

**CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES**

NOVEMBER 7, 2023

The City Council of Bettendorf, Iowa met in regular session on November 7, 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.

Council Members Present: Adamson, Brown, Naumann, Sechser, Baden, Palczynski (Teams)

Council Members Absent: Connors

Presiding: Mayor Pro Tem Scott Naumann

2nd Ward Alderman and Mayor Pro Tem Scott Naumann presided over tonight's meeting as Mayor Gallagher was not feeling well and joined the meeting via Teams.

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

PUBLIC REQUESTS OF COUNCIL

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

PUBLIC HEARING REGARDING A HOUSING AGREEMENT WITH SCOTT COUNTY, IOWA, FOR CITY-OWNED PROPERTY LOCATED AT 1933 SPRUCE HILLS DRIVE

City Administrator Decker Ploehn gave an explanation of the resolution. Mayor Pro Tem Naumann asked Council for any questions. None presented. Mayor Pro Tem Naumann verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Pro Tem Naumann 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 Housing Agreement between the City of Bettendorf and Scott County, Iowa, for city-owned property located at 1933 Spruce Hills Drive and made a motion to approve the resolution as presented. Council Member Adamson seconded the motion. Mayor Pro Tem Naumann asked for any

discussion from Council. None presented. Roll call vote indicated Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed 6-0.

ORDINANCE – FIRST READING REGARDING AMENDING BETTENDORF CITY CODE SECTION 6-1-322, “VEHICLES ENTERING A STOP OR YIELD INTERSECTION” BY ADDING A STOP INTERSECTION ON GENESIS WAY AT FOREST GROVE DRIVE AND A YIELD INTERSECTION ON CASH’S PATH AT GENESIS WAY

Council Member Brown presented the first reading of an ordinance amending Bettendorf, City Code Section 6-1-322, “Vehicles Entering a Stop or Yield Intersection” by adding a stop intersection on Genesis Way at Forest Grove Drive and a yield intersection on Cash’s Path at Genesis Way and made a motion to approve the ordinance at its first reading as presented. Council Member Adamson seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed 6-0.

ORDINANCE – SECOND READING REGARDING THE REZONING OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF THE 4700 BLOCK OF FOREST GROVE DRIVE, A-1, AGRICULTURAL/ URBAN RESERVE DISTRICT TO R-4, MEDIUM-DENSITY MULTI-FAMILY RESIDENCE DISTRICT, SUBMITTED BY FOREST GROVE HOLDINGS, INC. (CASE 23-058)

Council Member Adamson presented the second reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located on the south side of the 4700 block of Forest Grove Drive, A-1, Agricultural/ Urban Reserve District to R-4, Medium-Density Multi-Family Residence District and made a motion to approve the ordinance at its second reading as presented. Council Member Naumann seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed 6-0.

ORDINANCE – SECOND READING REGARDING AN AMENDMENT TO THE FUTURE LAND USE MAP FOR PROPERTY GENERALLY LOCATED WEST OF 4850 COMPETITION DRIVE, URBAN MEDIUM INTENSITY (UMI) TO URBAN HIGH INTENSITY (UHI) (CASE 23-066)

Council Member Baden presented the second reading of an ordinance amending the Bettendorf, Iowa, Future Land Use Map for property generally located west of 4850 Competition Drive, Urban Medium Intensity (UMI) to Urban High Intensity (UHI) and made a motion to approve the ordinance at its second reading as presented. Council Member Sechser seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed 6-0.

ORDINANCE – SECOND READING REGARDING THE REZONING OF PROPERTY GENERALLY LOCATED WEST OF 4850 COMPETITION DRIVE, A-1, AGRICULTURAL/ URBAN RESERVE DISTRICT TO C-3, GENERAL BUSINESS DISTRICT, SUBMITTED BY FOREST GROVE LANDING, LLC (CASE 23-059)

Council Member Adamson presented the second reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located west of 4850 Competition Drive, A-1, Agricultural/ Urban Reserve District to C-3, General Business District and made a motion to approve the ordinance at its second reading as presented. Council Member Brown seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed 6-0.

ORDINANCE – SECOND READING REGARDING THE REZONING OF PROPERTY GENERALLY LOCATED WEST OF 4850 COMPETITION DRIVE, A-1, AGRICULTURAL/ URBAN RESERVE DISTRICT TO R-5, HIGH-DENSITY MULTI-FAMILY RESIDENCE DISTRICT, SUBMITTED BY FOREST GROVE LANDING, LLC (CASE 23-060)

Council Member Sechser presented the second reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located west of 4850 Competition Drive, A-1, Agricultural/ Urban Reserve District to R-5, High-Density Multi-Family Residence District and made a motion to approve the ordinance at its second reading as presented. Council Member Baden seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed 6-0.

ORDINANCE – THIRD AND FINAL READING AMENDING BETTENDORF CITY CODE SECTION 6-1-322(B)(2), “VEHICLES ENTERING STOP OR YIELD INTERSECTION” BY ADDING A YIELD INTERSECTION ON ALVIE LANE AT SPRING CREEK DRIVE

Council Member Baden presented the third and final reading of an ordinance amending Bettendorf City Code Section 6-1-322(B)(2), “Vehicles Entering Stop or Yield Intersection” by a yield intersection on Alvie Lane at Spring Creek Drive and made a motion to approve the ordinance at its final reading as presented. Council Member Sechser seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed 6-0.

CONSENT AGENDA

Mayor Pro Tem Naumann asked for a motion to approve the Consent Agenda as presented. Council Member Sechser made a motion to approve the Consent Agenda as presented, and Council Member Brown seconded the motion. Mayor Pro Tem Naumann

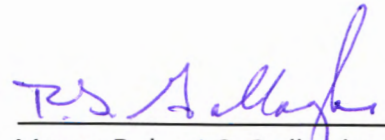
asked Council for any questions. None presented. Roll call vote indicated Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed 6-0.

SUPPLEMENTAL

Council Member Adamson reminded everyone of the Veterans Day Ceremony on Saturday, November 11th, at 2 pm at the Veterans Memorial Park.

ADJOURNMENT

There being no further business, Council Member Adamson made a motion to adjourn, and Council Member Baden seconded the motion. The meeting was adjourned at approximately 7:12 p.m.



Mayor Robert S. Gallagher

Attest:



City Clerk Decker P. Ploehn

**CONSENT AGENDA
NOVEMBER 7, 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 October 17, 2023 (Approve and Adopt)
- B. Resolution ratifying the City Administrator's commitment of \$10,000 to Humility Homes and Services, Inc. for the shelter of the homeless in the greater Quad Cities for the 2023/2024 winter season. (Approve and Adopt)
- C. Resolution ratifying the setting of a public hearing relating for a 100% voluntary annexation of certain property in an urbanized area to the City of Bettendorf, Iowa. (Approve and Adopt)
- D. Resolution ratifying the execution of the Community Attraction and Tourism (CAT) Grant Agreement dated June 6, 2023. (Approve and Adopt)
- E. Resolution amending the City's purchasing policies related to the expenditure of federal awards. (Approve and Adopt)
- F. Resolution setting dates of a consultation and public hearing on a proposed Amendment No. 2 to the I-80 Urban Renewal Plan in the City of Bettendorf, Iowa. (Approve and Adopt)
- G. Resolution authorizing the Director of Public Works to issue a purchase order to Focus Real Estate Development for reimbursable expenses relating to the Forest Grove Drive Reconstruction Project. (Approve and Adopt)
- H. Resolution approving the preliminary plat of Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development (Case 23-048). (Approve and Adopt)
- I. Resolution approving the final plat of Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development (Case 23-069). (Approve and Adopt)
- J. Resolution approving the preliminary plat of Forest Grove Landing Development, submitted by Forest Grove Landing, LLC (Case 23-070). (Approve and Adopt)

- K. Resolution approving the final plat of Hope Heights First Addition, submitted by Youssi Investments of Iowa, LLC (Case 23-061). (Approve and Adopt)
- L. Resolution approving a site development plan for 2570 Middle Road (Lot 3, Ewing Bettendorf First Addition), submitted by Switch Homes of Dubuque (Case 23-012). (Approve and Adopt)
- M. Resolution approving a site development plan for 250 35th Street (Lot 1, Frymoyer & Haggerty First Addition), submitted by Mike Janecek (Case 23-062). (Approve and Adopt)
- N. Resolution approving a site development plan for 2119 Kimberly Road, submitted by Kevin Koellner/Focus Real Estate Development (Case 23-067). (Approve and Adopt)
- O. Resolution setting a date for public hearing for a future land use amendment for Lot 2, Coreline Addition, Urban Low Intensity (ULI) to Community Commercial (CC), submitted by Webster Properties, LLC (Case 23-071). (Approve and Adopt)
- P. Resolution setting a date for public hearing on the rezoning of Lot 2, Coreline Addition, R-2, Single-Family Residence District to C-3, General Business District, submitted by Webster Properties, LLC (Case 23-068). (Approve and Adopt)
- Q. Resolution approving an appeal to the offer price for a home located at 1136 Parkway Drive (Lot 17, Hawthorne Hills Eighth Addition) as a part of the Flood Grant Buyout Program (DR-4557-0045). (Approve and Adopt)
- R. Resolution approving the lease of five (5) vehicles, including needed emergency equipment and installation from Enterprise Fleet Management for the Police Department. (Approve and Adopt)
- S. Resolution approving the job description and recruitment process for the Operations Coordinator position in Public Works Department. (Approve and Adopt)
- T. Resolution approving the recruitment process for the Sanitation Worker position the Public Works Department. (Approve and Adopt)
- U. Resolution approving the Civil Service List submitted for the Police Sergeant position in the Police Department. (Approve and Adopt)

- V. Resolution approving the Civil Service List submitted for the Police Officer position in the Police Department. (Approve and Adopt)
- W. Resolution approving the Civil Service List submitted for the Assistant Chief position in the Fire Department. (Approve and Adopt)
- X. Resolution approving the Civil Service List submitted for the Captain position in the Fire Department. (Approve and Adopt)
- Y. Resolution approving the Civil Service List submitted for the Lieutenant position in the Fire Department. (Approve and Adopt)
- Z. Resolution approving alcohol license renewals and requests for Harrington's Pub; Happy Joe's Pizza; and Kwik Star #929 (Utica Ridge Place location). (Approve and Adopt)
- AA. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)