



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, APRIL 3, 2023
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. CONSENT AGENDA ITEMS

- Resolution approving the final plat of Legacy Corners Southeast, submitted by Century Heights Limited Partners/ Ryan Fick (Case 23-010) – Community Development Director Mark Hunt **(See Consent Item F)**
- Resolution approving a site development plan for 2255 Middle Road, submitted by City of Bettendorf/ Brent Morlok (Case 23-019) – Community Development Director Mark Hunt and City Engineer Brent Morlok **(See Consent Item G)**

II. REMAINING CONSENT AGENDA ITEMS

III. OPERATIONAL ITEMS

- Public Hearing regarding the FY2023/24 Maximum Property Tax Levy – Finance Director Jason Schadt **(See Items to Appear 8 & 9)**

IV. ITEMS ADDED BY MAYOR AND COUNCIL

V. ADJOURN

**CITY OF BETTENDORF CITY COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL**

**TUESDAY, APRIL 4, 2023
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 www.bettendorf.org/YouTube

AGENDA

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. INVOCATION – Given by Allan Ross, Executive Director of the Jewish Federation of the Quad Cities

4. AWARDS – 2023 Iowa Parks and Recreation Award Recipients: Best Administrative Assistant: Kim Radcliff; Best Volunteer Group: Bettendorf Park Ambassadors; Best Service Club: Friends of the Bettendorf Parks Foundation; and Best Business Support: The Tangled Wood

5. PROCLAMATION – Junior Achievement Day, April 6, 2023

6. PROCLAMATION – National Public Safety Telecommunicator's Week, April 9 – 15, 2023

7. PUBLIC REQUESTS OF COUNCIL

The public is welcome to make a request of council on any item not already on the agenda for public hearing. Please limit your comments to two minutes. Please try not to be repetitive. Please refrain from outbursts, like clapping and yelling. Please be respectful with your comments.

8. PUBLIC HEARING

Regarding the FY2023/24 Maximum Property Tax Levy

9. RESOLUTION

Council Member Connors to present a resolution approving the FY2023/24 Maximum Property Tax Levy

10. PUBLIC HEARING

Regarding the 2023 Alley Rehabilitation Program

11. RESOLUTION

Council Member Sechser to present a resolution approving the plans, specifications, and form of contract for the 2023 Alley Rehabilitation Program

12. PUBLIC HEARING

Regarding the 2023 Sidewalk Repair Program

13. RESOLUTION

Council Member Brown to present a resolution approving the plans, specifications, and form of contract for the 2023 Sidewalk Repair Program

14. PUBLIC HEARING

Regarding a request for designation as Forest Covers for a portion of property located at 3000 Barcelona Terrace to qualify for Tax Exemption

15. RESOLUTION

Council Member Adamson to present a resolution approving the request for designation as Forest Covers for a portion of property located at 3000 Barcelona Terrace to qualify for Tax Exemption

16. PUBLIC HEARING

Regarding a request for designation as Forest Covers/ Rivers and Streams/ River and Stream Banks for a portion of property located at 4340 Tanglewood Road to qualify for Tax Exemption

17. RESOLUTION

Council Member Baden to present a resolution approving the request for designation as Forest Covers/ Rivers and Streams/ River and Stream Banks for a portion of property located at 4340 Tanglewood Road to qualify for Tax Exemption

18. CONSENT AGENDA

19. ADJOURN

CONSENT AGENDA

APRIL 4, 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 March 21, 2023 (Approve and Adopt)
- B. Resolution setting a public hearing for the adoption of the FY23/24 Budget and Certification of Taxes. (Approve and Adopt)
- C. Resolution fixing date for a meeting on the proposal to reallocate certain unspent proceeds of the General Obligation Bonds, Series 2022A, of Bettendorf, Iowa, and providing for publication of notice thereof. (Approve and Adopt)
- D. Resolution committing \$1,000,000 in City funds toward The Landing Ice Rink Project. (Approve and Adopt)
- E. Resolution setting the date for a public hearing and directing the advertising for bids for the 2023 Pavement Markings Program. (Approve and Adopt)
- F. Resolution approving the final plat of Legacy Corners Southeast, submitted by Century Heights Limited Partners/ Ryan Fick (Case 23-010). (Approve and Adopt)
- G. Resolution approving a site development plan for 2255 Middle Road, submitted by City of Bettendorf/ Brent Morlok (Case 23-019). (Approve and Adopt)
- H. Resolution approving and awarding the contract for asbestos removal for homes involved in the Flood Buyout Grant Program (DR-4557-0045). (Approve and Adopt)
- I. Resolution approving an appeal to the offer price for a home at 1120 Parkway Drive (Lot 13, Hawthorne Hills Eighth Addition) as a part of the Flood Grant Buyout Program (DR-4557-0045). (Approve and Adopt)
- J. Resolution establishing fees for weed mowing for 2023. (Approve and Adopt)

- K. Resolution approving and adopting the 2023 Scott County Multi-Jurisdictional Local Hazard Mitigation Plan Update. (Approve and Adopt)
- L. Resolution approving liquor license renewals and requests for The Foundry; Verde; Adventurous Brewing; and Flip's Pancake House (Tanglefoot Ln location). (Approve and Adopt)
- M. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)



OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS, *the City of Bettendorf will observe Junior Achievement Day on April 6, 2023, as an opportunity to recognize and celebrate Junior Achievement of the Heartland for empowering our young people to own their economic success; and*

WHEREAS, *Junior Achievement of the Heartland's educational contribution equips our young people to become the next generation of productive employees and self-sufficient citizens to ensure the economic prosperity of Bettendorf; and*

WHEREAS, *it is fitting for parents, educators, businesses, and other members of the community to join in Junior Achievement's effort to ensure the future success and economic health of our young people and the communities in which they live.*

NOW, THEREFORE, *I, Robert S. Gallagher, Mayor of the City of Bettendorf, do hereby proclaim April 6, 2023, as "**JUNIOR ACHIEVEMENT DAY**" in the City of Bettendorf, Iowa.*

DATED *this 4th day of April, 2023*

Mayor Robert S. Gallagher



OFFICE OF THE MAYOR
PROCLAMATION

- WHEREAS,** *emergencies occur around the clock and every day that require response from public safety resources; and*
- WHEREAS,** *the promptly processing of emergency calls and determining the correct response resources is critical to the protection of life and preservation of property; and*
- WHEREAS,** *the safety of our public safety professionals depends upon information obtained from those who dial 911 and reach the Scott Emergency Communications Center (SECC); and*
- WHEREAS,** *public safety dispatchers are the first and most critical contact our citizens have with emergency services; and*
- WHEREAS,** *public safety dispatchers are an essential safety line for our responders by monitoring their activities by radio, providing them information and ensuring their safety; and*
- WHEREAS,** *public safety dispatchers of the Scott Emergency Communications Center (SECC) contribute substantially to successful outcomes for law enforcement and medical responses; and*
- WHEREAS,** *the past year has continued to present unprecedented challenges for the Public Safety Dispatchers of SECC, and those challenges were met with professionalism, patience, compassion, and unending resolve.*

NOW, THEREFORE, I, Robert S. Gallagher, Mayor of the City of Bettendorf, Iowa, do hereby proclaim the week of April 9 – 15, 2023, as:

"NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK"

in the Bettendorf community and encourage all citizens to honor those whose diligence and professionalism keep us and our city safe.

DATED this 4th day of April, 2023

Mayor Robert S. Gallagher

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Jason Schadt, Finance Director



Item Title

Public hearing and resolution to approve the FY 2023/24 proposed maximum property tax levy.

Explanation

Iowa law requires a public hearing be held to set the FY 23/24 maximum property tax levy. Because property taxes levied in FY 23/24 are proposed to increase by more than 2% over the current year, a resolution approving the tax levy must be passed by 2/3 of the full council. Tax dollars in FY 23/24 will increase 3.96%.

On April 18, 2023, a second public hearing is planned regarding the final approval and adoption of the FY 2023/24 Budget. 78% of the increase in tax dollars in FY 23/24 will be generated by new construction and development throughout the City. The remaining increase is attributable to a slightly higher rollback percentage and a \$0.05 increase in the City's levy rate. The City's levy rate is proposed to total \$12.70/1000 of taxable value.

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

List Attachments

Resolution

RESOLUTION NO. ____ - 23

**RESOLUTION APPROVING THE MAXIMUM PROPERTY TAX
LEVY FOR FISCAL YEAR 2023/24 BUDGET**

WHEREAS, the City Council of the City of Bettendorf have considered the proposed FY 2023/24 city maximum property tax dollars for the affected levy total, and

WHEREAS, a notice concerning the proposed city maximum property tax dollars was published as required and posted on city web site and/or social media accounts if applicable,

WHEREAS, a public hearing concerning the proposed city maximum property tax dollars was held on April 4, 2023,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf that the maximum property tax dollars for the affected tax levies for FY 2023/24 shall not exceed \$21,628,082.

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY 2023/24 represents an increase of greater than 102% from the Maximum Property Tax dollars requested for FY 2022/23.

Roll Call Vote: Ayes: _____

Nays: _____

PASSED, APPROVED, AND ADOPTED this 4th day of April, 2023.

Mayor, Robert S. Gallagher

Attest:

Decker P. Ploehn

NOTICE OF PUBLIC HEARING - CITY OF BETTENDORF - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2023 - June 30, 2024

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date:4/4/2023 **Meeting Time:**07:00 PM **Meeting Location:** 1609 State St. Bettendorf, IA, 52722

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.bettendorf.org

City Telephone Number
(563) 344-4000

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	2,667,136,438	2,755,169,649	2,755,169,649	
Tax Levies:				
Regular General	15,265,569	15,265,569	21,628,082	
Contract for Use of Bridge	0	0	0	
Opr & Maint Publicly Owned Transit	429,000	429,000	0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.	0	0	0	
Opr & Maint of City-Owned Civic Center	0	0	0	
Planning a Sanitary Disposal Project	0	0	0	
Liability, Property & Self-Insurance Costs	702,378	702,378	0	
Support of Local Emer. Mgmt. Commission	0	0	0	
Emergency	0	0	0	
Police & Fire Retirement	1,634,494	1,634,494	0	
FICA & IPERS	0	0	0	
Other Employee Benefits	2,772,203	2,772,203	0	
Total Tax Levy	20,803,644	20,803,644	21,628,082	3.96
Tax Rate	7.79999	7.55077	7.85000	

Explanation of significant increases in the budget:

Liability, property, and health insurance costs have increased 10-15%. Collectively bargained cost of living adjustments will increase salaries by 2.75%. Inflation on supplies and services have increased operating costs by 6-8%. The budget contemplates the addition of one new position in the community development department.

If applicable, the above notice also available online at:

<https://www.bettendorf.org/departments/finance/budget/index.php>

*Total city tax rate will also include debt service levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

***** Proof of Publication *****

STATE OF IOWA
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the dates listed below.

CITY OF BETTENDORF
MICHELLE SPENCER
1609 STATE ST
BETTENDORF, IA 52722

ORDER NUMBER 150684

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

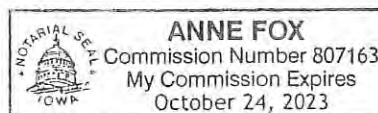
Shelby Grimsley

Section: Notices & Legals
Category: 2627 Miscellaneous Notices
PUBLISHED ON: 03/22/2023

TOTAL AD COST: 114.90
FILED ON: 3/22/2023

Subscribed and sworn to before me by said affiant this 22nd day of March 2023.

[Signature]
Notary Public in and for Scott County, Iowa



*** Proof of Publication ***

NOTICE OF PUBLIC HEARING - CITY OF BETTENDORF - PROPOSED PROPERTY TAX LEVY				
Fiscal Year July 1, 2023 - June 30, 2024				
The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:				
Meeting Date: 4/4/2023 Meeting Time: 07:00 PM Meeting Location: 1609 State St. Bettendorf, IA, 52722				
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.				
City Website: www.bettendorf.org		City Telephone Number: (563) 344-4000		
	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	2,667,136,438	2,755,169,649	2,755,169,649	
Tax Levies:				
Regular General	15,265,569	15,265,569	21,628,082	
Contract for Use of Bridge	0	0	0	
Opr & Maint Publicly Owned Transit	429,000	429,000	0	
Rent, Ins, Maint. Of Non-Owned Civ. Ctr.	0	0	0	
Opr & Maint of City-Owned Civic Center	0	0	0	
Planning a Sanitary Disposal Project	0	0	0	
Liability, Property & Self-Insurance Costs	702,378	702,378	0	
Support of Local Emer. Mgmt. Commission	0	0	0	
Emergency	0	0	0	
Police & Fire Retirement	1,634,494	1,634,494	0	
FICA & IPERS	0	0	0	
Other Employee Benefits	2,772,203	2,772,203	0	
Total Tax Levy	20,803,644	20,803,644	21,628,082	3.96
Tax Rate	7.79999	7.55077	7.85000	
Explanation of significant increases in the budget: Liability, property, and health insurance costs have increased 10-15%. Collectively bargained cost of living adjustments will increase salaries by 2.75%. Inflation on supplies and services have increased operating costs by 6-8%. The budget contemplates the addition of one new position in the community development department. If applicable, the above notice also available online at: https://www.bettendorf.org/departments/finance/budget/index.php *Total city tax rate will also include debt service levy. **Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year				

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer



Item Title

Public hearing for the 2023 Alley Rehabilitation Program.

Resolution approving the plans, specifications and form of contract for the 2023 Alley Rehabilitation Program.

Explanation

The proposed improvements consist of rehabilitating six (6) alley segments totaling approximately 2,050 linear feet. The alleys vary in width from ten (10') feet to fourteen (14') feet. The proposed improvements consist of milling the existing surface, placement of granular subbase and resurfacing with Hot Mix Asphalt (HMA). The program also includes partial construction of driveways, sodding, and other work related to reconstructing the alleys. The following alleys under this year's program include:

- Alley west of 6th St. between Grant St. to Mississippi Blvd.
- Alley west of 23rd St. from Grant St. to Mississippi Blvd.
- Alley between Brown St. and Grant St. from 4th St. to alley west of 6th St.
- Alley between 4th St. and 6th St. from Grant St. to Mississippi Blvd.

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 (PW0553) was approved with a total budget of \$450,000 within the Community Improvement Program (CIP).

List Attachments

Resolution, Plans and Specifications (on file in the office of the City Engineer).

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT
FOR THE 2023 ALLEY REHABILITATION PROGRAM**

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

2023 Alley Rehabilitation Program

WHEREAS, notice of hearing on the specifications, and form of contract was published as required by law, and

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 4th day of April, 2023,

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the plans, specifications, and form of contract be approved and adopted as the plans, specifications, and form of contract for said improvements.

Passed, Approved and Adopted this 4th day of April, 2023.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer



Item Title

Public hearing for the 2023 Sidewalk Repair Program.

Resolution approving the plans, specifications and form of contract for the 2023 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 to ensure compliance 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, 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 (PW0549) was approved with a total budget of \$175,000 within the Community Improvement Program (CIP).

List Attachments

Resolution, Plans and Specifications (on file in the office of the City Engineer).

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT
FOR THE 2023 SIDEWALK REPAIR PROGRAM**

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

2023 Sidewalk Repair Program

WHEREAS, notice of hearing on the specifications, and form of contract was published as required by law, and

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 4th day of April, 2023,

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the plans, specifications, and form of contract be approved and adopted as the plans, specifications, and form of contract for said improvements.

Passed, Approved and Adopted this 4th day of April, 2023.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: March 21, 2023 (SPH)
April 4, 2023 (HPH)

REQUESTED BY: Chris Curran



Item Title

Resolution setting the date for a public hearing for request for designation as Forest Covers for a portion of property located at 3000 Barcelona Terrace to qualify for tax exemption.

Explanation

The Council has approved a policy on land set aside for conservation purposes. Judith Tully requests property she owns receive that designation. Pursuant to the policy, the council is asked to set a public hearing on the matter and send notice to adjacent property owners.

If approved, tax revenues from the property so designated will end.

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

N/A

List Attachments

- Resolution (SPH)
- Resolution
- Letter from Scott County
- Application
- Aerial Photo
- Policy

RESOLUTION _____ - 23

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING FOR
REQUEST FOR DESIGNATION AS FOREST COVERS FOR A PORTION
OF PROPERTY LOCATED AT 3000 BARCELONA TERRACE
TO QUALIFY FOR TAX EXEMPTION**

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that a public hearing be set for 4th day of April, 2023, at 7:00 p.m. in the Council Chambers at City Hall, 1609 State Street, Bettendorf, to receive public comment on the request of the property owner at 3000 Barcelona Terrace to classify a portion of property she owns within the city as forest covers qualify as tax exempt.

BE IT FURTHER RESOLVED that the City Clerk is directed to mail notice of this request to all property owners within 200 feet of the subject property, as well as to the property owner, Judith Tully.

PASSED, APPROVED AND ADOPTED this 21st day of March, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

RESOLUTION _____ - 23

**APPROVING REQUEST FOR TAX EXEMPTION FOR
3000 BARCELONA TERRACE**

WHEREAS, the owner of property located at 3000 Barcelona Terrace has requested to have a portion of her property designated as tax exempt; and

WHEREAS, pursuant to policy adopted by the City Council, the Council has held a public hearing on the request, and considered the comments of adjoining properties, if any.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, said request is hereby approved.

PASSED, APPROVED AND ADOPTED this 4th day of April, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1187

Ph: (563) 326-8702 Fax: (563) 328-3285
www.scottcountyiowa.gov



March 10, 2023

Mayor Robert Gallagher
Bettendorf City Hall
1609 State Street
Bettendorf, Iowa 52722

Dear Mayor Gallagher:

The Board of Supervisors approved the implementation of the Slough Bill on March 29, 1990. The Slough Bill provisions allow exemptions for wetlands, recreational lakes, forest cover, forest reservations, rivers and streams, river and stream banks, wildlife habitat, native prairies and open prairies.

The resolution states that the Board will not consider exemptions for otherwise qualifying real property when it is located within the corporate limits of any municipality until the city council of that municipality first gives approval to the exemption request. We have received a request **Chad A. Miller** for Parcel #8414172032 representing a total of 4.3 acres, a request from **Judith A. Tully Revocable Trust** for Parcel # 841017204 representing a total of 10.7 acres. The exemption requests are enclosed for your city council's review and consideration.

Please notify me once the Bettendorf City Council has taken action on these exemption requests. Contact Tom McManus, Scott County Assessor, should additional information be needed at 563-326-8635.

Sincerely,

A handwritten signature in cursive script that reads "Deborah Dierkes".

Deborah Dierkes
Executive Assistant
deborah.dierkes@scottcountyiowa.gov

cc: Tom McManus, County Assessor
Property Owners



Property Tax

Natural Conservation and Wildlife Areas Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district by February 1 of each year. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: (cdiowa.org).

Property Information – Please Print

Parcel number: 841017204 (forest cover)
 Owner: Judith A Tully Revocable Trust (Jim & Judy Tully)
 Property location address: 3000 Barcelona Terrace
 City: Bettendorf State: IA ZIP: 52722
 Property owner mailing address: 3000 Barcelona Terrace
 City: Bettendorf State: IA ZIP: 52722
 County: Scott Number of acres: 10.7 acres
 Phone: 563-332-5585 Email: _____

Applicant if other than owner – Please Print

Name: _____
 Applicant mailing address: _____
 City: _____ State: _____ ZIP: _____
 Phone: _____ Email: _____
 Relationship to owner: _____

Property type:

Recreational lakes ☐ Rivers and streams ☐ Forest covers ☒
 Open prairies ☐ River and stream banks ☐ Section 427.1(22)(g) property ☐

An aerial photo of the property on which the property to be exempted is outlined:

Is included: ☐ On file: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ On file ☐

I, Judith A. Tully Revocable Trust swear or affirm that the above property will not be used for economic gain of any kind during the assessment year.

Applicant Signature: Judith A. Tully Date: 1/16/2023

as trustee

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [Signature] Date: 2/1/2023

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

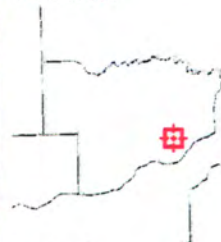
Chairman, _____ County Board of Supervisors



Scott County / City of Davenport, Iowa



Overview



Legend

- Parcels
- Parcel Point
- Political Township
- All Roads**
 - Interstate
 - US Highway
 - State Highway
 - County Route
 - Major road
 - Local roads
 - Ramp
 - Alleyway/Access Road
 - Bike/Pedestrian Trail
 - Driveway
- Rights of Way
- Railroad**
 - Railroad
- County Boundary
- Major Rivers and Streams**
 - River Centerline
 - River Boundary
 - Major Stream
- Minor Streams, Other**
 - Minor Stream
 - Small Lake/Pond
 - Drainageways, etc
 - Island
- Major Rivers and Lake**
 - Lake
 - Major Stream
 - River
 - Minor Lakes and Ponds

Parcel ID 841017204
Sec/Twp/Rng n/a
Property Address 3000 BARCELONA TR

Alternate ID n/a
Class R
Acreage 15.6

Owner Address JUDITH A TULLY REVOCABLE TRUST
3000 BARCELONA TR
BETTENDORF IA 52722

POLICY ON APPROVAL OF TAX EXEMPTIONS FOR NATURAL CONSERVATION AND WILDLIFE AREAS

WHEREAS, the Iowa Code Section 427.1 allows certain real estate to be maintained in tax exempt status when certain conditions are met; and

WHEREAS, for areas to be designated natural conversation and wildlife areas before such status can be approved within a city, city council permission must be granted; and

WHEREAS, the adoption of a policy on the consideration of such requests will help guide the Council in its decision making.

NOW THEREFORE UPON REQUEST BY THE COUNTY BOARD OF SUPERVISORS TO CONSIDER A TAX EXEMPTION REQUEST, THE COUNCIL SHALL:

1. Mail notice to all property holders within 200 feet of the parcel under consideration of the request to designate the ground as natural conservation and wildlife area, and invite written or oral comment at the designated council meeting.
2. Request the applicant to come before the Council, to show the area being requested for tax exempt status, explain what actions the applicant has taken in order to establish the area as natural conservation or wildlife area, how long the application expects the ground to remain in that status, and the expected property tax saving associated with the designation.
3. The Council may approve, approve with conditions, or deny the application. In the event the applicant does not follow the conditions, the application shall be deemed to be denied.
4. The City Administrator shall notify the County Board of Supervisors of the decision of the Council.

FACTORS TO CONSIDER IN DETERMINING WHETHER THE COUNCIL SHALL APPROVE A REQUEST:

- The size of the parcel to be designated as natural conservation or wildlife area;
- The area's suitability for other use; that is, in the absence of the property tax abatement, would the ground likely develop or be used for other purpose;
- The amount of public access that will be available for the parcel;
- The impact of the proposal on surrounding property;
- The amount of tax revenue which will be lost by virtue of the approval of the request;
- The length of time the parcel is expected to remain as a nature conservation/wildlife area;
- The impact or potential impact the designation would have on benefiting environmental concerns such as storm water runoff, water quality, air quality, and the preservation or enhancement of native plant species; and
- The impact or potential impact the designation would have on benefiting wildlife habitat.

COUNCIL LETTER

MEETING DATE: March 21, 2023 (SPH)
April 4, 2023 (HPH)

REQUESTED BY: Chris Curran



Item Title

Resolution setting the date for a public hearing for request for designation as Forest Covers/Rivers and Streams/River and Stream Banks for a portion of property located at 4340 Tanglewood Road to qualify for tax exemption.

Explanation

The Council has approved a policy on land set aside for conservation purposes. Chad Miller requests property he owns receive that designation. Pursuant to the policy, the council is asked to set a public hearing on the matter and send notice to adjacent property owners.

If approved, tax revenues from the property so designated will end.

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

N/A

List Attachments

- Resolution (SPH)
- Resolution
- Letter from Scott County
- Application
- Aerial Photo
- Policy

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING FOR
REQUEST FOR DESIGNATION AS FOREST COVERS/ RIVERS AND
STREAMS/ RIVER AND STREAM BANKS FOR A PORTION OF
PROPERTY LOCATED AT 4340 TANGLEWOOD ROAD
TO QUALIFY FOR TAX EXEMPTION**

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that a public hearing be set for 4th day of April, 2023, at 7:00 p.m. in the Council Chambers at City Hall, 1609 State Street, Bettendorf, to receive public comment on the request of the property owner at 4340 Tanglewood Road to classify a portion of property he owns within the city as forest covers/ rivers and streams/river and stream banks and qualify as tax exempt.

BE IT FURTHER RESOLVED that the City Clerk is directed to mail notice of this request to all property owners within 200 feet of the subject property, as well as to the property owner, Chad Miller.

PASSED, APPROVED AND ADOPTED this 21st day of March, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

RESOLUTION _____ - 23

**APPROVING REQUEST FOR TAX EXEMPTION FOR
4340 TANGLEWOOD ROAD**

WHEREAS, the owner of property located at 4340 Tanglewood Road has requested to have a portion of his property designated as tax exempt; and

WHEREAS, pursuant to policy adopted by the City Council, the Council has held a public hearing on the request, and considered the comments of adjoining properties, if any.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, said request is hereby approved.

PASSED, APPROVED AND ADOPTED this 4th day of April, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1187

Ph: (563) 326-8702 Fax: (563) 328-3285
www.scottcountyiowa.gov



March 10, 2023

Mayor Robert Gallagher
Bettendorf City Hall
1609 State Street
Bettendorf, Iowa 52722

Dear Mayor Gallagher:

The Board of Supervisors approved the implementation of the Slough Bill on March 29, 1990. The Slough Bill provisions allow exemptions for wetlands, recreational lakes, forest cover, forest reservations, rivers and streams, river and stream banks, wildlife habitat, native prairies and open prairies.

The resolution states that the Board will not consider exemptions for otherwise qualifying real property when it is located within the corporate limits of any municipality until the city council of that municipality first gives approval to the exemption request. We have received a request **Chad A. Miller** for Parcel #8414172032 representing a total of 4.3 acres, a request from **Judith A. Tully Revocable Trust** for Parcel # 841017204 representing a total of 10.7 acres. The exemption requests are enclosed for your city council's review and consideration.

Please notify me once the Bettendorf City Council has taken action on these exemption requests. Contact Tom McManus, Scott County Assessor, should additional information be needed at 563-326-8635.

Sincerely,

A handwritten signature in black ink that reads "Deborah Dierkes". The signature is written in a cursive, flowing style.

Deborah Dierkes
Executive Assistant
deborah.dierkes@scottcountyiowa.gov

cc: Tom McManus, County Assessor
Property Owners



Natural Conservation and Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district by February 1 of each year. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: (cdiowa.org).

Property Information – Please Print

Parcel number: 8414172032

Owner: CHAD A MILLER REVOC TRUST

Property location address: 4340 TANGLEWOOD RD

City: BETTENDORF State: IA ZIP: 52722

Property owner mailing address: 4340 TANGLEWOOD RD

City: BETTENDORF State: IA ZIP: 52722

County: Scott Number of acres: 4.30

Phone: 563-349-8692 Email: TaxExApp@millerwrks.com

Applicant if other than owner – Please Print

Name: Chad A Miller

Applicant mailing address: 4340 TANGLEWOOD RD

City: BETTENDORF State: IA ZIP: 52722

Phone: 563-349-8692 Email: TaxExApp@millerwrks.com

Relationship to owner: Owner

Property type:

Recreational lakes ☐ Rivers and streams ☒ Forest covers ☒
Open prairies ☐ River and stream banks ☒ Section 427.1(22)(g) property ☐

An aerial photo of the property on which the property to be exempted is outlined:

Is included: ☒ On file: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ On file ☐

I, Chad A Miller, swear or affirm that the above property will not be used for economic gain of any kind during the assessment year.

Applicant Signature: Chad Miller Date: 11/30/2022

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [Signature] Date: 2/1/2023

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

Slough Bill Application Area

Date: 1/15/2020

Customer(s): CHAD A MILLER

District: SCOTT SOIL & WATER CONSERVATION DISTRICT

Field Office: DAVENPORT SERVICE CENTER

Agency: USDA-NRCS

Assisted By: J. Bisinger

Legal Description: 4.3 ac



Legend

- forest_cover ~~1.8 ac~~ 2.0 ac
- slough-stream & stream banks 2.3 ac
- Consplan-t4894
- Iowa - Counties
- Scott Co - Townships



90 0 30 100 270 360 Feet



Prepared with assistance from USDA-Natural Resources Conservation Service

POLICY ON APPROVAL OF TAX EXEMPTIONS FOR NATURAL CONSERVATION AND WILDLIFE AREAS

WHEREAS, the Iowa Code Section 427.1 allows certain real estate to be maintained in tax exempt status when certain conditions are met; and

WHEREAS, for areas to be designated natural conversation and wildlife areas before such status can be approved within a city, city council permission must be granted; and

WHEREAS, the adoption of a policy on the consideration of such requests will help guide the Council in its decision making.

NOW THEREFORE UPON REQUEST BY THE COUNTY BOARD OF SUPERVISORS TO CONSIDER A TAX EXEMPTION REQUEST, THE COUNCIL SHALL:

1. Mail notice to all property holders within 200 feet of the parcel under consideration of the request to designate the ground as natural conservation and wildlife area, and invite written or oral comment at the designated council meeting.
2. Request the applicant to come before the Council, to show the area being requested for tax exempt status, explain what actions the applicant has taken in order to establish the area as natural conservation or wildlife area, how long the application expects the ground to remain in that status, and the expected property tax saving associated with the designation.
3. The Council may approve, approve with conditions, or deny the application. In the event the applicant does not follow the conditions, the application shall be deemed to be denied.
4. The City Administrator shall notify the County Board of Supervisors of the decision of the Council.

FACTORS TO CONSIDER IN DETERMINING WHETHER THE COUNCIL SHALL APPROVE A REQUEST:

- The size of the parcel to be designated as natural conservation or wildlife area;
- The area's suitability for other use; that is, in the absence of the property tax abatement, would the ground likely develop or be used for other purpose;
- The amount of public access that will be available for the parcel;
- The impact of the proposal on surrounding property;
- The amount of tax revenue which will be lost by virtue of the approval of the request;
- The length of time the parcel is expected to remain as a nature conservation/wildlife area;
- The impact or potential impact the designation would have on benefiting environmental concerns such as storm water runoff, water quality, air quality, and the preservation or enhancement of native plant species; and
- The impact or potential impact the designation would have on benefiting wildlife habitat.

**CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES**

MARCH 21, 2023

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

Council Members Present: Adamson, Brown, Connors, Naumann, Sechser, Baden

Council Member(s) Absent: Palczynski

Presiding: Mayor Robert S. Gallagher

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed by an Invocation given by Michelle Spencer.

PUBLIC REQUESTS OF COUNCIL

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

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR 6125 VALLEY DRIVE LOT 1 AND OUTLOT A, STAFFORD INDUSTRIAL PARK FIRST ADDITION

Council Member Adamson presented a resolution approving a site development plan for 6125 Valley Drive Lot 1 and Outlot A, Stafford Industrial Park First 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. None presented. Roll call vote indicated Baden (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); and Sechser (aye). The motion passed 6-0.

PUBLIC HEARING REGARDING THE LANDING

Public Works Director Brian Schmidt gave an explanation of the resolution. 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 Naumann presented a resolution approving the plans, specifications, and form of contract for The Landing 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); Connors (aye); Naumann (aye); and Sechser (aye). The motion passed 6-0.

ORDINANCE – THIRD AND FINAL READING ADJUSTING THE RATES FOR STORMWATER UTILITY, SEWER UTILITY, AND SOLID WASTE ENTERPRISE ACTIVITIES OF THE CITY BY AMENDING SECTIONS 9-1-7; 8-2-6; AND 8-3-6 OF THE CITY CODE

Council Member Sechser presented the third and final reading of an ordinance adjusting the Stormwater Utility, Sewer Utility, and Solid Waste Enterprise Activities of the City by amending Sections 9-1-7; 8-2-6; and 8-3-6 of the City Code and made a motion to approve the ordinance at its final reading as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any questions. None presented. Roll call vote indicated Baden (aye); Adamson (aye); Brown (aye); Connors (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 Adamson seconded the motion. Mayor Gallagher asked Council for any questions. None presented. Roll call vote indicated Baden (aye); Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); and Sechser (aye). The motion passed 6-0.

SUPPLEMENTAL

Council Member Adamson thanked Fire Chief Steve Knorrek for the Fire Cadet Program. Mr. Adamson stated his grandson is going through the program and loves it.

ADJOURNMENT

There being no further business, Council Member Naumann made a motion to adjourn, and Council Member Sechser seconded the motion. The meeting was adjourned at approximately 7:08 p.m.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn

CONSENT AGENDA

MARCH 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 March 7, 2023 (Approve and Adopt)
- B. Resolution committing \$6,000,000 in City funds toward The Landing Aquatic and Ice Rink Project. (Approve and Adopt)
- C. Resolution setting the public hearing date for the FY2023/24 Maximum Property Tax Levy. (Approve and Adopt)
- D. Resolution setting the date for a public hearing and directing the advertising for bids for the 2023 Alley Rehabilitation Program. (Approve and Adopt)
- E. Resolution setting the date for a public hearing and directing the advertising for bids for the 2023 Sidewalk Repair Program. (Approve and Adopt)
- F. Resolution setting the date for a public hearing on the FY2024 application for State Transit Assistance Funds for the Transit System Operations. (Approve and Adopt)
- G. Resolution awarding the contract and approving the contract and bond for the 2023 Street Resurfacing Program. (Approve and Adopt)
- H. Resolution awarding the contract and approving the contract and bond for the Davis Street Reconstruction Project from Crow Creek Road to south of 48th Avenue. (Approve and Adopt)
- I. Resolution awarding the contract and approving the contract and bond for the Nathan Court Reconstruction Project from Stone Have Drive to the end. (Approve and Adopt)
- J. Resolution awarding the contract and approving the contract and bond for the Forest Grove Drive Phase IV Project. (Approve and Adopt)
- K. Resolution awarding the contract to Fisher Lawn Care, Inc. for the 2023 Citywide Landscape Planting Program. (Approve and Adopt)
- L. Resolution awarding the contract to Fisher Lawn Care, Inc. for the 2023 Citywide Landscape Mulching Program. (Approve and Adopt)
- M. Resolution awarding the contract to Greenspace Associates, Inc. for the 2023 Citywide Landscape Maintenance Program. (Approve and Adopt)

- N. Resolution awarding the contract to A Cut Above Lawn and Landscape, LLC. for the Turf Maintenance Services Contract for the City Right-of-Way Project (2023). (Approve and Adopt)
- O. Resolution awarding the contract to Millennium Waste, Inc. for the Solid Waste Collection Services for City facilities (2023). (Approve and Adopt)
- P. Resolution approving a Professional Services Agreement with Snyder & Associates for the Bettendorf–Riverdale Rail Study. (Approve and Adopt)
- Q. Resolution approving a Professional Services Agreement with Veenstra and Kimm (V&K) for the 33rd Street Drainage Improvements Project. (Approve and Adopt)
- R. Resolution authorizing the Human Resources Director to provide notice of termination to Elixir and explore alternate opportunities with pharmacy benefit managers. (Approve and Adopt)
- S. Resolution approving the positions, job descriptions, pay ranges, and recruitment process for the Fleet Manager and Transit Manager positions in the Public Works Department. (Approve and Adopt)
- T. Resolution reappointing Jean Z. Dickson to the City of Bettendorf’s Civil Service Commission. (Approve and Adopt)
- U. Resolution setting the date for a public hearing for request for designation as Forest Covers for a portion of property located at 3000 Barcelona Terrace to qualify for Tax Exemption. (Approve and Adopt)
- V. Resolution setting the date for a public hearing for request for designation as Forest Covers/ Rivers and Streams/ River and Stream Banks for a portion of property located at 4340 Tanglewood Road to qualify for Tax Exemption. (Approve and Adopt)
- W. Resolution approving liquor license renewals and requests for Riverside #4 (Convenience Store); Harley Corin’s; Sunrise Golf; Crawford Brew Works; The Bettplex; Scrub Pub; and new licenses for Palmer Hills Grill; and The Forge. (Approve and Adopt)
- X. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Jason Schadt, Finance Director



Item Title

Resolution setting a public hearing date for the adoption of the FY 2023/24 Budget and Certification of Taxes.

Explanation

The attached resolution sets the public hearing date for the Adoption of the FY 2023/24 Budget and Certification of Taxes on Tuesday, April 18, 2023 at 7:00 pm, in the Council Chambers at 1609 State Street, Bettendorf, Iowa.

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

List Attachments

Resolution

RESOLUTION NO. ____ - 23

**RESOLUTION SETTING THE PUBLIC HEARING DATE FOR THE ADOPTION
OF THE FISCAL YEAR 2023/24 BUDGET AND CERTIFICATION OF TAXES**

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

That a public hearing shall be held to receive public comment on the Fiscal Year 2023/24 Budget. The public hearing will be held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, on Tuesday, April 18, 2023 at 7:00 pm, and the City Clerk is directed to publish notice of such public hearings.

PASSED, APPROVED, AND ADOPTED this 4th day of April, 2023.

Mayor, Robert S. Gallagher

Attest:

Decker P. Ploehn

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Jason Schadt, Finance Director



Item Title

Resolution fixing date for a meeting on the proposal to reallocate certain unspent proceeds of the General Obligation Bonds, Series 2022A, of Bettendorf, Iowa, and providing for publication of notice thereof

Explanation

As part of the General Obligation Bonds Series 2022A, the City issued \$700,000 of General Corporate Purpose Bonds for improvement projects at Palmer Hills Golf Course. Since the issuance those projects have been determined to be too cost prohibitive to complete. Staff proposes reallocating the already issued bond proceeds to the ice rink component of the Landing Project.

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

The reallocation is contemplated in the FY 23/24 CIP plan.

List Attachments

Resolution

ITEMS TO INCLUDE ON AGENDA

CITY OF BETTENDORF, IOWA

General Obligation Bonds, Series 2022A

- Resolution fixing date for a meeting on the proposal to reallocate certain unspent proceeds of the General Obligation Bonds, Series 2022A, of Bettendorf, Iowa, and providing for publication of notice thereof

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

April 4, 2023

The City Council of the City of Bettendorf, State of Iowa, met in regular session, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSAL TO REALLOCATE CERTAIN UNSPENT PROCEEDS OF THE GENERAL OBLIGATION BONDS, SERIES 2022A, OF BETTENDORF, IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

Resolution No. _____

RESOLUTION FIXING DATE FOR A MEETING ON THE
PROPOSAL TO REALLOCATE CERTAIN UNSPENT
PROCEEDS OF THE GENERAL OBLIGATION BONDS,
SERIES 2022A, OF BETTENDORF, IOWA, AND PROVIDING
FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, the City Council of the City of Bettendorf, Iowa has previously issued its General Obligation Bonds, Series 2022A, in the aggregate principal amount of \$16,235,000 (the "Series 2022A Bonds"), for costs of construction, reconstruction and repairing of streets, highways, avenues, alleys, and public grounds, including resurfacing, reconstruction, and paving improvements; acquisition and installation of traffic control devices; improvements and extensions of works and facilities useful for the collection, treatment, and disposal of sewage and industrial waste in a sanitary manner; installation and repair of sidewalks and bridge improvements, including joint projects undertaken with the Department of Transportation related to the I-74 Bridge Improvement Project crossing the Mississippi River; and equipping the fire department, including acquisition of a new firetruck; acquisition, construction, reconstruction, enlargement, improvement, and equipping of Palmer Hills Golf Course Improvement project; and aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the I-80 Urban Renewal Area, as amended, such as those costs associated with street, sewer infrastructure and related site improvements pursuant to a development agreement with FG80 Holdings, LLC and Middle & Forest Grove, LLC (or related entities); and

WHEREAS, certain proceeds of the Series 2022A Bonds remain unspent, and City staff has recommended that \$700,000 of such unspent proceeds originally related to the Series 2022A Bonds (hereinafter referred to as the "Unspent Proceeds") be applied for the purpose of paying costs of the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including ice rink improvements at Middle Park (the "Project"); and

WHEREAS, there being no procedure specified under Iowa law for consideration or approval of such a reallocation, it is hereby determined, pursuant to Section 364.6 of the Code of Iowa, that the procedure set forth in Section 384.25 should apply and that a hearing be held upon the proposal to reallocate the Unspent Proceeds to provide funds for paying costs of the Project.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at 7:00 P.M., on the 18th day of April, 2023, for the purpose of taking action on the matter of the proposed reallocation of certain Unspent Proceeds of the Series 2022A Bonds to provide funds for paying costs of the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including ice rink improvements at Middle Park.

Section 2. That the City Clerk is hereby directed to cause one publication to be made of notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four nor more than twenty clear days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

To be published on or before April 13, 2023

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF BETTENDORF, IOWA, ON THE MATTER OF THE
PROPOSED REALLOCATION OF CERTAIN UNSPENT
PROCEEDS OF THE GENERAL OBLIGATION BONDS,
SERIES 2022A, OF THE CITY OF BETTENDORF, IOWA,
AND THE PUBLIC HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Bettendorf, Iowa, will hold a public hearing on the 18th day of April, 2023, at 7:00 P.M., in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at which meeting the Council proposes to take additional action for the reallocation of Unspent Proceeds of the General Obligation Bonds, Series 2022A (the "Series 2022A Bonds") of the City of Bettendorf, Iowa, in the aggregate amount of \$700,000, in order to provide funds to pay costs of the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including ice rink improvements at Middle Park.

Any person interested may appear at the public hearing, either orally or in writing, and be heard as to the reallocation of said proceeds of the Series 2022A Bonds for the above purposes.

This Notice is given by order of the Council of Bettendorf, Iowa, as provided by Sections 364.6 and 384.25 of the Code of Iowa, as amended.

Dated this 4th day of April, 2023.

City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

PASSED AND APPROVED this 4th day of April, 2023.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF SCOTT

)

I, the undersigned City Clerk of the City of Bettendorf, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2023.

City Clerk, City of Bettendorf, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Bettendorf, in the County of Scott, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING
(Reallocation of General Obligation Bonds, Series 2022A)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Quad City Times", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2023.

WITNESS my official signature this _____ day of _____, 2023.

City Clerk, City of Bettendorf, State of Iowa

(SEAL)

To be published on or before April 13, 2023

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF BETTENDORF, IOWA, ON THE MATTER OF THE
PROPOSED REALLOCATION OF CERTAIN UNSPENT
PROCEEDS OF THE GENERAL OBLIGATION BONDS,
SERIES 2022A, OF THE CITY OF BETTENDORF, IOWA,
AND THE PUBLIC HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Bettendorf, Iowa, will hold a public hearing on the 18th day of April, 2023, at 7:00 P.M., in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at which meeting the Council proposes to take additional action for the reallocation of Unspent Proceeds of the General Obligation Bonds, Series 2022A (the "Series 2022A Bonds") of the City of Bettendorf, Iowa, in the aggregate amount of \$700,000, in order to provide funds to pay costs of the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including ice rink improvements at Middle Park.

Any person interested may appear at the public hearing, either orally or in writing, and be heard as to the reallocation of said proceeds of the Series 2022A Bonds for the above purposes.

This Notice is given by order of the Council of Bettendorf, Iowa, as provided by Sections 364.6 and 384.25 of the Code of Iowa, as amended.

Dated this 4th day of April, 2023.

City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Jason Schadt, Finance Director



Item Title

Resolution committing \$1,000,000 in City funds toward the Landing ice rink project.

Explanation

In order to demonstrate the City's commitment to the Landing project to bolster our ongoing fundraising efforts, staff recommends a resolution passed by Council committing \$1,000,000 in City funds to the project. As previously discussed and approved, the City's commitment will come primarily from the reallocation of an already issued, \$700,000 General Corporate Purpose bond. The remainder of City funding will come from a combination of gaming and local option sales tax revenue.

This commitment does not preclude Council from allocating additional City funding to the project, should there be a need in the future.

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

The City's \$1,000,000 commitment is part of the FY 23/24 Budget.

List Attachments

Resolution

RESOLUTION NO. ____ - 23

**RESOLUTION COMMITTING \$1,000,000 IN CITY FUNDS TOWARD
THE LANDING ICE RINK PROJECT**

WHEREAS, the City Council of the City of Bettendorf desires to construct a permanent ice rink facility at the site of the Landing.

WHEREAS, the City Council of the City of Bettendorf has allocated funds in the FY 23/24 Budget to the construction of the ice rink.

WHEREAS, a demonstration of the City's commitment to the project will bolster ongoing fundraising efforts for the project.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf that \$1,000,000 in City funds is hereby committed to the Landing ice rink project.

PASSED, APPROVED, AND ADOPTED this 4th day of April, 2023.

Mayor, Robert S. Gallagher

Attest:

Decker P. Ploehn

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer



Item Title

Resolution setting the date for a public hearing and directing the advertising for bids for the 2023 Pavement Markings Program.

Explanation

The proposed improvements consist of painting pavement markings on various streets throughout the City. The markings include edge lines, centerlines, barrier lines, double yellow lines, and turn lane lines at intersections, crosswalks, and symbols.

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

This project (RU0044) was approved with a total budget of \$220,000 within the Community Improvement Program (CIP).

List Attachments

Resolution; Notice to Bidders.

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING
THE ADVERTISING FOR BIDS FOR THE 2023 PAVEMENT MARKINGS PROGRAM**

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

2023 Pavement Markings 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 18th day of April, 2023, 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 25th day of April, 2023, 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 4th day of April, 2023.

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 **25th day of April, 2023**, for the **2023 Pavement Markings 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.

The proposed improvements consist of painting pavement markings on various streets throughout the City. The markings include edge lines, centerlines, barrier lines, double yellow lines, turn lane lines at intersections, cross walks, and symbols.

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 August 25, 2023, 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

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Mark Hunt



Item Title

Resolution approving the final plat of Legacy Corners Southeast, submitted by Century Heights Limited Partners/Ryan Fick. (Case 23-010)

Explanation

Townsend Engineering, representing Ryan Fick of Century Heights Limited Partners, is proposing a three lot subdivision named Legacy Corners Southeast located on undeveloped land southeast of the intersection of Middle Road and 53rd Avenue (see Attachment A – Aerial Map and Attachment B – Legacy Corners Southeast Final Plat). The parcel is located in the C-2, Community Commercial zoning district and is bordered by medium-density residentially-zoned development to the east and south and undeveloped commercially-zoned tracts to the north and west (see Attachment C - Zoning Map). The Future Land Use Map contemplates the tract of land on each corner of the Middle Road/53rd Avenue roundabout as Neighborhood Commercial (NC) (see Attachment D - Future Land Use Map). This area has consistently been contemplated on the City's Future Land Use map going back to at least 1994 (see Attachment E - Historical Future Land Use). The proposed subdivision aligns with Goal A: Develop New Land and Streets and Goal C: Attract and Retain Business and Industry in the Comprehensive Plan.

The applicant recently requested special use permits to allow a Kwik Star convenience store with up to 10 gas pumps and a car wash in the C-2 district (Case No. 23-008 and 23-009). The Board of Adjustment approved both requests, as specified in the submitted concept plan, subject to the condition of reversal of the previously approved special use permits for a similar development on the northeast corner of Middle Road and 53rd Avenue (see Attachment F - Concept Plan).

The Planning and Zoning Commission made a recommendation for approval of the final plat at the March 15, 2023 meeting. Consult the staff report for further detail.

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) Legacy Corners Southeast Final Plat; (C) Zoning Map; (D) Future Land Use Map; (E) Historical Future Land Use; (F) Concept Plan; (G) Staff Report; (H) Planning and Zoning Commission report to Mayor and City Council; (I) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

**RESOLUTION APPROVING THE FINAL PLAT OF
LEGACY CORNERS SOUTHEAST**

WHEREAS, Century Heights Limited Partners/Ryan Fick has submitted the final plat of Legacy Corners Southeast, 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, and

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

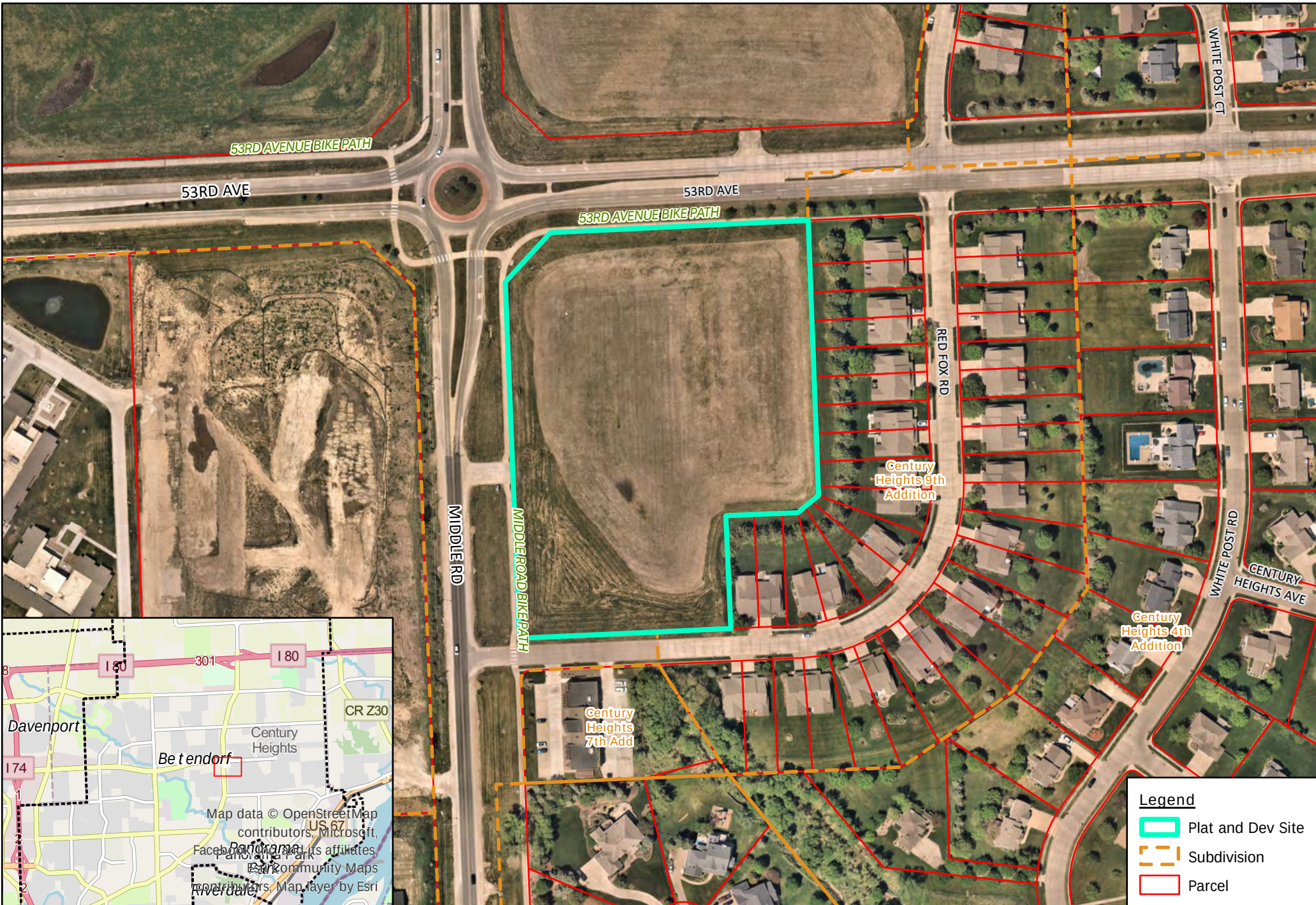
NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Legacy Corners Southeast.

PASSED, APPROVED, AND ADOPTED this 4th day of April, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk



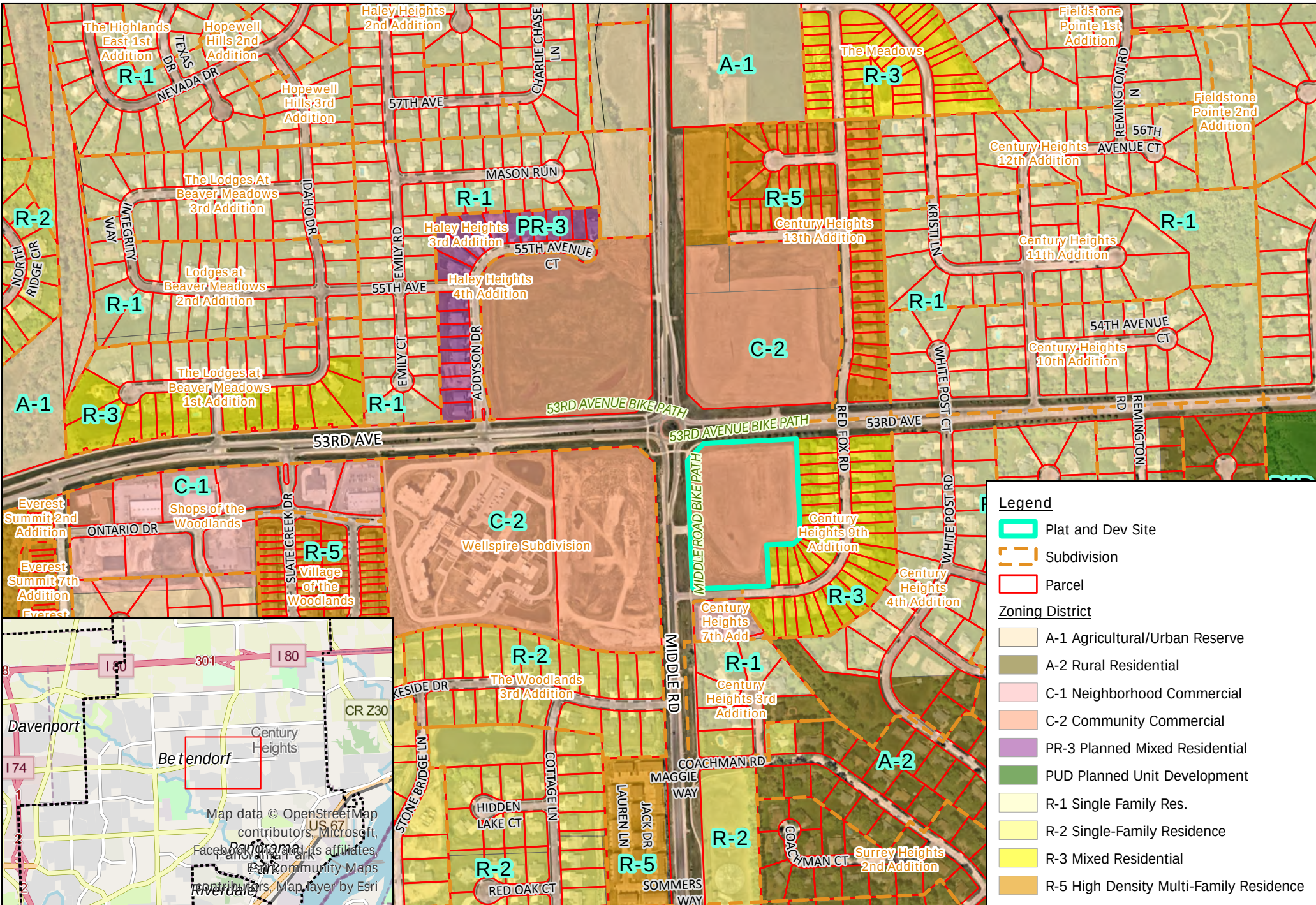
Case No. 23-010: Legacy Corners Southeast

Final Plat

Current Zoning

1 Inch = 542 Feet

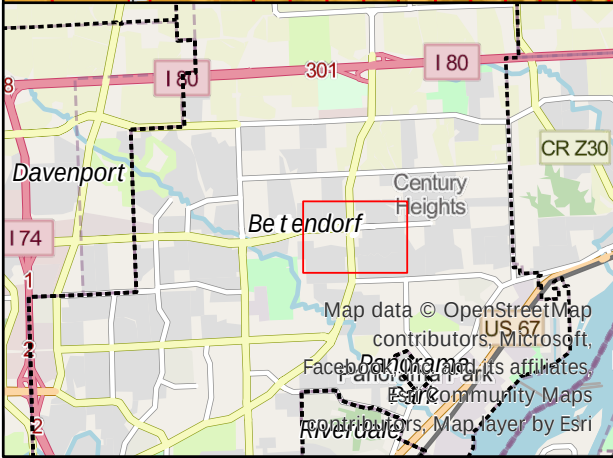
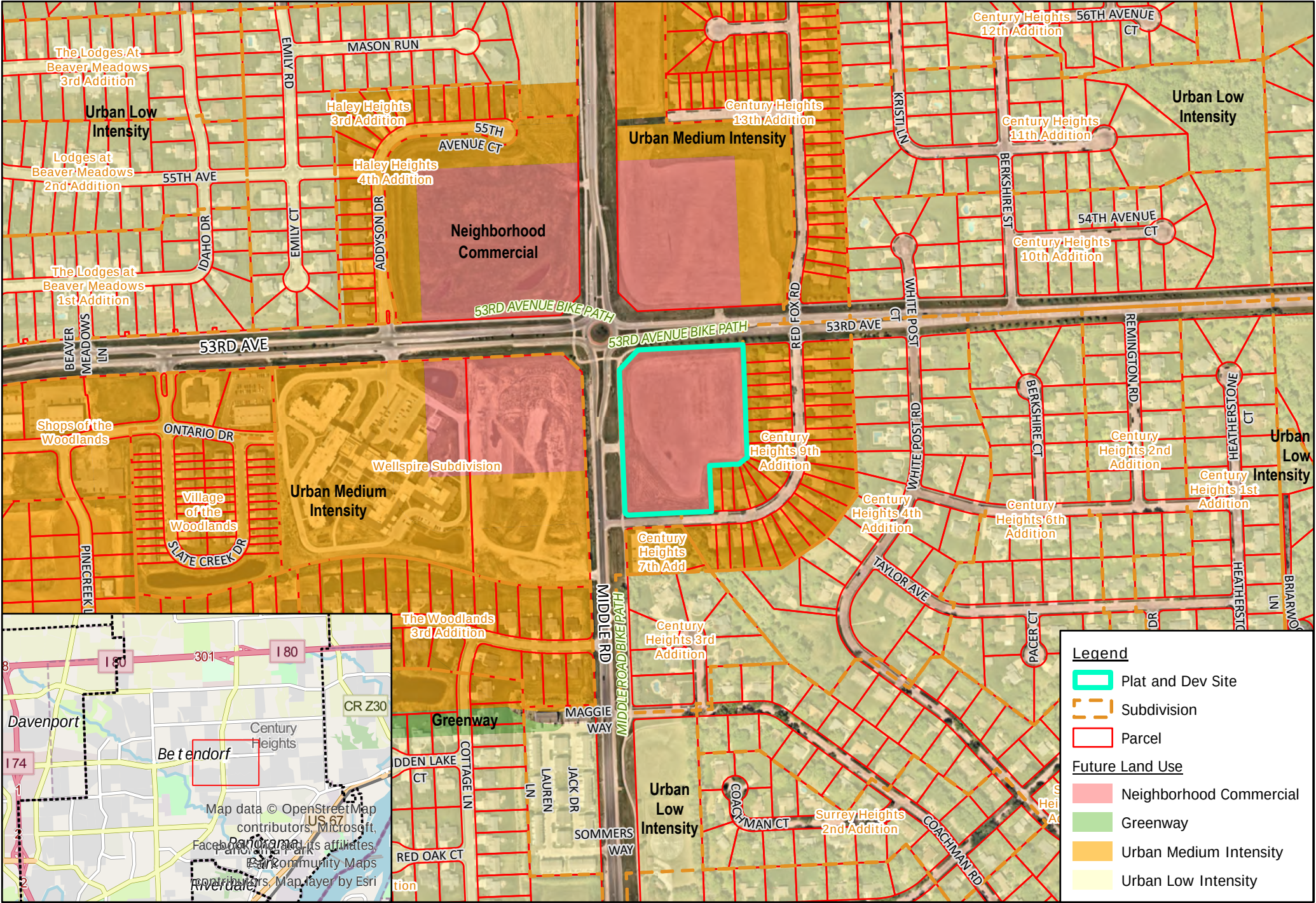
0 212.5 425 850 1,275 Feet



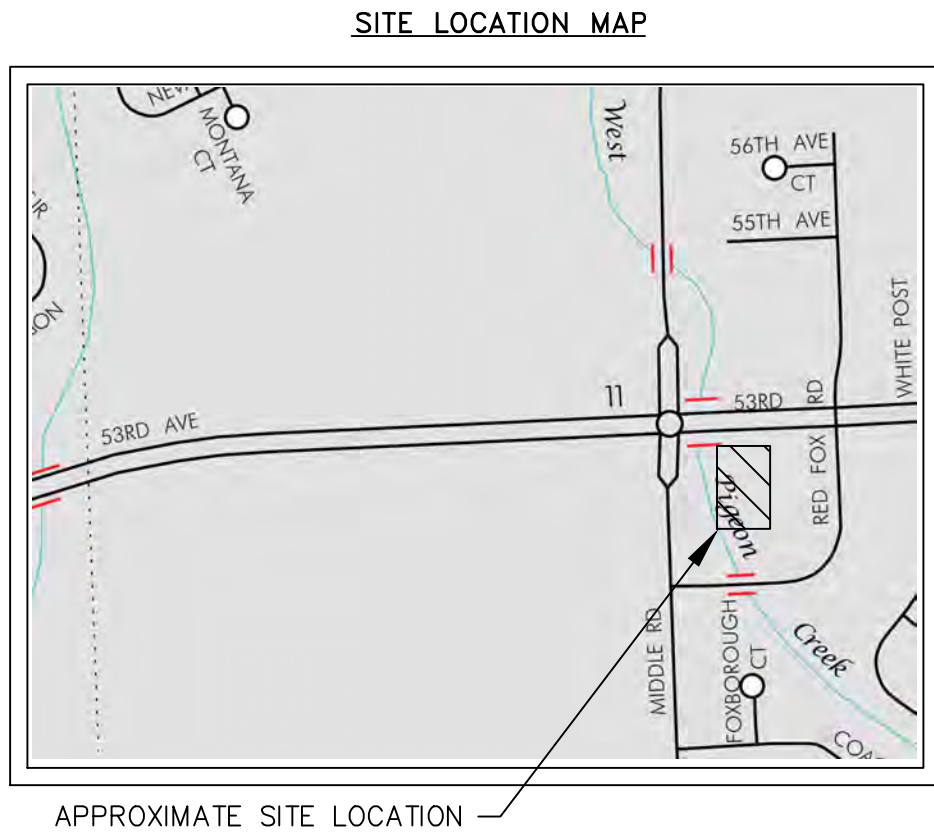
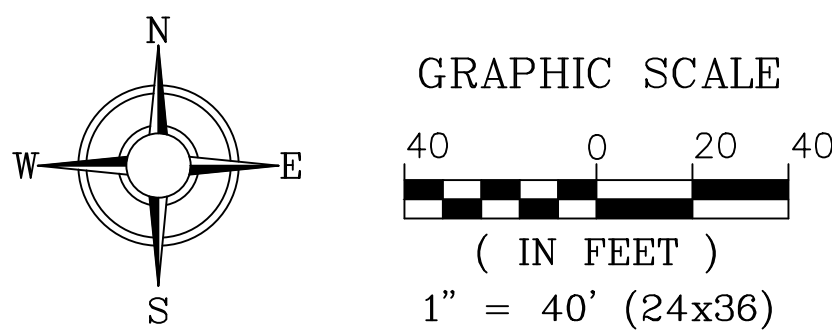
Case No. 23-010: Legacy Corners Southeast

Final Plat

Future Land Use



Lot 1 - Concept Plan
LEGACY CORNERS - SE

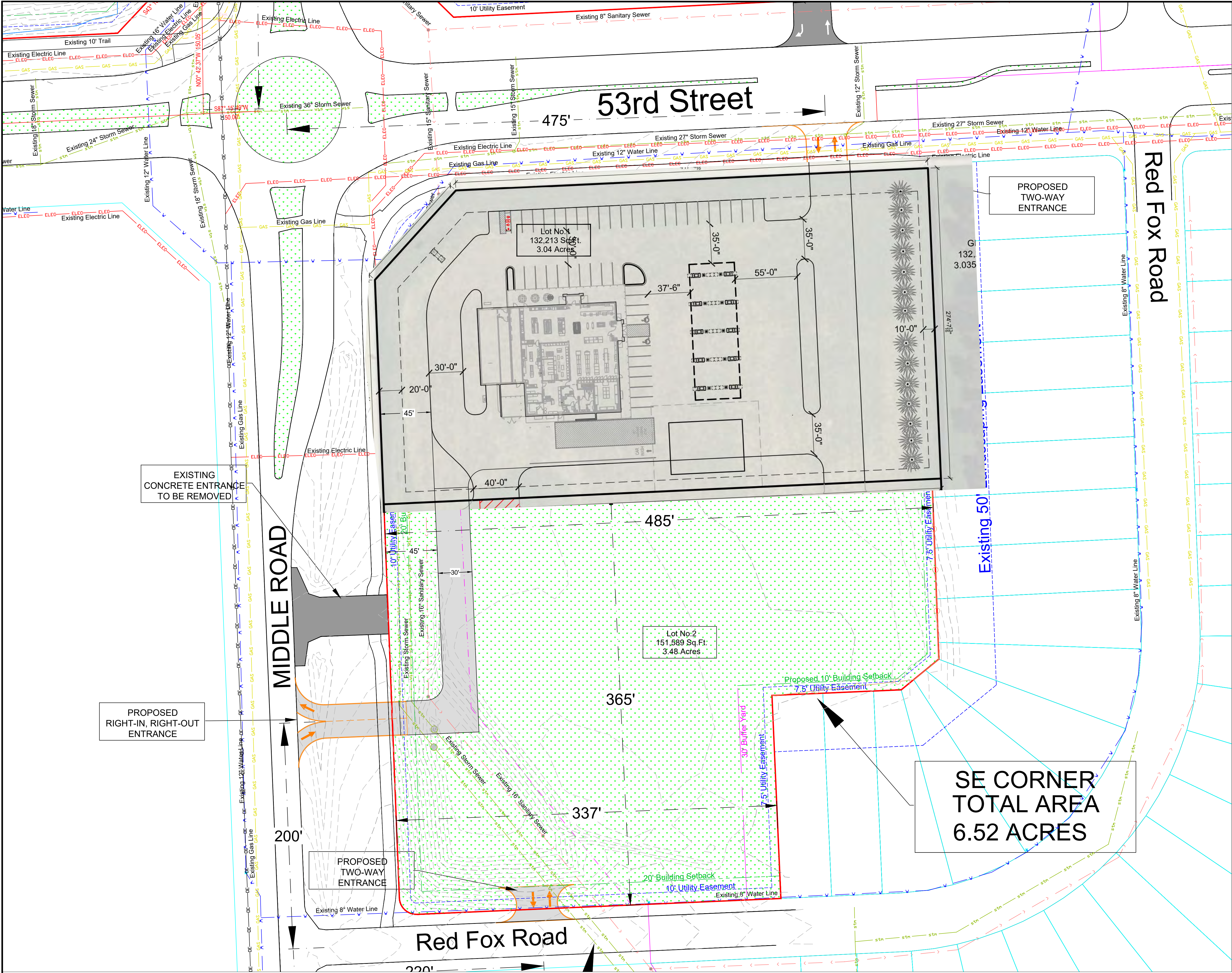


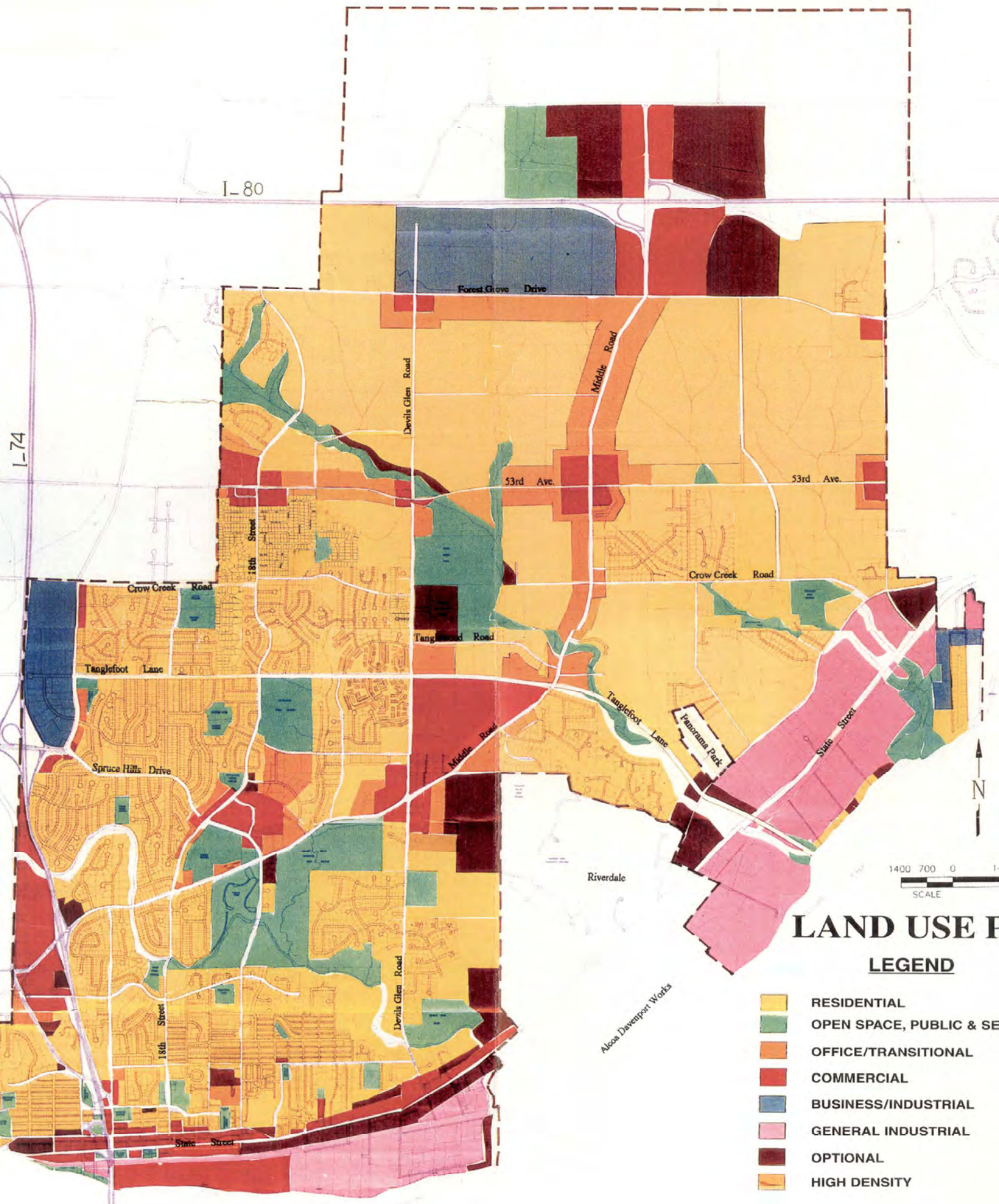
PLAT INFORMATION

1. Owner:
Century Heights Limited Partners
3211 E. 35th Street Ct.
Davenport, Iowa 52807
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 52807
Ph: (563) 386-4236
4. Attorney:
Mike Gorsline
Vollertsen, Britt & Gorsline, PC
5119 Utica Ridge Road
Davenport, Iowa 52807
Ph: (563) 324-0441

AREA OF SUBDIVISION:
GROSS AREA: 6.52
ROW: 0.00
LOT 1: 3.04
LOT 2: 3.48

CURRENT ZONING - C-2			
Front	Rear	Side	
25'	25'	Min 5' w/Total OF 10'	





BETTENDORF, IOWA 1990

STAFF REPORT

Subject: Legacy Corners Southeast
Author: Taylor Beswick
Department: Community Development
Date: March 15, 2023



Case No.: 23-010
Request: Final Plat of Legacy Corners Southeast
Location: Southeast corner of Middle Road and 53rd Avenue
Legal Description: (Parcel #: [841137014](#))
Applicant: Townsend Engineering representing Ryan Fick – Century Heights Limited Partners
Current Zoning: C-2, Community Commercial District
Future Land Use: NC, Neighborhood Commercial

Background Information & Facts

Townsend Engineering, representing Ryan Fick of Century Heights Limited Partners, is proposing a three lot subdivision named Legacy Corners Southeast located on undeveloped land southeast of the intersection of Middle Road and 53rd Avenue ([see Attachment A – Aerial Map and Attachment B – Legacy Corners Southeast Final Plat](#)). The parcel is located in the C-2, Community Commercial zoning district and is bordered by medium density residentially-zoned development to the east and south and undeveloped commercially-zoned tracts to the north and west ([see Attachment C - Zoning Map](#)). The Future Land Use Map contemplates the tract of land on each corner of the Middle Road/53rd Avenue roundabout as Neighborhood Commercial (NC) ([see Attachment D - Future Land Use Map](#)).

The applicant recently requested special use permits to allow a Kwik Star convenience store with up to 10 gas pumps and a car wash in the C-2 district (Case No. 23-008 and 23-009). The Board of Adjustment approved both requests, as specified in the submitted concept plan, with the condition of reversing previously approved special use permits for a similar development on the northeast corner of Middle Road and 53rd Avenue ([see Attachment E - Concept Plan](#)).

Future Land Use and Comprehensive Plan

The Future Land Use Map contemplates each tract of land on the corners of the Middle Road/53rd Avenue roundabout as Neighborhood Commercial (NC). This area has consistently been contemplated on the City's Future Land Use map going back to at least 1994 ([see Attachment F - Historical Future Land Use](#)). The proposed subdivision aligns with Goal A: Develop New Land and Streets and Goal C: Attract and Retain Business and Industry in the Comprehensive Plan.

Lot Configuration & Zoning Compliance

The plat proposes a total of three lots, including one outlot reserved for stormwater detention. Lot 1 of the proposed plat is the proposed location of a Kwik Star gas station. The commercially-zoned area is adjacent to Century Heights Ninth Addition, a villa style duplex residential development, which was platted to include a 50-foot deep landscape buffer easement. The landscape buffer includes an earthen berm, mature evergreen trees, and a fence. Additional screening and/or buffering would be analyzed at the site development plan stage for each proposed commercial lot.

Utilities

The site has access to City sanitary sewer and IowaAmerican water. Sufficient utility easements are provided on each developable lot. A sanitary sewer and storm sewer easement is shown for existing infrastructure.

Thoroughfare Plan & Access

All lots have frontage on either Middle Road, 53rd Avenue, or Red Fox Road. A 30-foot wide access easement on Lot 2 provides Middle Road access to Lot 1. Sufficient right-of-way exists for the future expansion of Middle Road. The access easement's connection to Middle Road on Lot 2 has been reviewed by the City Engineer and deemed to have an acceptable separation distance from the Middle Road and 53rd Avenue roundabout. Future curb cuts would be reviewed at the site development plan stage for each lot.

Pedestrian and Trail Access

The Middle Road bicycle and pedestrian trail currently exists along the Middle Road and 53rd Avenue frontages of the proposed subdivision. Future commercial developments will have access to the trail, and private connections will be reviewed at the site development plan stage for each lot.

Stormwater Detention

Lot A is reserved for stormwater detention for developments on Lot 1 and 2. This detention will not interfere with existing City sanitary sewer and stormwater sewer infrastructure at this location.

Floodplain

Small portions of Lot 2 and Outlot A are located in the 100-year floodplain. All floodplain regulations and permitted are required to be followed related to this area.

Staff Recommendation

Staff recommends approval of the final plat of Legacy Corners Southeast.

Respectfully submitted,

Taylor Beswick
City Planner



March 29, 2023

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

SUBJECT: Planning and Zoning Commission's decision on the final plat of Legacy Corners Southeast, submitted by Century Heights Limited Partners/Ryan Fick. (Case 23-010)

Honorable Mayor and Members of the City Council:

On March 15, 2023, 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

7. Case 23-010; Legacy Corners Southeast, submitted by Century Heights Limited Partners/Ryan Fick. (Staff: Beswick)

Beswick reviewed the staff report.

Gannaway requested that the safety of residents who use the bike path along 53rd Avenue is taken into consideration during later development phases.

Wallace Fairfield, 5169 Red Fox Road, asked for clarification of the design of the detention pond as it does not appear to match current conditions. Beswick explained that the pond will be located on the outlot and that the developer will grade the property to conform with the plat.

Lynn Davis, 5273 Red Fox Road, expressed concern about the safety of residents who use the bike path and indicated that she does not believe that the buffer shown on the concept plan is sufficient.

Mike Davis, 5273 Red Fox Road, asked if the proposed storm water detention pond will be smaller than exists today. Morlok explained that the developer will be required to meet newer ordinance requirements that are more restrictive than when the property was originally graded. He stated that the majority of recreational trails are located along collectors or arterials so that they can be used by the most residents possible. He added that while he understands the concern regarding the safety of crossings, the situation is very common in the city. He explained that during site development plan review, staff will evaluate the crossing locations to ensure that they are in the safest method possible. Wennlund commented that because of the proximity to the roundabout where traffic does not stop, it is especially important to choose the best location for the crossings.

Kappeler commented that in the past developers have been very accommodating in reconfiguring development sites to help alleviate the concerns of the residents.

Elaine Olson, 5296 Red Fox Road, commented that she believes it is very important that the concerns of the neighbors be heard throughout the process.

Ormsby expressed her appreciation for staff's work with developers to create projects that are beneficial to the community.

On motion by Kappeler, second by Wennlund, that the final plat of Legacy Corners Southeast be approved subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: April 3/4, 2023
REQUESTED BY: Mark Hunt



Item Title

Resolution approving a site development plan for 2255 Middle Road, submitted by City of Bettendorf/Brent Morlok. (Case 23-019)

Explanation

The City of Bettendorf Parks and Recreation Department is proposing to rebuild a community water park, named The Landing, at Middle Park located at Middle Road and 23rd Street ([see Attachment A – Aerial Map](#)). The park property is located in the R-2, Single-Family Residence District ([see Attachment B – Zoning Map](#)). The Landing project will consist of four buildings. This includes an ice-bathhouse, community building, administration building, and a pool equipment building. Other structures will include water park and ice rink features ([see Attachment C – Site Development Plan](#)). Renderings of the proposed buildout have been provided and consist of modern architectural elements. A conceptual layout and floor plans are also included with the submitted renderings ([see Attachment D – Development Renderings](#)).

The development area is shown as Parks and Open Space on the Future Land Use Map ([see Attachment E – Future Land Use Map](#)). The proposal is consistent with the following priorities in the Comprehensive Plan: Goal E: Enhance Community Design and Character and Goal F: Promote Recreational and Cultural Activity. The proposed water park rebuild will provide significantly more landscaping than requirements prescribe ([see Attachment F – Landscape Plan](#)).

Parks are a non-residential permitted use in the R-2 District. A 25-foot front yard setback is required in this district, but the applicant requested and was granted a variance by the Board of Adjustment (Case No. 23-002) for a 10-foot front yard setback.

The Planning and Zoning Commission made a recommendation for approval of the site development plan at the March 15, 2023 meeting. Consult the staff report for further detail.

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

N/A

List attachments

Resolution; (A) Aerial Map; (B) Zoning Map; (C) Site Development Plan; (D) Development Renderings; (E) Future Land Use Map; (F) Landscape Plan; (G) Staff Report; (H) Planning and Zoning Commission report to Mayor and City Council; (I) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

**RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
2255 MIDDLE ROAD**

WHEREAS, Brent Morlok/City of Bettendorf has submitted a site development plan for 2255 Middle Road, and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan and recommended approval of it, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation, and

WHEREAS, approval of the site development plan does not waive any other state, federal, or local government provisions as required by law.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for 2255 Middle Road.

PASSED, APPROVED, AND ADOPTED this 4th day of April, 2023.

Robert S. Gallagher, Mayor

ATTEST:

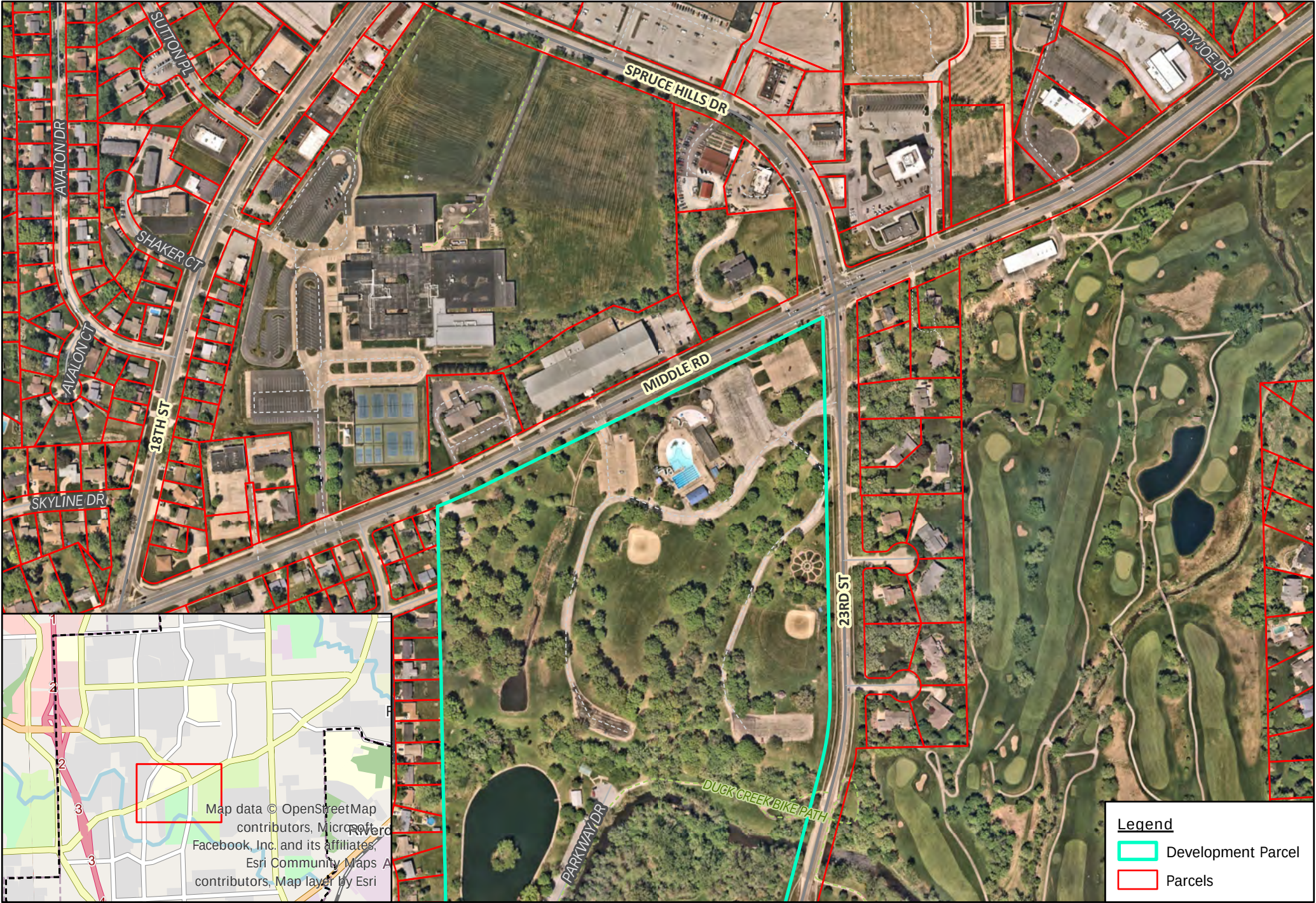
Decker P. Ploehn, City Clerk

Case 23-019: 2255 Middle Road Site Development Plan Aerial

1 Inch = 391 Feet

0 150 300 600 900 Feet

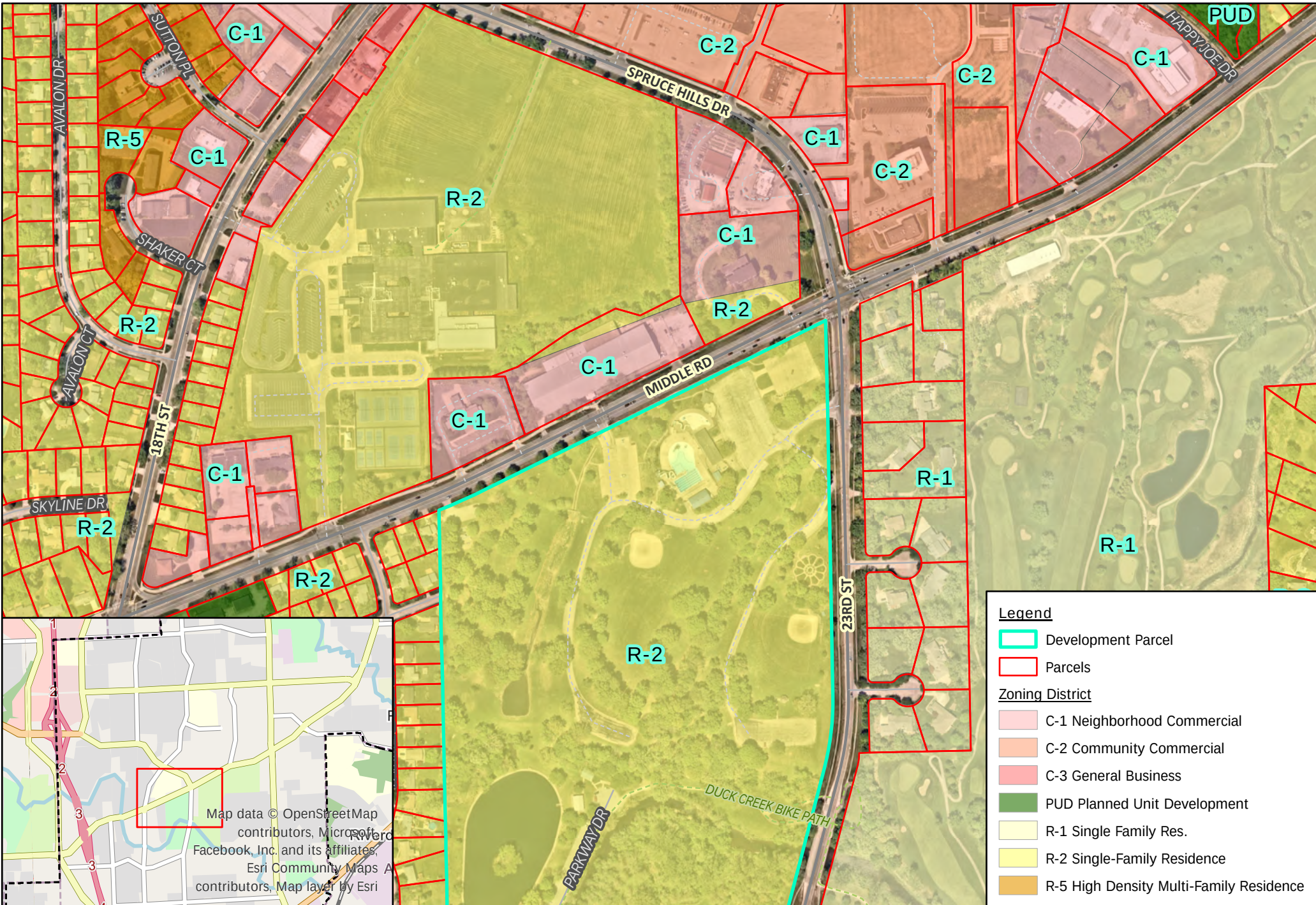
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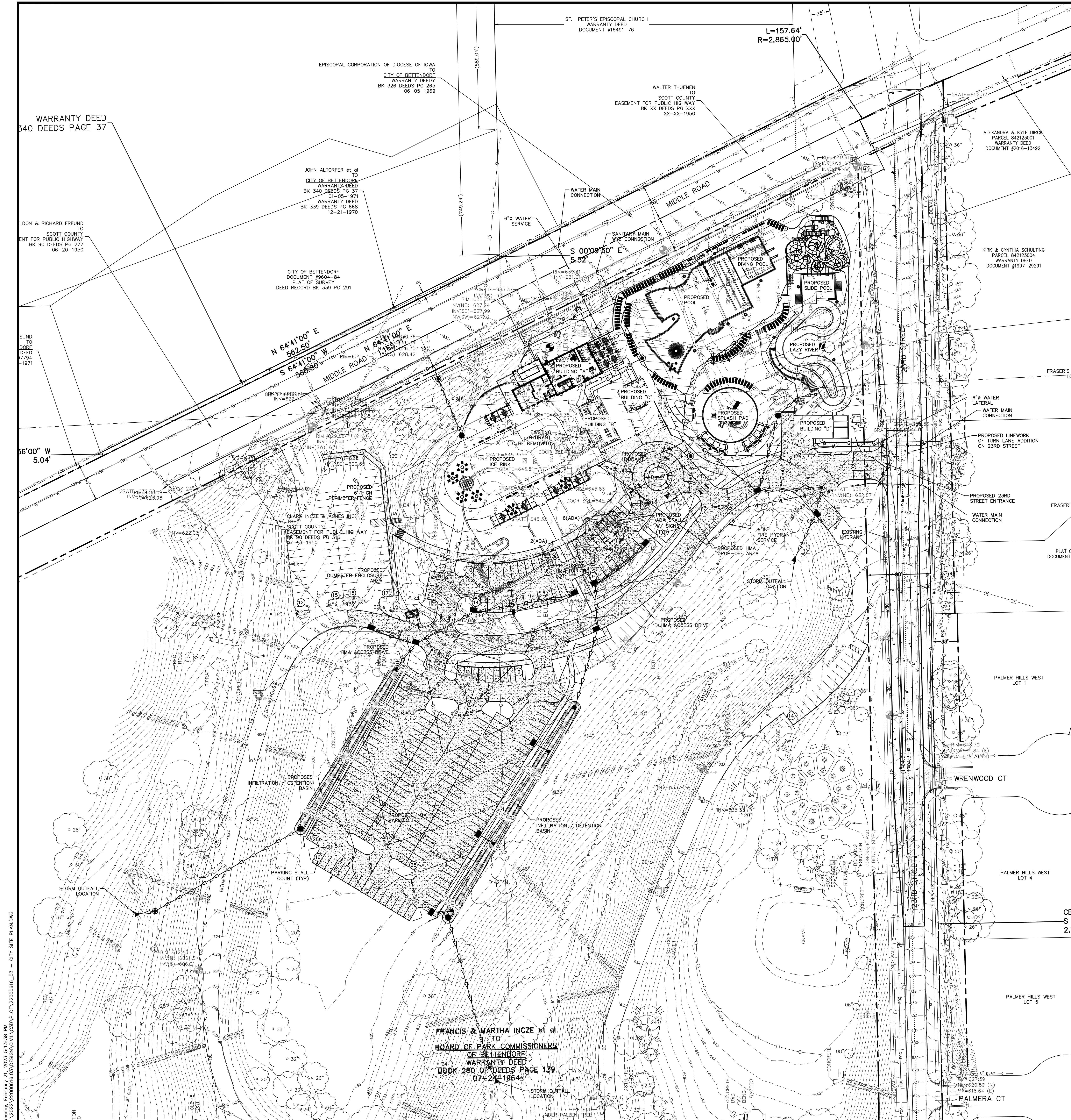


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Legend

- Development Parcel
- Parcels





811
Know what's below.
Call before you dig.

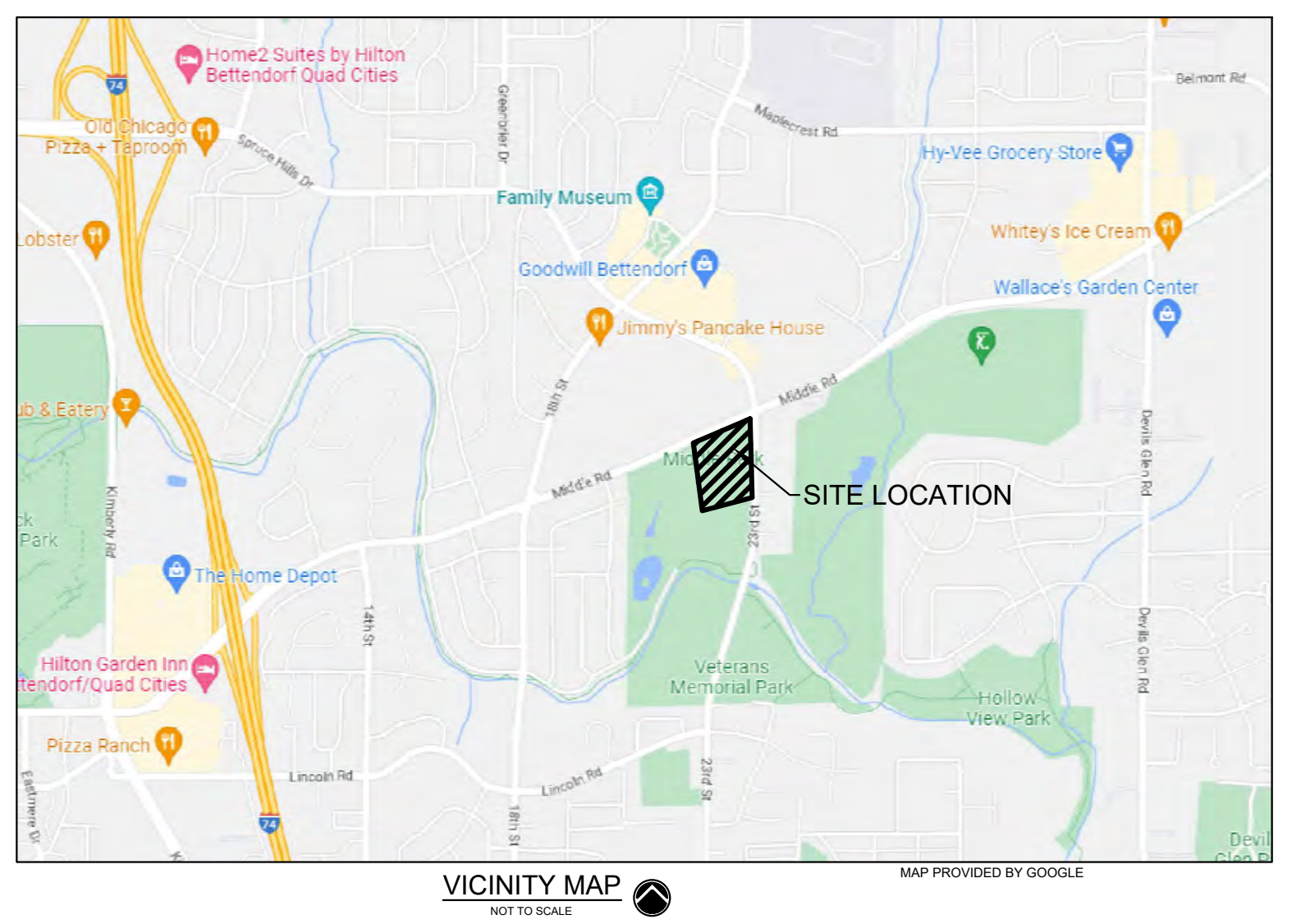
IOWA ONE CALL
800/292-8989
CALL 2 WORKING DAYS BEFORE YOU DIG

ARCHITECT
RDG PLANNING & DESIGN
(515) 288-3141
301 GRAND AVENUE
DES MOINES, IOWA

SITE INFORMATION	
ZONING DISTRICT: R-2 SINGLE FAMILY RESIDENCE DISTRICT	
SITE LOCATION: AT THE CORNER OF 23RD ST & MIDDLE RD. - 2220 23RD ST, BETTENDORF, IA	
TOTAL LOT AREA	2,534,647 S.F. ±
FRONT YARD REQUIRED	58.2 ACRES ±
SIDE YARD REQUIRED	25'
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA (SEE BUILDING AREA TABLE)	25'
REQUIRED PARKING - 300 SPACES	
PROVIDED ± 302 (INCLUDING 8 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 105,086 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 4 proposed buildings, water park & ice rink features, associated parking lots and utilities.	

BUILDING AREA TABLE	
BUILDING "A"	ICE-BATHHOUSE - 4,978 SF
BUILDING "B"	COMMUNITY - 1,943 SF
BUILDING "C"	ADMINISTRATION - 1,192 SF
BUILDING "D"	POOL EQUIPMENT - 2,070 SF

- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF, DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
 - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
 - THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
 - ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH-DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
 - BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "V-B" PER THE 2009 INTERNATIONAL BUILDING CODE.
 - SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.
 - THE BUILDINGS WILL NOT BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS.

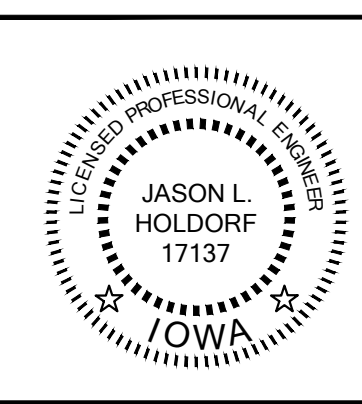


LEGAL DESCRIPTION
PART OF THE WEST HALF OF THE EAST HALF OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPLE MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA; ALSO KNOWN AS SCOTT COUNTY TAX PARCEL ID: 842137001

OWNER
CITY OF BETTENDORF
BRENT MORLOK
(563) 344-4063
4403 DEVILS GLEN RD.
BETTENDORF, IOWA 52722

OWNER
YMCA OF THE IOWA MISSISSIPPI VALLEY
BRAD MARTELL
(563) 345-4271
630 E. FOURTH ST.
DAVENPORT, IOWA 52801

- LEGEND**
- STORM INLET
 - FLARED END SECTION
 - SANITARY MANHOLE
 - WATER VALVE
 - HYDRANT
 - SURVEY BOUNDARY
 - PROPERTY LINE
 - CENTERLINE
 - HISTORICAL LINE - AS NOTED
 - EASEMENT LINE
 - R.O.W. LINE
 - SETBACK LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE
 - CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - PROPOSED STORM SEWER INLET
 - PROPOSED FLARED END SECTION
 - PROPOSED STORM MANHOLE
 - PROPOSED WATER VALVE
 - PROPOSED HYDRANT
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED HMA PAVEMENT
 - PROPOSED PCC PAVEMENT



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

Signature: *Jason L. Holdorf* Date: 02/21/2023

Jason L. Holdorf
License No. 17137
My license renewal date is December 31, 2023.
Pages or sheets covered by this seal: THIS SHEET

REVISIONS		DATE
No.	DESCRIPTION	

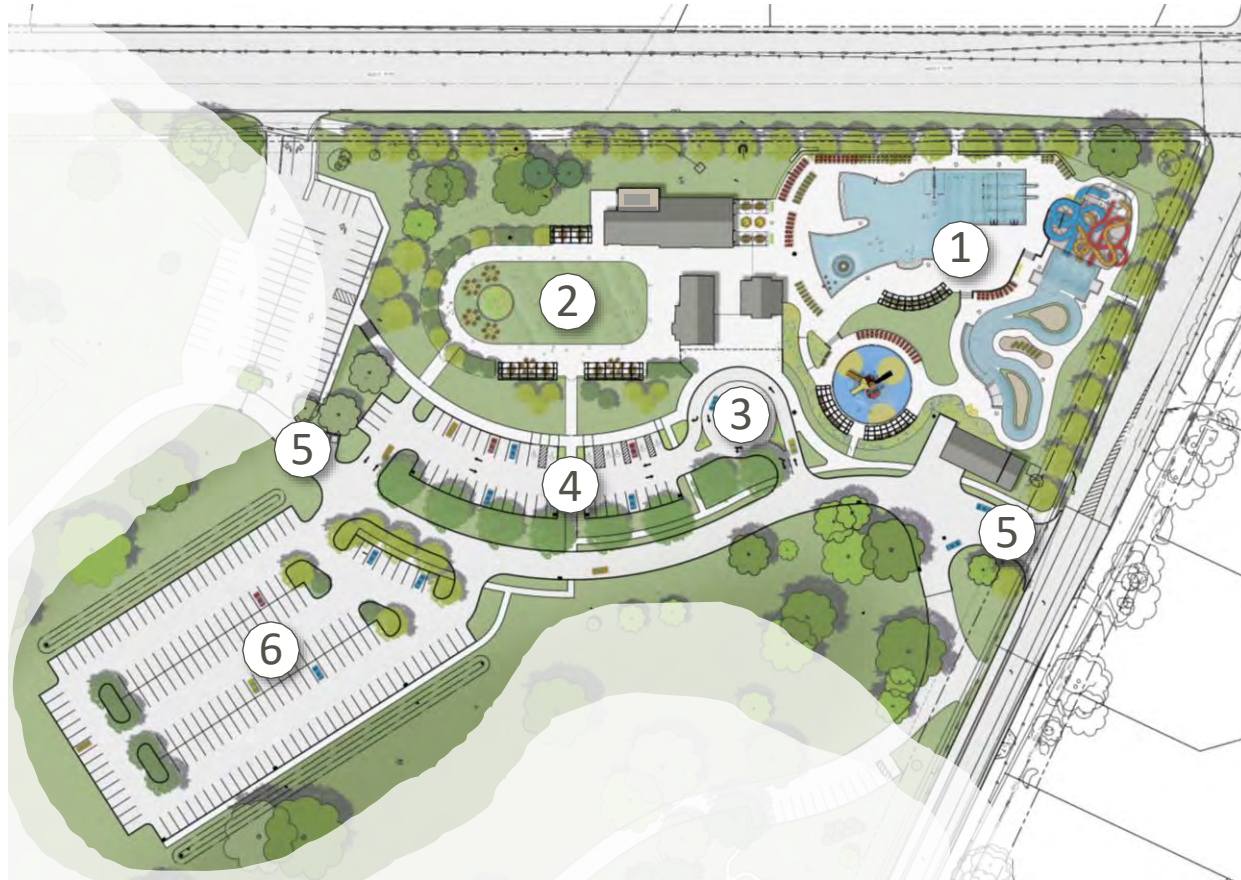
IMEG
PH: 563.344.0206
WWW.IMEGPROF.COM

MIDDLE PARK - THE LANDING
BETTENDORF, IA

CITY SITE PLAN

IMEG Project No: 22000616.03
File Name: 22000616_03 - CITY SITE
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: ZSE
Checked By: JLH
Date: 02/21/2023
C-1
Sheet 1 of 1

IMAGE GUIDE | The Landing - Site Layout Plan



LEGEND

- ① SPLASH LANDING
- ② FROZEN LANDING
- ③ DROP OFF
- ④ PARKING
- ⑤ PARK DRIVE
- ⑥ PARKING



IMAGE GUIDE | The Landing - Site Layout Plan



LEGEND

- ① SHALLOW/LAP/DIVING POOL
- ② LAZY RIVER POOL
- ③ SPRAY GROUND
- ④ ICE/BATHHOUSE (BLDG A)
- ⑤ COMMUNITY (BLDG B)
- ⑥ ADMINISTRATION (BLDG C)
- ⑦ POOL EQUIPMENT (BLDG D)
- ⑧ SYNTHETIC AREA
- ⑨ SLIDES & TOWERS



IMAGE GUIDE | Architectural Character



IMAGE GUIDE | Architectural Character



IMAGE GUIDE | Architecture – Ice / Bathhouse (Building A)

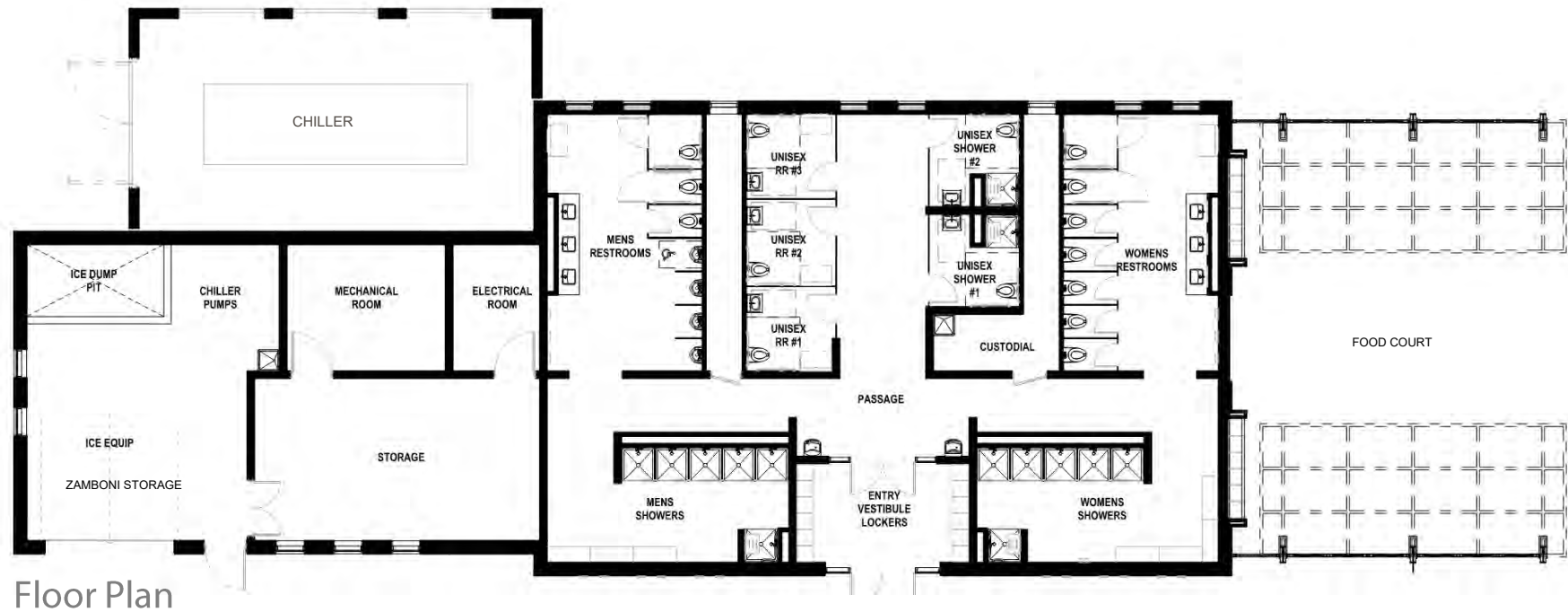


IMAGE GUIDE | Architecture – Community Building (Building B)

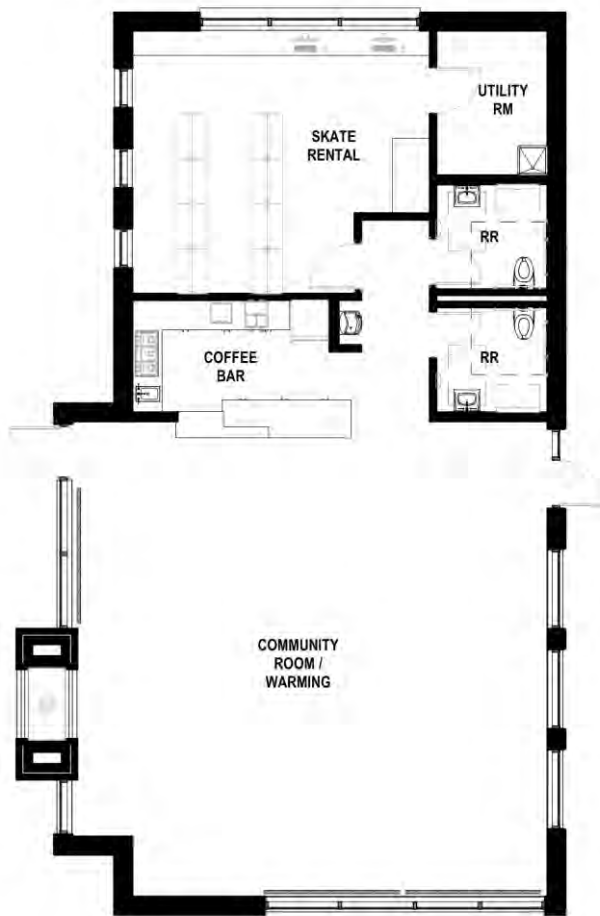


IMAGE GUIDE | Interior – Community Building (Building B)



IMAGE GUIDE | Architecture – Administration Building (Building C)

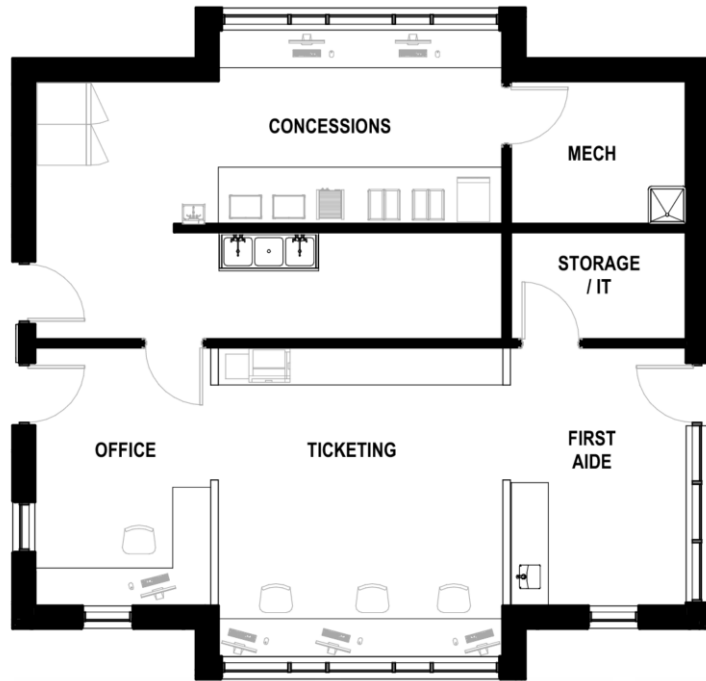
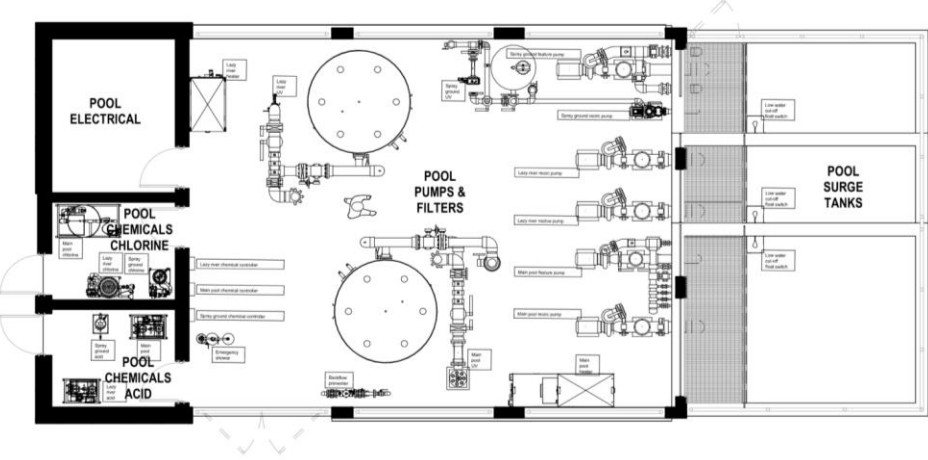
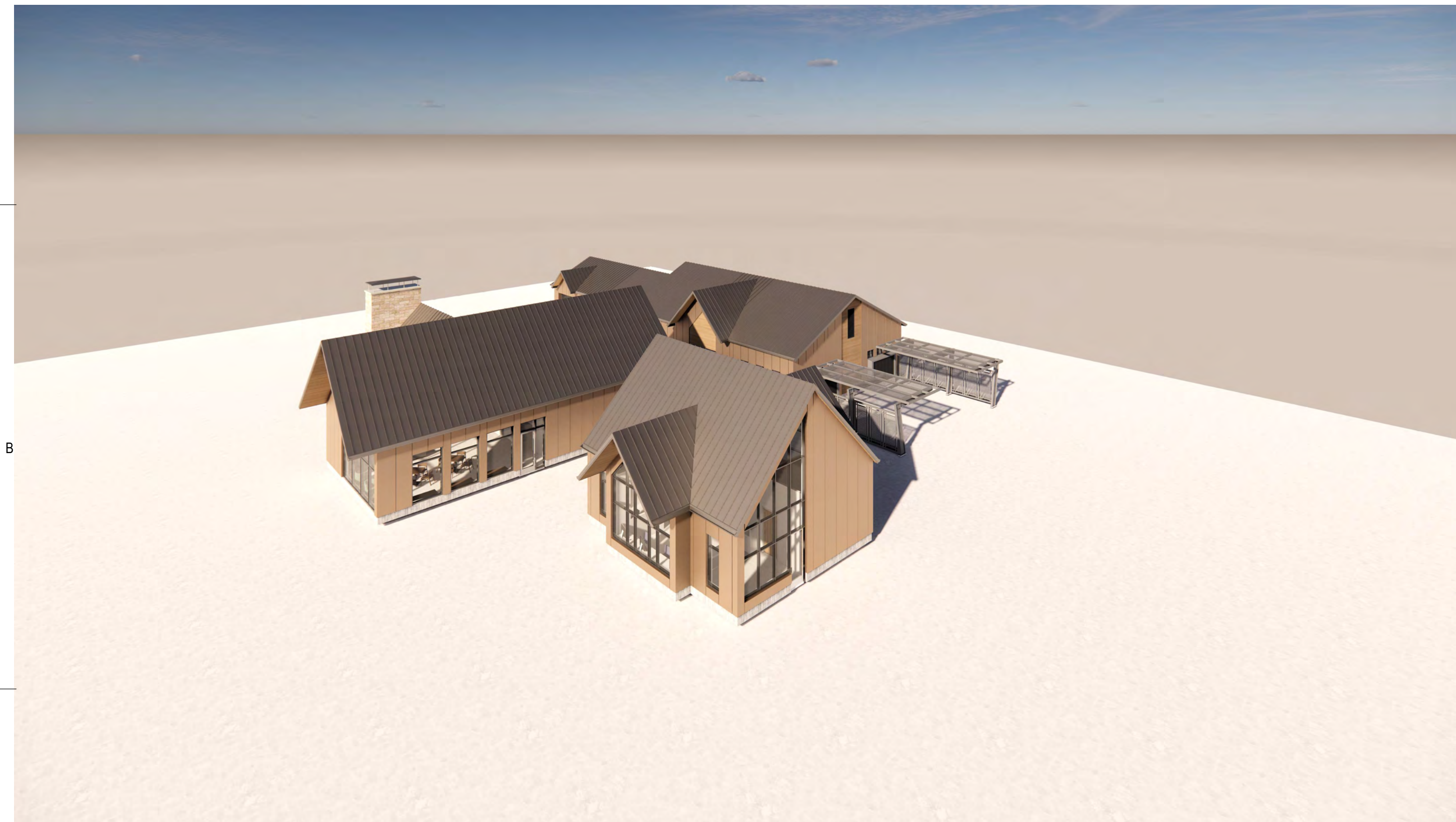


IMAGE GUIDE | Interior – Administration Building (Building C)



IMAGE GUIDE | Architecture – Pool Mechanical Building (Building D)



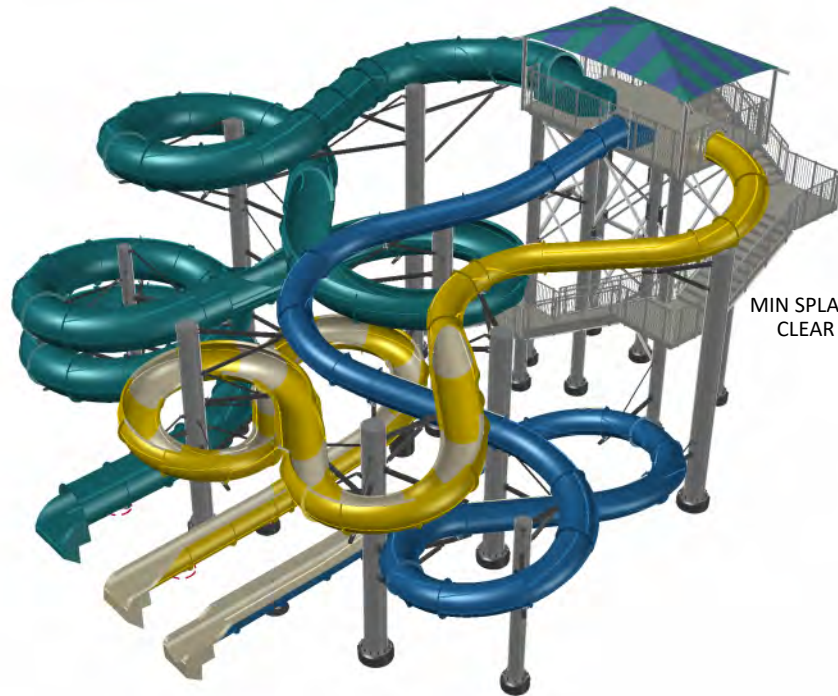


MARK	SLIDE TYPE	GPM	HEIGHT (ft)	LENGTH (ft)
A	32" ENCLOSED BODY SLIDE TO	800	31.50'	52.10'
	42" OPEN FLUME BODY SLIDE			170.99'
B	32" ENCLOSED BODY SLIDE TO	300-500	31.50'	174.38'
	32" OPEN FLUME SPEED SLIDE			26.09'
C	54" OPEN/ENCLOSED TUBE SLIDE	1200-1800	31.50'	339.67'
	TOTAL LENGTH:			763.23'

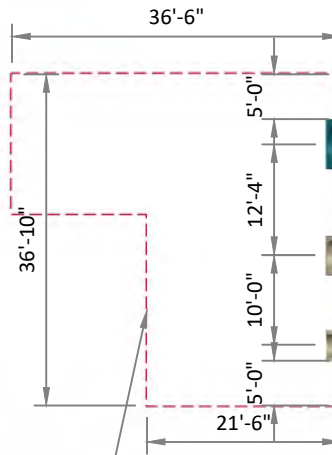
Slide height is from finished pool deck to finished start deck.

~~Water level is assumed to be even with the finished pool deck.~~

Lazy river and plunge area have 6" freeboard



MIN SPLASH POOL
CLEAR EXTENTS



WATER LEVEL
EL. 100.00'

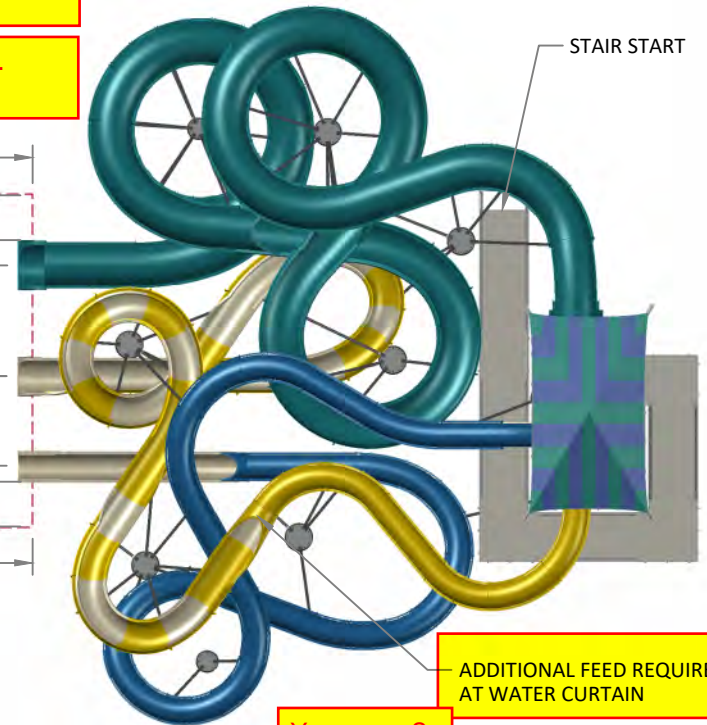
WATER DEPTH
= 3'-6"

START DECK
EL. 131'-6"

POOL DECK
EL. 100.00'

Provide translucent bands
in enclosed portions.

HDG finish...no paint.
To keep costs down.



STAIR START

ADDITIONAL FEED REQUIRED
AT WATER CURTAIN

Yes or no ?



SLIDE TOWER

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PRELIMINARY
NOT FOR CONSTRUCTION

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SPLASHTACULAR
Waterslides and Waterpark Attractions

401 N East Street
Paola, KS 66071

v. 800.844.5334
f. 913.294.2496

TITLE: **PROPOSED OUTDOOR SLIDE COMPLEX**

PROJECT:

CLIENT:

DATE: 2.9.23

SCALE: NTS

DESIGNER: SCM

CITY: BETTENDORF

COUNTRY: USA

STATE: IOWA

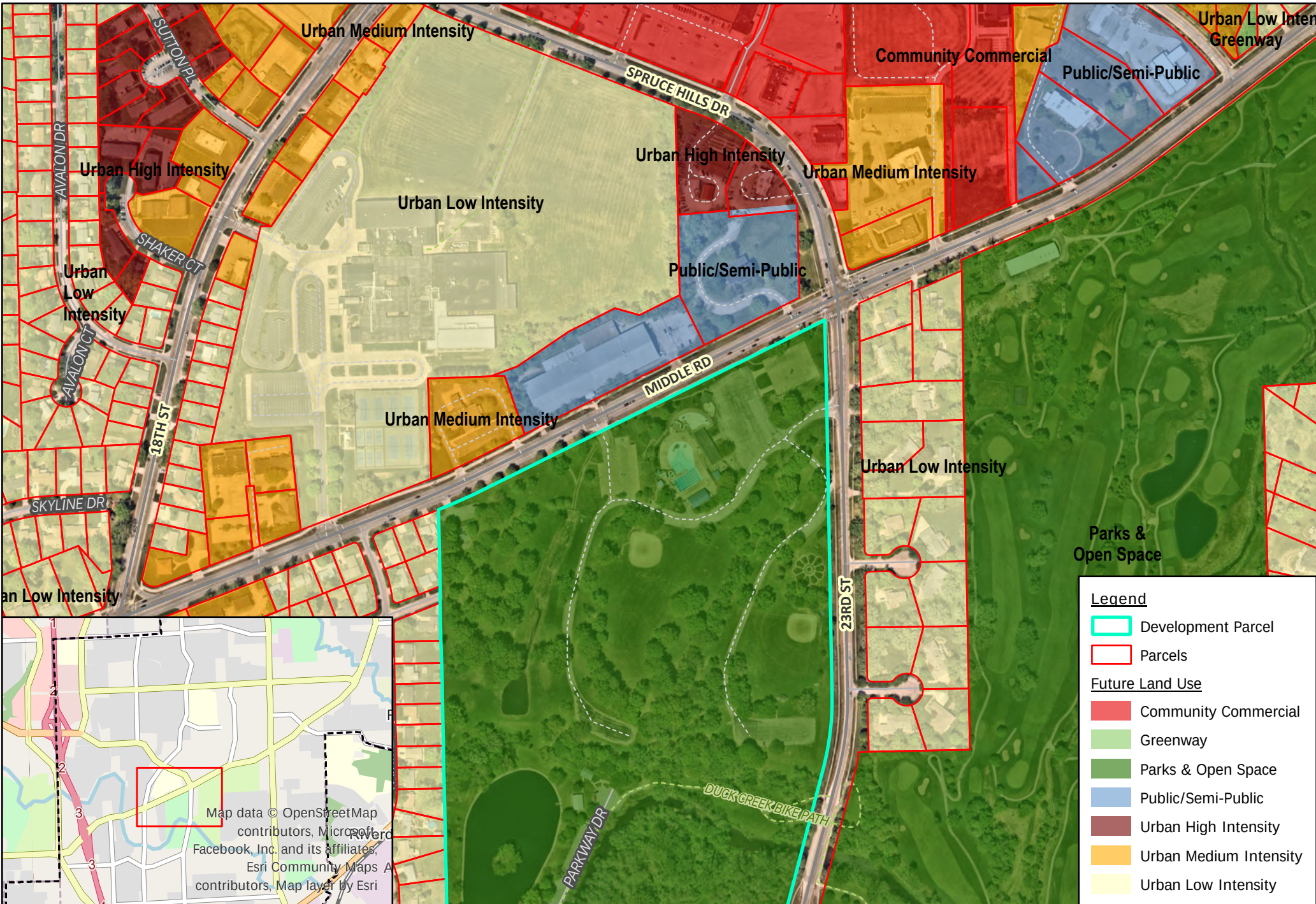
SLD3

1 OF 1

Case 23-019: 2255 Middle Road

Site Development Plan

Future Land Use



3. Sod or seed, as noted, all disturbed areas within construction limits not covered by structures, paving, plantings or otherwise noted.
2. Repair all existing turf areas to pre-damaged conditions which are disturbed during construction at no cost to the owner. Repair, grade and sod areas as specified for new seeding.
3. Plant quantities are for information only, drawing shall prevail if conflict occurs.
4. Notify landscape architect after plant location staking is completed and before plants pins are excavated.
5. Contractor shall place shredded hardwood mulch around all trees and shrubs located outside the aesthetics area fence to a minimum depth of 3 inches. See details on sheet L04.00
6. Contractor shall place rock mulch around all shrubs and perennials located within the aesthetics area fence to a minimum depth of 3 inches. See details on sheet L04.00. Special care to be taken by the contractor during installation of the rock mulch to ensure the protection of the shrubs and perennials.
7. Backfill to top of curb. (Minus 1/2"for sod, if required)
8. Final grades to be approved by landscape architect.
9. All debris deposited on the public R.O.W. or adjacent property shall be picked up by the contractor at the end of each work day.
10. Landscape architect may visit nursery to select plant material.
11. Refer to grading plan and specifications for erosion control blanket locations.
12. All sodded areas within the aesthetics area fence to receive permanent irrigation. Refer to Irrigation Performance Specification.

1. Finish grades in all landscape areas are to be reviewed by the Landscape Architect prior to any seeding, sodding, or planting. The Contractor shall submit a written schedule of completion five (5) days prior to the desired date of seeding. No compensation for re-seeding, re-sodding, or re-planting of an area requiring removal grading shall be allowed resulting from the Contractor's failure to comply with this requirement.
2. The Contractor shall preserve areas of existing vegetation, including trees, that occur within the Contract Limits but are not needed for construction. Repair of all these existing areas to their original condition which are disturbed during construction at no cost to the Owner.
3. All areas disturbed during construction, outside of the Contract Limits, shall be repaired to their original condition at the expense of the Owner.
4. Prior to planting, verify that soil adjacent to pavements and curbs are at the correct elevation to assure a level transition from the pavement to the landscape. No curbside parking areas shall be created. Replace or install plants and mulch, due to unacceptable transitions from one surface to the other (a plant bed too high or too low), will be allowed resulting from failure to comply with this requirement.
5. Questions arising in the Plant Schedule are for information only. The Drawing shall prevail if a conflict occurs.
6. Notify the Landscape Architect in writing five (5) days prior to the anticipated delivery of plants to the project site. Review to be completed prior to excavation of the plant beds.
7. Plant labels and tags shall be taken on the plant material after the initial installation by the Landscape Architect.
8. Tree staking or guying is not a requirement of this contract. The Landscape Contractor shall be responsible for all trees to be straight and vertical at the time of the final inspection scheduled at the end of the project. The Contractor shall be responsible for the trees to be straight or guy the trees. Staking and guying shall be placed per the Contract Documents and the Contractor's responsibility for removing and disposing of stakes, guy wires, and anchors immediately before the one year warranty expiration.

ZONING CLASSIFICATION: R2
R2 SINGLE-FAMILY RESIDENCE DISTRICT

11-12.5 STREET YARD MINIMUM PARKING REQUIREMENT:
R2 DISTRICT: 25 FEET VEHICULAR DEPTH

11-12.6 BUFFER YARDS AND SCREENING:
SURROUNDING ZONES: C-1 R1 AND R2
NO BUFFER YARD REQUIRED

11-12.7 LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS:
7% TOTAL VEHICULAR USE AREA

NORTH PARKING LOT: 45.748 SQUARE FEET
TOTAL LANDSCAPE AREA REQUIRED: 2.202 SQUARE FEET
TOTAL LANDSCAPE AREA PROVIDED: 4.522 SQUARE FEET
TREES PROVIDED PER LANDSCAPE AREA (1/1500 SQUARE FEET):
TOTAL TREES REQUIRED: 7
TOTAL TREES PROVIDED: 14

SOUTH PARKING LOT: 58.339 SQUARE FEET
TOTAL LANDSCAPE AREA REQUIRED: 4.083 SQUARE FEET
TOTAL LANDSCAPE AREA PROVIDED: 5.096 SQUARE FEET
TREES PROVIDED PER LANDSCAPE AREA (1/1500 SQUARE FEET):
TOTAL TREES REQUIRED: 9
TOTAL TREES PROVIDED: 17

11-12.8 TREE REQUIREMENTS:
MIDDLE ROW: 712 FEET OF R.O.W.
TOTAL STREET TREE REQUIRED: 36
TOTAL STREET TREE PROVIDED: 25
TREES TO BE PRESERVED: 1

23RD STREET: 365 FEET OF R.O.W.
TOTAL STREET TREE REQUIRED: 13
TOTAL STREET TREE PROVIDED: 25
TREES TO BE PRESERVED: 1

<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>QTY</u>
	AV2	<i>Astilbe chinensis</i> 'Vision in Red' / Vision in Red Chinese Astilbe	#1	CONT.	24" o.c.	628
	AV	<i>Astilbe chinensis</i> 'Vision in White' / Vision in White Chinese Astilbe	#1	CONT.	24" o.c.	389
	CK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	CONT.	30" o.c.	794
	NW	<i>Nepeta x Walker's Low</i> / Walker's Low Catmint	#1	CONT.	36" o.c.	492
	SC	<i>Schizachyrium scoparium</i> 'Caroussel' / Caroussel Little Bluestem	#1	CONT.	30" o.c.	339
	SH	<i>Sporobolus heterolepis</i> / Prairie Droopseed	#1	CONT.	36" o.c.	547

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AC	Abies concolor / White Fir	8' Ht.	B&B	3
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	1.5' Cal.	B&B	6
	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2' Cal.	B&B	17
	GD	Gymnocladus dioica 'Express' / Kentucky Coffeetree	2' Cal.	B&B	2
	LC	Liquidambar styraciflua 'Ward' / Cherokee™ Sweet Gum	2' Cal.	B&B	10
	MS	Magnolia x soulangeana / Saucer Magnolia	1.5' Cal.	B&B	5
	MP	Malus x 'Prairifire' / Prairifire Crabapple	1.5' Cal.	B&B	5
	MS2	Malus x 'Spring Snow' / Spring Snow Crabapple	1.5' Cal.	B&B	9
	PA	Picea abies / Norway Spruce	8' Ht.	B&B	3
	QC	Quercus coccinea / Scarlet Oak	2' Cal.	B&B	13
	TC	Tsuga canadensis / Eastern Hemlock	8' Ht.	B&B	4
	UA	Ulmus x 'Morton' / Accolade™ Elm	2' Cal.	B&B	28

 LAWN / GRASS SOD

 GRAVEL / ROCK

 SYNTHETIC TURF AREA

 ROCK MULCH ISLANDS WITH
BOULDER SPRAY FEATURES

NORTH

SCALE: 1" = 30'

NOT TO SCALE
-NTS-

NOT TO SCALE
PL-ETG-TREE-COV1-0313

NOT TO SCALE
-NTS

$\frac{1}{-0.633}$

STAFF REPORT

Subject: The Landing – Public Pool
Author: Taylor Beswick
Department: Community Development
Date: March 15, 2023

Case No.: 23-019
Request: Site Development Plan for City Pool, Water Park, and Ice Rink
Location: 2255 Middle Road (Southwest corner of 23rd Street and Middle Road)
Legal Description: (Parcel #: 842137001)
Applicant: Brent Morlok, City Engineer on behalf of the City of Bettendorf
Current Zoning: R-2, Single-Family Residence District
Future Land Use: PRKOS, Parks & Open Space

Background Information & Facts

The City of Bettendorf Parks and Recreation Department is proposing to rebuild a community water park, named The Landing, at Middle Park located at Middle Road and 23rd Street ([see Attachment A – Aerial Map](#)). The park property is located in the R-2, Single-Family Residence District ([see Attachment B – Zoning Map](#)). The Landing project will consist of four buildings. This includes an ice-bathhouse, community building, administration building, and a pool equipment building. Other structures will include water park and ice rink features ([see Attachment C – Site Development Plan](#)). Renderings of the proposed buildout have been provided and consist of modern architectural elements. A conceptual layout and floor plans are also included with the submitted renderings ([see Attachment D – Development Renderings](#)).

Future Land Use and Comprehensive Plan

The development area is shown as Parks and Open Space on the Future Land Use Map ([see Attachment E – Future Land Use Map](#)). The proposal is consistent with the following priorities in the Comprehensive Plan:

- Goal E: Enhance Community Design and Character.
- Goal F: Promote Recreational and Cultural Activity

Lot Configuration & Zoning Compliance

Parks are a non-residential permitted use in the R-2 District. A 25-foot front yard setback is required in this district, but the applicant requested and was granted a variance by the Board of Adjustment (Case No. 23-002) for a 10-foot front yard setback. The reasoning cited was the constraint of an existing high-pressure gas easement. In addition, most of the structures proposed are not typical building structures; instead, they consist of pools, lounge areas, stairs, a pump house, and water slide. This configuration also preserves as much current park land as possible.

Utilities

Utilities have been reconfigured to accommodate the new swimming pool, lazy river, splash pad, permanent ice rink, and associated buildings. The utilities have been reviewed by staff and are deemed sufficient for the proposed rebuild.

Thoroughfare Plan & Access

Vehicular access locations will be preserved with the current pool configuration. Access exists via a curb cut on Middle Road and a curb cut on 23rd Street. The interior park drive lane will be preserved and will allow access to off-street parking for the proposed development. The park drive will remain unconnected to Park Way Drive at the southeast corner of Middle Park. The site development plan contemplates a road construction project on 23rd Street which will add one left-turn lane at the intersection of 23rd Street and Middle Road.

Pedestrian and Trail Access

The proposed public pool project will preserve trail access along Middle Road. Interior pedestrian walking paths are shown providing access to the development with the surrounding park.

Off-Street Parking

Existing off-street parking combined with newly-built off-street parking provides a total of 302 parking stalls, including 8 ADA spaces. Per the off-street parking schedule, the requirement is met based on comparable uses. Staff contends sufficient off-street parking is provided.

Stormwater Detention

Proposed construction will add detention basins on the edges of the larger off-street parking lot.

Landscaping

The proposed water park rebuild will provide significantly more landscaping than requirements prescribe ([see Attachment F – Landscape Plan](#)). Staff contends this is an improvement on existing conditions at the site, and the landscaping will be a great complement to Middle Park.

Staff Recommendation

Staff contends the proposed development meets site development standards and code requirements. Staff recommends approval of Case No. 23-019, site development plan for The Landing.

Respectfully submitted,

Taylor Beswick
City Planner



March 29, 2023

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

SUBJECT: Planning and Zoning Commission's decision on a site development plan for 2255 Middle Road,
submitted by Brent Morlok/City of Bettendorf.

Honorable Mayor and Members of the City Council:

On March 15, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named amended site development plan.

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

Sincerely,

Mark D. Hunt
Director, Community Development

6. Case 23-019; 2255 Middle Road, submitted by City of Bettendorf/Brent Morlok.
(Staff: Beswick)

Beswick reviewed the staff report.

Kappeler asked if the 302 parking spaces shown includes the existing spaces located across the street from the former Life Fitness Center. Beswick confirmed this, adding that the proposed parking configuration is an improvement on the current conditions and meets code requirements. Morlok explained that the calculation is based on a desired ratio for overall parking of 4:1 and that the pool will have a 1200 person capacity.

Kappeler asked if parking would be allowed on any of the internal roads on the site. Morlok stated that no parking would be allowed on any of the internal access drives.

Patrick Mahoney, 1927 Fairmeadows Drive, stated that he had received a notice from the city regarding a previous action and asked if any of the proposed construction would affect his property in any way. Beswick explained that the notice Mahoney received was regarding a variance request to reduce the required front yard setback from 25 feet to 10 feet which was granted by the Board of Adjustment. He commented that the variance is applicable only to the areas along Middle Road and 23rd Street affected by the project. Hunt stated that the variance will allow for installation of flat work and fencing which will be closer to the road than is allowed by code.

On motion by Kappeler, second by Gannaway, that the site development plan for 2255 Middle Road be approved subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Mark Hunt



Item Title

Resolution approving and awarding the contract for asbestos removal for homes involved in the Flood Grant Buyout Program (DR-4557-0045).

Explanation

Bettendorf was awarded funds that were available from the flood grant program through Iowa Homeland Security and Emergency Management Division. Staff anticipates that the execution of the program will continue well into 2023. The program is intended to allow cities to acquire and demolish homes located within the 100-year flood zone.

Three of the properties that are involved in the program (1115 Crestview Court, 2401 Crestview Drive, and 1120 Parkway Drive) have been found to contain asbestos. The request for proposals for the removal of the asbestos from homes found to contain it was posted on Ion Wave. A bid tabulation detailing the bid responses is attached ([see Bid Tabulation - Attachment A](#)). REW Services Corporation of Des Moines, Iowa submitted the most responsive bid with a total project cost of \$9,907.00 ([see Bid – Attachment B](#)).

Staff recommends awarding the contract to REW Services Corporation ([see Contract - Attachment C](#)).

—
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) Bid tabulation; (B) Bid; (C) Contract.

RESOLUTION NO. ____ - 23

RESOLUTION APPROVING AND AWARDING THE CONTRACT FOR ASBESTOS
REMOVAL FOR PROPERTIES INVOLVED IN THE
FLOOD GRANT BUYOUT PROGRAM
(DR-4557-0045)

WHEREAS, a bid request was posted on Ion Wave soliciting qualified asbestos removal contractors for the properties in the flood zone that have been found to contain asbestos and which are to be demolished as a part of the flood grant buyout program; and

WHEREAS, REW Services Corporation of Des Moines, Iowa submitted the lowest responsive bid for the project in the amount of \$9,907.00; and

WHEREAS, staff recommends that REW Services Corporation be selected as the asbestos removal contractor.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the contract for asbestos removal be approved and awarded to REW Services Corporation of Des Moines, Iowa.

PASSED, APPROVED, AND ADOPTED this 4th day of April, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

Asbestos Abatement*Bid Open: March 22, 2023 5:00pm*

				REW		Earth Sciences & Abatement		Iowa Illinois Taylor Insulation	
				Total Price	\$9,907.00	Total Price	\$12,100.00	Total Price	\$13,808.00
	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	1120 Parkway	1	LS	\$6,461.00	\$6,461.00	\$7,100.00	\$7,100.00	\$8,548.00	\$8,548.00
2	1115 Crestview	1	LS	\$1,723.00	\$1,723.00	\$2,500.00	\$2,500.00	\$2,630.00	\$2,630.00
3	2401 Crestview	1	LS	\$1,723.00	\$1,723.00	\$2,500.00	\$2,500.00	\$2,630.00	\$2,630.00

REW Services Corporation



1226 Illinois St • Des Moines, IA 50314 • Phone: 515-289-0705 • Fax: 515-289-0706
E-Mail: jeff@rewiowa.com

Date: March 17th, 2023

Mark Hunt
City of Bettendorf
4403 Devils Glen Rd
Bettendorf, IA 52722

RE: Select asbestos abatement of 1115 Crestview Ct., 2401 Crestview Dr., and 1120 Parkway Dr., Bettendorf, IA

Mark:

Thank you for the opportunity to provide you with a proposal for the removal of asbestos containing materials at the above referenced property and as noted in spec provided by Michael Baker dated 2 February 2023.

Our proposal includes all labor, materials, and equipment necessary to perform the work according to all regulations in effect on this date. Also included are all associated costs for permits, fees, insurance, etc.

Please keep in mind that there will be a 10-business day waiting period before work can commence upon acceptance of proposal. This is due to notifications that must be put in with Iowa DNR and Iowa OSHA.

Quote for removal of all asbestos containing materials identified in reports

=	1115 Crestview	\$1,723
=	2401 Crestview	\$1,723
=	1120 Parkway Dr	\$6,461

Sincerely,

Jeff Harclerode
President
REW Services Corporation



GENERAL CONDITIONS

Owner's Responsibilities - The Owner shall remove all equipment and inventory from the areas in which the Contractor is to perform the Work. The Owner shall provide water and electricity to the areas of the work and pay for the water and power used in the course of the Contractor's work. The Owner shall provide uninterrupted access to the work areas throughout the duration of the project. The Owner shall designate toilet facilities on the site for the use of the Contractor's employees. Should toilet facilities not be present on the site, the Owner shall provide temporary, portable sanitary facilities.

Insurance - The Contractor shall carry General Liability Insurance, Vehicle Liability Insurance, and Workman's Compensation Insurance throughout the duration of the Work. The Owner shall carry Property, all risk, insurance on the premises in which the work is to be performed. The Owner shall be responsible for paying all deductibles on the policy. Contractor shall provide the Owner with a Certificate of Insurance stating the limits of insurance coverage prior to commencing the Work.

Taxes and Building Permits - The Contractor shall pay all sales, consumer, local option, and use taxes required by law. Any building permits and related fees necessary for the execution of the Work contained in this proposal shall be secured and paid for by the Owner.

Asbestos Permit - The Contractor is licensed by the State of Iowa to remove asbestos containing materials. Our permit number is 3195 with an expiration date of February 17 2024.

Air Monitoring - If needed a third-party environmental testing company shall monitor Air quality throughout the duration of the project. The owner shall be responsible for securing and paying for a third-party air monitoring firm to collect work area and final clearance samples.

Disposal - All asbestos containing waste shall be taken to an EPA approved landfill for proper burial. The cost for this disposal is included in this proposal.

Concealed Conditions - Should asbestos containing materials be encountered that were concealed from view during the "walk through" and thereby not included in the Scope of the Work description from which the above proposed sum was calculated, the Contract sum shall be adjusted by Change Order to reflect the scope of these concealed asbestos containing materials. Testing, to determine asbestos content of these concealed materials, and testing costs shall be included in the Change Order. Concealed conditions might include pipe covering discovered above plaster ceilings, old ceilings above new ceilings, and materials that would not otherwise be discovered without destructive inspections.

Clean-up - Promptly upon completion of the Work, all Contractors owned facilities, materials and equipment shall be removed from the work site. The Contractor shall leave all work areas broom clean.

Payment - The Owner shall be invoiced for the Work, including all approved Change Orders, upon Substantial Completion. The Owner shall make payment within fifteen (15) days of such billing. After fifteen (15) days following the invoice date for the payment, interest will be charged at the rate of 1.5% per month, not to exceed 18% per annum, on the entire invoice sum starting on the date of the original invoice for the work.

Notice to Proceed

Please proceed with the above Scope of Work including Alternates # __, __, __.

By: _____

Date: _____

Title:

Kim Reynolds, Governor
Adam Gregg, Lt. Governor
Rod A. Roberts, Labor Commissioner



January 26, 2023

Division of Labor

REW SERVICES CORP
1226 ILLINOIS ST
DES MOINES IA 50314

02/17/2024

EXPIRES

3195

PERMIT NUMBER



Division of Labor

150 DES MOINES STREET
DES MOINES, IOWA 50319-1836
515-281-6175

ASBESTOS CONTRACTOR PERMIT

THIS CERTIFIES THAT

REW SERVICES CORP

**IS A BUSINESS ENTITY APPROVED TO REMOVE/ENCAPSULATE ASBESTOS
IN THE STATE OF IOWA UNDER CHAPTER 88B, IOWA CODE**

01/26/2023

DATE ISSUED

ROD A. ROBERTS, LABOR COMMISSIONER



**CONTRACTOR REGISTRATION
CERTIFICATE**

**STATE OF IOWA
DIVISION OF LABOR**

150 Des Moines St, Des Moines, IA 50309
Phone: 515-242-5871 | FAX: 515-725-2427

www.iowacontractor.gov | contractor.registration@iwd.iowa.gov

DATE ISSUED:
04/19/2022

DATE EXPIRES:
04/14/2023

REGISTRATION NUMBER:
C089637

REW SERVICES CORPORATION
1226 ILLINOIS AVE
DES MOINES, IA 50314

Rod A. Roberts, Labor Commissioner



RFP-2023-0308

REW Services Corporation

Supplier Response

Event Information

Number: RFP-2023-0308
Title: Asbestos Abatement
Type: Request for Proposal
Issue Date: 3/9/2023
Deadline: 3/22/2023 05:00 PM (CT)
Notes:

The City of Bettendorf is seeking bids to abate asbestos material(s) from three residential properties within the City. Abatement must be performed by a properly-licensed Contractor. The properties are single-family homes located within the Duck Creek Floodplain and targeted for demolition under a Federal Emergency Management Agency (FEMA) program.

All proposals must be submitted via the City online bidding portal, Ionwave. No other submittal methods will be accepted.

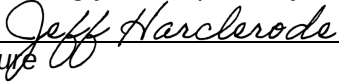
Contact Information

Contact: Mark Hunt
Address: Community Development
4403 Devils Glen Rd
Bettendorf, IA 52722
Phone: (563) 344-4083
Email: mhunt@bettendorf.org

REW Services Corporation Information

Contact: Jeff Harclerode
Address: 1226 Illinois St
Des Moines, IA 50314
Phone: (515) 289-0705
Fax: (515) 289-0706
Email: jeff@rewiowa.com
Web Address: www.rewservicescorp.com

By submitting your response, you certify that you are authorized to represent and bind your company.


Signature

jeff@rewiowa.com
Email

Requested Attachments

Proposal

No response

Upload your proposal, including licensing, here.

Bidder Status Form

Bidder status.pdf

Complete the Bidder Status Form located in the Attachments Tab and upload here.

AGREEMENT FOR PROFESSIONAL SERVICES

ASBESTOS ABATEMENT

This Agreement is made and entered into this 4th day of April, 2023, by and between the City of Bettendorf, Iowa, a municipal corporation, hereinafter referred to as “City,” and REW Services Corporation, (Fed. I.D. # 36-4786237), a service provider corporation, hereinafter referred to as “Service Provider,” as follows:

THE CITY HEREBY AGREES TO RETAIN THE SERVICE PROVIDER, AND SERVICE PROVIDER HEREBY AGREES TO PERFORM THE FOLLOWING PROFESSIONAL SERVICES, AND/OR FURNISH THE NECESSARY EQUIPMENT, SUPPLIES, OR MATERIALS TO PERFORM SUCH SERVICES GENERALLY DESCRIBED AS:

Asbestos abatement at the three (3) following residential properties:

- 1115 Crestview Ct., Bettendorf, IA
- 2401 Crestview Dr., Bettendorf, IA
- 1120 Parkway Dr., Bettendorf, IA

1. SCOPE OF SERVICES. Service provided under this agreement shall be as further described in Attachment 1, Scope of Services.
2. SCHEDULE. The schedule of the work to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative.

3. COMPENSATION

- A. In consideration of the service, work, equipment, supplies, or materials provided herein, the City agrees to pay the Service Provider the following sum NOT-TO-EXCEED, including any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

Basic Services of the Service Provider	\$9,907.00 (total)
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- B. The Service Provider shall invoice the City monthly for services, any reimbursable expenses, and any approved amendments to this agreement, based upon services actually completed at the time of the invoice. Final payments shall be due and payable within 30 days of the City's acceptance of the Service Provider's submission of final deliverables in accordance with the Scope of Services.
- C. In Consideration of said payments, the Service Provider agrees to perform all service, work, and/or provide all materials, supplies, and equipment, and to carry out the provisions of this agreement in accordance with the standard of

care in Section 7 and in compliance with the federal regulations in Attachment 4 to the satisfaction of the City. If the performance of this agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Service Provider agrees to pay for the same in full; and at the time of payment by the City, to certify in writing to the City that said payments have been so made.

4. INSURANCE

- A. Service Provider understands and agrees that Service Provider shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Service Provider shall provide insurance coverage for and on behalf of Service Provider that will sufficiently protect Service Provider agents, employees, servants, or other personnel, in connection with the services or work which are to be provided by Service Provider pursuant to this agreement, including protection from claims for bodily injury, death, property damage, and lost income. Service Provider shall provide worker's compensation insurance coverage for Service Provider and all Service Provider personnel. Service Provider shall file applicable insurance certificates with the City, and shall also provide evidence of the following coverage.
- B. The Service Provider shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company licensed to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 each aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall state the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Service Provider shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall state the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Service Provider shall provide evidence of errors and omissions insurance, by an insurance company licensed to do business in the State of Iowa, in the limit of \$1,000,000 per claim/annual aggregate for claims arising out of the professional errors and omissions of the Service Provider. The evidence shall state that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

E. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Service Provider with reasonable promptness in accordance with the Service Provider's information and belief.

5. NOTICE. Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of Bettendorf
Attn: Community Development Director
Address: 4403 Devils Glen Road

City, State: Bettendorf, IA 52722

FOR THE SERVICE PROVIDER:

Name: REW Services Corporation
Attn: Jeff Harclerode
Address: 1226 Illinois St.

City, State: Des Moines, IA 50314

6. GENERAL COMPLIANCE. In the conduct of the services/work or the supplies, equipment, or materials contemplated hereunder, the Service Provider shall comply with applicable state, federal, and local law, rules, and regulations, technical standards, or specifications issued by the City. Service Provider must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.
7. STANDARD OF CARE. Services provided by the Service Provider under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.
8. INDEPENDENT CONTRACTOR. Service Provider understands and agrees that the Service Provider and Service Provider's employees, agents, servants, or other personnel are not City employees. Service Provider shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Service Provider or any of Service Provider's employees, agents, servants, or other personnel performing the services or work or supplying equipment or materials specified herein, whether it be of a direct or indirect nature. Further in that regard, it is expressly understood and agreed that for such purposes neither Service Provider nor Service Provider's employees, agents, servants, or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.
9. NON-DISCRIMINATION. Service Provider will not discriminate against any employee or applicant for employment, because of race, color, sex, national origin, religion, age, handicap, or veteran status. Service Provider will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to

their race, color, sex, national origin, religion, age, handicap, or veteran status. Service Provider will cooperate with the City in using Service Provider's most reasonable efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this agreement.

10. **HOLD HARMLESS.** Service Provider agrees to indemnify and hold harmless the City, its officers, agents, and employees from any and all claims, settlements and judgments, to include all reasonable investigative fees, attorney's fees, and court costs for any damage or loss, to the extent due to or arises from a breach of this Agreement, or from negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its sub-consultants or anyone for whom Service Provider is legally liable.

11. **ASSIGNMENT.** Neither party shall not assign or otherwise transfer this agreement or any right or obligations therein without first receiving prior written consent of the other party.

12. **APPROPRIATION OF FUNDS.** The funds appropriated for this agreement are equal to or exceed the awarded contract amount. Performance of the City's obligations under this Agreement are expressly subject to appropriations of funds by the City Council. Further, in the event that funds are not appropriated in whole or in part sufficient for performance of the City's obligations under this agreement, or appropriated funds may not be expended due to City spending limitations, then the City may terminate this Agreement without further compensation to the Service Provider.

13. **AUTHORIZED AMENDMENT TO AGREEMENT**

A. The Service Provider and the City agree and acknowledge as part of this agreement, that no amendments to this agreement, or other form or order or directive, may be issued by the City which requires additional compensable work to be performed, which work causes the aggregate amount payable under the agreement to exceed the amount appropriated for this agreement, unless the Service Provider has been given a written assurance by the City that lawful appropriations to cover the costs of the additional work have been made.

B. The Service Provider and the City further agree and acknowledge as part of this agreement that no agreement amendments, or other form or order or directive which requires additional compensable work to be performed under this agreement, shall be issued by the City unless funds are available to pay such additional costs, and the Service Provider shall not be entitled to any additional compensation for any additional compensable work performed under this agreement, and expressly waives any rights to additional compensation, whether by law or equity, unless prior to commencing the additional work, the Service Provider was given a written amendment

describing the additional compensable work to be performed, and setting forth the amount of compensation to be paid, which amendment was signed by the authorized City representative. It is the Service Provider's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment to this agreement. If there are any questions by the Service Provider, they should be directed to the City Attorney.

14. OWNERSHIP OF SERVICE PROVIDER DOCUMENTS. All sketches, tracings, plans, specifications, reports, design calculations, and other data prepared under this Agreement shall become the property of the City; and a reproducible set, two printed sets and electronic file of all materials, shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Service Provider. Documents prepared under this agreement are not intended for use other than on the project described in the agreement. The Service Provider shall not be responsible for injuries or damages sustained as a result of reuse.

15. INTERPRETATION. No amendment or modification of this agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the agreement. The laws of the State of Iowa shall govern this agreement. This is a completely integrated agreement and contains the entire agreement of the parties, and any prior written or oral agreements which are different from the norms, conditions, and provisions of the agreement shall be of no effect and shall not be binding upon either party. Any judicial action under the terms of this agreement shall be exclusively in the District Court for Scott County, Iowa.

16. COMPLIANCE WITH IMMIGRATION AND CONTROL ACT. Service Provider represents that the Service Provider has complied with the United States Immigration and Control Act of 1986. All persons employed by the Service Provider for performance of this Agreement have completed and signed Form I-9 verifying their identities and authorization for employment.

17. SOLICITATION AND PERFORMANCE

- A. Service Provider warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Service Provider, to solicit or secure this Agreement, and that the Service Provider has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.
- B. The Service Provider shall not engage the service of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

- A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be effected by the City giving written notice to the Service Provider, and shall be effective as of the date established in the suspension notice. Payment for Service Provider's services shall be made by the City for services performed to the date established in the suspension notice. Should the city reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Service Provider.
- B. Upon ten (10) days written notice to the Service Provider, the city may terminate the Agreement at any time if it is found that reasons beyond the control of either the City or Service Provider make it impossible or against the City's interest to complete the Agreement. In such case, the Service Provider shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.
- C. The City may also terminate this Agreement at any time if it is found that the Service Provider has violated any term or condition of this Agreement or that Service Provider has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Service Provider, the City will give ten (10) days written notice to the Service Provider of the City's intent to terminate the Agreement. Service Provider shall have ten (10) days from notification to remedy the conditions constituting the default.
- D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Service Provider had the Agreement not been terminated and work completed in accordance with contract documents.

19. TAXES. The Service Provider shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. The Service Provider shall execute and deliver and shall cause his subcontractors to execute and deliver to the City, certificates as required, to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and, therefore, not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY. If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of the Agreement shall continue in full force and effect.

21. MISCELLANEOUS HEADINGS. Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.
22. FURTHER ASSURANCES. Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonable request from time to time in order to effect the provisions and purposes of this Agreement.
23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall constitute an original, no other counterpart needing to be produced, an all of which when taken together shall constitute the same instrument.
24. The City and the Service Provider agree they shall first submit any and all unsettled claims, counterclaims, disputes or other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of the Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

SERVICE PROVIDER

CITY OF BETTENDORF

REW Services Corp

(Corporate Name)

By: Jeff Harclerode

Name: Jeff Harclerode

Title: President

WITNESS:

Name: Stacey Franklin-Pate

Title: Office Manager

By: _____

Mayor

ATTEST:

Name: _____

Title: _____

ATTACHMENT 1
SCOPE OF SERVICES

The selected Service Provider must be able to complete abatement on an individual home within ten (10) days of official Notice to Proceed from the City, unless additional time is agreed to in writing. For each day following the ten (10) day deadline, an additional five hundred dollars (\$500) will be deducted from the bid price payment as liquidated damages to the City of Bettendorf. A deadline extension will only be issued by mutual agreement of both the Contractor and the City.

All abatement activities must comply with federal, state and local laws. This project involves properties that are being purchased as part of a Federal grant; therefore, regulations under 2 CFR Part 200 Appendix II must be adhered to (see attached regulation).

The properties will be demolished following the abatement; therefore, the Contractor may proceed knowing that the structures will not be reoccupied following the abatement. Salvage rights **WILL NOT** be provided in conjunction with the bid process. The Contractor **MAY NOT** salvage any materials from the involved properties.

The Contractor must be able to abate a wide range of asbestos contamination scenarios commonly found in residential structures. The addresses of the homes to be abated are:

- 1115 Crestview Ct., Bettendorf IA
- 2401 Crestview Dr., Bettendorf IA
- 1120 Parkway Dr., Bettendorf IA

ATTACHMENT 2

PROJECT SCHEDULE

The selected Service Provider must be able to complete abatement on an individual home within ten (10) days of official Notice to Proceed from the City, unless additional time is agreed to in writing. For each day following the ten (10) day deadline, an additional five hundred dollars (\$500) will be deducted from the bid price payment as liquidated damages to the City of Bettendorf. A deadline extension will only be issued by mutual agreement of both the Contractor and the City.

Generally, abatement services are expected to occur between April 2023 and July 2023.

ATTACHMENT 3

SCHEDULE OF FEES

Asbestos Abatement

Bid Open: March 22, 2023, 5:00pm

				REW	
				Total Price	\$9,907.00
Item #	Description	QTY	UOM	Unit	Extended
1	1120 Parkway	1	LS	\$6,461.00	\$6,461.00
2	1115 Crestview	1	LS	\$1,723.00	\$1,723.00
3	2401 Crestview	1	LS	\$1,723.00	\$1,723.00

ATTACHMENT 4

FEDERAL REGULATIONS

2 CFR Part 200 Appendix II Terms and Conditions for Federal Compliance

CONTRACT PROVISIONS FOR CONTRACTS UNDER FEDERAL AWARDS

State of Iowa agencies receive federal funding. As a recipient of federal funds, State of Iowa agencies and their subrecipients must adhere to federal legislation passed by Congress as well as codified regulations implemented through administrative requirements when executing the funding.

Specific to the Code of Federal Regulations (CFR) Title 2 Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, specific language must be included in agreement articles, contracts, memorandums of understanding, and letters of agreement. Detailed in 2 CFR Part 200 Appendix II, in addition to other provisions required by the Federal agency or non-Federal entity, all contracts made by a non-Federal entity under the Federal awards must contain provisions covering the following, as applicable.

Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)

Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier, up to the non-Federal award.

Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as Amended

Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

Contract Work Hours and Safety Standards Act (40 U.S.C. 3701–3708)

Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Copeland “Anti-Kickback” Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”)

The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

Davis–Bacon Act, as amended (40 U.S.C. 3141–3148)

When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis–Bacon Act (40 U.S.C. 3141–3144, and 3146–3148) as supplemented by Department of Labor regulations (29 CFR Part 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a

contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. **Davis-Bacon Act is not applicable to HMGP grant funding.

Debarment and Suspension (Executive Orders 12549 and 12689)

A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Domestic Preferences for Procurements

As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award. For purposes of this section: (1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. (2) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

Equal Employment Opportunity

Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

Procurement of Recovered Materials

In the performance of this contract, the contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired (1) Competitively within a timeframe providing for compliance with the contract performance schedule; (2) Meeting contract performance requirements; or (3) At a reasonable price. Information about this requirement, along with the list of EPA designated items, is available at EPA's Comprehensive Procurement Guidelines web site:

<https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.

The contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment

Recipients and subrecipients are prohibited from obligating or expending loan or grant funds to: (1) Procure or obtain; (2) Extend or renew a contract to procure or obtain; or (3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

- For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
- Telecommunications or video surveillance services provided by such entities or using such equipment.
- Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Rights to Inventions Made Under a Contract or Agreement

If the Federal award meets the definition of “funding agreement” under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.

Termination

Immediate Termination by the State

The State may terminate this Contract for any of the following reasons effective immediately without advance notice:

- In the event the Contractor is required to be certified or licensed as a condition precedent to providing goods and services, the revocation or loss of such license or certification will result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect;
- The State determines that the actions, or failure to act, of the Contractor, its agents, employees or subcontractors have caused, or reasonably could cause, a person’s life, health or safety to be jeopardized;
- The Contractor fails to comply with confidentiality laws or provisions;
- The Contractor furnished any statement, representation or certification in connection with the Contract or the bidding process which is materially false, deceptive, incorrect or incomplete.

Termination for Cause by the Agency

The Agency may terminate this Contract upon written notice for the breach by Contractor of any material term, condition or provision of this Contract, if such breach is not cured within the time period specified in the Agency’s notice of breach or any subsequent notice or correspondence delivered by the Agency to Contractor, provided that cure is feasible. In addition, the Agency may terminate this Contract effective immediately without penalty and without advance notice or opportunity to cure for any of the following reasons:

- Contractor furnished any statement, representation, warranty or certification in connection with

this Contract, the RFP or the Proposal that is false, deceptive, or materially incorrect or incomplete;

- Contractor or any of Contractor's officers, directors, employees, agents, subsidiaries, affiliates, contractors or subcontractors has committed or engaged in fraud, misappropriation, embezzlement, malfeasance, misfeasance, or bad faith;
- Contractor or any parent or affiliate of Contractor owning a controlling interest in Contractor dissolves;
- Contractor terminates or suspends its business; Contractor's corporate existence or good standing in Iowa is suspended, terminated, revoked or forfeited, or any license or certification held by Contractor related to Contractor's performance under this Contract is suspended, terminated, revoked, or forfeited;
- Contractor has failed to comply with any applicable international, federal, state (including, but not limited to Iowa Code chapter 8F), or local laws, rules, ordinances, regulations or orders when performing within the scope of this Contract;
- The Agency determines or believes the Contractor has engaged in conduct that: (a) has or may expose the Agency or the State to material liability, or (b) has caused or may cause a person's life, health or safety to be jeopardized;
- Contractor infringes or allegedly infringes or violates any patent, trademark, copyright, trade dress or any other intellectual property right or proprietary right, or Contractor misappropriates or allegedly misappropriates a trade secret;
- Contractor fails to comply with any applicable confidentiality laws, privacy laws, or any provisions of this Contract pertaining to confidentiality or privacy; or
- Any of the following has been engaged in by or occurred with respect to Contractor or any corporation, shareholder or entity having or owning a controlling interest in Contractor:
 - o Commencing or permitting a filing against it which is not discharged within ninety (90) days, of a case or other proceeding seeking liquidation, reorganization, or other relief with respect to itself or its debts under any bankruptcy, insolvency, or other similar law now or hereafter in effect; or filing an answer admitting the material allegations of a petition filed against it in any involuntary case or other proceeding commenced against it seeking liquidation, reorganization, or other relief under any bankruptcy, insolvency, or other similar law now or hereafter in effect with respect to it or its debts; or consenting to any such relief or to the appointment of or

taking possession by any such official in any voluntary case or other proceeding commenced against it seeking liquidation, reorganization, or other relief under any bankruptcy, insolvency, or other similar law now or hereafter in effect with respect to it or its debts;

- o Seeking or suffering the appointment of a trustee, receiver, liquidator, custodian or other similar official of it or any substantial part of its assets;
- o Making an assignment for the benefit of creditors;
- o Failing, being unable, or admitting in writing the inability generally to pay its debts or obligations as they become due or failing to maintain a positive net worth and such additional capital and liquidity as is reasonably adequate or necessary in connection with Contractor's performance of its obligations under this Contract; or
- o Taking any action to authorize any of the foregoing. The Agency's right to terminate this Contract shall be in addition to and not exclusive of other remedies available to the Agency, and the Agency shall be entitled to exercise any other rights and pursue any remedies, in law, at equity, or otherwise.

Termination upon Notice

Following thirty (30) days written notice, the Agency may terminate this Contract in whole or in part without penalty and without incurring any further obligation to Contractor. Termination can be for any reason or no reason at all.

Termination Due to Lack of Funds or Change in Law

Notwithstanding anything in this Contract to the contrary, and subject to the limitations set forth below, the Agency shall have the right to terminate this Contract without penalty and without any advance notice as a result of any of the following:

- The legislature or governor fail in the sole opinion of the Agency to appropriate funds sufficient to allow the Agency to either meet its obligations under this Contract or to operate as required and to fulfill its obligations under this Contract; or
- If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Agency to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Agency in its sole discretion; or
- If the Agency's authorization to conduct its business or engage in activities or operations related to the subject matter of this Contract is withdrawn or materially altered or modified; or

- If the Agency's duties, programs or responsibilities are modified or materially altered; or
- If there is a decision of any court, administrative law judge or an arbitration panel or any law, rule, regulation or order is enacted, promulgated or issued that materially or adversely affects the Agency's ability to fulfill any of its obligations under this Contract. The Agency shall provide Contractor with written notice of termination pursuant to this section.

Limitation of the State's Payment Obligations

In the event of termination of this Contract for any reason by either party (except for termination by the Agency), the Agency shall pay only those amounts, if any, due and owing to Contractor hereunder for Deliverables actually and satisfactorily provided in accordance with the provisions of this Contract up to and including the date of termination of this Contract and for which the Agency is obligated to pay pursuant to this Contract; provided however, that in the event the Agency terminates this Contract pursuant to Section 1.6.4, the Agency's obligation to pay Contractor such amounts and other compensation shall be limited by, and subject to, legally available funds. Payment will be made only upon submission of invoices and proper proof of Contractor's claim. Notwithstanding the foregoing, this section in no way limits the rights or remedies available to the Agency and shall not be construed to require the Agency to pay any compensation or other amounts hereunder in the event of Contractor's breach of this Contract or any amounts withheld by the Agency in accordance with the terms of this Contract. The Agency shall not be liable, under any circumstances, for any of the following:

- The payment of unemployment compensation to Contractor's employees;
- The payment of workers' compensation claims, which occur during the Contract or extend beyond the date on which the Contract terminates;
- Any costs incurred by Contractor in its performance of the Contract, including, but not limited to, startup costs, overhead or other costs associated with the performance of the Contract;
- Any damages or other amounts associated with the loss of prospective profits, anticipated sales, goodwill, or for expenditures, investments or commitments made in connection with this Contract;
- Any taxes Contractor may owe in connection with the performance of this Contract, including, but not limited to, sales taxes, excise taxes, use taxes, income taxes or property taxes.

Contractor's Termination Duties

Upon receipt of notice of termination or upon request of the Agency, Contractor shall:

- Cease work under this Contract and take all necessary or appropriate steps to limit disbursements and minimize costs, and furnish a report within thirty (30) days of the date of notice of termination, describing the status of all work performed under the Contract and such other matters as the Agency may require.
- Immediately cease using and return to the Agency any property or materials, whether tangible or intangible, provided by the Agency to Contractor.
- Cooperate in good faith with the Agency and its employees, agents and independent contractors during the transition period between the notification of termination and the substitution of any replacement service provider.
- Immediately return to the Agency any payments made by the Agency for Deliverables that were not rendered or provided by Contractor.
- Immediately deliver to the Agency any and all Deliverables for which the Agency has made payment (in whole or in part) that are in the possession or under the control of the Contractor or its agents or subcontractors in whatever stage of development and form of recordation such property is expressed or embodied as that time.

Termination for Cause by Contractor

Contractor may only terminate this Contract for the breach by the Agency of any material term, condition or provision of this Contract, if such breach is not cured within sixty (60) days of the Agency's receipt of Contractor's written notice of breach.

ACKNOWLEDGEMENTS AND ASSURANCES

Access to Records

The following access to records requirements apply to this contract: (1) The contractor agrees to provide the State of Iowa, HSEMD, the federal awarding agency, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions. (2) The contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed. (3) The contractor agrees to provide the federal awarding agency or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract. (4) In compliance with the Disaster Recovery Act of 2018, HSEMD and the contractor acknowledge and agree that no language in this contract is intended to

prohibit audits or internal reviews by the federal awarding agency or the Comptroller General of the United States.

Awarding Agency Seal, Logo, and Flags

The contractor shall not use the awarding agency's seal(s), logos, crests, or reproductions of flags or likenesses of agency officials without specific agency preapproval.

Compliance with Federal Law, Regulations, and Executive Orders

This is an acknowledgement that Federal financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, federal awarding policies, procedures, and directives.

No Obligation by Federal Government

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

Program Fraud and False or Fraudulent Statements or Related Acts

The contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Mark Hunt



Item Title

Resolution approving an appeal to the offer price for a home located at 1120 Parkway Drive (Lot 13, Hawthorne Hills Eighth Addition) as a part of the Flood Grant Buyout Program (DR-4557-0045).

Explanation

The City was awarded funding from the Iowa Homeland Security and Emergency Management Division (HSEMD) and the Federal Emergency Management Agency (FEMA) to be used to purchase real estate located within the Duck Creek flood plain. The purchased homes would then be demolished leaving the area as greenspace.

An offer of \$155,000 was made to Joni Vestal for her home located at 1120 Parkway Drive based on an appraisal commissioned by the City in July 2021 ([see 7/28/21 Appraisal – Attachment A](#)). Subsequent to the offer, the homeowner provided an appraisal of her home, which was completed in February 2023, showing a value of \$175,000 ([see 2/15/23 Appraisal – Attachment B](#)). Vestal has submitted an appeal of the offer price ([see Vestal letter – Attachment C](#)).

Staff recommends that the City Council approve the appeal of the offer price for 1120 Parkway Drive.

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) 7/28/21 Appraisal; (B) 2/15/23 Appraisal; (C) Vestal letter

**RESOLUTION APPROVING AN APPEAL TO THE OFFER PRICE FOR A HOME
LOCATED AT 1120 PARKWAY DRIVE
LOT 13, HAWTHORNE HILLS EIGHTH ADDITION
AS A PART OF THE FLOOD GRANT BUYOUT PROGRAM
(DR-4557-0045)**

WHEREAS, the City of Bettendorf, Iowa (hereinafter called "the Subgrantee"), County of Scott, was approved for a grant award from the Iowa Homeland Security and Emergency Management Division and the Federal Emergency Management Agency for funding from the Hazard Mitigation Grant Program to purchase real estate within the Duck Creek Floodplain of Bettendorf, Iowa, and

WHEREAS, the Subgrantee has adopted an Administrative Plan for said grant that details various policies and procedures relative to the grant including appeals to the offer price for real estate purchased under the grant, and

WHEREAS, the real estate known as 1120 Parkway Drive and legally described as Lot 13 of Hawthorne Hills Eighth Addition to the City of Bettendorf, Scott County, Iowa (hereinafter called "the Property"), was approved to be purchased under said grant, and

WHEREAS, Joni Vestal is the owner of the Property, and

WHEREAS, the Subgrantee offered Joni Vestal \$155,000 for the Property based on an appraisal commissioned by the City in July 2021, and

WHEREAS, Joni Vestal, at her own expense, provided the Subgrantee an appraisal of the Property completed in February 2023 showing a value of \$175,000, and

WHEREAS, the Subgrantee has received and reviewed an appeal to its offer price for the Property.

NOW, THEREFORE, BE IT RESOLVED, that the Subgrantee approves the purchase price of \$175,000 for the real estate located at 1120 Parkway Drive (Lot 13 in Hawthorne Hills Eighth Addition) to the City of Bettendorf, Scott County, Iowa.

PASSED, APPROVED, AND ADOPTED this 4th day of April, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

APPRAISAL OF REAL PROPERTY



LOCATED AT

1120 Parkway Dr
Bettendorf, IA 52722
HAWTHORNE HILLS 8TH ADD Lot: 013 HAWTHORNE HILLS 8TH ADD

FOR

City of Bettendorf
4403 Devils Glen Road
Bettendorf, IA 52722

OPINION OF VALUE

155,000

AS OF

07/28/2021

BY

Josh Binneboese
DataSource Appraisal
630 River Dr, Suite 201
Bettendorf, IA 52722
(563) 355-9310
joshb@datasourceappraisal.com

DataSource Appraisal
630 River Dr, Suite 201
Bettendorf, IA 52722
(563) 355-9310

09/01/2021

City of Bettendorf
4403 Devils Glen Road
Bettendorf, IA 52722

Re: Property: 1120 Parkway Dr
Bettendorf, IA 52722
Borrower: Joni Vestal
File No.: 082119B1U

Opinion of Value: \$ 155,000
Effective Date: 07/28/2021

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Josh Binneboese
License or Certification #: CR03117
State: IA Expires: 06/30/2022
joshb@datasourceappraisal.com

Uniform Residential Appraisal Report

File # 082119B1U

SUBJECT

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	1120 Parkway Dr	City	Bettendorf	State	IA	Zip Code	52722
Borrower	Joni Vestal	Owner of Public Record	Vestal, Joni R & Barry D	County	Scott		
Legal Description	HAWTHORNE HILLS 8TH ADD Lot: 013 HAWTHORNE HILLS 8TH ADD						
Assessor's Parcel #	842023413	Tax Year	2020	R.E. Taxes \$	2,306		
Neighborhood Name	Hawthorne Hills	Map Reference	19340	Census Tract	0135.00		
Occupant	☒ Owner ☐ Tenant ☐ Vacant	Special Assessments \$	0	☐ PUD	HOA \$	0	☐ per year ☐ per month
Property Rights Appraised	☒ Fee Simple ☐ Leasehold ☐ Other (describe)						
Assignment Type	☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) to determine market value of the subject property						
Lender/Client	City of Bettendorf	Address	4403 Devils Glen Road, Bettendorf, IA 52722				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No							
Report data source(s) used, offering price(s), and date(s). QCMLS							

CONTRACT

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record?	☐ Yes ☐ No	Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No				
If Yes, report the total dollar amount and describe the items to be paid.				

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	☒ Urban ☐ Suburban ☐ Rural	Property Values	☐ Increasing ☒ Stable ☐ Declining	PRICE	AGE	One-Unit	75 %		
Built-Up	☒ Over 75% ☐ 25-75% ☐ Under 25%	Demand/Supply	☒ Shortage ☐ In Balance ☐ Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %		
Growth	☐ Rapid ☒ Stable ☐ Slow	Marketing Time	☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths	52	Low 41	Multi-Family	5 %		
Neighborhood Boundaries	North to Spruce Hills, south to Lincoln Rd, west to I-74 and east to 18th St.				300	High 71	Commercial	10 %	
Other areas may also compete.	"Other" land is vacant, parks, schools, recreation, etc.				170	Pred. 57	Other	5 %	

Neighborhood Description The subject is located in a residential neighborhood of Bettendorf. Homes mostly show an average to above average level of exterior maintenance. Due to the layout of the neighborhood, traffic is minimal. All amenities (school, shopping, employment, recreation) are located in close proximity. Multi-family uses are scattered throughout, with commercial uses on the main thoroughfares.

Market Conditions (including support for the above conclusions) Properties in the area sold in an average of 10 days last year, at 100% of list price. The median and average sales prices for last year vs. the prior year, as well as re-sales of the same properties, indicate stable prices. The number of actives in the neighborhood indicates a 0.3 month supply. Seller concessions are common in this market area.

SITE

Dimensions	68 x 100	Area	6800 sf	Shape	Rectangular	View	N;Res;
Specific Zoning Classification	R2	Zoning Description	Single Family Residence District				
Zoning Compliance	☐ Legal ☒ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe							

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☒	☐	Street Concrete	☒ ☐
Gas	☒	☐	Sanitary Sewer	☒	☐	Alley None	☐ ☐

FEMA Special Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone AE FEMA Map # 19163C0367G FEMA Map Date 03/23/2021

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

A survey was not performed, nor was one provided. The site is subject to normal utility easements, which do not have a negative affect on value.

There were no apparent adverse easements, encroachments, etc. visible on the date of inspection. I did not search land records for recorded easements or encroachments.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units ☒ One ☐ One with Accessory Unit	☒ Concrete Slab ☐ Crawl Space	Foundation Walls	Poured conc/avg	Floors	Crp,lam,wd,crm/avg
# of Stories 2	☐ Full Basement ☒ Partial Basement	Exterior Walls	Composite/avg	Walls	Drywall/avg
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area 613 sq.ft.	Roof Surface	Comp shingle/good	Trim/Finish	Painted wood/avg
☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/avg+	Bath Floor	Vinyl/avg
Design (Style) Mod Colo	☐ Outside Entry/Exit ☐ Sump Pump	Window Type	Csmt,sldrs,dbl/avg	Bath Wainscot	Fiberglass/avg
Year Built 1964	Evidence of ☐ Infestation	Storm Sash/Insulated	Vinyl/avg	Car Storage	☐ None
Effective Age (Yrs) 18	☐ Dampness ☐ Settlement	Screens	1/2/avg	☒ Driveway	# of Cars 2
Attic ☐ None	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ Woodstove(s) # 0	Driveway Surface	Concrete
☐ Drop Stair ☐ Stairs	☐ Other Fuel Gas	☐ Fireplace(s) # 0	☒ Fence Wood	☐ Garage	# of Cars 0
☐ Floor ☒ Scuttle	Cooling ☒ Central Air Conditioning	☒ Patio/Deck Patio	☒ Porch 3 SSN	☐ Carport	# of Cars 0
☐ Finished ☐ Heated	☐ Individual ☐ Other	☐ Pool None	☐ Other None	☐ Att.	☐ Det. ☐ Built-in

Appliances ☐ Refrigerator ☐ Range/Oven ☒ Dishwasher ☐ Disposal ☒ Microwave ☐ Washer/Dryer ☒ Other (describe) Built in appliances only

Finished area above grade contains: 7 Rooms 4 Bedrooms 1.1 Bath(s) 1,502 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). None known. The appraiser notes a fridge and range/oven were also present and are considered personal property.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The overall condition of the subject property is average, with no deferred maintenance noted. Physical depreciation reflects the age of the subject and overall wear and tear. No functional or external depreciation was noted. Recent updates per owner; roof, some flooring, furnace, central air, water heater, electrical panel and painted kitchen cabinets.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

While none were noted, such items are generally beyond the expertise of the appraiser. Issues of soundness and structural integrity are often related to areas that are hidden from the appraiser's view. See limiting condition #5 and comments on page three related to appraiser's definition of "complete visual inspection". Subject was built prior to 1978 and may contain lead based paint.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

Uniform Residential Appraisal Report

File # 082119B1U

SALES COMPARISON APPROACH

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0 .															
There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 84,000 to \$ 190,000 .															
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address 1120 Parkway Dr Bettendorf, IA 52722					1631 Parkway Dr Bettendorf, IA 52722			1905 Parkway Dr Bettendorf, IA 52722			2008 Elmwood Ln Bettendorf, IA 52722				
Proximity to Subject					0.62 miles SE			0.48 miles SE			0.47 miles SE				
Sale Price		\$				\$ 165,000		\$ 175,000		\$ 155,000					
Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 128.91 sq.ft.				\$ 124.38 sq.ft.		\$ 101.37 sq.ft.					
Data Source(s)					QCMLS#4221472;DOM 15			QCMLS#4216966;DOM 2			QCMLS#4217577;DOM 1				
Verification Source(s)					Assessor's Rcrds,Ext Observatn			Assessor's Rcrds,Ext Observatn			Assessor's Rcrds,Ext Observatn				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment	
Sales or Financing					ArmLth			ArmLth			ArmLth				
Concessions					Conv;0			Conv;0			Conv;0				
Date of Sale/Time					s07/21;c06/21			s12/20;c11/20			s12/20;c11/20				
Location		N;Res;				N;Res;		N;Res;		N;Res;					
Leasehold/Fee Simple		Fee Simple				Fee Simple		Fee Simple		Fee Simple					
Site		6800 sf				7560 sf		0 7560 sf		0 9625 sf					
View		N;Res;				N;Res;		N;Res;		N;Res;					
Design (Style)		DT2;Mod Colo				DT2;Quad level		0 DT1;Ranch		0 DT1;Ranch					
Quality of Construction		Q4				Q4		Q4		Q4					
Actual Age		57				63		0 57		61					
Condition		C4				C4		C3		-17,500					
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths		
Room Count		7	4	1.1	6	3	2.0	-1,000	6	3	1.1	7	3	2.0	
Gross Living Area		1,502 sq.ft.				1,280 sq.ft.		+6,200		1,407 sq.ft.		0 1,529 sq.ft.			
Basement & Finished		613sf0sfin			1280sf704sfin			0 1176sf800sfin			0 1237sf0sfin				
Rooms Below Grade					1rr1br0.1ba0o			-6,800 1rr1br1.0ba0o			-7,500				
Functional Utility		Average						Average							
Heating/Cooling		F.Air/CAC						F.Air/CAC							
Energy Efficient Items		None known						None known							
Garage/Carport		2dw			1ga			-3,000 1ga			-3,000 2ga				
Porch/Patio/Deck		Patio,3SSN,fnc			Deck,fence			0 Patio,fence			0 Deck				
Total DOM		NA			15			0 25			0 1				
Settlement Date		NA			07/26/2021			0 12/17/2020			0 12/09/2020				
Flood Zone		Yes			Yes			Yes			No				
Net Adjustment (Total)					☐ + ☒ -			\$ -4,600 ☐ + ☒ -			\$ -28,000 ☐ + ☒ -				
Adjusted Sale Price					Net Adj. 2.8 %			Net Adj. 16.0 %			Net Adj. 2.7 %				
of Comparables					Gross Adj. 10.3 %			\$ 160,400 Gross Adj. 16.0 %			\$ 147,000 Gross Adj. 12.8 %				
					\$ 160,400			\$ 147,000			\$ 150,800				

Uniform Residential Appraisal Report

File # 082119B1U

ADDITIONAL COMMENTS

SOURCE OF DEFINITION OF MARKET VALUE;
The definition of market value noted in report is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS on June 7, 1994, and in the Interagency Appraisal and Evaluation Guideline, dated October 27, 1994.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value.

The purpose and intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of the appraisal report form, and definition of market value.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae & Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

Pursuant to the Conduct Section of the Ethics Rule of USPAP, If known prior to accepting an assignment, and/or if discovered at any time during the assignment, an appraiser must disclose to the client, and in the subsequent report certification any services regarding the subject property performed by the appraiser within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.
- I have performed no services, as an appraiser, or in any other capacity, regarding the property that is the subject of this report, within the three year period immediately preceding acceptance of this assignment.

EXPOSURE TIME: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Exposure time for the subject property would be approximately 0-60 days. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

I have not completed a home inspection, and any questions related to the adequacy of mechanicals should be addressed to a qualified inspector or contractor.

Highest and Best use: The subject is zoned for residential use and residential is an allowable use. The structure provides a positive return to the land that is higher than the land alone. Therefore the subjects current residential use is its highest and best use.

This report is an Appraisal Report.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)
Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

OPINION OF SITE VALUE _____ = \$

Source of cost data _____ DWELLING _____ Sq.Ft. @ \$ _____ = \$

Quality rating from cost service _____ Effective date of cost data _____ Sq.Ft. @ \$ _____ = \$

Comments on Cost Approach (gross living area calculations, depreciation, etc.) _____ = \$

The cost approach was undeveloped due to the subjects age. The cost approach is best applicable for new properties with limited depreciation. _____ = \$

Older properties like the subject, that require an estimate of depreciation, lack reliability and therefore is not completed in this report. _____ = \$

_____ = \$

_____ = \$

Estimated Remaining Economic Life (HUD and VA only) _____ Years INDICATED VALUE BY COST APPROACH _____ = \$ 0

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)
Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)
Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal Name of Project _____
Total number of phases _____ Total number of units _____ Total number of units sold _____
Total number of units rented _____ Total number of units for sale _____ Data source(s) _____
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion. _____
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source _____
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion. _____
Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options. _____
Describe common elements and recreational facilities. _____

Uniform Residential Appraisal Report

File # 082119B1U

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 082119B1U

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 082119B1U

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Josh Binneboese
Company Name DataSource Appraisal
Company Address 630 River Dr, Suite 201
Bettendorf, IA 52722
Telephone Number (563) 355-9310
Email Address joshb@datasourceappraisal.com
Date of Signature and Report 09/01/2021
Effective Date of Appraisal 07/28/2021
State Certification # CR03117
or State License # _____
or Other (describe) _____ State # _____
State IA
Expiration Date of Certification or License 06/30/2022

ADDRESS OF PROPERTY APPRAISED

1120 Parkway Dr
Bettendorf, IA 52722
APPRAISED VALUE OF SUBJECT PROPERTY \$ 155,000

LENDER/CLIENT

Name No AMC
Company Name City of Bettendorf
Company Address 4403 Devils Glen Road, Bettendorf, IA 52722

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____

Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Uniform Residential Appraisal Report

File # 082119B1U

SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6							
	Address 1120 Parkway Dr Bettendorf, IA 52722					2305 18th St Bettendorf, IA 52722												
	Proximity to Subject					0.55 miles E												
	Sale Price		\$					\$		175,500				\$				
	Sale Price/Gross Liv. Area		\$		sq.ft.		\$		102.51		sq.ft.		\$		sq.ft.			
	Data Source(s)					QCMLS#4210164;DOM 3												
	Verification Source(s)					Assessor's Rcrds,Ext Observatn												
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment			
	Sales or Financing					ArmLth												
	Concessions					Conv;0												
	Date of Sale/Time					s04/20;c03/20												
	Location		N;Res;			N;Res;BsyRd			0									
	Leasehold/Fee Simple		Fee Simple			Fee Simple												
	Site		6800 sf			7800 sf			0									
	View		N;Res;			N;Res;												
	Design (Style)		DT2;Mod Colo			DT2;Mod Colo												
	Quality of Construction		Q4			Q4												
	Actual Age		57			56			0									
	Condition		C4			C4												
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths
	Room Count		7	4	1.1	7	4	1.1										
	Gross Living Area		1,502 sq.ft.			1,712 sq.ft.			-5,900		sq.ft.				sq.ft.			
	Basement & Finished		613sf0sfin			720sf450sfin			0									
	Rooms Below Grade					1rr0br0.0ba0o			-3,000									
	Functional Utility		Average			Average												
	Heating/Cooling		F.Air/CAC			F.Air/CAC												
	Energy Efficient Items		None known			None known												
	Garage/Carport		2dw			1ga			-3,000									
	Porch/Patio/Deck		Patio,3SSN,fnc			Patio			0									
	Total DOM		NA			3			0									
	Settlement Date		NA			04/17/2020			0									
	Flood Zone		Yes			No			-5,000									
	Net Adjustment (Total)					☐ + ☒ -		\$ -16,900		☐ + ☐ -		\$		☐ + ☐ -		\$		
Adjusted Sale Price					Net Adj. 9.6 %					Net Adj. %				Net Adj. %				
of Comparables					Gross Adj. 9.6 %			\$ 158,600		Gross Adj. %		\$		Gross Adj. %		\$		
SALE HISTORY	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).																	
	ITEM		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6						
	Date of Prior Sale/Transfer																	
	Price of Prior Sale/Transfer																	
	Data Source(s)		Assessor's Records			Assessor's Records												
	Effective Date of Data Source(s)		09/01/2021			09/01/2021												
	Analysis of prior sale or transfer history of the subject property and comparable sales																	
	No recent sales or transfers for comp 4																	
ANALYSIS / COMMENTS	Analysis/Comments																	

Supplemental Addendum

File No. 082119B1U

Borrower	Joni Vestal				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	City of Bettendorf				

URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

Due to a lack of recent similar sales, comps 2-4 are older than 6 months. No age adjustments are required (considered under effective age/condition). There is insufficient market data to warrant adjustments for the following in this market area; lot size, style, year built, basement size and/or exterior amenities, however, these items were considered in the final reconciliation.

Adjustments are warranted for the following; condition, bathroom count, GLA, basement finish, garage utility and flood zone. The subject's garage utility was not able to bracketed. The sales that met this criteria were too dissimilar, requiring numerous adjustments, and were not credible/reliable enough to use.

The most similar competing sales in as close proximity to the subject as possible were utilized. Adjustments were made for dissimilar items according to their effect on the market value of the subject. Sales chosen are similar style dwellings, with similar size and utility, located in the subject market area and are considered the most reliable sales available. The subject and comps 1 & 2 are located in a flood zone. Comp 3 is just outside of the flood zone and was included to bracket GLA. Comp 4 is outside of the flood zone and was included to have a similar style sale and to bracket bedroom count.

The subject sits on a smaller than average size lot and is larger than average size (GLA). It has 4 bedrooms and 1 & 1/2 bathrooms above grade.

The adjusted values for comps 1-4 range from \$147,000 up to \$160,400. The unadjusted sales prices for comps 1-4 range from \$155,000 up to \$175,500. It is the appraiser's opinion that the subject property would fall into these ranges at \$155,000. Comp 1 is the most recent sale. Comps 1 & 3 have the lowest net adjustment totals. Comps 2 & 3 are the closest in proximity. Comps 1 & 3 were given primary consideration, and comps 2 & 4 were given secondary consideration.

Some comparable photos may be out of season as they were taken prior to the effective date of this appraisal report for a previous appraisal report. The comparable photos are part of the appraisers database and at a minimum the appraiser has inspected the exterior of the comparables from the street. In some instances, the appraiser attempted to photograph the comparables from the street and people were present which did not allow for the appraiser to photograph the comparable property without disturbing occupants. In these instances, MLS photos were utilized.

The UAD format only allows a single number for the predominant value on pg 1. There is no one single predominant value. The market area is broad, with several small similar subdivisions mixed in, amongst older/inferior and newer/superior subdivisions. The number stated on pg 1 is the average sales price for the entire defined market area. The subject is neither an over or under-improvement, and is well within the marketable range.

UAD Scope of Work disclaimer: At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that included specific formats, definition, abbreviations, and acronyms. I have attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which I have not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable (such as areas inside walls covered by finishes, areas covered by furniture and personal belongings, and inner workings of mechanical elements). Comparable property data was generally obtained from third-party source (such as the Assessor, MLS, and Realtors). Consequently, this information should be considered an "estimate" unless otherwise noted by me.

The appraisal was prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice.

The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 331 et seq.) and any implementing regulations.

FIRREA Certification Statement: The appraiser certifies and agrees that this report is prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

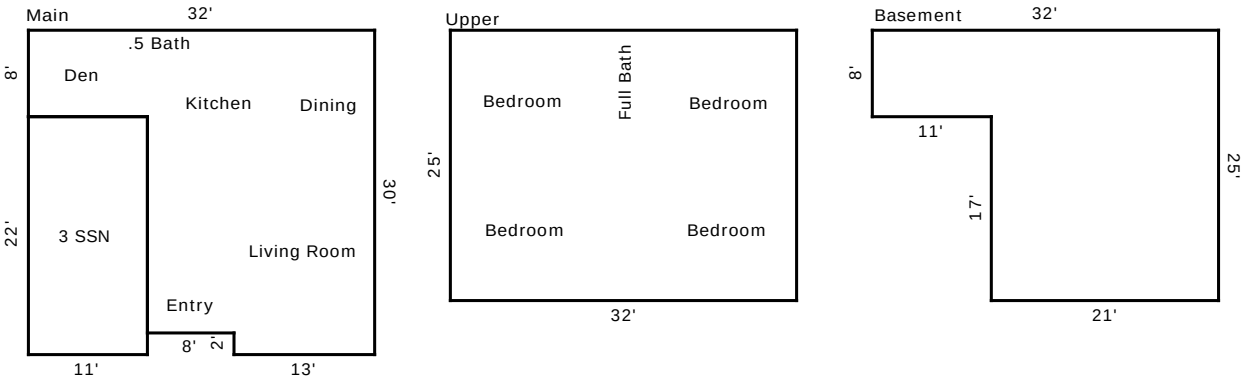
Appraiser Independence

No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the City of Bettendorf.

Building Sketch

Borrower	Joni Vestal				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	City of Bettendorf				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	702 Sq ft	8 × 11 = 88 21 × 28 = 588 2 × 13 = 26
Second Floor	800 Sq ft	25 × 32 = 800
Total Living Area (Rounded):		1502 Sq ft
Non-living Area		
Closed Porch	242 Sq ft	11 × 22 = 242
Basement	613 Sq ft	25 × 21 = 525 8 × 11 = 88

Subject Photo Page

Borrower	Joni Vestal				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	City of Bettendorf				



Subject Front

1120 Parkway Dr
Sales Price
Gross Living Area 1,502
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 1.1
Location N;Res;
View N;Res;
Site 6800 sf
Quality Q4
Age 57



Subject Rear



Subject Street

Photograph Addendum

Borrower	Joni Vestal				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	City of Bettendorf				



Street



Central air unit



Electrical panel



Basement



Laundry in basement



Furnace & water heater

Photograph Addendum

Borrower	Joni Vestal					
Property Address	1120 Parkway Dr					
City	Bettendorf	County	Scott	State	IA	Zip Code 52722
Lender/Client	City of Bettendorf					



Living room



Dining area



Kitchen



Half bath



Den



3 season porch

Photograph Addendum

Borrower	Joni Vestal					
Property Address	1120 Parkway Dr					
City	Bettendorf	County	Scott	State	IA	Zip Code 52722
Lender/Client	City of Bettendorf					



Full bath



Full bath



Bedroom



Bedroom



Bedroom



Bedroom

Comparable Photo Page					
Borrower	Joni Vestal				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	City of Bettendorf				



Comparable 1

1631 Parkway Dr	
Prox. to Subject	0.62 miles SE
Sale Price	165,000
Gross Living Area	1,280
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7560 sf
Quality	Q4
Age	63



Comparable 2

1905 Parkway Dr	
Prox. to Subject	0.48 miles SE
Sale Price	175,000
Gross Living Area	1,407
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	7560 sf
Quality	Q4
Age	57



Comparable 3

2008 Elmwood Ln	
Prox. to Subject	0.47 miles SE
Sale Price	155,000
Gross Living Area	1,529
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	9625 sf
Quality	Q4
Age	61

Comparable Photo Page

Borrower	Joni Vestal					
Property Address	1120 Parkway Dr					
City	Bettendorf	County	Scott	State	IA	Zip Code 52722
Lender/Client	City of Bettendorf					



Comparable 4

2305 18th St	
Prox. to Subject	0.55 miles E
Sale Price	175,500
Gross Living Area	1,712
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.1
Location	N;Res;BsyRd
View	N;Res;
Site	7800 sf
Quality	Q4
Age	56

Comparable 5

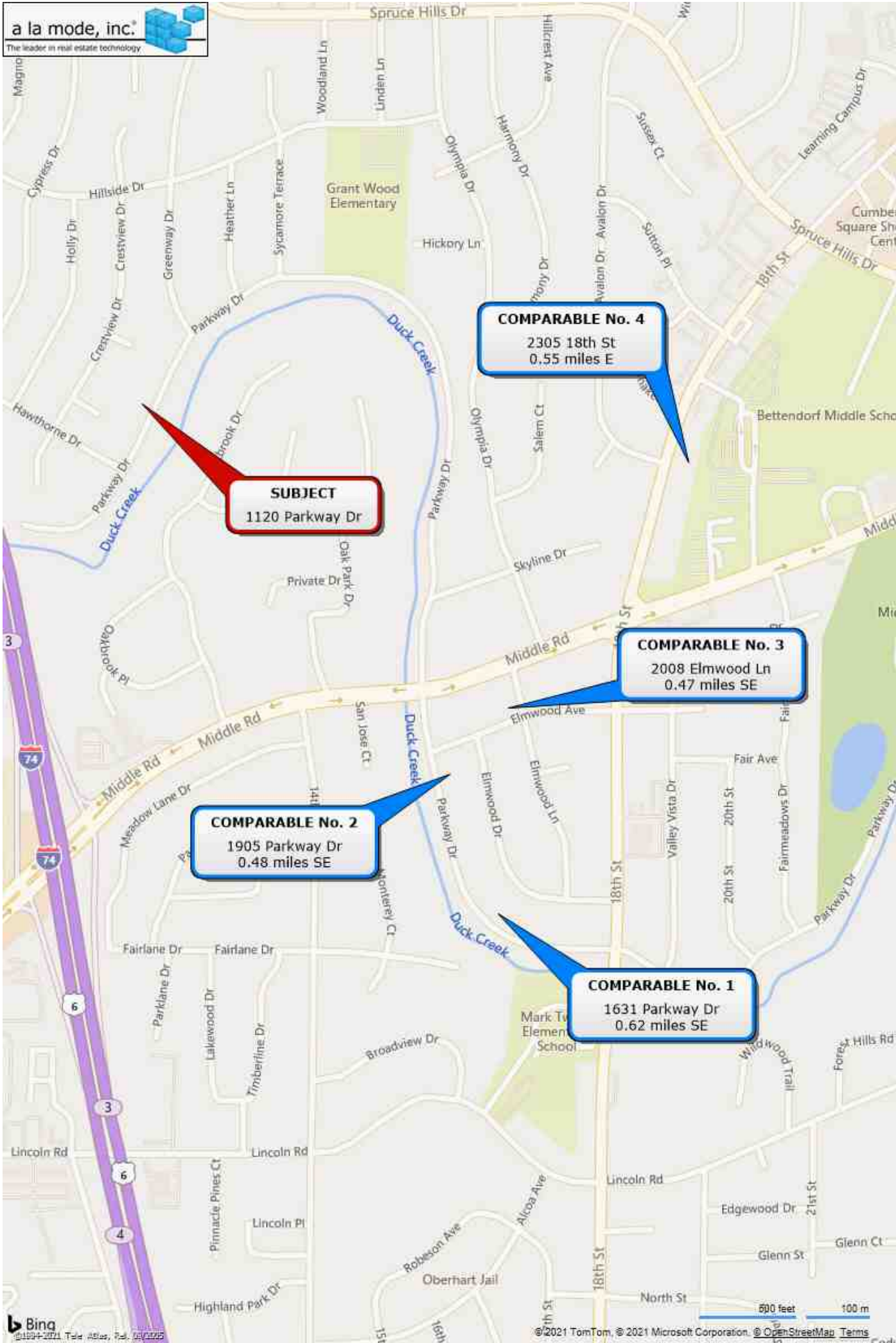
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

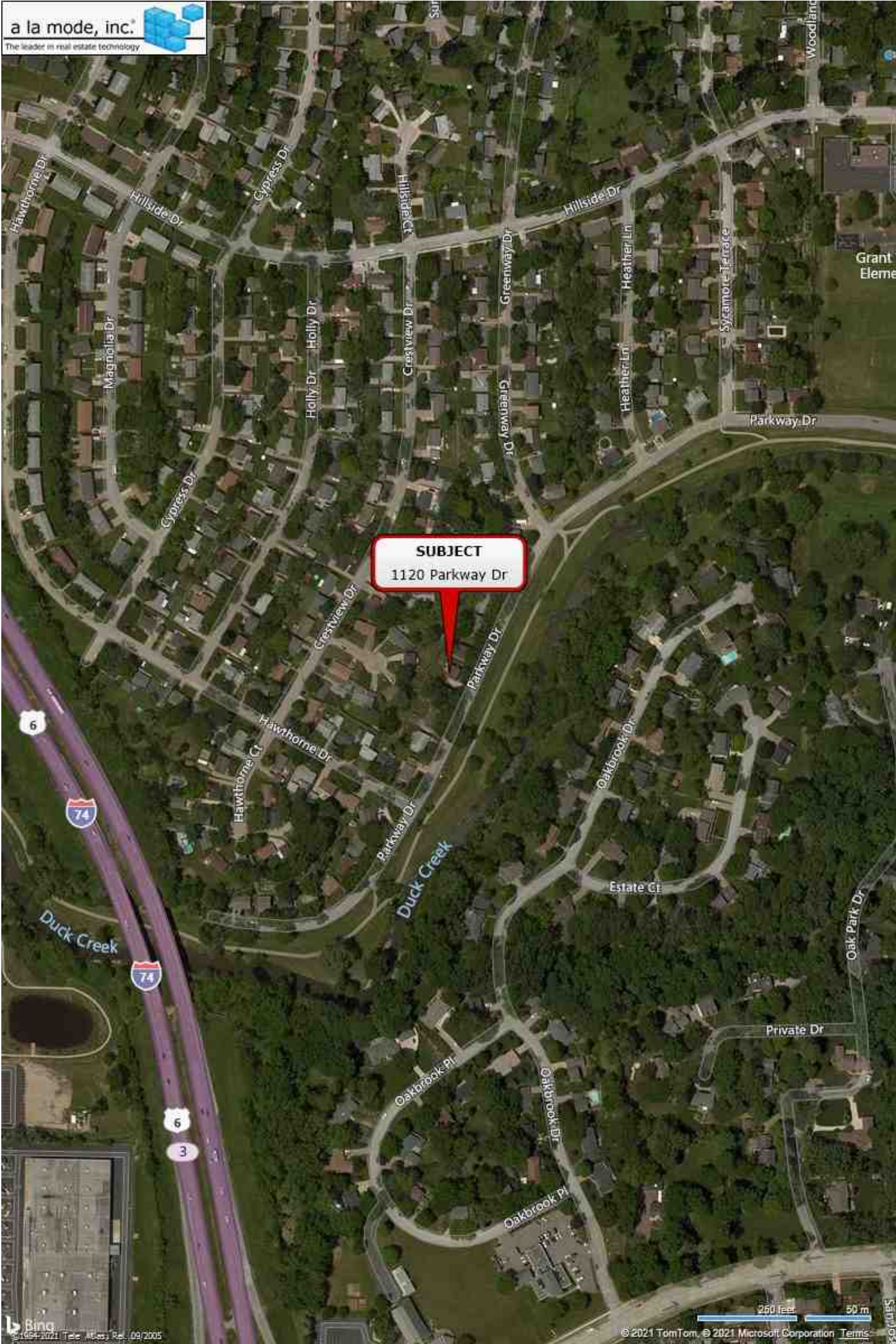
Location Map

Borrower	Joni Vestal				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA
Lender/Client	City of Bettendorf	Zip Code	52722		



Aerial Map

Borrower	Joni Vestal				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	City of Bettendorf				



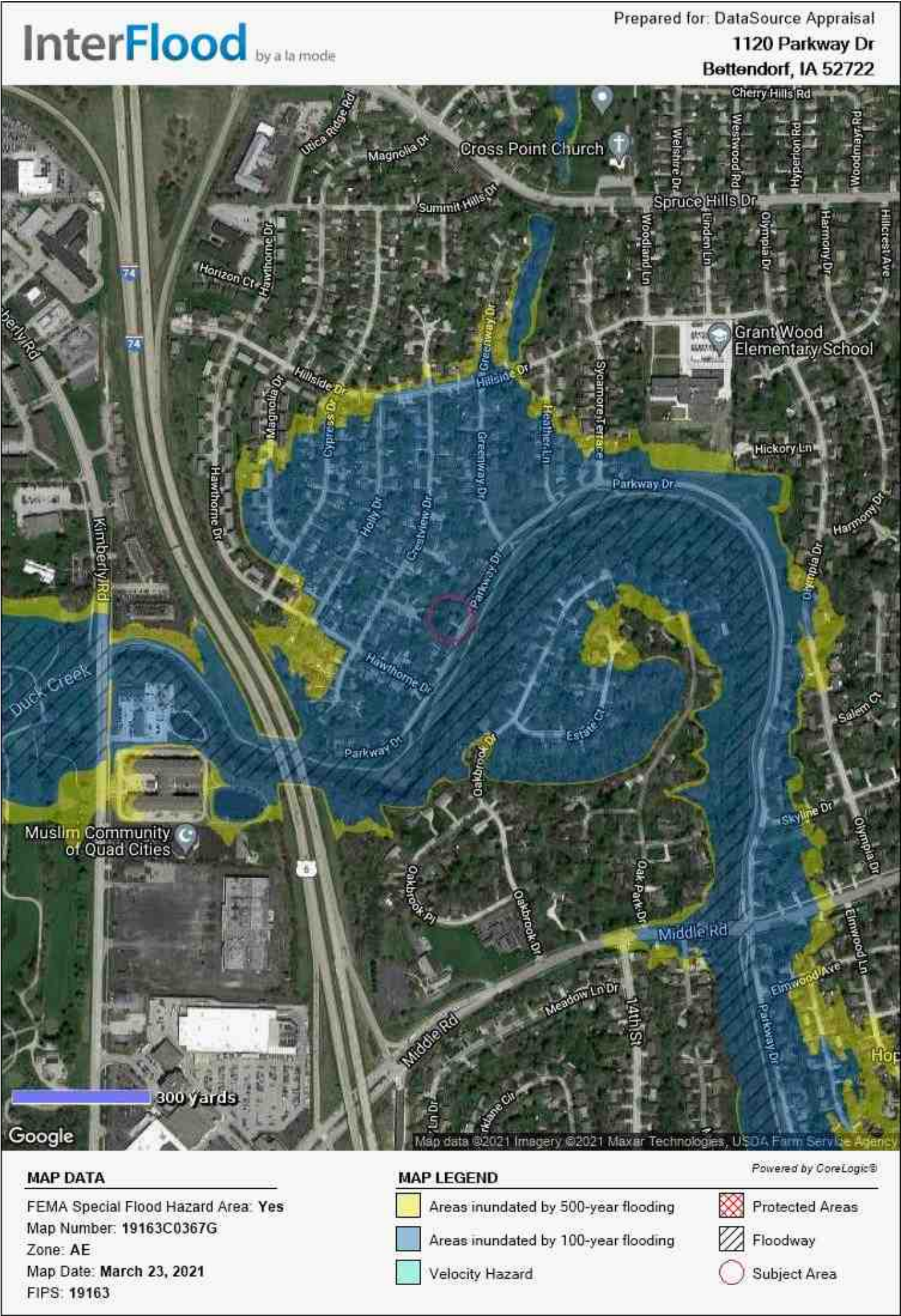
GIS/Plat Map

Borrower	Joni Vestal					
Property Address	1120 Parkway Dr					
City	Bettendorf	County	Scott	State	IA	Zip Code 52722
Lender/Client	City of Bettendorf					



Flood Map

Borrower	Joni Vestal			
Property Address	1120 Parkway Dr			
City	Bettendorf	County	Scott	State IA Zip Code 52722
Lender/Client	City of Bettendorf			



Borrower	Joni Vestal	File No.	082119B1U
Property Address	1120 Parkway Dr		
City	Bettendorf	County	Scott
		State	IA
		Zip Code	52722
Lender/Client	City of Bettendorf		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-60 days

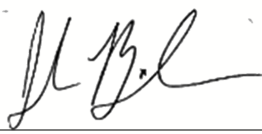
Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

Page 1 of the URAR indicates that this report is a "Summary Appraisal Report". As of January 1, 2014, the Summary Appraisal Report no longer exists (per USPAP), and this report is now simply an "Appraisal Report". The form is inaccurate because it has not yet been updated to comply with current USPAP.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

APPRAISER:



Signature: _____

Name: Josh Binneboese

State Certification #: CR03117

or State License #: _____

State: IA Expiration Date of Certification or License: 06/30/2022

Date of Signature and Report: 09/01/2021

Effective Date of Appraisal: 07/28/2021

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 07/28/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): _____

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is ‘Not Updated’ may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Appraiser License



STATE OF IOWA
IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification
as: Certified Residential Appraiser.

Certification Number: CR03117 Expires: June 30, 2022

Status: Active

Josh Leon Binneboese
DataSource Appraisal
630 River Dr Suite 201
Bettendorf, Iowa 52722



APPRAISAL OF REAL PROPERTY



LOCATED AT

1120 Parkway Dr
Bettendorf, IA 52722
Lot 13 Hawthorne Hills 8th Add

FOR

Private - Vestal
1120 Parkway Drive
Bettendorf, IA 52722

OPINION OF VALUE

175,000

AS OF

02/15/2023

BY

Ted Rossow
Adams Appraisals
1812 Iowa St
Davenport, IA 52803
(563) 232-1408
tradamsappraisalsqca@gmail.com

RESIDENTIAL APPRAISAL REPORT

File No.: 23010030

SUBJECT	Property Address: 1120 Parkway Dr		City: Bettendorf		State: IA		Zip Code: 52722																																																																																																																																																																																														
	County: Scott		Legal Description: Lot 13 Hawthorne Hills 8th Add																																																																																																																																																																																																		
			Assessor's Parcel #: 842023413																																																																																																																																																																																																		
	Tax Year: 2021		R.E. Taxes: \$ 2,404		Special Assessments: \$ 0		Borrower (if applicable): Vestal, Joni																																																																																																																																																																																														
ASSIGNMENT	Current Owner of Record: Vestal, Joni & Barry																																																																																																																																																																																																				
	Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) _____		Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing		HOA: \$ 0 per year ☐ per month																																																																																																																																																																																																
	Market Area Name: Hawthorne Hills 8th Add		Map Reference: 19340		Census Tract: 0135.00																																																																																																																																																																																																
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MARKET AREA DESCRIPTION	This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective																																																																																																																																																																																																				
	Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)																																																																																																																																																																																																				
	Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe) _____																																																																																																																																																																																																				
	Intended Use: The intended use of this appraisal is to determine market value as of the effective date of this report.																																																																																																																																																																																																				
SITE DESCRIPTION	Intended User(s) (by name or type): The intended user is the client, Joni Vestal																																																																																																																																																																																																				
	Client: Private - Vestal		Address: 1120 Parkway Drive, Bettendorf, IA 52722																																																																																																																																																																																																		
	Appraiser: Ted Rossow		Address: 1812 Iowa St, Davenport, IA 52803																																																																																																																																																																																																		
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"> Location: ☒ Urban ☐ Suburban ☐ Rural Built up: ☒ Over 75% ☐ 25-75% ☐ Under 25% Growth rate: ☐ Rapid ☒ Stable ☐ Slow Property values: ☐ Increasing ☐ Stable ☐ Declining Demand/supply: ☐ Shortage ☒ In Balance ☐ Over Supply Marketing time: ☒ Under 3 Mos. ☐ 3-6 Mos. ☐ Over 6 Mos. </td> <td style="width:15%;"> Predominant Occupancy ☒ Owner ☒ Tenant ☒ Vacant (0-5%) ☐ Vacant (>5%) </td> <td style="width:15%;"> One-Unit Housing <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>PRICE (\$000)</th> <th>AGE (yrs)</th> </tr> <tr> <td>87 Low</td> <td>35</td> </tr> <tr> <td>325 High</td> <td>85</td> </tr> <tr> <td>185 Pred</td> <td>65</td> </tr> </table> </td> <td style="width:15%;"> Present Land Use <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>One-Unit</th> <th>%</th> </tr> <tr> <td>92</td> <td>%</td> </tr> <tr> <th>2-4 Unit</th> <th>%</th> </tr> <tr> <td>03</td> <td>%</td> </tr> <tr> <th>Multi-Unit</th> <th>%</th> </tr> <tr> <td>03</td> <td>%</td> </tr> <tr> <th>Comm'l</th> <th>%</th> </tr> <tr> <td>02</td> <td>%</td> </tr> </table> </td> <td style="width:17%;"> Change in Land Use ☒ Not Likely ☐ Likely * ☐ In Process * * To: _____ </td> </tr> </table>								Location: ☒ Urban ☐ Suburban ☐ Rural Built up: ☒ Over 75% ☐ 25-75% ☐ Under 25% Growth rate: ☐ Rapid ☒ Stable ☐ Slow Property values: ☐ Increasing ☐ Stable ☐ Declining Demand/supply: ☐ Shortage ☒ In Balance ☐ Over Supply Marketing time: ☒ Under 3 Mos. ☐ 3-6 Mos. ☐ Over 6 Mos.	Predominant Occupancy ☒ Owner ☒ Tenant ☒ Vacant (0-5%) ☐ Vacant (>5%)	One-Unit Housing <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>PRICE (\$000)</th> <th>AGE (yrs)</th> </tr> <tr> <td>87 Low</td> <td>35</td> </tr> <tr> <td>325 High</td> <td>85</td> </tr> <tr> <td>185 Pred</td> <td>65</td> </tr> </table>	PRICE (\$000)	AGE (yrs)	87 Low	35	325 High	85	185 Pred	65	Present Land Use <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>One-Unit</th> <th>%</th> </tr> <tr> <td>92</td> <td>%</td> </tr> <tr> <th>2-4 Unit</th> <th>%</th> </tr> <tr> <td>03</td> <td>%</td> </tr> <tr> <th>Multi-Unit</th> <th>%</th> </tr> <tr> <td>03</td> <td>%</td> </tr> <tr> <th>Comm'l</th> <th>%</th> </tr> <tr> <td>02</td> <td>%</td> </tr> </table>	One-Unit	%	92	%	2-4 Unit	%	03	%	Multi-Unit	%	03	%	Comm'l	%	02	%	Change in Land Use ☒ Not Likely ☐ Likely * ☐ In Process * * To: _____																																																																																																																																																																
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): There is a good balance of properties on the market for the demand at the present time. There is ample financing for the qualified buyer. Interest rates remain low. The market is best categorized as stable with minor fluctuations which are influenced mostly by seasonal variation.																																																																																																																																																																																																					
Neighborhood Boundaries: Spruce Hills Drive to the north, 18th Street to the east, Middle Road to the south, and Hawthorne Drive to the west																																																																																																																																																																																																					
The subject property is located in a neighborhood with similar style and quality construction. Neighboring properties consists of one story, two story, and split level dwelling's with similar design and market appeal. The subject is located conveniently close to schools, interstates, and areas of employment.																																																																																																																																																																																																					
DESCRIPTION OF THE IMPROVEMENTS	Dimensions: 68x100 Ft. Site Area: 6,800 sf																																																																																																																																																																																																				
	Zoning Classification: R-2		Description: Single Family Residential District																																																																																																																																																																																																		
	Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning		Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) \$ _____ /																																																																																																																																																																																																		
	Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) _____																																																																																																																																																																																																				
Actual Use as of Effective Date: Single Family Residence Use as appraised in this report: Single Family Residence																																																																																																																																																																																																					
Summary of Highest & Best Use: The four tests/criteria to conclude the highest and best use include legal permissibility, physical possibility, financially feasible, and maximum productivity. The current use of the subject is justifiably the highest and best use.																																																																																																																																																																																																					
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Site Comments: Only the normal utility easements. No apparent adverse easements or encroachments noted. No environmental conditions noted, however, the appraiser is not an expert in this field.																																																																																																																																																																																																					
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Ft.</td> <td>525</td> <td>Type</td> <td>F.Air</td> </tr> <tr> <td># of Stories</td> <td>2</td> <td>Exterior Walls</td> <td>Masonite</td> <td>Crawl Space</td> <td>Partial</td> <td>% Finished</td> <td>0%</td> <td>Fuel</td> <td></td> </tr> <tr> <td>Type</td> <td>☒ Det. ☐ Att. ☐ _____</td> <td>Roof Surface</td> <td>Asphalt</td> <td>Basement</td> <td>Partial</td> <td>Ceiling</td> <td>Open</td> <td>Cooling</td> <td></td> </tr> <tr> <td>Design (Style)</td> <td>2 Story</td> <td>Gutters & Dwnspts.</td> <td>Aluminum</td> <td>Sump Pump</td> <td>☐ None Note</td> <td>Walls</td> <td>Concrete</td> <td>Central</td> <td>Central Air</td> </tr> <tr> <td>☒ Existing ☐ Proposed ☐ Und.Cons.</td> <td></td> <td>Window Type</td> <td>Dbl Hung/Case</td> <td>Dampness</td> <td>☐ None Note</td> <td>Floor</td> <td>Concrete</td> <td>Other</td> <td></td> </tr> <tr> <td>Actual Age (Yrs.)</td> <td>59</td> <td>Storm/Screens</td> <td>Stonres</td> <td>Settlement</td> <td>None Noted</td> <td>Outside Entry</td> <td>No</td> <td></td> <td></td> </tr> <tr> <td>Effective Age (Yrs.)</td> <td>20</td> <td></td> <td></td> <td>Infestation</td> <td>None Noted</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Interior Description</td> <td colspan="2">Appliances</td> <td colspan="2">Attic ☐ None</td> <td colspan="2">Amenities</td> <td colspan="2">Car Storage ☒ None</td> </tr> <tr> <td>Floors</td> <td>Hwd/Lam/Cpt/Tile AG</td> <td>Refrigerator</td> <td>☒</td> <td>Stairs</td> <td>☐</td> <td>Fireplace(s) #</td> <td></td> <td>Woodstove(s) #</td> <td></td> </tr> <tr> <td>Walls</td> <td>Drywall Avg-Gd</td> <td>Range/Oven</td> <td>☒</td> <td>Drop Stair</td> <td>☐</td> <td>Patio</td> <td>Brick Patio</td> <td></td> <td></td> </tr> <tr> <td>Trim/Finish</td> <td>Natural Avg</td> <td>Disposal</td> <td>☐</td> <td>Scuttle</td> <td>☒</td> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bath Floor</td> <td>Vinyl Avg-Gd</td> <td>Dishwasher</td> <td>☒</td> <td>Doorway</td> <td>☐</td> <td>Porch</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bath Wainscot</td> <td>Marlite Avg-Gd</td> <td>Fan/Hood</td> <td>☐</td> <td>Floor</td> <td>☐</td> <td>Fence</td> <td>Wood</td> <td></td> <td></td> </tr> <tr> <td>Doors</td> <td>Panel Avg-Gd</td> <td>Microwave</td> <td>☒</td> <td>Heated</td> <td>☐</td> <td>Pool</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>Washer/Dryer</td> <td>☐</td> <td>Finished</td> <td>☐</td> <td>Other</td> <td>3 Season Room</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Finished area above grade contains:</td> <td colspan="2">7 Rooms</td> <td colspan="2">4 Bedrooms</td> <td colspan="2">1.5 Bath(s)</td> <td colspan="2">1,502 Square Feet of Gross Living Area Above Grade</td> </tr> <tr> <td colspan="10">Additional features: None Known.</td> </tr> <tr> <td colspan="10">Describe the condition of the property (including physical, functional and external obsolescence): The subject property overall is in average condition. 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File No.: 23010030

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s):	Assessor's Card
-----------------	-----------------

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing:

The subject's search did not reveal any

Date:

prior sale or transfers of the subject's property for the last three years prior to the effective appraisal

Price:

date. The comparable sales search did not reveal any prior sale or transfers for the past year prior to the effective appraisal date.

Source(s):

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES CO

SALES COMPARISON APPROACH TO VALUE (if developed)

☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE		SUBJECT		COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3					
Address		1120 Parkway Dr Bettendorf, IA 52722		1623 Parkway Dr Bettendorf, IA 52722				1720 Elmwood Dr Bettendorf, IA 52722				2030 Grant St Bettendorf, IA 52722					
Proximity to Subject				0.64 miles SE				0.65 miles SE				1.59 miles SE					
Sale Price		\$ N/A				\$ 215,000				\$ 205,900				\$ 175,000			
Sale Price/GLA		\$ /sq.ft.		\$ 150.98 /sq.ft.				\$ 204.27 /sq.ft.				\$ 136.29 /sq.ft.					
Data Source(s)		Interior Observ.		QCMLS# 4229469				QCMLS# 4230890				QCMLS# 4237492					
Verification Source(s)		Assessor's Card		Realtor, Assess Card, Ext Observ				Realtor, Assess Card, Ext Observ				Realtor, Assess Card, Ext Observ					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.			
Sales or Financing		N/A		Conventional				VA				VA					
Concessions		N/A		None Known				None Known				None Known					
Date of Sale/Time		N/A		02/18/2022				04/15/2022				11/04/2022					
Rights Appraised		Fee Simple		Fee Simple				Fee Simple				Fee Simple					
Location		Urban Avg/Fld Zne		Urban Avg/Fld Zne				Urban Avg/Fld Zne				Urban - Superior		-10,000			
Site		6,800 sf		7,560 sf				7,928 sf				6,125 sf					
View		Residential		Residential				Residential				Residential					
Design (Style)		2 Story		Ranch				Ranch				1 1/2 Story					
Quality of Construction		Masonite - Avg		Vinyl Sd - Avg		-5,000		Frame Sd - Avg				Vinyl Sd - Avg		-5,000			
Age		59		55				66				80					
Condition		Average		Average-Good		-20,000		Average-Good		-20,000		Average					
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	
Room Count		7	4	1.5	6	3	2.0	-2,000	5	3	1.0	+2,000	5	3	1.0	+2,000	
Gross Living Area		1,502 sq.ft.		1,424 sq.ft.				1,008 sq.ft.				+9,880		1,284 sq.ft.		+4,360	
Basement & Finished		525sf, 0sfinish		1232sf, 978sfinish				1008sf, 640sfinish				752sf, 232sfinish					
Rooms Below Grade		Unfinished		Rec Rm, Dens		-12,000		Rec, Den, Bath		-10,000		Rec Room, Bath		-3,000			
Functional Utility		Average		Average				Average				Average					
Heating/Cooling		F.Air & C.Air		F.Air & C.Air				F.Air & C.Air				F.Air & C.Air					
Energy Efficient Items		None		None				None				None					
Garage/Carport		No Garage		1 Attached		-5,000		1 Attached		-5,000		No Garage					
Porch/Patio/Deck		3 Ssn Room, Patio		Patio		+5,000		Scr Pch, Deck, Pat		-2,500		Deck		+5,000			
# Fireplaces		No Fireplace		1 Fireplace		-1,000		No Fireplace				No Fireplace					
Net Adjustment (Total)				☐ + ☒ -		\$ -40,000		☐ + ☒ -		\$ -25,620		☐ + ☒ -		\$ -6,640			
Adjusted Sale Price of Comparables						\$ 175,000				\$ 180,280				\$ 168,360			

Summary of Sales Comparison Approach

Summary of Sales Comparison Approach	The subject property is a two story style dwelling located in flood zone AE. Sales 1 and 2 are located in close proximity to the subject. Sales 3 and 4 are included due to being similar in overall condition, lack a garage, and are located in competing market demand locations. Sale 5 is slightly older, just over eighteen months, and is included due to being located next door to the subject. Due to the differences in improvements, basement finishing, and garage stalls with comparable 1, slightly larger than normal adjustments are incurred. This is typical for dwelling's with wide variances of elements of comparison in this price range. All five comparables are good indicators of value. Market data indicates an increase in value in the subject's market in the past eighteen months. Therefore, comparable 5 incurs a time adjustment for being an older sale. Sales 3 and 4 are not located in the flood zone and incur an adjustment for superior location. Sales 1, 3, and 4 have superior exterior siding and quality construction in relation with the subject. Sales 1 and 2 have additional recent improvements throughout and are superior in overall condition in relation with the subject. Sales 1, 2, and 3 have basement finishing. Sales 1, 2, and 5 have garages. Consideration is given to all five comparables. The opinion of market value per the Sales Comparison Approach is \$175,000.
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Indicated Value by Sales Comparison Approach \$

175,000

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Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

3/2007

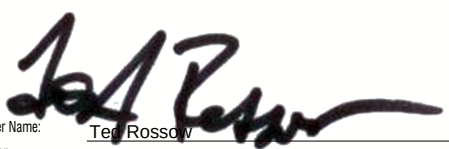
RESIDENTIAL APPRAISAL REPORT

File No.: 23010030

COST APPROACH	COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.			
	Provide adequate information for replication of the following cost figures and calculations.			
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):			
	ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW		OPINION OF SITE VALUE -----=\$	
	Source of cost data:		DWELLING Sq.Ft. @ \$ -----=\$	
Quality rating from cost service:		Sq.Ft. @ \$ -----=\$		
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ -----=\$		
The Cost Approach is not applicable due to the age of the property and difficulty estimating the depreciation of the improvements. Estimates could not reflect accurate Cost Approach data.		Sq.Ft. @ \$ -----=\$		
Sq.Ft. @ \$ -----=\$		Sq.Ft. @ \$ -----=\$		
Sq.Ft. @ \$ -----=\$		Sq.Ft. @ \$ -----=\$		
Sq.Ft. @ \$ -----=\$		Sq.Ft. @ \$ -----=\$		
Garage/Carport Sq.Ft. @ \$ -----=\$		Total Estimate of Cost-New -----=\$		
Less Physical Functional External		Depreciation -----=()		
Depreciated Cost of Improvements -----=\$		"As-is" Value of Site Improvements -----=\$		
-----=\$		-----=\$		
-----=\$		-----=\$		
Estimated Remaining Economic Life (if required):		Years INDICATED VALUE BY COST APPROACH -----=\$		
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.			
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach			
	Summary of Income Approach (including support for market rent and GRM):			
	The income approach is not applicable due to the subject property being owner occupied.			

PUD	PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.			
	Legal Name of Project:			
	Describe common elements and recreational facilities:			

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 175,000 Cost Approach (if developed) \$ Income Approach (if developed) \$			
	Final Reconciliation In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income approaches. The final opinion of market value is \$175,000.			

	This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: This appraisal is completed "as is" with the extraordinary assumption that the subject's mechanicals, (furnace, central air unit, plumbing, electrical, etc.) are in working condition and working properly.			
	☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 175,000, as of: 02/15/2023, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
	A true and complete copy of this report contains 23 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
	Attached Exhibits:			
	☒ Scope of Work ☒ Limiting Cond./Certifications ☐ Narrative Addendum ☒ Photograph Addenda ☒ Sketch Addendum ☐ Map Addenda ☒ Additional Sales ☐ Cost Addendum ☒ Flood Addendum ☐ Manuf. House Addendum ☒ Hypothetical Conditions ☒ Extraordinary Assumptions ☐			
SIGNATURES	Client Contact: Client Name: Private - Vestal			
	E-Mail: Address: 1120 Parkway Drive, Bettendorf, IA 52722			
	APPRAISER SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
				
	Appraiser Name: Ted Rossow			
	Company: Adams Appraisals			
	Phone: (563) 232-1408 Fax:			
	E-Mail: tradamsappraisalsqca@gmail.com			
	Date of Report (Signature): 03/08/2023			
	License or Certification #: CR02816 State: IA			
Designation: Certified Real Estate Appraiser				
Expiration Date of License or Certification: 06/30/2023				
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None				
Date of Inspection: 02/15/2023				
Supervisory or Co-Appraiser Name:				
Company:				
Phone: Fax:				
E-Mail:				
Date of Report (Signature):				
License or Certification #: State:				
Designation:				
Expiration Date of License or Certification:				
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None				
Date of Inspection:				

Assumptions, Limiting Conditions & Scope of Work

File No.: 23010030

Property Address:	1120 Parkway Dr	City:	Bettendorf	State:	IA	Zip Code:	52722
Client:	Private - Vestal	Address:	1120 Parkway Drive, Bettendorf, IA 52722				
Appraiser:	Ted Rossow	Address:	1812 Iowa St, Davenport, IA 52803				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 23010030

Property Address: 1120 Parkway Dr	City: Bettendorf	State: IA	Zip Code: 52722
Client: Private - Vestal	Address: 1120 Parkway Drive, Bettendorf, IA 52722		
Appraiser: Ted Rossow	Address: 1812 Iowa St, Davenport, IA 52803		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

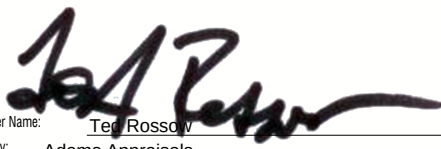
Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name: Private - Vestal
E-Mail:	Address: 1120 Parkway Drive, Bettendorf, IA 52722
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
 Appraiser Name: Ted Rossow Company: Adams Appraisals Phone: (563) 232-1408 Fax: _____ E-Mail: tradamsappraisalsqca@gmail.com Date Report Signed: 03/08/2023 License or Certification #: CR02816 State: IA Designation: Certified Real Estate Appraiser Expiration Date of License or Certification: 06/30/2023 Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None Date of Inspection: 02/15/2023	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None Date of Inspection: _____



File No.: 23010030

SALES COMPARISON APPROACH

SUPPLEMENTAL ADDENDUM

File No. 23010030

Borrower	Vestal, Joni					
Property Address	1120 Parkway Dr					
City	Bettendorf	County	Scott	State	IA	Zip Code 52722
Lender/Client	Private - Vestal					

SUBJECT FLOOD ZONE:

The subject property is located in Flood Zone AE (see attached Flood Map). Recommend a Flood Certificate on the subject property

Intended Use/User:

The intended user of this appraisal report is the lender/client. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the lender/client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose, reporting requirements, and definition of market value.

The appraiser has not performed any valuation services on the subject property in the past 36 months from the effective date of this appraisal.

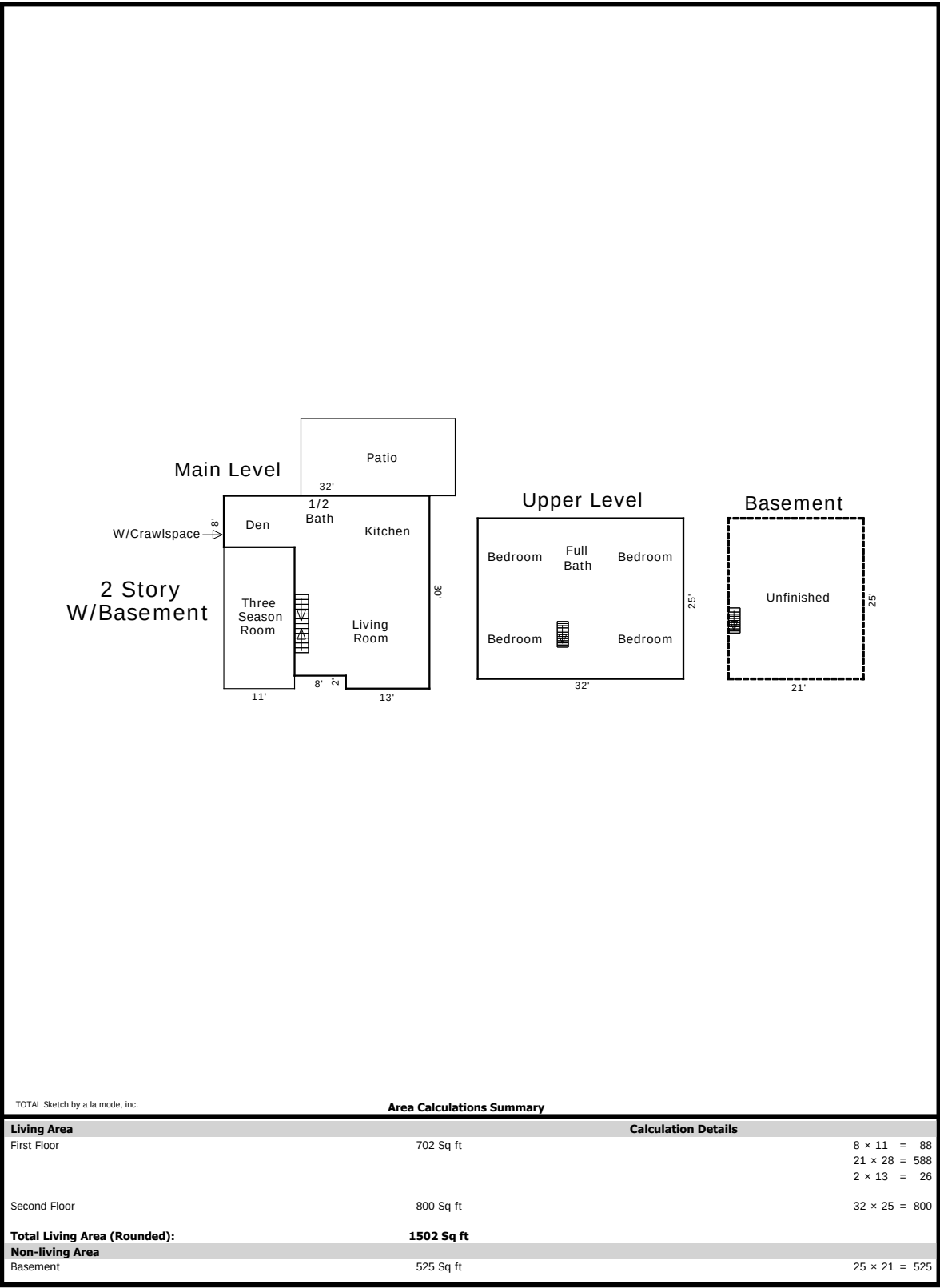
Personal Property; any personal property is not included or taken into consideration on this appraisal or value.

Highest and Best Use: The four tests/criteria to conclude the highest and best use include legal permissibility, physical possibility, financially feasible, and maximum productivity. The current use of the subject is justifiably the highest and best use.

Per GSE (Fannie Mae) Requirements, the subject was measured using ANSI Z765 Standards.

Building Sketch

Borrower	Vestal, Joni						
Property Address	1120 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Private - Vestal						



Comparable Photo Page

Borrower	Vestal, Joni					
Property Address	1120 Parkway Dr					
City	Bettendorf	County	Scott	State	IA	Zip Code 52722
Lender/Client	Private - Vestal					



Comparable 1

1623 Parkway Dr
Prox. to Subject 0.64 miles SE
Sale Price 215,000
Gross Living Area 1,424
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location Urban Avg/Fld Zne
View Residential
Site 7,560 sf
Quality Vinyl Sd - Avg
Age 55



Comparable 2

1720 Elmwood Dr
Prox. to Subject 0.65 miles SE
Sale Price 205,900
Gross Living Area 1,008
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1.0
Location Urban Avg/Fld Zne
View Residential
Site 7,928 sf
Quality Frame Sd - Avg
Age 66



Comparable 3

2030 Grant St
Prox. to Subject 1.59 miles SE
Sale Price 175,000
Gross Living Area 1,284
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1.0
Location Urban - Superior
View Residential
Site 6,125 sf
Quality Vinyl Sd - Avg
Age 80

Comparable Photo Page

Borrower	Vestal, Joni						
Property Address	1120 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Private - Vestal						



Comparable 4

2009 Queens Dr
Prox. to Subject 1.30 miles NE
Sale Price 177,000
Gross Living Area 1,503
Total Rooms 7
Total Bedrooms 5
Total Bathrooms 2.0
Location Urban - Superior
View Residential
Site 7,200 sf
Quality Vinyl Sd - Avg
Age 51



Comparable 5

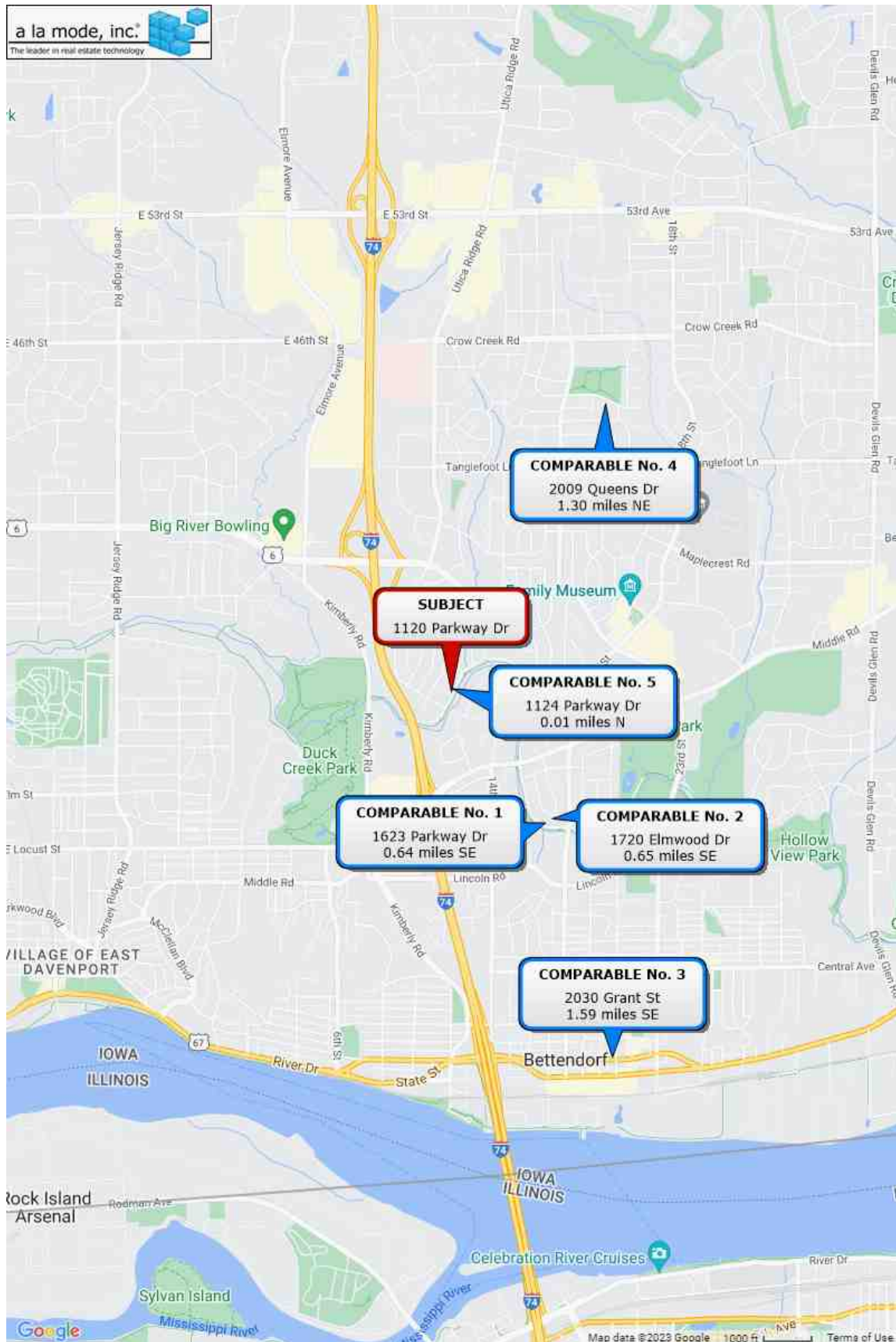
1124 Parkway Dr
Prox. to Subject 0.01 miles N
Sale Price 165,000
Gross Living Area 1,524
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 1.5
Location Urban Avg/Fld Zne
View Residential
Site 6,800 sf
Quality Masonite - Avg
Age 59

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

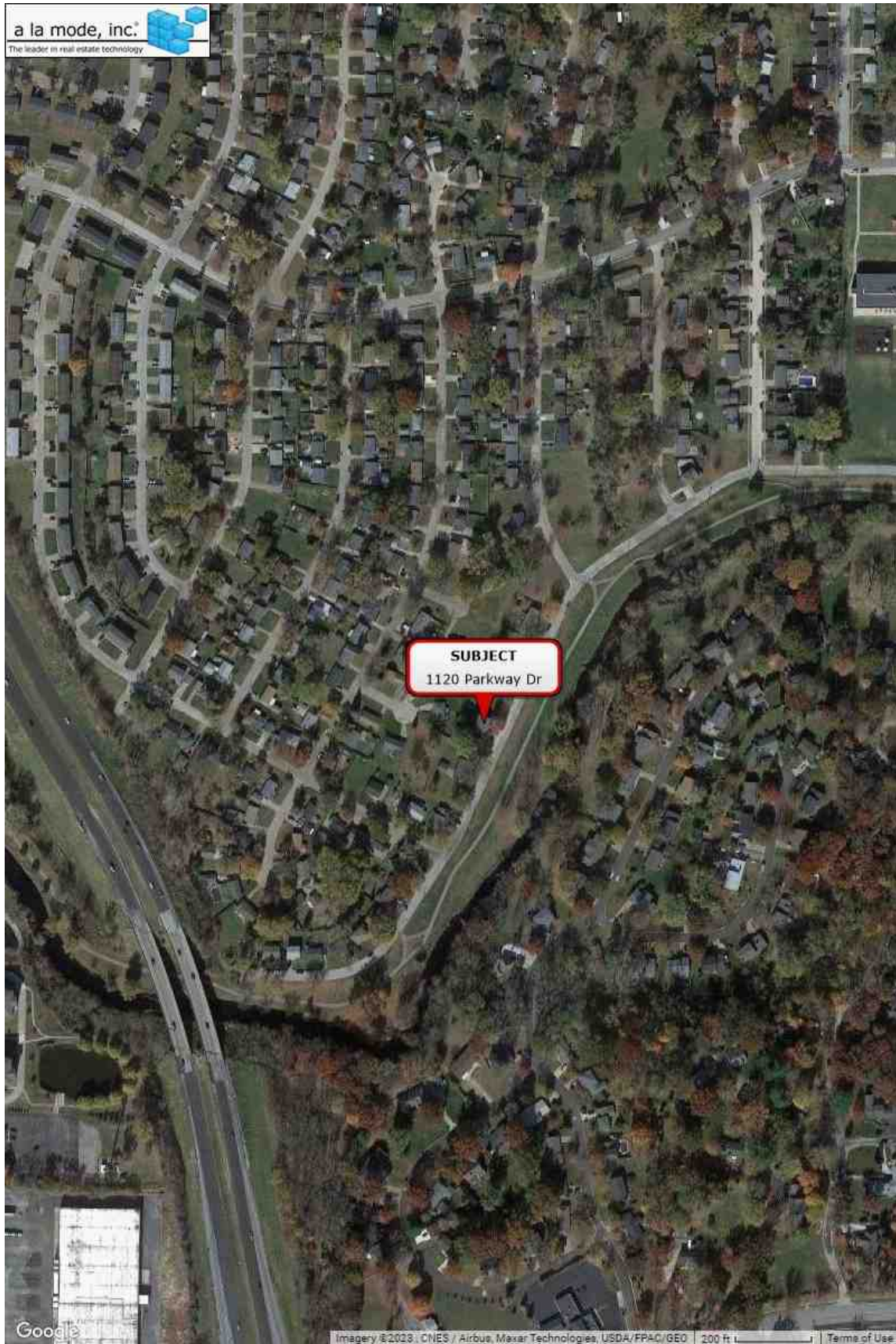
Location Map

Borrower	Vestal, Joni						
Property Address	1120 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Private - Vestal						



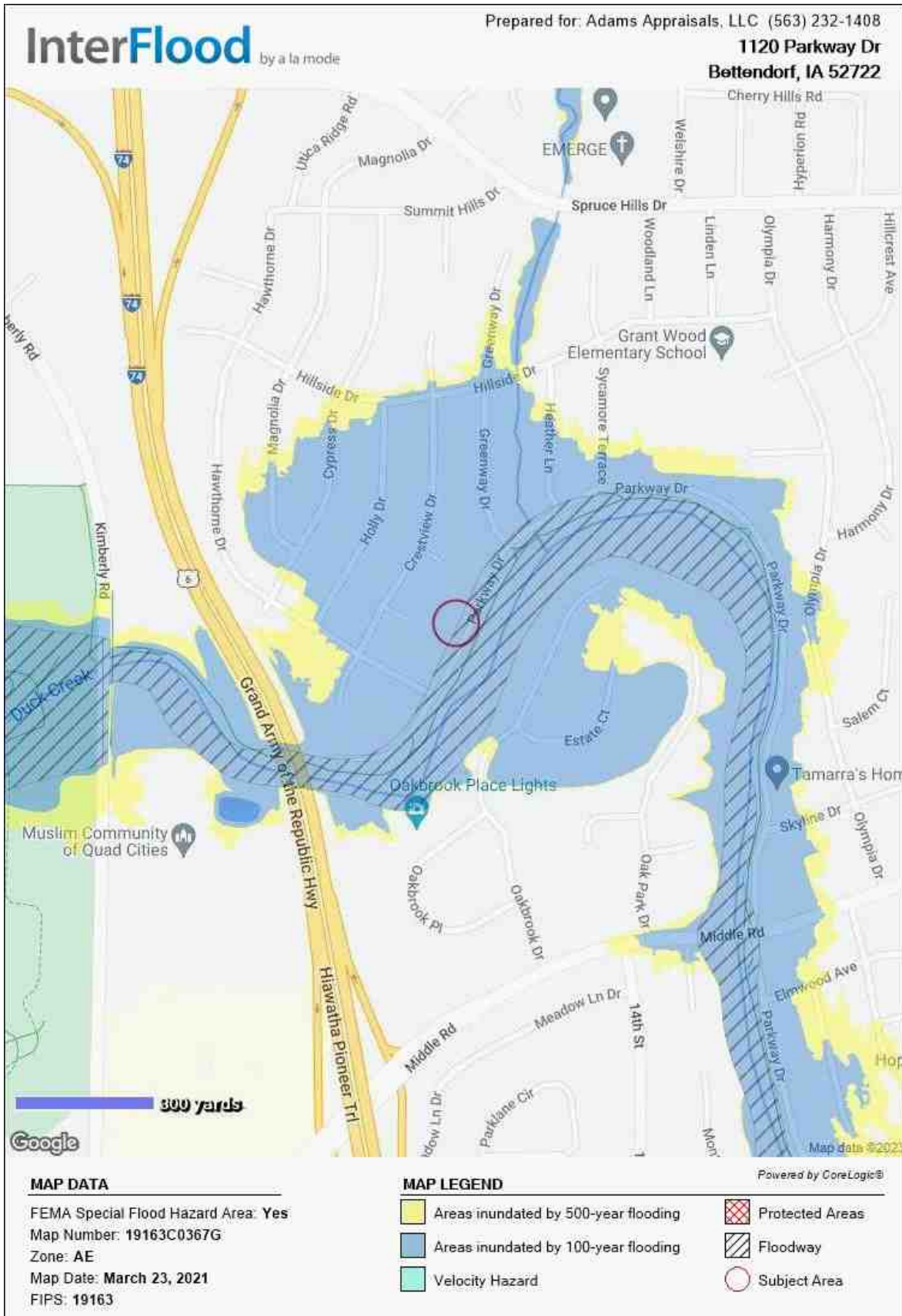
Aerial Map

Borrower	Vestal, Joni					
Property Address	1120 Parkway Dr					
City	Bettendorf	County	Scott	State	IA	Zip Code 52722
Lender/Client	Private - Vestal					



Flood Map

Borrower	Vestal, Joni					
Property Address	1120 Parkway Dr					
City	Bettendorf	County	Scott	State	IA	Zip Code 52722
Lender/Client	Private - Vestal					



Subject Photo Page

Borrower	Vestal, Joni					
Property Address	1120 Parkway Dr					
City	Bettendorf	County	Scott	State	IA	Zip Code 52722
Lender/Client	Private - Vestal					



Subject Front

1120 Parkway Dr
 Sales Price N/A
 Gross Living Area 1,502
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 1.5
 Location Urban Avg/Fld Zne
 View Residential
 Site 6,800 sf
 Quality Masonite - Avg
 Age 59



Subject Rear



Subject Street

Photograph Addendum

Borrower	Vestal, Joni				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	Private - Vestal				



ADDITIONAL FRONT VIEW



ADDITIONAL REAR VIEW



ADDITIONAL REAR VIEW



ADDITIONAL STREET VIEW

Interior Photos

Borrower	Vestal, Joni				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	Private - Vestal				



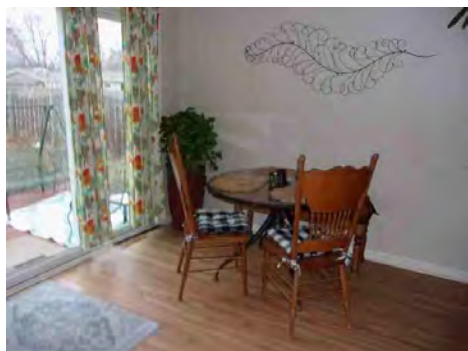
Living Room



Kitchen



Additional Kitchen View



Eat In Area in Kitchen



1/2 Bathroom



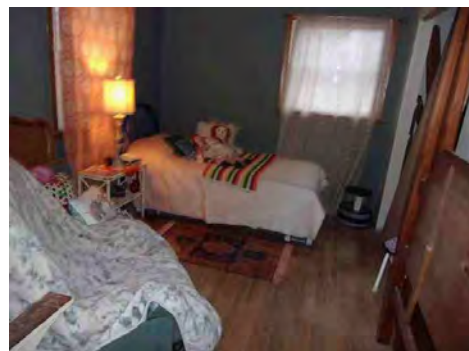
Den



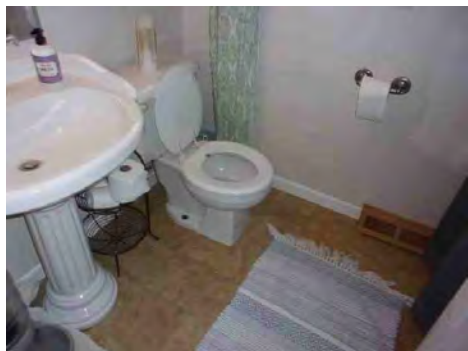
Three Season Room



Bedroom



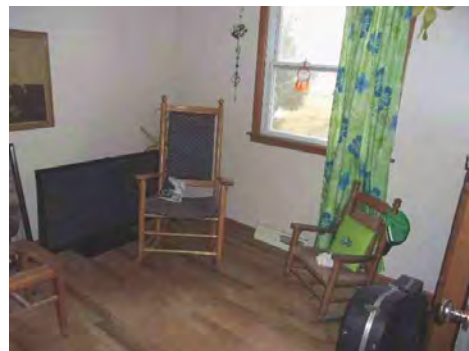
Bedroom



Full Bathroom



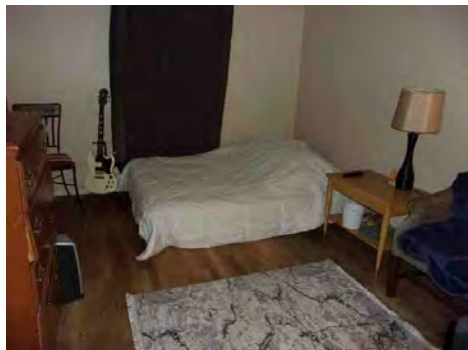
Additional Bathroom View



Bedroom

Interior Photos

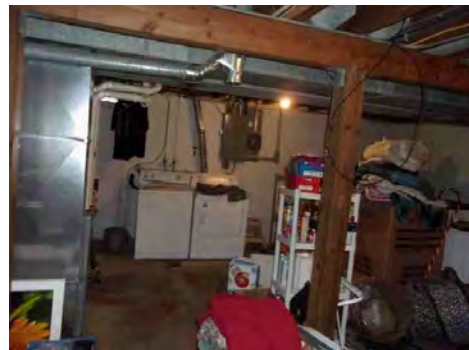
Borrower	Vestal, Joni				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	Private - Vestal				



Bedroom



Unfinished Basement



Unfinished Basement



Unfinished Basement



Basement Laundry



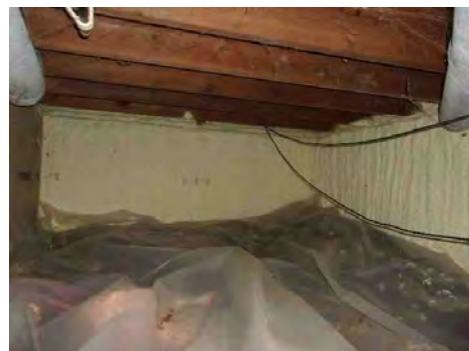
Furnace



Water Heater



Electrical Panel



Crawlspace

Licenses

Borrower	Vestal, Joni				
Property Address	1120 Parkway Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client	Private - Vestal				



Cut on Dotted Line ✂



STATE OF IOWA
 IOWA DEPARTMENT OF COMMERCE
 PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification
 as: Certified Residential Appraiser.

Certification Number: CR02816 Expires: June 30, 2023

Status: Active

Ted A. Rossow
 Adams Appraisals
 1812 Iowa St
 Davenport, Iowa 52803

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

[illegible]

March 27, 2023

City of Bettendorf

Re: 1120 Parkway Drive, Bettendorf, Iowa 52722

To Whom it May Concern,

I, Joni Vestal, have appealed my offer of \$155,000.00, on the city purchasing my home at 1120 Parkway Drive, Bettendorf, Iowa 52722. I am submitting my new appraisal attached and asking for the \$175,000.00, for my home/property. I appreciate the opportunity in relocating from the high-risk flood plain and want to thank everyone that has made this program available to the community on Duck Creek.

Best Regards,

Joni Vestal

1120 Parkway Drive

Bettendorf, Iowa 52722

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Mark Hunt



Item Title

Resolution establishing fees for weed mowing for 2023.

Explanation

Annually bids are taken from area lawn care companies. Bid forms were mailed to 10 local area contractors; 3 responsive bids were received by the due date. A points system is used to determine the main contractor for the city's weed control and mowing needs. For 2023, the main contractor will be Kimberly's Kleaning of Eldridge, Iowa (see Bid Tabulation - Attachment A). This contractor will bring properties found to be in violation of city ordinances into compliance and is overseen by the Code Enforcement Division. Other firms may be used if circumstances dictate.

The minimum hourly rate to be billed to a property owner will be \$35.00 for an operator with hand tools and \$40.00 for an operator with a mower. The response time is 1-8 hours. In addition, an administrative fee of \$75.00 is assessed to the property owner in an effort to recover more of the staff costs incurred for billing and lien assessment. No more than \$500.00 in charges will be incurred by the City at any single property for any single event without preapproval in writing from the Community Development Director.

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

Costs are budgeted.

List attachments

Resolution; (A) Bid Tabulation

RESOLUTION NO. _____ - 23

**RESOLUTION ESTABLISHING FEES
FOR WEED MOWING FOR 2023**

BE IT RESOLVED THAT the minimum hourly rate to be billed to a property owner as a result of the City's ordering property to be mowed shall be \$35.00 for an operator with hand tools and \$40.00 for an operator with a mower. The response time is 1-8 hours. A separate \$75.00 administrative fee shall be added to the bill on each occurrence to cover the costs of City staff time and enforcement action. No more than \$500.00 in charges will be incurred by the City at any single property for any single service event without preapproval in writing by the Community Development Director.

BE IT FURTHER RESOLVED THAT Kimberly's Kleaning of Eldridge, Iowa, shall be the main contractor used by the City for weed control and mowing; however, the Code Enforcement Division shall be authorized to use other firms if circumstances dictate.

PASSED, APPROVED, AND ADOPTED this 4th day of April, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

Bid Tabulation

2023 Weed Mowing

<u>CONTRACTOR</u>	Operator w/ <u>Mower</u> per hour	Operator w/ <u>Hand Tools</u> per hour	Response <u>Time</u> (hours)	<u>Points</u>			<u>Final Rating</u>
Kimberly's Kleaning	\$40.00	\$35.00	1-8	1	1	1	1
JD Clean Care Lawn Service	\$40.00	\$35.00	24	1	1	2	1.33
Oak and Maker Design	\$48.99	\$48.99	18-24	2	2	3	2.33

10 bid forms were mailed out February 21, 2023, and 3 responsive bids were received by the deadline.

Angela Rangel

Code Enforcement Official

NOTES:

Under the points columns: the first column is for a mower, the second is for hand tools, and the third is for response time (which is the most important). Number 1 is the lowest, number 2 is the second lowest and so on. Take the three point columns for each vendor, add the three amounts together and divide by three for the final rating.

COUNCIL LETTER

MEETING DATE: April 4, 2023
REQUESTED BY: Taylor Beswick
City Planner



Item Title

Resolution approving and adopting a 2023 update to the Scott County Multi-Jurisdictional Local Hazard Mitigation Plan.

Explanation

Scott County applied for and was awarded funding from the Hazard Mitigation Grant Program (HMGP) administered by the Federal Emergency Management agency (FEMA) and through the Iowa Homeland Security and Emergency Management Division (IHSEMD) for developing a multi-jurisdictional local hazard mitigation plan. Scott County contracted with the Bi-State Regional Commission (BSRC) for assistance in preparing the Plan and the BSRC, Scott County, and City of Bettendorf staff have prepared the plan in accordance with FEMA requirements at 44 CFR 201.6. On March 15, 2023 FEMA approved the plan, pending adoption by all local participants. The approval period for this plan update is from March 13, 2023, through March 18, 2028.

The goals of the Plan include protecting human life and public health, minimizing the vulnerability of property within Scott County and damage to critical facilities, infrastructure, and other community assets from the effects of hazards. The 2023 plan includes updates to Bettendorf's hazards analysis, risks assessment, critical infrastructure inventory, mitigation strategies, mitigation actions. Input for the plan was coordinated by City Planning staff with Department heads and other Bettendorf stakeholders. Public participation was achieved through plan development updates on Scott County's website, e-mail subscriptions, a plan kickoff public notice, and plan draft public notice. Plan updates were also communicated at relevant City of Bettendorf committee, board, and commission meetings.

An approved hazard mitigation plan is one of the conditions for applying for and receiving FEMA mitigation grants from the following programs:

- Hazard Mitigation Grant Program
- Building Resilient Infrastructure and Communities
- Flood Mitigation Assistance
- Rehabilitation of High-Hazard Potential Dam (HHPD) Grant Program

The plan update also positions the City for increased credit in the Community Rating System (CRS) program and provides justification for future funding requests and grant applications for priority mitigation actions. The plan can be viewed at the following link:

<https://bistateonline.org/documents/undefined/4438-scott-county-haz-mit-plan-2023-pdf-1.html>

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 _____ - 23

RESOLUTION APPROVING AND ADOPTING THE SCOTT COUNTY
MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN

WHEREAS, Scott County applied for and was awarded funding from the Hazard Mitigation Grant Program (HMGP) administered by the Federal Emergency Management agency (FEMA) and through the Iowa Homeland Security and Emergency Management Division (IHSEMD) for updating the 2018 Multi-Jurisdictional Local Hazard Mitigation Plan; and

WHEREAS, Scott County contracted with the Bi-State Regional Commission (BSRC) for assistance in preparing the Plan; and

WHEREAS, the City of Bettendorf, with the assistance of Scott County and BSRC, has gathered information and prepared the Scott County Multi-Jurisdictional Local Hazard Mitigation Plan; and

WHEREAS, the Plan process was subject to public review and comment during its development; and

WHEREAS, the Scott County Multi-Jurisdictional Local Hazard Mitigation Plan was prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the City of Bettendorf has reviewed the Plan and affirms that the Plan will be updated no less than every five years from the date of FEMA approval; and

WHEREAS, FEMA has approved the Scott County Multi-Jurisdictional Hazard Mitigation Plan with an approval period from March 13, 2023 through March 12, 2028; and

WHEREAS, the Plan and any applicable FEMA-required amendments are adopted and effective on the date of the Plan approval by FEMA.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Bettendorf hereby approve and adopt the Scott County Multi-Jurisdiction Local Hazard Mitigation Plan as this jurisdiction's Multi-Hazard Mitigation Plan.

PASSED, APPROVED AND ADOPTED this____ day of_____, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: April 4, 2023

REQUESTED BY: Michelle Spencer



Item Title

Resolution approving liquor license renewals and requests.

Explanation

The Licensing of businesses contribute to the mission of a growing, competitive business environment. The applicants The Foundry; Verde; Adventurous Brewing; and Flip's Pancake House (Tanglefoot Ln location) 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.

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 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:

The Foundry; Verde; an outdoor service privilege for Adventurous Brewing (May 6th event); and a new license for Flip's Pancake House (Tanglefoot Ln location)

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 4th day of April, 2023

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
GENERAL FUND		00100002330000		WAGEWORKS	03/28/2023	2300524	INV4973617	1,324.27	FLEX CLAIMS
		00100002330000		WAGEWORKS	03/14/2023	2300509	INV4913174	2,177.89	FLEX CLAIMS
		00100002330000		WAGEWORKS	03/21/2023	2300515	INV4934783	563.44	FLEX CLAIMS
		00100002211000		TREASURER, STATE OF IOWA	03/28/2023	2300521	0-003-170-754A	724.54	FEB SALES TAX-CITY MERCH
GENERAL FUND - Summary								4,790.14	
LIABILITY CLEARING ACCT.		81000002052300		LINCOLN LIFE	03/24/2023	120763	20230324	1,058.50	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	03/24/2023	120760	20230324	2,174.74	PAYROLL SUMMARY
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	03/24/2023	120755	20230324	218.83	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	03/24/2023	120759	20230324	4,762.68	PAYROLL SUMMARY
		81000002051500		LEGALSHIELD	03/24/2023	120762	20230324	85.73	PAYROLL SUMMARY
		81000002051900		STATE DISBURSEMENT UNIT	03/24/2023	120766	20230324	346.15	PAYROLL SUMMARY
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	03/24/2023	120756	20230324	102.00	PAYROLL SUMMARY
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	03/24/2023	120754	20230324	50.00	PAYROLL SUMMARY
		81000002052200		CITY OF BETTENDORF	03/24/2023	120758	20230324A	195.00	PAYROLL SUMMARY
		81000002059900		MARSHA L COMBS-SKINNER	03/24/2023	120764	20230324	141.24	PAYROLL SUMMARY
		81000002052100		CITY OF BETTENDORF	03/24/2023	120758	20230324	17,590.62	PAYROLL SUMMARY
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	03/24/2023	120765	20230324	292.26	PAYROLL SUMMARY
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	03/24/2023	120767	20230324	61.10	PAYROLL SUMMARY
		81000002059900		CITY OF BETTENDORF	03/24/2023	120757	20230324	68.44	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	03/24/2023	120761	20230324	1,653.79	PAYROLL SUMMARY



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	LIABILITY CLEARING ACCT. - Summary							28,801.08	
	PALMER HILLS GOLF COURSE	56000002211000		TREASURER, STATE OF IOWA	03/28/2023	2300521	0-003-170-754	112.29	FEB SALES TAX - PHGC
	PALMER HILLS GOLF COURSE - Summary							112.29	
	SEWER UTILITY	52000002211000		TREASURER, STATE OF IOWA	03/20/2023	2300507	3106381	4,028.69	MONTHLY RETURN FEB
	SEWER UTILITY - Summary							4,028.69	
	SOLID WASTE/RECYCLING ENT	55000002211000		TREASURER, STATE OF IOWA	03/20/2023	2300507	3106381B	10.37	MONTHLY RETURN FEB
	SOLID WASTE/RECYCLING ENT - Summary							10.37	
	STORM WATER UTILITY	58000002211000		TREASURER, STATE OF IOWA	03/20/2023	2300507	3106381A	2,387.88	MONTHLY RETURN FEB
	STORM WATER UTILITY - Summary							2,387.88	
	TRANSIT	58500002010300		RIVER BEND TRANSIT	04/05/2023	120831	2806	140.04	FEB BUS 442 LEASE
	TRANSIT - Summary							140.04	
	- Summary							40,270.49	
CAPITAL PROJECTS	AQUATIC CENTER FUND	57550504992290	2PL005	RDG PLANNING & DESIGN	04/05/2023	120828	52916	70,539.82	3 AMENDMENT 1 THE LANDING THRU 12-31-2022
		57550504992290	2PL005	RDG PLANNING & DESIGN	04/05/2023	120828	53580	314,657.62	4 AMENDMENT 1 THE LANDING THRU 02-28-2023
	AQUATIC CENTER FUND - Summary							385,197.44	
	CAPITAL PROJECTS	40050504807074	CD0080	LAW OFFICE OF JAY SOMMERS, P.C.	03/16/2023	2300518	1101 HAWTHORNE	134,429.95	PURCHASE OF 1100 HAWTHORNE DR
		40050504802307	2CD009	REPUBLIC COMPANIES	04/05/2023	120829	6194622-00	223.89	CONDUIT REPAIR ON BRIDGE
		40050504802307	2CD009	TERRY-DURIN COMPANY	04/05/2023	120840	130320-00	293.44	CONDUIT BLOWER PART
		40050504802299	PK0165	NEEDHAM EXCAVATING, INC.	04/05/2023	120814	2022132-1	2,963.00	GRADING AT DEVILS GLEN PK
		40050504802307	CD0105	TERRY-DURIN COMPANY	04/05/2023	120840	122451-00	2,475.00	CONDUIT RODDER
		40050504802290	PW0381	HDR ENGINEERING, INC.	03/22/2023	120749	1200483456B	58,227.76	#6 TO 2 FG ENG SERVICES 10-23-22



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504807074	CD0080	LAW OFFICE OF JAY SOMMERS, P.C.	03/15/2023	2300517	1115CRESTVW	154,583.20	TO 11-26-22 PURCHASE OF 1115 CRESTVIEW CT
		40050504802290	PW0381	HDR ENGINEERING, INC.	03/22/2023	120749	1200492926B	52,761.84	#7 TO2 FG ENG SERVICES TO 12/31/22 11-27-22
		40050504802290	PW0381	DAVENPORT ELECTRIC CONTRACT	04/05/2023	120784	51058	3,931.56	FOREST GROVE DETOUR SIGNAL
	CAPITAL PROJECTS - Summary		409,889.64						
	SEWER UTILITY	52050504992290	SW0091	MCCLURE ENGINEERING CO	03/22/2023	120751	144219	13,555.00	#28 SANITARY SEWER EVAL STUDY 1/29/23 - 03/01/23
	SEWER UTILITY - Summary		13,555.00						
	STORM WATER UTILITY	58050504992299	SM0144	ACE TREE SERVICE, INC.	04/05/2023	120771	9197	1,250.00	STUMPS - MEIER PARK
		58050504992299	SM0144	ACE TREE SERVICE, INC.	04/05/2023	120771	9189	4,950.00	MCLAMARAH TREE REMOVAL
		58050504992290	SM0129	AXIOM CONSULTANTS, LLC	04/05/2023	120776	4762	4,960.00	#6 HALEY HTS & WHITEPOST DET BASINS STUDY 3.3.2023
	STORM WATER UTILITY - Summary		11,160.00						
CAPITAL PROJECTS - Summary		819,802.08							
CITY ADMINISTRATION	GENERAL FUND	00141014602306		IMPERIAL	04/05/2023	120796	288002:250055	88.75	COFFEE SUPPLIES FOR CITY HALL AND POLICE DEPT.
	GENERAL FUND - Summary		88.75						
CITY ADMINISTRATION - Summary		88.75							
COMMUNITY DEVELOPMENT	GENERAL FUND	00130034542307		DIMENSIONAL GRAPHICS	04/05/2023	120785	101866	105.00	CODE ENFORCEMENT DOOR HANGERS
		00130024532290		RDG PLANNING & DESIGN	04/05/2023	120828	53581	19,650.00	SERVICES AS OF 02/28/23
		00130034542299		KIMBERLY'S KLEANING	04/05/2023	120801	2708-309	420.00	2706-12 MAGNOLIA DR DEBRIS REMOVAL 23-0212-14
		00130024532214		QUAD CITY TIMES	04/05/2023	120824	147206	38.74	NOTICE OF PUBLIC HEARING BOA 2/9/23
		00130014542306		CULLIGAN OF DAVENPORT	04/05/2023	120783	0503498	29.45	BOTTLED WATER



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
COMMUNITY DEVELOPMENT	GENERAL FUND	00130014542306		CULLIGAN OF DAVENPORT	04/05/2023	120783	0502588	9.50	BOTTLED WATER DISPENSER RENTAL
		00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	04/05/2023	120836	23000230A	37.86	CITATION SERVICE ATTEMPT LLEWELLYN 22-1380 2/8/23
		00130024532290		RDG PLANNING & DESIGN	04/05/2023	120828	52917	2,240.00	SERVICES AS OF 12/31/22
		00130034542299		KIMBERLY'S KLEANING	04/05/2023	120801	806-323	175.00	806 STATE ST 23-0317 DEBRIS REMOVAL
	GENERAL FUND - Summary							22,705.55	
COMMUNITY DEVELOPMENT - Summary							22,705.55		
FINANCE	ELEC.EQUIP.REPLACEMENT FD	40202434708007		ENTERPRISE FM TRUST	03/20/2023	2300516	FBN4698540	767.78	LEASE PRINCIPAL MAR 2023 26G59H
		40202434708007		ENTERPRISE FM TRUST	03/20/2023	2300516	FBN4698540B	759.01	LEASE PRINCIPAL MAR 23 26G5BG
		40202434708005		ENTERPRISE FM TRUST	03/20/2023	2300516	FBN4698540C	178.55	LEASE INTEREST 26G5BG
		40202434708005		ENTERPRISE FM TRUST	03/20/2023	2300516	FBN4698540A	180.61	LEASE INTEREST 26G59H
	ELEC.EQUIP.REPLACEMENT FD - Summary							1,885.95	
	GENERAL FUND	00102024612307		CINTAS FIRST AID & SAFETY #D89	04/05/2023	120781	0503344	14.15	water
		00102024612307		CULLIGAN OF DAVENPORT	04/05/2023	120783	0503663	14.45	WATER
		00102024612307		CINTAS FIRST AID & SAFETY #D89	04/05/2023	120781	8406166158	99.88	FIRST AID SUPPLIES
		00102014612290		AHLERS & COONEY, P.C.	04/05/2023	120773	840465	1,375.00	2023 STAMPED WARRANTS
	GENERAL FUND - Summary							1,503.48	
INFORMATION SERVICES	68802314942130		ONENECK IT SOLUTIONS LLC	04/05/2023	120818	INV000036379	937.50	MONTHLY CISCO PHONE MAINT	
INFORMATION SERVICES - Summary							937.50		
SEWER UTILITY	52002044902299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241720	39.94	LATE NOTICES 03-03-23	
	52002044902299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241733	22.18	02 FINAL BILLS	



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FINANCE	SEWER UTILITY	52002044902299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241655	31.08	FINAL BILLS 03-02-23
		52002044902299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241723	38.28	02 LATE NOTICES
		52002044902299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241832	455.46	01 BILLS 03-09-23
	SEWER UTILITY	- Summary						586.94	
	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241720B	39.94	LATE NOTICES 03-03-23
		58002194932299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241832B	455.44	01 BILLS 03-09-23
		58002194932299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241723B	38.27	02 LATE NOTICES
		58002194932299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241733B	22.16	02 FINAL BILLS
		58002194932299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241655B	31.06	FINAL BILLS 03-02-23
	STORM WATER UTILITY	- Summary						586.87	
FINANCE	VEHICLE REPLACEMENT FUND	40102424807074		ALTEC INDUSTRIES INC.	04/05/2023	120774	8373520	177,355.62	NEW BUCKET AERIAL TRUCK
	VEHICLE REPLACEMENT FUND	- Summary						177,355.62	
	FINANCE	- Summary						182,856.36	
FIRE	GENERAL FUND	00104154142307		SHERWIN WILLIAMS CO.	04/05/2023	120839	9453-6	65.20	PAINT SUPPLIES/ST2
		00104154142307		SHERWIN WILLIAMS CO.	04/05/2023	120839	9481-7	22.82	PAINT SUPPLIES/ST2
		00104154142299		THYMET PEST CONTROL	04/05/2023	120843	137775	58.00	MONTHLY SERVICE/ST4
		00104154142307		SHERWIN WILLIAMS CO.	04/05/2023	120839	9805-7	66.36	PAINT SUPPLIES/ST2
		00104184142106		LIGHTING MAINTENANCE INC.	04/05/2023	120803	12551	375.40	SIREN REPAIR
		00104114142304		RACOM	04/05/2023	120825	FCSO188272	4,803.47	RADIO/T RODRUCK
		00104154142307		SHERWIN WILLIAMS CO.	04/05/2023	120839	4945-7	73.55	PAINT SUPPLIES/ST2



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FIRE	GENERAL FUND	00104154142307		SHERWIN WILLIAMS CO.	04/05/2023	120839	9454-4	-28.86	RETURN/PAINT SUPPLIES
		00104154142307		SHERWIN WILLIAMS CO.	04/05/2023	120839	9455-1	125.79	PAINT SUPPLIES/ST2
		00104114142106		SANDRY FIRE SUPPLY	04/05/2023	120835	INV-026877	124.00	SCBA PARTS
		00104014142213		VERMEER, DR. RICHARD L.	04/05/2023	120845	033123	900.00	PROFESSIONAL SERVICE 1/1-3/31/23
		00104124142306		FILE OF LIFE FOUNDATION, INC.	04/05/2023	120789	H33301	102.95	FILE OF LIFE MAGNETS
	GENERAL FUND	- Summary						6,688.68	
FIRE	- Summary							6,688.68	
HUMAN RESOURCES	GENERAL FUND	00142014662213		PERSONAL ASSISTANCE SERVICES	04/05/2023	120819	12203	2,060.40	QUARTERLY EAP SERVICES 04/01/2023 TO 06/30/2023
		00142014662213		GENESIS OCCUPATIONAL HEALTH	04/05/2023	120791	195602	45.00	TESTING
		00142014662213		GENESIS OCCUPATIONAL HEALTH	04/05/2023	120791	196191	299.00	DOT TESTING
		GENERAL FUND	- Summary						2,404.40
HUMAN RESOURCES	- Summary							2,404.40	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942294		DELTA DENTAL	03/13/2023	2300510	352050000202330	5,940.92	DENTAL CLAIMS 02/28-03/06/23
		68601064942298		MEDTRAK SERVICES	03/22/2023	2300508	031523A	42,751.19	PHARMACY CLAIMS 03/01-03/15/23
		68601064942294		DELTA DENTAL	03/20/2023	2300514	352050000202331	7,602.07	DENTAL CLAIMS 03/07-03/13/2023
		68601064942294		DELTA DENTAL	03/27/2023	2300522	352050000202332	3,667.48	DENTAL CLAIMS 03/14-03/20/2023
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	03/10/2023	2300512	03032023	66,203.90	MEDICAL CLAIMS 03/01-03/03/2023
		68601064942296		EMPLOYEE BENEFIT SYSTEM	03/16/2023	2300519	03152023	1,357.48	VISION CLAIMS CKS 2408-2411
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	03/17/2023	2300513	03102023	71,436.62	MEDICAL CLAIMS 03/04-03/10/2023



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942283		MEDTRAK SERVICES	03/22/2023	2300508	031523B	926.00	ADMIN FEES 03/01-03/15/23
		68601064942296		EMPLOYEE BENEFIT SYSTEM	03/24/2023	2300525	03222023	475.00	VISION CLAIMS CKS 2412-2413
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	03/24/2023	2300523	03172023	38,473.96	MEDICAL CLAIMS 03/11-03/17/2023
		68601064942296		EMPLOYEE BENEFIT SYSTEM	03/10/2023	2300511	03082023	202.67	VISION CLAIMS CKS 2406-2407
	EMPLOYEE INSURANCE	- Summary						239,037.29	
	GENERAL FUND	00101014602349		BETTENDORF OFFICE PRODUCTS, INC	04/05/2023	120779	0472879-001	241.66	ACADEMY SUPPLIES
		00101014602213		GRABER, EDMUND C.	04/05/2023	120792	032723	1,832.00	CONSULTING SERVICES FOR MARCH 1 - 31, 2023
		00101014602213		NAF SUPPORT SERVICES	04/05/2023	120813	05-001	500.00	ARMED FORCES DAY CELEBR. BRONZE SPONSORSHIP
		00101014602340		HY-VEE, INC. PW & AD	04/05/2023	120795	332922	67.00	FUNERAL ARRANGEMENT FOR NNACHI UMMENNACHI
		00101014602349		THE PROMO AGENCY	04/05/2023	120842	BS97006588A	294.83	BETT 101 LANYARDS
		00101014602340		HY-VEE, INC. PW & AD	04/05/2023	120795	810545	95.00	FUNERAL ARRANGEMENT FOR R.GORDY FMR COUNCILPERSON
		00101014601304		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	120800	1033765	1,483.38	RECEPTION FOR ASST. CITY ADMINISTRATOR
		00101014602340		HY-VEE, INC. PW & AD	04/05/2023	120795	888496	65.00	FUNERAL ARRANGEMENT FOR JOHN SHERRICK, BDC MEMBER
		00101014602290		LYLE SUMEK ASSOCIATES, INC.	04/05/2023	120806	22-1206	2,000.00	STRATEGIC PLANNING 2022 FINAL EDITS
	GENERAL FUND	- Summary						6,578.87	
MAYOR & COUNCIL	RISK MANAGEMENT	68401054942258		RIVERBEND SIGNWORKS	04/05/2023	120832	17823	450.00	FLEET GRAPHICS 2 SIDES
	RISK MANAGEMENT	- Summary						450.00	
	MAYOR & COUNCIL	- Summary						246,066.16	
POLICE	GENERAL FUND	00103104101303		IOWA LAW ENFORCEMENT ACADEMY	04/05/2023	120798	323205	150.00	ILEA TRAINING/D SAID



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description	
POLICE	GENERAL FUND	00103114102104		H & H CAR CARE & TOWING, LLC	04/05/2023	120794	26830	100.00	TOW	
		00103184102304		RAY O'HERRON CO.INC.	04/05/2023	120826	2259154	512.44	ERU TACTICAL WEAR MEMBERS NEW	
		00103104101303		IOWA LAW ENFORCEMENT ACADEMY	04/05/2023	120798	323190	250.00	ILEA TRAINING/D SAID	
		00103154102306		PIGOTT,INC	04/05/2023	120820	134926	2,195.48	OFFICE FURNITURE	
		00103114101209		UNIFORM DEN, INC.	04/05/2023	120844	112537	123.89	UNIFORM WEAR/STREEPY	
		00103154102306		OFFICE EXPRESS OFFICE PRODUCTS	04/05/2023	120817	280827-0	62.22	OFFICE SUPPLIES	
		00103154102306		OFFICE EXPRESS OFFICE PRODUCTS	04/05/2023	120817	281341-0	10.29	OFFICE SUPPLIES	
		00103114101209		UNIFORM DEN, INC.	04/05/2023	120844	112345	121.95	UNIFORM WEAR/MERRITT	
		00103114102307		SUNSET DISTR/SUNSET LAW ENFORCEMENT	03/22/2023	120753	0007994-IN	11,728.20	AMMUNITION	
		00103114101209		RAY O'HERRON CO.INC.	04/05/2023	120826	2259601	550.00	BALLISTIC VEST/DOTY	
	GENERAL FUND - Summary							15,804.47		
POLICE	- Summary							15,804.47		
PUBLIC WORKS	FMLY MUSEUM/ARTS &SCIENCE	55505264942307	2301FM	THE HOME DEPOT PRO	04/05/2023	120841	735752255	156.88	C-SIZE BATTERIES - FAM MUSEUM	
		55505254942101	2300FM	MID-AMERICAN GLAZING SYSTEMS, INC.	04/05/2023	120808	21728	42.00	HINGE REPAIR PART - FAM MUS	
		55505264942299	2301FM	MILLENNIUM WASTE, INC.	04/05/2023	120811	3470772T081	193.07	DUMPSTER SERVICE FAM MUS	
		FMLY MUSEUM/ARTS &SCIENCE - Summary							391.95	
	GENERAL FUND	00105254642101	2300LB	ELITE ELECTRIC INC.	04/05/2023	120788	07041	354.00	WIRE EXHAUST FAN - LIBRAR Y	
		00105724422299		PS3 ENTERPRISES, INC	04/05/2023	120822	145022	20.86	MIDDLE PARK PLAYGROUND	
		00105724422299		PS3 ENTERPRISES, INC	04/05/2023	120822	145023	73.00	PUBLIC WORKS - STREET DEPT	
00105724422307			LOGAN CONTRACTORS SUPPLY, INC.	04/05/2023	120805	B53339	42.09	REBAR FOR HOUSES		



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	GENERAL FUND	00105724422307		BATTERIES PLUS #0130	04/05/2023	120777	P60873518	21.75	BATTERIES FOR POINTER
		00105724422323		BATTERIES PLUS #0130	04/05/2023	120777	P60645051	13.15	BATTERIES - 6
		00105254642101	2300CH	ELECTRICAL ENGINEERING & EQUIP. CO.	04/05/2023	120787	7536200-00	515.00	GENERATOR MAINTENANCE-CH
		00105254642101	2300CC	ADEL WHOLESALERS, INC.	04/05/2023	120772	2105456	214.59	URINAL SPUDS - COMM CTR
		00105254642101	2300MC	GRAYBAR	04/05/2023	120793	9331181546	103.00	HVAC RELAYS - MAINT CTR
		00105724422299		PS3 ENTERPRISES, INC	04/05/2023	120822	145020	1,050.00	FROZEN LANDING
		00105264642299	2301CH	CINTAS LOC 23M	04/05/2023	120782	4149684369	138.46	ENTRY RUGS - CITY HALL
		00105254642101	2300CH	MULGREW OIL & PROPANE	03/22/2023	120752	1199264	635.40	GENERATOR FUEL - CITY HAL L
		00105264642299	2301CC	CINTAS LOC 23M	04/05/2023	120782	4149684414	44.10	ENTRY RUGS - COMM CTR
		00105724422299		PS3 ENTERPRISES, INC	04/05/2023	120822	145019	266.00	LEACH PARK
		00105264642299	2301MC	CINTAS LOC 23M	04/05/2023	120782	4149684483	72.49	ENTRY RUGS - MAINT CTR
		00105724422299		PS3 ENTERPRISES, INC	04/05/2023	120822	145024	193.00	MCMANUS PARK
		00105264642307	2301CH	BETTENDORF OFFICE PRODUCTS, INC	04/05/2023	120779	0472871-001	39.79	AIR CAN DUSTERS - CITY HALL
		00105264642299	2301CH	MILLENNIUM WASTE, INC.	04/05/2023	120811	3470778T081	87.55	DUMPSTER SERVICE CITY HAL L
		00105264642299	2301LB	MILLENNIUM WASTE, INC.	04/05/2023	120811	3470773T081	209.60	DUMPSTER SERVICE LIBRARY
		00105264642307	2301CC	SCRUB PUB	04/05/2023	120837	4211	58.80	LAUNDRY SERVICE - COMM CENT
		00105254642101	2300CH	MULGREW OIL & PROPANE	03/22/2023	120752	1259214	280.56	GENERATOR FUEL- CITY HALL
		00105254642101	2300MC	ELECTRICAL ENGINEERING & EQUIP. CO.	04/05/2023	120787	7536202-00	720.00	GENERATOR MAINTENANCE - MAINT CTR
		00105254642101	2300MC	RAYNOR DOOR CO., INC. OF THE QC	04/05/2023	120827	135323	140.00	W-8 SERVICE REPAIR - MC
		00105264642307	2301LB	THE HOME DEPOT PRO	04/05/2023	120841	736177791	390.50	HAND TOWELS - LIBRARY



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description	
	GENERAL FUND	00105264642299	2301CC	MILLENNIUM WASTE, INC.	04/05/2023	120811	3470771T081	61.80	DUMPSTER SERVICE COMM CTR	
		00105254642101	2300MC	REPUBLIC COMPANIES	04/05/2023	120829	6187326-01	52.44	LED BULBS/SPARES - MAINT CTR	
		00105254642101	2300CC	1000BULBS.COM	04/05/2023	120846	R00049877	15.20	REPLACEMENT BULB - SHIPPI NG - COMM CTR	
		00105724422307		S J SMITH CO. INC.	04/05/2023	120834	6494823	199.00	SUPPLIES FOR DEVILS GLEN	
		00105724422299		PS3 ENTERPRISES, INC	04/05/2023	120822	145021	123.00	VETERANS PARK	
	GENERAL FUND	- Summary							6,135.13	
	LIFE FITNESS CTR FUND	57005254942101	2300LF	MULGREW OIL & PROPANE	03/22/2023	120752	1199263	665.41	GENERATOR FUEL LIFE FITNE SS	
	LIFE FITNESS CTR FUND	- Summary							665.41	
	PUBLIC WORKS		68305204942324		ASPEN EQUIPMENT COMPANY	04/05/2023	120775	70008350	473.92	RELAY KIT
			68305204942324		CARQUEST AUTO PARTS STORE	04/05/2023	120780	6604-415550	233.96	ROTOR
68305204942307				LAWSON PRODUCTS, INC.	04/05/2023	120802	9310414369	74.99	SHOP SUPPLIES	
68305204942104				H & H CAR CARE & TOWING, LLC	04/05/2023	120794	26717	85.00	1602 TOW	
68305204942324				CARQUEST AUTO PARTS STORE	04/05/2023	120780	6604-415530	31.73	AIR TOOL	
MUNICIPAL GARAGE		68305204942352		RILCO FLUID CARE, INC.	04/05/2023	120830	468244	400.40	DEF	
		68305204942104		LINDQUIST FORD, INC.	04/05/2023	120804	236720	222.95	2101 REPAIR	
		68305204942307		NOTT COMPANY	04/05/2023	120816	4563491-00	188.14	HOSE	
		68305204942324		CARQUEST AUTO PARTS STORE	04/05/2023	120780	6604-415467	161.18	ROTOR	
		68305204942324		INTERSTATE BATTERY OF THE	04/05/2023	120797	10057136	196.95	BATTERIES	
		68305204942324		CARQUEST AUTO PARTS STORE	04/05/2023	120780	6604-415391	333.12	TRANSMISSION FILTER KIT	
		68305204942324		CARQUEST AUTO PARTS	04/05/2023	120780	6604-415316	15.63	OIL STABILIZER	



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	MUNICIPAL GARAGE	STORE							
		68305204942324		LINDQUIST FORD, INC.	04/05/2023	120804	386322	209.73	BRAKE KIT
		68305204942324		I.W.I. MOTOR PARTS	03/22/2023	120750	442-240106	88.09	Pad Kit
		68305204942324		MIDWEST WHEEL & RIM CO	04/05/2023	120810	3158148-00	177.26	MOUNT
		68305204942324		LINDQUIST FORD, INC.	04/05/2023	120804	386153	386.25	TURN SIGNAL
		68305204942324		PRECISE MRM LLC	04/05/2023	120821	200-1041717	313.54	GPS UNITS
		68305204942352		RILCO FLUID CARE, INC.	04/05/2023	120830	469014	1,938.20	HYD OIL
		68305204942231		CINTAS LOC 23M	04/05/2023	120782	4148975515	56.04	LAUNDRY
		68305204942324		BAUER BUILT, INC.	04/05/2023	120778	230116527	1,193.56	TIRES
		68305204942324		LINDQUIST FORD, INC.	04/05/2023	120804	386332	128.87	BRACKET
		68305204942324		MIDWEST WHEEL & RIM CO	04/05/2023	120810	3165144-00	1,112.96	BRAKE SHOE
		68305204942324		ASPEN EQUIPMENT COMPANY	04/05/2023	120775	70008713	815.40	LIFT GATE PUMP
		68305204942106		QUAD CITY TESTING LABORATORY, INC.	04/05/2023	120823	864	935.00	EQUIPMENT INSPECTIONS
		68305204942324		CARQUEST AUTO PARTS STORE	04/05/2023	120780	6604-415206	184.44	WATER PUMP
		68305204942324		MIDWEST WHEEL & RIM CO	04/05/2023	120810	3165155-00	924.24	BRAKE DRUM
		68305204942324		LINDQUIST FORD, INC.	04/05/2023	120804	386339	373.90	BRAKE KIT
		68305204942104		H & H CAR CARE & TOWING, LLC	04/05/2023	120794	54076	250.00	0827 TOW
		68305204942231		CINTAS LOC 23M	04/05/2023	120782	4149684468	56.04	LAUNDRY
		MUNICIPAL GARAGE - Summary							11,561.49
PALMER HILLS GOLF COURSE		56005254942101	2300GC	CRESCENT ELECTRIC SUPPLY CO.	03/22/2023	120748	S511095584.002	175.58	PALMER - EMERGENCY LIGHTING
		56005254942101	2300GC	NIGHTWATCH SECURITY	04/05/2023	120815	50421	65.00	SECURITY SYSTEM REPAIR PALMER



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	PALMER HILLS GOLF COURSE	SERVICES, INC							
		56005254942101	2300GC	FOUNDATION BUILDING MATERIALS	04/05/2023	120790	41167758-00	241.92	CEILING TILE - PALMER GRI LL
		56005254942101	2300GC	CRESCENT ELECTRIC SUPPLY CO.	03/22/2023	120748	S511095584.003	19.93	PALMER - EMERGENCY LIGHTING
	PALMER HILLS GOLF COURSE - Summary							502.43	
	ROAD USE FUND	20605114202307		RIVERSTONE GROUP INC.	04/05/2023	120833	1194705	560.00	UPM MIX
		20605144232307		SHELL	04/05/2023	120838	1014749	8.30	GASOLINE
		20605304232108		MID AMERICAN ENERGY	04/05/2023	120807	537315032	52.97	HOPEWELL & MIDDLE SIGNAL
		20605014292306		CINTAS FIRST AID & SAFETY #D89	04/05/2023	120781	8406166160	107.68	FIRST AID SUPPLIES
		20605014292306		IMPERIAL	04/05/2023	120796	288002:250063	79.00	COFFEE & CREAMER
		20605124242299		RACOM	04/05/2023	120825	FB186716	811.30	RADIO REPAIR
		20605014292306		CULLIGAN OF DAVENPORT	04/05/2023	120783	0503499	49.95	WATER - ENG
		20605114202307		RIVERSTONE GROUP INC.	04/05/2023	120833	1193350	462.00	UPM MIX
		20605304232108		MID AMERICAN ENERGY	04/05/2023	120807	537308004	27.84	LIGHTING CAMERA
	ROAD USE FUND - Summary							2,159.04	
	SEWER UTILITY	52005104902299		IOWA ONE CALL	04/05/2023	120799	249589	371.70	413 EMAILS - FEB 2023
	SEWER UTILITY - Summary							371.70	
	SOLID WASTE/RECYCLING ENT	55005094912299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241832A	455.44	01 BILLS 03-09-23
		55005094912299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241720A	39.94	LATE NOTICES 03-03-23
		55005094912299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241733A	22.16	02 FINAL BILLS
		55005094912299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241723A	38.27	02 LATE NOTICES



City of Bettendorf Council Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	SOLID WASTE/RECYCLING ENT	55005094912299		MIDWEST MAILWORKS INC.	04/05/2023	120809	241655A	31.06	FINAL BILLS 03-02-23
	SOLID WASTE/RECYCLING ENT - Summary							586.87	
	TRANSIT	58505474922106		MOTION INDUSTRIES, INC.	04/05/2023	120812	IA16-00941219	139.97	BELTS FOR PUMP - CARWASH
		58505274922105		ECK'S AUTO SHINE	04/05/2023	120786	278	160.00	BUS WASHING 3/11 & 3/18
	TRANSIT - Summary							299.97	
PUBLIC WORKS	- Summary							22,673.99	
Overall - Summary								1,359,360.93	



City of Bettendorf QCWCC Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	QC WATERFRONT CONVENTION	59000002211000		TREASURER, STATE OF IOWA	03/28/2023	2300520	0-003-184-831	19,748.60	Sales Tax 02/01-02/28/23
	QC WATERFRONT CONVENTION - Summary							19,748.60	
	- Summary							19,748.60	
CAPITAL PROJECTS	QC WATERFRONT CONVENTION	59050504992307	AD0004	ISLE OF CAPRI BETTENDORF, L.C.	03/22/2023	3490	P09IXLM0Z	6,430.23	DRAPING AND BACKDROP
	QC WATERFRONT CONVENTION - Summary							6,430.23	
CAPITAL PROJECTS	- Summary							6,430.23	
		59020014942290		REPUBLIC SERVICES #400	04/05/2023	3495	0400-002249564	445.95	QCWCC GARBAGE
		59020014942106		ELECTRICAL ENGINEERING & EQUIP. CO.	04/05/2023	3492	7536801	1,225.00	QCWCC GENERATOR REPAIR
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123F	4,794.67	FINANCE SALARY/BENEFITS
		59020014942307		CONFERENCE TECHNOLOGIES, INC	04/05/2023	3491	INV044374	996.00	QCWCC LAMPS
		59020014942109		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123J	540.66	MEDICOM
		59020014942307		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123H	414.33	SUPPLIES
		59020014942355		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123C	3,612.59	FEES & LICENSES
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION	59020014942215		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123B	8,017.51	RENTAL EQUIPMENT
		59020014942111		IOWA AMERICAN WATER COMPANY	04/05/2023	3493	689142MAR23	285.61	QCWCC WATER BILL
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123G	5,590.29	FACILITIES/MAINTENANCE SALARY,WAGES, AND BENEFIT
		59020014942101		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123I	2,147.33	REPAIRS & MAINTENANCE
		59020014942299		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123K	65.05	CONTRACT SERVICES
		59020014942203		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123A	2,740.14	ADVERTISING/PRODUCTION
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123N	48,341.19	SALARY/WAGES & BENEFITS
		59020014942307		CONFERENCE TECHNOLOGIES,	04/05/2023	3491	INV044578	1,018.00	QCWCC LAMPS



City of Bettendorf QCWCC Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION			INC					
		59020014942299		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123D	128.48	CONTRACT SERVICES
		59020014942354		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123E	52,282.57	ENTERTAINMENT
		59020014942299		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123P	10,452.24	CONTRACT SERVICES
		59020014942306		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123O	3,249.23	SUPPLIES GENERAL/OFFICE
		59020014942328		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123L	32,843.05	FOOD INVOICES
		59020014942329		ISLE OF CAPRI BETTENDORF, L.C.	04/05/2023	3494	032123M	19,459.70	BEVERAGE INVOICES
		QC WATERFRONT CONVENTION - Summary							198,649.59
QC WATERFRONT CONV CTR - Summary								198,649.59	
Overall - Summary								224,828.42	



City of Bettendorf Parks Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	PALMER HILLS GOLF COURSE	56000002011400		JON WADDELL GOLF SHOP LLC	04/05/2023	120854	FEB23D	230.00	CLUB REPAIR
		56000002011600		JON WADDELL GOLF SHOP LLC	04/05/2023	120854	FEB23C	-9.16	CITY'S 3%
		56000002011600		JON WADDELL GOLF SHOP LLC	04/05/2023	120854	FEB23B	37.46	PROSHOP TAX
		56000002011800		JON WADDELL GOLF SHOP LLC	04/05/2023	120854	FEB23E	7,400.00	LESSONS
		56000002011600		JON WADDELL GOLF SHOP LLC	04/05/2023	120854	FEB23A	304.89	PROSHOP PAYABLES
	PALMER HILLS GOLF COURSE - Summary							7,963.19	
- Summary								7,963.19	
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802299	PK0186	IOWA DNR	03/29/2023	120768	032423-18-R4-EZ	352.65	REAP GRANT 18-R4-EZ
	CAPITAL PROJECTS - Summary							352.65	
CAPITAL PROJECTS		- Summary						352.65	
	GENERAL FUND	00107054452307		CROWN TROPHY OF THE QUAD CITIE	04/05/2023	120852	154978	150.00	OFFICE NAME PLATES
		00107034432299	REC026	JACOBY, EMLYN	03/29/2023	120769	032423	925.00	SPRING SOCCER PROGRAM MAN AGER 3/12-3/25
		00107304432299	REC055	PS3 ENTERPRISES, INC	04/05/2023	120856	145815	501.79	PORTA POTTS AND CONTAINER RENTAL - FROZEN LANDING
		00107034432299	REC062	JONES, LINDA	03/29/2023	120770	033123	500.00	COOKING CLASS INSTRUCTION - 3/4 10AM AND 1PM
	GENERAL FUND - Summary							2,076.79	
	PARKS & RECREATION		56007154942325		C.D. FORD	04/05/2023	120848	PSI014580	120.00
56007114942202				SIMPLIFY WITH INTENTION LLC	04/05/2023	120857	1509	150.00	EMAIL MARKETING
56007154942299				PS3 ENTERPRISES, INC	04/05/2023	120856	145813	306.00	PORTA POTTS - PALMER HILL S GOLF COURSE
PALMER HILLS GOLF COURSE		56007154942310		CINTAS FIRST AID & SAFETY #D89	04/05/2023	120850	8406166498	71.96	FIRST AID SUPPLIES
		56007154942101		PRIESTER NURSERY	04/05/2023	120855	2023-9	3,360.00	DECKING BOARDS
		56007114942307		DYNAMIC BRANDS LLC	04/05/2023	120853	INV1617869	503.51	PUSH CARTS FOR RENTALS
		56007154942104		TRI STATE ENGINES	04/05/2023	120858	60010380	2,952.26	ENGINE REPAIR
		56007114942307		CROWN TROPHY OF THE QUAD CITIE	04/05/2023	120852	155035	72.00	HOLE IN ONE PLATES



City of Bettendorf Parks Accounts Payable, 04/04/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PARKS & RECREATION	PALMER HILLS GOLF COURSE	56007154942104		TRI STATE ENGINES	04/05/2023	120858	60010381	2,660.39	REAR CASTOR REPAIR
	PALMER HILLS GOLF COURSE	56007134942215		AIRGAS NORTH CENTRAL	04/05/2023	120847	9995081383	70.98	GAS TANK RENTALS
	PALMER HILLS GOLF COURSE - Summary							10,267.10	
PARKS & RECREATION		- Summary							12,343.89
PUBLIC WORKS	GENERAL FUND	00105724422299		PS3 ENTERPRISES, INC	04/05/2023	120856	145816	73.00	PORTA POTTS - VETERANS ME MORIAL PARK
		00105264642299	2301CC	CINTAS CORPORATION #342	04/05/2023	120849	4145473360	44.10	MAT CLEANING
		00105264642299	2301CC	CINTAS CORPORATION #342	04/05/2023	120849	4146879682	44.10	MAT CLEANING
		00105264642299	2301CC	CINTAS CORPORATION #342	04/05/2023	120849	4148289709	44.10	MAT CLEANING
		00105724422299		PS3 ENTERPRISES, INC	04/05/2023	120856	145814	266.00	PORTA POTTS - LEACH PARK
		00105724422299		PS3 ENTERPRISES, INC	04/05/2023	120856	145818	193.00	PORTA POTTS - MCMANUS PAR K
	GENERAL FUND - Summary							664.30	
	PALMER HILLS GOLF COURSE	56005264942299	2301GC	CINTAS LOC 23M	04/05/2023	120851	4149953596	128.59	MAT CLEANING SERVICE
		PALMER HILLS GOLF COURSE - Summary							128.59
PUBLIC WORKS		- Summary							792.89
Overall - Summary								21,452.62	