

**CITY OF BETTENDORF  
CITY COUNCIL MEETING MINUTES**

**NOVEMBER 21, 2023**

The City Council of Bettendorf, Iowa met in regular session on November 21, 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 (Teams), Baden, Palczynski

**Presiding:** Mayor Robert S. Gallagher

Council Member Jerry Sechser attended the meeting via Teams and was experiencing audio difficulties which was resolved halfway through the meeting.

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 and Culture and Recreation Director Kim Kidwell recognized Matt Mooney for his 19 years of dedicated service to the Friends of the Bettendorf Parks Foundation.

**PROCLAMATION**

Mayor Gallagher issued a proclamation requested by Pam Woo, Small Business Saturday Coalition, proclaiming Saturday, November 25, 2023, as Small Business Saturday in the Bettendorf community.

**PUBLIC REQUESTS OF COUNCIL**

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

**PUBLIC HEARING REGARDING A 100% ANNEXATION OF CERTAIN PROPERTY IN AN URBANIZED AREA TO THE CITY OF BETTENDORF, IOWA**

Community Development Director Mark Hunt gave an explanation of the resolution. Mayor Gallagher asked Council 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 100% voluntary annexation of certain property in an urbanized area to the City of Bettendorf, Iowa, and made a motion to approve the resolution as presented. Council Member Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (inaudible); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed 6-0.

### **PUBLIC HEARING REGARDING AMENDING THE FUTURE LAND USE MAP FOR LOT 2, CORELINE ADDITION, URBAN LOW INTENSITY TO COMMUNITY COMMERCIAL (CASE 23-071)**

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

### **ORDINANCE**

Council Member Baden presented the first reading of an ordinance amending the Bettendorf, Iowa Future Land Use Map for Lot 2, Coreline Addition, Urban Low Intensity to Community Commercial and made a motion to approve the ordinance at its first reading as presented. Council Member Palczynski seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (inaudible); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed 6-0.

### **PUBLIC HEARING REGARDING AMENDING THE BETTENDORF, IOWA ZONE MAP FOR LOT 2, CORELINE ADDITION, R-2, SINGLE-FAMILY RESIDENCE DISTRICT TO C-3, GENERAL BUSINESS DISTRICT (CASE 23-068)**

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

### **ORDINANCE**

Council Member Baden presented the first reading of an ordinance amending the Bettendorf, Iowa, Zone Map for Lot 2, Coreline Addition, R-2, Single-Family Residence District to C-3, General Business District and made a motion to approve the ordinance at its first reading as presented. Council Member Naumann seconded the motion. Mayor

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

**ORDINANCE – SECOND 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 Palczynski presented the second 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 second reading as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed unanimously.

**ORDINANCE – THIRD AND FINAL 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 Naumann presented the third and final 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 final reading as presented. Council Member Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed unanimously.

**ORDINANCE – THIRD AND FINAL 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 Connors presented the third and final 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 final reading as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed unanimously.

**ORDINANCE – THIRD AND FINAL 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 third and final 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 final reading as presented. Council Member Palczynski seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed unanimously.

**ORDINANCE – THIRD AND FINAL 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 Naumann presented the third and final 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 final reading as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed unanimously.

**RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH BRAY ARCHITECTS FOR THE POLICE STATION AND CITY HALL RENOVATION FEASIBILITY STUDY PROJECT**

Council Member Brown presented a resolution approving a professional services agreement with Bray Architects for the police station and city hall renovation feasibility study 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 Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed unanimously.

**CONSENT AGENDA**

Mayor Gallagher asked for a motion to approve the Consent Agenda as presented. Council Member Brown made a motion to approve the Consent Agenda as presented, and Council Member Connors seconded the motion. Mayor Gallagher asked Council for any questions. Council Member Palczynski thanked Public Works Director Brian Schmidt

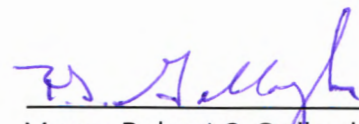
for the work on Item F. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed unanimously.

**SUPPLEMENTAL**

Council Member Baden thanked the Family Museum employees for their work on the float for the Festival of Trees parade.

**ADJOURNMENT**

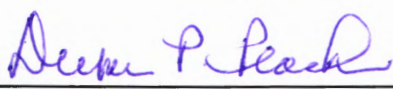
There being no further business, Council Member Adamson made a motion to adjourn, and Council Member Connors seconded the motion. The meeting was adjourned at approximately 7:20 p.m.



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Mayor Robert S. Gallagher

Attest:



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City Clerk Decker P. Ploehn



**CONSENT AGENDA  
NOVEMBER 21, 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 November 7, 2023 (Approve and Adopt)
- B. Resolution receiving the FY22/23 Annual Street Finance Report. (Approve and Adopt)
- C. Resolution approving the City's FY22/23 Annual Urban Renewal Report. (Approve and Adopt)
- D. Resolution approving an Addendum to a 28E Intergovernmental Agreement dated December 12, 2007, between Scott County, Iowa, City of Davenport, Iowa, City of Bettendorf, Iowa, Davenport Hospital Ambulance Corporation d/b/a MEDIC EMS and the Scott County Emergency Management Commission for the Scott County Emergency Communications Center. (Approve and Adopt)
- E. Resolution approving a cost share agreement with Criswell & Forest, LLC for a sanitary sewer extension along East Pigeon Creek. (Approve and Adopt)
- F. Resolution setting the date for a public hearing and directing the advertising for bids for the Heatherstone Road Streambank Stabilization Project. (Approve and Adopt)
- G. Resolution accepting improvements for the Devils Glen Road Sidewalk Extension. (Approve and Adopt)
- H. Resolution approving the revenue contract extension for Transit Advertising with Admospheres Media & Marketing. (Approve and Adopt)
- I. Resolution approving a professional services agreement with HDR Engineering, Inc. for the West Bridge Master Plan Project. (Approve and Adopt)
- J. Resolution approving a federal aid agreement for congressionally directed funding for the Middle Road Reconstruction Preliminary Engineering Project. (Approve and Adopt)
- K. Resolution authorizing the Director of Public Works to issue a change order to Walter D. Laud for pavement patching at the Public Works salt domes. (Approve and Adopt)

- L. Resolution authorizing the Director of Culture and Recreation, or her designee, to issue a purchase order to D & K Products for chemicals and fertilizer for the maintenance of Palmer Hills Golf Course. (Approve and Adopt)
  
- M. Resolution approving the replacement of the breathing air cascade compressor for the Spruce Hills Fire Station, and the purchase of two breathing air cascade systems; one for the Surrey Heights Fire Station, one for the State Street Fire Station; total cost not to exceed \$117,490. (Approve and Adopt)
  
- N. Resolution approving the Civil Service List submitted for the Custodian position in the Public Works Department. (Approve and Adopt)
  
- O. Resolution approving alcohol license renewals and requests for Surestay Hotel Plus; Hilton Garden Inn Bettendorf; and Red Ginger. (Approve and Adopt)
  
- P. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)