was adjourned at approximately 7:59 p.m.

  
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Mayor Robert S. Gallagher

Attest:

  
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City Clerk Decker P. Ploehn

## CONSENT AGENDA

MAY 2, 2023

**ALL ITEMS APPEARING BELOW ARE CONSIDERED ROUTINE BY THE CITY COUNCIL AND SHALL BE ENACTED BY ONE MOTION. IF DISCUSSION IS DESIRED, THAT ITEM SHALL BE REMOVED AND DISCUSSED SEPARATELY**

- A. Minutes from April 18, 2023 (Approve and Adopt)
- B. Resolution setting a date for a public hearing to adopt the City's FY2022/23 Final Budget Amendment. (Approve and Adopt)
- C. Resolution authorizing a Maintenance Contract with Northwest Mechanical for services under the Premier Preventative Maintenance Plan for the Waterfront Convention Center. (Approve and Adopt)
- D. Resolution setting the date for a public hearing on the FY2023 Application for Federal Transit Administration Section 5307 Financial Assistance. (Approve and Adopt)
- E. Resolution setting the date for a public hearing on the FY2023 Application for Federal Transit Administration Section 5310 Financial Assistance. (Approve and Adopt)
- F. Resolution awarding the contract and approving the contract and bond for the 2023 Pavement Markings Program. (Approve and Adopt)
- G. Resolution awarding the contract and approving the contract and bond for the 2023 Sidewalk Repair Program. (Approve and Adopt)
- H. Resolution approving a professional services agreement with MSA Professional Services, Inc. for the Tanglewood Road Sanitary Sewer Extension project. (Approve and Adopt)
- I. Resolution approving the final plat of Encore Central Avenue Subdivision, submitted by Encore Homes, LLC/ James Rasche (Case 23-026). (Approve and Adopt)
- J. **ITEM MOVED TO ITEMS TO APPEAR #16 AT REQUEST OF COUNCIL MEMBER CONNORS AT COMMITTEE OF THE WHOLE MEETING 5/1/2023.**
- K. Resolution setting a date for a public hearing on the conditional rezoning of 5019 Hopewell Avenue (Lot 1, Hopewell Farm First Addition), A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by CT Creek (Case 23-018). (Approve and Adopt)

- L. Resolution setting a date for a public hearing on a future land use amendment for property located at the southwest corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to UMI Urban Medium Density, submitted by E&A Enterprises, LLC (Case 23-013). (Approve and Adopt)
- M. Resolution setting a date for a public hearing on a future land use amendment for property located at the southwest corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to ULI Urban Light Density, submitted by E&A Enterprises, LLC (Case 23-021). (Approve and Adopt)
- N. Resolution setting a date for a public hearing on the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (with commercial restrictions), submitted by E&A Enterprises, LLC (Case 23-014). (Approve and Adopt)
- O. Resolution setting a date for a public hearing on the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family Residence District, submitted by E&A Enterprises, LLC (Case 23-017). (Approve and Adopt)
- P. Resolution setting a date for a public hearing on the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes only), submitted by E&A Enterprises, LLC (Case 23-022). (Approve and Adopt)
- Q. Resolution setting a date for a public hearing on the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-3 Mixed Residential District, submitted by E&A Enterprises, LLC (Case 23-023). (Approve and Adopt)
- R. Resolution setting a date for a public hearing on the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-1 Neighborhood Commercial District (no gas sales), submitted by E&A Enterprises, LLC (Case 23-024). (Approve and Adopt)
- S. Resolution setting a date for a public hearing to enter into a Lease Agreement for city-owned property at 845 State Street with Platinum Salon & Spa, LLC. (Approve and Adopt)
- T. Resolution authorizing the Human Resources Director to sign a contract with WellMark/ CVS as Pharmacy Benefit Manager for the City of Bettendorf effective July 1, 2023. (Approve and Adopt)

- U. Resolution approving liquor license renewals and requests for Zeke's Island Café; CVS Pharmacy; Hy-Vee Fast & Fresh; Hy-Vee Club Room; Walgreens #05512 and #06553; Home2 Suites; Cambria Hotel Bettendorf; Sonesta Select; Rudy's Tacos; Food Truck Fight; and The Vintage Wine Bar. (Approve and Adopt)
  
- V. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)