Bettendorf IOWA

a premier city

Vision

THE CITY OF BETTENDORF IS THE MOST LIVABLE COMMUNITY WITH RICH EDUCATIONAL, CULTURAL, AND RECREATIONAL OPPORTUNITIES WHERE WE ENJOY A VIBRANT RIVERFRONT AND A GROWING, COMPETITIVE BUSINESS ENVIRONMENT. WE TAKE PRIDE IN OUR GREAT COMMUNITY.

The Vision Statement for the City of Bettendorf outlines what Bettendorf wants in the future. Our preferred future is defined in value-based principles that can guide policies, decisions, and operations. The City of Bettendorf is a Premier City in which to live.

BETTENDORF CITY COUNCIL
COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS – CITY HALL

MONDAY, JUNE 5, 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 www.bettendorf.org/YouTube.

AGENDA

I. OPERATIONAL ITEMS

- Resolution authorizing staff to enter into a contract with Oracle America, Inc. for the implementation of and cloud services subscription related to the NetSuite for Government ERP System – Finance Director Jason Schadt *(Items to Appear 11)*

II. CONSENT AGENDA ITEMS

- Resolution approving a major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South, submitted by Nelson Construction and Development (Case 22-097) – Community Development Director Mark Hunt ***(See Consent M)***

- Resolution approving a site development plan for Lot 7, Bettplex First Addition, submitted by Build to Suit, Inc. /Paul Bofelli (Case 23-031) – Community Development Director Mark Hunt ***(See Consent N)***

- Resolution approving a site development plan for 3230 Ridge Pointe (Lot 3, Quail Ridge Pointe Subdivision), submitted by Downing Construction, Inc. (Case 23-030) – Community Development Director Mark Hunt ***(See Consent O)***

III. REMAINING CONSENT AGENDA ITEMS

IV. ITEMS ADDED BY MAYOR AND COUNCIL

V. PRESENTATIONS

- Strategic Plan Updates – Department Heads

VI. ADJOURN

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



STRATEGIC PLAN UPDATE

JUNE 6, 2023

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STRATEGIC PLAN UPDATE SUMMARY
MAY 25, 2023

POLICY AGENDA – TOP PRIORITY

1. **West Bridge District Riverfront Development (West of I-74): Monitoring and Direction on City Actions**

   Conversations are escalating with developers who are interest in redevelopment of the West Bridge corridor. While this will be largely driven by developers, staff has acknowledged the need to collaboratively work on a master plan, specifically for the development area in question, in order to assist with planning and fundraising efforts. Also, it has been identified the Leach Park, as part of a redevelopment should get a facelift. This will help to galvanize this area and develop more public interest and pedestrian traffic downtown. (ECON DEV)

2. **Magnolia-Hawthorne Neighborhood Action Plan: Implementations**

   Please see attached Magnolia-Hawthorne Action Plan Memo (COMM DEV)

3. **Juvenile Crime Action Plan and Community Conversation: Outcomes, Plan Development, Direction and City Actions**

   After the funding and implementation of the Coordinated Assessment Program (CAP), formerly known as the Youth Assessment Program (YAP) it has been in operation since October 2021. Youth and families continue to get referred to the program through the schools, juvenile court services, law enforcement, and self-referrals. The Board continues to meet monthly to discuss the progress and get updates with myself and the police social worker attending on behalf of Bettendorf in these meetings. Good discussions are occurring between, social services, DHS, law enforcement, juvenile court services, juvenile detention, schools, community members, Scott County Kids, etc. We feel the program is making a difference. Please see below link for KWQC-TV6 Insight Episode.

   https://www.kwqc.com/2023/05/15/scott-countys-cap-program-connects-families-services/
   (POLICE)

4. **City Facilities Master Plan: Concept, RFP, Report w/Options, Direction and Funding Mechanism (City Hall and Public Safety)**

   While this initiative is being spearheaded by Public Works, administration is working closely on this initiative, in order to make sure all facilities are addressed, and the potential facility needs are in the best interest of all. Largely, there are many facilities

at play, including Public Works, Police, Fire, City Hall, Community Center, Library, etc. (ECON DEV)

Public Works staff has prepared a draft Request for Proposals for architectural services relating to a feasibility study for a potential new Public Safety building and renovations to City Hall. A meeting is scheduled for late May to review and lay out a schedule going forward. (PUBLIC WORKS)

5. **Medic Agreement: Approval and Implementation**

Over the last six months a lot of serious discussions occurred between the Medic board and the two cities, and as the Council is aware, Scott County has agreed to take over Medic as a department of the County on January 1, 2024. This Is a great piece of news for our community and will add stability to this workforce and ultimately allow us to have first class paramedic services In our community.

A special shout out to Scott County for taking on this important and meaningful service for our citizens. (ADMN)

6. **Stop Signs and Speeding Enforcement Policy and City Actions: Direction and Implementation**

The Traffic Bureau is now fully staffed with a Traffic Sergeant and Traffic Officer. With the creation of the Administrative Lt. position and reassigned responsibilities this has freed up the Traffic Sergeant to concentrate on traffic issues and manage the traffic officer. Along with traffic enforcement and investigating serious injury/fatal motor vehicle accidents the traffic sergeant also has the responsibility of overseeing the school crossing guards. He also has successfully applied for grant funding from the Iowa Governor's Traffic Safety Grant Program (GTSB) which pays for the reimbursement of officer's working overtime outside their normal duty shifts. We were just awarded another grant in the amount of $50,000 for traffic enforcement which pays for officers to work overtime specific to traffic enforcement.

The traffic bureau has been conducting traffic enforcement during peak hours to include school zones and high traffic areas where complaints of speeding occur, or a speed study indicates the need. The traffic bureau gets requests from residents that want traffic enforcement in their neighborhood. These requests are assessed and when time allows extra attention may be given to these areas for enforcement. We also utilize the 4 mobile speed trailers and speed messaging signs that get moved around the city in these areas to bring attention to drivers.

Traffic Statistics:

Oct 2021 – Sept 2022

Speed contacts (GTSB) – We had 306 speed contacts during this GTSB Cycle. It is important to note that we only used 33% of our Grant Money this year. We did not have many officers working GTSB due to the amount of patrol overtime and other OT opportunities that needed to be filled. We were short 3-4 patrol Officers during most of this time.

Speed Contacts (Total for the department)- 878 speed warnings and citations during this time. 78% of these were in the 5 mph – 15 mph over range. Only 14% were greater than 16 mph over the speed limit which tells me that we do have people speeding, but what the State considers a serious violation "20mph and over" are few and far between. Specifically, we had 35 total stops at 20 mph or over during this year (this could include speeding citations given during and eluding, which has been more frequent than years past).

Traffic Totals- Total number of traffic warnings and citations were 4,776. This includes citations given during traffic accidents, minor equipment infractions, registration violations, driver's license violations, careless driving, window tint, seatbelts, etc.

Oct 2022- April 2023

Speed Contacts (GTSB)- We are currently at 218 speed contacts for GTSB. These are stats only recorded through March 2023. It should be noted that even though we are only at about 25% of our speed contact goal for GTSB, we have already completed over 70% of our impaired driving contact goal. Coming out of the winter months when speeds are lower, it shows that our focus during the "down time" was still on getting drivers off the road that should not be there.

Speed Contact (Total for the department)- We currently have 586 speed contacts through April which is about 66% of last year's total. Again, over 70% of these are between the 5 mph- 15 mph range. With the increase in staff and the department having some younger officers assigned to daytime hours, we have seen an increase in proactive traffic stops when time permits. Traffic Complaints received from citizens have been pushed out to all officers to enforce when they have spare time. We have made it a priority to follow up with those as soon as possible to determine if a problem does exist.

Traffic Totals- The total number of traffic warnings and citations through April 2023 is 3,525. This is already 73% of last year's total.

Speed Signs – We currently have 4 speed trailers that we utilize. We try to have all 4 trailers out at all times when they are operational. We do put them away during the winter so that they do not get damage by plows, salt, weather, etc. We have the ability to run speed studies in the area and they are conducted when necessary.

The City of Bettendorf is growing rapidly and has seen large business and housing expansions in the north/northeast part of our city along with road construction/road closures. This has also caused a lot of detours for traffic to flow through roads that do not normally see that traffic flow. The problem has been in the mornings and afternoons during school drop-off and pick-up times. Our problem drivers are working adults and high school aged kids. A few school zones have seen an increase in traffic due to the re-routing of traffic which has caused an increase in speeding and speed complaints.

The Bettendorf Police Department has done an excellent job installing digital speed signs in our school zones that collect data. Data from the month of February 2023 for a school sign in front of Hopewell Elementary we have the following data. With a "tolerated speed" of 32 MPH in a 25 MPH zone, we had over 26,000 violations during school hours, M-F 7am-5pm. Only 26% of motor vehicles were respecting the speed limit. One vehicle was recorded at a speed of 63MPH through the school zone during school hours. This is clearly a problem, and it has really been impacted by the re-routing of a major roadway where traffic now flows in front of the school. (POLICE)

7. **Senior Facility and Services: Monitoring, Report w/Options, Direction and Funding**

   At the current time we are just monitoring the number of seniors attending activities at the community center and by the time we go to goal setting we should be able to give some analysis of what that usage looks like. (ADMN)

Memorandum

April 24, 2023

FM: Mark D. Hunt, Community Development Direct

TO: Decker Ploehn, City Administrator

RE: Magnolia/Hawthorne Action Plan

BACKGROUND

The Policy Agenda Portion of the 2022-2023 City of Bettendorf Strategic Plan lists *Magnolia-Hawthorne Neighborhood Action Plan* as a top priority. This memo provides Community Development's current initiatives and recommendations for this area.

The Hawthorne Hills Addition is generally located between I-74 on the west, and Grant Wood Elementary School on the east and between Spruce Hills Dr. at the north and Parkway Dr. to the south. The northern portion of this neighborhood is characterized by aging townhomes on small lots. While the southern portion of the neighborhood contains smaller single-family homes located within the Duck Creek Floodplain.

From a built environment perspective, the neighborhood has several challenges. These include:

- Lack of east/west connectivity,
- No sidewalks,
- Extensive development in the floodplain,
- Inadequate off-street parking,
- Inadequate snow storage,
- Limited onsite storage for solid waste containers.

The image below shows Hawthorne Hills 7th Addition (outlined in red). There are 62 units in this 4.58-acre addition, which is zoned R-4. A typical fourplex in this neighborhood only has four, conforming off-street parking spaces. Current code would require eight parking spaces for each fourplex. Thus, Hawthorne Hills 7th Addition is under-parked by about 62 spaces.

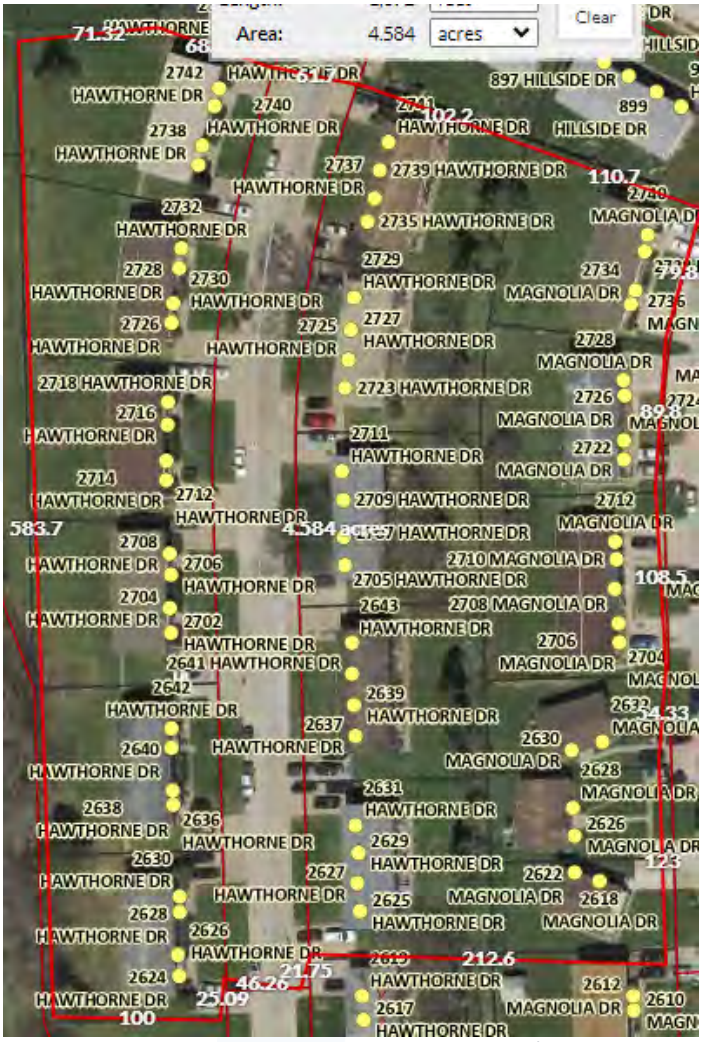


Figure 1 Hawthorne Hills 7th Addition. Source, Beacon/Schneider Corp.

Residents must either park their additional cars on the street or stack them in the driveways, where they protrude into the portion of the right-of-way usually reserved for sidewalks. The lack of sidewalks combined with cars parked in the right-of-way encourages pedestrians to use the street.

This design leads to conflicts with cars and pedestrians. Provision of City services such as solid-waste pickup and snow plowing is also very difficult due to the large number of vehicles parked on the street.

ACTION PLAN

Short Term – To address immediate concerns related to code compliance and rental housing quality the Community Development Department has ramped up rental inspection and code enforcement presence in the area in the following ways.

- Targeted rental inspections
- Monthly checks for solid waste and yard sanitation compliance
- Conducted a community cleanup event to remove trash and debris that entered the neighborhood from I-74

Since June of 2020, over 150 rental inspections have been conducted in the area. Beginning in January 2023, Code Enforcement staff began a monthly sweep of the neighborhood to address solid waste code violations. The sweep is scheduled for the second Tuesday of every month, following the normal solid waste collection day. Occupants of properties in violation of the solid waste or yard sanitation codes are provided door hangars identifying the code violation(s) and give 24 hrs. to resolve the violation. We have observed increased compliance with the solid waste and sanitation code since starting this program.

Long Term – Code enforcement measures are limited in their ability to resolve the solid waste, parking, and property maintenance issues in this neighborhood. Physical changes to the built environment are necessary to permanently address these issues.

Changing the built environment will require investment from the City. Inclusion of the following projects into the City's CIP would help significantly improve this neighborhood.

- Purchase of key properties to facilitate infrastructure improvement,
- Creation of sidewalks easements through rear yards,
- Creation of sidewalk connectivity to the bike path and new park area created by the buyout,
- Creation of parking pads,
- Vertical or angled on-street parking in specific locations,
- Creation of an east/west street through the portions of the neighborhood,
- Replacement of dead ends with cul-de-sacs.

These changes would require significant funding from the City and would have to take place over multiple years. Funding from the City's capital budget, grants and perhaps special assessment would likely be needed to implement these improvements. The following image is a concept of how these improvements might look.

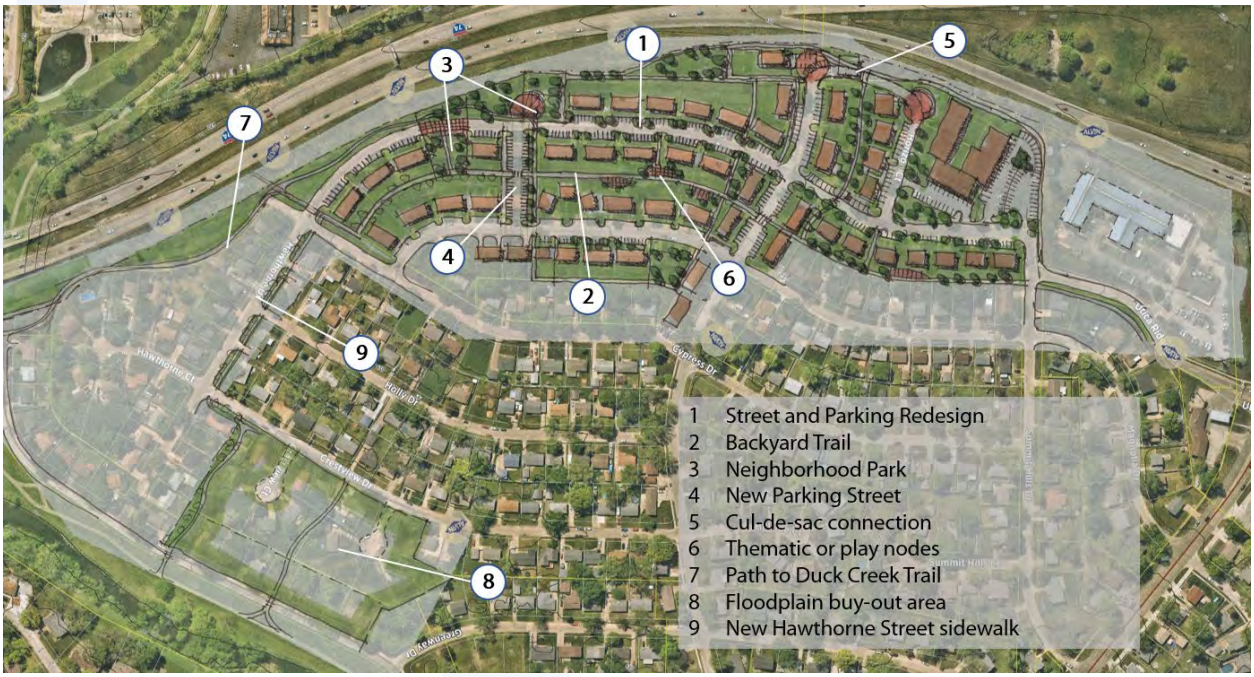


Figure 2 Hawthorne/Magnolia Concept Plan. Image created by RDG.

Additional analysis and discussion on this area will be part of the Comprehensive Land Use Plan Update. A work session for the plan update is scheduled for July 17, 2023, immediately following the Committee of the Whole meeting.

8. **City Attorney Support: Assessment, Direction and Funding**

   Michelle Spencer's job description updated to include assisting City Attorney and Jody Matje is solely the Administrative Assistant for Legal, no longer shared with Human Resources. This area is complete. (HR)

   Legal department support has been significantly bolstered with the increased responsibilities for Michelle Spencer and the move to make Jody Matje full time in the legal department. These moves are beneficial in a number of ways, including, but not limited to, greater involvement in code enforcement issues, more efficient responses to open record requests, contract review, and litigation management. (LEGAL)

9. **Berms Policy: Review and Direction**

   Please see attached Berms Policy Memo (COMM DEV)

10. **Developer Assessment to Infrastructure Policy: Review and Direction**

    Public Works staff will coordinate with Administration, City Attorney and Community Development to review other municipal policies if available. Each development is unique, and a single policy does not appear to fit what has been discussed previously. Several factors such as how much existing traffic is present on the roads immediately adjacent to the developments versus how much traffic is the development proposed to generate must be evaluated to ensure a fair assessment for additional infrastructure needs. (PUBLIC WORKS)

11. **Schools Strategy and Relationship Building: Expectations, Direction and City Actions**

    Initial conversations have occurred with the Superintendents about this concept, and we agreed we would try to put something together in the fall with some sort of introductory meeting between all the boards and the City Council. No other action has occurred. (ADMN)

12. **Safer Grant for Firefighters (6): Application and Notification**

    Our FEMA GO SAFER Grant application was submitted online March 16, 2023. The Notice of Funding Opportunity indicated that awards could be issued as early as June 2023. Awards must be issued by September 30, 2023.

    If an award is given, it covers 100% of the base salary and benefits of the new firefighters for the SAFER grant 36-month period of performance. Letters of support

were written by Senators Grassley and Ernst, and Representative Mariannette Miller-Meeks.

Notes:

Since the local match was dropped during COVID, many more fire departments applied for SAFER Grants. Last year the total of requests (more than 5 billion dollars) was 14.3 times the amount available. 118 requests were approved out of the over 1,500 requests submitted. The electronic pre-scoring has been completed and the peer review panel was scheduled to review applications the week of April 17-21. The peer review panel review will score the narrative sections of the application. No notice is provided whether applications continue through the selection process or if they are no longer being considered.

We also applied for an Assistance to Firefighters Grant for replacement of out SCBA breathing air systems in our three staffed fire stations. This was approved as part of the capital equipment budget but if awarded, the grant would cover $133,650 of the cost and we would be responsible for $13,365. Applications have been through the electronic pre-scoring and peer review panel scoring. The highest scoring applications will move on to technical review by the FEMA Grants Program Office. (FIRE)

13. **Duck Creek Plaza Area Strategy/Action Plan: Update, Direction and City Actions (including Hobby Lobby)**

The REIT who owns Duck Creek Plaza has entered into a lease agreement with Malibu Jack's. This family entertainment venue is currently being built out, and they expect to open during the fall 2023. (ECON DEV)

Memorandum

April 24, 2023

FM: Mark D. Hunt, Community Development Direct

TO: Decker Ploehn, City Administrator

RE: Berm Policy Recommendation

The Policy Agenda Portion of the 2022-2023 City of Bettendorf Strategic Plan lists *Berms Policy: Review and Direction* as a top priority. This memo provides the Community Development Department's recommendation on the City's Berm policy going forward.

Berms can be an effective tool for screening between properties that have potentially conflicting uses, such as commercial uses adjacent to residential uses. However, berms do have some drawbacks as shown below.

Berm Challenges

- Ineffective on sloped properties,
- Difficult to mow and maintain,
- Present challenges to runoff and stormwater control,
- Can create sightline issues at intersections,
- Creates a tunnel-effect if placed on long sections of roadway.

The City's zoning ordinance requires multifamily developments, with a 35-ft. front-yard setback adjacent to any collector or arterial street, to have a berm in all R-3 through R-5 districts. Similarly, a berm is required when multifamily structures, with a 35-ft setback adjacent to any collector or arterial street, are proposed in C-2 or C-3 districts.

Developers can avoid a berm in these locations by increasing the front yard setback to 50 ft. However, such an increase in the setback often reduces their buildable area to the point that the project will not work.

Staff recommends in the forthcoming update to the Zoning Ordinance that berms be just one option for screening in the 35-ft setback scenarios noted above. Other options should

include increased natural vegetative or fencing, within the 35-ft setback, as acceptable to the City Council.

Additional analysis and discussion on this issue will be part of the Comprehensive Land Use Plan Update. A work session for the plan update is scheduled for July 17, 2023, immediately following the Committee of the Whole meeting.

MANAGEMENT AGENDA – TOP PRIORITY

14. Comprehensive City Staffing and Compensation: Update, Direction and Funding

Part-time seasonal staff compensation was Increased in FY22-23, however with the rise of minimum wage In Illinois and the competition for seasonal staff, the City continues to have Issues hiring and retaining part time staff. Further action Is needed, will be a discussion for budget time. (CULTURE & REC)

Staff completed a Salary Study and was presented to City Council and additional positions approved in budget are currently being recruited for. Will continue to review 5-year staffing plan. (HR)

15. Comprehensive Plan Update/Zoning Ordinance Update: Completion and Adoption

Since October 4, 2022, staff have been working with RDG on the comp plan update. Most of this work has been related to data gathering, analysis, map updates and site visits. A July 17, 2023, joint work session with the City Council, Planning and Zoning Commission and Board of Adjustment has been scheduled. An online public-input campaign was launched on May 19, 2023. Additional public input opportunities will be scheduled. The plan is expected to be completed in December 2023/January 2024.

Concurrent with comp plan update, staff have been working with RDG on a significant update to the zoning ordinance to address issues with DCAs, density, new use definitions and useability. The zoning ordinance will be presented to Council for adoption in tandem with the comp plan update. (COMM DEV)

16. Detention/Retention Ponds: Policy Review, Directing and Funding

Public Works staff has been made aware of a little-known state grant program administered through the Iowa Department of Agriculture for stormwater improvements and intends to apply for funding to retrofit some of the larger basins in the City that were built under prior ordinances. This was preliminarily funded several years ago but that funding was used to purchase a piece of property along the west side of Middle Rd. north of 53rd Ave. The intent of that purchase was to excavate the ground and expand the detention already present on the parcel and the parcel south of it. Engineering staff was able to incorporate that excavation into the Forest Grove Phase IV project which was both a significant cost savings in lieu of trucking in dirt for that project and completes the goal of additional detention in the Pigeon Creek drainage basin. Staff will continue to explore partnering opportunities with larger developments to create regional basins. (PUBLIC WORKS)

17. **TBK Banks Sport Complex Expansion: Phase 2 Opening and City Actions**

Site plans are submitted and approved. Continued road work and site planning is occurring. There is an impending large anchor user who is contemplated east of Middle Road, and the City should have more info on this user in the coming weeks. Currently, the golf entertainment venue, the additional ball fields, and at least three of the commercial/retail users are lined up and beginning construction. (ECON DEV)

18. **Cyber Security Policy and Response Plan: Direction and Funding**

Complete and ongoing. We have created a cybersecurity incident response plan, which will evolve and improve as we enhance our Cybersecurity Program. We are making significant changes to our cybersecurity policies and expect the drafts to be completed in June. (FINANCE)

19. **Parks and Recreation Master Plan: Development and Adoption**

Wastyn & Associates have been hired to formulate the Parks & Recreation Strategic Plan. Staff Interviews, in person and virtual focus groups were held In April. The feedback will be applied to a survey to help pinpoint more targeted Information. The survey will go out by the end of May/early June and will be available for citizens to take through August. Zen City will be our platform to help distribute the survey and collect results. The results of that survey will guide the goals of the Strategic Plan, which will be completed by early fall 2023.

In addition, we have contracted with Bi-State to update the Parks & Recreation Master Plan. Work on this will begin in August. This will be the more physical portion of the plan and contain Information about future parks, trails, etc. The survey results from the Strategic Plan will be shared with Bi-State to help formulate one large comprehensive plan. Completion of this plan will be January 2025 (per contract.) You can track our progress by clicking here: https://bettendorf-ia.civilspace.io/en/projects/parks-rec-strategic-plan (CULTURE & REC)

20. **Veterans Memorial Maintenance: Implementation Actions**

The Parks Advisory Board is working with the Veteran's Memorial Committee to work on a plan for future maintenance. With the aging of current committee members, there Is concern with the ability to upkeep the memorial. Parks Maintenance Is also Involved. (CULTURE & REC)

On Monday, April 3, 2023, a group consisting of City staff, Alderman Adamson, members from the Veterans Memorial Committee of American Legion Post 154, VFW Post 9128, and Vietnam Veterans of America Chapter 776 met at City Hall to discuss the maintenance of the memorial at Veterans Memorial Park. On August 12, 2014, a resolution (#29-14) was approved by the Bettendorf Park Board to accept the

donation of the Veterans Memorial from Veterans Memorial Committee and to assume the responsibilities associated with insuring and maintaining the Memorial.

The discussion included:

- Maintenance
- Pillars needed in the future
- Memorial ceremonies
- Advertising
- Major Expansion in the future
- Review of applications/coordination with the engraver (currently Hansen Monument)
- Maintenance and storage of old records and those received in the future
- Finances
- Insurance

The group agreed to meet again later in the year after the Veterans Memorial Committee met to iron out some internal details moving forward. (PUBLIC WORKS)

21. Sewer Projects and Rate: Project Prioritization and Rate Direction

Complete and ongoing. Public Works has identified critical sewer projects for the next several years. With the help of consultant engineers and the City's financial advisor those projects have been prioritized and a funding model including necessary rate increases is in place. (FINANCE)

Engineering staff has worked with McClure Engineering for several years to identify areas of the sanitary sewer collection system that have excess inflow and infiltration (I&I) and would be good candidates for improvements. Staff has also been monitoring the development landscape near I-80 and Middle Rd., and more specifically north of I-80, to plan for future sewer needs. The small lift station at the northeast corner of the I-80/Middle Rd. interchange could handle an initial development, but unfortunately the force main serving the station is in direct conflict with the proposed bridge abutments for the interchange reconstruction scheduled for 2025. After that was determined by the Iowa Department of Transportation (IDOT) designers, staff recommended to Council that the Spencer Creek Lift Station be prioritized over the I&I improvements in the short term to ensure development can continue at this very important location. The final lift station design package is underway, and an initial project consultation meeting was held with the Iowa Department of Natural Resources (IDNR) review staff on May 12, 2023. To help fund this project and the eventual I&I improvements, Finance contracted with Baker Tilly to perform a Sewer Utility Rate Study which recommended a rate increase in future years from the planned 4% to 5.65% for a period of time. (PUBLIC WORKS)

22. Citywide Information Technology Master Plan: Completion, Direction and Funding

Complete and ongoing. We have a completed IT Strategic Plan, aka Citywide IT Master Plan, with five IT Strategic Initiatives. Cybersecurity, Modern Workplace, Operational Excellence, Total Cost of IT and People & Culture. The IT Strategy is reviewed biannually with the Department Heads for feedback to ensure alignment with the other department's goals. (FINANCE)

23. ERP/Financial Software: RFP, Vendor Selection, and Phase 1 Financial Software Implementation

We have completed a thorough selection process including, identification of system requirements, request for information from vendors, preliminary vendor demonstrations, in-depth vendor demonstrations and have selected a preferred vendor/product. Contract negotiations are expected to be completed in time for Council approval on June 6th. Implementation could begin as early as June and is expected to take 10 to 14 months. (FINANCE)

24. Urban Park Development Downtown: Construction Monitoring and Report

The Urban Park is nearing completion. With the pause being placed on the elevator structure, the south section of the Urban Park will be completed a la carte. Additionally, staff is working on a strategic location for the memorial that has been in storage since 2017. Also, improvements have been made by the City to enhance the corridor. The inclusion of a monument sign, public parking, trees, ground pots and landscaping have all been put in place at the base of the pedestrian on-ramp; and fountains have been added to the detention pond. More improvements are currently planned to further enhance the Grant Street corridor near I-74. One challenge that staff has identified, is the amount of ongoing maintenance and mowing that is going to be necessary, in order to keep the area fresh and attractive for visitors. This will be further addressed as the I-74 Bridge and the Urban Park are fully demolished and completed. (ECON DEV)

The proposed Urban Park under the new I-74 bridge, spanning between the levee and Mississippi Blvd, is very close to being completed. Bids were received on May 17, 2022, with McCarthy Improvement Company receiving the contract. Construction began in July 2022 and is anticipated to be completed in the next month. The recreational trails have been constructed, with decorative rock being placed and a substantial number of trees and other plantings installed. This contract will only include the area north of the Canadian Pacific Railroad tracks. The area south of the tracks has been shifted to a fall 2023 bid with construction to occur in 2024 after the existing I-74 bridge demolition is complete. From an operational standpoint, this will be yet another large landscape area that will need to be maintained going forward. Staff anticipates adding this to a future maintenance contract as staffing levels are not sufficient to be done with Parks Maintenance staff. (PUBLIC WORKS)

25. Quiet Zones: Report

The CP/KCS transaction received final STB approval and the deal has closed. City staff had several meetings with CP officials as the transaction moved toward finalization. Payment from the settlement agreement with CP is expected in the very near future. City staff has previously engaged Snyder and Associates regarding quiet zone feasibility and cost. The City is poised to execute on this plan, and we would expect the quiet zone work to be part of future CIP budgets. Additionally, the City is working with neighboring jurisdictions to mitigate the effect of the CP/KCS merger in the most efficient and appropriate manner. (LEGAL)

On October 25, 2022, staff received a final report with recommendations from Snyder & Associates to establish a railroad quiet zone along the Canadian Pacific tracks, starting at the Davenport/Bettendorf City limits, continuing to 42nd Street (Riverdale/Bettendorf City limits).

Railroad crossings that have been evaluated are as follows:

- 12th Street (865-647M)
- 13th Street (865-646F)
- 14 ½ Street (has been permanently closed / removed)
- 17th Street / George Thuenen Bridge (no improvements)
- 23rd Street (865-643K) – Private crossing no improvements
- 31st Street (865-640P)
- 33rd Street (865-639V)
- 35th Street (865-638N)
- 42nd Street (865-637G and 909-171S)

Each crossing will require various improvements ranging from additional signals and cross arms to paving medians for access control. These improvements will bring each crossing up to the necessary standards to implement the quiet zone. The total estimated costs for the improvements are approximately $2.15 million and has been phased in within the Community Improvement Program (CIP). Snyder is also performing a joint study with the City Bettendorf and City of Riverdale to explore continuing the quiet zone to 62nd Street. This could potentially include a new overpass at Fenno Rd. and bridge over Crow Creek to connect to 62nd Street Ct. (PUBLIC WORKS)

26. Annexation City Strategy Implementation: Comprehensive Plan Update and City Actions on Voluntary Requests

The annexation strategy in the comp plan is under review and will be discussed at the July 17 joint work session. On March 15, 2023, the Planning and Zoning Commission unanimously approved a voluntary annexation near the intersection of Forest Grove Dr. and Criswell St. Staff continues to work with Scott County on infrastructure maintenance agreements related to the annexation. The Criswell/Forest Grove annexation proposal is scheduled to be presented to Council in July. (COMM DEV)

The annexation policy of the City will be reevaluated as part of the Comprehensive Plan update. This review will include the area of the City's future annexation territory, plans for infrastructure, and process points for annexation actions. The City has had several meetings with staff from Scott County regarding a voluntary annexation application the City has received, as well as discussions regarding future growth of the City. (LEGAL)

27. Labor Negotiations and Contracts: Preparation for Negotiations

During the four-year term of the current contract, we have been putting notes together regarding contract language changes that are needed as well as topics to negotiate. (FIRE)

Staff will gather salary and benefit information for various positions in the Police, Fire, AFSCME General and AFSCME Library Unions in June/July. Staff is also gathering information on what Cost of Living requests have been the past year based on the higher consumer price index and inflation to be prepared. Staff is reviewing insurance with Wellness Committee to present an updated insurance plan for employees. (HR)

City staff is monitoring settlements in similarly situated jurisdictions and taking other requisite steps to be ready for negotiations to begin this fall. (LEGAL)

COMMUNITY DEVELOPMENT

City Code Licenses & Permits Provision: Modernization
During the IT strategic planning process, it was decided that LAMA, the construction permits, and planning software, would not be replaced. Since that time, staff have worked with LAMA to make updates to the software that improve processes and performance. Work continues on rental inspection reports from LAMA.

Community Development Staff Certification: Completion
All required dual certifications for building inspectors are complete or in progress. Both city planners have AICP certification, and one is a certified flood plain manager. Code Enforcement Officers/Rental Inspectors continue to work on voluntary certification.

Community Development Strategic Communications: Development Implementation
Comm. Dev. and Communications staff have worked to together to update notification procedures for all P&Z and BOA cases. Aside from statutorily required notifications, we now issue text messages and emails to subscribers via the City's "Be in the Know" campaign. We also send mailings to 200 ft. beyond what is required by code. We post draft agenda's a week prior to the full packet posting and conduct official public hearings at P&Z for all rezonings.

A specific communications plan for the comp plan update was created jointly by Comm. Dev. staff, Communications staff and RDG. This includes a public input website, presentations to multiple civic groups, social media postings and public meetings.

Community Development Document Scanning: Completion
All large-format documents have been scanned and saved to the City's server. Work continues on postcard-size permit documents but should be completed this Fall.

Hazard Mitigation Plan Development
Comm. Dev. staff worked with Bi-State Regional Commission to update its portion of the county-wide hazard mitigation plan. This plan is required for participation National Insurance Flood Map program and for FEMA hazard mitigation grant eligibility. City Council adopted the plan on April 4, 2023. The plan has been accepted by FEMA and will be effective for five years.

Flood Buyouts
Nine of the 18 eligible properties under the 2021 grant have been tested for asbestos. Three tested positive and one property has been remediated to date. Two homes have been purchased and are scheduled for demolition in June 2023. Staff continues to work with eligible owners to purchase their properties.

FEMA Community Rating System (CRS)
Staff have applied to FEMA's CRS program, which has the potential to lower rates for all national flood insurance payers in the City. Approval of the City's application is dependent on Iowa DNR completing their floodplain audit, which was started in October 2022. Staff have responded to all identified deficiencies in the audit and is awaiting the DNR's signoff.

EV Charging Stations
EV charging stations continue to be constructed in Bettendorf. Most recently, a bank of charging stations was added at the TBK Bank Sports Complex this Spring. Best practices for EV charging stations will be incorporated into in the upcoming zoning ordinance update.

Rental Inspections Report
Staff continues to collaborate with LAMA to enhance the rental inspection tracking and reporting capability of LAMA.

Top Offenders Strategy and Action Plan
Comm. Dev. produces a monthly report on top violators of the City's property maintenance code. This report is followed by a monthly meeting with the City Administrator, City Attorney, Assistant City Attorney, Fire Chief and Police Chief. Each unique case is discussed and appropriate strategies to achieve compliance are agreed upon.

Code Enforcement Staffing
City Council approved one additional full-time code enforcement officer/rental inspector under the 2023/2024 budget. The position has been posted externally and applications are being excepted until June 5th.

CULTURE AND RECREATION

The Landing Financing- Completion
GCI has been awarded the contract. Construction Is set to begin on May 29. The funding Is In place. Waiting for the Enhance Iowa CAT Grant award for $750,000.

Board meeting Is June 1 for a decision. Digital fundraising plan was Implemented on May 15, as a stipulation of the grant.
You can follow progress by clicking on:
https://www.bettendorf.org/community/the_landing/index.php

Family Museum Fundraising/Hire Business Development Manager
Completed. Ally Sweeney was hired In January 2023. She will be writing grants, obtaining sponsorships for Parks and the Museum Foundations.

Recreational Programming at the Community Center
Programming has been robust at the Community Center. Board Game nights, Senior Fitness, Music Therapy, Birthday Parties, and facility rentals. Management continues to monitor revenue and attendance. We are In the process of evaluating our programming for future and current needs.

Parks & Recreation Staff Restructure
Upon the closing of the Life Fitness Center and Splash Landing, Part time staff were laid off at both locations, with the exception of three clerks and 4 building supervisors. The Parks & Recreation Assistant Director was moved to a Recreation Manager position, and staff was restructured.

In addition, the Palmer Grill manager resigned in December 2023, staff were laid off and the City entered into a service contract with Food, Drink Friends, Inc. from April 1-November 15 to manage and run the Grill.

ECONOMIC DEVELOPMENT

Alert Iowa System: Usage and Applications
Angie Sharp and her team have taken the system to the next level! This system is now readily used by constituents who wish to stay informed on all things Bettendorf. Messaging goes out weekly on a number of topics. From parks to events to emergencies to weather updates, this tool is very powerful, and the staff's goal is to get as many people signed up as possible, so as to keep our community best informed.

City Communications Strategy Policy: Implementation
A Communications Policy, as well as Policy on Brand Guidelines has been fully completed. Work is in its infancy, but staff is working diligently to implement all of the changes. This has been a very proactive initiative yet is does take time and great effort. This will continue to grow and get stronger in the years to come.

New Monument Signage Plan and Placement: Update Report
This is a great initiative that ties in very well with the City's Brand Guidelines. New signage now exists at City Hall, Public Works, the Learning Campus, Downtown Parking Lots, at the City's gateways; and a new sign for Palmer Hills is currently under construction. Also, as part of the new Brand Guidelines and with the Parks and Rec Department having a new logo, one of the next steps will be to identify and address the changing out of parks entry signage. This is going to be a continued and ongoing process, as staff is cognizant of the budget. Signage will continue to get updated in a methodic and well-planned manner.

Snyder and Associates Downtown Accessibility Audit: Completion
Please refer to the Public Works update for more details. The work done by Snyder and Associates was integral in providing support to the City's Downtown Master Plan update.

Riverfront Land Acquisition: Site Driven
This is contingent on the property owner's interest in developing the property.

Golf Major Attraction Center: Opening
Opening scheduled for early May 2024.

Forest Grove and Middle Road Corridor Development
With the road construction, this has been a project that continues to challenge staff. Every day, there is a nuance that needs to be addressed. Recently, staff has worked closely with The Plex businesses to assist with messaging and support, in order to help get them through the construction. Also, as we have always planned, the TBK Bank Sports Complex has driven great interest in the area surrounding Forest Grove and Middle. Future projects are currently being investigated by developers west TBK Bank Sports Complex, on the northeast corner of I-80 and Middle, and on the southeast corner of Forest Grove and Middle.

Hobby Lobby Site Redevelopment Development Agreement
A pickleball/entertainment venue is being planned for the frontage of this property along Kimberly Road. Also, the Hobby Lobby building itself has great interest from the private sector. The property owner is waiting on the plans for the pickleball/entertainment venue before deciding on the highest and best use for the Hobby Lobby building.

BDC Future Strategies
The BDC worked with the Bettendorf Fund Board and is in the process of dissolving the Bettendorf Fund. Additionally, the BDC is in the process of determining its next

area of focus within Bettendorf to key in on now that the Industrial Park is nearly full build-out.

EV Charging Stations City-Wide: Update Report
Morlok and Reiter are gathering information on funding and charging station types. It is anticipated that this matter will be discussed at a future Informational Meeting with Council.

FINANCE

FY22 Audit
Complete.

2023 Bond Sale
Complete.

Cybersecurity Program: Awareness, training, monitoring
Complete and ongoing. We implemented an industry best practice-based Cybersecurity Training & Awareness program citywide, which has significantly improved employee cybersecurity knowledge, showing a measurable reduction in our human risk. We have greatly expanded our Cybersecurity Program with tools and processes to provide better protection of the city's IT environment.

Modern Workplace: Microsoft 365, Enterprise wireless
Complete and ongoing. We migrated to the Microsoft 365 suite and deployed the latest version of Microsoft Office throughout the city. We decommissioned the old onsite email server avoiding the cost of upgrading and licensing. We have deployed several additional Microsoft 365 tools, such as Teams, to our users, with many more underway. We have implemented Microsoft OneDrive to enable employees to share files easily and securely with 3rd parties. We also deployed an enterprise-class wireless network at all city facilities for internal use, employee-owned phones, and open public use. The feedback on the improved wireless coverage and availability has been excellent.

Operational Excellence: IT asset management, network re-architecture, etc.
Underway and ongoing. We have implemented an IT asset management tool and are in the process of documenting the city's IT hardware and software assets. We are in the early stages of the network re-architecture, a major undertaking. The city facility security cameras have also been upgraded for much higher quality video and better coverage areas. We were also able to consolidate into a single video system reducing cost and admin overhead.

Total Cost of IT: 1 for 1 assets, right sizing of device ratios
Underway and ongoing. We have moved roughly 30 users from a desktop and a laptop to a single device, a laptop. This improves their user experience but also reduces expenses with fewer PCs. We redeployed some of those reclaimed PCs, allowing us to avoid the expense of purchasing new PCs. We have approximately 30 people to move to a single device in the next 2 months, further reducing some expenses.

Performance Measures Update
FY22 Complete, FY23 data collection beginning soon.

Enterprise Fleet Leasing Pilot Program
Complete and ongoing. We have leased a handful of Police vehicles, with several more planned in near future. Our experience has been positive. The vendor is responsive and makes vehicle acquisition very easy. The program has also helped us manage vehicle acquisition costs at a time when supply and pricing has been volatile.

FIRE

NIMS Training
COB Emergency Operations Plan – A "COB Emergency Operations Plan – ICS" folder has been created on the City network. Several materials, including position descriptions and checklists, have been downloaded from FEMA and other sources that provide direction for Emergency Operations Centers, Emergency Operations Plans and Incident Command.

We are working with Scott County EMA to set up National Incident Management System classes for elected officials, department heads, division heads, and other select employees. Five of our six lieutenants attended and successfully completed the FEMA ICS-300 ICS Intermediate ICS (Incident Command System) for Expanding Incidents course and the FEMA ICS-400 Advanced ICS course held at Scott County EMA. (All but two of our officers have completed ICS-300 and ICS-400.)

Fire Apparatus and Vehicle Maintenance Costs Analysis

The cost of repairs and down time, without apparatus available for our use, continue to climb. We have made efforts to adjust and slow rising costs over the year with some success, but the fleet is aging. The adjusted repair process has slowed the increase.

Engine 4 (2005 HME Alexis Pumper) is due for replacement in July of 2026 and $850,000 is budgeted for this through the Vehicle Replacement Committee. Truck 2 (2002 HME Alexis Aerial) is scheduled for replacement in July of 2027 and $1.5 million has been budgeted. Build time for an engine is currently 25-27 months and aerials are 35-37 months out because of supply chain issues.

The Pierce Fire Apparatus Build My Pierce™ (BTM™) program allows fire departments to design, order new apparatus, and lock in today's price with no payment until ten days prior to delivery. This allows a great deal of savings versus the standard ordering and manufacturing of apparatus process which does not lock in today's price. Pierce is the only manufacturer to offer this type of price lock in program. With the 7% plus average increase and new emissions requirements in 2027, we are set to see a massive increase in cost. The sooner we can get them ordered, the lower the purchase cost.

We are working with Reliant Fire Apparatus (the Iowa Pierce dealer) to design a new engine and a new aerial. They will provide written proposals for each and purchasing agreements. Fire department staff and Chris Curran will review the submitted documents and then a Council letter and resolution will be presented for each new apparatus for authorization to sign the purchasing agreements.

Fire Succession and Training: Leadership/Incident Command
Training funds are in place for this training and priorities have been set in place to use the funds as beneficially as possible for the Department and personnel wishing to pursue and achieve the next level leadership. Two of our firefighters attended and successfully completed the Fire Officer I course. *(see NIMS Training above for fire department personnel completing advanced NIMS incident command training)*

Preparation for ISO (Insurance Services Office) Evaluation of Fire Department – Fire Suppression Rating
We have been working to make sure that our records of training as well as other documentation that will be reviewed by ISO are complete and provide the necessary details. We had anticipated ISO doing their evaluation last year, but we have yet to see them. Inspection/evaluation is done every 5-years. Our last rating was done in 2017.

Building Code Update & Adoption
Assistant Chief Troy Said and Building Official Jeremy Petersen have begun review of the 2021 International Code Council fire, building and other related codes. They are also participating in the new Eastern Iowa Code Consortium has been established to have a cooperative effort in adopting common code amendments in eastern Iowa.

HR

Training and Development Leadership Team; Leader Development; Community Risk Leadership Training
Sent three managers to leadership training and two employees to Cyber Security Training through ICMA Leadership Academy; anticipate sending additional managers for the Fall ICMA Leadership Academy. Currently planning Leadership meeting for Summer.

City Diversity and Inclusion: Expansion and Training
Even though recruitment for positions has slowed down, continue to reach out to various entities that address under privileged areas and continue to outreach to various schools as needed. Will conduct additional DEI training at biannual employee training.

Wellness Vendor – RFP and Selection
Will go out for Vendor in Summer, 2023

Applicant Tracking Vendor – RFP and Selection
Applicant tracking is potentially part of the ERP process and depending on chosen vendor, will have an applicant tracking included, or if not, will have to conduct and additional RFP as an add on.

LIBRARY

Library reduction of service points:
With the addition of the Creation Studio, the library now has seven staff seated at public facing workstations, and two in "back of the house" overseeing phones & the Library's drive-thru during almost all operating hours. This disproportionate number of staff on the public floor has impacted our ability to develop new programs/services, and significantly slows down project management.

4/24/23 Update: As of late November 2022, the Library transitioned the Information Services desk to a "Universal Desk" and closed the standing workstation located by the self-check stations. While this doesn't reduce the number of Circulation staff from the service floor, if did reduce the number of Librarians. This change has a) reduced the overtime expenses on Sundays with having only one adult services librarian in the building instead of two and b) has allowed our librarian teams to develop more programming and pursue other large-scale projects while off the

desk. Since this change was implemented, we saw a 21% increase in the number of programs for adults and created/launched "Library of Things" collection.

Library furniture & furnishing updates:
The library has several furniture items original to the expansion in the 90's that need to be updated, most notably the chairs and tables in the public meeting rooms.

4/24/23 Update: A replacement service desk to better support our Universal Desk model was added as a Q3/Q4 CIP project for FY24, and replacement meeting room furniture was added to the FY26 CIP schedule. On 4/18/23, the Library Foundation agreed to provide $25k in funding to refresh the front entrance area. This will remove the large, unused service desk and create a small seating area/merchandising space to create a more comfortable and welcoming environment as patrons first walk into the building. We hope to have this project completed by the end of summer/beginning of fall this year.

Library Outreach & marketing position funding for FY23/24
The creation of a new Outreach Coordinator position would allow staff to focus on targeting services towards underserved populations, including seniors and low-income families, as well as promote the library and its services around the community. An additional staff member would also help with the increasing workloads of our current staff, as library services now extend beyond the facility, into the community and the digital space as well.

4/24/23 Update: The Library's request for an additional staff member was removed from the FY24 budget due to budget changes at the State level.

POLICE

SECC Radio Implementation
All agencies in Scott County have received all new P25 radios and the new radio system has been up and running since the beginning of this year. There are still minor issues that are being addressed regarding the radio firmware and conversations have been occurring between SECC, the SECC board, RACOM and L3 Harris Communications. We are working with everyone to bring this project to a close once the radio firmware updates have been completed.

Regional Police Practices Meeting w/ NAACP and LULAC
City Administrator Decker Ploehn and I continue to participate in meetings monthly to discuss issues and topics regarding, recruitment and hiring practices, accountability, training, policies, body cameras, complaint procedures, crime, police

relations, use of force, youth programs, and emerging issues both at a local and nation level. Good dialogue continues and the relationships of trust and cooperation continue so that these conversations can continue to occur on issues that may arise in the community.

PUBLIC WORKS

Facilities/Grounds Maintenance Planning for Expiring Contracts

On March 7, 2023, City Council approved a one-year contract with Corn Crib Nursery to provide various landscaping services in the downtown. The previous three (3) year contract has expired, and staff has reconfigured the various agreements into a larger single scope of services for downtown. The following scope is in included:

City Hall

- Planting maintenance of all existing perennials
- Furnish, installation, and maintenance of new annuals.
- Furnish and installation of new mulch in all areas
- Furnish, installation, and maintenance of new annuals within all existing planting pots
- Spring and fall cleanup of all landscape beds
- Watering and weeding of all landscape beds
- Irrigation system startup and shutdown
- Fountain startup, shutdown, and seasonal maintenance

Downtown Planters

- Furnish, installation and maintenance of new annuals within all existing planting pots

Downtown Parking Lots (15th St and 18th St)

- Planting maintenance of all existing perennials

It should be noted that the previous downtown contracts included the Jetty Park. Parks Maintenance staff is planning to cover all mowing and landscape maintenance of that area going forward. Additionally, mowing for City Hall and the downtown parking lots is covered under a separate agreement that has one (1) year remaining. That work will be rolled into this contract starting next year.

Public Works Accreditation through American Public Works Association (APWA): Maintain

The City of Bettendorf's Public Works Department was first accredited by the APWA in January 2005, and was the 22nd Public Works agency in North America to achieve this distinction. On July 29, 2021, we received a letter from the American Public Works Association (APWA) Accreditation Council informing us that our Public Works

Department has achieved our fourth (4th) full re-accreditation, with an expiration date of May 22, 2025. Staff submitted our mid-term report to the APWA on March 17, 2023, with our next review scheduled for April/May of 2025.

The purpose of the American Public Works Association (APWA) accreditation program is to provide a means of formally verifying and recognizing public works agencies for compliance with the recommended practices set forth in the Public Works Management Practices Manual. It is a voluntary, self-motivated approach to objectively evaluate, verify, and recognize compliance with nationally recommended best management practices.

What does APWA Accreditation mean for the City of Bettendorf?

- Accreditation means our Public Works Department is one of the premier, best-managed, professional Public Works Departments in North America.
- Accreditation means the Public Works Department's management practices and policies have been tested against nationally established practices through an independent review by public works professionals from across the nation.
- Accreditation means the residents of Bettendorf can feel confident that their Public Works Department is committed to continuous improvement in providing responsible stewardship of the City's infrastructure.
- Accreditation means Bettendorf's Public Works Department is providing services in the most efficient manner possible, ensuring its citizens good value for their dollar.
- Accreditation means that complying with the best available, nationally recognized management practices that can provide protection against spurious lawsuits by unscrupulous attorneys.

Public Works Succession Planning

With the Garage/Transit Manager retiring on June 30, 2023, and several other key management positions (Streets & Solid Waste Supervisor- 1-1/2 years, Operations Manager- 3-1/2 years, and our Construction Supervisor- 5 years) retiring within the next five (5) years, we'll continue to work with City Administration and the Human Resources Department on developing a succession plan to identify potential successors for these important positions. This will include identifying individuals within the department (or City) by having replacements ready and to ensure those candidates have completed the requisite training, mentoring, and development to make the transition efficient and mutually beneficial to both the organization and the qualified candidates.

Car/Truck Wash: Direction & Funding- Budget FY23-24

The car/truck wash at Public Works has been in operation since the Public Works facility was constructed in 1987. In November of 2010, all the equipment was upgraded. With the car/truck wash occasionally inoperable for repairs, staff received quotes from two (2) vendors to replace the existing equipment at an estimated cost of $425,000. This car/truck wash is an integral part of our Fleet Maintenance Program, both for longevity of the vehicles and brand image. This project is shown to be funded at $500,000 in January of 2024 through Federal Funding in our CIP. After investigating the potential of using funding through the Federal Transit Administration (FTA), it was determined that our funding would be restricted due to the fact other Public Works and Public Safety vehicles use this car/truck wash system. Staff will continue to investigate other funding options.

River Bend Transit (RBT) Service Review & Contract

The current contract with River Bend Transit (RBT) to provide the City of Bettendorf Saturday Fixed Route transit services, and Demand Response/Paratransit Service during the City's fixed route transit operations hours will expire June 30, 2023. We currently are requesting proposals from qualified and experienced transportation providers capable of furnishing these services, with proposals due on Friday, May 26, 2023. The contract period will be for FY 2024 (July 1, 2023, to June 30, 2024) and has the option to extend two (2) years.

As we seek to hire a new Transit Manager to replace Mark Garrow who is retiring on June 30, 2023, this new person will be tasked to review our current routes and ridership data and investigate options to provide a more effective and efficient transit system to serve the needs of our growing community.

Federal Transit Administration (FTA) Triennial Review

On April 26 through April 28, 2023, RLS Associates performed an FTA Triennial Review of our transit system. The Triennial Review is one of FTA's management tools for examining recipient performance and adherence to current FTA requirements and policies. Mandated by Congress in 1982, the Triennial Review occurs once every three (3) years. It examines how recipients receiving Federal and State funding meet statutory and administrative requirements. The review currently examines up to twenty-three (23) areas or responsibility. In addition to helping evaluate recipients, the review gives FTA an opportunity to provide technical assistance on FTA requirements and aids FTA in reporting to the Transportation Secretary, Congress, other oversight agencies, and the transit community on the Urbanized Area Formula Program.

I'm pleased to report that we successfully completed the latest FTA Triennial review with zero (0) deficiencies reported. This is attributed to the successful management of our transit system by Mark Garrow, Garage/Transit Manager, along with the support of our Finance, Human Resources, and Legal Departments. The final report is anticipated towards the end of May 2023.

Solid Waste & Recycling Routes Report

During goal setting meetings in October, and again during our budget workshops, staff proposed the addition of a new Sanitation Worker position in the FY24 budget along with changes to our Solid Waste Collection routes to support the significant growth experienced over the past 22 years in the eastern and northern areas of the City. The last time the City's Solid Waste and Recycling routes were modified was back in 2016 with the implemented our Single Stream Recycling Program. Before that, our routes haven't been modified since before 2000.

- 2000- 31,275 (12% growth from 1990)
- 2010- 33,217 (6% growth from 2000)
- 2020- 39,102 (17.7% growth from 2010)

In January of 2023, Public Works staff began evaluation the seventeen (17) garbage and recycling routes with the intent of minimizing the impact to our residents with any proposed changes. Ideally, we like to have our routes structured to collect between 750 to 850 homes. What we have been documenting over the last five (5) years is that routes 13, 14, 16, & 17 in the northern part of town have now exceeded over 1,000 stops per day. This has made it difficult to complete these routes within a day and were having to send out additional trucks to assist. Our analysis concluded it would be best to increase our routes from seventeen (17) to nineteen (19) routes. With 13,625 homes we currently provide service to, these proposed changes only affected a total of 1,637 homes where their garbage day changed. Of those 1,637 homes, 293 homes had changes in their recycling and bulky waste collection week.

In February of 2023, the proposed changes were discussed with City Council. To get the word out about the proposed garbage/recycling route changes, we launched a Communications Campaign via the Communications Division led by Angie Sharp, Community Engagement Manager. We met with Angie several times to review maps, put together a specialized web page for the changes, and design postcards, notices, and social media graphics.

Two (2) months before the route changes, we kicked off our Communications Campaign with an appearance in the weekly Mayor's Message in which we:

- explained the changes and why they're happening

- let residents know that if they are affected by the changes they will receive a postcard in the mail, as well as a notice on their garbage can
- announced a specialized web page (www.bettendorf.org/RouteChanges) that contained all the information residents needed in one place

After that, we mailed out the postcards and Public Works staff stapled the notices to garbage can handles. We also pushed out messaging via social media (Facebook, Twitter, NextDoor), Alert Iowa, and our weekly Citizens Newsletter several times before the changes took effect on April 3, 2023. The mailings and messaging worked great, we had no complaints, and maybe five or six calls for clarification only.

Perennial Plantings Enhancement- Budget FY23-24
Over the past two (2) years, several of the City's landscaping contracts have included the replacement of annual flowers to perennial plantings to reduce installation and maintenance costs.

Vehicle Replacement Plan including Single Axle Plow Trucks: Update
Effective and efficient fleet operations play a dominate role in measuring the effectiveness of a Public Works Department. Sanitation, snow removal, street repairs, sewer cleaning and televising, street sweeping, emergency management, and all other public works services begin with well-designed and maintained equipment. Over the past few years, replacing and maintaining our fleet has been a challenge. We have recently experienced significant costs and lengthy delays in delivery dates. Staff continues to monitor the market and works with our Finance Department to ensure vehicles identified to be replaced in our Vehicle Replacement Program are funded accordingly.

City Standard Specifications (SUDAS) Update
Engineering staff has completed their review of the Statewide Urban Design and Specifications (SUDAS), and the final draft of the City's proposed Supplemental Specification should be completed and ready to be sent out for review by local consultants and contractors by the end of July. Final standard details are being modified. Staff turnover with a retirement in Engineering delayed this slightly but the goal remains for adoption towards the end of 2023 with implementation to occur for 2024 construction.

Duck Creek Winter Tree Removal Project
The Operations and Parks Maintenance Divisions of Public Works has been addressing tree removal along City owned properties adjacent to Duck Creek, as well as several other creeks, drainage ways, and parks over the winter months as time allows. If it is deemed too big of a job for in-house staff, we partner with local

contractors to complete this work. This past winter our Sewer crews removed the following trees:

- Two (2) trees on Kristi Lane
- Three (3) trees along Duck Creek near the Bettendorf/Riverdale corporate limits
- Two (2) trees along Stafford Creek, and
- Twenty (20) trees just north of Holiday Ct.
- Fifteen (15) trees on Emery Ct.

Our Parks Maintenance Division has also been busy this past winter with tree removal. The locations are as follows:

- Devils Glen Park- Two (2) trees near the old Morton building, fifteen (15) near the new playground, and five (5) towards the park entrance off Devils Glen Rd.
- Eagle's Landing- Twenty-five (25) dead ash trees along the river front
- Veterans Memorial Park- Fifty (50) dead ash trees east of the bandshell
- Crow Creek Park- Sixteen (16) dead or dying ash trees towards the front of the park near Devils Glen Rd.
- Edgewood Park- Twelve (12) dead or dying trees throughout the park.
- Pigeon Creek Park- Twenty (20) dead or dying trees along the trail system, and
- Bush Outlook- Five (5) large dying ash trees, and two (2) large oaks damaged by the derecho.

Snyder & Associates Downtown Accessibility Audit: Completion

A final technical memorandum from Snyder & Associates was received in the fall of 2022 which evaluated the current and proposed traffic volumes in the downtown area and made several high-level recommendations for possible future improvements to aid the walkability and overall accessibility of the area. These include additional pedestrian bump-outs, continental crosswalks, and on-street parking. There is currently no funding for these items, but they will be discussed during budget preparations this fall.

CULTURE AND RECREATION

Lincoln Park Restroom
Funding for a restroom at the Lincoln Park Splash Pad has been set aside In the FY23-24 CIP. The Friends of the Bettendorf Parks Foundation have also agreed to pay for a portion of this project.

Family Museum Traveling Gallery Renovation
Kidzibits has been hired as the designer. The completed design Is expected to be finished by June 30, 2023. And RFP will be Issued, and we are expected to go out to bid late summer/early fall. The design Is fully funded, the fabrication Is about 70% funding with pending asks, sponsorships, and Family Museum Foundation support.

Here Is the breakdown:

"On The Road" Gallery Renovation Fundraising		
KidZibits Design Fee		$125,000
SCRA Fall 2021	Received	$20,000
RDA Fall 2021	Received	$20,000
Family Museum Foundation	Received	$50,000
Annual Appeal 2021	Received	$15,175.41
Birdies for Charity 2021	Received	$2,892.75
Night at the Museum 2022	Received	$16,932
Total	Pd in full	$125,000

Estimated Cost of Gallery Renovation		$894,125
RDA- Regional Development Authority	Received	$30,000
Scott County Regional Authority	Received	$35,000
Hubbell-Waterman	Received	$25,000
City of Bettendorf-Capital Improvement	Received	$250,000
Carver Trust	Received	$150,000
Museum Annual Appeal 2022	Received	$15,000
Night at the Museum Fundraiser 2022	Received	$24,521.75
Night at the Museum Fundraiser 2023	Estimate	$25,000

Family Museum Foundation	TBD	
Birdies for Charity 2023	TBD	$5,000
Moline Foundation	TBD	$55,000
Total		$614,522
Amount needed to reach goal		$279,608

Meier Park Playground
After several meeting with Meier Park neighbors, home daycares. etc. Equipment has been ordered and construction should begin mid to late summer.

LIBRARY

Library Meeting Room AV Equipment Update
In collaboration with the Bettendorf Library Foundation, in May 2022, the library secured $50,000 in grants from RDA and SCRA to help upgrade the hardware in the Malmros, Bettendorf, Gilbert and Lillenthal meeting rooms. This equipment will include upgraded systems to improve both staff and public experience in setting up presentations, as well as provide hybrid meeting capabilities for large scale events. Projected completion date for this project is Winter 2023.

4/24/23 Update: The Library's new AV equipment was installed on March 30th, 2023, and came in $5,750 under budget. Using the Creation Studio's newly purchased laser engraver, donor recognition plaques have been cut, printed, and will be installed the week of 5/15/23.

Library replacement auto-sorter
Library staff will start meeting with vendors to look at a replacement solution for our automatic sorter. Funding for this upgrade is scheduled for FY24, but staff will most likely want to place the order by spring for fall installation.

No update as of 4/24/23

State Library of Iowa Accreditation:
The library's accreditation will be up for renewal next at the end of FY23. The application will be made available in Jan/Feb of 2023.

4/24/23 Update: The Bettendorf Public Library's accreditation application was submitted on 02/06/23. We were notified on 5/9/23 that our application was accepted and our accreditation at a tier 3 level was renewed through 2026. We plan to make an announcement to the public and media later this summer when the state provides a PR toolkit.

Feasibility Study for 24/7 Library Kiosk
The library's current, board-adopted strategic plan calls for a feasibility study to explore the possibility of a 24/7 Library Kiosk. This kiosk would act as a standalone, self-serve branch and holds up to 350 library items at a time. This project would be pursued in collaboration with the Library Foundation.

4/24/23 Update: $25k was requested to be included in the FY25 budget to help with the Foundation's fundraising efforts next year. In agreeance with the Foundation Coordinator, the library has agreed the feasibility study is an unnecessary expense, and planning will begin after the ALA conference in June (so staff can explore hardware options at ALA exhibit hall).

PUBLIC WORKS

Forest Grove Drive Project Update
Multiple projects have already been completed within the Forest Grove Drive and Middle Road corridor during 2022, with substantial construction still ongoing. The following projects were completed in 2022 and primarily relate to the City's obligation to the FG80 Development:

- Public storm sewer and sanitary sewer extensions to serve the FG80 Development ($1.25M)
- Extension of Competition Drive east of Middle Road ($725,000)
- Forest Grove Drive utility burial ($1.25M)

Additionally, the two (2) main reconstruction projects as shown below are currently well underway with both contract completion dates being the end of the year:

- Forest Grove Drive Reconstruction Phase III - International Drive to east of Middle Road ($11.7M)
- Forest Grove Drive Reconstruction Phase IV – East of Middle Road to FG80 East Limits ($3.25M)

The current construction phasing is the most significant of all the projects and will continue into late summer. Three (3) of the four (4) corridor roundabouts will be constructed as part of this phase. The mild winter allowed both sanitary and storm sewer construction to continue on Phase III which greatly helped the overall project schedule.
It should also be noted that Public Works staff worked with the affected property owners in the Plex area to provide a significant amount of additional wayfinding and business name signage during this detour.

Middle Road: Engineering Design & Funding- Crow Creek Rd. to Forest Grove Dr.
The City Engineer submitted a request to fund the engineering design for the reconstruction of Middle Road from just south of Crow Creek Road to just south of Forest Grove Drive in early April, as part of Representative Mariannette Miller-Meeks Community Project Funding request. The grant request of $1.6M was approved as part of the omnibus spending bill approved by Congress and signed by the President in December. The funds have been allocated to the Iowa Department of Transportation (IDOT) to administer through their Local Systems group, like our federal aid construction projects. A funding agreement has not been received by Engineering staff to begin the work yet.

Public Works Accu-Steel Salt Dome Roof Replacement Project
The replacement of the Accu-Steel salt dome structure and roof is funded in the current fiscal year (FY23). After speaking with our Finance Director, the funding for this project will be moved forward to the FY24 budget due to the manufactures noting supply chain issues, labor shortages, and inflation. This project is anticipated to be completed in the spring of 2024.

I-74 Bridge Closeout & Deconstruction of Old Bridge: Monitoring
These contracts are administered and managed by the Iowa Department of Transportation (IDOT). Public Works staff remains in contact with IDOT staff as needed.

Lincoln Park Restrooms: Completion
Public Works and Parks staff will coordinate the design and construction of a small restroom facility to be located at the Lincoln Park splash pad. Funding is allocated for FY24 in the Community Improvement Program. Staff will evaluate a prefabricated structure versus on-site built to determine the most cost-effective solution.

Meier Park Playground Replacement Project: Completion
The Playground equipment at Meier Park needs replaced to better serve the southwest part of town and is funded in the current fiscal year. On April 18, 2023, City Council authorized the Director of Public Works to issue a purchase order to ABCreative for the for the procurement and installation of a new playground system on a synthetic turf safety surface. Public Works crews will remove the existing playground system and prepare the area for the installation of the new equipment to reduce overall construction costs. The new commercial grade playground system will be constructed within the existing play area boundaries and include the installation of equipment footings, drainage materials (if required), synthetic turf safety surface on a 3" compacted stone base that will be bordered by concrete

curbing around the entire perimeter that will be bid separately by a local contractor. This project is anticipated to be completed by late summer of 2023.

ADDITIONAL COMMENTS

ECONOMIC DEVELOPMENT

Community Engagement Successes

Downtown Master Plan Update
Staff has been working with Shive-Hattery to update the 2016 Downtown Master Plan document. The final draft should be available for review in July.

DBO Support

Events: Food Truck Fight, Be Downtown, 4th of July Parade Enhancements, Birthday Bash, and Firefighter Chili Cookoff

ED Projects Being Worked:
Hobby Lobby/Wild Pickle, Lincoln Electric Expansion, The Nott Company Expansion, Project Cosmopolitan, Mfg 4.0, Project Green, Project Goldfinch with the Quad Cities Chamber

Conway Data, Bi-State CEDS, Advance Iowa, MidAmerican Energy Best of Iowa annual reports are in progress and will be completed Q3 2023

CP Rail
Continued work on quiet zones will be a full staff initiative.

Landscape Planning, with a City-Wide Budget Plan to Support our Growth

GIS Tools
ED, CD and PW implemented new GIS platforms on our new website, in order to show constituents real-time updates on City projects. Additionally, staff has created a new of mapping tools to show such things as public art, and public parking availability. This sort of technology will continue to assist staff and better inform the public moving forward.

QC Arts Sculptures
Sculptures being installed and placed for 2023 as we speak. Ascentra purchased their sculpture, which is great news! This allowed staff to identify another area where sculptures are requested. This year, staff is working with Steve Geifman, and will be bolstering that area around his property where Shive-Hattery is located, with sculptures and benches.

Electrical Service Being Installed at the Jetty Park and Urban Park

Administrative

This has been a unique beginning to 2023, as I have taken on many new opportunities, as the Assistant City Administrator. Splitting time between Admin and Economic Development, coupled with the ongoing updates in communications and engagement keep me very busy. I estimate that this will become more streamlined as things start to work themselves out, but 2023 has certainly been a learning curve. Thank you for the opportunity to serve in the capacity!

POLICE

Police Services/Staffing

Together with HR, we recently tested and had civil service interviews last month for the position of police officer which resulted in 4 strong candidates on the civil service list, 3 of which are current certified police officers, two from Iowa and one from Illinois. There are currently three positions to be filled and I anticipate hiring the 3 new certified officers the week of July 10th and getting them through the field training process and on the streets on solo patrol by end of September 2023 bringing our staffing up to the authorized strength of 51 officers for the first time ever!

CITY OF BETTENDORF CITY COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL

TUESDAY, JUNE 6, 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, Jewish Federation of the Quad Cities

4. **RECOGNITION –** Bettendorf High School's Speech and Debate Team

5. **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.

6. **PUBLIC HEARING**
   Regarding the City of Bettendorf's application to the Federal Transit Administration Section 5307 Financial Assistance for Federal funds in the amount of $504,132.00

7. **RESOLUTION**
   Council Member Sechser to present a resolution approving the City of Bettendorf's FY2023 application to the Federal Transit Administration Section 5307 Financial Assistance for Federal funds in the amount of $504,132.00

8. **PUBLIC HEARING**
   Regarding the City of Bettendorf's application to the Federal Transit Administration Section 5310 Financial Assistance for Federal funds in the amount of $51,055.00

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

9. **RESOLUTION**

   Council Member Palczynski to present a resolution approving the City of Bettendorf's FY2023 application to the Federal Transit Administration Section 5310 Financial Assistance for Federal funds in the amount of $51,055.00

10. **RESOLUTION**

    Council Member Baden to present a resolution approving a Supplemental Agreement for Task Order #2 and approving Task Order #3 for the Forest Grove Drive Reconstruction Project with HDR Engineering

11. **RESOLUTION**

    Council Member Adamson to present a resolution authorizing staff to enter into a contract with Oracle America, Inc. for the implementation and cloud services subscription related to the NetSuite for Government ERP System

12. **ORDINANCE**

    Council Member Naumann to present the second reading of an ordinance approving the future land use amendment for property located at the southwest corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to UMI Urban Medium Intensity (Case 23-013)

13. **ORDINANCE**

    Council Member Palcyznski to present the second reading of an ordinance approving the future land use amendment for property located at the southwest corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to ULI Urban Low Intensity (Case 23-021)

14. **ORDINANCE**

    Council Member Connors to present the second reading of an ordinance rezoning property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (with commercial restrictions) (Case 23-014)

15. **ORDINANCE**

    Council Member Sechser to present the second reading of an ordinance rezoning property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family Residence District (Case 23-017)

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

16. **ORDINANCE**

    Council Member Baden to present the second reading of an ordinance rezoning property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes only) (Case 23-022)

17. **ORDINANCE**

    Council Member Adamson to present the second reading of an ordinance rezoning property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-3 Mixed Residential District (Case 23-023)

18. **ORDINANCE**

    Council Member Brown to present the second reading of an ordinance rezoning property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-1 Neighborhood Commercial District (no gas sales) (Case 23-024)

19. **ORDINANCE**

    Council Member Connors to present the second reading of an ordinance rezoning of 5019 Hopewell Avenue (Lot 1, Hopewell Farm First Addition), A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District (Case 23-018)

20. **CONSENT AGENDA**

21. **ADJOURN**

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

CONSENT AGENDA
JUNE 6, 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 May 16, 2023 (Approve and Adopt)

B. Resolution setting the date for a public hearing on the FY2021 Application for Federal Transit Administration Section 5307 American Rescue Plan Act (ARP) Financial Assistance. (Approve and Adopt)

C. Resolution accepting improvements for the 2022 Full Depth Patching Program. (Approve and Adopt)

D. Resolution accepting improvements for the 2022 Alley Rehabilitation Program. (Approve and Adopt)

E. Resolution ordering the installation of streetlights in Wilderness Point 2nd Addition. (Approve and Adopt)

F. Resolution authorizing the Director of Public Works to issue a purchase order to Seneca Companies for the fuel system upgrade for Public Works. (Approve and Adopt)

G. Resolution authorizing the Director of Public Works to issue a purchase order to Thompson Truck & Trailer for seven (7) automated packer truck chassis and five (5) rear loader packer truck chassis. (Approve and Adopt)

H. Resolution authorizing the Director of Public Works to issue a purchase order to Kilburg Equipment for seven (7) new automated packer truck bodies and five (5) new rear loader packer truck bodies. (Approve and Adopt)

I. Resolution authorizing the Director of Public Works to issue a purchase order to Thompson Truck & Trailer for two (2) single axle truck chassis and two (2) tandem axle chassis. (Approve and Adopt)

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

J. Resolution authorizing the Director of Public Works to issue a purchase order to Henderson Truck Equipment to install three (3) existing stainless steel spreaders, one (1) new stainless steel spreader, four (4) new stainless steel dump bodies, four (4) new front plows, and four (4) new wing plows on two (2) new single axle chassis and two (2) new tandem axle chassis. (Approve and Adopt)

K. Resolution authorizing the Director of Public Works to issue a purchase order to Stivers Ford for ten (10) new and unused 2023 Ford F250 4x4 extended cab pickups with snowplows. (Approve and Adopt)

L. Resolution authorizing the purchase of maintenance and support contract for Superion Naviline Software from CentralSquare, both for financial management and budgeting. (Approve and Adopt)

M. Resolution approving a major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South, submitted by Nelson Construction and Development (Case 22-097). (Approve and Adopt)

N. Resolution approving a site development plan for Lot 7, Bettplex First Addition, submitted by Build to Suit, Inc./Paul Bofelli (Case 23-031). (Approve and Adopt)

O. Resolution approving a site development plan for 3230 Ridge Pointe (Lot 3, Quail Ridge Pointe Subdivision) submitted by Downing Construction, Inc. (Case 23-030). (Approve and Adopt)

P. Resolution approving a final plat of Wilderness Pointe Second Addition, submitted by Wilderness Pointe, LLC (Case 23-038). (Approve and Adopt)

Q. Resolution approving a purchase order for a New Monument Sign at Palmer Hills Golf Course. (Approve and Adopt)

R. Resolution approving the Civil Service List submitted for Police Officer in the Police Department. (Approve and Adopt)

S. Resolution appointing Andrew Sichling to the City of Bettendorf's Human Rights Commission. (Approve and Adopt)

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

T. Resolution approving annual and/or special event mobile food unit licenses for Reagan's Quality Market, Capriottis, Café Fresh, Tin Can Alley, Smokin Goodness, and Scratch Cupcakery.

U. Resolution approving liquor license renewals and requests for PV Pub & Grill; Crave Hot Dogs & BBQ; California Burritos; Happy Joe's Pizza; Vintage Wine Bar; and Adventurous Brewing. (Approve and Adopt)

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

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

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Garrow, Transit/Garage Manager

Item Title
Resolution approving the FY2023 application for Federal Transit Administration Section 5307 financial assistance.

Explanation
Each year, the Bi-State Regional Commission sub-allocates Federal Transit Administration (FTA) Section 5307 funds for the three (3) Quad Cities Area fixed-route transit systems.

Each year the City of Bettendorf amends its Section 5307 grant with FTA to incorporate the amount of funding needed for the subsequent Fiscal Year (in accordance with the approved City budget). The FTA funds are then used to offset costs for operations, capital, planning, preventive maintenance, and non-fixed route ADA paratransit services for the transit system. Any unobligated Section 5307 funds in a particular year can be used toward recurring eligible expenses in a future year or for a specific capital project.

A grant amendment must be submitted in order to obtain this funding. The City has FFY2018 ($504,132) Section 5307 funds to be obligated in a capital grant.

Section 5307 Federal funds - $837,236 ($504,132 Federal/$333,104 Local)

The FTA requires a public hearing be held to allow persons the opportunity to speak in favor of, or in opposition to the grant application. The public hearing is to be published at least thirty (30) days prior to the public hearing.

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 FY2023 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5307 FINANCIAL ASSISTANCE

WHEREAS, the United States Secretary of Transportation is authorized to award Grants for mass transportation projects; and

WHEREAS, the City of Bettendorf is an eligible grant recipient and these projects are eligible mass transportation grant projects; and

WHEREAS, the Federal Transit Administration requirements include holding a public hearing to allow persons the opportunity to speak in favor of, or in opposition to, the submission of a grant; and

WHEREAS, a public hearing on the FY2023 application for Federal Transit Administration financial assistance was held in the Council Chambers of Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa at 7 o'clock PM on the 6th day of June, 2023, and;

WHEREAS, all public comments have been considered at a regular meeting of the City Council.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the FY2023 application for Federal Transit Administration Section 5307 financial assistance in the amount of $504,132 to be used by the City's transit system be approved.

Passed, Approved, and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Garrow, Transit/Garage Manager

Item Title
Resolution approving the FY2023 application for Federal Transit Administration Section 5310 financial assistance.

Explanation
Each year, the Bi-State Regional Commission sub-allocates Federal Transit Administration (FTA) Section 5310 funds for the three (3) Quad Cities Area fixed-route transit systems.

A grant must be submitted in order to obtain this funding. The City has FFY2023 Section 5310 funds that need to be obligated in a capital grant. These funds are being proposed for reimbursement of ADA operations for FY2023-FY2024. Funding utilized for operations is reimbursed at 80% federal match.

Section 5310 Federal funds - $63,819 ($51,055 Federal/$12,764 Local)

The FTA requires a public hearing be held to allow persons the opportunity to speak in favor of, or in opposition to the grant application. The public hearing is to be published at least thirty (30) days prior to the public hearing.

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 FY2023 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5310 FINANCIAL ASSISTANCE

WHEREAS, the United States Secretary of Transportation is authorized to award Grants for mass transportation projects; and

WHEREAS, the City of Bettendorf is an eligible grant recipient and these projects are eligible mass transportation grant projects; and

WHEREAS, the Federal Transit Administration requirements include holding a public hearing to allow persons the opportunity to speak in favor of, or in opposition to, the submission of a grant; and

WHEREAS, a public hearing on the FY2023 application for Federal Transit Administration financial assistance was held in the Council Chambers of Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa at 7 o'clock PM on the 6th day of June, 2023, and;

WHEREAS, all public comments have been considered at a regular meeting of the City Council.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the FY2023 application for Federal Transit Administration Section 5310 financial assistance in the amount of $51,055 to be used for ADA operations by the City's transit system be approved.

Passed, Approved, and Adopted this 6th day of June, 2023.

_____

Robert S. Gallagher, Mayor

Attest:

_____

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Resolution approving a Supplemental Agreement for Task Order #2 and approving Task Order #3 for the Forest Grove Drive Reconstruction Project with HDR Engineering.

Explanation
HDR Engineering has a master agreement with the City for design engineering, construction engineering and miscellaneous professional services for the Forest Grove Drive & Middle Road corridor. This agreement covers several projects including the Forest Grove Drive Phase III and IV Reconstructions and all FG80 related City funded improvements.

The proposed supplemental agreement for Task Order #2 includes additional funding for construction administration and construction layout for Phase IV as well as scope increases for coordination efforts between the City's projects and the evolving FG80 developments.

Additionally, a new Task Order #3 is being proposed to begin design on the planned Middle Road Pedestrian Bridge and the associated recreational trail extensions. The proposed pedestrian bridge is a commitment that was made by the City as part of the FG80 Development Agreement. The scope of services will include 30% design for the bridge which will allow a detailed cost estimate to be prepared. Given the preliminary nature of the conceptual cost estimate and the large overall project budget this will allow staff to make changes if needed before moving into final design. The scope also covers full design of all the recreational trail connections, including two major gap connections. Those are on Middle Road between Hopewell Avenue and Forest Grove Drive and on Forest Grove Drive between the Forest Grove Elementary School and the FG80 Development. Staff is planning to seek grant funding for both projects to help with the overall budget.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The Community Improvement Program has sufficient monies budgeted for these costs. Multiple project numbers are being utilized to pay various tasks within the overall corridor.

List Attachments
Resolution, Supplemental Agreement, Professional Services Agreement.

RESOLUTION NO. _____-23

RESOLUTION APPROVING A SUPPLEMENTAL AGREEMENT FOR TASK ORDER #2 AND APPROVING TASK ORDER #3 FOR THE FOREST GROVE DRIVE RECONSTRUCTION PROJECT WITH HDR ENGINEERING

WHEREAS, the Bettendorf City Council deems it necessary and advisable to contract services for the Forest Grove Drive Reconstruction Project; and

WHEREAS, the firm of HDR Engineering, Inc. has submitted a contract amendment that appears to be in the best interest of the City.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the proposal from HDR Engineering, Inc. be accepted and the Mayor and City Administrator are hereby authorized and directed to sign a contract for professional engineering services in an amount not to exceed $893,809.15.

Passed, Approved and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Task Order - Scope of Services

This Task Order pertains to an Agreement by and between the City of Bettendorf, Iowa, ("OWNER" or "CITY"), and HDR Engineering, Inc. ("ENGINEER" or "CONSULTANT"), dated 18th day of January 2022, ("the Agreement"). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: **03**

PROJECT NAME: ***MIDDLE ROAD PEDESTRIAN BRIDGE AND TRAILS***

CITY PUBLIC WORKS NUMBERS:

- **PW0580 – Middle Road Pedestrian Bridge**

HDR PROJECT NUMBER: _____

HDR Lead Office Location: 4620 E. 53rd Street, Suite 200, Davenport, IA 52807
(563)293-7684

Project Team

The Owner's Designated Representative: Brent Morlok, P.E. – City Engineer

The Consultant's Designated Representative: Morgan Mays, P.E. – Project Manager

The subconsultants retained at the Consultant's expense are identified below:

Subconsultant	Role
Klingner and Associates, LLC	Topographic Survey, Utility Survey, Platting, Construction Staking
Terracon Consultants, Inc.	Geotechnical Investigations

PART 1.0 PROJECT DESCRIPTION

Consultant shall provide engineering services for the Forest Grove Drive (FGD) and Middle Road Corridor in support of overall corridor management for proposed improvements. Specific scope and budget are included herein for the design of three separate trail segments that are part of the larger FGD-Middle Corridor in addition to a new Middle Road Pedestrian Bridge. See included Exhibit A for project overview and concepts, Figure 1 below provides a general overview of the Project for context:

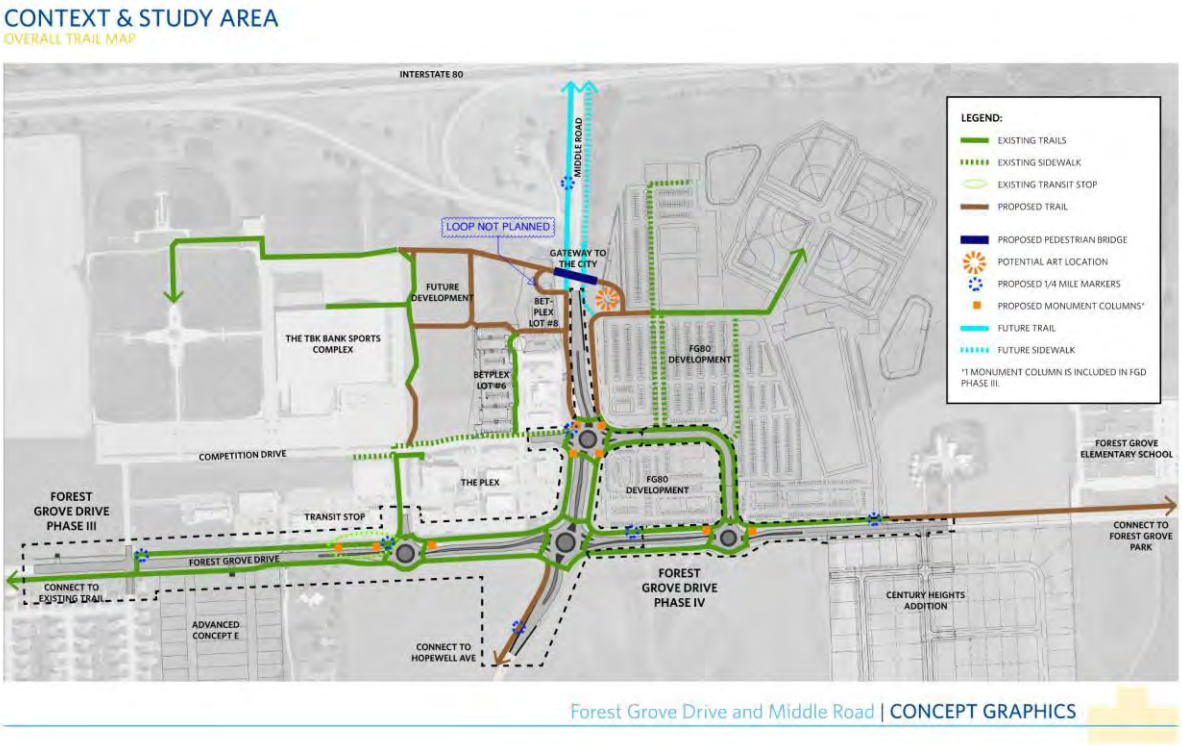


Figure 1: Overall Context and Study Area - See 'Proposed Trails'

Trail segments are split into separate and individual projects as included in below summary. Projects are all assumed to be locally funded. If later State or Federal-aid through various grant programs are ascertained for funding construction, then consideration for additional environmental review and assessment may be needed for compliance with those programs.

1) FGD Trail – FG80 Development to Forest Grove Elementary School

    a. ~1,040 LF trail along north right-of-way (ROW) of Forest Grove Drive from the FG80 development to Forest Grove Elementary School; see Figure 2.

2) Middle Road Trail – Forest Grove Drive to Hopewell Avenue

    a. ~2,705 LF trail along the west ROW of Middle Road from Forest Grove Drive south to Hopewell Avenue. ROW acquisition is assumed. See Figure 3.

3) Middle Rd. + TBK + FG80 Trail connections

    a. ~3,150 LF of trail connections for planned pedestrian bridge crossing of Middle Road. Three (3) trail segments are anticipated: 1) ~360 LF connection of trail from Competition Drive to existing TBK trails; 2) ~2,255 LF of trails connecting TBK and surrounding development with the west bridge approach; and 3) ~635 LF of connecting trails to the east bridge approach on east side of Middle Road. See Figure 4.

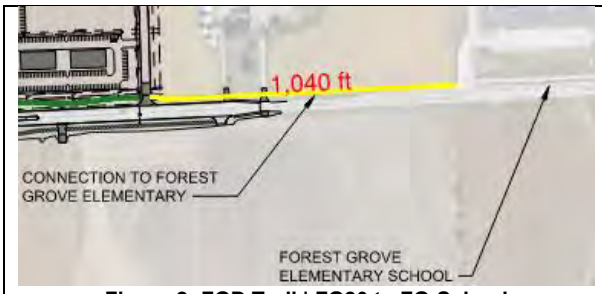


Figure 2: FGD Trail | FG80 to FG-School

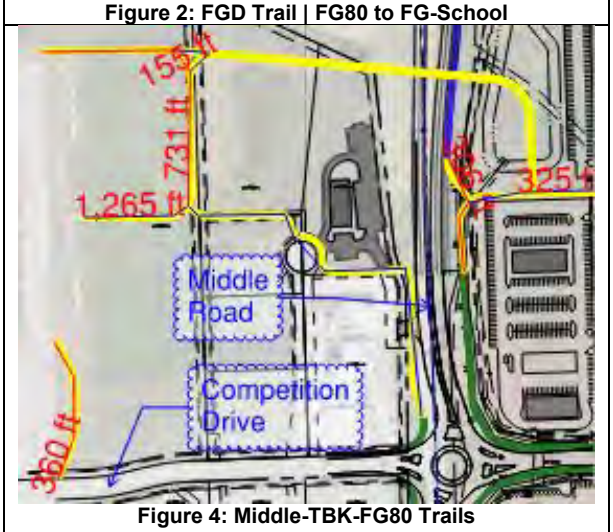


Figure 4: Middle-TBK-FG80 Trails

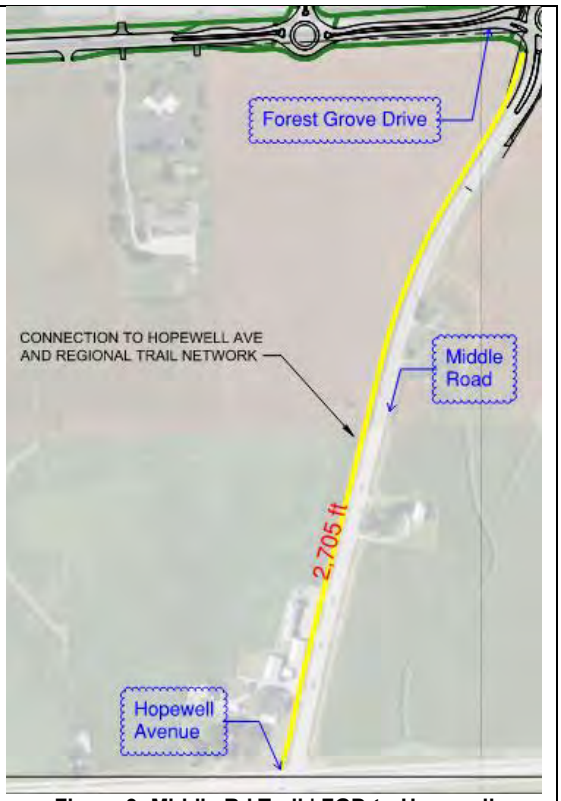


Figure 3: Middle Rd Trail | FGD-to-Hopewell

Middle Road Pedestrian Bridge:

1) The Consultant will perform structural and geotechnical investigations, develop project design criteria, develop a TS&L (Type, Size & Location) Plan and preliminary construction cost estimate for the preliminary plan development phase of the proposed pedestrian bridge crossing of Middle Road. Approximately 1,100 LF of bridge/trail is anticipated, primarily above-grade on-structure with on-grade trail connections. Previously completed concepting efforts by Consultant with City input have determined a preferred Butterfly true-arch bridge type. See Figure 5 and Figure 6.

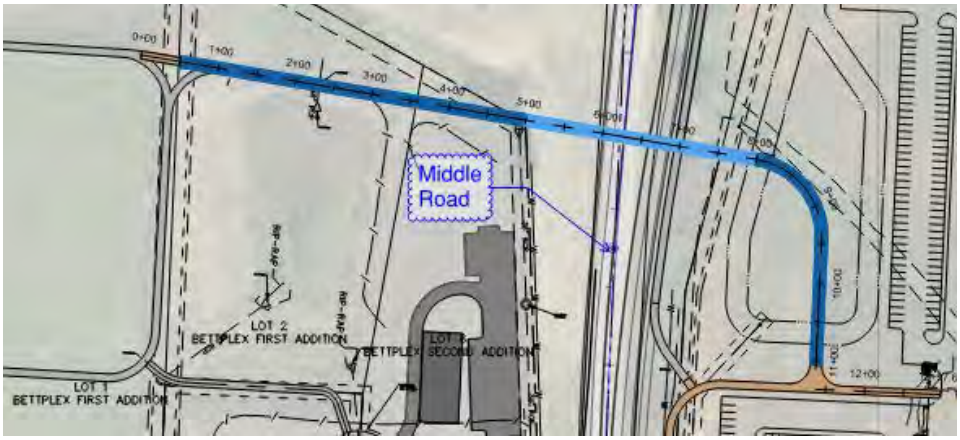


Figure 5: Proposed Pedestrian Bridge Alignment over Middle Road

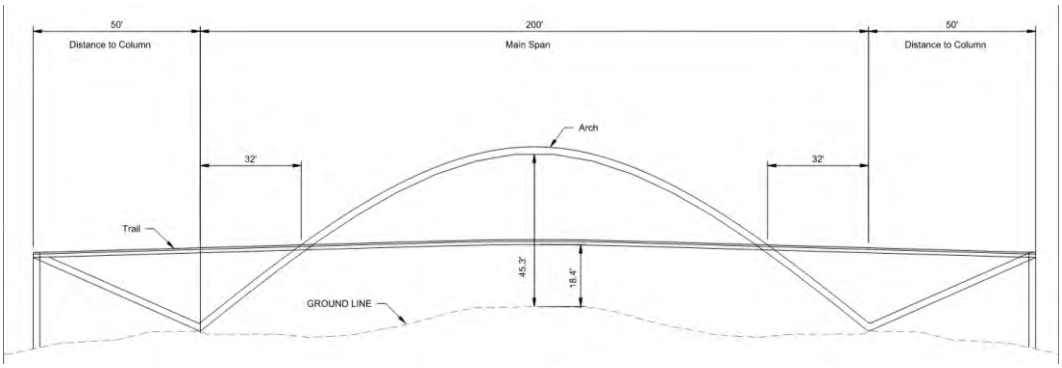


Figure 6: Elevation View of Proposed Bridge over Middle Road

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY CONSULTANT

The Scope of Services to be performed by Consultant shall include the following summary of Tasks.

- Task 1 – Project Management and Administration
- Task 2 – FGD Trail | FG80 to FG-School Connection
- Task 3 – Middle Road Trail | FGD to Hopewell Connection
- Task 4 – Middle-TBK-FG80 Trail Connections
- Task 5 – Middle Road Pedestrian Bridge Design Services

TASK 1 PROJECT MANAGEMENT AND ADMINISTRATION

1.1. PROJECT MANAGEMENT AND ADMINISTRATION

1.1.1. TEAM MGMT. AND PROJECT CONTROLS

The Consultant shall be responsible for providing executed agreement copies, required insurance documentation, and project management with a designated Project Manager for Owner coordination.

The Consultant shall prepare and submit monthly Progress Reports outlining the following: activities during the reporting period, activities planned for the following month, problems encountered and recommended solutions, and overall project status. If design work is not progressing in a manner to comply with the anticipated completion date, the Consultant shall provide a brief summary of the actions to be taken to reduce or eliminate any delays in completing the design in accordance with the agreed upon schedule. The monthly update shall include a list of requested information from the City with a desired response date noted to avoid delay of the Consultant's services.

This includes task identification, scheduling, task assignment, and relating all tasks and coordination with other members of the project team. The Consultant shall inform the City of any services required which may not be included in the scope of the design services contract approved by the City for this Project. It will be the responsibility of the Consultant to make the City aware of any potential amendments to the contract before the services are rendered. This notice must occur prior to any extra services being performed. Only those services approved by the City are eligible for compensation.

The Consultant shall prepare a Project Management Plan (PMP) for project execution and on-going team guidance and protocols. The following items shall be included:

1) Project Purpose and Objectives: similar to scope of services with additional guidance on key decision-making rationale (traffic and drainage considerations, key points for stakeholder and/or City input, etc.).
2) Schedule: with task and subtask milestones and deliverables schedule.
3) Budget: including but not limited to, task assignments, quality review activity, and project closeout activities.
4) Team member roles/responsibilities: including contact information.
5) Quality Management Plan: schedule for quality reviews; definition of what is to be reviewed within the deliverable; identified staff and qualifications to complete the review; documentation requirements.
6) Design criteria and codes/standards: current Iowa DOT and SUDAS Design Manual and specific Details, Standard Road Plans, City Standards and Details specific to the project.

1.1.2. QUALITY CONTROL MANAGEMENT

Establish review and checking procedures for project deliverables. Designated quality control management shall oversee the individual quality reviews are completed in adherence to the project's Quality Management Plan (QMP). Individual QC review effort is accounted for in the individual design development tasks, overall management of QC is accounted for in this task.

1.1.3. SUBCONSULTANT MANAGEMENT

The Consultant shall coordinate, procure, and manage subconsultant and 3rd party services necessary for the Project, as provided herein. This will include subconsultant agreements, insurance compliance, quality control, and safety plans. Assumed primary subconsultants are listed under the Project Team and specific services are identified within the respective tasks.

1.1.4. PROJECT PROGRESS MEETINGS

The Consultant shall meet with the City or its designated representative to review progress and to discuss specific elements of the project design. The meetings will also serve to establish schedules, develop project goals, establish design parameters, promote a dialog between the various entities, improve the decision-making process, and expedite design development. The consultant shall keep documentation of all communications. Meetings shall include a project kickoff and regular monthly meetings or check-ins over the duration of the project. Specific design review meetings for preliminary design, final design, pre- and post-bid are accounted for under those design development tasks.

1.1.5. INVOICE PROCESSING AND REVIEW

The Consultant shall create, process, and review monthly invoices to make sure they meet City standards, and all necessary information is included. Coordinate with City staff as necessary and answer any questions. Verify percent work complete on project is in line with percent billed. Includes all other general project administration necessary to complete the project.

TASK DELIVERABLES:

1) Meeting agendas and minutes
2) Monthly progress reports and invoicing; issue identification and recommended solutions

KEY UNDERSTANDINGS AND ASSUMPTIONS:

- Project management services will be provided throughout the duration of the project. Additional project management services will be required if the period of services is extended, or additional services are added as an amendment to this Agreement.
- The PMP shall be used for internal project management only with distribution to all HDR team members. The PMP includes a clearly defined QMP process and responsibilities. The Quality Control Manager shall execute the plan on all project deliverables.
- Up to three (3) HDR staff will participate in monthly progress meetings. Meetings are assumed to last one (1) hour in duration and will be held either in-person or via conference call / webinar. Travel expenses are included in the budget for in-person progress meetings.
- All deliverables for this task will be submitted to the City electronically.
- Project Progress Meetings assumed:
    - Project Kickoff – 1 meeting (June 2023)
    - Regular Progress Meetings – 15 meetings (12-monthly starting July 2023, plus 3 other)
- The Consultant will prepare detailed design plans for the construction of the proposed improvements. The proposed improvements shall be designed in accordance with the 2023

Statewide Urban Design and Specifications (SUDAS) and the City of Bettendorf Standard Specifications. The Plans shall be prepared per the SUDAS Design Manual (i.e., plan sheet and pay item numbering). The Project Manual shall be prepared utilizing the City of Bettendorf typical format and Form of Contract (to be provided to the Consultant).

- Submittal milestones will typically include:
    - 30% (Preliminary),
    - 95% (Check), and
    - 100% Final design documents

TASK SCHEDULE

- Task Order services are anticipated to start in June 2023 and extend a period of 12-months with the current scope.

TASK BUDGET

Budget for Task 1 as included in this Scope of Services = **$54,750.00**

TASK 2 FGD TRAIL | FG80 TO FG-SCHOOL CONNECTION

This Task includes design engineering services for the development of complete Construction Documents and bidding support services for the "FGD Trail – FG80 Development to Forest Grove Elementary School". Services are to include design development of approximately 1,040 LF of trail (designated as a Shared-Use Path (SUP)) along the north ROW of Forest Grove Drive from the eastern FG80 development entrance to the entrance of Forest Grove Elementary School.

Submittal milestones will include:

- 30% (Preliminary),
- 95% (Check), and
- 100% Final design documents

Table 1: Summary of Estimated Final Plan Sheets

SHEET	SHEET DESCRIPTION	EST. SHEETS
A-Sheets	Title Sheet, Location Map	1
B-Sheets	Typical Cross Sections and Details	2
C-Sheets	Quantities and General Information	4
CR-Sheets	Removal Sheets	2
D-Sheets	Mainline Plan and Profile Sheets	6
E-Sheets	Side Road Plan and Profile Sheets	0
G-Sheets	Survey Sheets	1
H-Sheets	Right-of-Way Sheets	3
J-Sheets	Traffic Control and Staging Sheets	2
K-Sheets	Landscaping Sheets	4

SHEET	SHEET DESCRIPTION	EST. SHEETS
L-Sheets	Geometric, Staking, and Jointing Sheets	3
M-Sheets	Buried Pipe Sheets - Tabulations and Plan & Profile Sheets	2
N-Sheets	Traffic – Signing and Striping Sheets	2
P-Sheets	Lighting Layout Sheets	0
Q-Sheets	Soils Sheets	0
R-Sheets	Erosion and Sediment Control (SWPPP)	3
S-Sheets	Sidewalk Sheets	2
SD-Sheets	Driveways and Entrance Sheets	3
T-Sheets	Earthwork Quantity Sheets	1
U-Sheets	500 Series Design Detail Sheets, Modified Standards, and Detail Sheets	1
V-Sheets	Structures / Retaining Wall Plans	0
W-Sheets	Mainline Cross Sections	10
X-Sheets	Side Road Cross Sections	0
	TOTAL SHEETS	**53**

2.1. PRELIMINARY PLAN DEVELOPMENT

The Consultant shall develop Preliminary Design Plans to an estimated 30% complete design level to establish all geometrics and base alignments.

Prepare a preliminary opinion of probable construction cost (OPCC) for the project. Preliminary cost estimates shall be based on representative major project elements and based on recent bid information. Detailed quantity takeoffs will not be developed for the preliminary cost estimate.

Quality Control Review: Involve ongoing quality control input from the Project Team and the design engineer's senior technical staff throughout the development of preliminary plans and documents.

A Design Review Meeting will be held with the Project Development Team to discuss key issues and design concepts, with the main emphasis focused on access control and traffic control/stage construction. The review will determine the completion of the plan design, identify needed adjustments to minimize potential property impact and confirm the proposed staging plans. City review comments and revisions will be noted for preparation of the check plan design.

2.2. CHECK PLAN DEVELOPMENT

The Consultant shall develop Check Plans for the project's design development. Upon completion, the design plans will be approximately 95% complete.

The ***Consultant*** will respond to comments resulting from ***City*** reviews of Preliminary Plan deliverables. Recommended modifications will be incorporated into the plan set. Comments will be logged and tracked so that every comment has been addressed.

Plan sheets to be included with the Check Plans will include required information as outlined by SUDAS plan standards.

The ***Consultant*** will create special provisions as necessary for items that do not conform to SUDAS and/or City of Bettendorf standards.

The ***Consultant*** shall prepare an OPCC estimate for the project. The OPCC shall be based on representative major project elements and recent bid information. The Consultant shall budget and review bid items and quantities for each bid item associated with the project.

Quality Control Review: Involve ongoing quality control input from the Project Team and the design engineer's senior technical staff throughout the development of check plans and associated documents. The design engineer is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the Check Plan set to the Project Team. Review the check plan set for technical accuracy, as well as for general constructability and conformance with the project design criteria.

2.2.1. Permits

The following permits are anticipated for the project:

1) NPDES General Permit No. 2
2) City of Bettendorf CONSESCO Permit

The Consultant shall prepare documents necessary to obtain required permits.

2.3. FINAL PLAN DEVELOPMENT

The ***Consultant*** will respond to comments resulting from the Check Plan Review. Recommended modifications will be incorporated into the final plan set.

The ***Consultant*** shall develop Final Design Plans, Special Provisions and an OPCC estimate for the project letting. Upon completion, the design shall be 100% complete.

2.4. BIDDING SUPPORT

The work tasks to be performed or coordinated by the Consultant during the Bid Period Services are based on the bid lettings for one project and shall include the following:

2.4.1. Plan Clarification and Addenda

The bid lettings shall be administered by the Owner. The Consultant shall assist the Owner during the bid solicitation period in answering questions regarding the design intent. The Consultant shall address questions presented by the Owner and prepare an addendum for distribution by the Owner.

2.5. SUBCONSULTANT SERVICES

The Consultant will hire a Survey Sub-Consultant (Klingner and Associates) to perform the following services:

1) Control and Topographic Survey – area generally located east of the current Forest Grove Elementary School entrance which have not been included in previous Consultant survey requests.
2) Utility Survey – public and private utility facilities identified through the Iowa One-Call process.
3) One-time staking of Public Right-of-Way (ROW) and Temporary Construction Easement (TCE) limits.

TASK DELIVERABLES:

1) Electronic PDF set of developed project documents:
    a. Preliminary (30%): plans and cost opinion.
    b. Check (95%): plans, special provisions, and cost opinion.
    c. Final Project construction documents.
2) Electronic copy of ***Owner*** review comments and ***Consultant's*** evaluation of the response and action taken, for each milestone review.
3) Signed and Sealed Cover Sheet by a State of Iowa licensed Professional Engineer.
4) Final Digital Files sent to the ***Owner***

KEY UNDERSTANDINGS AND ASSUMPTIONS:

- No Environmental Data collection, constraints mapping, or environmental permitting is anticipated.
- The Final Plan Set estimated sheet count is in Table 1 above.
- Digital Files are assumed to be all final plot files in .dwg format as an export from AutoCAD Civil 3D, 2022 version.
- Partial concepting of this trail has been completed by Consultant with prior final design of the FGD4 project. ROW and anticipated Temporary Construction Easements (TCEs) were coordinated and obtained at that time. No additional land acquisitions, easements, nor ROW dedications are assumed in this scope.
- An allowance for survey needs up to $4,000 has been included for topographic survey east of the Forest Grove School entrance and associated staking of ROW and TCE limits if needed.
- Project is locally funded, and all design reviews are anticipated to be completed solely by the Owner (City of Bettendorf). Owner review periods are anticipated to take no more than 2-weeks per milestone submittal. A local solicitation and letting process hosted by the Owner is assumed.
- If Owner uses alternative funding for construction (i.e., State of Iowa or Federal grant programs), project reviews, clearances, permitting, and schedule for submittal review periods and milestones are likely to change. Owner and Consultant shall need to assess scope and schedule at that time for additional services and schedule extensions, respectively.

TASK SCHEDULE

- Design is anticipated to begin within 30-days of Notice to Proceed (NTP)
- Final Design is anticipated to be complete by mid-October 2023
- Local Solicitation and Letting is anticipated to start in November and conclude in December 2023.

TASK BUDGET

Budget for Task 2 as included in this Scope of Services = **$33,225.00**

TASK 3 MIDDLE ROAD TRAIL | FGD TO HOPEWELL CONNECTION

This Task includes design engineering services for the development of complete Construction Documents and bidding support services for the "Middle Road Trail – Forest Grove Drive to Hopewell Avenue". Services are to include design development of approximately 2,705 LF of trail (designated as a Shared-Use Path (SUP)) along the west ROW of Middle Road from Forest Grove Drive south to Hopewell Avenue. The alignment is anticipated to be on new ROW with consideration of a single property owner. Design shall consider potential of future Middle Road reconstruction, but generally is a standalone SUP alignment.

Submittal milestones will include:

- 30% (Preliminary),
- 95% (Check), and
- 100% Final design documents

Table 2: Summary of Estimated Final Plan Sheets

SHEET	SHEET DESCRIPTION	EST. SHEETS
A-Sheets	Title Sheet, Location Map	1
B-Sheets	Typical Cross Sections and Details	2
C-Sheets	Quantities and General Information	4
CR-Sheets	Removal Sheets	5
D-Sheets	Mainline Plan and Profile Sheets	10
E-Sheets	Side Road Plan and Profile Sheets	0
G-Sheets	Survey Sheets	1
H-Sheets	Right-of-Way Sheets	5
J-Sheets	Traffic Control and Staging Sheets	3
K-Sheets	Landscaping Sheets	6
L-Sheets	Geometric, Staking, and Jointing Sheets	5
M-Sheets	Buried Pipe Sheets – Tabulations and Plan & Profile Sheets	3
N-Sheets	Traffic – Signing and Striping Sheets	3
P-Sheets	Lighting Layout Sheets	0
Q-Sheets	Soils Sheets	0
R-Sheets	Erosion and Sediment Control (SWPPP)	7
S-Sheets	Sidewalk Sheets	2
SD-Sheets	Driveways and Entrance Sheets	2
T-Sheets	Earthwork Quantity Sheets	1
U-Sheets	500 Series Design Detail Sheets, Modified Standards, and Detail Sheets	2
V-Sheets	Structures / Retaining Wall Plans	0
W-Sheets	Mainline Cross Sections	15
X-Sheets	Side Road Cross Sections	0
	TOTAL SHEETS	**77**

3.1. PRELIMINARY PLAN DEVELOPMENT

The Consultant shall develop Preliminary Design Plans, OPCC, QC review and conduct a Preliminary Design Review meeting for the project. Design shall be developed to an estimated 30%

complete level to establish all geometrics and base alignments. A preliminary corridor model and cross-section Exhibit shall be developed for a future Middle Road cross-section with a 4-lane divided configuration, similar to the current lane configuration between Forest Grove Drive and Competition Drive.

Prepare a preliminary opinion of probable construction cost for the project. Preliminary cost estimates shall be based on representative major project elements and based on recent bid information. Detailed quantity takeoffs will not be developed for the preliminary cost estimate.

Quality Control Review: Involve ongoing quality control input from the Project Team and the design engineer's senior technical staff throughout the development of preliminary plans and documents.

A Design Review Meeting will be held with the Project Development Team to discuss key issues and design concepts, with the main emphasis focused on access control and traffic control/stage construction. The review will determine the completion of the plan design, identify needed adjustments to minimize potential property impact and confirm the proposed staging plans. City review comments and revisions will be noted for preparation of the check plan design.

3.2. CHECK PLAN DEVELOPMENT

The Consultant shall develop Check Plans for the project's design development. Upon completion, the design plans will be approximately 95% complete.

The ***Consultant*** will respond to comments resulting from ***City*** reviews of Preliminary Plan deliverables. Recommended modifications will be incorporated into the plan set. Comments will be logged and tracked so that every comment has been addressed.

Plan sheets to be included with the Check Plans will include required information as outlined by SUDAS plan standards.

The ***Consultant*** will create special provisions as necessary for items that do not conform to SUDAS and/or City of Bettendorf standards.

The ***Consultant*** shall prepare an OPCC estimate for the project. The OPCC shall be based on representative major project elements and recent bid information. The Consultant shall budget and review bid items and quantities for each bid item associated with the project.

Quality Control Review: Involve ongoing quality control input from the Project Team and the design engineer's senior technical staff throughout the development of check plans and associated documents. The design engineer is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the Check Plan set to the Project Team. Review the check plan set for technical accuracy, as well as for general constructability and conformance with the project design criteria.

3.2.1. Permits

The following permits are anticipated for the project:

1) NPDES General Permit No. 2
2) City of Bettendorf CONSESCO Permit

The Consultant shall prepare documents necessary to obtain required permits.

3.3. FINAL PLAN DEVELOPMENT

The ***Consultant*** will respond to comments resulting from the Check Plan Review. Recommended modifications will be incorporated into the final plan set.

The ***Consultant*** shall develop Final Design Plans, Special Provisions and an Opinion of Probable Construction Cost for the project letting. Upon completion, the design shall be 100% complete.

3.4. BIDDING SUPPORT

The work tasks to be performed or coordinated by the Consultant during the Bid Period Services are based on the bid lettings for one project and shall include the following:

3.4.1. Plan Clarification and Addenda

The bid lettings shall be administered by the Owner. The Consultant shall assist the Owner during the bid solicitation period in answering questions regarding the design intent. The Consultant shall address questions presented by the Owner and prepare an addendum for distribution by the Owner.

3.5. SUBCONSULTANT SERVICES

The Consultant will hire a Survey Sub-Consultant (Klingner and Associates) to perform the following services:

1) Control and Topographic Survey – area generally located south of Forest Grove Drive and north of Hopewell Avenue. Survey will focus on the west side of existing Middle Road, but shall include limited survey of the centerline and both edge of pavement shots to establish a baseline. Survey shall include the existing west side trail connections across Hopewell Avenue.
2) Utility Survey – public and private utility facilities identified through the Iowa One-Call process.
3) Boundary Survey – establishing the existing ROW and identifying property owners adjacent to or within the proposed project limits. This task consists of researching record documents at the City and County and locating existing monumentation (including, but not limited to, property pins, right-of-way monumentation, section corners, and other monuments) along the corridor. All found monuments shall be shown on the H-Sheets in the contract drawings.
4) Property Acquisition Plats and Legal Descriptions – anticipated to include:
    a. Fee Title Acquisition – ROW – 1 parcel
    b. Temporary Construction Easement – 1 parcel
5) One-time staking of existing and proposed Public ROW and TCE limits.

3.6. REAL ESTATE SERVICES

The Consultant shall provide ROW acquisition services, on behalf of the Owner, for properties along the project corridor. The Consultant will provide Exhibits in the form of the design plan sheets. It is anticipated that a single (1) parcel is impacted adjacent to the Project that will require property acquisition and temporary easement.

The Consultant shall prepare documents necessary to acquire ROW or Easements from private property owners for the construction of the project. Refer to the Iowa DOT Right of Way Manual process and requirements. All appraisals will be prepared in accordance with USPAP, UNIFORM ACT requirements.

The following lists the estimated number of acquisition documents:

1. Right-of-Way (Fee Title Acquisition; plat signed by an LS) – 1
2. Temporary Easement (Exhibit and Legal Description; no signature required) – 1

The Consultant shall:

1. Prepare and maintain electronic and hard copy parcel files;
2. Prepare all instruments of conveyance for acquisitions of real property rights required for the assigned parcels. Legal descriptions shall be verified by a Registered Land Surveyor;
3. Maintain current negotiator diaries. This includes a call report with each owner and/or tenant any interactions;
4. Act as the Agent of the City in negotiations;
5. Negotiate for real property rights necessary for the construction, operation, and maintenance of the transportation facility as approved by the City;
6. Provide condemnation cover memorandum and parcel files, as approved by the City;
7. Transmit completed parcel files to the City;
8. Provide one (1) hard copy of appraisal to each property owner;
9. Adhere to the Iowa DOT guidelines;

TASK DELIVERABLES:

1) Electronic PDF set of developed project documents:
    a. Exhibit of future Middle Road with 4-lane configuration.
    b. Preliminary (30%): plans and cost opinion.
    c. Check (95%): plans, special provisions, and cost opinion.
    d. Final Project construction documents.
2) Electronic copy of ***Owner*** review comments and ***Consultant's*** evaluation of the response and action taken, for each milestone review.
3) Draft and Final Plats and Legal Descriptions
4) Acquisition Documents including
    a. Title Report, Appraisal, and Review Appraisal
    b. Offer Package;
        i. If obtained - executed conveyance documents:
            1. If obtained - Administrative Settlement Justification

2. Condemnation Memorandums and all associated documents - if applicable;

5) Signed and Sealed Cover Sheet by a State of Iowa licensed Professional Engineer.
6) Final Digital Files sent to the ***Owner***

KEY UNDERSTANDINGS AND ASSUMPTIONS:

- No Environmental Data collection, constraints mapping, or environmental permitting is anticipated. If Federal funding is obtained, a minimum of a wetland delineation and a Joint Application 404 permit would be anticipated with consideration for NEPA/SHPO documentation.
- The Final Plan Set estimated sheet count is in Table 2 above.
- Digital Files are assumed to be all final plot files in .dwg format as an export from AutoCAD Civil 3D, 2022 version.
- Concepting of future Middle Road is limited to showing as a 4-lane divided cross-section on existing centerline alignment. No traffic analysis is included. The SUP is to consider a 2-ft offset from proposed ROW. ROW is anticipated to consider a 60-75' offset from centerline of existing Middle Road. Existing OHE poles area anticipated to remain and impacts for relocation shall be minimized. City separately may consider utility relocations from overhead to underground and communicate those considerations to the Consultant for consideration in the Preliminary design development.
- ROW acquisitions and anticipated TCEs needs will be developed by the Consultant. Assumption of a single property owner coordination with Consultant obtaining a Title Report and Property Appraisal have been included; an allowance of $3,000 has been included for those direct expenses. Consultant shall provide all property acquisition document preparation and negotiation services. A total of 40-hours has been assumed from a licensed Real Estate agent licensed in the State of Iowa.
- All ROW Design and Survey tasks must be performed by or under the direct supervision of a Professional Civil Engineer or Professional Land Surveyor registered in Iowa who is qualified and in good standing to complete the Services in Iowa.
- An allowance for all survey needs up to $13,000 has been included for topographic, utility, and boundary survey, plus the development of signed Acquisition Plats and Legal Descriptions. A one-time staking of proposed ROW and TCE limits is included.
- Project is locally funded, and all design reviews are anticipated to be completed solely by the Owner (City of Bettendorf). Owner review periods are anticipated to take no more than 2-weeks per milestone submittal. A local solicitation and letting process hosted by the Owner is assumed.
- If Owner uses alternative funding for construction (i.e., State of Iowa or Federal grant programs), project reviews, clearances, permitting, and schedule for submittal review periods and milestones are likely to change. Owner and Consultant shall need to assess scope and schedule at that time for additional services and schedule extensions, respectively.

TASK SCHEDULE

- Design is anticipated to begin within 45-days of Notice to Proceed (NTP)
- Final Design is anticipated to be complete by the end of February 2024.
- Local Solicitation and Letting is anticipated to start in Q1 of 2024.

TASK BUDGET

Budget for Task 3 as included in this Scope of Services = **$79,825.00**

TASK 4 MIDDLE-TBK-FG80 TRAIL CONNECTIONS

This Task includes design engineering services for the development of complete Construction Documents and bidding support services for the "Middle Road + TBK + FG80 Trail Connections" Project. Services are to include design development of approximately 3,150 LF of trail (designated as a Shared-Use Path (SUP)) along various portions of the adjacent Middle Road development for connection to the proposed Middle Road Pedestrian Bridge. Reference Part 1.0 of this Scope and Figure 4 for a summary of the assumed lengths.

Submittal milestones will include:

- 30% (Preliminary),
- 95% (Check), and
- 100% Final design documents

Table 3: Summary of Estimated Plan Sheets

SHEET	SHEET DESCRIPTION	EST. SHEETS
A-Sheets	Title Sheet, Location Map	1
B-Sheets	Typical Cross Sections and Details	2
C-Sheets	Quantities and General Information	4
CR-Sheets	Removal Sheets	6
D-Sheets	Mainline Plan and Profile Sheets	11
E-Sheets	Side Road Plan and Profile Sheets	0
G-Sheets	Survey Sheets	4
H-Sheets	Right-of-Way Sheets	3
J-Sheets	Traffic Control and Staging Sheets	3
K-Sheets	Landscaping Sheets	12
L-Sheets	Geometric, Staking, and Jointing Sheets	6
M-Sheets	Buried Pipe Sheets – Tabulations and Plan & Profile Sheets	4
N-Sheets	Traffic – Signing and Striping Sheets	6
P-Sheets	Lighting Layout Sheets	6
Q-Sheets	Soils Sheets	6
R-Sheets	Erosion and Sediment Control (SWPPP)	11

SHEET	SHEET DESCRIPTION	EST. SHEETS
S-Sheets	Sidewalk Sheets	4
SD-Sheets	Driveways and Entrance Sheets	0
T-Sheets	Earthwork Quantity Sheets	1
U-Sheets	500 Series Design Detail Sheets, Modified Standards, and Detail Sheets	6
V-Sheets	Structures / Retaining Wall Plans	8
W-Sheets	Mainline Cross Sections	17
X-Sheets	Side Road Cross Sections	0
	TOTAL SHEETS	**121**

4.1. PRELIMINARY PLAN DEVELOPMENT

The Consultant shall develop Preliminary Design Plans, OPCC, QC review and conduct a Preliminary Design Review meeting for the project. Design shall be developed to an estimated 30% complete level to establish all geometrics and base alignments.

Prepare a preliminary OPCC estimate for the project. Preliminary OPCC shall be based on representative major project elements and based on recent bid information. Detailed quantity takeoffs will not be developed for the preliminary cost estimate.

Quality Control Review: Involve ongoing quality control input from the Project Team and the design engineer's senior technical staff throughout the development of preliminary plans and documents.

A Design Review Meeting will be held with the Project Development Team to discuss key issues and design concepts, with the main emphasis focused on access control and traffic control/stage construction. The review will determine the completion of the plan design, identify needed adjustments to minimize potential property impact and confirm the proposed staging plans. City review comments and revisions will be noted for preparation of the check plan design.

4.2. CHECK PLAN DEVELOPMENT

The Consultant shall develop Check Plans for the project's design development. Upon completion, the design plans will be approximately 95% complete.

The ***Consultant*** will respond to comments resulting from ***City*** reviews of Preliminary Plan deliverables. Recommended modifications will be incorporated into the plan set. Comments will be logged and tracked so that every comment has been addressed.

Plan sheets to be included with the Check Plans will include required information as outlined by SUDAS plan standards.

The ***Consultant*** will create special provisions as necessary for items that do not conform to SUDAS and/or City of Bettendorf standards.

The ***Consultant*** shall prepare an OPCC estimate for the project. The OPCC shall be based on representative major project elements and recent bid information. The Consultant shall budget and review bid items and quantities for each bid item associated with the project.

Quality Control Review: Involve ongoing quality control input from the Project Team and the design engineer's senior technical staff throughout the development of check plans and associated documents. The design engineer is responsible for making specific recommendations and ensuring

that critical issues are discussed and resolved prior to submittal of the Check Plan set to the Project Team. Review the check plan set for technical accuracy, as well as for general constructability and conformance with the project design criteria.

4.2.1. Permits

The following permits are anticipated for the project:

3) NPDES General Permit No. 2
4) City of Bettendorf CONSESCO Permit

The Consultant shall prepare documents necessary to obtain required permits.

4.3. FINAL PLAN DEVELOPMENT

The ***Consultant*** will respond to comments resulting from the Check Plan Review. Recommended modifications will be incorporated into the final plan set.

The ***Consultant*** shall develop Final Design Plans, Special Provisions and an OPCC estimate for the project letting. Upon completion, the design shall be 100% complete.

4.4. BIDDING SUPPORT

The work tasks to be performed or coordinated by the Consultant during the Bid Period Services are based on the bid lettings for one project and shall include the following:

4.4.1. Plan Clarification and Addenda

The bid lettings shall be administered by the Owner. The Consultant shall assist the Owner during the bid solicitation period in answering questions regarding the design intent. The Consultant shall address questions presented by the Owner and prepare an addendum for distribution by the Owner.

4.5. SUBCONSULTANT SERVICES

The Consultant will hire a Survey Sub-Consultant (Klingner and Associates) to perform the following services:

1) Control and Topographic Survey – area generally located south of Forest Grove Drive and north of Hopewell Avenue. Survey will focus on the west side of existing Middle Road, but shall include limited survey of the centerline and both edge of pavement shots to establish a baseline. Survey shall include the existing west side trail connections across Hopewell Avenue.
2) Utility Survey – public and private utility facilities identified through the Iowa One-Call process.

TASK DELIVERABLES:

1) Electronic PDF set of developed project documents:
    a. Exhibit of future Middle Road with 4-lane configuration.
    b. Preliminary (30%): plans and cost opinion.

c. Check (95%): plans, special provisions, and cost opinion.

d. Final Project construction documents.

2) Electronic copy of ***Owner*** review comments and ***Consultant's*** evaluation of the response and action taken, for each milestone review.

3) Signed and Sealed Cover Sheet by a State of Iowa licensed Professional Engineer.

4) Final Digital Files sent to the ***Owner***

KEY UNDERSTANDINGS AND ASSUMPTIONS:

- No Environmental Data collection, constraints mapping, or environmental permitting is anticipated.
- The Final Plan Set estimated sheet count is in Table 2 above.
- Digital Files are assumed to be all final plot files in .dwg format as an export from AutoCAD Civil 3D, 2022 version.
- ROW for trails is assumed to be dedicated in either simple fee title or easement to the City by the Property Owner. No acquisition services or ROW design by the Consultant is included at this time. Assumed to be dedicated areas and any necessary design and Platting to be provided by Others or under additional services.
- An allowance for all survey needs up to $5,000 has been included for topographic and utility survey, as found necessary.
- Project is locally funded, and all design reviews are anticipated to be completed solely by the Owner (City of Bettendorf). Owner review periods are anticipated to take no more than 2-weeks per milestone submittal. A local solicitation and letting process hosted by the Owner is assumed.
- If Owner uses alternative funding for construction (i.e., State of Iowa or Federal grant programs), project reviews, clearances, permitting, and schedule for submittal review periods and milestones are likely to change. Owner and Consultant shall need to assess scope and schedule at that time for additional services and schedule extensions, respectively.

TASK SCHEDULE

- Design is anticipated to begin within 45-days of Notice to Proceed (NTP)
- Final Design is anticipated to be complete by the end of February 2024 or adjusted to align with Task 5 final design schedule as necessary.
- Local Solicitation and Letting is anticipated, schedule to be determined at a later date with Owner. Assumed for schedule purposes at this time to begin in Q1 of 2024.

TASK BUDGET

Budget for Task 4 as included in this Scope of Services = **$125,000.00**

TASK 5 MIDDLE ROAD PEDESTRIAN BRIDGE DESIGN SERVICE

The Consultant will perform structural investigations, develop project design criteria, develop a TS&L and preliminary construction cost estimate for the preliminary plan development phase of the construction of the proposed pedestrian bridge crossing of Middle Road in Bettendorf, IA.

The proposed bridge shall be designed in accordance with the AASHTO LRFD Design Specifications, 9th Edition and the Iowa DOT Bridge Design Manual.

Construction specifications will be in accordance with Iowa DOT Standard Specifications for Highway and Bridge Construction, series 2015 with current addendums unless noted otherwise.

Submittal milestones will include the following:

1) 30% (Preliminary – TS&L),

2) *Future amended scope* - 95% (Check), and 100% Final design documents.

5.1. TASK PROJECT MANAGEMENT, MEETINGS AND COORDINATION WITH OWNER

5.1.1. Task Management

Project management hours for bridge task leader to provided staff management, progress reporting and team coordination.

5.1.2. Meetings

- Kickoff meeting and site visit to include bridge task leader (12 hours plus travel costs).
- Public meeting (virtual) to assume bridge task leader.
- Monthly meetings (virtual) to include bridge task leader (1 hour meeting and 2 hours prep and documentation time).
- Milestone review meetings (virtual) to include bridge task leader for resolution of owner comments at each milestone submittal (2 hours per meeting).

5.2. SUBCONSULTANT SERVICES

5.2.1. SOH Wind Engineering

See Exhibit B for detailed scope and fee breakdown.

5.2.2. Terracon Consultants

An allowance of up to $38,550 has been included for geotechnical exploration, drilling, sampling, and laboratory services to support the design of the Project. See Figure 7 for approximate Boring Locations Plan. Note that the boring locations are approximate at this time but will be confirmed prior to field exploration.

Borings are anticipated at a 30% design to include only B-1, B-2, B-6, B-7, and B-10. Final design will determine final location and geotechnical needs for other locations.

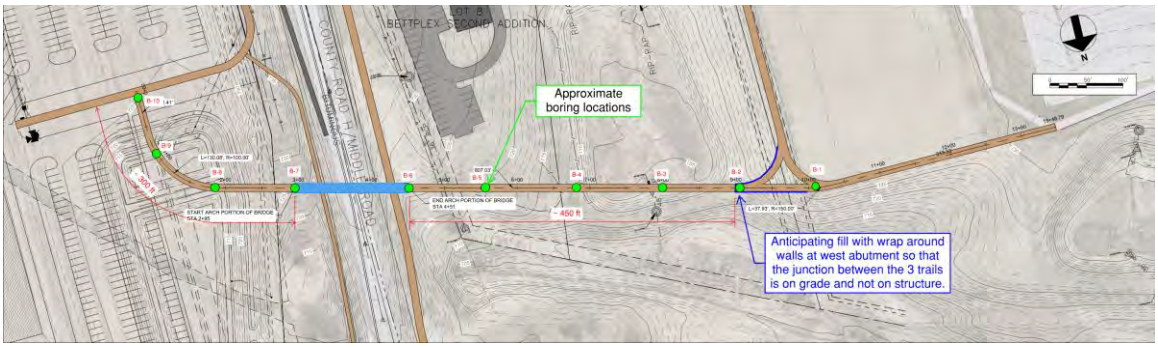


Figure 7: Approximate Boring Locations

Table 4: Estimated Borings

Boring	Estimated Depth of Drilling (Feet)	Estimated Depth of Coring (Feet)	Notes
B-1	20		Advance to estimated depth
B-2	80		Advance to bedrock
B-6	80	25	Core bedrock
B-7	80	25	Core bedrock
B-10	80		Advance to bedrock

Terracon shall furnish a Geotechnical Data Report describing the work completed. Typed boring logs for each borehole, typed laboratory testing reports, and hammer calibration reports, shall be appended to the geotechnical exploration data report. HDR will provide a boring location plan to be included in the geotechnical exploration data report. The boring logs shall include, but not be limited to, applicable laboratory test results (i.e., Atterberg limits, in-situ moisture content, dry density, pocket penetrometer readings, percent fines, etc.).

5.2.3. Klingner and Associates

An allowance for survey needs up to $7,500 has been included for topographic survey west of Middle Road, if needed. Areas east of Middle Road are assumed to be provided by Others (i.e., private developer) as the site continues to develop and change.

5.2.4. HLB Lighting Design

Future amended scope, post 30% Design.

5.3. BRIDGE DESIGN AND PLAN DEVELOPMENT

5.3.1. PRELIMINARY PLAN DEVELOPMENT

5.3.1.1. This task includes coordinating with the Owner and Iowa DOT (as necessary), developing a preliminary span arrangement for review and final selection, developing the arch bridge and approach span typical sections for review and final selection and establishing preliminary foundation locations. This effort will involve an iterative process to set span lengths, refine elevations to meet vertical clearances and select a preferred floor system and pier geometry for

the approach spans. Additionally, this task includes establishing the clear trail width for the bridge superstructure.

5.3.1.2. Section 5.2.2 provides a more detailed discussion on the scope of the geotechnical effort. During this preliminary phase, this task only includes bridge staff coordination efforts with geotechnical engineers to establish foundation locations and types.

5.3.1.3. This task includes development of a project design criteria document which will be submitted to the Owner for review and acceptance prior to starting final design. This design criteria document will be updated as the design progresses. The Owner will be advised when any changes are made to the design criteria.

5.3.1.4. During this phase, a preliminary constructability review will also be conducted. This task will be performed by senior engineers familiar with the site and with construction methods appropriate for a bridge of this scale and complexity. The constructability review will include consideration of site access and maintenance of traffic on Middle Road.

5.3.1.5. This task includes establishing arch rib section dimensions that can be used in final design and setting the arch rib geometry including span to rise ratio, inclination angle of the arches and locations of the hangers to result in a sound and efficient structural system while maintaining a favorable aesthetic layout. It is assumed that the arch rib section will be a welded box section with bolted field splices/connections as required.

5.3.1.6. The aesthetic theme, which includes establishing the shape and sizes of the arch ribs and floor system, is included in this phase. Additionally, during this phase, the other aesthetic elements will be developed for presentation to the Owner and will be selected and approved prior to start of final design so that effects due to loads or geometrics can be incorporated. The aesthetic elements that will be selected during this phase include the arch and approach span geometrics, arch skewback/monument, railings, form liners, and the bridge color scheme. Note that the lighting plans for both the arch and the approach spans will be developed and selected after the 30% milestone and the structure types have been selected. An elevation view and typical section for two (2) structure types will be developed for the approach spans and presented to the Owner for final selection prior to final design.

5.3.1.7. Wind and vibration engineering services will be provided by a specialty subconsultant. The appendix provides a more detailed scope of work for the wind and vibration engineering services. This task only includes bridge staff coordination efforts with the wind and vibration subconsultant.

5.3.2. Geotechnical Investigation and Engineering

5.3.2.1. Subconsultant Coordination for Drilling and Testing. Consultant will coordinate with the geotechnical sub-consultant to perform geotechnical drilling and sampling at desired locations for the bridge arch span and abutments, including two borings to bedrock at the bridge arch span ranging in depth from 70 feet to 90 feet and one deep boring at both abutment locations. Bedrock will be cored at up to two of the arch span boring locations (25-foot core runs). The drilling sub-consultant services will include obtaining necessary authorization and permits to execute the drilling

program, contacting Iowa One Call for utility locate services, and backfilling borings in accordance with state requirements.

5.3.2.2. Review Boring Logs, Assign and Review Lab Testing. Consultant will review the geotechnical information collected during the field study including boring logs and will then assign laboratory testing. After the laboratory testing is complete, Consultant will review the test results.

5.3.2.3. Preliminary Geotechnical Engineering Analyses. Consultant will perform geotechnical engineering analyses for the following tasks:

- Develop subsurface design profiles and the engineering properties for the foundation soils present at the main span location and the abutment locations.
- Perform global stability analyses for the MSE walls at east and west bridge abutments to establish the maximum embankment height for TS&L development.
- Perform settlement analyses for the MSE walls at the east and west bridge abutments to establish the maximum embankment height for TS&L development.
- Perform external stability analysis for the MSE wall at the east and west bridge abutments to establish the maximum embankment height for TS&L development, including sliding, overturning and bearing capacity.
- Develop drilled shaft design parameters to resist axial loading following FHWA design methodology to support TS&L development.
- Provide the Iowa DOT Structural Resistance Level for use in design of H-piles for TS&L development.
- Develop design profiles for LPILE lateral analyses and perform LPILE analyses for drilled shafts and H-piles to support the TS&L development.

5.3.2.4. Preparation of Preliminary Geotechnical Report. The preliminary geotechnical report will summarize the results of the field and lab work as well as the results of the preliminary geotechnical engineering analyses for the bridge arch span and MSE walls.

5.3.3. Preliminary OPCC

5.3.3.1. A preliminary opinion of probable construction cost (OPCC) will be prepared to include costs for the arch bridge and approach spans. This will be based on preliminary estimated material quantities and estimated costs of aesthetics. The lighting plan will not be selected until after the 30% phase, therefore, this cost will not be included in this estimate. A preliminary structural analysis will be performed to validate the assumed sizes of the major structural elements (arch rib, floor system) for use in determining the preliminary cost estimate.

5.3.4. Renderings and Exhibits

This task includes development of three (3) bridge renderings and exhibits.

5.3.5. TS&L Development

This task includes the development of TS&L plan sheets based on Owner's final selection of approach span type and effort for the Consultant to respond to Owner and DOT written comments and update the TS&L with recommended modifications as agreed upon during this comment resolution period. Comments will be logged and tracked to verify written comments have been addressed by the Consultant and closed by the Owner.

5.3.6. QC Review

This task also includes a Quality Control (QC) review of the bridge structure in accordance with HDR quality standards. This QC review will occur prior to the Preliminary (30%) TS&L submittal.

TASK DELIVERABLES

1) Preliminary Plans (30%): TS&L Plans and OPCC.
2) Preliminary Geotechnical Report
3) Electronic copy of Owner review comments and Consultant's response and action taken, for Preliminary review.

KEY UNDERSTANDINGS AND ASSUMPTIONS

- Electronic PDF version of developed project documents
- Digital Files are assumed to be all final plot files in .dwg format as an export from AutoCAD Civil 3D, 2022 version.
- Iowa DOT standard bid items will be used.
- All survey information is available prior to Notice to Proceed. Additional survey needs can be negotiated at a future date agreeable to the Owner. Proposed ground surfaces from other active projects adjacent to this project (I-80 at Middle Road, FG80 development, etc.) will be available for coordination.
- Construction specifications will be in accordance with Iowa DOT Standard Specifications for Highway and Bridge Construction, series 2015 with current addendums unless noted otherwise.
- The bridge structure is assumed to consist of a main span butterfly arch bridge with hangers supporting a post-tensioned, precast deck floor system. The approach bridge type is assumed to be continuous steel girder.
- Bridge expansion joints consist of strip seals for the main arch span and approach spans along with expansion joint cover plates.
- Elastomeric bearings will be used to support the approach spans.
- Disc bearings will be used at the arch struts to support the floor system.
- No utilities attached to the bridge units.
- Deck drains combined with coverings will be used on the structures as required and near the expansion joints. An enclosed drainage system will be used where free-fall drains are restricted.
- On the approach spans, deck drains (with coverings) will free fall at allowable locations and enclosed drainage systems where free-fall drains are restricted.
- Deviation from the assumed bridge type used to prepare the estimated engineering fees may necessitate a request for modified scope and compensation.
- Closure will be minimized where possible when defining a construction staging and erection sequence to show in the final plans.
- Owner will provide final selection on the following items prior to TS&L submittal as part of the preliminary design:
    - Aesthetic scheme

- Arch geometrics
- Arch skewback/monument type and geometrics
- Approach span superstructure type/typical section
- Approach span substructure type
- Railing type
- Pedestrian fence over Middle Road
- Survey will be by others or as separate tasks as included herein and provided prior to commencing preliminary design.
- ROW documentation and acquisition will be performed by others or as elsewhere coordinated and scoped herein.

- Geotechnical Assumptions:
  - Boring locations will be staked by the project surveyor.
  - The geotechnical engineering evaluations will generally follow the Iowa Department of Transportation's Bridge Design Manual and Roadway Design Manual.
- Final design phase services are **NOT** included in this scope. These services will be negotiated at a future date agreeable to the Owner.
- Construction phase services including construction consultation, updating of structural analysis model to verify contractor's erection sequence, shop drawing review, onsite construction observation and preparation of as-built drawings are **NOT** included in this scope. These services will be negotiated at a future date agreeable to the Owner
- Development of 3-D BIM models is not included.

TASK SCHEDULE

The assumed project schedule includes receipt of Notice to Proceed with preliminary design by June 9, 2023. It is anticipated that the bridge work will lag the trail work so that trail geometrics are set prior to bridge geometrics.

The estimated review period for each submittal is critical to achieving the overall delivery schedule for the TS&L plans. If milestone reviews cannot be completed as shown, it may be necessary to adjust the completion date of the TS&L plans. Assumed milestone schedule includes the following (all dates based on assumed NTP and will be adjusted forward if NTP is later than the assumed date shown:

- NTP – 6/9/2023
- Internal QC for Preliminary (30%) Submittal –11/3/2023 (Five months from NTP)
- Preliminary (30%) Submittal – 11/17/2023 (Two weeks after start of Internal QC)
- Preliminary (30%) Submittal comments back from Owner – 12/15/2023 (Four weeks from Preliminary Submittal)
- Resolution of comments and decisions from Preliminary (30%) Phase – 2/23/2024 (Three months from Preliminary (30%) Submittal)

TASK BUDGET

Budget for Task 5 as included in this Scope of Services = **$281,700.00**

PROJECT SCHEDULE

Reference the individual Task Schedules provided above.

A Notice to Proceed (NTP) is anticipated from the Owner by June 9, 2023.

PART 3.0 OWNER'S RESPONSIBILITIES

Owner and others will provide Consultant with all necessary documents and records pertinent to the project, in a timely fashion.

PART 4.0 PERIODS OF SERVICE

Upon receipt of written authorization to proceed, ENGINEER shall perform the services within the time period(s) described in Part 2.0. Unless otherwise stated in this Task Order, the rates of compensation for ENGINEER'S services have been agreed to in anticipation of the orderly and continuous progress of the project through completion. If any specified dates for the completion of ENGINEER'S services are exceeded through no fault of the ENGINEER, the time for performance of those services shall be automatically extended for a period which may be reasonably required for their completion and all rates, measures and amounts of ENGINEER'S compensation shall be equitably adjusted.

PART 5.0 ENGINEER'S FEE

Compensation for ENGINEER'S services under this Task Order shall be on the basis of Direct Labor Costs times a factor of three 00/100 (3.00) for the services of ENGINEER'S personnel engaged on the Project, plus Reimbursable Expenses, for a total project cost not to exceed five-hundred seventy-four thousand five-hundred and 00/100 Dollars (**$574,500.00**)

The amount of any sales tax, excise tax, value added tax (VAT), or gross receipts tax that may be imposed on this Agreement shall be added to the ENGINEER'S compensation as Reimbursable Expenses.

Compensation terms are defined as follows:

Direct Labor Cost shall mean salaries and wages, (basic and overtime) paid to all personnel engaged directly on the Project. The Direct Labor Costs and the factor applied to Direct Labor Costs will be adjusted annually as of the first of every year to reflect equitable changes to the compensation payable to Engineer.

Reimbursable Expense shall mean the actual expenses incurred directly or indirectly in connection with the Project for transportation travel, subconsultants, subcontractors, technology charges, telephone, telex, shipping and express, and other incurred expense.

PART 6.0 OTHER

None.

This Task Order is executed this _____ day of _____, 20___.

"OWNER"		HDR ENGINEERING, INC. "ENGINEER"	
BY:	_____	BY:	_____
NAME:	_____	NAME:	Matthew B. Tondl
TITLE:	_____	TITLE:	Senior Vice President
ADDRESS:	_____ _____	ADDRESS:	1917 S. 67th Street Omaha, NE 68106

EXHIBIT A

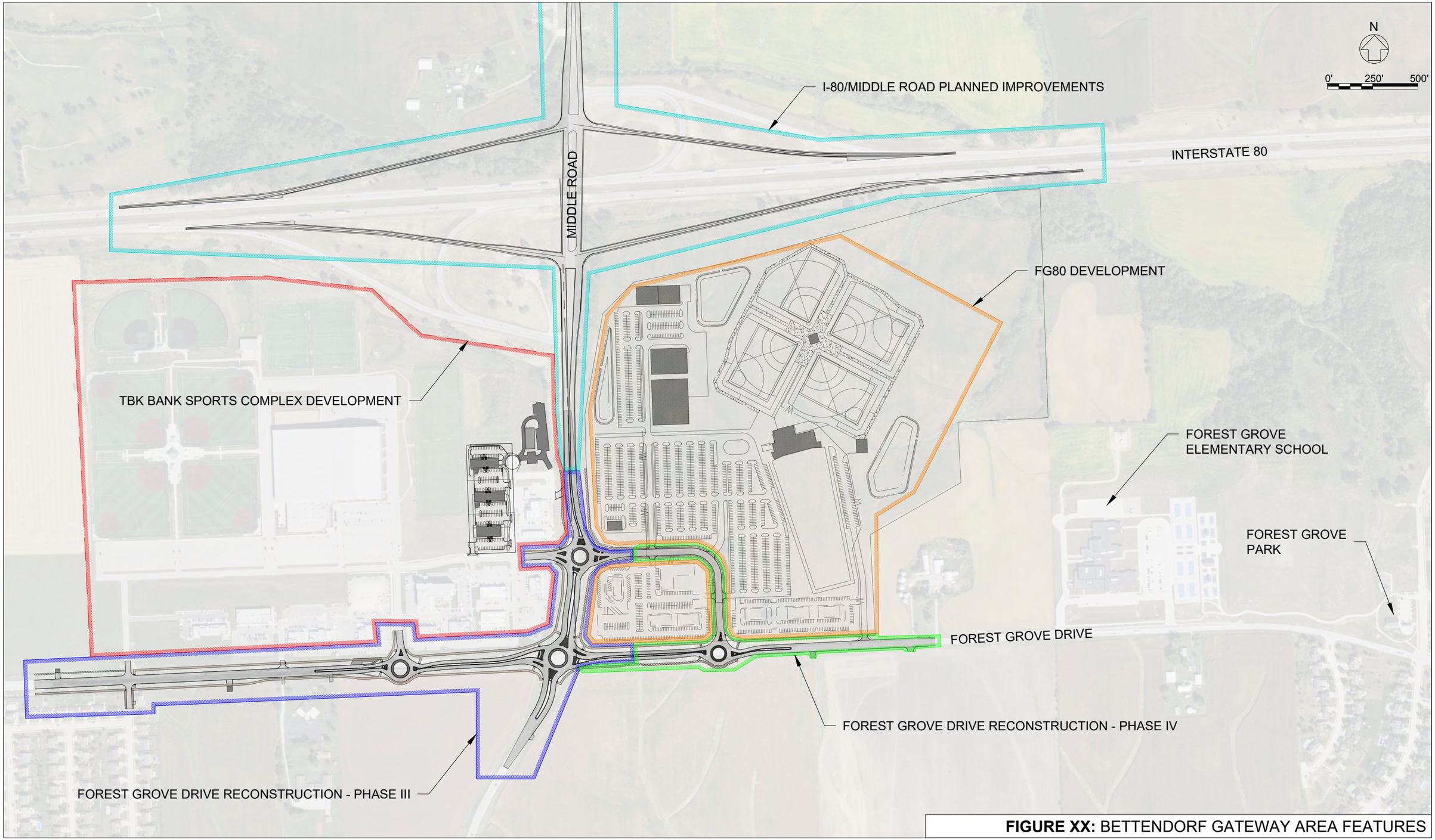


FIGURE XX: BETTENDORF GATEWAY AREA FEATURES

ISSUE	DATE	DESCRIPTION	PROJECT NUMBER

BETTENDORF GATEWAY PEDESTRIAN
BRIDGE AND TRAILS

FILENAME
SCALE 1" = 500'
SHEET FIG. XX

EXHIBIT A

CITY GATEWAY FEATURE

PEDESTRIAN BRIDGE PERSPECTIVE

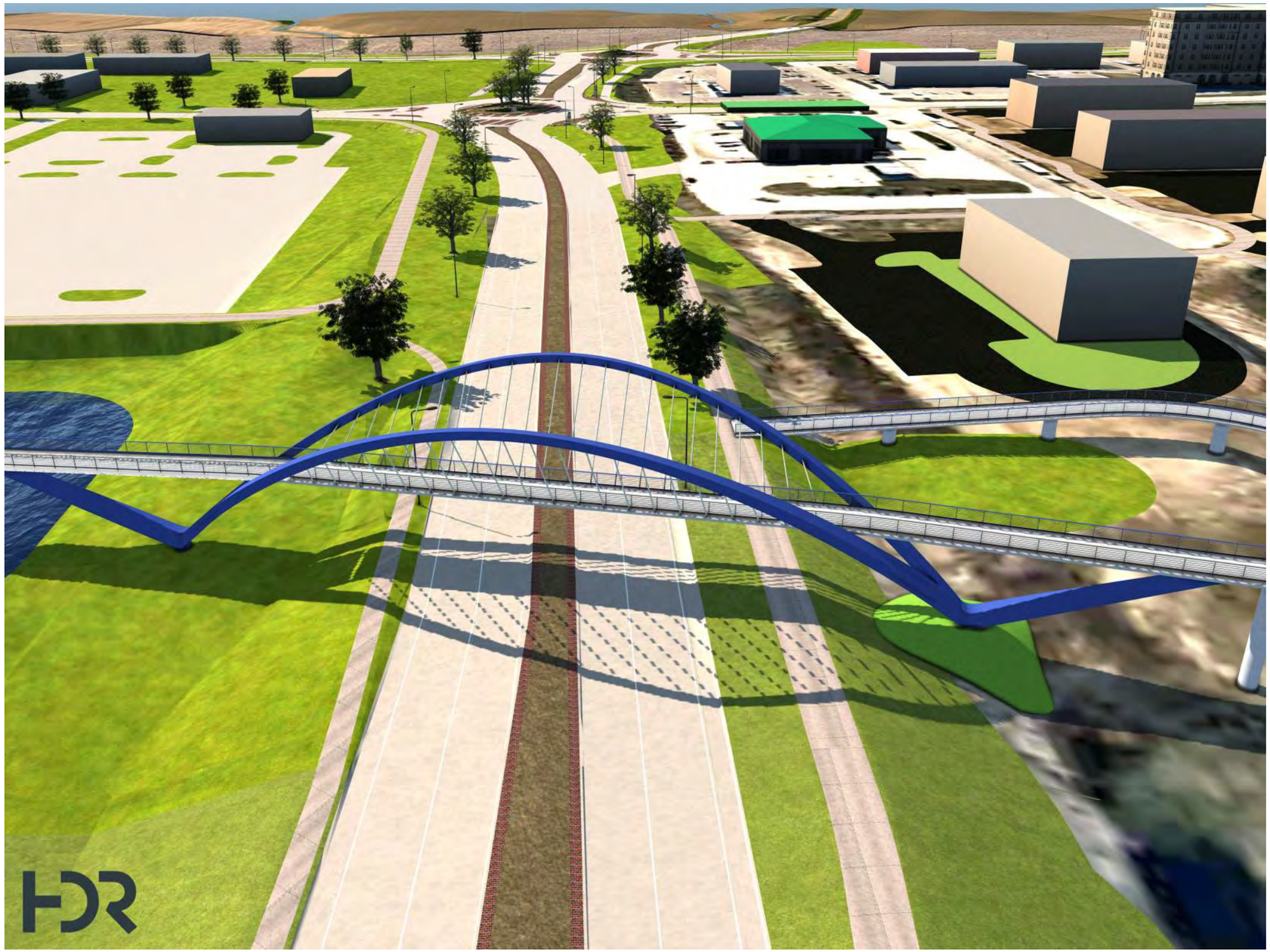


EXHIBIT A

CITY GATEWAY FEATURE

PEDESTRIAN BRIDGE PERSPECTIVE

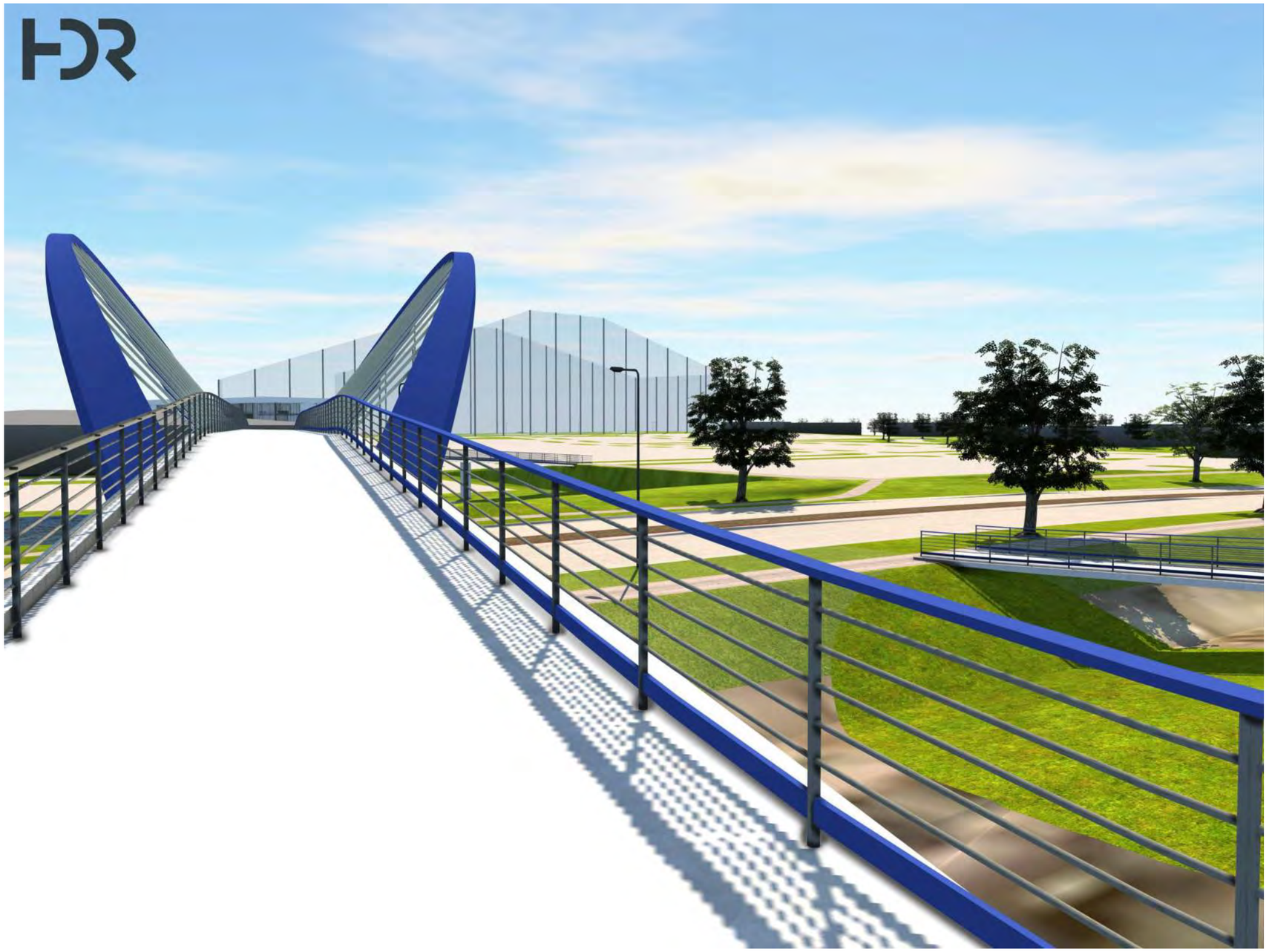


EXHIBIT A

CITY GATEWAY FEATURE

PEDESTRIAN BRIDGE PERSPECTIVE

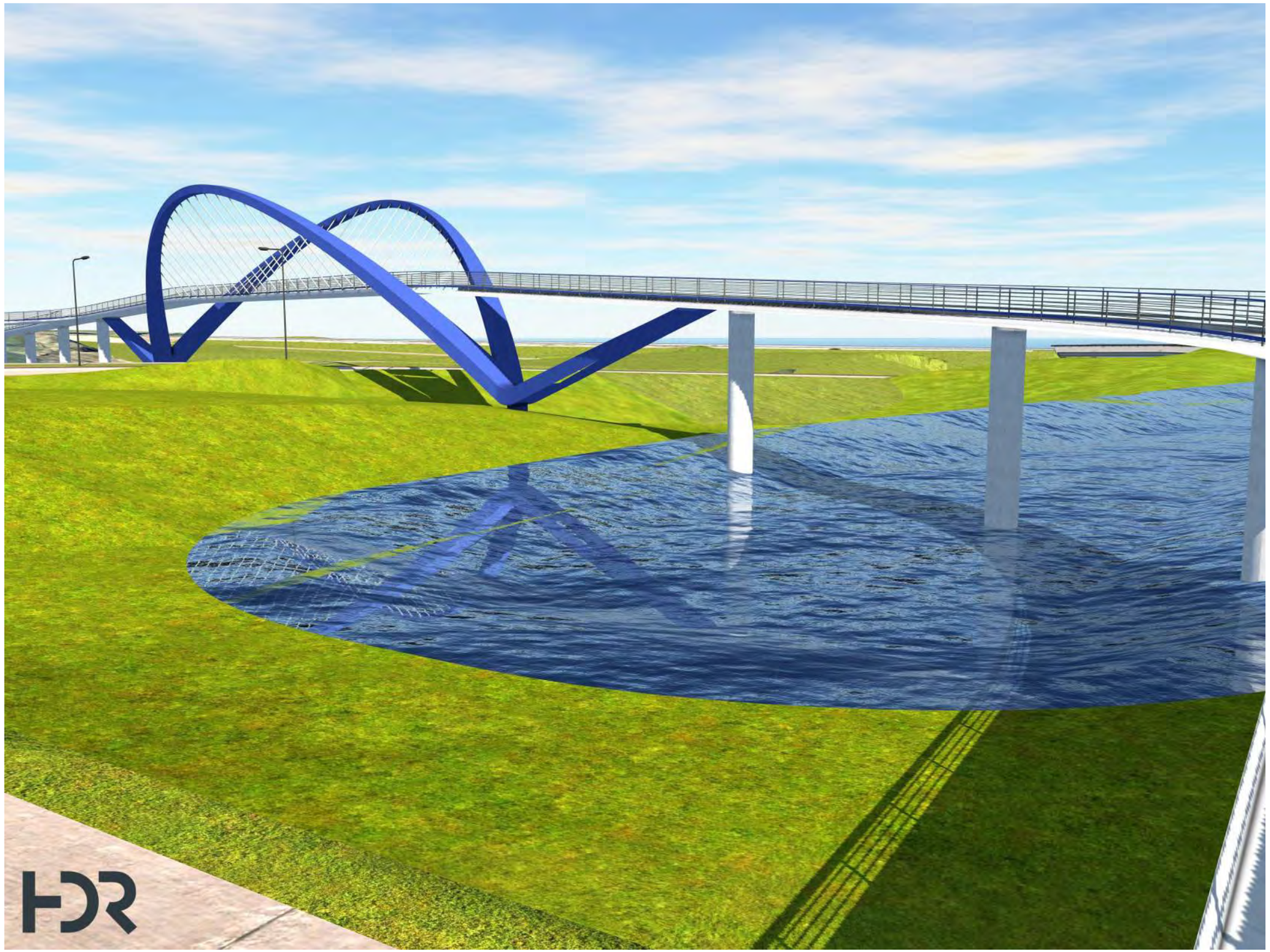


EXHIBIT A

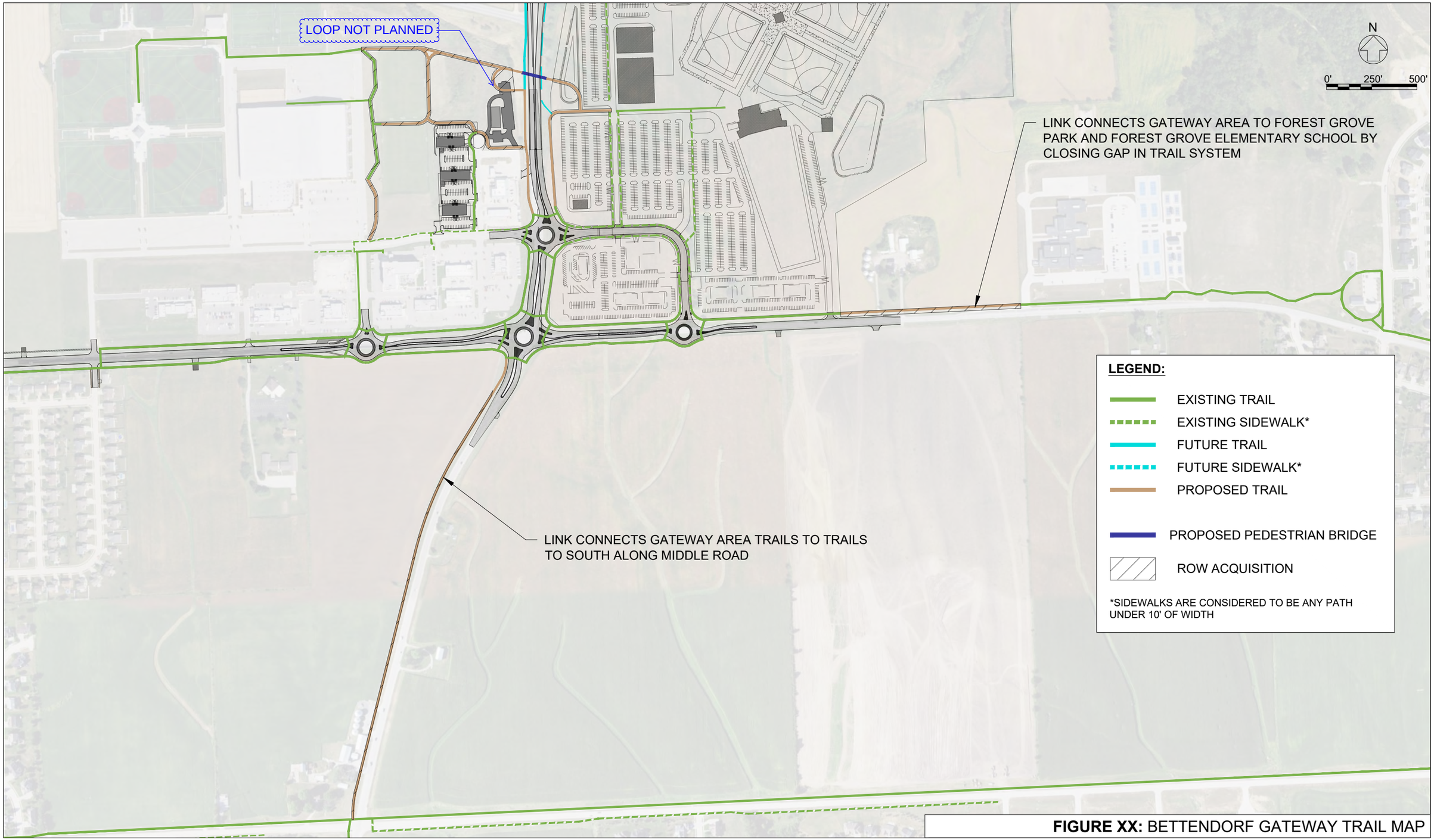


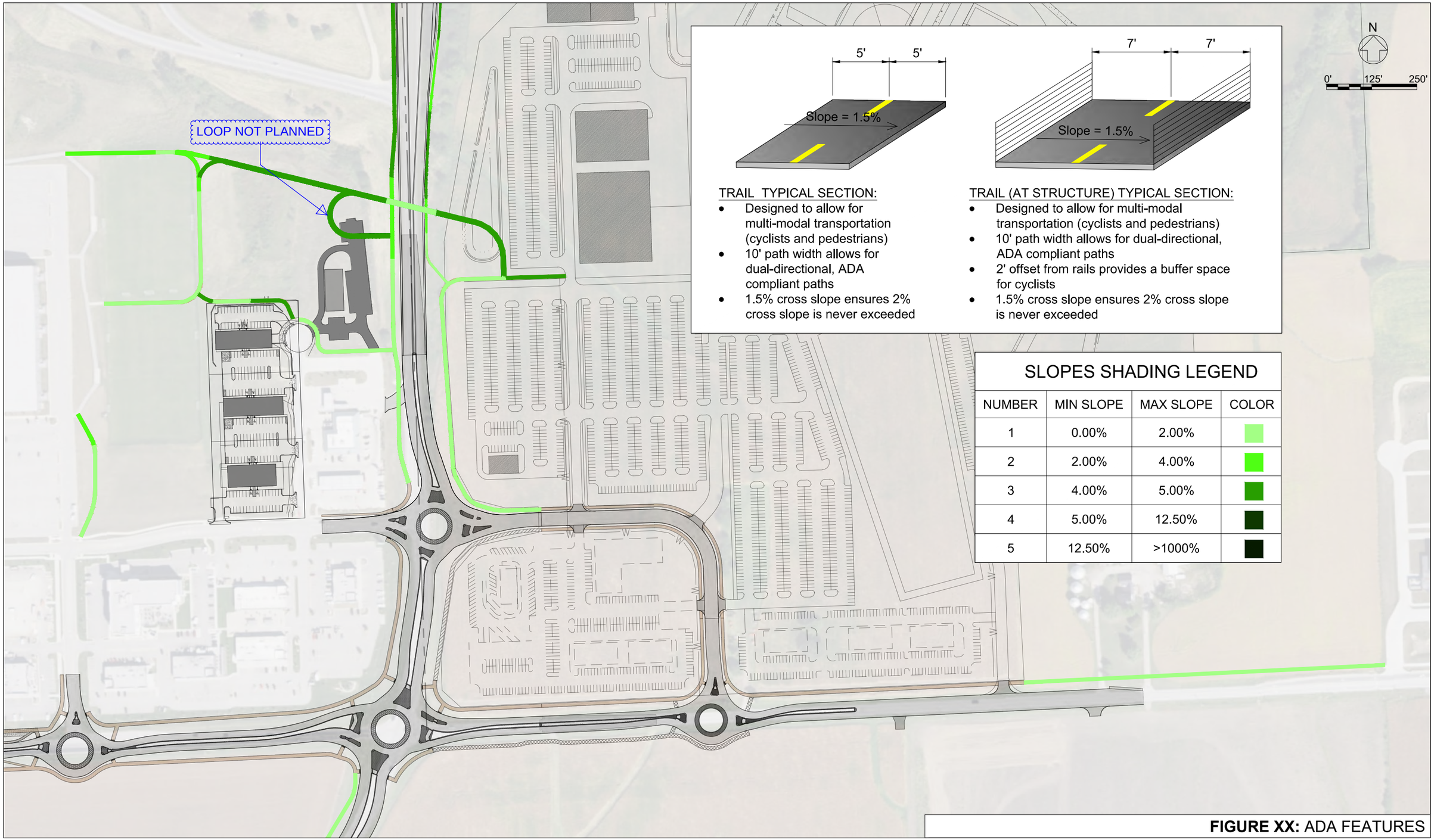
FIGURE XX: BETTENDORF GATEWAY TRAIL MAP

ISSUE	DATE	DESCRIPTION	PROJECT NUMBER

DESTINATION IOWA GRANT
BETTENDORF GATEWAY PEDESTRIAN BRIDGE AND TRAILS

FILENAME
SCALE 1" = 250'
SHEET FIG. XX

EXHIBIT A



TRAIL TYPICAL SECTION:

- Designed to allow for multi-modal transportation (cyclists and pedestrians)
- 10' path width allows for dual-directional, ADA compliant paths
- 1.5% cross slope ensures 2% cross slope is never exceeded

TRAIL (AT STRUCTURE) TYPICAL SECTION:

- Designed to allow for multi-modal transportation (cyclists and pedestrians)
- 10' path width allows for dual-directional, ADA compliant paths
- 2' offset from rails provides a buffer space for cyclists
- 1.5% cross slope ensures 2% cross slope is never exceeded

SLOPES SHADING LEGEND

NUMBER	MIN SLOPE	MAX SLOPE	COLOR
1	0.00%	2.00%	
2	2.00%	4.00%	
3	4.00%	5.00%	
4	5.00%	12.50%	
5	12.50%	>1000%	

FIGURE XX: ADA FEATURES

ISSUE	DATE	DESCRIPTION	PROJECT NUMBER

DESTINATION IOWA GRANT
BETTENDORF GATEWAY PEDESTRIAN BRIDGE AND TRAILS

FILENAME
SCALE 1" = 250'
SHEET FIG. XX

EXHIBIT A

CONTEXT & STUDY AREA

OVERALL TRAIL MAP

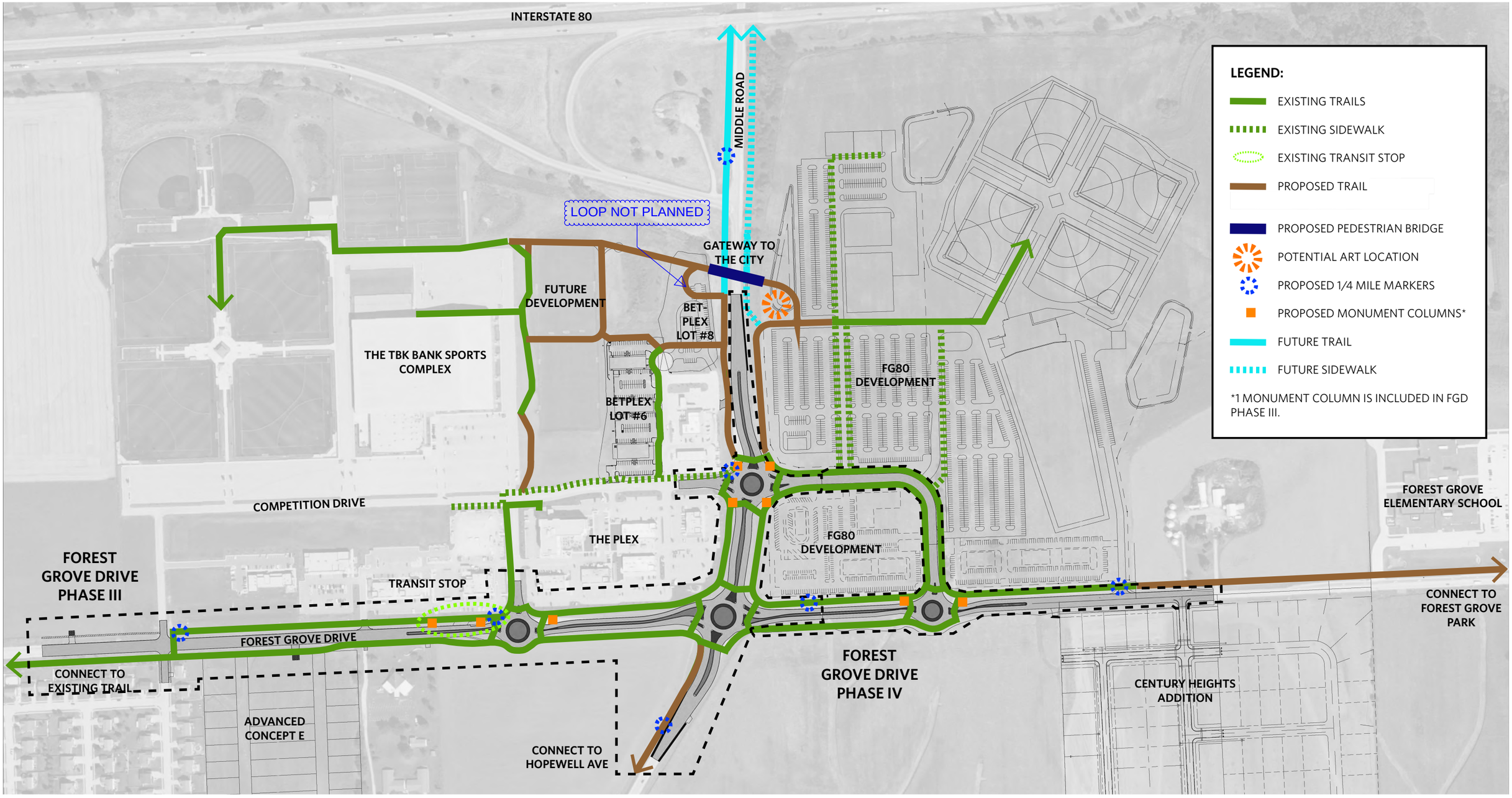
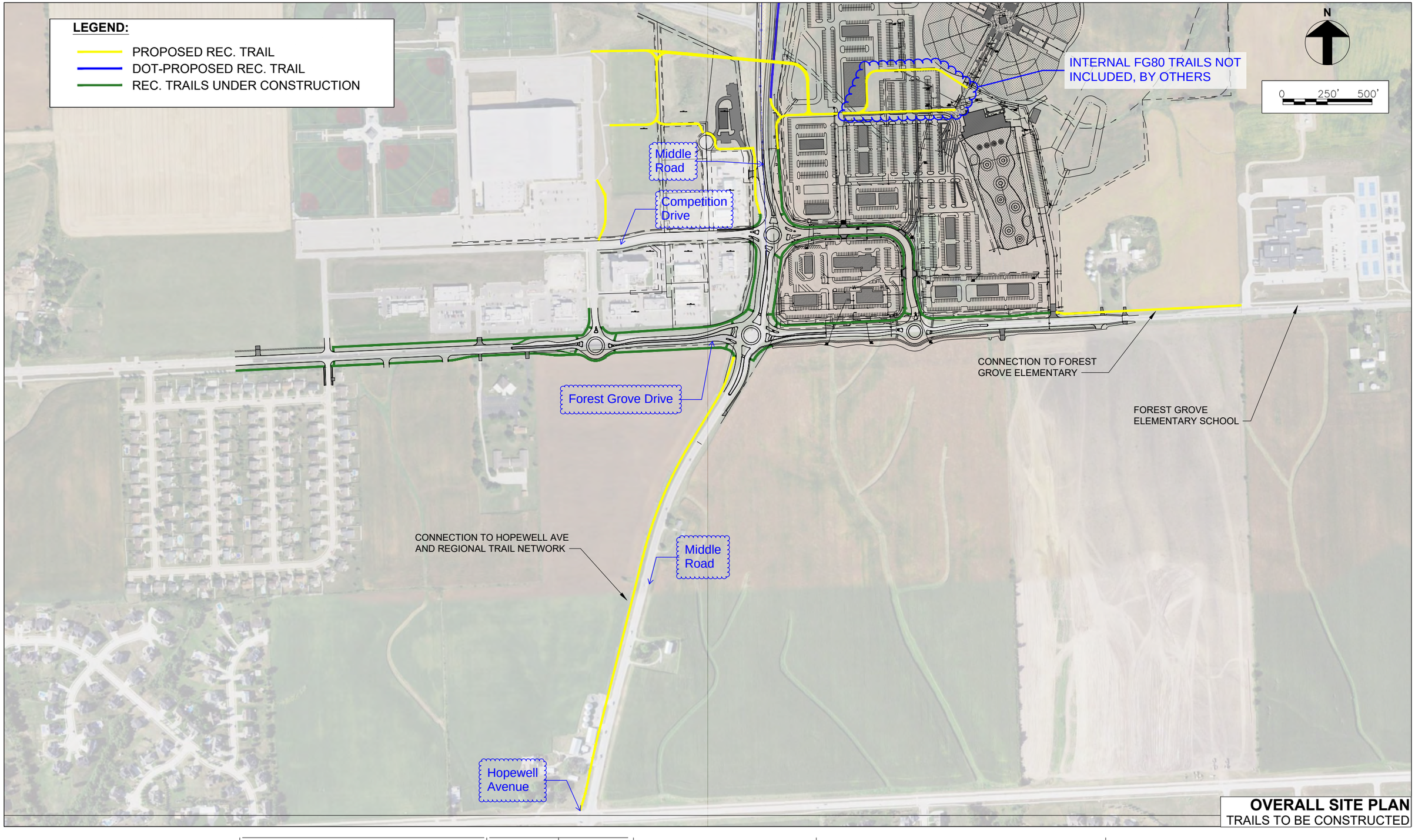


EXHIBIT A



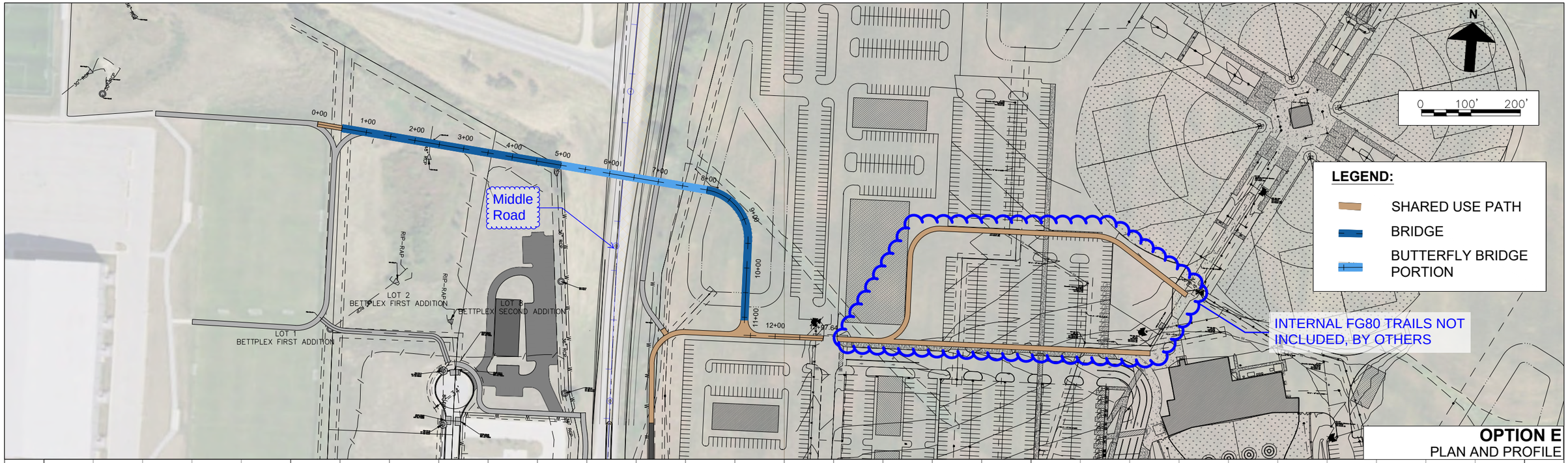
OVERALL SITE PLAN
TRAILS TO BE CONSTRUCTED

ISSUE	DATE	DESCRIPTION	PROJECT NUMBER

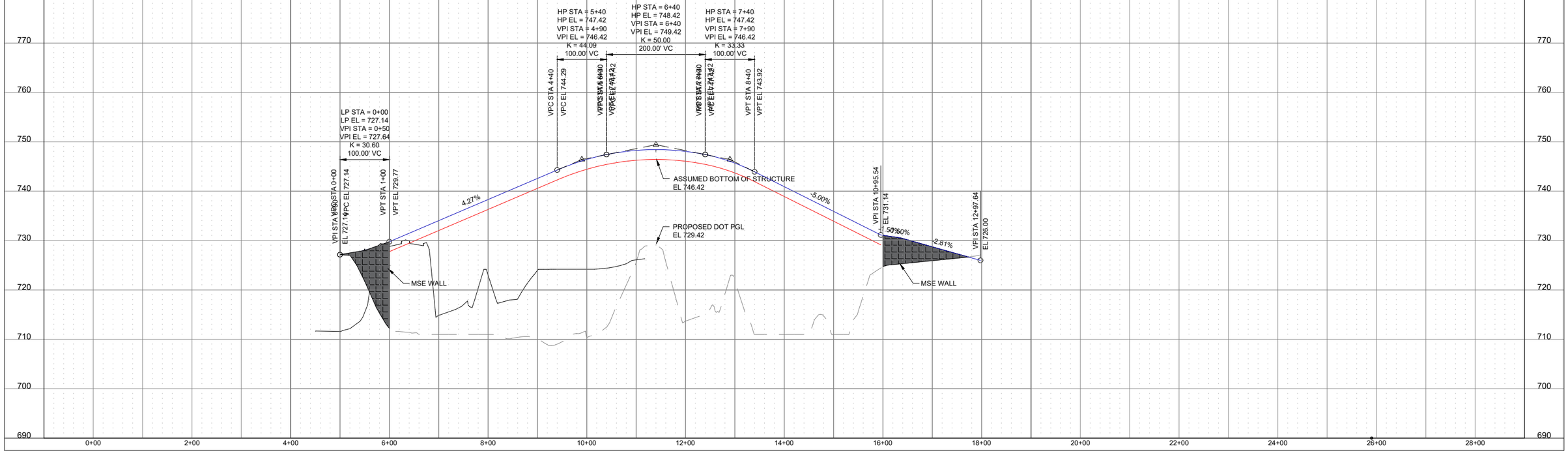
BETTENDORF PEDESTRIAN BRIDGE

FILENAME
SCALE
SHEET

EXHIBIT A



OPTION E
PLAN AND PROFILE



Bettendorf
a premier city

HDR

ISSUE	DATE	DESCRIPTION

PROJECT NUMBER

BETTENDORF PEDESTRIAN BRIDGE

FILENAME

SCALE

SHEET

0 10' 20'

50'
Distance to Column

200'
Main Span

50'
Distance to Column

Arch

32'

32'

Trail

45.3'

18.4'

GROUND LINE

PEDESTRIAN BRIDGE
SIDE VIEW

Bettendorf
a premier city

HDR

ISSUE	DATE	DESCRIPTION

PROJECT NUMBER

BETTENDORF PEDESTRIAN BRIDGE

FILENAME

SCALE

SHEET

EXHIBIT B

SOH Wind Engineering LLC

141 LEROY ROAD · WILLISTON, VT 05495 · USA

TEL 802.316.4368 · FAX 802.735.9106 · WWW.SOHWIND.COM

WIND
ENGINEERING
FLUID
DYNAMICS

Bettendorf Gateway Pedestrian Bridge

Quote for wind engineering services

February 8, 2023 - Revision 0



The purpose of the present memo, which is prepared for HDR Inc., is to describe the recommended wind engineering and vibration study services for the Bettendorf Gateway Pedestrian Bridge. The services described are representative of the services typically needed for bridges of similar design and scale.

1 Background

Most pedestrian bridges share some common features; the structures are typically relatively slender, open and light-weight. Further, a large percentage of these structures are typically made from a welded steel frame – such that the resulting damping of the structure is low. Combined this makes these structures relatively more vibration sensitive than their car-carrying counter parts of similar spans.

Due to their light-weight and low damping; vibrations caused by and wind and vibrations caused by pedestrians must be considered.

SOH Wind Engineering is a wind engineering consultant. We pride ourselves in helping our clients realizing their designs through collaboration and guidance. This means that we favor rapid turnaround desktop evaluations to reduce or eliminate the need for more detailed studies – including wind tunnel measurements.

SOH Wind Engineering employs highly experienced staff that loves to teach on all levels. Hence, we would be happy to provide further explanations of the services offered herein. This could be through a virtual or in-person presentation and may preceded any acceptance of the offered services.

2 Proposed services

2.1 Wind climate study

The wind conditions estimated will cover both statistics of typical winds and of extreme winds at the site.

- The climatic input will be based on long-term meteorological measurements from meteorological station(s) close to the site.
- This data will be combined with an analysis of the terrain surrounding the meteorological station(s) as well as the project site.
- The study will provide values of the extreme winds for the return periods of relevance to the project, and may indicate critical wind directions.
- The study will provide statistical parameters used in the description of frequent wind.

The result of this study will be documented in a separate report summarizing details about the data source(s) used and documenting the findings.

2.2 Desktop study of the aerodynamic stability of bridge deck and arch

The aerodynamic stability assessment of the structure will cover both the bridge deck and arch. The desktop study will be based on past experiences of bridges of similar geometry and span. The study will include

- An evaluation of the susceptibility of the bridge deck and arch towards vortex-induced vibrations. A required level of structural damping to avoid significant vortex-induced vibrations will be provided.
- An evaluation of the critical galloping velocity, critical flutter velocity, and critical static divergence velocity. These will be compared to the site-specific design wind speed and comments will be made on the wind-resistant performance.
- In case of inadequate aerodynamic performance guidance on possible remedies will be given.
- In cases where the performance of the bridge is close to design limits recommendations for wind tunnel tests and improvements such as damping or faring will also be included, if deemed necessary.

The results of this study will be documented in a report describing the analysis along with the assumed aerodynamic parameters used in the assessment. In case challenges are identified, these will be discussed with the client as soon as they are known. Later potential wind tunnel studies may be used to update the estimated aerodynamic parameters and aerodynamic performance.

2.3 Desktop study of human induced vibrations

The goal of this study is to clarify the potential for unacceptable vibrations caused my people walking across the bridge.

- The human-induced vibrations will be evaluated with respect to the dynamic properties of the bridge as a whole using a recognized theoretical model.
- If the structure proves to be well on the safe side regarding human-induced vibrations, the included detailed study will not be necessary.
- The classification of the footbridge traffic will be discussed with the client.
- The preliminary classification of the bridge is Class I as per [1]: “Urban footbridge linking up high pedestrian density areas or that is frequently used by dense crowds, subjected to very heavy traffic.”
- The acceptable vibration levels will be discussed in the study and with the client. Recommendations will typically follow [1] and [2].

The results of this study will be documented in a report describing the analysis along with the determined vibration levels compared to the selected reference criteria.

2.4 Cable vibrations

The potential vibration of the cables will be assessed using theoretical calculations.

- Unless provided, a rough estimate of representative cable natural frequencies will be defined.
- The analysis will include, susceptibility to buffeting, rain-wind induced vibrations, vortex-induced vibrations, wake galloping, dry galloping, and iced cable galloping.
- The results of these calculations depend strongly on the cable damping. A conservatively low estimate of damping will be used in the initial assessments. In the case of undesirable motions, the recommended level of damping will be stated and discussed.
- Parametric excitation of the cables may also be included in the scope, if found relevant.

The findings of the study will be summarized in a report chapter.

2.5 Equivalent static wind loads

In the static design of the bridge by the structural engineering wind loading must be applied to the FEA model. A representative wind loading estimate is typically not easily obtained from design codes for specific cross-sections – in particular for vibration sensitive structures. For this reason, many structural engineers prefer to have these values provided by wind consultants.

- Equivalent static loads may be delivered for each FEA node and is to be used in the calculations of the dimensioning responses of the structure
- The provided equivalent static loads include the effect of the mean, background, and resonant wind action
- The loads will be provided in accordance with guidelines in local governing design codes and will be based on site specific terrain and wind conditions
- The values provided will be based on assumed aerodynamic parameters extracted from our extensive experience with bridges of similar geometry. *Values may later be updated with wind tunnel values, should testing be deemed necessary*

The methodology and the assumed aerodynamic parameters will be summarized in a report along with the general findings. The actual load value will be provided in an Excel file, the format will be agreed upon with the client.

3 Price

The below pricing is based on the suggested scope of work – as listed in Section 0 of the present quote.

Item	*Description*	*Price [USD]*
2.1	Wind climate study	4,000
2.2	Desktop study of the aerodynamic stability of bridge deck and arch	5,000
2.3	Desktop study of Human induced vibrations	5,000
2.4	Cable vibrations	2,000
2.5	Equivalent static wind loads	8,000
	Total	**24,000**

4 Potential further studies

The proposed desktop studies will make recommendations as to whether more detailed should be performed, and if so, what scope of work should be covered. The following sections have been included for price indications of a typical scope of work.

4.1 Section model tests in the wind tunnel of the bridge deck and arch

If the desktop study finds that the bridge deck might be aerodynamically unstable there could be a need for representative section model test of the in the wind tunnel. The scope will depend on the outcome of the desk study, but will typically include:

- Wind tunnel scale model design and fabrication
- Measurement of static force coefficients and coefficient slopes
- Identification of critical wind speed(s) for Vortex Induced Vibrations and expected vibration amplitudes at representative damping levels
- Identification of critical wind speeds for galloping and divergence if present
- Determination of the critical wind velocity for flutter
- Updated equivalent Static wind loads.

A budgetary number for this study may be in the order of $15.000-$40.000.
The duration from kick-off may be expected to be in the order of 8 weeks.
The high end of the range may typically be approached in cases where; a) there are multiple geometries, e.g. railing designs, to be considered, b) the bridge cross-section has an asymmetry

necessitating testing from both approach directions, c) both the bridge and arch cross-section needs to be tested separately.

4.2 Detailed human-induced load study

If the safety margin is low in the proposed theoretical evaluation of the human induced vibrations further numerical analysis (e.g. FEA) will be necessary. The intend of the study is to remove part of the conservatism built into the desktop study and possibly provide input for potential vibration dampers, should they be needed.

The study covers

- Determination of relevant load cases
- Detailed analysis of load cases of relevance – where loading is not uniformly applied across the bridge span e.g. in accordance with [1] or similar
- Typically, re-visits both the intended pedestrian traffic scenarios and acceptance limits.

The findings will be represented in a report along with updated expected accelerations from the desktop study.

A budgetary number for this study should be in the order of $10.000-$15.000.
The high end of the range may typically be indicative of more complex mode shapes increasing the number of load cases to be considered. The price estimate assumes that an appropriate model will be provided by the client in a format to be agreed upon.

4.3 Design and testing of tuned mass dampers

Should there be a need for tuned mass dampers, SOH can design appropriate tuned mass dampers, oversee the installation, as well as document their in-situ efficiency.
For pedestrian bridges damper solutions are most often specifically tailored to the individual bridge to allow for inconspicuous mounting. The services typically provided for design includes:

- Early phase design of appropriate dampers to determine necessary damper masses, placement strategy and number of dampers and damper designs (i.e. there may be multiple dampers of the same design)
- Detailed design of the individual dampers within the design parameters agreed with the client based on the early phase design
- Perform measurements of the actual structural dynamics of the bridge for accurate frequency and damping levels
- Evaluate and document the in-situ efficiency of the damper(s)

A budgetary number for the design may be in the order of $12.000 + $9.000 per damper design.

5 Time schedule

The overall timeframe for the desktop studies can be expected to be 3-4 weeks. The project initiation is considered the day where contract is fully executed, and the required information has been received.

6 Information Required

All information required prior to the project initiation. The time schedule will be extended unless all information is provided.

- Exact location.
- Exterior geometry of the bridge
- Dynamic properties of the bridge; mass and mass distribution, natural frequencies, modal masses, mode shapes and coordinate system reference and orientation.

Any design changes during the project period relating above mentioned information must be informed immediately.

7 References

[1] Sétra, »Technical guide Foot Bridges “Assessment of vibrational behavior of footbridges under pedestrian loading”«.

[2] I. 10137, »Bases for design of structures - Serviceability of buildings against vibration«.

This quotation is valid 30 days from February 8, 2023.

Williston, February 8, 2023

Vice President

Robert Stewart, M.Sc.
SOH Wind Engineering
Williston, Vermont, USA

Director of Sales

Jens Møller-Madsen, PhD, M.Sc.

AMENDMENT TO TASK ORDER
FOR
ENGINEERING SERVICES

TASK ORDER: ***02***

PROJECT NAME: ***FGD-MIDDLE CORRIDOR MANAGEMENT***

CITY PUBLIC WORKS NUMBERS:

- **PW0381 – FGD Phase III Services** (HDR Task Series 1 and 4)
- **PW0562 – FGD Phase IV Services** (HDR Task Series 2 and 3)

HDR PROJECT NUMBER: **10329332**

HDR Lead Office Location: 4620 E. 53rd Street, Suite 200, Davenport, IA 52807
(563)293-7684

Project Team

The Owner's Designated Representative: Brent Morlok, P.E. – City Engineer

The Consultant's Designated Representative: Morgan Mays, P.E. – Program Manager

The key subconsultants retained at the Consultant's expense are identified below:

Subconsultant	Role
Klingner and Associates, LLC	Survey and Construction Layout Services
Terracon Consultants, Inc.	Geotechnical Investigation, Construction Materials Testing

PROJECT DESCRIPTION

This Scope of Services pertains to a Master Services Agreement by and between the City of Bettendorf, Iowa, ("OWNER" or "CITY"), and HDR Engineering, Inc. ("ENGINEER" or "CONSULTANT"), dated 18 January 2022, ("the Agreement"). Two separate Task Orders (TOs) were executed for Engineering Services; a Task Order 01 and 02, these both roll-up into a single project for HDR with costs tracked appropriately to the City's internal project numbers. The most recent Task Order 02 (TO-02) was executed on 20 May 2022. The Consultant shall perform services on the project described below as provided herein and in the respective Task Orders. The City and HDR desire to amend TO-02 in order for HDR to perform services beyond those previously contemplated. The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

Consultant shall provide engineering services for the Forest Grove Drive and Middle Road Corridor in support of overall corridor management for proposed improvements. Scope and budget are included in support of the larger FGD-Middle Corridor Management program and supplement on-going and expanded Tasks (Tasks 1 through 4).

SCOPE OF SERVICES TO BE PERFORMED BY CONSULTANT

The Scope of Services to be performed by Consultant shall include the following summary of Tasks. Existing Tasks 1 through 4 have expanded or new scope elements. All work coordinated with corresponding City PW#s:

- Task 1 – Forest Grove Drive (Phase III) Expanded Services **(City #PW0381)**
    - 1.7 – FGD Phase III – Entrance to Forest Grove Holdings [expanded scope]
- Task 2 – On-Call Design Services **(City #PW0562)**
    - 2.1 – Future FGD-Middle Corridor Concepting [expanded scope]
    - 2.6 – Design – Non-RISE Eligible [expanded scope]
    - 2.8 – Corridor-Management [new]
- Task 3 – Forest Grove Drive (Phase IV) Services **(City #PW0562)**
    - 3.4 – Design and Plan Development [expanded scope]
    - 3.6 – Right-of-Way Services [new]
    - 3.10 – Construction Engineering & Inspection Support [new]
        - CE&I Support – Competition Drive
        - CE&I Support – Forest Grove Drive, Phase IV
- Task 4 – FGD-Middle Corridor (Phase III) – Construction Services **(City #PW0381)**
    - 4.3 – Construction Layout and Survey
        - Allowance for Re-staking of Construction Layout

TASK 1 FOREST GROVE DRIVE (PHASE III) EXPANDED SERVICES

Tasks 1.1 thru 1.5 were included under Task Order 01.

Tasks 1.6 and 1.7 were included under Task Order 02; supplemental effort required on Task 1.7.

1.7. FGD-MIDDLE PROJECT (PHASE III) – ENTRANCE TO FOREST GROVE HOLDINGS

The ***Consultant*** shall perform design and right-of-way coordination services beyond those previously contemplated. Work directives remain unchanged from those included in Task Order 02.

TASK DELIVERABLES:

1) Revised design documents and electronic grading models.
2) Revised Real Estate Acquisition Documents

KEY UNDERSTANDINGS AND ASSUMPTIONS:

- Sewer design shall accommodate future development connection intent. Temporary storm sewer outfalls on FG Holdings property.

SUMMARY OF TASK 1 BUDGET

Budget supplement for this Scope of Services = **$1,200.00**

Task Order 01 Budget	$44,000.00
Task Order 02 Budget	$18,625.00
Supplemental TO-02 Budget	$1,200.00
TOTAL BUDGET TASK 1	**$63,825.00**

TASK 2 ON-CALL DESIGN SERVICES

Task 2 serves the purpose of various "on-call" type services as requested by the Owner, with an estimated budget under the current assumptions. Various tasks were included under Task Order 01 and 02. Supplemental budget is included to perform services beyond those previously contemplated with this Scope of Services.

2.1. FUTURE FGD-MIDDLE CORRIDOR CONCEPTING

On an on-call basis, the ***Consultant*** shall prepare requested exhibits, conceptual models and renderings, and supporting deliverables. These work products may include, the following:

- Corridor development exhibits
- Roadway widenings, extensions, and or new improvements; inclusive of necessary public utilities.
- Pedestrian crossing alternatives (i.e., pedestrian bridge or underpass structures)
- Opinions of Probable Construction Cost.

TASK DELIVERABLES:

1) Requested exhibits, models and renderings, with supporting documentation.

KEY UNDERSTANDINGS AND ASSUMPTIONS:

- This is a continuation of Task Order 01 and 02, used for general concepting efforts requested by the Owner. Key elements anticipated at this time include:
    - Utility infrastructure and drainage concepting; up to 40-hours assumed.
    - Integrations of the planned pedestrian bridge crossing of Middle Road with the neighboring developments. Assumed up to 40-hours of effort focused on promenade features with the FG80 site development.
- Preliminary and final design services and construction documents for concepted elements are anticipated to be provided under separate designated Tasks.

2.2. EDA GRANT SERVICES

No change.

2.3. RISE GRANT SERVICES

No change.

2.4. STRATEGIC COMMUNICATIONS

No change.

2.6. DESIGN – NON-RISE ELIGIBLE

Design of such items that are not eligible within the stipulations of the awarded RISE grant. These include sidewalks and shared-use paths along with the grading integration of adjacent development and project phasing (i.e., the shared-use path on west side of Middle and north of FGD). Lighting design for elements along same corridor also included herein. This design was included in the Forest Grove Drive, Phase IV project plans. H

Additional design support of the Iowa DOT's interchange project may include aesthetics and landscaping with continued design integration of their project with the pedestrian bridge and trails. Up to 80-hours of time has been assumed for this effort.

2.7. UTILITY COORDINATION

The Consultant shall continue general coordination with the Owner and various utility providers on location of existing facilities, coordinated relocations and impact mitigation, resulting from the ongoing design and construction activities within the FGD-Middle corridor. This includes one round of review of utility relocation plans prepared by the utility entities and recommended accommodations to facilitate necessary relocations. Up to 48-hours of coordination time assumed for this Task.

2.8. CORRIDOR-MANAGEMENT SERVICES

The Consultant shall continue overall corridor management services in support of City needs. Manage overall budgets, coordinate with adjacent utility and developer schedules, and maintain knowledge and insight on the overall corridor improvement schedule.

TASK DELIVERABLES:

1) Electronic PDF set of Exhibits, meeting notes, various markups
2) Opinion of Probable Construction Costs.
3) Summary notes on monthly Progress Reports.

KEY UNDERSTANDINGS AND ASSUMPTIONS:

- Plan preparation in accordance with the appropriate City of Bettendorf, SUDAS, and/or Iowa DOT procedures.
- Digital Files are assumed to be all final plot files in .dwg format as an export from AutoCAD Civil 3D.
- Assume continued services up to June 2024.

SUMMARY OF TASK 2 BUDGET

Budget supplement for this Scope of Services = **$134,500.00**

Task Order 01 Budget	$94,100.00
Task Order 02 Budget	$86,050.00
Supplemental TO-02 Budget	$134,500.00
TOTAL BUDGET TASK 2	**$314,650.00**

TASK 3 FOREST GROVE DRIVE (PHASE IV) SERVICES

This Task includes services associated with the City-awarded Revitalize Iowa's Sound Economy (RISE) Grant funding, and generally the "Forest Grove Drive Reconstruction, Phase IV" project.

Tasks 3.1 thru 3.5 were included under Task Order 01. Task 3.4 was supplemented under Task Order 02. Additional design services were required under this Task as the project was split into two separate projects for the initial "Competition Drive" construction and the subsequent "Forest Grove Drive, Phase IV" projects.

3.4. DESIGN AND PLAN DEVELOPMENT

The Consultant prepared detailed design plans for the construction of the proposed improvements for the split project and solicitation documents for the "Forest Grove Drive, Phase IV" project. The proposed improvements were designed in accordance with the Statewide Urban Design and Specifications (SUDAS) and the City of Bettendorf Standard Specifications. The Project Manual was prepared utilizing the City of Bettendorf typical format and Form of Contract.

Submittal milestones included:

1) 90% (Check Plans), and
2) 100% Final design documents.

3.5. BIDDING SUPPORT

No change.

3.6. RIGHT-OF-WAY SERVICES

The Consultant will perform Right-of-Way / Easement Services for both development of documents and complete acquisition services.

A Boundary Survey was completed previously by Survey Subconsultant.

Staking of proposed right-of-way and/or easements shall be provided for all said locations during the acquisition phase of the project.

The Consultant will prepare right-of-way design sheets (i.e., H-Sheets) for each acquisition and/or easement required. H-Sheets will be included in the plan development and part of the Check and Final Plans.

The following lists estimated number of acquisition and easement documents.

1) Right-of-way (fee title; plat signed by an LS) – 2 parcels
2) Temporary Construction Easement (exhibit; no signature required) – 2 parcels
3) Public Utility Easement (fee title; plat signed by and LS) – 1 parcel.

3.7. CONSTRUCTION ENGINEERING SERVICES

The Owner requests Consultant Construction Engineering (CE) services for the reconstruction of the Forest Grove Drive (Phase IV) and adjacent Competition Drive corridor. Construction Documents have been developed for two separate projects (RISE Project No. RM-0587(642)--9D-82). Services are focused on CE support with the City providing the day-to-day inspection services.

- Consultant will provide one part-time Project Manager for 8-months at 14-hours per month.
- Consultant will set up, chair, and provide meeting minutes for the pre-construction meeting
- Consultant will chair and provide meeting minutes for the biweekly contractor construction meetings
- Consultant will communicate with the Owner during the duration of the project and provide updates on construction progress and activities, biweekly assumption.
- Consultant will assist with construction schedule reviews, monthly assumption.
- Consultant will assist with price negotiations and processing contract modifications, monthly assumption.
- Consultant will assist with clarifications of plan and specifications and review of value engineering proposals. Up to 40-hours assumed.
- Consultant will provide subconsultant services for construction staking and layout for both projects.

TASK DELIVERABLES:

1) Electronic PDF set of developed project documents:
    a. Check (90%): plans, special provisions, and cost opinion.
    b. Final Project construction documents.
2) Electronic copy of ***Owner*** review comments and ***Consultant's*** evaluation of the response and action taken, for each milestone review.
3) Signed and Sealed Cover Sheet by a State of Iowa licensed Professional Engineer.
4) Final Digital Files sent to the ***Owner***
5) Draft Plats-Exhibits and Legal Descriptions for Review
6) Final Plats-Exhibits and Legal Description Documents
7) Property Acquisition documents including Purchase Agreements and Compensation Estimates; final executed conveyance documents

KEY UNDERSTANDINGS AND ASSUMPTIONS:

- Digital Files are assumed to be all final plot files in .dwg format as an export from AutoCAD Civil 3D, 2022 version.
- Property Acquisitions and Negotiations:
  - The Consultant shall document administrative settlements in the negotiator's diary and through an administrative settlement memorandum based on the City approved administrative settlement amount.
  - The City shall be responsible for approving all administrative settlements outside the designated settlement authority of the Consultant's acquisition agents.
  - Acquisition Services are complete upon delivery of executed conveyance documents to the City or a condemnation memorandum submitted to the City.
  - All payments will be made by the City
- Subconsultant Services by Klingner and Associates for Construction Staking included herein:
  - $15,965.00 for Competition Drive project
  - $56,225.00 for Forest Grove Drive, Phase IV project

SUMMARY OF TASK 3 BUDGET

Budget supplement for this Scope of Services = **$178,609.15**

Task Order 01 Budget	$192,065.85
Task Order 02 Budget	$16,200.00
Supplemental TO-02 Budget	$178,609.15
TOTAL BUDGET TASK 3	**$386,875.00**

TASK 4 FGD (PHASE III) – CONSTRUCTION SERVICES

4.3. CONSTRUCTION LAYOUT AND STAKING

The ***Consultant*** team includes a ***Survey Sub-Consultant*** (Klingner and Associates) to perform Construction Layout and Survey Services in general conformance to the Iowa DOT Standard Specifications Section 2526, Construction Survey. In instances of re-staking needs due to negligence or cause by the construction Contractor, services for re-staking shall be provided. An allowance for re-staking services is included. Matching costs shall be credited against payment applications owed to the construction Contractor as reimbursement to the City for costs incurred.

KEY UNDERSTANDINGS AND ASSUMPTIONS:

- A "Construction Re-staking Allowance" of $5,000.00 is assumed. All allowable costs shall be submitted.

SUMMARY OF TASK 4 BUDGET

Budget supplement for this Scope of Services = **$5,000.00**

Task Order 01 Budget	$ 0
Task Order 02 Budget	$1,017,075.00
Supplemental TO-02 Budget	$5,000.00
TOTAL BUDGET TASK 4	**$1,022,075.00**

PAYMENTS TO ENGINEER:

Budgets of the associated Tasks or Task Series are proposed to adjust as follows:

Task Description	Task Order 01	Task Order 02	Supplemental Adjustment on TO-02	Total Budget
Task 1 – Forest Grove Drive (Phase III) Expanded Services **[#PW0381]**	$44,000	$18,625	**$1,200**	**$63,825**
Task 2 – On-Call Design Services **[#PW0562]**	$94,100	$86,050	**$134,500**	**$314,650**
Task 3 – Forest Grove Drive (Phase IV) Services **[#PW0562]**	$192,065.85	$16,200	**$178,609.15**	**$386,875**
Task 4 – FGD-Middle Corridor (Phase III) – Construction Services **[#PW0381]**	$0	$1,017,075	**$5,000**	**$1,022,075**
Total Approved Budget | HDR 10329332	$330,165.85	$1,137,950	**$319,309.15**	**$1,787,425**

This Task Order Amendment is executed this _____ day of _____, 20___.

CITY OF BETTENDORF, IOWA "OWNER"	HDR ENGINEERING, INC. "ENGINEER"
BY: _____	BY: _____
NAME: _____	NAME: Matthew B. Tondl
TITLE: _____	TITLE: Senior Vice President
ADDRESS: _____ _____	ADDRESS: 1917 S. 67th Street Omaha, NE 68106

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Jason Schadt, Finance Director

Item Title

Resolution authorizing staff to enter into contract with Oracle America, Inc. for the implementation and cloud services subscription related to the NetSuite for Government ERP system.

Explanation

After an extensive selection process, staff recommends Oracle's NetSuite for Government ERP as the preferred system to replace the City's current financial system. NetSuite is a world-wide leader in cloud ERP systems. Staff favored the Oracle product over others for security, performance, ease of use, lower cost of ownership, speed of deployment, dedicated customer support and simple integrations with other software solutions.

This is a transformative purchase. The new system will enhance productivity, efficiency and workflows throughout the organization.

The initial contract will cover implementation and the first five years of subscription fees, with the option to renew for an additional three years with predetermined fee increases. From a budget standpoint the Oracle solution offered the most "bang for our buck."

Implementation: $346,350.00
5-Years SAAS: $496,900.37 (Billed and paid quarterly, $99,380.07 annually)
Optional Renewal: +5% annually for up to three years

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 AUTHORIZING STAFF TO ENTER INTO CONTRACT WITH ORACLE AMERICA, INC.

WHEREAS, the replacement of the City's current financial system is a high priority on the City's Management Agenda in 2023 and,

WHEREAS, adequate funding for such a replacement has been appropriated in the budget and,

WHEREAS, staff has completed an extensive selection process and recommended NetSuite for Government as the best ERP solution for the City of Bettendorf.

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

That staff is hereby authorized to enter into contract with Oracle America, Inc. for the implementation and cloud services subscription related to the NetSuite for Government ERP system.

PASSED, APPROVED, AND ADOPTED this 6th day of June, 2023.

_____
Mayor, Robert S. Gallagher

Attest:

_____
Decker P. Ploehn, City Clerk

PROFESSIONAL SERVICES ORDERING DOCUMENT

Ordering Document Number: US-14844838

Oracle America, Inc. 500 Oracle Parkway Redwood Shores, CA 94065	**Your Name:** City of Bettendorf **Your Address:** 1609 State Street Bettendorf, IA 52722

Oracle Representative:	Matt Sorrell	**Your Billing Contact:**	Jason Schadt
Address:	2300 Oracle Way Austin, TX 78741	**Address:**	1609 State Street Bettendorf, IA 52722
Phone Number:	262-385-8474	**Phone Number:**	563-344-4116
Email Address:	matt.sorrell@oracle.com	**Email Address:**	jschadt@bettendorf.org

You have ordered the Services listed in the table below and detailed in the attached exhibit(s), which are incorporated herein by reference.

Services	Reference	Fees	Estimated Expenses	Total Fees and Estimated Expenses
Time and Materials Services	Exhibit 1	$291,350.00.00	$55,000.00	$346,350.00
			Total Fees and Estimated Expenses	**$346,350.00**

A. TERMS

1. **Applicable Master Agreement:** This order incorporates by reference the Master Agreement **US-CSA-CPQ-2905955** and all amendments and addenda thereto (collectively, the "Master Agreement"). You acknowledge and agree that the terms and conditions of this order are contingent upon the execution of the Master Agreement by and between You and Oracle. If the parties do not execute the said Master Agreement with this order on or prior to 30-JUN-2023 this order shall be deemed to have no legal effect, even if executed.

2. **Professional Services Delivery Policies:** The Oracle Professional Services Delivery Policies ("Policies") available at https://www.oracle.com/corporate/contracts/consulting/policies.html apply to and are incorporated into this order.

3. **Payment Terms:** Net 30 days from invoice date.

4. **Currency:** US Dollars.

5. **Offer Valid through:** 30-JUN-2023

6. **Service Specifications:** The Service Specifications shall include any exhibit(s) attached to this order (including referenced or incorporated Oracle documents) and the Policies.

7. **Order of Precedence:** In the event of any inconsistencies, priority shall be established in the following descending order: (a) any exhibit(s) attached to this order; (b) this order; (c) the Policies; and (d) the Master Agreement.

8. **Rights Granted:** Upon payment, You have the non-exclusive, non-assignable, royalty-free, worldwide, limited right to use the services and anything developed and delivered by Oracle under this order ("services and deliverables") for Your internal business operations. You may allow Your agents and contractors to use the services and deliverables for Your internal business operations, and You are responsible for their compliance in such use. The services and deliverables may be related to Your right to use cloud or hosted/managed services or Products owned or distributed by Oracle which You acquired under a separate order. The agreement referenced in that order shall

govern Your use of such services or Products, and nothing in this order is intended to grant a right to use such services or Products in excess of the terms of that order, such as the services period or number and type of environments specified in a cloud or hosted/managed service order.

You retain all ownership and intellectual property rights to Your confidential and proprietary information that You provide to Oracle under this order.

B. ADDITIONAL ORDER TERMS

1. When services will be performed on-site at customer location in the US, as required by US Department of Labor regulations (20 CFR 655.734), You will allow Oracle to post a notice regarding Oracle H-1B employee(s) at the work site prior to the employee's arrival on-site.

City of Bettendorf	**Oracle America, Inc.**
Authorized Signature: _____	Authorized Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Signature Date: _____	Signature Date: _____
Ordering Document Effective Date: _____	*{to be completed by Oracle}*

Your Name: City of Bettendorf
Ordering Document Number: US-14844838
Exhibit Number: 1

1. Description of Services.
Oracle will provide You with up to three hundred fifteen (315) person days of technical and functional Services to assist with the cloud enablement of Oracle NetSuite for Government Cloud Service.

A. Oracle will assist You in the following phases:

1. Engage Phase:
   a. Conduct two (2) project kick-off workshops (one [1] for Finance and one [1] for Human Resources/Payroll) for up to two (2) hours each for Your project team to review the project governance processes including:
      1. Scope management;
      2. Risk management;
      3. Issue management;
      4. Communications management;
      5. Configuration management;
      6. Quality management; and
      7. Create a getting started guide.
   b. Create and provide an initial project work plan, which will include the following:
      1. Tasks; estimated start and end dates, and estimated durations;
      2. Assigned resources from You and Oracle; and
      3. Known dependencies.
   c. Conduct one (1) workshop for up to two (2) hours for Your project team to review the welcome packet which includes:
      1. Data conversion plan;
      2. Integration plan; and
      3. Communications plan.
   d. Conduct two (2) workflow process review sessions (one [1] for Finance and one [1] for Human Resources/Payroll) for up to two (2) hours each to review Your existing processes and make recommendations on NetSuite for Government processes to adopt.
   e. Conduct two (2) initial data migration strategy sessions (one [1] for Finance and one [1] for Human Resources/Payroll) for up to two (2) hours each to review the data collection process and gather the foundational aspects of Your data from Your legacy software (such as cost centers, accounts, projects, grants, customer users, vendors, employee table data, employee assignment data, and historical payroll data).

2. Focus Phase:
   a. Conduct up to six (6) “Data Migration Workshops” for up to four (4) hours each for Your project team to review the following processes:
      1. Chart of accounts (“COA”) setup and fund management;
      2. Entity setup;
      3. Account balances;
      4. Historical data;
      5. Current fiscal year data import; and
      6. Fixed assets.
   b. Assist with the loading of up to five (5) years of Your historical data.
   c. Conduct up to seven (7) “Configuration Workshops” for up to four (4) hours each for Your project team to review the following processes:
      1. System administration;
      2. Integrations;
      3. Analytics and reports;
      4. Workflows and automation;

5. Payroll; and
6. Timecards.

d. Configure NetSuite for Government environment based upon requirements gathered from the workshops.
e. Provide guidance on configuring data exports from the following third-party applications to Your NetSuite for Government environment and provide results of the data load:
   1. Elapse;
   2. Fore Up;
   3. Davenport Group Land Management (LAMA);
   4. Versai;
   5. Activenet;
   6. Tracs;
   7. Tyler Incode; and
   8. Vector Solutions.

3. Refine Phase:
   a. Provide up to three (3) functional training sessions of up to four (4) hours for Your project team on the Oracle NetSuite for Government application.
   b. Provide one (1) functional training session of up to two (2) hours for Your project team on the HR/Payroll module.
   c. Provide You up to two (2) person days over the course of two (2) weeks to assist with finance user acceptance testing ("UAT").
   d. Provide You up to three (3) person days over the course of three (3) payroll cycles to assist with payroll parallel testing.

4. Go-Live Phase:
   a. Assist with cutover tasks to move from Your legacy system to production NetSuite for Government environment.
   b. Provide up to eight (8) person days of consulting post go-live support to be used within the first thirty (30) calendar days immediately following production go-live.
   c. Facilitate the transition from Your implementation team to the Oracle NetSuite for Government support team.

2. Rates, Estimated Fees and Expenses, and Taxes.

A. The Services are performed on a time and materials ("T&M") basis; that is, You shall pay Oracle for the actual time spent performing the Services, plus materials, taxes, and expenses.

B. Rates. For a period of one (1) year from the ordering document effective date, the Services will be provided at the rate of $115.76 per hour. Thereafter, unless otherwise agreed by You and Oracle in an amendment, the Services will be provided at Oracle's consulting rates in effect when the Services are performed.

C. Estimated Fees and Expenses. All fees and expenses will be invoiced monthly. The fee and expense estimates specified in Your order are intended only to be for Your budgeting and Oracle's resource scheduling purposes, and may exceed the specified totals; these estimates do not include taxes. Once fees for Services reach the estimate, Oracle will cooperate with You to provide continuing Services on a T&M basis.

3. Project Management. You and Oracle each agree to designate a project manager who shall work together to facilitate an efficient delivery of the Services.

4. Your Cooperation.

A. Prior to the commencement of Services, designate and identify a project sponsor and a project manager that will be responsible for coordinating Your participation in this project and provide on-going support for Your implementation of the NetSuite instance. Responsibilities include but are not limited to:
   1. Provide user feedback during configuration and validation.
   2. Be available as needed during the project to answer Oracle's questions, provide business decisions and other items as required.
   3. Provide on-going support to internal users following the implementation.

B. Enable administrator access to allow provisioning of Your Oracle NetSuite for Government instance prior to the commencement of Services.
C. Modify Your processes as necessary to align with the standard functionality of the Oracle NetSuite for Government Cloud Service.
D. You are responsible for planning, executing, and managing all aspects of end-to-end and final reviews, including customizing the Oracle provided templates to prepare and execute test cases and plans and reviewing test results.
E. You will accept Oracle NetSuite release upgrades.
F. You will not film or record Oracle's delivery of Services, Oracle resources, or any Oracle materials.
G. Complete and return the questionnaire in the Oracle NetSuite for Government Welcome Packet to Your Oracle Project Manager prior to the project kick-off workshops.
H. Ensure Your existing procedure and business process documentation is made available to Oracle at least two (2) weeks prior to the Configuration Workshops.
I. Notify Oracle within two (2) business days about any inaccuracies or incomplete information in project documentation provided by Oracle to You.
J. Ensure that Your designated Learning Cloud Support passholder training attendee(s) are completing any implementation training courses assigned to them by the Oracle team in the timeline specified as mutually agreed between You and Oracle at the start of the implementation.
K. Develop any necessary end-user documentation, including, but not limited to, documenting specific business practices, data examples and organization/end-user specific policies and procedures.
L. Extract the data from Your legacy system(s), providing it in the format specified by Oracle, and complete data cleansing and mapping within three (3) weeks from the Project Kickoff. Data to be migrated includes the following:
    1. List data;
    2. Transaction detail from first fiscal year being migrated through most recent audited fiscal year; and
    3. Account balances for each fiscal year being migrated.
M. Conduct user acceptance testing.
N. Validate the final list data and transactional data within two (2) weeks from data upload.
O. Provide customer audited data for data migration, including historical years up through the most recent audited fiscal year.
P. Implement and maintain the production and consumption of the file-based interfaces with Your existing systems.
Q. Manage the post-production maintenance and support of Your Oracle NetSuite for Government instance.

5. Project Assumptions.
    A. A person day is defined as one (1) resource working up to eight (8) hours.
    B. The implementation methodology for the Services is the Oracle True Cloud Method ("TCM").
    C. All project presentations, and project communication will be in U.S. English.
    D. Oracle staffing will be all onshore, will be shared with other projects, and will work remotely as much as possible.
    E. Normal working hours are 8:00 AM to 5:00 PM, in the time zone local to where Services are performed, Monday through Friday excluding holidays.
    F. The Oracle NetSuite for Government standard chart of accounts segmentation structure will be used as a default segmentation.
    G. The Services are designed to stage Go-Live in the production environment in two (2) phases with financials first, and payroll in phase 2.
    H. The following, among other items not set forth herein and without limitation, are not included within the scope of, or estimated fees for, the Services to be performed under this order:
        1. Performance testing, tuning, or any management of performance.
        2. Testing beyond the activities described in this exhibit.
        3. Customizations to Oracle NetSuite for Government.
        4. Custom payroll calculations.
        5. Oracle Cloud subscription services other than NetSuite for Government.
        6. Languages other than U.S. English.
        7. Integrations or data conversions beyond what is explicitly described in this exhibit.
        8. Cloud middleware, database, operating and other hardware activities.
        9. Oracle transactional business intelligence training.
        10. Complex business processing or orchestration related to integrations.

11. Transformations or data mapping of elements.
12. Additional workforce structures for future use, expansion, or acquisitions.
13. Extensions, customizations, or custom reports.
14. Localizations other than those made to the chart of accounts structure.
15. Post-production Services exceeding eight (8) person days, or thirty (30) calendar days after go-live, whichever comes first.
16. Anything not expressly listed in the Description of Services.

ORACLE

ORDERING DOCUMENT

Oracle America, Inc.
500 Oracle Parkway
Redwood Shores, CA
94065

Name	City of Bettendorf	**Contact**	Jason Schadt
Address	1609 State St BETTENDORF IA 52722	**Phone Number**	(563) 344-4116
		Email Address	jschadt@bettendorf.org

New Subscription

Service Period: 60 months

Cloud Services	Data Center Region	Quantity	Term	List Fee	Unit Net Price	Net Fee
B94583 - Oracle NetSuite for Government Cloud Service, Standard Edition - Hosted Environment	NORTH AMERICA	1	60 mo	504,000.00	3,216.18	192,971.02
B94584 - Oracle NetSuite for Government Cloud Service, Additional General User - Hosted Named User	NORTH AMERICA	74	60 mo	217,560.00	18.76	83,299.16
B94587 - Oracle NetSuite for Government Cloud Service, Additional Planning and Budgeting User - Hosted Named User	NORTH AMERICA	19	60 mo	136,800.00	45.95	52,377.85
B94592 - Oracle NetSuite for Government Cloud Service, Sandbox Environment - Each	NORTH AMERICA	1	60 mo	29,940.00	191.06	11,463.40
B95922 - Oracle NetSuite for Government Cloud Service, Payroll - 5 Employees	NORTH AMERICA	105	60 mo	409,500.00	24.89	156,788.95
			Subtotal	1,297,800.00		496,900.37

Fee Description	Net Fee
Cloud Services Fees	496,900.37
Net Fees	496,900.37
Total Fees	496,900.37

A. Terms of Your Order

1. Applicable Agreement:

a. Public Sector Agreement for Cloud Services US-CSA-CPQ-2905955

2. Cloud Payment Terms:

a. Net 30 days from invoice date

3. Cloud Payment Frequency:

a. Quarterly in Arrears

4. Currency:

a. US Dollars

5. Offer Valid through:

a. 30-Jun-2023

6. Service Specifications

a. The Service Specifications applicable to the Cloud Services and the Consulting/Professional Services ordered may be accessed at http://www.oracle.com/contracts.

7. Services Period

a. The Services Period for the Services commences on the date stated in this order. If no date is specified, then the "Cloud Services Start Date" for each Service will be the date that you are issued access that enables you to activate your Services, and the "Consulting/Professional Services Start Date" is the date that Oracle begins performing such services.

B. Additional Order Terms

1. Linking Language

You acknowledge and agree that the terms and conditions of this document are contingent upon the simultaneous execution of the document (s) with the footer(s) US-CSA-CPQ-2905955 between the parties (the "Contingent Document(s)"). If the parties do not simultaneously execute the Contingent Document(s) with this document, then this document shall be deemed to have no legal effect, even if executed.

2. No Auto-Renewal

Notwithstanding any statement to the contrary in the Service Specifications, the parties expressly agree that the Services acquired under this order will not Auto-Renew.

3. Option Years

If requested by the end user, you shall have an option to renew for distribution to the end user, the end user's subscription for the same services listed in the table above at the same usage limits for one (1) additional 36-month renewal period, each "Option Year" for the fees specified below. Professional Services are not included in the Option Years.

Option Year One (commencing the day after the last day of the Services Period specified on this order): $[Total 12-month annualized Cloud Services fees for the Services Period under this order] x 1.103375

Option Year Two: $[Total 12-month annualized Cloud Services fees for Option Year One] x 1.103375

Option Year Three: $[Total 12-month annualized Cloud Services fees for Option Year Two] x 1.103375

You must provide Oracle a minimum of 30 days notice prior to the expiration of a service term of the end user's intent to exercise an Option Year and you must execute an order for the new option period prior to the expiration date of the existing service period. The cloud services listed above may not be renewed at the option year pricing listed above if: (i) Oracle is no longer making such cloud services generally available to customers, or (ii) You are seeking to cancel or reduce the number of user licenses of the cloud services set forth in this ordering document.

4. Non-Appropriation

In the event funds are not appropriated for a new fiscal year period, You may terminate this order immediately without penalty or expense; provided, however, that: (a) for each of the 12-month terms of the order, You must provide a purchase order, and (b) Your issuance of each 12-month purchase order shall signify to Oracle that all funds for the given 12-month term have been fully appropriated and encumbered. Notwithstanding the foregoing, You agree to pay for all services performed by Oracle prior to Oracle's receipt of Your notice of non-appropriation.

City of Bettendorf	
Signature	_____
Name	_____
Title	_____
Signature Date	_____

BILL TO / SHIP TO INFORMATION

Bill To		Ship To	
Customer Name	City of Bettendorf	**Customer Name**	City of Bettendorf
Customer Address	1609 State St BETTENDORF IA 52722	**Customer Address**	1609 State St BETTENDORF IA 52722
Contact Name	Jason Schadt	**Contact Name**	Jason Schadt
Contact Phone	(563) 344-4116	**Contact Phone**	(563) 344-4116
Contact Email	jschadt@bettendorf.org	**Contact Email**	jschadt@bettendorf.org

ORACLE

PUBLIC SECTOR AGREEMENT FOR ORACLE CLOUD SERVICES

This Public Sector Agreement for Oracle Cloud Services (this "Agreement") is between Oracle America, Inc. ("Oracle," "we," "us," or "our") and the entity that has executed this Agreement as identified in the signature block below ("You"). This Agreement sets forth the terms and conditions that govern orders placed under this Agreement.

1. USE OF THE SERVICES

1.1 We will make the Oracle services listed in Your order (the "Services") available to You pursuant to this Agreement and Your order. Except as otherwise stated in this Agreement or Your order, You have the non-exclusive, worldwide, limited right to use the Services during the period defined in Your order, unless earlier terminated in accordance with this Agreement or Your order (the "Services Period"), solely for Your internal business operations. You may allow Your Users (as defined below) to use the Services for this purpose, and You are responsible for their compliance with this Agreement and Your order.

1.2 The Service Specifications describe and govern the Services. During the Services Period, we may update the Services and Service Specifications (with the exception of the Data Processing Agreement as described below) to reflect changes in, among other things, laws, regulations, rules, technology, industry practices, patterns of system use, and availability of Third Party Content (as defined below). Oracle updates to the Services or Service Specifications will not materially reduce the level of performance, functionality, security or availability of the Services during the Services Period of Your order.

1.3 You may not, and may not cause or permit others to: (a) use the Services to harass any person; cause damage or injury to any person or property; publish any material that is false, defamatory, harassing or obscene; violate privacy rights; promote bigotry, racism, hatred or harm; send unsolicited bulk e-mail, junk mail, spam or chain letters; infringe property rights; or otherwise violate applicable laws, ordinances or regulations; (b) perform or disclose any benchmarking or availability testing of the Services; (c) perform or disclose any performance or vulnerability testing of the Services without Oracle's prior written approval, or perform or disclose network discovery, port and service identification, vulnerability scanning, password cracking or remote access testing of the Services; or (d) use the Services to perform cyber currency or crypto currency mining ((a) through (d) collectively, the "Acceptable Use Policy"). In addition to other rights that we have in this Agreement and Your order, we have the right to take remedial action if the Acceptable Use Policy is violated, and such remedial action may include removing or disabling access to material that violates the policy.

2. FEES AND PAYMENT

2.1 All fees payable are due within 30 days from the invoice date. Once placed, Your order is non-cancelable and the sums paid nonrefundable, except as provided in this Agreement or Your order. You will pay any sales, value-added or other similar taxes imposed by applicable law that we must pay based on the Services You ordered, except for taxes based on our income. If You are a tax exempt entity, You must provide the applicable tax certificate of exemption with Your order. Fees for Services listed in an order are exclusive of taxes and expenses.

2.2 If You exceed the quantity of Services ordered, then You promptly must purchase and pay fees for the excess quantity.

2.3 You understand that You may receive multiple invoices for the Services ordered. Invoices will be submitted to You pursuant to Oracle's Invoicing Standards Policy, which may be accessed at http://www.oracle.com/us/corporate/contracts/invoicing-standards-policy-1863799.pdf.

3. OWNERSHIP RIGHTS AND RESTRICTIONS

3.1 You or Your licensors retain all ownership and intellectual property rights in and to Your Content (as defined below). We or our licensors retain all ownership and intellectual property rights in and to the Services, derivative works thereof, and anything developed or delivered by or on behalf of us under this Agreement.

3.2 You may have access to Third Party Content through use of the Services. Unless otherwise stated in Your order, all ownership and intellectual property rights in and to Third Party Content and the use of such content is governed by separate third party terms between You and the third party.

3.3 You grant us the right to host, use, process, display and transmit Your Content to provide the Services pursuant to and in accordance with this Agreement and Your order. You have sole responsibility for the accuracy, quality, integrity, legality, reliability, and appropriateness of Your Content, and for obtaining all rights related to Your Content required by Oracle to perform the Services.

3.4 You may not, and may not cause or permit others to: (a) modify, make derivative works of, disassemble, decompile, reverse engineer, reproduce, republish, download, or copy any part of the Services (including data structures or similar materials produced by programs); (b) access or use the Services to build or support, directly or indirectly, products or services competitive to Oracle; or (c) license, sell, transfer, assign, distribute, outsource, permit timesharing or service bureau use of, commercially exploit, or make available the Services to any third party except as permitted by this Agreement or Your order.

4. NONDISCLOSURE

4.1 By virtue of this Agreement, the parties may disclose to each other information that is confidential ("Confidential Information"). Confidential Information shall be limited to the terms and pricing under this Agreement and Your order, Your Content residing in the Services, and all information clearly identified as confidential at the time of disclosure.

4.2 A party's Confidential Information shall not include information that: (a) is or becomes a part of the public domain through no act or omission of the other party; (b) was in the other party's lawful possession prior to the disclosure and had not been obtained by the other party either directly or indirectly from the disclosing party; (c) is lawfully disclosed to the other party by a third party without restriction on the disclosure; or (d) is independently developed by the other party.

4.3 Subject to applicable law, each party agrees not to disclose the other party's Confidential Information to any third party other than as set forth in the following sentence for a period of five years from the date of the disclosing party's disclosure of the Confidential Information to the receiving party; however, we will protect the confidentiality of Your Content residing in the Services for as long as such information resides in the Services. Each party may disclose Confidential Information only to those employees, agents or subcontractors who are required to protect it against unauthorized disclosure in a manner no less protective than required under this Agreement, and each party may disclose the other party's Confidential Information in any legal proceeding or to a governmental entity as required by law. We will protect the confidentiality of Your Content residing in the Services in accordance with the Oracle security practices defined as part of the Service Specifications applicable to Your order.

4.4 The parties acknowledge and agree that You and this Agreement are subject to applicable freedom of information or open records laws. Should You receive a request under such law for Oracle's Confidential Information, You agree to give Oracle adequate prior notice of the request and before releasing Oracle's Confidential Information to a third party, in order to allow Oracle sufficient time to seek injunctive relief or other relief against such disclosure.

5. PROTECTION OF YOUR CONTENT

5.1 In order to protect Your Content provided to Oracle as part of the provision of the Services, Oracle will comply with the applicable administrative, physical, technical and other safeguards, and other applicable aspects of system and content management, available at http://www.oracle.com/us/corporate/contracts/cloud-services/index.html.

5.2 To the extent Your Content includes Personal Data (as that term is defined in the applicable data privacy policies and the Data Processing Agreement (as that term is defined below)), Oracle will furthermore comply with the following:

a. the relevant Oracle privacy policies applicable to the Services, available at http://www.oracle.com/us/legal/privacy/overview/index.html; and

b. the applicable version of the Data Processing Agreement for Oracle Services (the "Data Processing Agreement"), unless stated otherwise in Your order. The version of the Data Processing Agreement applicable to Your order (a) is available at https://www.oracle.com/corporate/contracts/cloud-services/contracts.html#data-processing and is incorporated herein by reference, and (b) will remain in force during the Services Period of Your order. In the event of any conflict between the terms of the Data Processing Agreement and the terms of the Service Specifications (including any applicable Oracle privacy policies), the terms of the Data Processing Agreement shall take precedence.

5.3 Without prejudice to Sections 5.1 and 5.2 above, You are responsible for (a) any required notices, consents and/or authorizations related to Your provision of, and our processing of, Your Content (including any Personal Data) as part of the Services, (b) any security vulnerabilities, and the consequences of such vulnerabilities, arising from Your Content, including any viruses, Trojan horses, worms or other harmful programming routines contained in Your Content, and (c) any use by You or Your Users of the Services in a manner that is inconsistent with the terms of this Agreement. To the extent You disclose or transmit Your Content to a third party, we are no longer responsible for the security, integrity or confidentiality of such content outside of Oracle's control.

5.4 Unless otherwise specified in Your order (including in the Service Specifications), Your Content may not include any sensitive or special data that imposes specific data security or data protection obligations on Oracle in addition to or different from those specified in the Service Specifications. If available for the Services, You may purchase additional services from us (e.g., Oracle Payment Card Industry Compliance Services) designed to address specific data security or data protection requirements applicable to such sensitive or special data You seek to include in Your Content.

6. WARRANTIES, DISCLAIMERS AND EXCLUSIVE REMEDIES

6.1 Each party represents that it has validly entered into this Agreement and that it has the power and authority to do so. We warrant that during the Services Period we will perform the Services using commercially reasonable care and skill in all material respects as described in the Service Specifications. If the Services provided to You were not performed as warranted, You must promptly provide us with a written notice that describes the deficiency in the Services (including, as applicable, the service request number notifying us of the deficiency in the Services).

6.2 WE DO NOT WARRANT THAT THE SERVICES WILL BE PERFORMED ERROR-FREE OR UNINTERRUPTED, THAT WE WILL CORRECT ALL SERVICES ERRORS, OR THAT THE SERVICES WILL MEET YOUR REQUIREMENTS OR EXPECTATIONS. WE ARE NOT RESPONSIBLE FOR ANY ISSUES RELATED TO THE PERFORMANCE, OPERATION OR SECURITY OF THE SERVICES THAT ARISE FROM YOUR CONTENT OR THIRD PARTY CONTENT OR SERVICES PROVIDED BY THIRD PARTIES.

6.3 FOR ANY BREACH OF THE SERVICES WARRANTY, YOUR EXCLUSIVE REMEDY AND OUR ENTIRE LIABILITY SHALL BE THE CORRECTION OF THE DEFICIENT SERVICES THAT CAUSED THE BREACH OF WARRANTY, OR, IF WE CANNOT SUBSTANTIALLY CORRECT THE DEFICIENCY IN A COMMERCIALLY REASONABLE MANNER, YOU MAY END THE DEFICIENT SERVICES AND WE WILL REFUND TO YOU THE FEES PAID FOR THE DEFICIENT SERVICES FOR THE PERIOD OF TIME DURING WHICH THE SERVICES WERE DEFICIENT.

6.4 TO THE EXTENT NOT PROHIBITED BY LAW, THESE WARRANTIES ARE EXCLUSIVE AND THERE ARE NO OTHER EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS INCLUDING FOR SOFTWARE, HARDWARE, SYSTEMS, NETWORKS OR ENVIRONMENTS OR FOR MERCHANTABILITY, SATISFACTORY QUALITY AND FITNESS FOR A PARTICULAR PURPOSE.

7. LIMITATION OF LIABILITY

7.1 IN NO EVENT WILL EITHER PARTY OR ITS AFFILIATES BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES, OR ANY LOSS OF

REVENUE, PROFITS (EXCLUDING FEES UNDER THIS AGREEMENT), SALES, DATA, DATA USE, GOODWILL, OR REPUTATION.

7.2 IN NO EVENT SHALL THE AGGREGATE LIABILITY OF ORACLE AND OUR AFFILIATES ARISING OUT OF OR RELATED TO THIS AGREEMENT OR YOUR ORDER, WHETHER IN CONTRACT, TORT, OR OTHERWISE, EXCEED THE TOTAL AMOUNTS ACTUALLY PAID UNDER YOUR ORDER FOR THE SERVICES GIVING RISE TO THE LIABILITY DURING THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO SUCH LIABILITY.

8. INDEMNIFICATION

8.1 If a third party makes a claim against either You or Oracle ("Recipient" which may refer to You or us depending upon which party received the Material), that any information, design, specification, instruction, software, service, data, hardware, or material (collectively, "Material") furnished by either You or us ("Provider" which may refer to You or us depending on which party provided the Material) and used by the Recipient infringes the third party's intellectual property rights, the Provider, at the Provider's sole cost and expense, will, to the extent not prohibited by law, defend the Recipient against the claim and indemnify the Recipient from the damages, liabilities, costs and expenses awarded by the court to the third party claiming infringement or the settlement agreed to by the Provider, if the Recipient does the following:

a. notifies the Provider promptly in writing, not later than 30 days after the Recipient receives notice of the claim (or sooner if required by applicable law);
b. gives the Provider sole control of the defense and any settlement negotiations to the extent permitted by law; and
c. gives the Provider the information, authority and assistance the Provider needs to defend against or settle the claim.

8.2 If the Provider believes or it is determined that any of the Material may have violated a third party's intellectual property rights, the Provider may choose to either modify the Material to be non-infringing (while substantially preserving its utility or functionality) or obtain a license to allow for continued use, or if these alternatives are not commercially reasonable, the Provider may end the license for, and require return of, the applicable Material and refund any unused, prepaid fees the Recipient may have paid to the other party for such Material. If such return materially affects our ability to meet obligations under the relevant order, then we may, upon 30 days prior written notice, terminate the order. If such Material is third party technology and the terms of the third party license do not allow us to terminate the license, then we may, upon 30 days prior written notice, end the Services associated with such Material and refund any unused, prepaid fees for such Services.

8.3 The Provider will not indemnify the Recipient if the Recipient (a) alters the Material or uses it outside the scope of use identified in the Provider's user or program documentation or Service Specifications, or (b) uses a version of the Material which has been superseded, if the infringement claim could have been avoided by using an unaltered current version of the Material which was made available to the Recipient. The Provider will not indemnify the Recipient to the extent that an infringement claim is based upon any Material not furnished by the Provider. We will not indemnify You to the extent that an infringement claim is based on Third Party Content or any Material from a third party portal or other external source that is accessible or made available to You within or by the Services (e.g., a social media post from a third party blog or forum, a third party Web page accessed via a hyperlink, marketing data from third party data providers, etc.).

8.4 This Section 8 provides the parties' exclusive remedy for any infringement claims or damages.

9. TERM AND TERMINATION

9.1 Unless this Agreement is terminated earlier, You may place orders governed by this Agreement for a period of five years from the date You accept this Agreement. This Agreement will continue to govern any order for the duration of the Services Period of such order.

9.2 Services shall be provided for the Services Period defined in Your order. Notwithstanding anything to the contrary in the Service Specifications, the Services You order will not be automatically renewed.

9.3 We may suspend Your or Your Users' access to, or use of, the Services if we believe that (a) there is a significant threat to the functionality, security, integrity, or availability of the Services or any content, data, or

applications in the Services; (b) You or Your Users are accessing or using the Services to commit an illegal act; or (c) there is a violation of the Acceptable Use Policy. When reasonably practicable and lawfully permitted, we will provide You with advance notice of any such suspension. We will use reasonable efforts to re-establish the Services promptly after we determine that the issue causing the suspension has been resolved. During any suspension period, we will make Your Content (as it existed on the suspension date) available to You. Any suspension under this Section shall not excuse You from Your obligation to make payments under this Agreement.

9.4 If either of us breaches a material term of this Agreement or any order and fails to correct the breach within 30 days of written specification of the breach, then the breaching party is in default and the non-breaching party may terminate (a) in the case of breach of any order, the order under which the breach occurred; or (b) in the case of breach of the Agreement, the Agreement and any orders that have been placed under the Agreement. If we terminate any orders as specified in the preceding sentence, You must pay within 30 days all amounts that have accrued prior to such termination, as well as all sums remaining unpaid for the Services under such order(s) plus related taxes and expenses. Except for nonpayment of fees, the nonbreaching party may agree in its sole discretion to extend the 30 day period for so long as the breaching party continues reasonable efforts to cure the breach. You agree that if You are in default under this Agreement, You may not use those Services ordered.

9.5 You may terminate this Agreement at any time without cause by giving Oracle 30 days prior written notice of such termination. Termination of the Agreement will not affect orders that are outstanding at the time of termination. Those orders will be performed according to their terms as if this Agreement were still in full force and effect. However, those orders may not be renewed or extended subsequent to termination of this Agreement.

9.6 At the end of the Services Period, we will make Your Content (as it existed at the end of the Services Period) available for retrieval by You during a retrieval period set out in the Service Specifications. At the end of such retrieval period, and except as may be required by law, we will delete or otherwise render unrecoverable any of Your Content that remains in the Services. Our data deletion practices are described in more detail in the Service Specifications.

9.7 Provisions that survive termination or expiration of this Agreement are those relating to limitation of liability, indemnification, payment and others which by their nature are intended to survive.

10. THIRD-PARTY CONTENT, SERVICES AND WEBSITES

10.1 The Services may enable You to link to, transfer Your Content or Third Party Content to, or otherwise access, third parties' websites, platforms, content, products, services, and information ("Third Party Services"). Oracle does not control and is not responsible for Third Party Services. You are solely responsible for complying with the terms of access and use of Third Party Services, and if Oracle accesses or uses any Third Party Services on Your behalf to facilitate performance of the Services, You are solely responsible for ensuring that such access and use, including through passwords, credentials or tokens issued or otherwise made available to You, is authorized by the terms of access and use for such services. If You transfer or cause the transfer of Your Content or Third Party Content from the Services to a Third Party Service or other location, that transfer constitutes a distribution by You and not by Oracle.

10.2 Any Third Party Content we make accessible is provided on an "as-is" and "as available" basis without any warranty of any kind. You acknowledge and agree that we are not responsible for, and have no obligation to control, monitor, or correct, Third Party Content. We disclaim all liabilities arising from or related to Third Party Content.

10.3 You acknowledge that: (i) the nature, type, quality and availability of Third Party Content may change at any time during the Services Period, and (ii) features of the Services that interoperate with Third Party Services such as Facebook™, YouTube™ and Twitter™, etc., depend on the continuing availability of such third parties' respective application programming interfaces (APIs). We may need to update, change or modify the Services under this Agreement as a result of a change in, or unavailability of, such Third Party Content, Third Party Services or APIs. If any third party ceases to make its Third Party Content or APIs available on reasonable terms for the Services, as determined by us in our sole discretion, we may cease providing access to the affected Third Party Content or Third Party Services without any liability to You. Any changes to Third Party Content, Third Party Services or APIs, including their unavailability, during the Services Period does not affect Your obligations under this Agreement or the applicable order, and You will not be entitled to any refund, credit or other compensation due to any such changes.

11. SERVICE MONITORING, ANALYSES AND ORACLE SOFTWARE

11.1 We continuously monitor the Services to facilitate Oracle's operation of the Services; to help resolve Your service requests; to detect and address threats to the functionality, security, integrity, and availability of the Services as well as any content, data, or applications in the Services; and to detect and address illegal acts or violations of the Acceptable Use Policy. Oracle monitoring tools do not collect or store any of Your Content residing in the Services, except as needed for such purposes. Oracle does not monitor, and does not address issues with, non-Oracle software provided by You or any of Your Users that is stored in, or run on or through, the Services. Information collected by Oracle monitoring tools (excluding Your Content) may also be used to assist in managing Oracle's product and service portfolio, to help Oracle address deficiencies in its product and service offerings, and for license management purposes.

11.2 We may (i) compile statistical and other information related to the performance, operation and use of the Services, and (ii) use data from the Services in aggregated form for security and operations management, to create statistical analyses, and for research and development purposes (clauses i and ii are collectively referred to as "Service Analyses"). We may make Service Analyses publicly available; however, Service Analyses will not incorporate Your Content, Personal Data or Confidential Information in a form that could serve to identify You or any individual. We retain all intellectual property rights in Service Analyses.

11.3 We may provide You with the ability to obtain certain Oracle Software (as defined below) for use with the Services. If we provide Oracle Software to You and do not specify separate terms for such software, then such Oracle Software is provided as part of the Services and You have the non-exclusive, worldwide, limited right to use such Oracle Software, subject to the terms of this Agreement and Your order (except for separately licensed elements of the Oracle Software, which separately licensed elements are governed by the applicable separate terms), solely to facilitate Your use of the Services. You may allow Your Users to use the Oracle Software for this purpose, and You are responsible for their compliance with the license terms. Your right to use any Oracle Software will terminate upon the earlier of our notice (by web posting or otherwise) or the end of the Services associated with the Oracle Software. Notwithstanding the foregoing, if Oracle Software is licensed to You under separate terms, then Your use of such software is governed by the separate terms. Your right to use any part of the Oracle Software that is licensed under the separate terms is not restricted in any way by this Agreement.

12. EXPORT

12.1 Export laws and regulations of the United States and any other relevant local export laws and regulations apply to the Services. Such export laws govern use of the Services (including technical data) and any Services deliverables provided under this Agreement, and You and we each agree to comply with all such export laws and regulations (including "deemed export" and "deemed re-export" regulations). You agree that no data, information, software programs and/or materials resulting from the Services (or direct product thereof) will be exported, directly or indirectly, in violation of these laws, or will be used for any purpose prohibited by these laws including, without limitation, nuclear, chemical, or biological weapons proliferation, or development of missile technology.

12.2 You acknowledge that the Services are designed with capabilities for You and Your Users to access the Services without regard to geographic location and to transfer or otherwise move Your Content between the Services and other locations such as User workstations. You are solely responsible for the authorization and management of User accounts across geographic locations, as well as export control and geographic transfer of Your Content.

13. FORCE MAJEURE

Neither You nor we shall be responsible for failure or delay of performance if caused by: an act of war, hostility, or sabotage; act of God; pandemic; electrical, internet, or telecommunication outage that is not caused by the obligated party; government restrictions (including the denial or cancelation of any export, import or other license); or other event outside the reasonable control of the obligated party. Both You and we will use reasonable efforts to mitigate the effect of a force majeure event. If such event continues for more than 30 days, the affected order(s) will be terminated for convenience unless the parties otherwise agree in writing. This Section does not excuse either party's obligation to take reasonable steps to follow its normal disaster recovery procedures or Your obligation to pay for the Services.

14. UCITA

The Uniform Computer Information Transactions Act does not apply to this Agreement or to orders placed under it.

15. NOTICE

15.1 Any notice required under this Agreement shall be provided to the other party in writing. If You have a legal dispute with us or if You wish to provide a notice under the Indemnification Section of this Agreement, or if You become subject to insolvency or other similar legal proceedings, You will promptly send written notice to: Oracle America, Inc., 500 Oracle Parkway, Redwood Shores, CA 94065, Attention: General Counsel, Legal Department.

15.2 We may give notices applicable to our Services customers by means of a general notice on the Oracle portal for the Services, and notices specific to You by electronic mail to Your e-mail address on record in our account information or by written communication sent by first class mail or pre-paid post to Your address on record in our account information.

16. ASSIGNMENT

You may not assign this Agreement or give or transfer the Services, or any interest in the Services, to another individual or entity.

17. OTHER

17.1 We are an independent contractor, and each party agrees that no partnership, joint venture, or agency relationship exists between the parties.

17.2 Our business partners and other third parties, including any third parties with which the Services have integrations or that are retained by You to provide consulting services, implementation services or applications that interact with the Services, are independent of Oracle and are not Oracle's agents. We are not liable for, bound by, or responsible for any problems with the Services or Your Content arising due to any acts of any such business partner or third party, unless the business partner or third party is providing Services as our subcontractor on an engagement ordered under this Agreement and, if so, then only to the same extent as we would be responsible for our resources under this Agreement.

17.3 If any term of this Agreement is found to be invalid or unenforceable, the remaining provisions will remain effective and such term shall be replaced with another term consistent with the purpose and intent of this Agreement.

17.4 Except for actions for nonpayment or breach of Oracle's proprietary rights, no action, regardless of form, arising out of or relating to this Agreement may be brought by either party more than two years after the cause of action has accrued.

17.5 Prior to entering into an order governed by this Agreement, You are solely responsible for determining whether the Services meet Your technical, business or regulatory requirements. Oracle will cooperate with Your efforts to determine whether use of the standard Services are consistent with those requirements. Additional fees may apply to any additional work performed by Oracle or changes to the Services. You remain solely responsible for Your regulatory compliance in connection with Your use of the Services.

17.6 Upon forty-five (45) days written notice and no more than once every twelve (12) months, Oracle may audit Your use of the Cloud Services to ensure Your use of the Cloud Services is in compliance with the terms of the applicable order and this Agreement. Any such audit shall not unreasonably interfere with Your normal business operations. Any such audit shall not unreasonably interfere with Your normal business operations. Oracle shall comply with reasonable security and safety rules, policies, and procedures ("security rules") while performing any such audit, provided that (i) such security rules are applicable to the performance of the audit; (ii) You make such security rules available to Oracle prior to the commencement of the audit; and (iii) such security rules do not modify or amend the terms and conditions of this Agreement or the applicable order(s).

You agree to cooperate with Oracle's audit and to provide reasonable assistance and access to information reasonably requested by Oracle.

The performance of the audit and non-public data obtained during the audit (including findings or reports that result from the audit) shall be subject to the provisions of section 4 (Nondisclosure) of this Agreement.

Any usage in excess of Your rights under the applicable order(s) shall be considered a change to the scope of services of the applicable order(s) and You shall be responsible for paying the additional fees related to use of the Services in excess of Your rights. You agree that Oracle shall not be responsible for any of Your costs incurred in cooperating with the audit.

18. ENTIRE AGREEMENT

18.1 You agree that this Agreement and the information which is incorporated into this Agreement by written reference (including reference to information contained in a URL or referenced policy), together with the applicable order, is the complete agreement for the Services ordered by You and supersedes all prior or contemporaneous agreements or representations, written or oral, regarding such Services.

18.2 It is expressly agreed that the terms of this Agreement and any Oracle order shall supersede the terms in any purchase order, procurement internet portal, or other similar non-Oracle document and no terms included in any such purchase order, portal, or other non-Oracle document shall apply to the Services ordered. In the event of any inconsistencies between the terms of an order and the Agreement, the order shall take precedence; however, unless expressly stated otherwise in an order, the terms of the Data Processing Agreement shall take precedence over any inconsistent terms in an order. This Agreement and orders hereunder may not be modified and the rights and restrictions may not be altered or waived except in a writing signed or accepted online by authorized representatives of You and of Oracle; however, Oracle may update the Service Specifications, including by posting updated documents on Oracle's websites. No third party beneficiary relationships are created by this Agreement.

19. AGREEMENT DEFINITIONS

19.1 "**Oracle Software**" means any software agent, application or tool that Oracle makes available to You for download specifically for purposes of facilitating Your access to, operation of, and/or use with, the Services.

19.2 "**Program Documentation**" refers to the user manuals, help windows, readme files for the Services and any Oracle Software. You may access the documentation online at http://oracle.com/contracts or such other address specified by Oracle.

19.3 "**Service Specifications**" means the following documents, as applicable to the Services under Your order: (a) the Oracle Cloud Hosting and Delivery Policies, the Program Documentation, the Oracle service descriptions, and the Data Processing Agreement described in this Agreement; (b) Oracle's privacy policies; and (c) any other Oracle documents that are referenced in or incorporated into Your order. The following do not apply to any non-Cloud Oracle service offerings acquired in Your order, such as professional services: the Oracle Cloud Hosting and Delivery Policies and Program Documentation. The following do not apply to any Oracle Software: the Oracle Cloud Hosting and Delivery Policies, Oracle service descriptions, and the Data Processing Agreement.

19.4 "**Third Party Content**" means all software, data, text, images, audio, video, photographs and other content and material, in any format, that are obtained or derived from third party sources outside of Oracle that You may access through, within, or in conjunction with Your use of, the Services. Examples of Third Party Content include data feeds from social network services, rss feeds from blog posts, Oracle data marketplaces and libraries, dictionaries, and marketing data. Third Party Content includes third-party sourced materials accessed or obtained by Your use of the Services or any Oracle-provided tools.

19.5 "**Users**" means, for Services, those employees, contractors, and end users, as applicable, authorized by You or on Your behalf to use the Services in accordance with this Agreement and Your order. For Services that are specifically designed to allow Your clients, agents, customers, suppliers or other third parties to access the Services to interact with You, such third parties will be considered "Users" subject to the terms of this Agreement and Your order.

19.6 "**Your Content**" means all software, data (including Personal Data), text, images, audio, video, photographs, non-Oracle or third party applications, and other content and material, in any format, provided by

You or any of Your Users that is stored in, or run on or through, the Services. Services under this Agreement, Oracle Software, other Oracle products and services, and Oracle intellectual property, and all derivative works thereof, do not fall within the meaning of the term "Your Content." Your Content includes any Third Party Content that is brought by You into the Services by Your use of the Services or any Oracle-provided tools.

20. CLOUD SERVICES AGREEMENT EFFECTIVE DATE

The Effective Date of this Agreement is _____. (DATE TO BE COMPLETED BY ORACLE)

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK. THE SIGNATURE BLOCK FOR THIS AGREEMENT FOLLOWS IMMEDIATELY ON THE NEXT PAGE.

Customer Name: City of Bettendorf	**Oracle America, Inc.**
Authorized Signature: _____	Authorized Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Signature Date: _____	Signature Date: _____

Agreement No.: _____*[to be completed by Oracle]*

COUNCIL LETTER

MEETING DATES: May 2, 2023 (SPH)
May 16, 2023 (HPH)
REQUESTED BY: Mark Hunt

Item Title

Resolution setting a date for public hearing on future land use map amendments for property located at the southwest corner of Devils Glen Road and Forest Grove Drive, submitted by E & A Enterprises, LLC. (5/2/23)

Parks and Open Space to UMI Urban Medium Intensity (Case 23-013)

Parks and Open Space to ULI Urban Low Intensity (Case 23-021).

Public hearing and first reading of ordinances on future land use map amendments for property located at the southwest corner of Devils Glen Road and Forest Grove Drive, submitted by E & A Enterprises, LLC. (5/16/23)

Parks and Open Space to UMI Urban Medium Intensity (UMI) (Case 23-013)

Parks and Open Space to ULI Urban Low Intensity (Case 23-021).

Explanation

E & A Enterprises, LLC is requesting an amendment to the Future Land Use Map for property located southwest of the intersection of Forest Grove Drive and Devils Glen Road from Parks & Open Space to part Urban Low Intensity (ULI) and part Urban Medium Intensity (UMI). The property is currently zoned C-1, Neighborhood Commercial and is in agricultural production. From 1999 until recently, the location included the Ball Park at Noel Farms, home of the Barnstormer Baseball Club. A site development plan was reviewed and approved by the City Council in 1999; on this plan the baseball use is cited as a temporary commercial use. In addition, the approved site plan contains the following note: "*2. The ball diamonds and proposed concession stand are temporary developments until the site becomes viable as a commercial development in accordance with the City's long term land use plan.*"

Since the area in question was annexed into the City of Bettendorf in 1971, the corner of Forest Grove Drive and Devils Glen Road has consistently been designated as medium-density residential to mixed use commercial/residential future land uses. This can be seen on multiple iterations of the City's Comprehensive Plan and Future Land Use Map. Upon adoption of the most recently updated Comprehensive Plan and Future Land Use Map in 2017, the area was changed to Parks and Open Space. Staff cannot find any minutes or citations in the record which explains the reasoning for the Future Land Use designation change from Office/Transitional and Commercial to Parks and Open Space.

The proposed Future Land Use Map amendments for the southwest corner of Forest Grove Drive and Devils Glen Road are consistent with many of the Comprehensive Plan's goals and strategies for development in the City of Bettendorf, and the proposed amendments would have likely been adopted by the City in the 2017 Comprehensive Plan update if the private, temporary baseball fields were not errantly designated as Future Parks and Open Space. Furthermore, the land has never been contemplated as a park

according to multiple iterations of the Parks Master Plan, nor has the ground been contemplated for purchase in any City Council budget or strategic plans. It is the opinion of staff with unanimous concurrence of the Planning and Zoning Commission that the change to Parks and Open Space was in error in 2017.

The Planning and Zoning Commission made a recommendation for approval of the future land use amendment requests by a 7-0 margin at the April 19, 2023 meeting.

Consult the Planning and Zoning Commission staff report and attachments for further details.

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

N/A

List attachments

Resolution; Ordinances; (A) Staff Report with attachments; (B) Planning and Zoning Commission report to Mayor and City Council; (C) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____- 23

RESOLUTION SETTING A DATE FOR PUBLIC HEARING FOR FUTURE LAND USE MAP AMENDMENTS FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE

PARKS AND OPEN SPACE TO UMI URBAN MEDIUM INTENSITY (CASE 23-013)
PARKS AND OPEN SPACE TO ULI URBAN LOW INTENSITY (CASE 23-021)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for May 16, 2023 at 7:00 p.m., City Hall Council Chambers, 1609 State Street on the matter of a Future Land Use Map amendment for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive:

23-013 Open Space and Parks to UMI Urban Medium Intensity (Case 23-013)
23-021 Open Space and Parks to ULI Urban Light Intensity (Case 23-021)

PASSED, APPROVED, AND ADOPTED this 2nd day May, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, City of Bettendorf, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. _____ - 23

FUTURE LAND USE MAP AMENDMENT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE OPEN SPACE AND PARKS TO UMI URBAN MEDIUM INTENSITY

WHEREAS, the City Council desires to amend the Future Land Use Map by changing the land use designation of a parcel generally located at the southwest corner of Devils Glen Road and Forest Grove Drive from Open Space and Parks to UMI Urban Medium Intensity as shown on said plan and which is legally described as:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 87° 07' 39" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 51.24 FEET; THENCE SOUTH 02° 52' 08" EAST, A DISTANCE OF 59.96 FEET TO THE POINT OF BEGINNING AT THE SOUTH RIGHT OF WAY LINE OF 53RD AVENUE; THENCE SOUTH 31° 47' 25" EAST, A DISTANCE OF 39.96 FEET; THENCE SOUTH 01° 43' 45" EAST ALONG THE WEST RIGHT OF WAY LINE OF DEVILS GLEN ROAD, A DISTANCE OF 807.82 FEET; THENCE SOUTH 88° 16' 11" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 87° 13' 38" WEST, A DISTANCE OF 127.77 FEET; THENCE ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 87.00 FEET, AN ARC LENGTH OF 37.21 FEET AND A CHORD THAT BEARS NORTH 79° 28' 43" WEST A DISTANCE OF 36.92 FEET; THENCE SOUTH 88° 16' 12" WEST, A DISTANCE OF 12.49 FEET; THENCE SOUTH 00° 55' 34" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88° 16' 18" WEST A DISTANCE OF 194.50 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC OF LENGTH OF 78.54 FEET, AND A CHORD THAT BEARS NORTH 79° 28' 43" WEST A DISTANCE OF 70.71 FEET; THENCE NORTH 01° 43' 48" WEST, A DISTANCE OF 251.10 FEET; THENCE SOUTH 88° 16' 19" WEST, A DISTANCE OF 56.82 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 173.76 FEET AND A CHORD THAT BEARS NORTH 63° 17' 02" WEST FOR A DISTANCE OF 166.71 FEET; THENCE NORTH 02° 53' 47" WEST, A DISTANCE OF 400.81 FEET TO THE SOUTH RIGHT OF WAY LINE OF FOREST GROVE ROAD; THENCE NORTH 87° 07' 56" EAST ALONG SAID RIGHT OF

WAY, A DISTANCE OF 621.18 FEET TO THE POINT OF BEGINNING 10.048 ACRES, MORE OR LESS.

WHEREAS, said amendment appears to be in the best interests of the residents of the City.

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

Section 1. Section 10-1-1 of the City Code entitled Comprehensive Plan is hereby deleted and the following substituted therefor:

A. The Land Use Plan, so adopted in September 1973, is further amended as shown in the following ordinances:

April 1, 1974
February 21, 1978
February 21, 1984
February 2, 1988
May 1990
May 1991
November 1994
November 2002 (Ordinance 29-02)
November 2002 (Ordinance 30-02)
July 2003 (Ordinance 19-03)
August 2003 (Ordinance 21-03)
February 2004 (Ordinance 08-04)
July 2004 (Ordinance 23-04)
July 2004 (Ordinance 25-04)
September 2004 (Ordinance 29-04)
January 2005 (Ordinance 01-05)
April 2005 (Ordinance 10-05)
October 2005 (Ordinance 30-05)
October 2005 (Ordinance 32-05)
November 2005 (Ordinance 33-05)
August 2006 (Ordinance 05-06)
September 2006 (Ordinance 12-06)
April 2007 (Ordinance 08-07)
May 2007 (Ordinance 10-07)
May 2007 (Ordinance 11-07)
May 2007 (Ordinance 12-07)
May 2007 (Ordinance 16-07)
June 2007 (Ordinance 19-07)
June 2007 (Ordinance 20-07)
June 2007 (Ordinance 21-07)
July 2007 (Ordinance 24-07)

October 2007 (Ordinance 36-07)
September 2008 (Ordinance 12-08)
December 2008 (Ordinance 18-08)
January 2009 (Ordinance 02-09)
April 2009 (Ordinance 08-09)
April 2009 (Ordinance 09-09)
May 2009 (Ordinance 12-09)
July 2009 (Ordinance 17-09)
March 2010 (Ordinance 04-10)
February 2011 (Ordinance 05-11)
February 2011 (Ordinance 06-11)
February 2011 (Ordinance 07-11)
February 2011 (Ordinance 08-11)
February 2011 (Ordinance 09-11)
February 2011 (Ordinance 10-11)
February 2011 (Ordinance 11-11)
July 2012 (Ordinance 16-12)
December 2012 (Ordinance 22-12)
July 2013 (Ordinance 12-13)
October 2013 (Ordinance 27-13)
October 2013 (Ordinance 29-13)
April 2014 (Ordinance 06-14)
April 2015 (Ordinance 06-15)
May 2015 (Ordinance 09-15)
September 2015 (Ordinance 16-15)
October 2015 (Ordinance 23-15)
April 2016 (Ordinance 06-16)
April 2016 (Ordinance 07-16)
November 2016 (Ordinance 20-16)
November 2016 (Ordinance 24-16)
May 2017 (Ordinance 05-17)
June 2017 (Ordinance 10-17)
June 2017 (Ordinance 13-07)
June 2017 (Ordinance 15-07)
July 2017 (Ordinance 17-07)
July 2017 (Ordinance 19-07)
July 2017 (Ordinance 21-07)
October 2017 (Ordinance 33-17)
November 2017 (Ordinance 36-17)
February 2018 (Ordinance 03-18)
June 2018 (Ordinance 11-18)
August 2018 (Ordinance 20-18)
July 2019 (Ordinance 13-19)
December 2021 (Ordinance 23-21)
June 2023

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, City of Bettendorf, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. _____ - 23

FUTURE LAND USE MAP AMENDMENT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE OPEN SPACE AND PARKS TO ULI URBAN LOW INTENSITY

WHEREAS, the City Council desires to amend the Future Land Use Map by changing the land use designation of a parcel generally located at the southwest corner of Devils Glen Road and Forest Grove Drive from Open Space and Parks to ULI Urban Low Intensity as shown on said plan and which is legally described as:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 87° 07' 39" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1002.16 FEET; SOUTH 02° 00' 30" EAST, A DISTANCE OF 59.89 FEET TO THE POINT OF BEGINNING; NORTH 87° 07' 56" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF FOREST GROVE ROAD, A DISTANCE OF 330.98 FEET; THENCE SOUTH 02° 57' 59" EAST, A DISTANCE OF 401.59 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; AN ARC LENGTH OF 173.76 FEET, AND A CHORD THAT BEARS SOUTH 63° 17' 02" EAST A DISTANCE OF 166.71 FEET; THENCE NORTH 88° 16' 19" EAST, A DISTANCE OF 56.82 FEET; THENCE SOUTH 01° 43' 48" EAST, A DISTANCE OF 251.10 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVE A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET AND A CHORD THAT BEARS SOUTH 46° 43' 45" EAST A DISTANCE OF 71.71 FEET; THENCE NORTH 88° 16' 18" EAST,

A DISTANCE OF 194.50 FEET; THENCE NORTH 00° 55' 34" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88° 16' 12" EAST, A DISTANCE OF 12.49 FEET; THENCE ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 87.00 FEET, AN ARC LENGTH OF 37.21 FEET AND A CHORD THE BEARS SOUTH 79° 28' 43" EAST A DISTANCE OF 36.92 FEET; THENCE SOUTH 67° 13' 38" EAST, A DISTANCE OF 127.77 FEET TO THE WEST RIGHT OF WAY LINE OF DEVILS GLEN ROAD; THENCE SOUTH 01° 43' 48" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 143.06 FEET; THENCE SOUTH 85° 51' 07" WEST, A DISTANCE OF 380.02 FEET; THENCE NORTH 04° 00' 57" WEST, A DISTANCE OF 109.83 FEET; THENCE NORTH 47° 15' 26" WEST, A DISTANCE OF 793.23 FEET; THENCE NORTH 02° 04' 07" WEST, A DISTANCE OF 317.14 FEET TO THE POINT OF BEGINNING, CONTAINING 6.866 ACRES, MORE OR LESS.

WHEREAS, said amendment appears to be in the best interests of the residents of the City.

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

Section 1. Section 10-1-1 of the City Code entitled Comprehensive Plan is hereby deleted and the following substituted therefor:

A. The Land Use Plan, so adopted in September 1973, is further amended as shown in the following ordinances:

April 1, 1974
February 21, 1978
February 21, 1984
February 2, 1988
May 1990
May 1991
November 1994
November 2002 (Ordinance 29-02)
November 2002 (Ordinance 30-02)
July 2003 (Ordinance 19-03)
August 2003 (Ordinance 21-03)
February 2004 (Ordinance 08-04)
July 2004 (Ordinance 23-04)
July 2004 (Ordinance 25-04)
September 2004 (Ordinance 29-04)
January 2005 (Ordinance 01-05)
April 2005 (Ordinance 10-05)
October 2005 (Ordinance 30-05)
October 2005 (Ordinance 32-05)
November 2005 (Ordinance 33-05)

August 2006 (Ordinance 05-06)
September 2006 (Ordinance 12-06)
April 2007 (Ordinance 08-07)
May 2007 (Ordinance 10-07)
May 2007 (Ordinance 11-07)
May 2007 (Ordinance 12-07)
May 2007 (Ordinance 16-07)
June 2007 (Ordinance 19-07)
June 2007 (Ordinance 20-07)
June 2007 (Ordinance 21-07)
July 2007 (Ordinance 24-07)
October 2007 (Ordinance 36-07)
September 2008 (Ordinance 12-08)
December 2008 (Ordinance 18-08)
January 2009 (Ordinance 02-09)
April 2009 (Ordinance 08-09)
April 2009 (Ordinance 09-09)
May 2009 (Ordinance 12-09)
July 2009 (Ordinance 17-09)
March 2010 (Ordinance 04-10)
February 2011 (Ordinance 05-11)
February 2011 (Ordinance 06-11)
February 2011 (Ordinance 07-11)
February 2011 (Ordinance 08-11)
February 2011 (Ordinance 09-11)
February 2011 (Ordinance 10-11)
February 2011 (Ordinance 11-11)
July 2012 (Ordinance 16-12)
December 2012 (Ordinance 22-12)
July 2013 (Ordinance 12-13)
October 2013 (Ordinance 27-13)
October 2013 (Ordinance 29-13)
April 2014 (Ordinance 06-14)
April 2015 (Ordinance 06-15)
May 2015 (Ordinance 09-15)
September 2015 (Ordinance 16-15)
October 2015 (Ordinance 23-15)
April 2016 (Ordinance 06-16)
April 2016 (Ordinance 07-16)
November 2016 (Ordinance 20-16)
November 2016 (Ordinance 24-16)
May 2017 (Ordinance 05-17)
June 2017 (Ordinance 10-17)
June 2017 (Ordinance 13-07)
June 2017 (Ordinance 15-07)

July 2017 (Ordinance 17-07)
July 2017 (Ordinance 19-07)
July 2017 (Ordinance 21-07)
October 2017 (Ordinance 33-17)
November 2017 (Ordinance 36-17)
February 2018 (Ordinance 03-18)
June 2018 (Ordinance 11-18)
August 2018 (Ordinance 20-18)
July 2019 (Ordinance 13-19)
December 2021 (Ordinance 23-21)
June 2023
June 2023

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Future Land Use Amendment
Author: Taylor Beswick
Department: Community Development
Date: April 19, 2023

Case No.:	23-013 and 23-021
Request:	Future Land Use Map amendment - Parks & Open Space to Urban Low Intensity (ULI) and Urban Medium Intensity (UMI).
Location:	Southwest corner of Devils Glen Road and Forest Grove Drive
Legal Description:	NE¼SW¼ of Section 3, Township 78 N (Parcel #: 8403350031)
Applicant:	E & A Enterprises, LLC
Owner:	MCB Development Corporation
Current Future Land Use:	Parks & Open Space
Proposed Land Use:	Urban Low Intensity (ULI) and Urban Medium Intensity (UMI)

Background Information & Facts

E & A Enterprises, LCC is requesting an amendment to the Future Land Use Map for property located southwest of the intersection of Forest Grove Drive and Devils Glen Road (see Aerial Map – Attachment A). The area is currently designated as Parks & Open Space on the Future Land Use Map, and the applicant is proposing to change the designation to part Urban Low Intensity (ULI) and part Urban Medium Intensity (UMI) (see Existing Future Land Use Map and Proposed Future Land Use Amendment – Attachment B). The property is currently zoned C-1, Neighborhood Commercial, and pending the approval of this request, the applicant is requesting to rezone the property to a mix of R-1, R-3, C-1, and C-2 (see Case No. 23-014; 017; 022; 023; 024). Prior to 2017, the property was zoned part C-5 and part C-1. The C-5 zoning district was eliminated and folded into the C-1 district in 2017.

The site is currently in agricultural production, but from 1999 until recent years was the location of the Ball Park at Noel Farms, home of the Barnstormer Baseball Club. A site development plan was reviewed and approved by the City in 1999, and on this plan the baseball use is cited as temporary. In addition, the approved site plan contains the following note: "*2. The ball diamonds and proposed concession stand are temporary developments until the site becomes viable as a commercial development in accordance with the City's long term land use plan.*" (see Barnstormer Baseball Site Plan – Attachment C).

Since the area in question was annexed into the City of Bettendorf in 1971, the corner of Forest Grove Drive and Devils Glen Road has consistently been designated as medium-density residential to mixed use commercial/residential future land uses. This can be seen on multiple iterations of the City's Comprehensive Plan and Future Land Use Map (see Historical Future Land Use Maps: 1973, 1984, 1994, 2002, 2010 – Attachment D). Upon adoption of the most recently updated Comprehensive Plan and Future Land Use Map in 2017, the area was changed to Parks & Open Space. Staff cannot find any minutes or citations in

the record which explains the reasoning for the Future Land Use designation change from Office/Transitional and Commercial to Parks & Open Space.

Analysis

Having researched all available sources including minutes, associated plans, and other documents, it is the opinion of staff that the change to Parks & Open Space was in error in 2017. It appears the private baseball fields, which existed as a temporary use, were mistakenly classified as a permanent public park during the creation of the City's 2017 Comprehensive Land Use Plan. Furthermore, the land has never been contemplated as a park in multiple iterations of the Parks Master Plan, nor has the ground been contemplated for purchase in any City Council budget or strategic plans.

During the update of the 2017 Comprehensive Land Use Plan, the Urban Low, Medium, and High Intensity Future Land Uses were introduced as mixed use designations of varying densities and intensities of applicable zoning districts. A logical conversion of the 2010 Future Land Use designations for this corner into the new 2017 Future Land Use categories would be part Urban Low Intensity (ULI) and part Urban Medium Intensity (UMI). Currently, ULI designations exist west of the property in ValleyWynds 7th, 8th, and 9th Additions. ValleyWynds Sixth Addition, located south of the property, is designated as UMI. The UMI designation is consistent with the uses and products allowed in R-1, R-2, R-3, R-4, R-5, C-1, and C-2 Zoning Districts. The ULI designation is consistent with the uses and products allowed in R-1, R-2, R-3, and C-1 Zoning Districts. The mixed-use designations allow for zoning configurations of higher density or intensity located at the corner of Forest Grove Drive and Devils Glen Road and then surrounded and buffered by less dense and intense zoning districts which then transition into the existing low density single-family developments in ValleyWynds Additions. Furthermore, the UMI and ULI Future Land Use designations make use of the major road intersection at Forest Grove Drive and Devils Glen Road. These thoroughfares have been identified as major road corridors which have higher traffic counts since the area's annexation into the City of Bettendorf in 1971. Sound land use planning and economic development principles aim to preserve space for higher density and higher density development along highly-trafficked corridors such as this area.

The proposed Future Land Use Map amendments for the southwest corner of Forest Grove Drive and Devils Glen Road are consistent with many of the Comprehensive Plan's goals and strategies for development in the City of Bettendorf, and the proposed amendments would have likely been adopted by the City in the 2017 if the private, temporary baseball fields were not errantly designated as Future Parks & Open Space.

Staff Recommendation

Given the evidence and reasons stated in the staff analysis of the request, staff recommends the Planning and Zoning Commission recommend approval of the proposed Future Land Use Map amendments from Parks & Open Space to part Urban Low Intensity (Case No. 23-021) and part Urban Medium Intensity (Case No. 23-013).

Respectfully submitted,

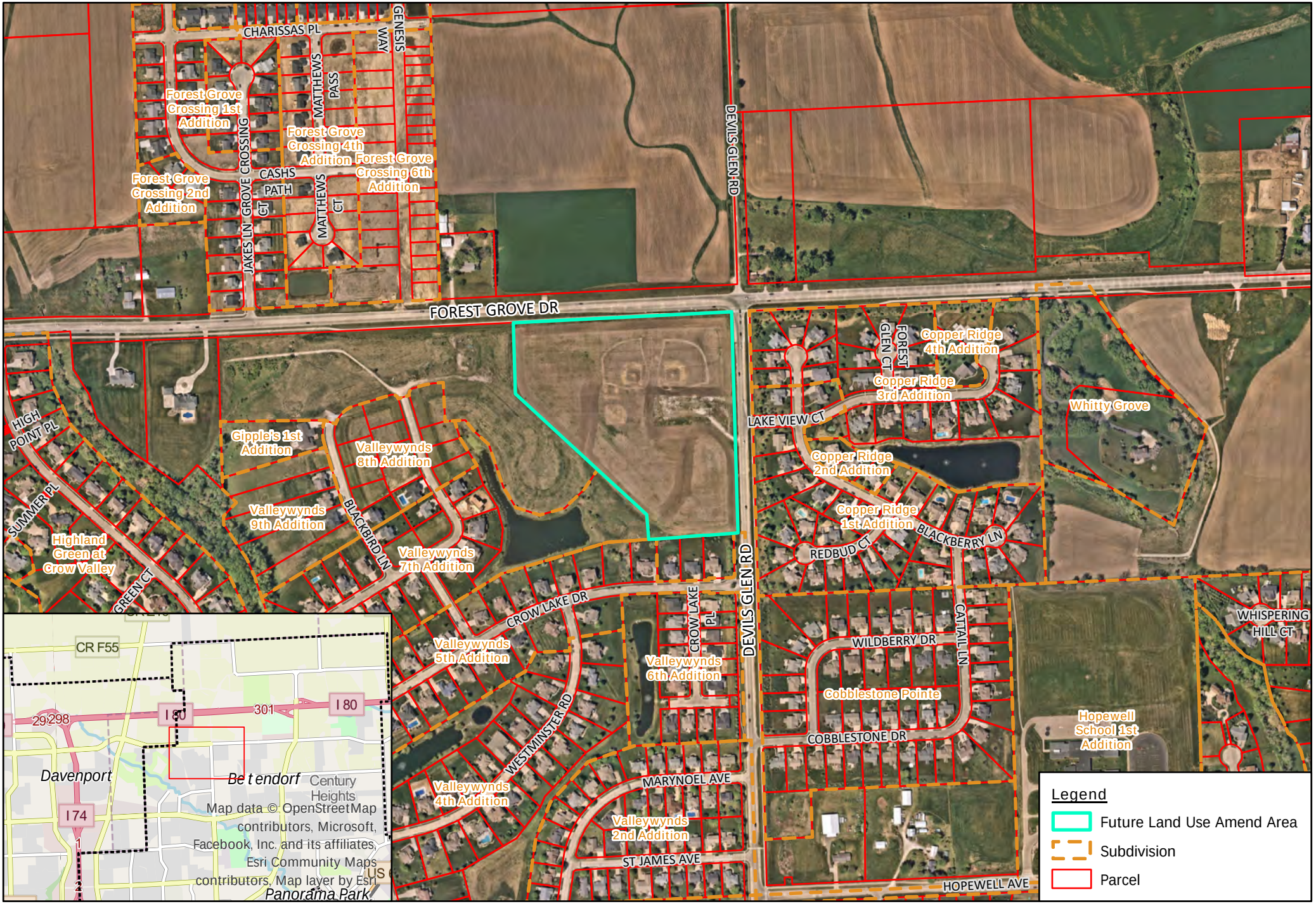
Taylor Beswick
City Planner

Case 23-013; 021: SW of Devils Glen Rd. & Forest Grove Dr.
Future Land Use Map Amendments
Aerial

1 Inch = 542 Feet

0 212.5 425 850 1,275 Feet

N



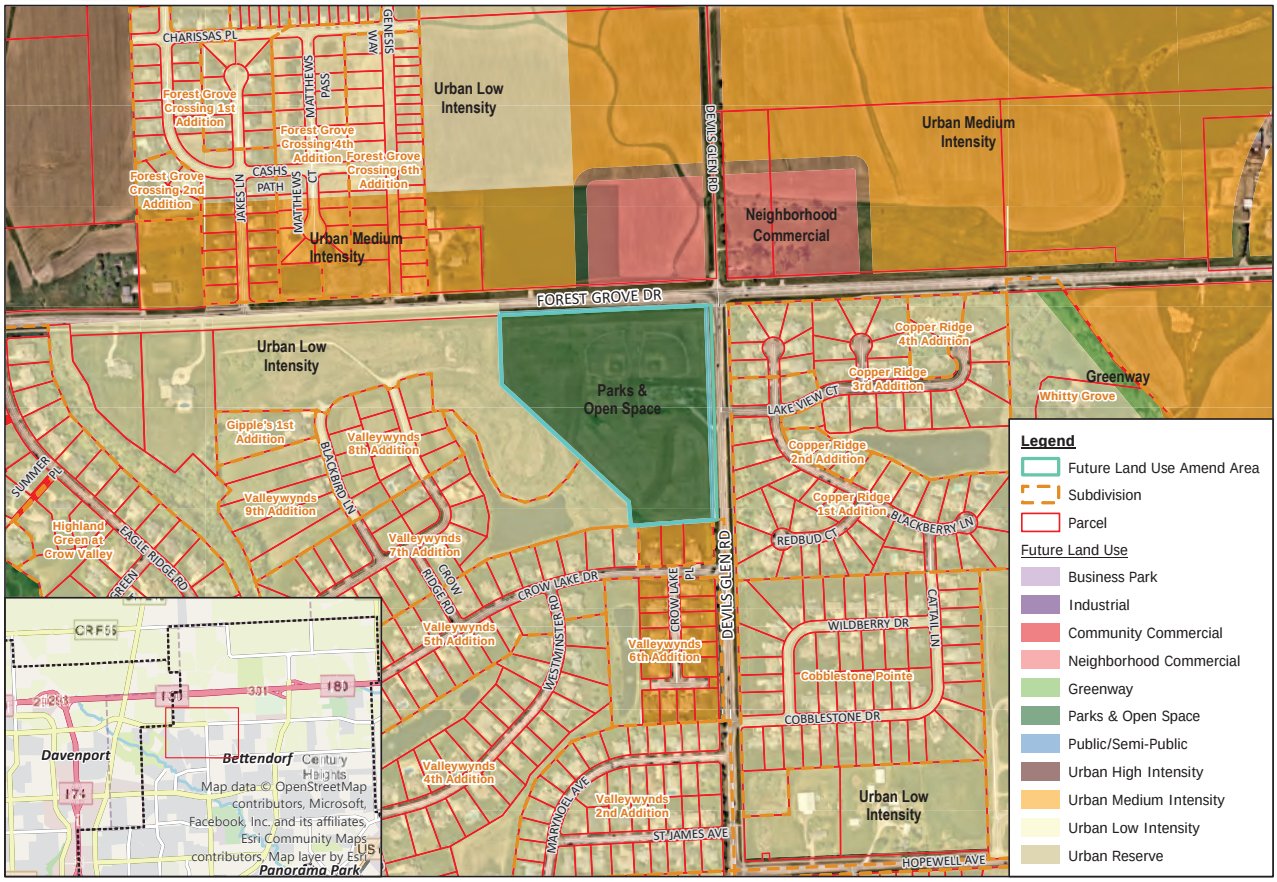
Legend

- Future Land Use Amend Area
- Subdivision
- Parcel

Case 23-013, 021: SW of Devils Glen Rd. & Forest Grove Dr.
Future Land Use Amendments
Existing Future Land Uses

1 Inch = 542 Feet
0 212.5 425 850 1,275 Feet

N



Legend

- Future Land Use Amend Area
- Subdivision
- Parcel

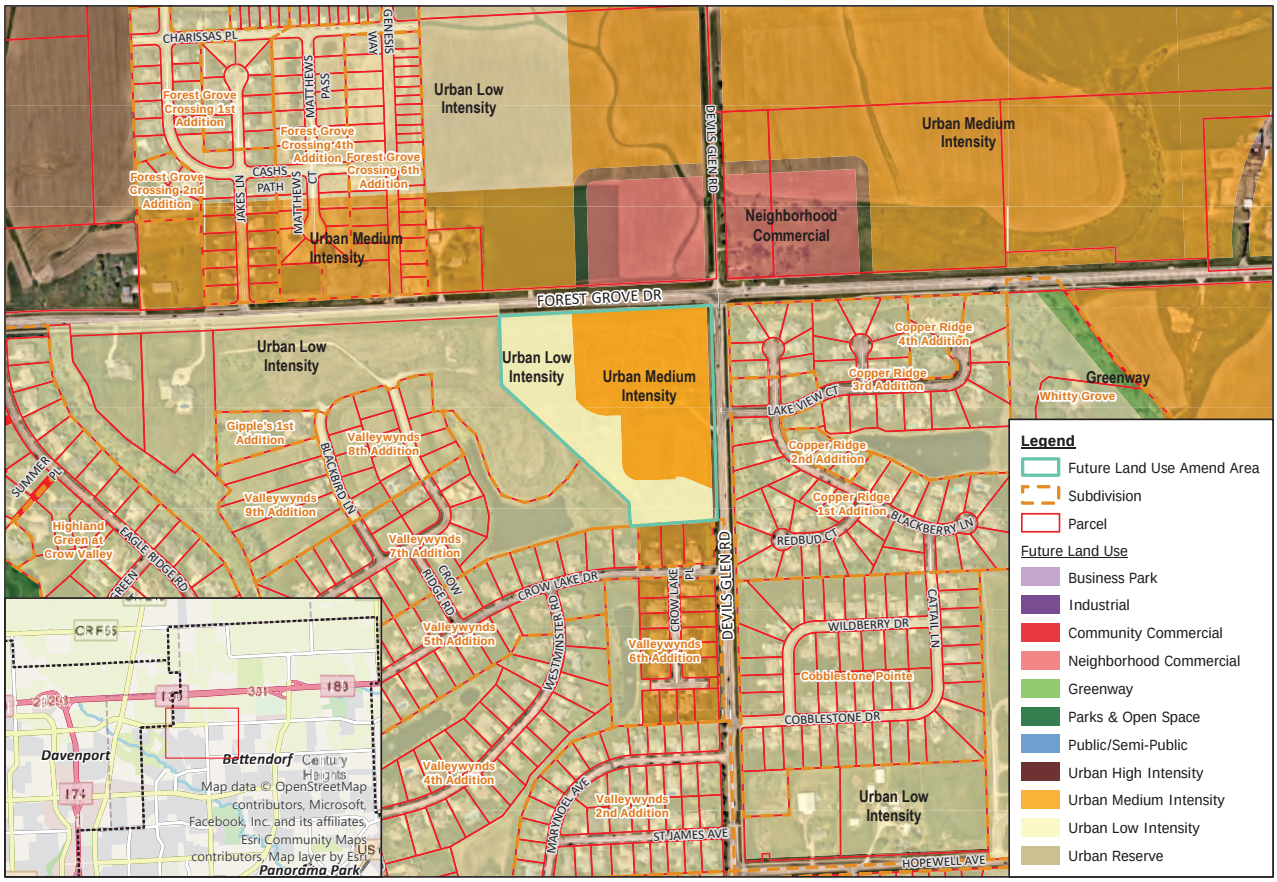
Future Land Use

- Business Park
- Industrial
- Community Commercial
- Neighborhood Commercial
- Greenway
- Parks & Open Space
- Public/Semi-Public
- Urban High Intensity
- Urban Medium Intensity
- Urban Low Intensity
- Urban Reserve

Case 23-013, 021: SW of Devils Glen Rd. & Forest Grove Dr.
Future Land Use Amendments
Proposed Future Land Uses

1 Inch = 542 Feet
0 212.5 425 850 1,275 Feet

N



Legend

- Future Land Use Amend Area
- Subdivision
- Parcel

Future Land Use

- Business Park
- Industrial
- Community Commercial
- Neighborhood Commercial
- Greenway
- Parks & Open Space
- Public/Semi-Public
- Urban High Intensity
- Urban Medium Intensity
- Urban Low Intensity
- Urban Reserve

FORREST GROVE DR

66.00'

720

730

584' ±

30.00' SETBACK

NE COR SW 1/4
SEC 3 78N 4E

0 15 30 60
SCALE IN FEET

CORNFIELD

PIPELINE EASEMENT

75.00'

GRASS

CHAIN LINK FENCE (TYP)

'LIL FENWAY

WATER MAIN

'LIL WRIGLEY

FUTURE EXPANSION OF OUTFIELD FENCE

60.00'

30.00' SETBACK

508' ±

16' HIGH CHAIN LINK FENCE

MCB DEVELOPMENT

PRACTICE PITCHER'S MOUNDS

290'±

60'±

CHIP AND SEAL SURFACED PARKING LOT AND DRIVES

613' ±

DEVIL'S GLEN ROAD

PROPOSED 24'x30' CONCESSION STAND WITH RESTROOMS

BATTING CAGE

PROPOSED SANITARY SEWER LATERAL

PROPOSED BERM

20.00'

ZONE C-1

APPROXIMATE LOCATION OF PROPOSED SEPTIC FIELD

560' ±

105' ±

24' ±

725

LEGEND

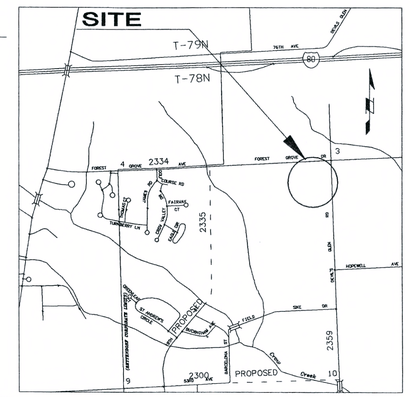
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- FLOW DIRECTION
- OHE — ELECTRIC LINE
- WATER LINE
- EASEMENT/SETBACK LINE

NOTES:

1. THIS SITE IS CURRENTLY ZONED C-1. FRONT YARD SETBACK IS 30'. REAR AND SIDE YARD SETBACKS ARE NOT REQUIRED. BUILDING HEIGHT WILL BE LESS THAN 10 STORIES.
2. THE BALL DIAMONDS AND PROPOSED CONCESSION STAND ARE TEMPORARY DEVELOPMENTS UNTIL THE SITE BECOMES VIABLE AS A COMMERCIAL DEVELOPMENT IN ACCORDANCE WITH THE CITY'S LONG TERM LAND USE PLAN.
3. NO LIGHTING IS CURRENTLY PROPOSED FOR THE SITE.
4. THE PROPOSED CONCESSION STAND TO BE APPROXIMATELY 720 SQUARE FEET WITH A 100 SQUARE FOOT PATIO.
5. THE PROPOSED CHIP AND SEAL PARKING LOT WILL PROVIDE APPROXIMATELY 53 PARKING SPACES (9'x18' TYP).
6. THE PROPOSED SITE LOCATED ON A PORTION OF LOT 183 AS SHOWN ON THE PRELIMINARY PLAT OF CROW VALLEY EAST ST. ANDREWS ADDITION AND NOEL'S FARM ADDITION TO THE CITY OF BETTENDORF, IOWA.
7. THE AREA SURROUNDING THE CONCESSION STAND WILL BE LANDSCAPED WITH FLOWERS AND SMALL PLANTINGS. THE BALL DIAMONDS AND SURROUNDING AREAS TO BE SODDED. THE REMAINDER OF THE SITE WILL CONTINUE TO BE CORNFIELDS.
8. NO STORM SEWER IS CURRENTLY PROPOSED FOR THE SITE. RUNOFF WILL CONTINUE TO BE SURFACE DRAINED TO THE SOUTH SWALE AND THE NORTH DITCH ALONG FORREST GROVE DR.
9. THIS SITE CONTAINS APPROXIMATELY 6.87 ACRES.

APPROVED BY CITY OF BETTENDORF, IA
MAYOR
CLERK
DATE: 7-6-99
APPROVED AS SPECIFIED IN
RESOLUTION # 249-99

SITE



SHIVE-HATTERY

Cedar Rapids, IA • Iowa City, IA • Des Moines, IA
Moline, IL • Bloomington, IL • Chicago, IL

SHIVE-HATTERY, INC. 1830 SIXTH AVENUE MOLINE, ILLINOIS 61265
PHONE (309) 764-7650 FAX (309) 764-8616

BALL PARK AT NOEL FARMS
BARNSTORMER BASEBALL CLUB
(TEMPORARY)
BETTENDORF, IOWA

REVISIONS
REV. NO.
APPROVED DATE
REV. NO.
APPROVED DATE
REV. NO.
APPROVED DATE

DRAWN CDJ
APPROVED
ISSUED FOR SUBMITTAL
DATE 06-07-99
FIELD BOOK –

SHEET NAME
SITE PLAN

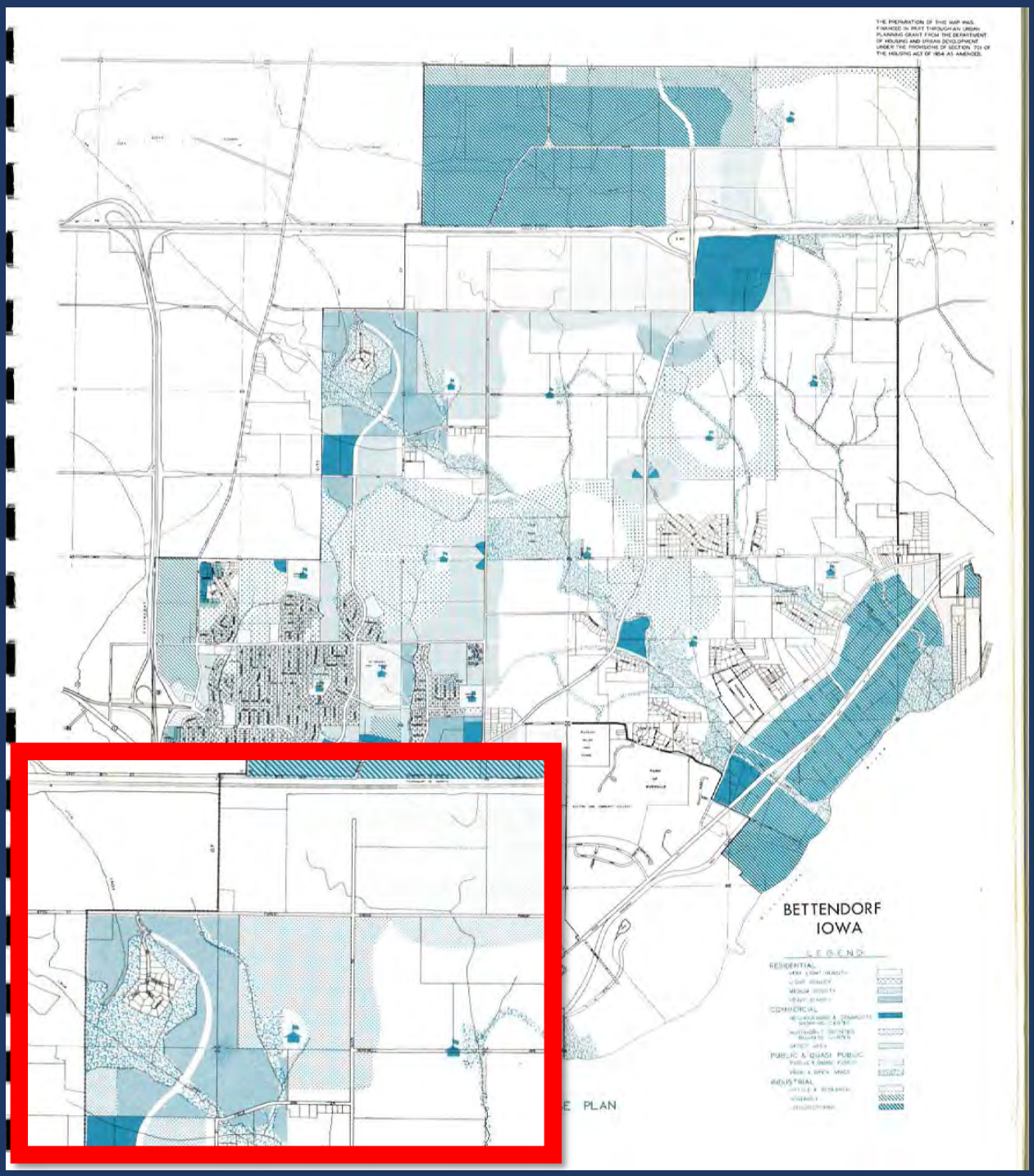
PROJECT NO. 399221-0

SHEET NO.
C1.1

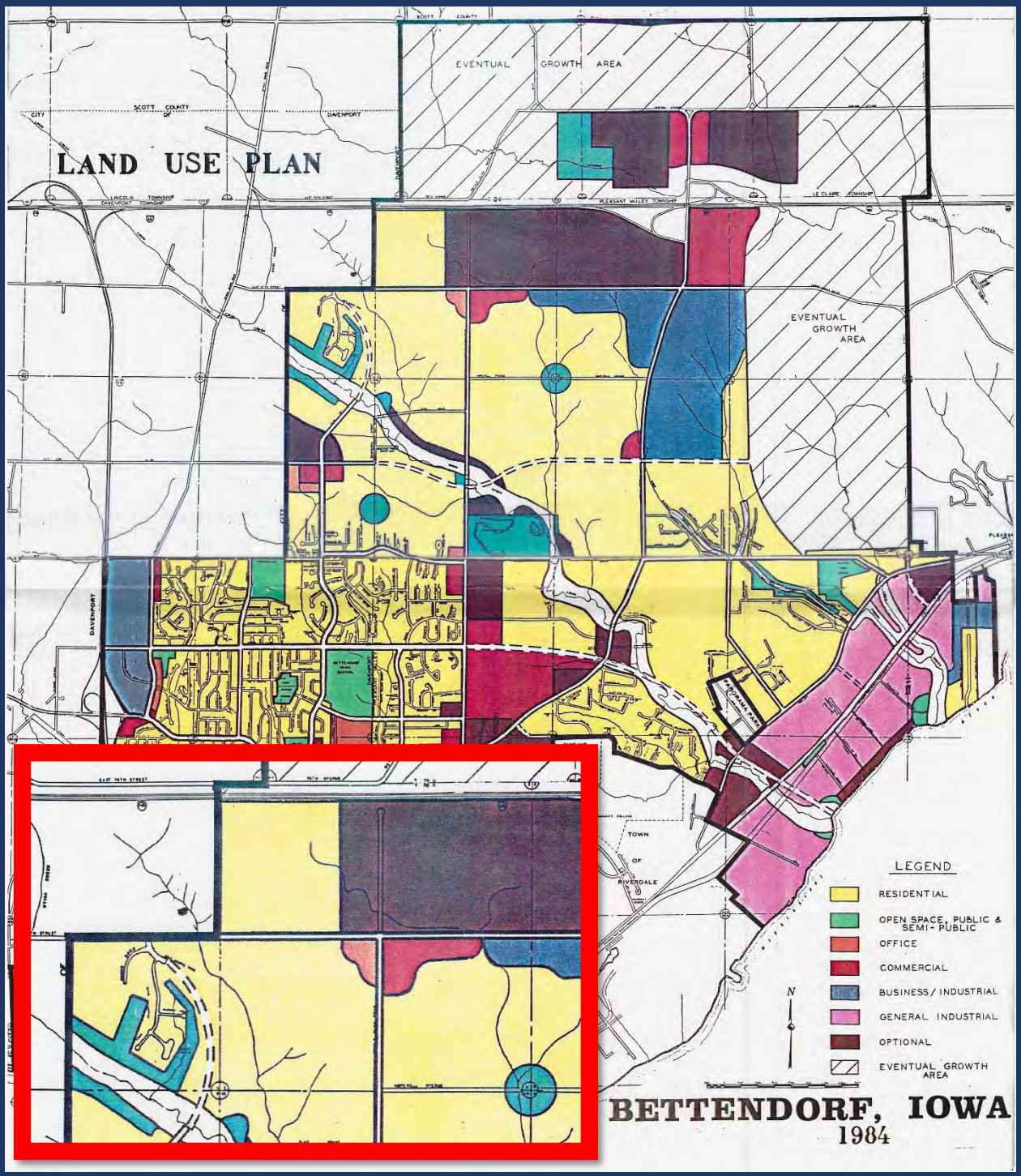
JUN - 7 1999

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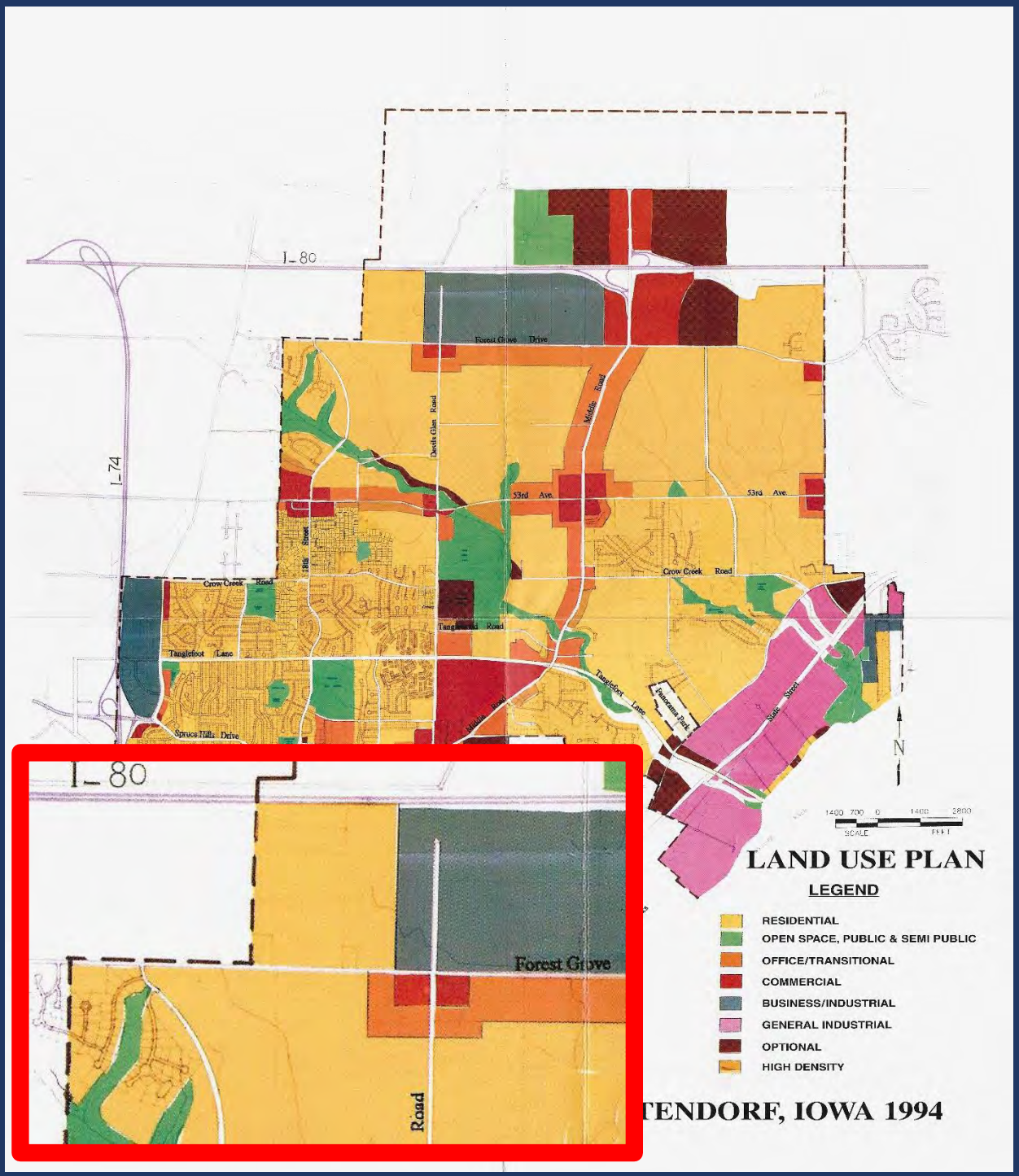
Future Land Use Map - 1973



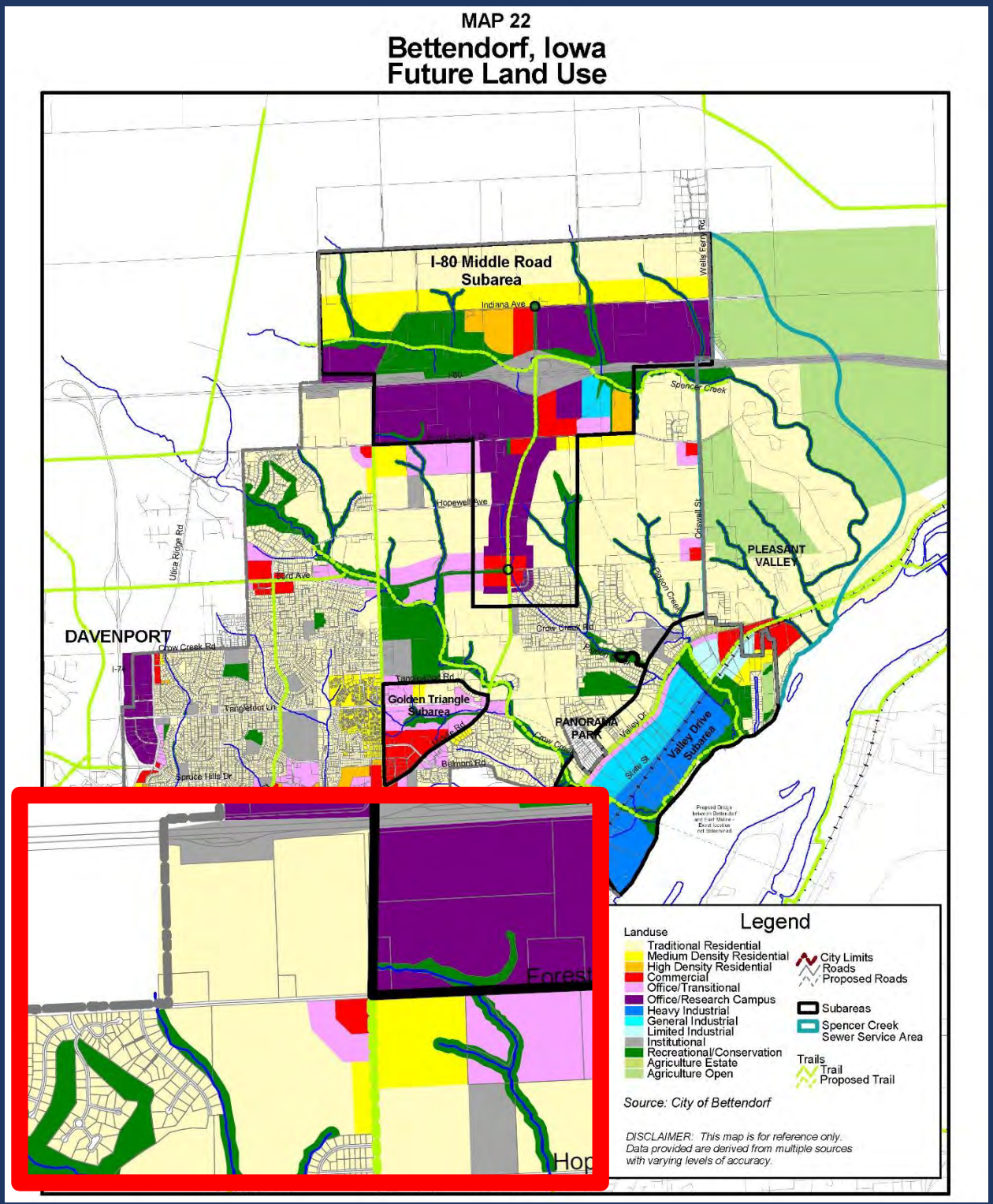
Future Land Use Map - 1984



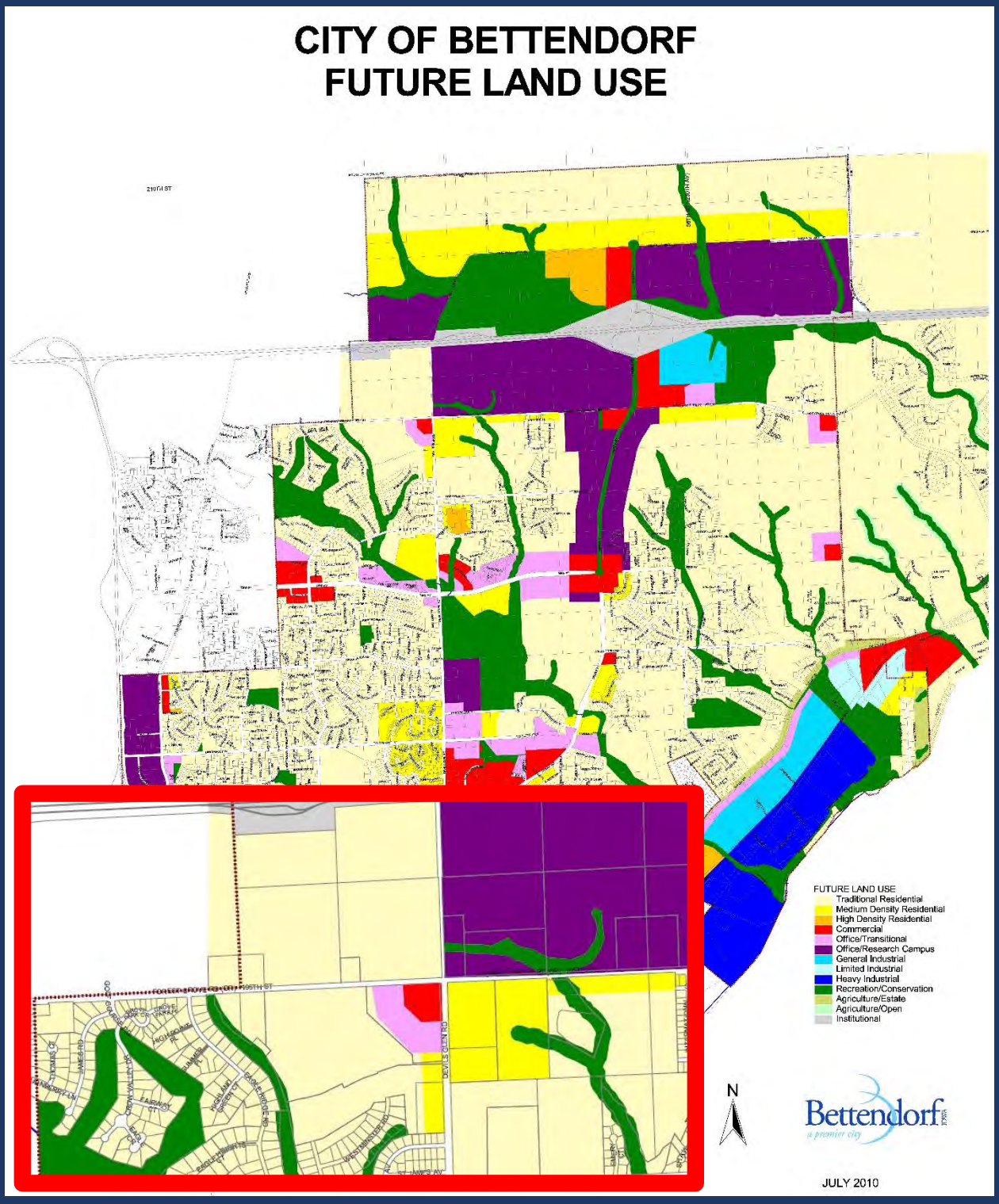
Future Land Use Map - 1994



Future Land Use Map - 2002



Future Land Use Map - 2010



April 26, 2023

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

RE: Planning and Zoning Commission's decision on the following future land use map amendments submitted by E & A Enterprises, LLC:

Parks and Open Space to UMI Urban Medium Intensity (23-013)
Parks and Open Space to ULI Urban Light Intensity (23-021)

Planning and Zoning Commission's decision on the following rezoning requests submitted by E & A Enterprises, LLC:

C-1, Neighborhood Commercial District to C-2, Community Commercial District (with commercial restrictions) (23-014),
C-1, Neighborhood Commercial District to R-1, Single-Family Residence District (23-017),
C-1, Neighborhood Commercial District to C-2, Community Commercial District (townhomes only) (23-022),
C-1, Neighborhood Commercial District to R-3, Mixed Residential District (23-023),
R-1, Single-Family Residence District to C-1, Neighborhood Commercial District (23-024)

Honorable Mayor and Members of the City Council:

On April 19, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named future land use map amendment and rezoning requests.

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

Sincerely,

Mark D. Hunt
Director, Community Development

9. Case 23-013 – Future Land Use Amendment; SW corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to UMI Urban Medium Intensity, submitted by E & A Enterprises, LLC. (Staff: Beswick)

10. Case 23-021 – Future Land Use Amendment; SW corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to ULI Urban Light Intensity, submitted by E & A Enterprises, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

11. Case 23-014 – Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (commercial uses), submitted by E & A Enterprises, LLC. (Staff Beswick)

12. Case 23-017 - Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family Residence District, submitted by E & A Enterprises, LLC. (Staff: Beswick)

13. Case 23-022 - Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes), submitted by E & A Enterprises, LLC. (Staff: Beswick)

14. Case 23-023 - Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-3 Mixed Residential District, submitted by E & A Enterprises, LLC. (Staff: Beswick)

15. Case 23-024 - Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District C-1 Neighborhood Commercial District, submitted by E & A Enterprises, LLC. (Staff: Beswick)

Beswick reviewed the staff report, adding that the developer has indicated that at the platting stage he is willing to place a restrictive covenant on the property that is currently zoned C-1 and which will remain so that prohibits gas sales.

Curran reviewed the procedures related to the multiple public hearings that will take place. He stated that any and all comments made by those in the audience will be applicable to all of the involved cases and will made a part of each record.

Gibson asked if the restriction on gas sales runs with the land or if it would not be enforceable if the plan were revised for some reason. Curran explained that the condition is part of the ordinance rezoning the property and would run with the land. Hunt added that if the rezoning of the property is not approved and the project does not move forward, any use that is allowed in the C-1 district could be contemplated including gas stations. He reiterated that the restrictions on gas sales and the other uses listed in the agreement are only enforceable if the rezoning is approved.

Wennlund opened the public hearing for Case 23-013 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Greg Jager, attorney representing the applicant, stated that Forest Grove Drive/Veteran's Parkway is one of three streets that connect one end of Bettendorf to the other end of Davenport, adding that the intersection with Devils Glen Road is one of the busiest in the city. He explained that because of the voluminous traffic, it is appropriate to have commercial uses that serve a wider geographical clientele on the corner. Jager stated that while no specific users have been identified for the commercial areas, concept plans have been drawn. He indicated that the developer has not offered to condition the rezoning request based on a concept plan because he will need some flexibility in how the site is marketed and developed. He explained that because the concept plan is not final, the developer has chosen to focus on the proposed uses for the site. He reiterated that the developer would provide a document restricting all of the C-1 area from use for a gas station. He reviewed the list of uses that the developer has agreed to prohibit in the corner area that is proposed to be rezoned to C-2, adding that the proposed C-2 area to the south will be restricted to townhome development only. Jager commented that because single-family homes will be built to the west by the same developer, it is to his benefit to develop the area with uses that will fit into the area nicely.

Samir Kulkarni, design director for Bush Construction, stated that his goal is to promote quality design for the development while keeping in mind the high level of interest from all sides. He added that the proposed renderings show a cohesive and contemporary design that is contextually appropriate and ties well into the nearby neighborhoods. He showed slides of the conceptual layout of the proposed development, renderings showing the proposed style of the commercial buildings and residential townhomes, and the streetscape along both sides of Devils Glen Road.

Michael Meloy, attorney representing Dr. Allen Diercks (6549 Blackberry Lane) and other residents who live on Blackberry Lane, stated that he believes that this is the wrong location for the proposed development which is primarily commercial. He commented that there is no existing commercial use in the immediate area or any commercial development south of Forest Grove Drive between the east side of Middle Road and the west side of Utica Ridge Road. He stated that there is almost unanimous opposition to the proposed commercial designation from the property owners in attendance as it is too intense. Meloy suggested that no action with regard to the rezoning requests should be taken until such time as the future land use map is updated. He stated that he believes Parks and Open Space is a logical land use designation because of the baseball fields that used to be located on the site. He expressed concern about a reduction in property values of the residential homes in the neighborhood, congestion, traffic problems, and the negative impact the development will have, adding that the rezoning requests are not in the best interest of the city as a whole.

Kristi Fuller, 6559 Eagle Ridge Road, expressed concern that the development will wreck the recreational path and will increase the vehicular traffic in the area.

Ken Golden, 3895 Lakeview Court, expressed concern about increased traffic, safety of pedestrians and cyclists, children walking to and from school, and the overall density of the project. He commented that many of the residents purchased their homes based partially on the area's

zoning of C-1 and designation on the future land use map as Parks and Open Space which is now considered to be an error.

Janet Morales, 3360 Crow Lake Drive, expressed opposition to the request as it would negatively impact the ability of residents to safely cross the street when they must navigate around the traffic entering and existing the proposed businesses. She added that she is concerned that the increased volume of traffic caused by the Forest Grove Drive reconstruction will encourage motorists using the neighborhood as a pass through to become the norm.

Terry Donart, 6560 Blackbird Lane, concurred with the concerns expressed regarding increased traffic and the associated safety concerns.

Jared Stein, 3400 Crow Lake Drive, expressed opposition to the developer's requests because he does not believe that it is appropriate to locate such a large development in a small space in the middle of an existing and future residential area. He expressed concerns about the lighting, hours of operation, the water runoff that will come from the development, and the maintenance of the proposed detention basin. He requested that the Commission consider all of the standards listed in the zoning ordinance prior to making their recommendation. He expressed concern about the number of intersections that will be added as a result of the proposed development and the future residential subdivision to the west.

Allen Diercks, 6549 Blackberry Lane, suggested that the development be located on the north side of Forest Grove Drive or further west on Forest Grove Drive at the intersection with Utica Ridge Road.

Kimberly Kim, 6552 Blackbird Lane, stated that she believes that a C-2 district is inappropriate for the residential area as it is too close to the elementary school. She added that Pleasant Valley Community School District does not provide busing for the children in the area and that the increased traffic will create serious safety concerns. She expressed frustration that the street alignment has not yet been confirmed as new streets will change the flow of traffic.

Denis Bland, 6311 Cattail Lane, stated that traffic in the area is already heavy and questioned why a commercial development has to be located there when there are other locations with available commercial space. He expressed concern about the lighting and additional traffic that will be generated by the development that is incongruous with the residential neighborhood.

Sarah Maifield, 6515 Blackbird Lane, expressed concern about increased traffic and the safety issues associated with. She stated that she believes that there will be a large amount of garbage generated by the development.

Wennlund closed the public hearing for Case 23-013.

> On motion by Kappeler, second by Ormsby, that Commission action for Case 23-013 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-021 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-021.

> On motion by Satterfield, second by Gannaway, that Commission action for Case 23-021 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-014 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-014.

> On motion by Gannaway, second by Kappeler, that Commission action for Case 23-014 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-017 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-017.

> On motion by Gannaway, second by Satterfield, that Commission action for Case 23-017 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-022 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-022.

> On motion by Gannaway, second by Satterfield, that Commission action for Case 23-022 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-023 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-023.

> On motion by Gannaway, second by Satterfield, that Commission action for Case 23-023 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-024 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-024.

> On motion by Gannaway, second by Satterfield, that Commission action for Cases 23-013, 23-014, 23-017, 23-021, 23-022, and 23-023 be removed from the table.

ALL AYES

Motion carried.

Gannaway asked for staff comment regarding the concerns regarding traffic safety that were expressed by the residents. Morlok explained that traffic volume is approximately 3 times what is typical because of the detour caused by Forest Grove Drive reconstruction. He added that while funding has been allocated for a traffic signal at the intersection of Forest Grove Drive and Devils Glen Road, there is a lead time of 40 to 50 weeks for the equipment which would be installed next year. Morlok stated that widening of Devils Glen Road is programmed in the Community Improvement Program for 2026, adding that depending on available funding and council priorities it could potentially be moved up. He stated that at least one and possibly two crossings will be added at the recreational trail depending on the street configuration of future residential subdivisions to the west. He explained that the city does not distinguish between residential and commercial crossings, adding that some of the busier crossings have been upgraded with a rapid flash beacon in addition to the stop signs.

Kappeler asked if a bar would be allowed in the building shown on the northwest corner of the concept plan that would be adjacent to residential homes. Beswick explained that a special use permit approved by the Board of Adjustment would be required for a bar. Wennlund commented that because the developer of the commercial area is the owner of the future residential future homeowners would be aware of their proximity to commercial uses. Beswick added that there are required landscape buffers between more intense districts and lesser ones.

Wennlund stated that the fact that the future land use designation for the corner was commercial for decades lends itself to staff's assertion that the change to Open Space and Parks was an error in 2017. He added that if the property had been intended for use as a park or recreational area, it would not still be zoned C-1 or C-5. Hunt commented that Beswick's research found no reason for that change, adding that it is likely that the consultant saw what looked like a park use without realizing it was a temporary use as noted on the site plan. Kappeler commented that future land use is seen as a suggestion but that the zoning is legislation. Stoltenberg added that because the area is currently zoned C-1, it is irrelevant what the land use designation is.

Gannaway asked what information would have been available regarding future use of the property if a future homeowner was considering building a house in the area. Hunt stated that the zoning would have been indicated as C-1, and that after 2017 the future land use designation would have been shown as Parks and Open Space. Beswick added that when the Copper Ridge subdivisions were rezoned and developed the future land use map showed the area as commercial and office/transitional. Kappeler commented that commercial use was anticipated when Copper Ridge was developed which is evidenced by a significant berm in both width and height to screen that residential area from the proposed commercial area across the street. She stated that while single-family homes are not typically built along arterial streets, especially at intersections, Copper Ridge was developed that way. Wennlund added that Copper Ridge is zoned R-3 which makes a little more sense given its proximity to the C-1 and C-5 across the street. Stoltenberg commented that the Comprehensive Plan was updated subsequent to the development of Copper Ridge, adding that the revisions included development of small community areas where a few small retail businesses would be located within walking distance of the surrounding residents.

Beswick reviewed the uses that are allowed in the C-1 district, adding that the developer has requested a rezoning to C-2 merely to facilitate development of larger restaurants than are allowed in C-1. Stoltenberg reiterated that the developer is willing to restrict the use of the C-2 area to prohibit the majority of uses that most people would find objectionable near a residential area. He added that in addition, some of the currently zoned C-1 area is being rezoned to R-3. He stated that the proposed restrictions currently do not exist.

> On motion by Kappeler, second by Stoltenberg, that the future land use amendment for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to UMI Urban Medium Intensity, be recommended for approval subject to staff recommendations. (Case 23-013)

ALL AYES

Motion carried.

> On motion by Kappeler, second by Stoltenberg, that the future land use amendment for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive. Open Space and Parks to ULI Urban Light Intensity, be recommended for approval subject to staff recommendations. (Case 23-021)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Kappeler, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (commercial uses), be recommended for approval subject to staff recommendations. (Case 23-014)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Gannaway, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family District, be recommended for approval subject to staff recommendations. (Case 23-017)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Kappeler, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes), be recommended for approval subject to staff recommendations. (Case 23-022)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Kappeler, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-3 Mixed Residential District, be recommended for approval subject to staff recommendations. (Case 23-023)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Kappeler, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-1 Neighborhood Commercial District, be recommended for approval subject to staff recommendations. (Case 23-024)

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: May 2, 2023 (SPH)
May 16, 2023 (HPH)
REQUESTED BY: Mark Hunt

Item Title

Resolution setting a date for public hearing on rezoning requests for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive. (5/2/23)

- C-1, Neighborhood Commercial District to C-2, Community Commercial District (with commercial restrictions) (23-014),
- C-1, Neighborhood Commercial District to R-1, Single-Family Residence District (23-017),
- C-1, Neighborhood Commercial District to C-2, Community Commercial District (townhomes only) (23-022),
- C-1, Neighborhood Commercial District to R-3, Mixed Residential District (23-023),
- R-1, Single-Family Residence District to C-1, Neighborhood Commercial District (no gas sales) (23-024).

All requests were submitted by E & A Enterprises, LLC.

Public hearings and first reading of ordinances for rezoning requests for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive. (5/16/23)

- C-1, Neighborhood Commercial District to C-2, Community Commercial District (with commercial restrictions) (23-014),
- C-1, Neighborhood Commercial District to R-1, Single-Family Residence District (23-017),
- C-1, Neighborhood Commercial District to C-2, Community Commercial District (townhomes only) (23-022),
- C-1, Neighborhood Commercial District to R-3, Mixed Residential District (23-023),
- R-1, Single-Family Residence District to C-1, Neighborhood Commercial District (23-024).

All requests were submitted by E & A Enterprises, LLC.

Explanation

E & A Enterprises, LLC is requesting multiple rezonings for property generally located at the southwest corner Devils Glen Road and Forest Grove Drive. The area is currently zoned C-1, Neighborhood Commercial District and R-1 Single-Family Residence District, and the applicant is proposing to rezone the property to a combination of R-1 Single-Family Residence District, R-3 Mixed Residential District, C-1 Neighborhood Commercial District with gas sales restrictions, C-2 Community Commercial District with commercial use restrictions, and C-2 Community Commercial District with a townhouse use only restriction.

The rezoning concept proposes uses that include retail commercial, restaurant commercial, single-family attached townhomes, and detached single-family residential. A total of 38 townhomes are proposed in the R-3 and portions of the C-2 zoned areas of the development. The C-1 and C-2 commercial areas of the development propose retail, small and large restaurants, and a coffee shop. Not all uses have been contracted by the developer. The request for C-1 to R-1 will allow further development of single-family detached homes in the remaining portions of ValleyWynds subdivisions.

The rezoning concept proposes a public interior road system which is accessible via two intersections, one on Forest Grove Drive and one on Devils Glen Road. The proposal considers existing adjacent trail and sidewalk infrastructure and proposes connections while also adding additional interior pedestrian amenities to developments located in the proposal area. A play area and open space are integrated into an existing utility easement and landscape buffering, including plantings and berms, are proposed to provide transitional compatibility with the adjacent developments and the major roadways.

The layout and configuration of the proposed zoning districts and uses are a prototypical layout which is encouraged in the Comprehensive Plan. Such a layout includes a commercial center buffered by denser and/or lighter intensity commercial with light density residential along two major thoroughfare corridors.

A neighborhood meeting was held by the developer prior to the first public meeting with the City. Staff has received multiple comments regarding the development, and they are included in the Public Comment folder on file with the City Clerk.

The Planning and Zoning Commission made recommendations for approval of all the rezoning requests by a 7-0 margin at the April 19, 2023 meeting.

Consult the Planning and Zoning Commission staff report and attachments for further details and analysis.

****PLEASE NOTE:** On May 12, 2023, the City Clerk received a Property Owner's Protest of a Rezoning Petition with respect to these matters. The protest petition is attached hereto, however, staff has not yet analyzed the protest in relation to whether a super majority voting requirement is triggered under City Code Section 11-15-13.

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

N/A

List attachments

Resolution; Ordinances; (A) Staff Report with attachments; (B) Planning and Zoning Commission report to Mayor and City Council; (C) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter; (D) Property Owner's Protest of a Rezoning Petition.

RESOLUTION NO. _____ - 23

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON REZONING OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2 COMMUNITY COMMERCIAL DISTRICT (WITH COMMERCIAL RESTRICTIONS) (CASE 23-014)

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENCE DISTRICT (CASE 23-017)

C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2 COMMUNITY COMMERCIAL DISTRICT (TOWNHOMES ONLY) (CASE 23-022)

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT (CASE 23-023)

R-1 SINGLE-FAMILY RESIDENCE DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (CASE 23-024)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearings be set for May 16, 2023, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of multiple rezoning requests for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive:

23-014 C-1 Neighborhood Commercial District to C-2 Community Commercial District (with commercial restrictions)
23-017 C-1 Neighborhood Commercial District to R-1 Single-Family Residence District
23-022 C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes only)
23-023 C-1 Neighborhood Commercial District to R-3 Mixed Residential District
23-024 R-1 Single-Family Residence District to C-1 Neighborhood Commercial District (no gas sales allowed)

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, City of Bettendorf, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. _____ - 23

AN ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2, COMMUNITY COMMERCIAL DISTRICT

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive which is legally described as:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 87° 07' 39" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 51.24 FEET; THENCE SOUTH 02° 52' 08" EAST, A DISTANCE OF 59.96 FEET TO THE POINT OF BEGINNING AT THE SOUTH RIGHT OF WAY LINE OF 53RD AVENUE; THENCE SOUTH 31° 47' 25" EAST, A DISTANCE OF 39.96 FEET; THENCE SOUTH 01° 43' 41" EAST ALONG THE WEST RIGHT OF WAY LINE OF DEVILS GLEN ROAD, A DISTANCE OF 458.15 FEET; THENCE SOUTH 88° 18' 31" WEST, A DISTANCE OF 429.52 FEET; THENCE SOUTH 88° 16' 19" WEST, A DISTANCE OF 52.82 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; AN ARC LENGTH OF 173.76 AND A CHORD THE BEARS N63° 17' 02" WEST A DISTANCE OF 166.71 FEET; THENCE NORTH N02° 53' 47" WEST, A DISTANCE OF

400.81 FEET TO THE SOUTH RIGHT OF WAY LINE OF 53RD AVENUE; THENCE NORTH 87° 08' 05" EAST ALONG SAID RIGHT OF WAY, DISTANCE OF 621.20 FEET TO THE POINT OF BEGINNING, CONTAINING 7.022 ACRES OR 305,865 SQUARE FEET, MORE OR LESS;

and which is now zoned C-1 Neighborhood Commercial District is hereby repealed and said described land shall hereinafter be zoned C-2 Community Commercial District with the following condition:

1. That the following uses are prohibited:
   - (a) Convenience food sales with gas sales (limited or unlimited);
   - (b) General food sales with gas pumps;
   - (c) Auto services use which includes gas sales as a portion of such business;
   - (d) Any other business use which is intended to sell gasoline on site;
   - (e) Tobacco, vape shops, and/or CBD shops;
   - (f) Tattoo/piercing parlors;
   - (g) Storage units;
   - (h) Automotive sales;
   - (i) Automotive services and body repair;
   - (j) Pawn shops;
   - (k) Title loan or "quick cash" operations;
   - (l) Storage/staging yards or service vehicle parking of any type;
   - (m) Adult entertainment venues;
   - (n) Permanent buildings in which fifty percent (50%) or more of the retailer's floor space is allocated for the sale or display of consumer fireworks or in which fifty percent (50%) or more of annual retail sales are from the sale of consumer fireworks.

and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map.

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, City of Bettendorf, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. _____ - 23

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENCE DISTRICT

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive which is legally described as:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 87° 07' 39" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1002.16 FEET; SOUTH 02° 00' 30" EAST, A DISTANCE OF 331.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 43° 54' 23" EAST, A DISTANCE OF 529.47 FEET; THENCE SOUTH 02° 49' 14" EAST, A DISTANCE OF 122.95 FEET; THENCE NORTH 47° 12' 56" WEST, A DISTANCE OF 498.70 FEET; THENCE NORTH 02° 00' 30" WEST A DISTANCE OF 65.69 FEET TO THE POINT OF BEGINNING, CONTAINING 0.359 ACRES, OR 15,617 SQUARE FEET, MORE OR LESS.

and which is now zoned C-1 Neighborhood Commercial District is hereby repealed and said described land shall hereinafter be zoned R-1 Single-Family Residence District and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map.

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, City of Bettendorf, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. _____ - 23

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2, COMMUNITY COMMERCIAL DISTRICT

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive which is legally described as:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 87° 07' 39" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 51.24 FEET; THENCE SOUTH 02° 52' 08" EAST, A DISTANCE OF 59.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF 53RD AVENUE; THENCE SOUTH 31° 47' 25" EAST, A DISTANCE OF 39.96 FEET TO THE WEST RIGHT OF WAY LINE OF DEVILS GLEN ROAD; THENCE SOUTH 01° 43' 41" EAST ALONG THE WEST RIGHT OF WAY LINE OF DEVILS GLEN ROAD, A DISTANCE OF 458.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 43' 41" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 349.64 FEET; THENCE SOUTH 88° 16' 11" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 67° 13' 38" WEST, A DISTANCE OF 127.77 FEET; THENCE

ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 87.00 FEET, AN ARC LENGTH OF 37.21 FEET AND A CHORD THAT BEARS NORTH 79° 28' 43" WEST A DISTANCE OF 36.92 FEET; THENCE SOUTH 88° 16' 12" WEST, A DISTANCE OF 12.49 FEET; THENCE SOUTH 00° 55' 34" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88° 16' 18" WEST A DISTANCE OF 168.50 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 117.81 FEET AND A CHORD THAT BEARS NORTH 45° 43' 45" WEST A DISTANCE OF 106.06 FEET; THENCE NORTH 01° 43' 48" WEST, A DISTANCE OF 226.10 FEET; THENCE NORTH 88° 18' 31" EAST, A DISTANCE OF 429.52 FEET TO THE POINT OF BEGINNING, CONTAINING 3.011 ACRES OR 131,141 SQUARE FEET, MORE OR LESS;

and which is now zoned C-1 Neighborhood Commercial District is hereby repealed and said described land shall hereinafter be zoned C-2 Community Commercial District with the following conditions:

1. That the only permitted use under such rezoning shall be for residential townhomes in a configuration substantially similar to the concept plan submitted with the rezoning application for Case 23-022.

2. The maximum permitted height of the townhouse structures shall be thirty-five (35) feet.

and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map.

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, City of Bettendorf, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. _____ - 23

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO R-3 MIXED RESIDENTIAL DISTRICT

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive which is legally described as:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 87° 07' 39" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 51.24 FEET; THENCE SOUTH 02° 52' 08" EAST, A DISTANCE OF 59.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF 53RD AVENUE; THENCE SOUTH 31° 47' 25" EAST, A DISTANCE OF 39.96 FEET TO THE WEST RIGHT OF WAY LINE OF DEVILS GLEN ROAD; THENCE SOUTH 01° 43' 41" EAST ALONG THE WEST RIGHT OF WAY LINE OF DEVILS GLEN ROAD, A DISTANCE OF 807.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 43' 41" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 142.86 FEET; THENCE SOUTH 85° 56' 32" WEST, A DISTANCE OF 400.01 FEET; THENCE NORTH 04° 00' 57" WEST, A DISTANCE OF 109.83 FEET; THENCE NORTH 47° 19' 41" WEST, A DISTANCE OF 294.53 FEET; THENCE NORTH 02° 49' 14" WEST, A DISTANCE OF 22.95 FEET; THENCE NORTH 43° 54' 23" WEST, A DISTANCE OF 410.35 FEET; THENCE NORTH 84° 53' 46" EAST, A DISTANCE OF 232.02 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 247.69

FEET; AND A CHORD THE BEARS SOUTH 51° 10' 48" EAST FOR A DISTANCE OF 227.53 FEET; THENCE NORTH 88° 16' 19" EAST, A DISTANCE OF 56.82 FEET; THENCE SOUTH 01° 43' 48" EAST, A DISTANCE OF 226.10 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; AN ARC LENGTH OF 117.81 FEET AND A CHORD THAT BEARS SOUTH 46° 43' 45" EAST FOR A DISTANCE OF 106.06 FEET; THENCE NORTH 88° 16' 18" EAST, A DISTANCE OF 169.50 FEET; THENCE NORTH 00° 55' 34" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88° 16' 12" EAST, A DISTANCE OF 12.49 FEET; THENCE ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 87.00 FEET, AN ARC LENGTH OF 37.21 FEET AND A CHORD THAT BEARS SOUTH 79° 28' 43" EAST AND DISTANCE OF 36.92 FEET; THENCE SOUTH 67° 13' 38" EAST, A DISTANCE OF 127.77 FEET; THENCE NORTH 88° 16' 11" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING , CONTAINING 4.070 ACRES OR 177,298 SQUARE FEET, MORE OR LESS;

and which is now zoned C-1 Neighborhood Commercial District is hereby repealed and said described land shall hereinafter be zoned R-3 Mixed Residential District and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map.

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, City of Bettendorf, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. _____ - 23

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE R-1 SINGLE-FAMILY RESIDENCE DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive which is legally described as:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 87° 07' 39" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1002.16 FEET; SOUTH 02° 00' 30" EAST, A DISTANCE OF 59.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02° 00' 30" EAST, A DISTANCE OF 251.45 FEET; THENCE NORTH 43° 54' 23" WEST; A DISTANCE OF 73.89 FEET; THENCE SOUTH 87° 06' 39" WEST, A DISTANCE OF 116.42 FEET; THENCE NORTH 02° 53' 47" WEST A DISTANCE OF 195.61 FEET; THENCE NORTH 87° 07' 32" EAST, A DISTANCE OF 168.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.783 ACRES, OR 34,106 SQUARE FEET, MORE OR LESS.

and which is now zoned R-1 Single-Family Residence District is hereby repealed and said described land shall hereinafter be zoned C-1 Neighborhood Commercial District with the following condition:

1. That the following uses are prohibited:
   (a) Convenience food sales with gas sales (limited or unlimited);
   (b) General food sales with gas pumps;
   (c) Auto services use which includes gas sales as a portion of such business;
   (d) Any other business use which is intended to sell gasoline on site;

and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map.

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: FGD DGR Rezoning
Author: Taylor Beswick
Department: Community Development
Date: April 19, 2023

Case No.:	23-014; 23-017; 23-022; 23-023; 23-024
Request:	Rezone property located southwest of Forest Grove Drive and Devils Glen Road from C-1 to C-2 with commercial use restrictions (23-014), C-1 to R-1 (23-017), C-1 to C-2 restricted to townhome use only (23-022), C-1 to R-3 (23-023), and R-1 to C-1 (23-024).
Location:	Southwest corner of Devils Glen Road and Forest Grove Drive
Legal Description:	NE¼SW¼ of Section 3, Township 78 N (Parcel #: 8403350031)
Applicant:	E & A Enterprises, LLC
Owner:	MCB Development Corporation
Future Land Use:	Parks & Open Space (*Pending Urban Low Intensity (ULI) and Urban Medium Intensity (UMI))
Current Zoning:	C-1, Neighborhood Commercial and R-1, Single-Family Residence

Background Information & Facts

E & A Enterprises, LLC is requesting multiple rezonings for property located southwest of the intersection of Forest Grove Drive and Devils Glen Road (see Aerial Map – Attachment A). The area is currently zoned C-1, Neighborhood Commercial, and the applicant is proposing to rezone the property a combination of R-1 Single Family, R-3 Mixed Residential, C-1 Neighborhood Commercial, C-2 Community Commercial with commercial use restrictions, C-2 Community Commercial with a townhouse use only restriction (see Current Zoning and Proposed Zoning – Attachment B). Some portions of the property will retain the existing C-1 zoning. Prior to 2017, the property was zoned part C-5 Office/Transitional and part C-1. The C-5 zoning district was eliminated and folded into the C-1 District in 2017. The property was zoned C-5 and C-1 in 1996 (see Ordinance 29-96 and Ordinance 30-96 – Attachment C).

The rezoning concept proposes uses that include retail commercial, restaurant commercial, single-family attached townhomes, and detached single-family residential (see Rezoning Concept Overhead Aerial – Attachment D). The portion of C-2 Commercial is proposed to have use restrictions which are similar to use restrictions which exist in Bettendorf's Downtown Overlay District (see C-2 Commercial Use Restriction List – Attachment E). In addition, the residential portion of the proposed C-2 district shown includes an agreement which restricts all uses except residential townhomes (see C-2 Residential Restriction – Attachment F).

The site is currently in agricultural production, but from 1999 until recent years was the location of the Ball Park at Noel Farms, home of the Barnstormer Baseball Club. A site development plan was reviewed and approved by the City in 1999, and on this plan the baseball use is cited as temporary. In addition, the

approved site plan contains the following note: "*2. The ball diamonds and proposed concession stand are temporary developments until the site becomes viable as a commercial development in accordance with the City's long term land use plan.*"

Since the area in question was annexed into the City of Bettendorf in 1971, the corner of Forest Grove Drive and Devils Glen Road has consistently been designated as medium density residential to mixed use commercial/residential future land uses. This can be seen on multiple iterations of the City's Comprehensive Plan and Future Land Use Map (see Historical Future Land Use Maps: 1973, 1984, 1994, 2002, 2010 – Attachment G). Upon adoption of the most recently updated Comprehensive Plan and Future Land Use Map in 2017 the area was changed to Parks & Open Space. Staff cannot find any minutes or citations in the record which explains the reasoning for the Future Land Use designation change from Office/Transitional and Commercial to Parks & Open Space. Case No. 23-013 and 23-021 proposes amendments to the Future Land Use Map to Urban Low Intensity (ULI) and Urban Medium Intensity (UMI) (see Current and Proposed Future Land Use – Attachment H).

Comprehensive Plan Analysis

The configuration of the rezoning requests are anticipated and allowed districts in the Future Land Use Map per Development Character Area (DCA) and Applicable Zoning Districts Table located in the preamble of Title 11, Zoning Regulations.

The proposal is also consistent with multiple goals across a variety of categories identified in the Comprehensive Plan including:

Growth: Land Use & Transportation
Goal A: Develop New Land and Streets
- Development of in-fill properties to encourage City growth while also providing multi-modal street connections.

Housing
Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods
- Construction of housing option types which are underserved in the community.

Quality of Life
Goal E: Enhance Community Design and Character
- Improving the area's neighborhood character while also enhancing connections between the City's built environment and its natural spaces.

Zoning Compliance Analysis

The rezoning proposal includes a mixture of C-1, C-2, R-1, and R-3 zoning districts (see Townsend Engineering Rezoning Concepts – Attachment I).

Residential Use Components

The proposed residential components of the development include single-family detached homes located in the R-1 district, which will be combined with the unfinished portions of the ValleyWynds additions. The densities proposed for the R-1 meet the requirements of the zoning code. Pending approval of the Future

Land Use Map Amendments and Rezoning requests related to this site, the R-1 single-family areas will only require subdivision plat reviews and approval prior to construction.

The single-family attached townhomes are proposed to be located in both the R-3 and C-2 zoning districts. The R-3 area is proposed to be in a ULI Future Land Use designated area. The C-2 area is proposed to be in a UMI Future Land Use designated area. Both zoning districts are consistent with each respective future land use designation.

A total of 38 townhome lots are currently proposed in the development. The C-2 area for the townhomes includes a clause limiting the potential future uses to only residential townhomes. Townhomes are a permitted use in both the R-3 and C-2 Districts. One difference in bulk regulations for the two districts are the required front yard/rear yard setbacks. In the R-3 district, a 25-foot front yard and rear yard setback is required while in the C-2 district a 20-foot setback is required. One reason cited for utilizing the different zoning districts and setback for the townhomes is the existence of a 75-foot pipeline easement which runs north/south through the proposed development. Given the constraints of the easement and right-of-way areas, configuring lots is possible with a 20-foot setback. This is acceptable and meets the zoning requirements.

Of the 38 townhome lots proposed, 22 lots are shown in the C-2 district and 16 are shown in the R-3 district. The resulting density calculations for each area are 4 dwelling units per acre for the R-3 area and 7.75 dwelling units per acre for the C-2 area. Each density is above the minimum site area per housing unit required in the zoning code, and each density calculation is consistent with the Comprehensive Plan's residential guidelines for the ULI Future Land Use designation (2-7 dwelling units per acre) and the UMI Future Land Use designation (7-12 dwelling units per acre). All future developments in the townhome use areas of the proposal will require subdivision platting approval and subsequent site development plan approval prior to construction.

Commercial Use Components

The C-2 commercial zoning area proposes retail and restaurants which could be over 10,000 square feet in size that would not be permitted in the C-1 district. The applicant is proposing to restrict the potential uses in the C-2 commercial district which include banning gas stations, vape shops, and tattoo parlors among other uses cited in the attached restriction list. The proposed conceptual building layouts and proposed uses for the C-2 commercial area meet the zoning requirements specified. A buffer area of C-1 commercial area is located on the northwest corner of the property and is proposed to contain retail. All future developments in the commercial use areas of the proposal will require subdivision platting approval and subsequent site development plan approval prior to construction.

The layout and configuration of the proposed zoning districts and uses are a prototypical layout which is encouraged in the Comprehensive Plan. Such a layout includes a commercial center buffered by denser and/or lighter intensity commercial with light density residential along two major thoroughfare corridors.

Utility Connections and Easements

The proposed rezoning area has access to Iowa American Water, City sewer, and other required utilities. An existing 75-foot pipeline easement is shown and appropriately contemplated in the rezoning concepts. No

structures can be located on this pipeline easement. It will be the developer's responsibility to acquire any needed easement on adjacent private property for connecting to utilities and/or sewer.

Thoroughfare Plan and Pedestrian Access

The rezoning concept proposes a public interior road system which is accessible via two intersections, one on Forest Grove Drive and one on Devils Glen Road. The Devils Glen Road intersection will align with Lake View Court which provides access to the Copper Ridge Additions east of Devils Glen Road. No development currently exists north of the proposed Forest Grove Drive intersection, but alignment will be desired for future development in this area. A majority of the proposed townhome lots are to be accessed via a cul-de-sac street.

The proposal considers existing adjacent trail and sidewalk infrastructure and proposes connections while also adding additional interior pedestrian amenities to developments located in the proposal area.

Stormwater

The rezoning concept reserves an area for stormwater detention located on the southern boundary of the development. Stormwater detention requirements and calculations will require Engineering staff approval during platting and site development phases.

Design Characteristics Review

The proposed rezoning is not located in a Development Character Area zoning district or an overlay district which requires specific architectural design elements by the city. However, the applicant has submitted renderings of the proposed development which previews the intended look and feel of both the commercial use areas and the residential townhomes (see Design Renderings – Attachment J).

Staff Recommendation

Given the evidence and reasons stated in the staff analysis of the request, staff recommends the Planning and Zoning Commission recommend approval of the proposed rezoning requests:

- Case No. 23-014: C-1 Neighborhood Commercial District to C-2 Community Commercial District (commercial use) with the following condition:
    - Acceptance of the proposed commercial use restriction list.
- Case No. 23-017: C-1 Neighborhood Commercial District to R-1 Single-Family Residence District
- Case No. 23-022: C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhome use) with the following condition:
    - Acceptance of the proposed residential use restrictions.
- Case No. 23-023: C-1 Neighborhood Commercial District to R-3 Mixed Residential District
- Case No. 23-024: R-1 Single-Family Residence to C-1 Neighborhood Commercial District

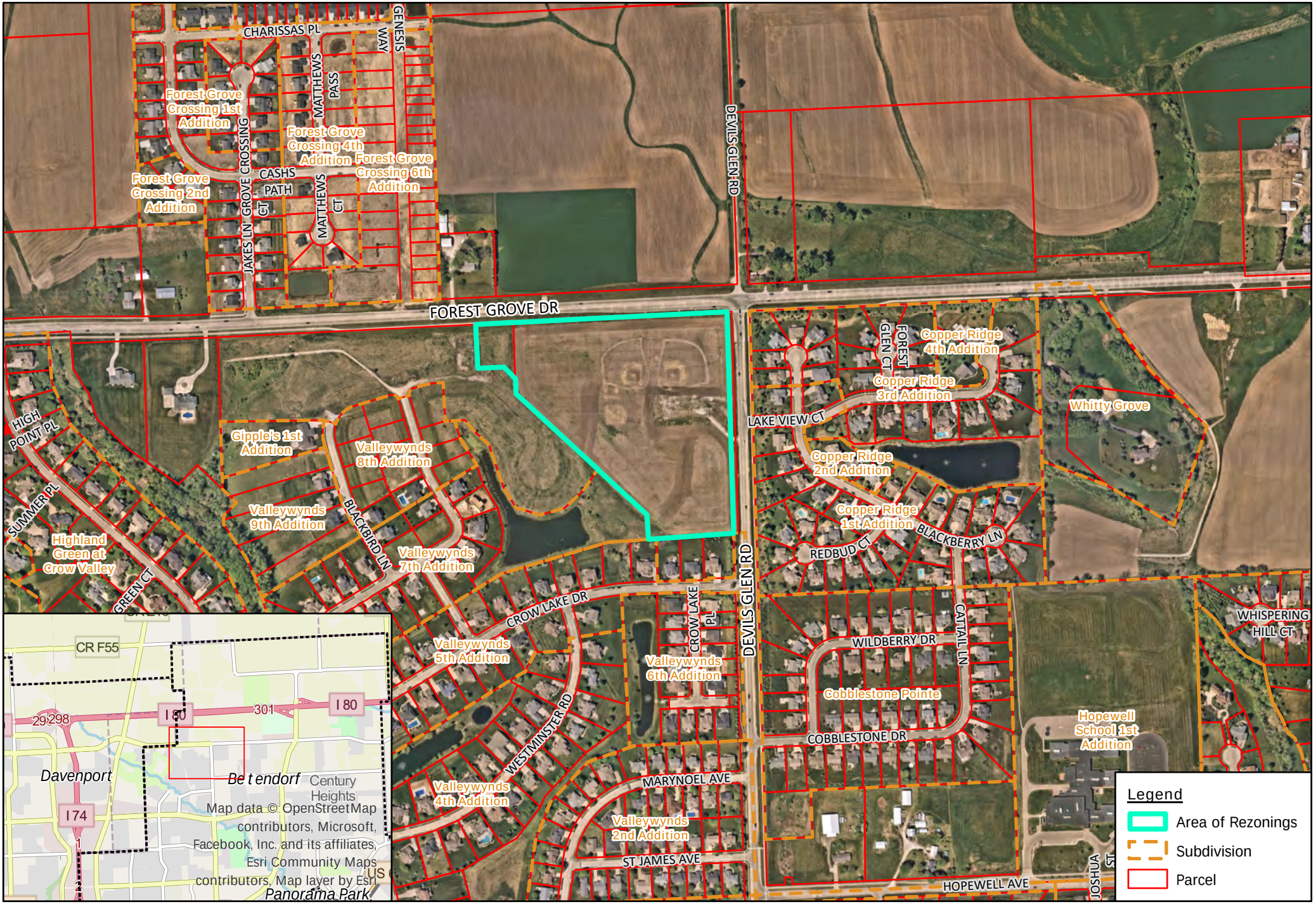
Respectfully submitted,

Taylor Beswick
City Planner

Case 23-014; 017; 022; 023; 024: SW of Devils Glen Rd. & Forest Grove Dr. Rezonings
Aerial

1 Inch = 542 Feet
Feet
0 212.5 425 850 1,275

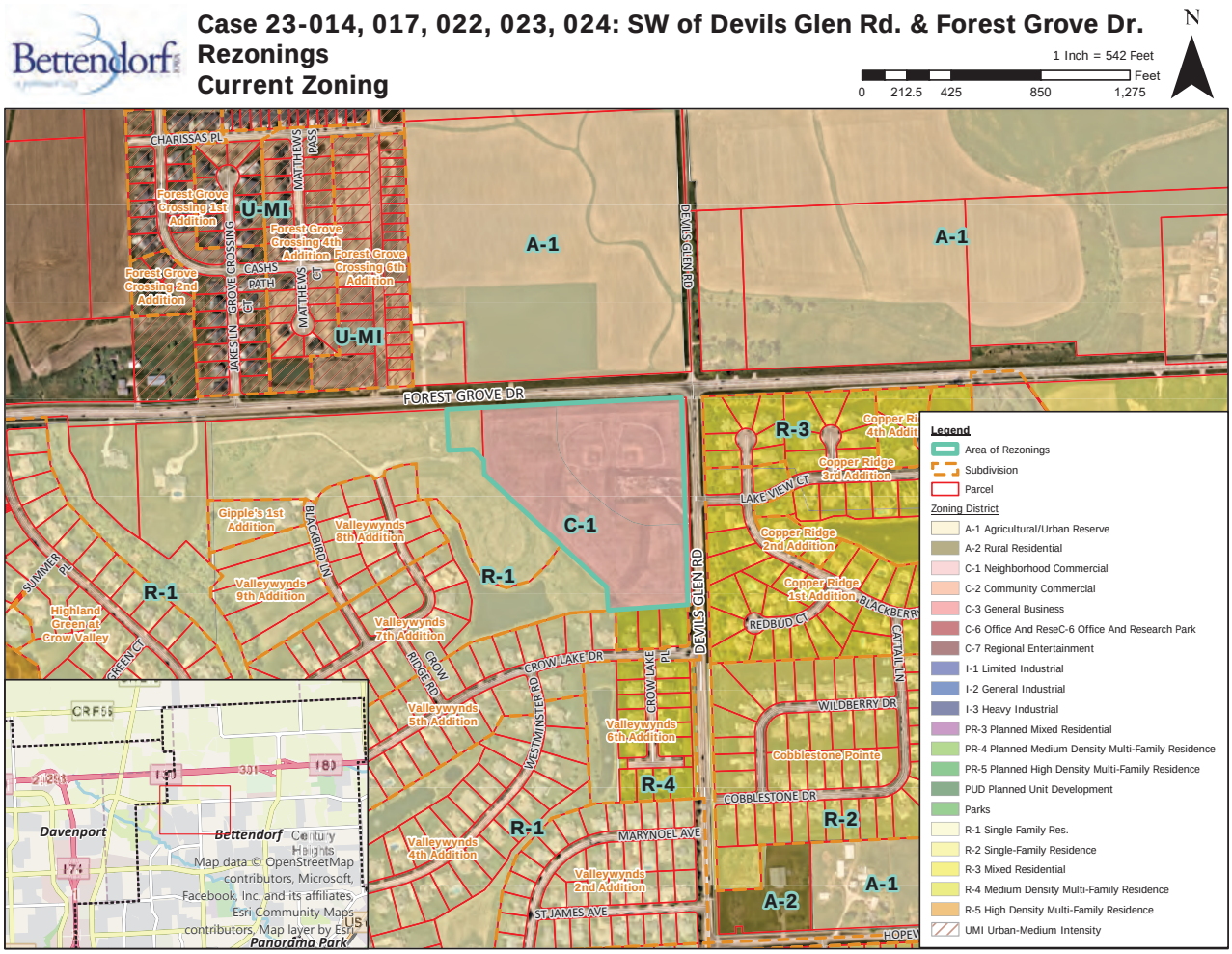
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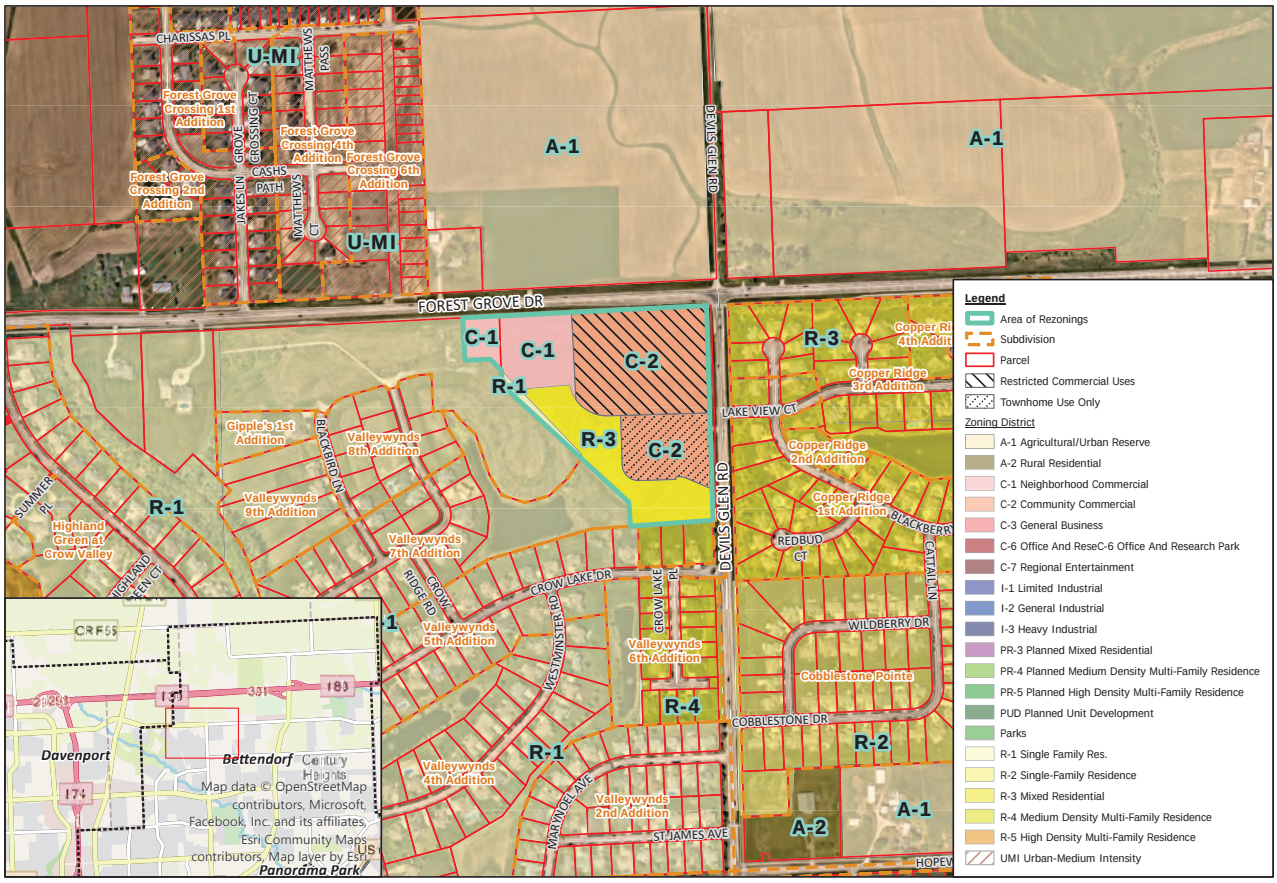
Legend

- Area of Rezonings
- Subdivision
- Parcel

Case 23-014, 017, 022, 023, 024: SW of Devils Glen Rd. & Forest Grove Dr.
Rezonings
Current Zoning



Case 23-014, 017, 022, 023, 024: SW of Devils Glen Rd. & Forest Grove Dr.
Rezonings
Proposed Zoning



11906-96

96 MAY 13 AM 10:43

FEE 16.00 paid

RECORDER OF DEEDS
SCOTT COUNTY, IOWA

ORDINANCE NO. 30 -96

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "ZONING ORDINANCE OF THE CITY OF BETTENDORF" AND ALL AMENDMENTS THERETO BY AMENDING THE BETTENDORF, IOWA, ZONE MAP OF SAID ORDINANCE, FOR PROPERTY LOCATED SOUTHWEST OF INTERSECTION OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE SUBMITTED BY MCB DEVELOPMENT CORPORATION FROM A-1 TO C-1

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4 and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to the area known and described as follows:

See Exhibit A

and which is now zoned A-1 Agricultural District, is hereby repealed and said described land shall hereinafter be zoned C-1 Local Shopping District, and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map;

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publication as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

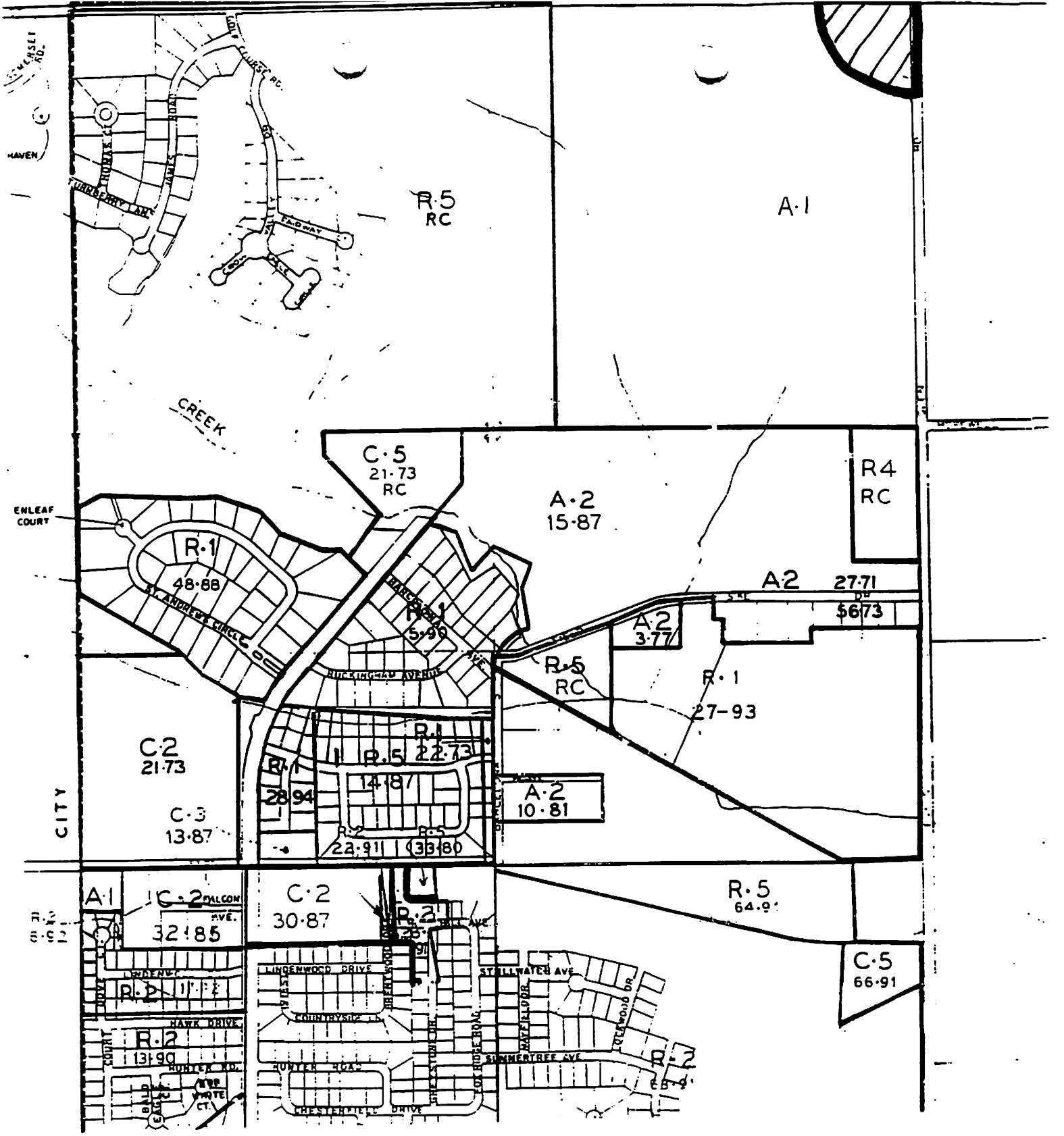
Section 5. Municipal Infraction. Any person, persons, firm, partnerships, or corporations, whether acting alone or in concert with any other, who violates this ordinance shall be guilty of a municipal infraction, and shall be penalized as set forth in Section 1-9 of the Municipal Code of the City of Bettendorf, Iowa.

PASSED, APPROVED AND ADOPTED this 7th day of May, 1996.

Mayor
Ann Hutchison

ATTEST:

City Clerk
Decker P.Ploehn



CITY OF BETTENDORF, IOWA

= PARCEL TO BE REZONED

N

ZONING CHANGE: A-1 Agricultural to C-1 Local Shopping

LOCATION: Southwest of intersection of Devils Glen Road & Forest Grove Dr.

PETITIONER'S NAME: McB Development Corporation

11905-96
96 MAY 13 AM 10:43
FEE 16.00 paid
RECORDER OF DEEDS
SCOTT COUNTY, IOWA

ORDINANCE NO. 29 - 96

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "ZONING ORDINANCE OF THE CITY OF BETTENDORF" AND ALL AMENDMENTS THERETO BY AMENDING THE BETTENDORF, IOWA, ZONE MAP OF SAID ORDINANCE, FOR PROPERTY LOCATED SOUTHWEST OF INTERSECTION OF FOREST GROVE DRIVE AND DEVILS GLEN ROAD SUBMITTED BY MCB DEVELOPMENT CORPORATION FROM A-1 TO C-5

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4 and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to the area known and described as follows:

See Exhibit A

and which is now zoned A-1 Agricultural District, is hereby repealed and said described land shall hereinafter be zoned C-5 Office/Transitional District, and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map;

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publication as required by law.

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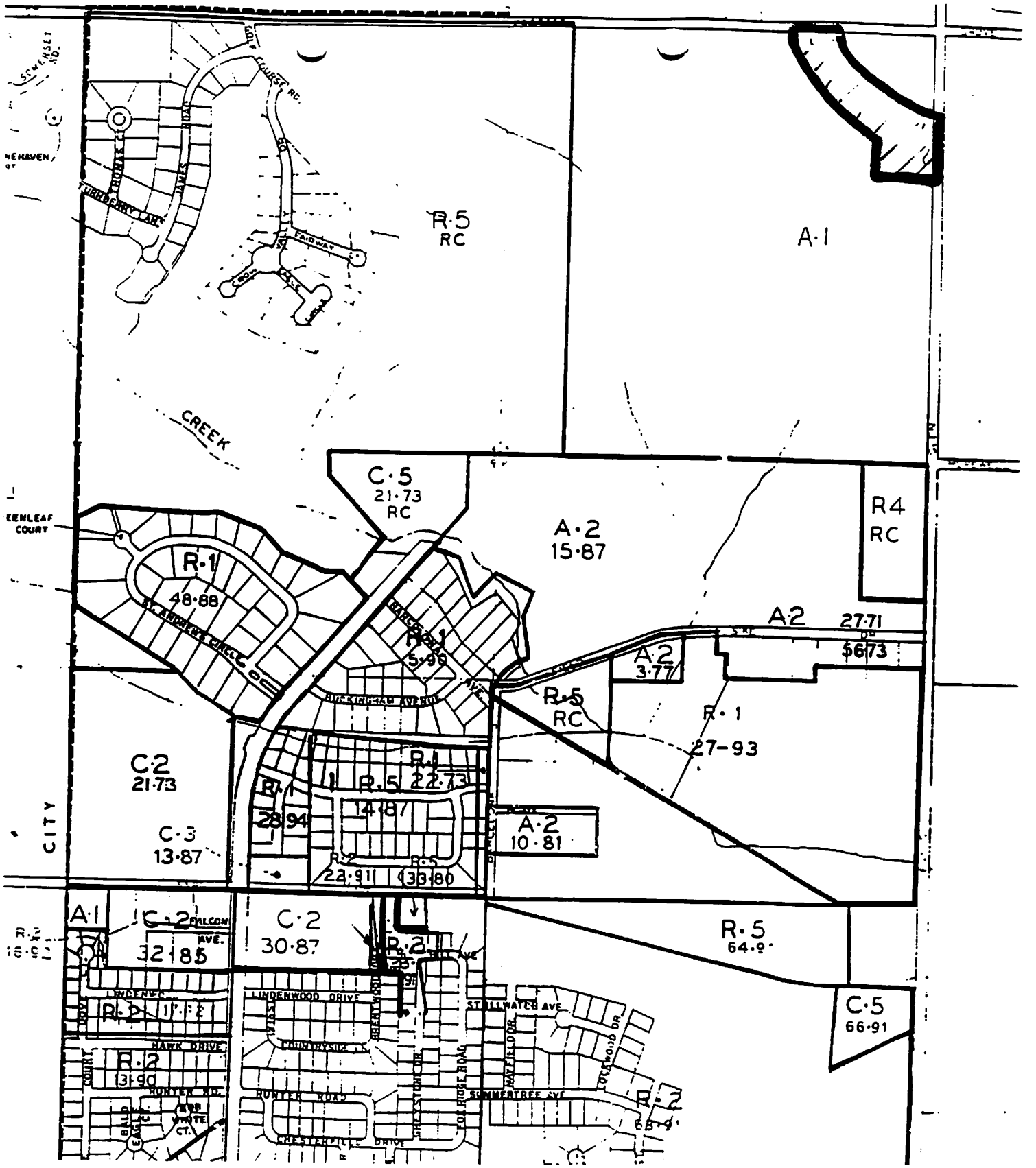
Section 5. Municipal Infraction. Any person, persons, firm, partnerships, or corporations, whether acting alone or in concert with any other, who violates this ordinance shall be guilty of a municipal infraction, and shall be penalized as set forth in Section 1-9 of the Municipal Code of the City of Bettendorf, Iowa.

PASSED, APPROVED AND ADOPTED this 7th day of May, 1996.

Mayor
Ann Hutchison

ATTEST:

City Clerk
Decker P.Ploehn



CITY OF BETTENDORF, IOWA

= PARCEL TO BE REZONED

ZONING CHANGE: A-1 Agricultural

C-5 Office/Transitiona

LOCATION: Southwest of intersection of Forest Grove Drive & Devils Glen Road

PETITIONER'S NAME: McB Development Corporation

FOREST GROVE ROAD

ENTRY

RETAIL

UTILITY EASEMENT

DRIVE THRU RESTAURANT

RETAIL

RETAIL

CONVENIENT STORE

UTILITY EASEMENT

COFFEE SHOP

COMMERCIAL/OFFICE

RAOS CT

ENTRY

DEVILS GLEEN ROAD

PLAY FIELD

TOWN HOMES

VILLAS CIRCLE

DETENTION

FOREST GROVE & DEVILS GLEN DEVELOPMENT FOR RAMAVARAM RAO

SITE PLAN

NORTH

BUSH CONSTRUCTION

DocuSign Envelope ID: 7AB34A05-F636-4F0E-AA22-636D46C6B186

Re: Conditions to proposed rezoning, Case 23-014

The undersigned, as owner of the ground subject to rezoning from C-1 to C-2 (Bettendorf case no. 23-014) and pursuant to Iowa Code 414.5, hereby agrees that as a condition of approval of the rezoning, the following restrictions on uses shall be placed upon the ground:

1. No convenience food sales with Gas Sales (limited or unlimited)
2. No general food sales with Gas pumps
3. No Auto services use which includes Gas sales as a portion of such business.
4. No other business use which is intended to sell gasoline on site.

In further consideration of approval of the rezoning, the owner agrees to the following additional restrictions upon the use of the ground:

1. Tobacco, vape shops, and/or CBD shops
2. Tattoo/piercing parlors
3. Storage units
4. Automotive sales
5. Automotive services and body repair
6. Pawn shops
7. Title loan or "quick cash" operations
8. Storage/staging yards or service vehicle parking of any type
9. Adult entertainment venues.
10. Permanent buildings in which fifty percent (50%) or more of the retailer's retail floor space is allocated to the sale or display of consumer fireworks, or in which fifty percent (50%) or more of annual retail sales are from the sale of consumer fireworks.

Dated this 23rd day of March, 2023.

DocuSigned by:
[signature]
4068900BEF6444C...

MCB Development Corporation
(Signature)

By: Greg Bush CEO
(Identity of person authorized to sign on behalf of owner and title)

(Identity of Owner if not single person owner)

DocuSign Envelope ID: 7AB34A05-F636-4F0E-AA22-636D46C6B186

Re: Conditions to proposed rezoning, Case 23-022

The undersigned, as owner of the ground subject to rezoning from C-1 to C-2 (Bettendorf case no. 23-022) and pursuant to Iowa Code 414.5, hereby agrees that as a condition of approval of the rezoning, the following restrictions on uses shall be placed upon the ground:

1. That the only permitted use under such rezoning shall be for residential townhouses in a configuration substantially similar to that on the attached Exhibit labeled E & A Enterprises, LLC, dated Feb. 27, 2023, and attached hereto.

Dated this 23rd day of March, 2023.

DocuSigned by:

MCB Development Corporation (Signature)

By: Greg Bush CEO (Person authorized to sign on behalf of owner and title)

(Identity of Owner if not single person owner)

Re: Conditions to Proposed Rezoning , Case 23-022 C-1 to C-2 Rezoning Request

The undersigned owner and developer of the ground subject to rezoning from C-1 to C-2 (Bettendorf Case No. 23-022) and pursuant to Iowa Code 4141.5, hereby agrees that as a condition of approval of the rezoning, the following restrictions on use shall be placed upon the ground:

1. That the only permitted use under such rezoning shall be for residential townhouses in a configuration substantially similar to that on the attached Exhibit labeled E & A Enterprises, LLC, dated February 27, 2023, and attached hereto.

2. The maximum permitted height of the townhouse structures shall be thirty-five (35) feet.

Dated this 16th day of May, 2023.

McB Development Corporation, As owner of the parcel subject to rezoning (Case 23-022)

By:_____

Greg Bush, Its President

Dated this 11 day of May, 2023.

E & A Enterprises, LLC, As Developer of the parcel subject to rezoning (Case 23-022)

By: Krown Prince USA, LLC, Its Manager

Rao Ramavaram, Member

Ms. Samyuktha Ramavaram, Member

Mr. Srikanth Reddy Kasula, Member

DocuSign Envelope ID: B83D8824-2B51-474C-8AD2-3D1E0BBC657C

Re: Conditions to Proposed Rezoning , Case 23-022 C-1 to C-2 Rezoning Request

The undersigned owner and developer of the ground subject to rezoning from C-1 to C-2 (Bettendorf Case No. 23-022) and pursuant to Iowa Code 4141.5, hereby agrees that as a condition of approval of the rezoning, the following restrictions on use shall be placed upon the ground:

1. That the only permitted use under such rezoning shall be for residential townhouses in a configuration substantially similar to that on the attached Exhibit labeled E & A Enterprises, LLC, dated February 27, 2023, and attached hereto.

2. The maximum permitted height of the townhouse structures shall be thirty-five (35) feet.

Dated this 16th day of May, 2023.

McB Development Corporation, As owner of the parcel subject to rezoning (Case 23-022)

DocuSigned by:
By: _____
4660900BEF6444C...

Greg Bush, Its President

Dated this ____ day of May, 2023.

E & A Enterprises, LLC, As Developer of the parcel subject to rezoning (Case 23-022)

_____ _____

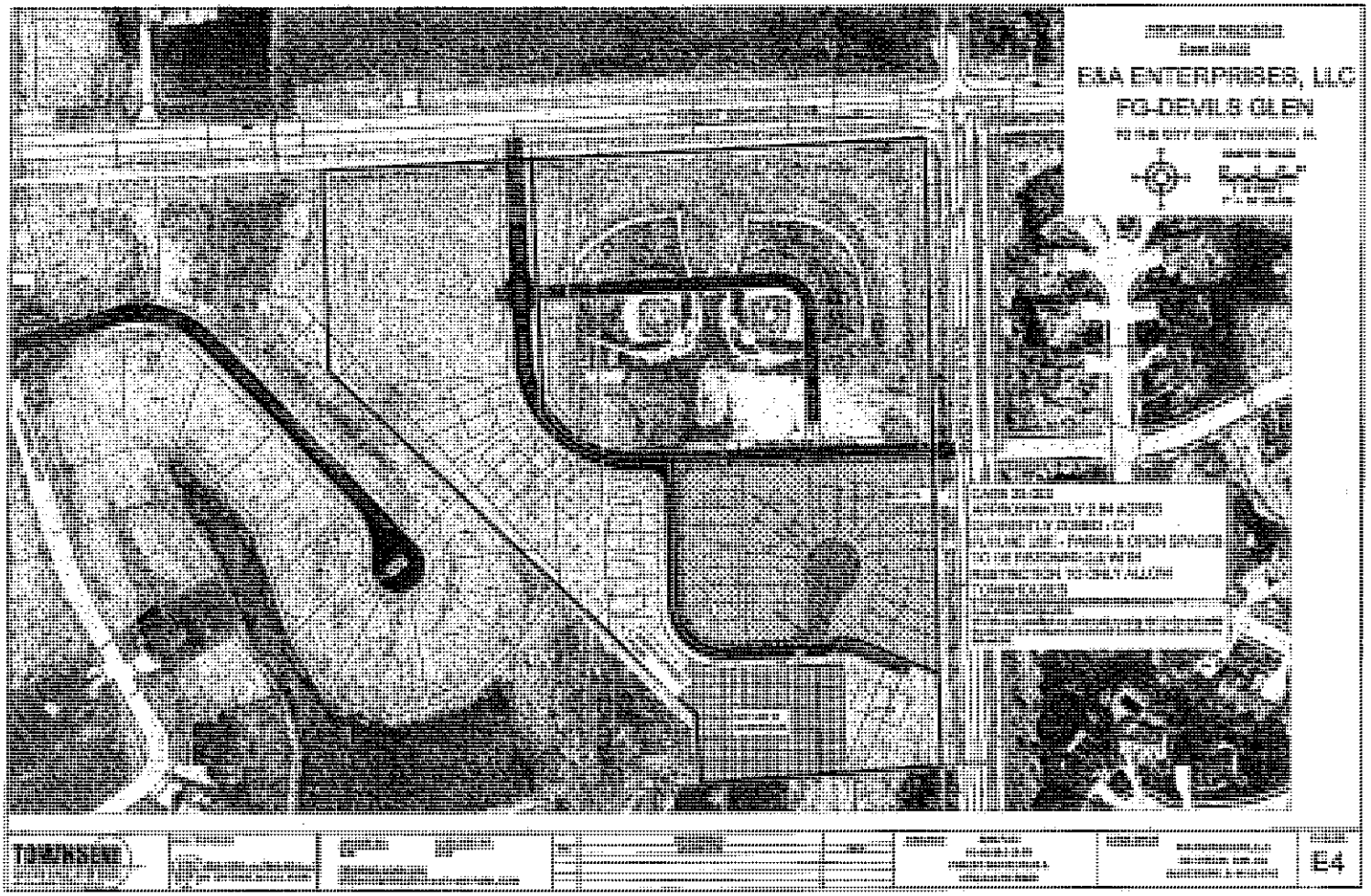
By: Krown Prince USA, LLC, Its Manager

Rao Ramavaram, Member

Ms. Samyuktha Ramavaram, Member

_____

Mr. Srikanth Reddy Kasula, Member



E4

DocuSign Envelope ID: 9A73F27F-B23E-4863-8841-5907A162AA0E

Re: Case 23-024 R-1 to C-1 Rezoning Request

To be appended to the zoning ordinance approving such rezoning.

1. Developer is requesting rezoning of the parcel in this case from R-1 to C-1 ("Proposed Rezoned Parcel"). Additionally, Developer has under effective control a parcel of ground immediately east of the Proposed Rezoned Parcel ("Adjacent Parcel") shown in the attached Exhibit A) which parcel is currently zoned C-1.
2. The City desires that as a condition of the rezoning of the Proposed Rezoned Parcel, that the Proposed Rezoned Parcel and the Adjacent Parcel zoned C-1 not be used for the sale of gasoline or gasoline products.
3. Developer will, upon successful rezoning in cases 23-014; 23-017; 23-022; 23-023; and 23-024, bring forth a preliminary plat and site plan over the Parcels subject to the rezoning, plus the Adjacent Parcel not currently subject to rezoning.
4. Developer agrees to the adding of a use restriction on case 23-024, and upon the Adjacent Parcel by restrictive covenant, with such respective restrictions becoming effective upon approval of the rezoning, preliminary plat, and site plan for such ground.
5. The use restriction and the restrictive covenant shall prohibit the sale of gasoline or gasoline products.
6. Owner has consented to these restrictions on the terms described above.

Dated this 11th day of May, 2023.

McB Development Corporation, As owner of the parcel subject to rezoning (Case 23-024)

By: DocuSigned by: [signature] 48509406EF4944C...

Greg Bush, Its President

Dated this ____ day of May, 2023.

E & A Enterprises, LLC, As Developer of the parcel subject to rezoning (Case 23-024)

[signature] May 11, 2023

By: Krown Prince USA, LLC, Its Manager

Rao Ramavaram, Member

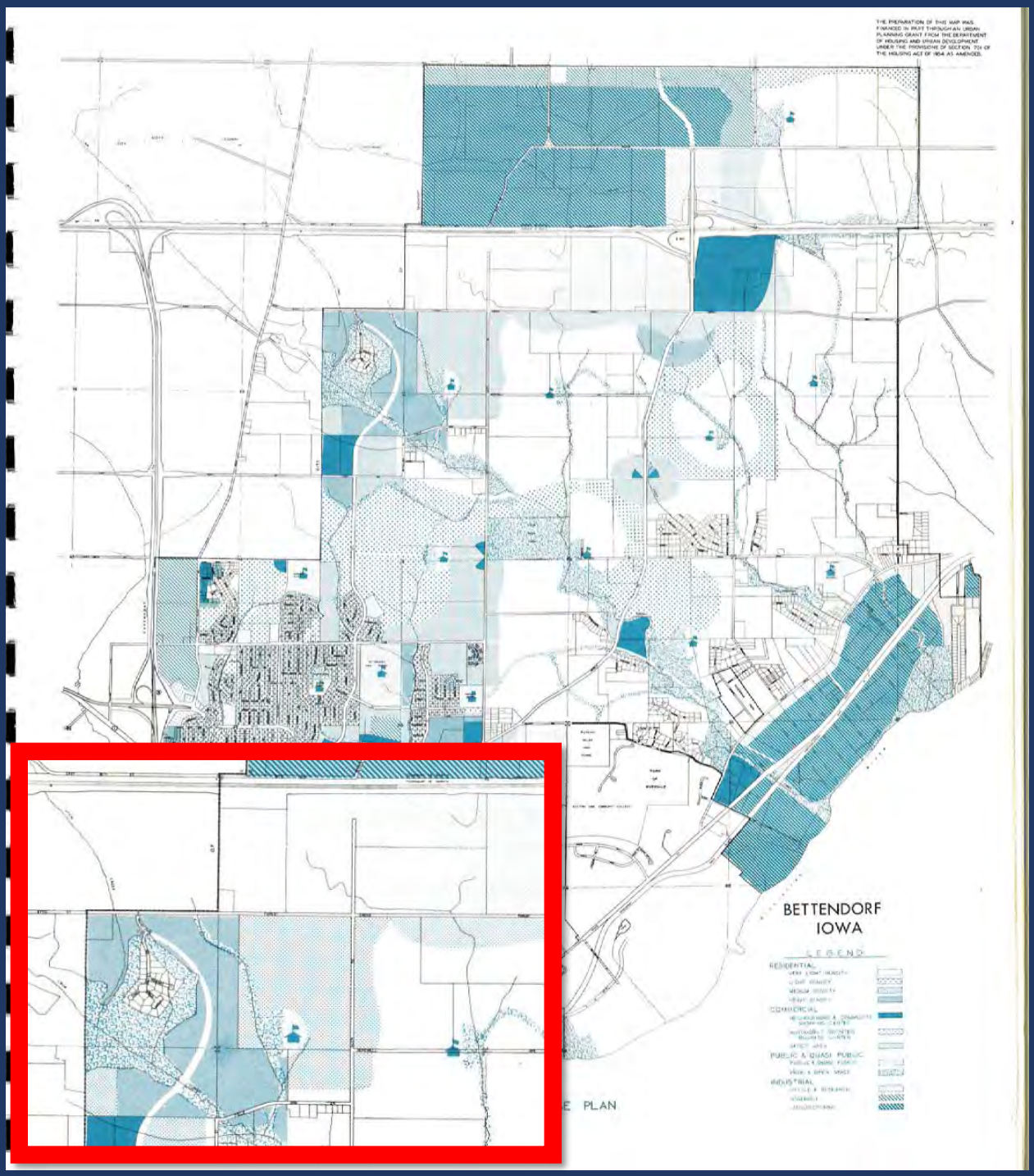
[signature] 5/11/23

Ms. Samyuktha Ramavaram, Member

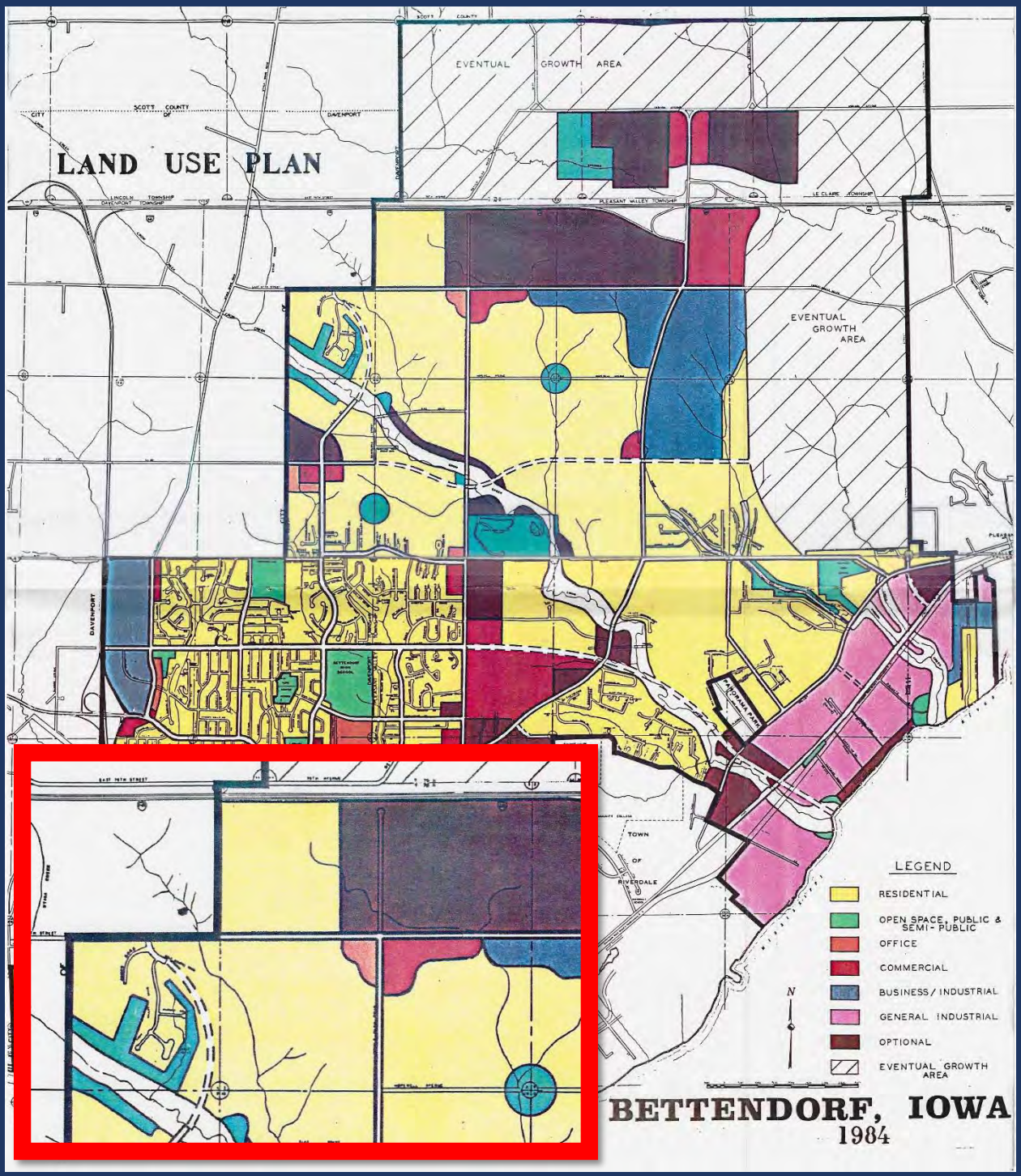
[signature] 5/11/23

Mr. Srikanth Reddy Kasula, Member

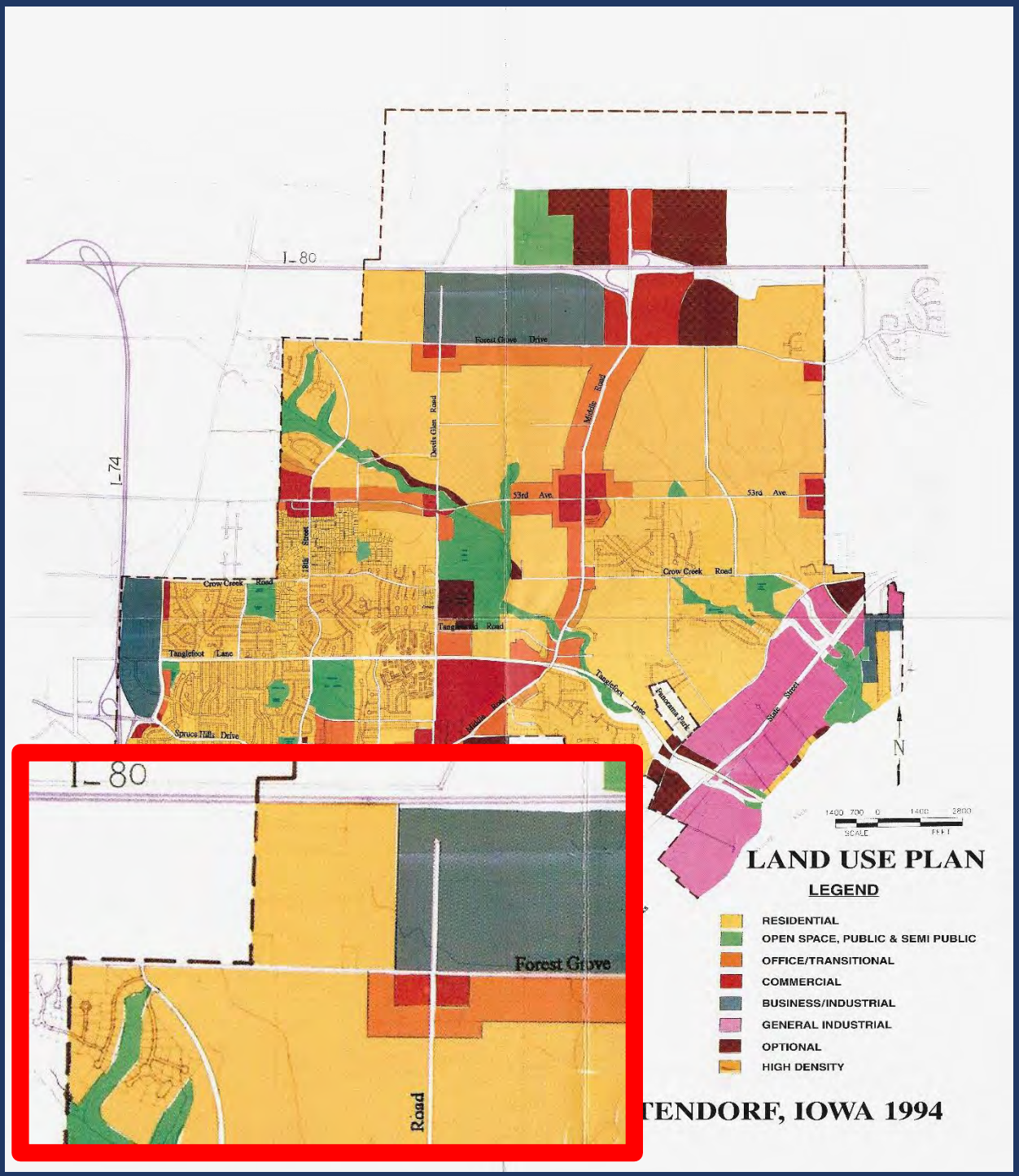
Future Land Use Map - 1973



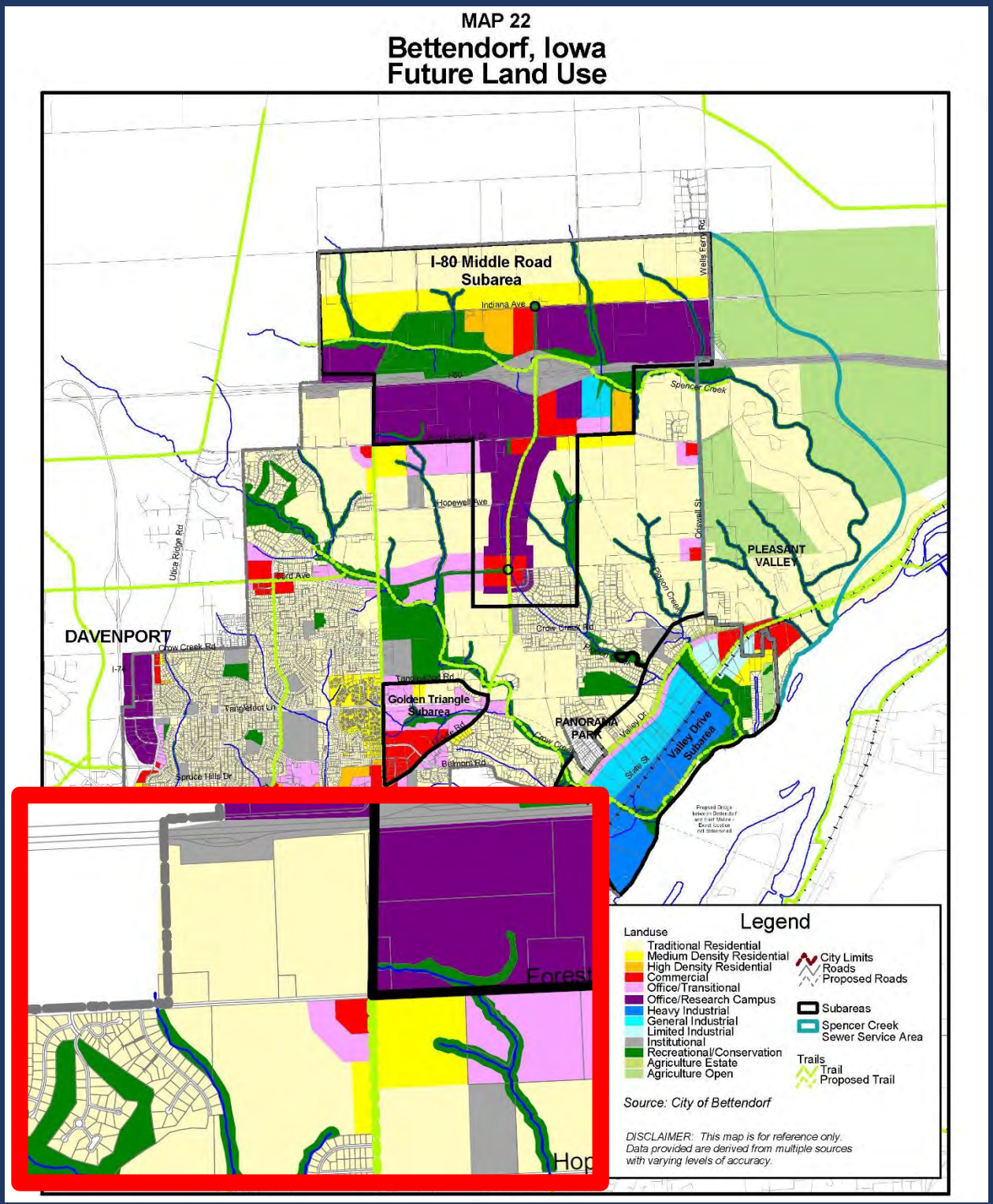
Future Land Use Map - 1984



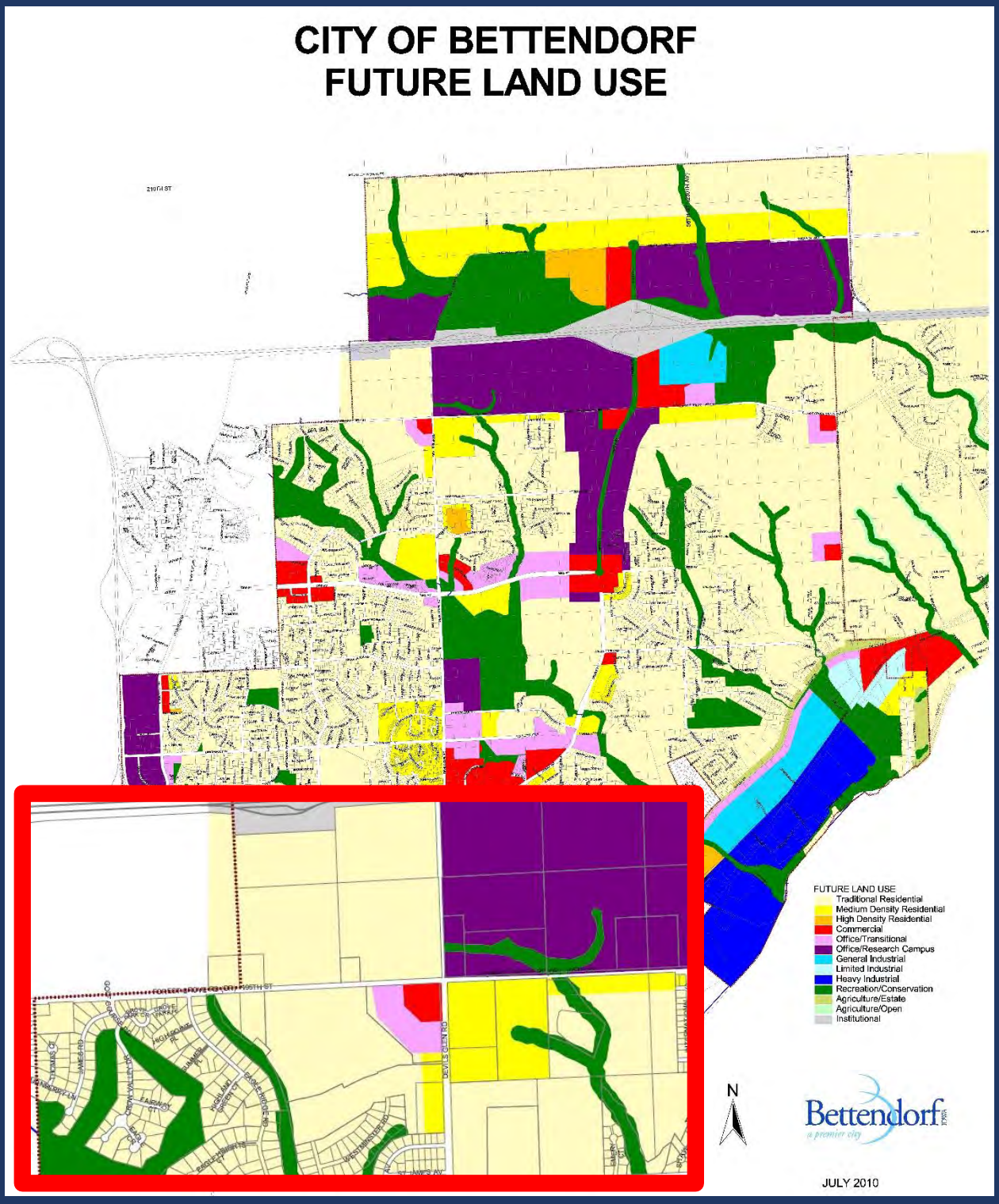
Future Land Use Map - 1994



Future Land Use Map - 2002



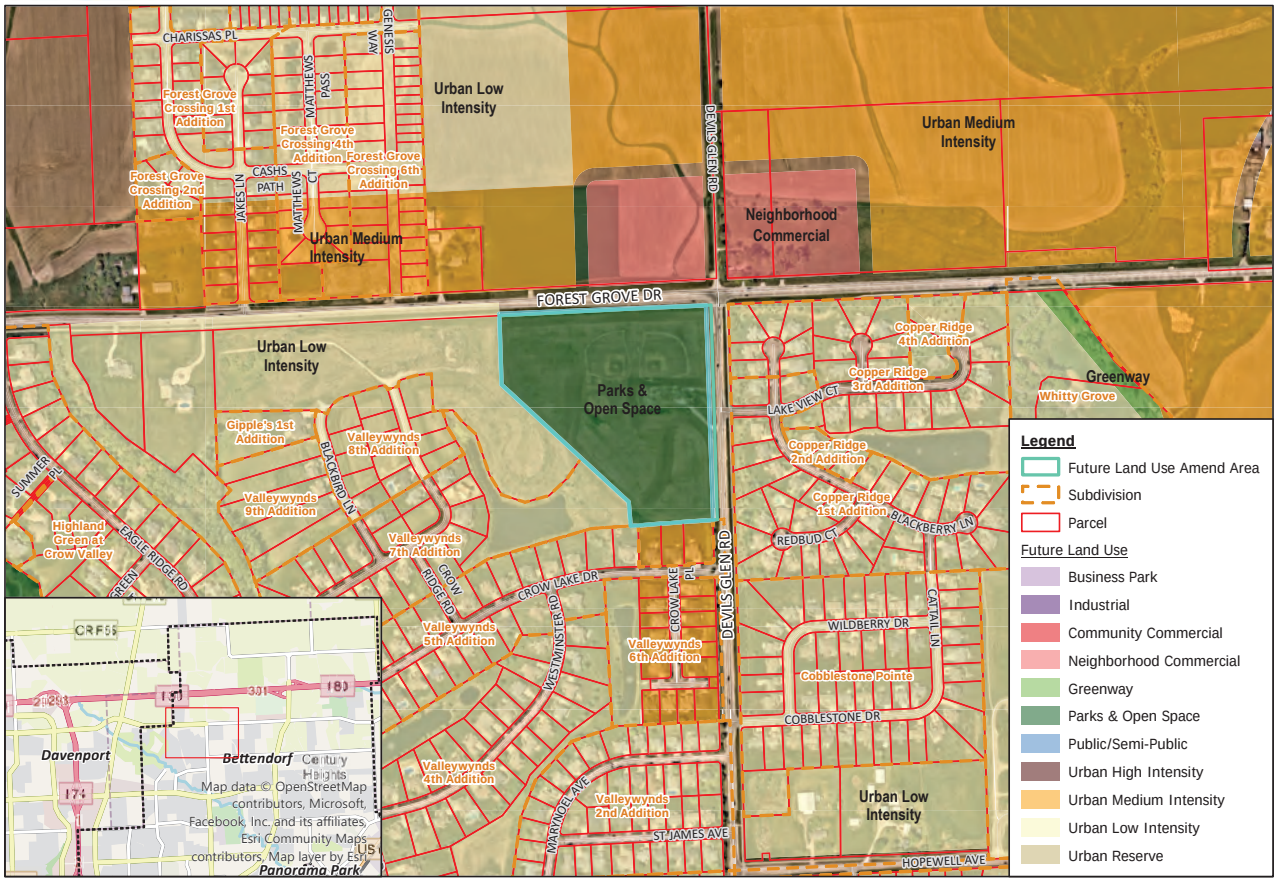
Future Land Use Map - 2010



Case 23-013, 021: SW of Devils Glen Rd. & Forest Grove Dr.
Future Land Use Amendments
Existing Future Land Uses

1 Inch = 542 Feet
0 212.5 425 850 1,275 Feet

N



Legend

- Future Land Use Amend Area
- Subdivision
- Parcel

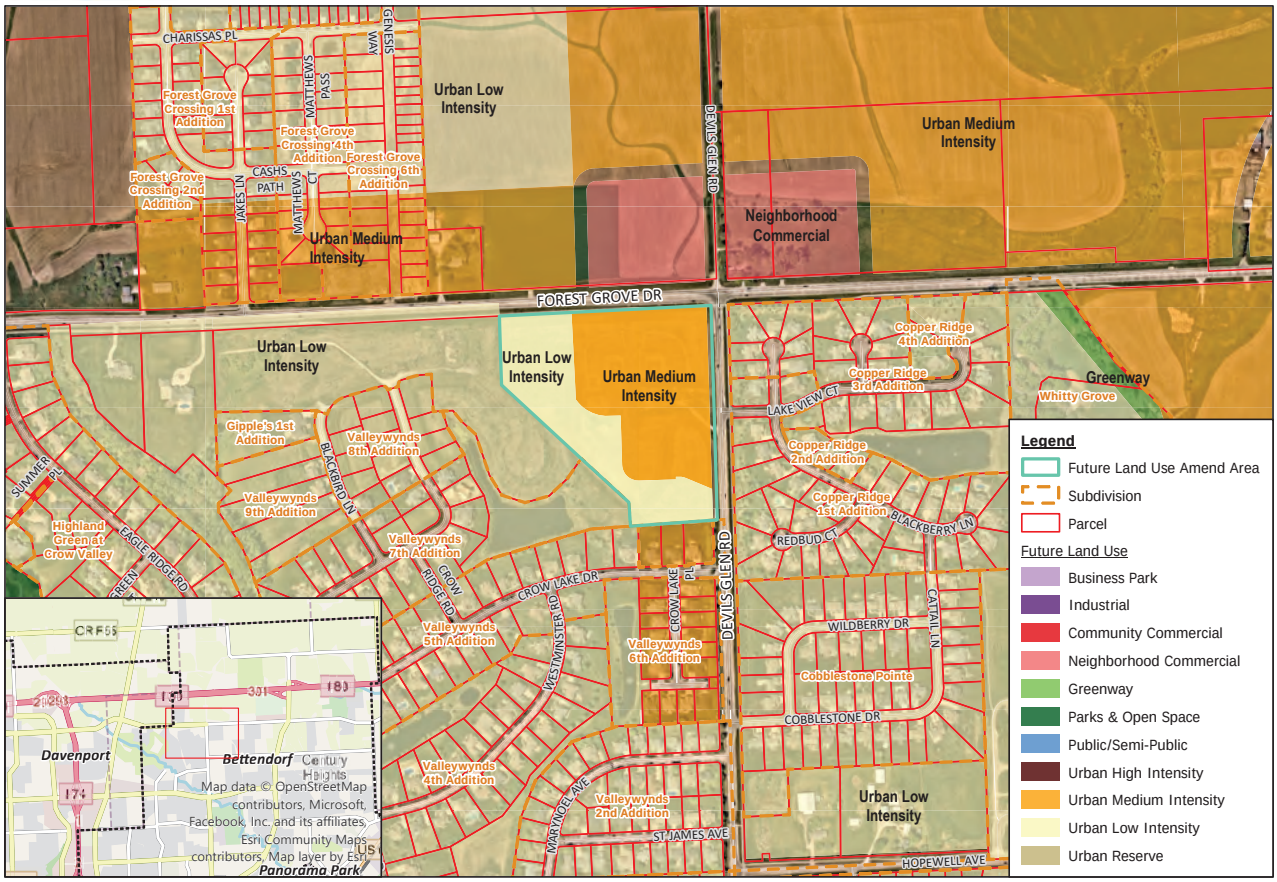
Future Land Use

- Business Park
- Industrial
- Community Commercial
- Neighborhood Commercial
- Greenway
- Parks & Open Space
- Public/Semi-Public
- Urban High Intensity
- Urban Medium Intensity
- Urban Low Intensity
- Urban Reserve

Case 23-013, 021: SW of Devils Glen Rd. & Forest Grove Dr.
Future Land Use Amendments
Proposed Future Land Uses

1 Inch = 542 Feet
0 212.5 425 850 1,275 Feet

N



Legend

- Future Land Use Amend Area
- Subdivision
- Parcel

Future Land Use

- Business Park
- Industrial
- Community Commercial
- Neighborhood Commercial
- Greenway
- Parks & Open Space
- Public/Semi-Public
- Urban High Intensity
- Urban Medium Intensity
- Urban Low Intensity
- Urban Reserve

PROPOSED FUTURE LAND USE AMENDMENT

CASE 23-013 AND 23-021

E&A ENTERPRISES, LLC
FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA

N / W / E / S

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

FOREST GROVE DRIVE

697'-11.4"

ENTRANCE

548'-5.7"

EN ROAD

CASE 23-013
APPROXIMATELY 9.65 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BECOME FUTURE USE
-URBAN MEDIUM INTENSITY

CASE 23-021
APPROXIMATELY 6.88 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BECOME FUTURE USE
-URBAN LOW INTENSITY

CARDINAL ROAD

(75') PERMANENT 75' UTILITY EASEMENT

R175'

75'

RAOS CT

55'

38 LOTS
Townhomes

LOTS 14-20

LOTS 21-26

LOTS 27-35

LOTS 8-13

R55'-6"

R45'

R75'

R25'

VILLAS CIRCLE

35'

GREEN SPACE / PARK

OUTLOT B
DETENTION

LOTS 36-38

(75') PERMANENT UTILITY EASEMENT

R150'

R99'-6"

R110'

R45'

R55'-6"

90'

LOT 4
VALLEYWYNDS 7TH ADDITION
STORM RETENTION

LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 26 LOTS 1-7

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT

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

DATE: 3/21/2023

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NO.	REVISIONS: DESCRIPTION	DATE

PROJECT SITE PLAN
FG-DEVILS GLEN
FOREST GROVE DRIVE &
DEVILS GLEN ROAD

DEVELOPER
E&A ENTERPRISES, LLC
423 17TH ST., STE. 103
ROCK ISLAND, IL 61201-8742

SHEET NO.
E1

PROPOSED REZONING

Case 23-014

E&A ENTERPRISES, LLC
FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA

N / W / E / S

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

CASE 23-014
APPROXIMATELY 6.80 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED C-2 WITH RESTRICTIONS

Case 23-014 Prohibited Uses:

a. No convenience food sales with Gas Sales (limited or unlimited)
b. No general food sales with Gas pumps
c. No Auto services use which includes Gas sales as a portion of such business.
d. No other business use which is intended to sell gasoline on site.
e. Tobacco, vape shops, and/or CBD shops
f. Tattoo/piercing parlors
g. Storage units
h. Automotive sales
i. Automotive services and body repair
j. Pawn shops
k. Title loan or "quick cash" operations
l. Storage/staging yards or service vehicle parking of any type
m. Adult entertainment venues.
n. Permanent buildings in which fifty percent (50%) or more of the retailer's retail floor space is allocated to the sale or display of consumer fireworks, or in which fifty percent (50%) or more of annual retail sales are from the sale of consumer fireworks.

FOREST GROVE DRIVE
697'-11.4"
ENTRANCE
(75') PERMANENT
75' UTILITY EASEMENT
R175'
DEVILS GLEN ROAD
RAOS CT
38 LOTS
Townhomes
LOTS 8-13
LOTS 14-20
LOTS 21-26
LOTS 27-35
LOTS 36-38
R55'-6"
R45'
R75'
R25'
VILLAS CIRCLE
GREEN SPACE / PARK
OUTLOT B
DETENTION
(75') PERMANENT UTILITY EASEMENT
BLACKBIRD CIRCLE
CARDINAL ROAD
R150'
R99'-6"
R110'
LOT 4
VALLEYWYNDS 7TH ADDITION
STORM RETENTION

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT

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

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NO.	REVISIONS: DESCRIPTION	DATE

PROJECT SITE PLAN
FG-DEVILS GLEN
FOREST GROVE DRIVE &
DEVILS GLEN ROAD

DEVELOPER
E&A ENTERPRISES, LLC
423 17TH ST., STE. 103
ROCK ISLAND, IL 61201-8742

SHEET NO.
E2

PROPOSED REZONING

Case 23-017

E&A ENTERPRISES, LLC
FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA

N / W / E / S

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

CASE 23-017
APPROXIMATELY 0.35 ACRES
FROM MCB DEVELOPMENT
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED R-1

FOREST GROVE DRIVE

697'-11.4"

ENTRANCE

DEVILS GLEN ROAD

548'-5.7"

CARDINAL ROAD

BLACKEIR

RAOS CT

VILLAS CIRCLE

38 LOTS
Townhomes

OUTLOT B
DETENTION

GREEN SPACE / PARK

(75') PERMANENT
75' UTILITY EASEMENT

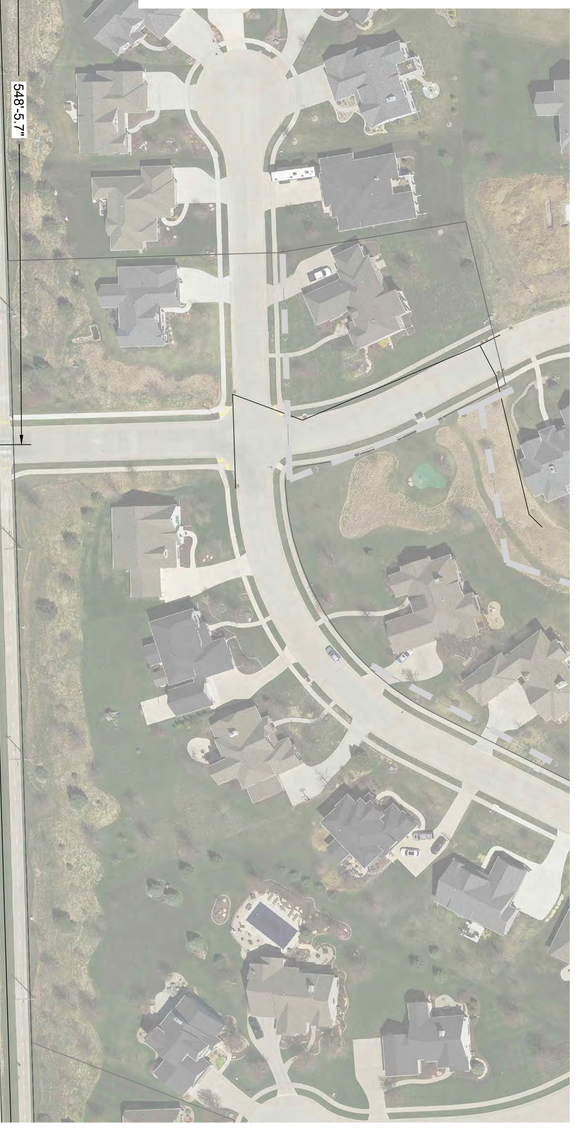
(75') PERMANENT UTILITY EASEMENT

LOT 4
VALLEYWYNDS 7TH ADDITION
STORM RETENTION

LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 25, LOT 26, LOTS 1-7, LOTS 8-13, LOTS 14-20, LOTS 21-26, LOTS 27-35, LOTS 36-38

R150', R110', R45', R55'-6", R175', R75', R25', R55'-6", R45'

75', 90', 53', 52', 20', 10'-6", 82'-6", 83'-8.9", 6'-10.5", 35'



TOWNSEND ENGINEERING CIVIL · STRUCTURAL · LAND DEVELOPMENT	DATE: 3/21/2023	DRAWN BY: BJB	CHECKED BY: CRT	REVISIONS: NO. / DESCRIPTION / DATE	PROJECT: SITE PLAN, FG-DEVILS GLEN, FOREST GROVE DRIVE & DEVILS GLEN ROAD	DEVELOPER: E&A ENTERPRISES, LLC, 423 17TH ST., STE. 103, ROCK ISLAND, IL 61201-8742	SHEET NO. E3

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

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PROPOSED REZONING

Case 23-022

E&A ENTERPRISES, LLC
FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA

N
W E
S

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

FOREST GROVE DRIVE

697'-11.4"

ENTRANCE

DEVILS GLEN ROAD

548'-5.7"

RAOS CT

VILLAS CIRCLE

BLACKBIRD CIRCLE

CARDINAL ROAD

38 LOTS
Townhomes

CASE 23-022
APPROXIMATELY 2.84 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED C-2 WITH
RESTRICTION TO ONLY ALLOW
TOWNHOUSES

Case 23-022 Restricted Use
That the only permitted use under such rezoning shall be for residential townhouses in a configuration substantially similar to what is shown on this exhibit.

OUTLOT B
DETENTION

GREEN SPACE / PARK

(75') PERMANENT
75' UTILITY EASEMENT

(75') PERMANENT UTILITY EASEMENT

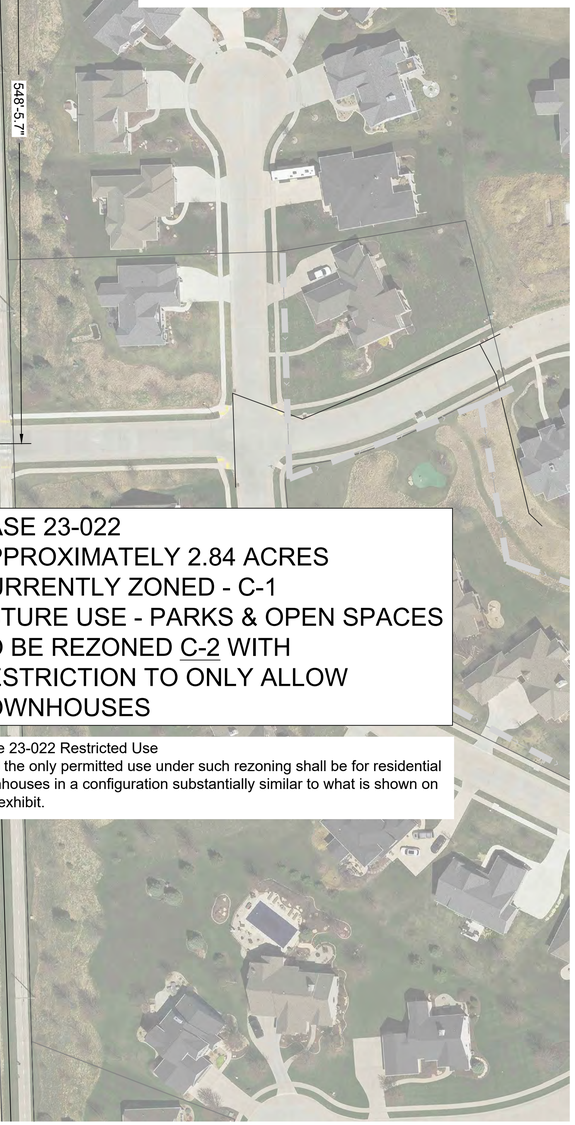
LOT 4
VALLEYWYNDS 7TH ADDITION
STORM RETENTION

LOTS 1-7 · LOTS 8-13 · LOTS 14-20 · LOTS 21-26 · LOTS 27-35 · LOTS 36-38

LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13 · LOT 14 · LOT 15 · LOT 16 · LOT 17 · LOT 18 · LOT 19 · LOT 20 · LOT 21 · LOT 22 · LOT 23 · LOT 24 · LOT 25 · LOT 26

R150' · R99'-6" · R110' · R45' · R55'-6" · R175' · R75' · R25' · R55'-6" · R45'

90' · 52' · 20' · 6'-10.5" · 83'-8.9" · 75' · 35'



TOWNSEND ENGINEERING CIVIL ◦ STRUCTURAL ◦ LAND DEVELOPMENT	DATE: 3/21/2023	DRAWN BY: BJB CHECKED BY: CRT
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NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: SITE PLAN
FG-DEVILS GLEN
FOREST GROVE DRIVE &
DEVILS GLEN ROAD

DEVELOPER
E&A ENTERPRISES, LLC
423 17TH ST., STE. 103
ROCK ISLAND, IL 61201-8742

SHEET NO.
E4

PROPOSED REZONING

Case 23-023

E&A ENTERPRISES, LLC
FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA

N
W E
S

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

FOREST GROVE DRIVE

697'-11.4"

ENTRANCE

DEVILS GLEN ROAD

548'-5.7"

297
0.000
check point sec corner

RAOS CT

53'

LOTS 1-7

LOTS 8-13

LOTS 14-20

LOTS 21-26

LOTS 27-35

LOTS 36-38

38 LOTS
Townhomes

OUTLOT B
DETENTION

VILLAS CIRCLE

GREEN SPACE / PARK

75' PERMANENT
75' UTILITY EASEMENT

(75' PERMANENT
75' UTILITY EASEMENT

R175'

R75'

R25'

R45'

R55'-6"

R150'

R99'-6"

R110'

R45'

R55'-6"

CARDINAL ROAD

BLACKBIRD CIRCLE

90'

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

CASE 23-023
APPROXIMATELY 4.00 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED R-3



TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

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PROJECT SITE PLAN
FG-DEVILS GLEN
FOREST GROVE DRIVE &
DEVILS GLEN ROAD

DEVELOPER
E&A ENTERPRISES, LLC
423 17TH ST., STE. 103
ROCK ISLAND, IL 61201-8742

SHEET NO.
E5

PROPOSED REZONING

Case 23-024

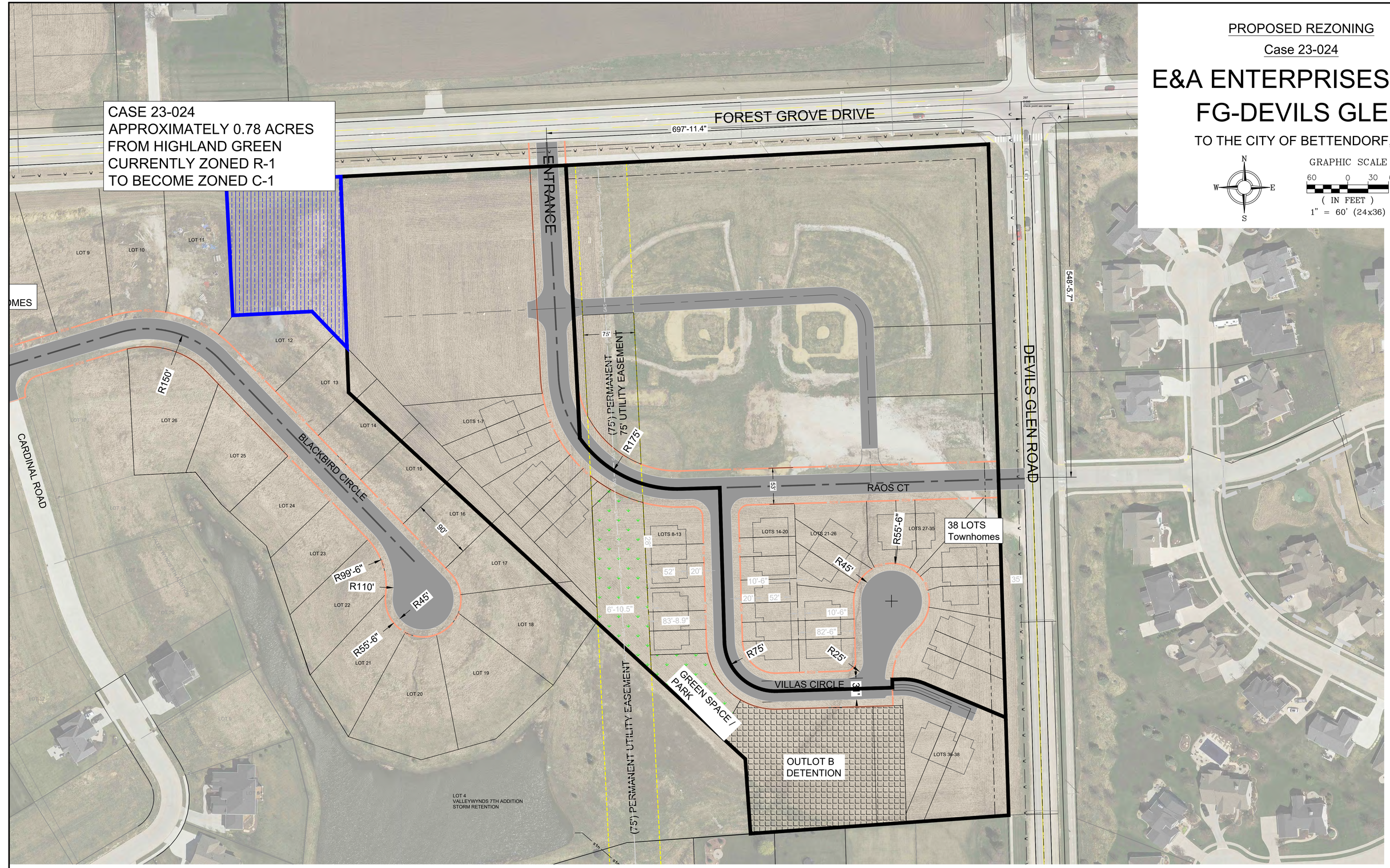
E&A ENTERPRISES, LLC
FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA

CASE 23-024
APPROXIMATELY 0.78 ACRES
FROM HIGHLAND GREEN
CURRENTLY ZONED R-1
TO BECOME ZONED C-1

N
W E
S

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)



TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT

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PROJECT SITE PLAN
FG-DEVILS GLEN
FOREST GROVE DRIVE &
DEVILS GLEN ROAD

DEVELOPER
E&A ENTERPRISES, LLC
423 17TH ST., STE. 103
ROCK ISLAND, IL 61201-8742

SHEET NO.
E6

PROPOSED REZONING

Case 23-014, 017, 022, 023, & 024

E&A ENTERPRISES, LLC
FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA

N W E S

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

CASE 23-024
APPROXIMATELY 0.78 ACRES
FROM HIGHLAND GREEN
CURRENTLY ZONED R-1
TO BECOME ZONED C-1

CASE 23-014
APPROXIMATELY 6.80 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED C-2 WITH RESTRICTIONS

Case 23-014 Prohibited Uses:

a. No convenience food sales with Gas Sales (limited or unlimited)
b. No general food sales with Gas pumps
c. No Auto services use which includes Gas sales as a portion of such business.
d. No other business use which is intended to sell gasoline on site.
e. Tobacco, vape shops, and/or CBD shops
f. Tattoo/piercing parlors
g. Storage units
h. Automotive sales
i. Automotive services and body repair
j. Pawn shops
k. Title loan or "quick cash" operations
l. Storage/staging yards or service vehicle parking of any type
m. Adult entertainment venues.
n. Permanent buildings in which fifty percent (50%) or more of the retailer's retail floor space is allocated to the sale or display of consumer fireworks, or in which fifty percent (50%) or more of annual retail sales are from the sale of consumer fireworks.

CASE 23-017
APPROXIMATELY 0.35 ACRES
FROM MCB DEVELOPMENT
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED R-1

CASE 23-022
APPROXIMATELY 2.84 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED C-2 WITH
RESTRICTION TO ONLY ALLOW
TOWNHOUSES

Case 23-022 Restricted Use
That the only permitted use under such rezoning shall be for residential townhouses in a configuration substantially similar to what is shown on this exhibit.

CASE 23-023
APPROXIMATELY 4.00 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED R-3

FOREST GROVE DRIVE
ENTRANCE
DEVILS GLEN ROAD
RAOS CT
VILLAS CIRCLE
CARDINAL ROAD
BLACKBIRD
GREEN SPACE / PARK
OUTLOT B
DETENTION
38 LOTS
Townhomes

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT
2224 East 12th Street, Davenport, IA 52803
563 386.4236 office 386.4231 fax

DATE: 3/21/2023

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NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
SITE PLAN
FG-DEVILS GLEN
FOREST GROVE DRIVE &
DEVILS GLEN ROAD

DEVELOPER
E&A ENTERPRISES, LLC
423 17TH ST., STE. 103
ROCK ISLAND, IL 61201-8742

SHEET NO.
E7



COFFEE SHOP

FOREST GROVE & DEVILS GLEN DEVELOPMENT FOR RAMAVARAM RAO

CONCEPTUAL VIEWS

BUSH CONSTRUCTION



CONVENIENT STORE

FOREST GROVE & DEVILS GLEN DEVELOPMENT FOR RAMAVARAM RAO

CONCEPTUAL VIEWS

BUSH CONSTRUCTION



DRIVE THRU RESTAURANT

FOREST GROVE & DEVILS GLEN DEVELOPMENT FOR RAMAVARAM RAO

CONCEPTUAL VIEWS

BUSH CONSTRUCTION



RETAIL



DEVILS GLEN STREET VIEW

FOREST GROVE & DEVILS GLEN DEVELOPMENT FOR RAMAVARAM RAO

CONCEPTUAL VIEWS

BUSH CONSTRUCTION



AERIAL VIEW

FOREST GROVE & DEVILS GLEN DEVELOPMENT FOR RAMAVARAM RAO

CONCEPTUAL VIEWS

BUSH CONSTRUCTION



TOWN HOMES VIEW

April 26, 2023

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

RE: Planning and Zoning Commission's decision on the following future land use map amendments submitted by E & A Enterprises, LLC:

Parks and Open Space to UMI Urban Medium Intensity (23-013)
Parks and Open Space to ULI Urban Light Intensity (23-021)

Planning and Zoning Commission's decision on the following rezoning requests submitted by E & A Enterprises, LLC:

C-1, Neighborhood Commercial District to C-2, Community Commercial District (with commercial restrictions) (23-014),
C-1, Neighborhood Commercial District to R-1, Single-Family Residence District (23-017),
C-1, Neighborhood Commercial District to C-2, Community Commercial District (townhomes only) (23-022),
C-1, Neighborhood Commercial District to R-3, Mixed Residential District (23-023),
R-1, Single-Family Residence District to C-1, Neighborhood Commercial District (23-024)

Honorable Mayor and Members of the City Council:

On April 19, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named future land use map amendment and rezoning requests.

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

Sincerely,

Mark D. Hunt
Director, Community Development

9. Case 23-013 – Future Land Use Amendment; SW corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to UMI Urban Medium Intensity, submitted by E & A Enterprises, LLC. (Staff: Beswick)

10. Case 23-021 – Future Land Use Amendment; SW corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to ULI Urban Light Intensity, submitted by E & A Enterprises, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

11. Case 23-014 – Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (commercial uses), submitted by E & A Enterprises, LLC. (Staff Beswick)

12. Case 23-017 - Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family Residence District, submitted by E & A Enterprises, LLC. (Staff: Beswick)

13. Case 23-022 - Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes), submitted by E & A Enterprises, LLC. (Staff: Beswick)

14. Case 23-023 - Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-3 Mixed Residential District, submitted by E & A Enterprises, LLC. (Staff: Beswick)

15. Case 23-024 - Rezoning; SW corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District C-1 Neighborhood Commercial District, submitted by E & A Enterprises, LLC. (Staff: Beswick)

Beswick reviewed the staff report, adding that the developer has indicated that at the platting stage he is willing to place a restrictive covenant on the property that is currently zoned C-1 and which will remain so that prohibits gas sales.

Curran reviewed the procedures related to the multiple public hearings that will take place. He stated that any and all comments made by those in the audience will be applicable to all of the involved cases and will made a part of each record.

Gibson asked if the restriction on gas sales runs with the land or if it would not be enforceable if the plan were revised for some reason. Curran explained that the condition is part of the ordinance rezoning the property and would run with the land. Hunt added that if the rezoning of the property is not approved and the project does not move forward, any use that is allowed in the C-1 district could be contemplated including gas stations. He reiterated that the restrictions on gas sales and the other uses listed in the agreement are only enforceable if the rezoning is approved.

Wennlund opened the public hearing for Case 23-013 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Greg Jager, attorney representing the applicant, stated that Forest Grove Drive/Veteran's Parkway is one of three streets that connect one end of Bettendorf to the other end of Davenport, adding that the intersection with Devils Glen Road is one of the busiest in the city. He explained that because of the voluminous traffic, it is appropriate to have commercial uses that serve a wider geographical clientele on the corner. Jager stated that while no specific users have been identified for the commercial areas, concept plans have been drawn. He indicated that the developer has not offered to condition the rezoning request based on a concept plan because he will need some flexibility in how the site is marketed and developed. He explained that because the concept plan is not final, the developer has chosen to focus on the proposed uses for the site. He reiterated that the developer would provide a document restricting all of the C-1 area from use for a gas station. He reviewed the list of uses that the developer has agreed to prohibit in the corner area that is proposed to be rezoned to C-2, adding that the proposed C-2 area to the south will be restricted to townhome development only. Jager commented that because single-family homes will be built to the west by the same developer, it is to his benefit to develop the area with uses that will fit into the area nicely.

Samir Kulkarni, design director for Bush Construction, stated that his goal is to promote quality design for the development while keeping in mind the high level of interest from all sides. He added that the proposed renderings show a cohesive and contemporary design that is contextually appropriate and ties well into the nearby neighborhoods. He showed slides of the conceptual layout of the proposed development, renderings showing the proposed style of the commercial buildings and residential townhomes, and the streetscape along both sides of Devils Glen Road.

Michael Meloy, attorney representing Dr. Allen Diercks (6549 Blackberry Lane) and other residents who live on Blackberry Lane, stated that he believes that this is the wrong location for the proposed development which is primarily commercial. He commented that there is no existing commercial use in the immediate area or any commercial development south of Forest Grove Drive between the east side of Middle Road and the west side of Utica Ridge Road. He stated that there is almost unanimous opposition to the proposed commercial designation from the property owners in attendance as it is too intense. Meloy suggested that no action with regard to the rezoning requests should be taken until such time as the future land use map is updated. He stated that he believes Parks and Open Space is a logical land use designation because of the baseball fields that used to be located on the site. He expressed concern about a reduction in property values of the residential homes in the neighborhood, congestion, traffic problems, and the negative impact the development will have, adding that the rezoning requests are not in the best interest of the city as a whole.

Kristi Fuller, 6559 Eagle Ridge Road, expressed concern that the development will wreck the recreational path and will increase the vehicular traffic in the area.

Ken Golden, 3895 Lakeview Court, expressed concern about increased traffic, safety of pedestrians and cyclists, children walking to and from school, and the overall density of the project. He commented that many of the residents purchased their homes based partially on the area's

zoning of C-1 and designation on the future land use map as Parks and Open Space which is now considered to be an error.

Janet Morales, 3360 Crow Lake Drive, expressed opposition to the request as it would negatively impact the ability of residents to safely cross the street when they must navigate around the traffic entering and existing the proposed businesses. She added that she is concerned that the increased volume of traffic caused by the Forest Grove Drive reconstruction will encourage motorists using the neighborhood as a pass through to become the norm.

Terry Donart, 6560 Blackbird Lane, concurred with the concerns expressed regarding increased traffic and the associated safety concerns.

Jared Stein, 3400 Crow Lake Drive, expressed opposition to the developer's requests because he does not believe that it is appropriate to locate such a large development in a small space in the middle of an existing and future residential area. He expressed concerns about the lighting, hours of operation, the water runoff that will come from the development, and the maintenance of the proposed detention basin. He requested that the Commission consider all of the standards listed in the zoning ordinance prior to making their recommendation. He expressed concern about the number of intersections that will be added as a result of the proposed development and the future residential subdivision to the west.

Allen Diercks, 6549 Blackberry Lane, suggested that the development be located on the north side of Forest Grove Drive or further west on Forest Grove Drive at the intersection with Utica Ridge Road.

Kimberly Kim, 6552 Blackbird Lane, stated that she believes that a C-2 district is inappropriate for the residential area as it is too close to the elementary school. She added that Pleasant Valley Community School District does not provide busing for the children in the area and that the increased traffic will create serious safety concerns. She expressed frustration that the street alignment has not yet been confirmed as new streets will change the flow of traffic.

Denis Bland, 6311 Cattail Lane, stated that traffic in the area is already heavy and questioned why a commercial development has to be located there when there are other locations with available commercial space. He expressed concern about the lighting and additional traffic that will be generated by the development that is incongruous with the residential neighborhood.

Sarah Maifield, 6515 Blackbird Lane, expressed concern about increased traffic and the safety issues associated with. She stated that she believes that there will be a large amount of garbage generated by the development.

Wennlund closed the public hearing for Case 23-013.

> On motion by Kappeler, second by Ormsby, that Commission action for Case 23-013 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-021 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-021.

> On motion by Satterfield, second by Gannaway, that Commission action for Case 23-021 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-014 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-014.

> On motion by Gannaway, second by Kappeler, that Commission action for Case 23-014 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-017 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-017.

> On motion by Gannaway, second by Satterfield, that Commission action for Case 23-017 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-022 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-022.

> On motion by Gannaway, second by Satterfield, that Commission action for Case 23-022 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-023 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-023.

> On motion by Gannaway, second by Satterfield, that Commission action for Case 23-023 be tabled.

ALL AYES

Motion carried.

Wennlund opened the public hearing for Case 23-024 and asked if there is an affidavit of publication. Fuhrman confirmed this.

Wennlund closed the public hearing for Case 23-024.

> On motion by Gannaway, second by Satterfield, that Commission action for Cases 23-013, 23-014, 23-017, 23-021, 23-022, and 23-023 be removed from the table.

ALL AYES

Motion carried.

Gannaway asked for staff comment regarding the concerns regarding traffic safety that were expressed by the residents. Morlok explained that traffic volume is approximately 3 times what is typical because of the detour caused by Forest Grove Drive reconstruction. He added that while funding has been allocated for a traffic signal at the intersection of Forest Grove Drive and Devils Glen Road, there is a lead time of 40 to 50 weeks for the equipment which would be installed next year. Morlok stated that widening of Devils Glen Road is programmed in the Community Improvement Program for 2026, adding that depending on available funding and council priorities it could potentially be moved up. He stated that at least one and possibly two crossings will be added at the recreational trail depending on the street configuration of future residential subdivisions to the west. He explained that the city does not distinguish between residential and commercial crossings, adding that some of the busier crossings have been upgraded with a rapid flash beacon in addition to the stop signs.

Kappeler asked if a bar would be allowed in the building shown on the northwest corner of the concept plan that would be adjacent to residential homes. Beswick explained that a special use permit approved by the Board of Adjustment would be required for a bar. Wennlund commented that because the developer of the commercial area is the owner of the future residential future homeowners would be aware of their proximity to commercial uses. Beswick added that there are required landscape buffers between more intense districts and lesser ones.

Wennlund stated that the fact that the future land use designation for the corner was commercial for decades lends itself to staff's assertion that the change to Open Space and Parks was an error in 2017. He added that if the property had been intended for use as a park or recreational area, it would not still be zoned C-1 or C-5. Hunt commented that Beswick's research found no reason for that change, adding that it is likely that the consultant saw what looked like a park use without realizing it was a temporary use as noted on the site plan. Kappeler commented that future land use is seen as a suggestion but that the zoning is legislation. Stoltenberg added that because the area is currently zoned C-1, it is irrelevant what the land use designation is.

Gannaway asked what information would have been available regarding future use of the property if a future homeowner was considering building a house in the area. Hunt stated that the zoning would have been indicated as C-1, and that after 2017 the future land use designation would have been shown as Parks and Open Space. Beswick added that when the Copper Ridge subdivisions were rezoned and developed the future land use map showed the area as commercial and office/transitional. Kappeler commented that commercial use was anticipated when Copper Ridge was developed which is evidenced by a significant berm in both width and height to screen that residential area from the proposed commercial area across the street. She stated that while single-family homes are not typically built along arterial streets, especially at intersections, Copper Ridge was developed that way. Wennlund added that Copper Ridge is zoned R-3 which makes a little more sense given its proximity to the C-1 and C-5 across the street. Stoltenberg commented that the Comprehensive Plan was updated subsequent to the development of Copper Ridge, adding that the revisions included development of small community areas where a few small retail businesses would be located within walking distance of the surrounding residents.

Beswick reviewed the uses that are allowed in the C-1 district, adding that the developer has requested a rezoning to C-2 merely to facilitate development of larger restaurants than are allowed in C-1. Stoltenberg reiterated that the developer is willing to restrict the use of the C-2 area to prohibit the majority of uses that most people would find objectionable near a residential area. He added that in addition, some of the currently zoned C-1 area is being rezoned to R-3. He stated that the proposed restrictions currently do not exist.

> On motion by Kappeler, second by Stoltenberg, that the future land use amendment for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to UMI Urban Medium Intensity, be recommended for approval subject to staff recommendations. (Case 23-013)

ALL AYES

Motion carried.

> On motion by Kappeler, second by Stoltenberg, that the future land use amendment for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive. Open Space and Parks to ULI Urban Light Intensity, be recommended for approval subject to staff recommendations. (Case 23-021)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Kappeler, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (commercial uses), be recommended for approval subject to staff recommendations. (Case 23-014)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Gannaway, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family District, be recommended for approval subject to staff recommendations. (Case 23-017)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Kappeler, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes), be recommended for approval subject to staff recommendations. (Case 23-022)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Kappeler, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-3 Mixed Residential District, be recommended for approval subject to staff recommendations. (Case 23-023)

ALL AYES

Motion carried.

On motion by Stoltenberg, second by Kappeler, that the rezoning of property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-1 Neighborhood Commercial District, be recommended for approval subject to staff recommendations. (Case 23-024)

ALL AYES

Motion carried.

Property Owner's Protest of a Rezoning Petition

Date: May 12, 2023

Decker Ploehn
City Clerk's Office
City of Bettendorf
1609 State Street
Bettendorf, IA 52722

RECEIVED
MAY 12 2023
CITY CLERK'S OFFICE
CITY OF BETTENDORF

To: HONORABLE MAYOR AND CITY COUNCIL
CITY OF BETTENDORF, IOWA

We, the undersigned, represent twenty percent (20%) or more of one of the following groups as it relates to one or more of the rezoning cases described below:

- Property owners of the lots included in such proposed change;
- Property owners immediately adjacent in the rear thereof extending the depth of one lot or not to exceed two hundred feet (200') therefrom (excluding street right-of-way);
- Property owners immediately adjacent in the front thereof extending the depth of one lot or not to exceed two hundred feet (200') therefrom (excluding street right-of-way);
- Property owners immediately adjacent to any and all sides (including the front and rear sides) of the proposed change extending one lot or not to exceed two hundred feet (200') therefrom (excluding street right-of-way).

Zoning Case #(s) at issue:

Case #: 23-014

Description: SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (commercial), submitted by E & A Enterprises, LLC.

Case #: 23-017

Description: SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family Residence District, submitted by E & A Enterprises, LLC.

Case #: 23-022

Description: SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes), submitted by E & A Enterprises, LLC.

Case #: 23-023

Description: SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-3 Mixed Residential District, submitted by E & A Enterprises, LLC.

Case #: 23-024

Description: SW corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-1 Neighborhood Commercial District, submitted by E & A Enterprises, LLC.

We, the undersigned, hereby submit our written protest, pursuant to section 414.5 "Changes – Protest" of the Iowa Code to the above stated rezoning petitions, 23-014, 23-017, 23-022, 23-023 and 23-024.

Print Name: Doug Grenier

Signature:

Description or Parcel # (if known): 3715 Lake View Ct

Address:

Print Name: Edward Rogalski

Signature: Edward Rogalski

Description or Parcel # (if known): 6586 Forest Glen Ct.

Address:

Print Name: Mark Kapfer

Signature:

Description or Parcel # (if known): 6554 Blackberry Ln

Address: Ost.

Print Name: Becky Kapfer

Signature: Rebecca S. Kapfer

Description or Parcel # (if known): 6554 Blackberry Ln

Address: Bettendorf IA

Print Name: Brian Cox

Signature:

Description or Parcel # (if known): 3696 Lake View Court

Address: 3696 Lake View Court

Print Name: Kelsey Cox

Signature:

Description or Parcel # (if known): 3696 Lake View Court

Address: 3696 Lake View Court

Print Name: Richard Kisline

Signature: [signature]

Description or Parcel # (if known): _____

Address: 6559 Blackberry LN

Print Name: Lori Dupont

Signature: Lori Dupont

Description or Parcel # (if known): _____

Address: 6548 Blackberry Lane

Print Name: DAVID J. DUPONT

Signature: [signature]

Description or Parcel # (if known): _____

Address: 6548 BLACKBERRY LN, BETTENDORF, IA

Print Name: Allen Diercks

Signature: [signature]

Description or Parcel # (if known): _____

Address: 6549 Blackberry Lane Bett. IA.

Print Name: Don Vernille

Signature: [signature]

Description or Parcel # (if known): _____

Address: 6656 Blackberry Rd. Bett., IA

Print Name: David Graham

Signature: [signature]

Description or Parcel # (if known): _____

Address: 6582 Blackberry Lane Bett

Print Name: Justin Brimmer

Signature: [signature]

Description or Parcel # (if known): _____

Address: 2965 Forest Grove Dr Bettendorf, IA

Print Name: Jennifer Brimmer

Signature: [signature]

Description or Parcel # (if known): _____

Address: 2965 Forest Grove Dr Bettendorf, IA 52722

Print Name: DARLENE SCHLUENSEN

Signature: Darlene Schluensen

Description or Parcel # (if known): _____

Address: 3312 Maplecrest Rd - Bettendorf 52722

Print Name: Carol Bayles

Signature: Carol Bayles

Description or Parcel # (if known): _____

Address: 3427 Maple Glen Dr. Bett.

Print Name: KAREN L. BROWN

Signature: Karen L Brown

Description or Parcel # (if known): _____

Address: 6658 Blackberry Ln Bettendorf

Print Name: Thomas S Brown

Signature: Thomas S Brown

Description or Parcel # (if known): _____

Address: 6658 Blackberry Ln Bettendorf

Print Name: JACK SPARBEC

Signature: Jack Sparbec

Description or Parcel # (if known):

Address: 6654 FOREST GLEN CT

Print Name: KAREN SPARBEC

Signature: Karen Sparbec

Description or Parcel # (if known):

Address: 6654 Forest Glen Ct

Print Name: BEN REESER

Signature: S Reeser

Description or Parcel # (if known): 6652 FOREST GLEN CT BETT

Address:

Print Name: DEENA REESER

Signature: Deena Reeser

Description or Parcel # (if known):

Address: 6652 FOREST GLEN CT BETT

Print Name: BRIAN T CUNNINGHAM

Signature:

Description or Parcel # (if known): 6581 Forest Glen Court

Address: Bettendorf, IA 52722

Print Name: KIRK K SHEARER

Signature: Kirk K. Shearer

Description or Parcel # (if known): 6542 Blackberry Ln. - House

Address: Bettendorf, IA 52722

Print Name: Sherry L. Shearer

Signature: Sherry L Shearer

Description or Parcel # (if known): House

Address: 6542 BLACKberry Ln.

Print Name: Jay Shearer

Signature:

Description or Parcel # (if known): Home

Address: 6536 Blackberry Ln

Print Name: Nicole Shearer

Signature: Nicole Shearer

Description or Parcel # (if known): Home

Address: 6536 Blackberry Ln

Print Name: Lori Buhr

Signature: Lori L Buhr

Description or Parcel # (if known): Home

Address: 6532 Blackberry Lane

Print Name: Jessica Harmon

Signature: JH

Description or Parcel # (if known): Home

Address: 6524 Blackberry Lane

Print Name: David Harmon

Signature: David

Description or Parcel # (if known): Home

Address: 6524 Blackberry Lane

Print Name: Amy Hansen

Signature: Amy M Hansen

Description or Parcel # (if known): _____

Address: 6508 Blackberry Lane Bettendorf IA

Print Name: KRISTA MONSON

Signature: Krista Monson

Description or Parcel # (if known): _____

Address: 3530 Redbud Ct Bettendorf, IA 52722

Print Name: Dee Scheib

Signature: Dee Scheib

Description or Parcel # (if known): _____

Address: 3531 Redbud Ct. Bett. Ia.

Print Name: Ken Scheib

Signature: Ken Scheib

Description or Parcel # (if known): _____

Address: 3531 Redbud Ct. Bett. Ia.

Print Name: Garth Gause

Signature: Garth Gause

Description or Parcel # (if known): _____

Address: 3510 Redbud Ct Bettdorf IA

Print Name: Linda Egbers-Fushimi

Signature: Linda Egbers

Description or Parcel # (if known): _____

Address: 6659 Blackberry Lane Bettendorf

Print Name: Julia Diercks

Signature: Julia Diercks

Description or Parcel # (if known): _____

Address: 6549 Blackberry Ln

Print Name: Ronald Kool

Signature: Ronald J Kool

Description or Parcel # (if known): _____

Address: 2829 Forest Grove Dr Bettendorf IA

Print Name: Sherryl Kool

Signature: Sherryl Kool

Description or Parcel # (if known): _____

Address: 2829 Forest Grove Drive Bett IA

Print Name: Tom A. Buhr

Signature: Tom A. Buhr

Description or Parcel # (if known): _____

Address: 6532 Blackberry LN Bettendorf, IA

Print Name: Tim Herny

Signature: Tim Herny

Description or Parcel # (if known): 6516 Blackberry Ln

Address: _____

Print Name: Jill Hernandez

Signature: 6516 Blackberry Ln Jill Hernandez

Description or Parcel # (if known): _____

Address: _____

Print Name: Christopher Crome

Signature: [signature]

Description or Parcel # (if known): 6477 Blackberry Lane Residence

Address: Bettendorf IA

Print Name: Jennifer Crome

Signature: [signature]

Description or Parcel # (if known): Residence

Address: 6477 Blackberry Lane Bettendorf IA 52722

Print Name: Susan Cunningham

Signature: [signature]

Description or Parcel # (if known):

Address: 6581 Forest Glen Ct

Print Name: ALLEN WRIGHT

Signature: [signature]

Description or Parcel # (if known): 3612 LAKE VIEW CT

Address:

Print Name: Felicia Wright

Signature: [signature]

Description or Parcel # (if known): 3612 Lake View Ct

Address:

Print Name: Jamie Grenier

Signature: [signature]

Description or Parcel # (if known): 3719 Lake View Ct.

Address:

Print Name: Joe DiIulio

Signature: [signature]

Description or Parcel # (if known):

Address: 6533 Blackberry LN Bettendorf, IA 52722

Print Name: LISA DIIULIO

Signature: [signature]

Description or Parcel # (if known):

Address: 6533 Blackberry Ln Bettendorf, Ia 52722

Print Name: Todd Seemann

Signature: [signature]

Description or Parcel # (if known):

Address: 6527 Blackberry Ln Bettendorf, IA 52722

Print Name: John Vaaler

Signature: [signature]

Description or Parcel # (if known): 6515 Blackberry LN Bettendorf, IA 52722

Address:

Print Name: Angela Vaaler

Signature: [signature]

Description or Parcel # (if known): 6515 Blackberry Ln, Bettendorf, IA 52722

Address:

Print Name: Charles Hammes

Signature: [signature]

Description or Parcel # (if known): 3507 Redbud Ct.

Address: Bettendorf, IA 52722

Print Name: Collin Carney

Signature: Collin Carney

Description or Parcel # (if known): 3785 Lake View Ct. Bettendorf

Address:

Print Name: Karen Carney

Signature: Karen Carney

Description or Parcel # (if known): 3785 Lake View Ct. Bettendorf

Address: residential

Print Name: Ann Black-Ziegelbein

Signature: Ann Black-Ziegelbein

Description or Parcel # (if known): 3748 Lake View Ct Bettendorf residential

Address:

Print Name: Donald C Lower

Signature: Donald C Lower

Description or Parcel # (if known):

Address: 3747 Lake View Court Bett.

Print Name: Todd Ancelet

Signature: T-P-A

Description or Parcel # (if known):

Address: 3803 LAKE VIEW CT

Print Name: Pam Ancelet

Signature: Pam Ancelet

Description or Parcel # (if known):

Address: 3803 Lake View Ct, Bettendorf

Print Name: Stephanie Hammes

Signature: [signature]

Description or Parcel # (if known):

Address: 3507 Redbud Ct Bettendorf

Print Name: Don Schmahl

Signature: [signature]

Description or Parcel # (if known):

Address: 3529 Redbud CT Bett

Print Name: Shari Schmahl

Signature: [signature]

Description or Parcel # (if known):

Address: 3529 Redbud Ct Bettendorf

Print Name: Tom Cirgello

Signature: [signature]

Description or Parcel # (if known):

Address: 3537 Redbud Ct, Bettendorf

Print Name: Peggy Cirgello

Signature: [signature]

Description or Parcel # (if known):

Address: 3537 Redbud Court, Bettendorf.

Print Name: Steve France

Signature: [signature]

Description or Parcel # (if known): 6585 Blackberry Ln, Bettendorf 52722

Address:

Print Name: Kathy France

Signature: Kathy France

Description or Parcel # (if known): _____

Address: 6585 Blackberry Ln 52722

Print Name: Pam Verhille

Signature: Pam Verhille

Description or Parcel # (if known): _____

Address: 6656 Blackberry Lane Bett.

Print Name: Donald E. Erickson

Signature: Donald E Erickson

Description or Parcel # (if known): _____

Address: 3528 Redbud Ct Bettendorf

Print Name: Ann Marie erickson

Signature: Ann Marie erickson

Description or Parcel # (if known): _____

Address: 3528 Redbud Court Bettendorf, Iowa 52722

Print Name: Christina A. Cause

Signature: Christina A Cause

Description or Parcel # (if known): _____

Address: 3510 Redbud Ct Bettendorf, IA 52722

Print Name: Ken Scheib

Signature: Ken Scheib

Description or Parcel # (if known): _____

Address: 3531 Red Bud Ct. Bett. Ia 52722

Print Name: Brietta Collier

Signature: [signature]

Description or Parcel # (if known): 34436 Crow Lake Dr.

Address: ↓

Print Name: Chelsey Allaman

Signature: Chelsey L Allaman

Description or Parcel # (if known): 8

Address: 3390 Crow Lake Dr

Print Name: Clint Allaman

Signature: [signature]

Description or Parcel # (if known):

Address: 3390 Crow Lake Dr.

Print Name: Deepali Phanse

Signature: [signature]

Description or Parcel # (if known):

Address: 3378 Crow Lake Dr.

Print Name: AKHILESH BHAGWAT

Signature: [signature]

Description or Parcel # (if known):

Address: 3378 CROW LAKE Dr.

Print Name: Donica Mokosak

Signature: [signature]

Description or Parcel # (if known):

Address: 6412 Cardinal Rd

COUNCIL LETTER

MEETING DATE: May 2, 2023 (SPH)
May 16, 2023 (HPH)
REQUESTED BY: Mark Hunt

Item Title
Resolution setting a date for public hearing on the conditional rezoning of 5019 Hopewell Avenue (Lot 1, Hopewell Farm First Addition), A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by CT Creek. (Case 23-018) (5/2/23)

Public hearing and first reading of an ordinance on the conditional rezoning of 5019 Hopewell Avenue (Lot 1, Hopewell Farm First Addition), A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by CT Creek. (Case 23-018) (5/16/23)

Explanation
CT Creek has submitted a request to rezone 5019 Hopewell Avenue (Lot 1, Hopewell Farm First Addition) from A-1 to R-3. The future land use designation is split between Urban Medium Intensity (west) and Urban Low Intensity (east). Both future land use designations permit the rezoning to the R-3, Mixed Residential District. The petitioner is proposing this rezoning to accommodate a church on the west side of the subdivision and townhouses on the east side of the subdivision. This case was deferred from the March 15 Planning and Zoning Commission meeting to address some of the concerns of the Planning and Zoning Commission. A revised concept plan was subsequently submitted which shows a reduction in the number of 2-story townhouse units from 36 to 30. While it is not required, the developer has also provided a 30-foot wide landscaped buffer to separate the proposed structures from the adjoining single-family homes. Any future site development plan must materially conform to the concept plan submitted with the rezoning application.

Storm water detention is accommodated downstream via a regional detention facility in an outlot near Century Heights Tenth, Eleventh, and Twelfth Additions. Water quality features or further stormwater detention requirements will be evaluated by the City Engineer.

The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods and Goal G: Attract Young People.

The Planning and Zoning Commission made a recommendation for approval of the conditional rezoning at the April 19, 2023 meeting. Consult the staff report and attachments 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; Ordinance; (A) Staff Report with attachments; (B) Planning and Zoning Commission report to Mayor and City Council; (C) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter (3/15/23 and 4/19/23); (D) Conditional Zoning Agreement

RESOLUTION NO. _____ - 23

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON A CONDITIONAL REZONING OF 5019 HOPEWELL AVENUE (LOT 1, HOPEWELL FARM FIRST ADDITION) A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for May 16, 2023, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of a conditional rezoning of 5019 Hopewell Avenue (Lot 1, Hopewell Farm First Addition) from A-1 Agricultural/Urban Reserve District to R-3, Mixed Residential District.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Return to: Michelle Spencer, City of Bettendorf, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. _____ - 23

AN ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR 5019 HOPEWELL AVENUE LOT 1, HOPEWELL FARM FIRST ADDITION A-1 AGRICULTURAL/URBAN RESERVE DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT

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

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to 5019 Hopewell Avenue and which is legally described as Lot 1, Hopewell Farm First Addition, and which is now zoned A-1 Agricultural/Urban Reserve District is hereby repealed and said described land shall hereinafter be zoned R-3, Mixed Residential District with the following condition:

1. The site development plan shall adhere in principal to the approved concept plan;

and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map.

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

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publications as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ , 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: 5019 Hopewell Avenue - Rezoning
Author: Greg Beck
Department: Community Development
Date: April 19, 2023

Case No.:	23-018
Request:	Rezoning to permit a church and townhouse development
Location:	5019 Hopewell Avenue
Legal Description:	Hopewell Farm First Addition - Parcel No. 841105101
Applicant:	Ben Eastep - CT Creek
Current Zoning:	A-1, Agricultural/Urban Reserve District
Proposed Zoning:	R-3, Mixed Residential District
Future Land Uses:	Urban Medium Intensity (west - church) Urban Low Intensity (east - townhouses)

Background Information & Facts

This agenda item was deferred from the March 15 Planning and Zoning Commission meeting to address some of the concerns of the Planning and Zoning Commission. Ben Eastep of CT Creek has submitted a request to rezone Hopewell Farm First Addition from A-1 to R-3 (see Aerial Map, Attachment A). The future land use designation is split between Urban Medium Intensity (west) and Urban Low Intensity (east) (see Zoning Map and Future Land Use Map, Attachments B and C.) The petitioner is proposing this rezoning to accommodate a church on the west side of the subdivision and townhouses on the east side of the subdivision.

Future Land Use and Comprehensive Plan

Both future land use designations permit the rezoning to the R-3, Mixed Residential District which permits the church and townhouse developments. The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods and Goal G: Attract Young People.

Lot Configuration & Zoning Compliance

Lot 1 of Hopewell Farm First Addition contains 17.67 acres for the proposed church and residential units (see Final Plat and Zoning Aerial, Attachment D and E). The original concept showed a church, 26 single-story townhouse units, and 36 two-story townhouse units (see Concept Plan, Attachment F). The revised concept plan shows a reduction in the number of 2-story townhouse units from 36 to 30, and total townhouses from 62 to 56 (see Revised Concept, Attachment G). A 30-foot-wide landscaped buffer has also been provided facing the adjoining R-1 zoned subdivisions to the east and south. No buffer yard is required between R-3 and R-1 zoned parcels. The developer is providing a buffer yard equivalent to that found in R-4 and R-5 multi-family residence zoning districts to separate structures greater than 35 feet from adjacent single-family zoned parcels. The 30 2-story townhouse units are predominantly placed in the middle of the proposed residential site

(see 2-Story Townhouses, Attachment H). The single-story townhouses are concentrated on the outside of the residential portion of the lot near surrounding subdivisions (see Single-Story Townhouses, Attachment I). The church will face Middle Road (see Church Representation and Concept Plan, Attachments J and K).

Utilities

Utilities are present along Hopewell Avenue and Middle Road. Sanitary and storm sewer run through the middle of the parcel. Electrical service is available from the east side of Middle Road and the south side of Hopewell Avenue. Water is available from the east side of Middle Road. Telecommunications connections originate from the east side of Middle Road.

Thoroughfare Plan & Access

Middle Road access will be available only to the church. The church will also have access to Hopewell Avenue. The residential area would be accessed from two points north from Hopewell Avenue and from the south via extension of Butterfield Court from Fieldstone Pointe Addition (see Concept Plan, Attachment G).

Pedestrian and Trail Access

A 10-foot-wide recreational trail is on the north side of Hopewell Avenue, and a 5-foot-wide sidewalk is on the south side of Hopewell Avenue. All interior sidewalks are required to be 5 feet in width.

Off-Street Parking

Each 2-story townhouse unit will have a parking space in the interior and a drive area with another space. The single-story townhouse design shall have two spaces inside and room for two cars outside.

Stormwater Detention

Storm water detention is accommodated downstream in an outlot near Century Heights Tenth, Eleventh, and Twelfth Additions. Any water quality features or further stormwater detention requirements would need to be evaluated by the City Engineer.

Landscaping

Staff contends that even though landscaping is not required, additional landscaping should be provided by the developer as was done in other nearby subdivisions for the portion of Hopewell Farm First Addition bordering Century Heights Nineteenth Addition and Fieldstone Pointe Addition.

Lighting

Any lighting from the church would be evaluated at the time a site development plan is submitted for the church.

Floodplain

A portion of Hopewell Farm First Addition is separated by a drainageway which has been outlined on the original plat to contain the 100-year flood hazard area (see Final Plat and FEMA Flood Map, Attachments D and L).

Staff Recommendation

Since the developer has provided a landscaped buffer yard required for more intense use zoning districts and reduced the number of townhouses, staff sees the rezoning concept as fitting the requirements to recommend approval of the rezoning. In addition to the analysis provided above, staff finds the zoning amendment adequately addresses the following concerns as prescribed in 11-15-13(B) of the Zoning Ordinance:

1. The rezoning conforms to the future land use map in the comprehensive plan as described in the Preamble and further in subsection A-1-3 of Appendix 1.
2. The amendment is consistent with the goals and objectives of the comprehensive plan.
3. If the responses for Subsection 11-15-13 B.1. and 11-15-13 B.2. of this section are not affirmative, then either the amendment request recommendation must be denied, or the planning and zoning commission and city council must amend the comprehensive plan to provide the required consistency.
4. The subject property, after the city council approval of the requested rezoning, will be designed to permit characteristics of said zoning district that will not negatively impact the nearby parcels.
5. The potential externalities and applicable performance standards requirements governing factors (such as noise, neon lights, odors, etc.) of the rezoning request have been adequately considered.
6. There are adequate public utilities and services available to the land if rezoned. If not, there is an identified party who will pay to install them.
7. The pattern of development that has occurred surrounding the subject property is examined, as other characteristics of the subject property are considered, to make a determination regarding a request for an amendment change.
8. The proposed amendment is in the public interest and not solely in the interests of the applicant.

Other conditions added to the approval of the rezoning include:

1. Any future site development plan must materially conform to the concept plan accompany this rezoning application.
2. Approval by the City Council of a final plat.
3. Approval by the City Council of site development plans for both the church and townhouse developments.

Respectfully submitted,

Greg Beck
City Planner

Case No. 23-018: 5019 HOPEWELL AVENUE
Rezoning A-1 to R-3

ATTACHMENT A



N

By Class

RDCLASS

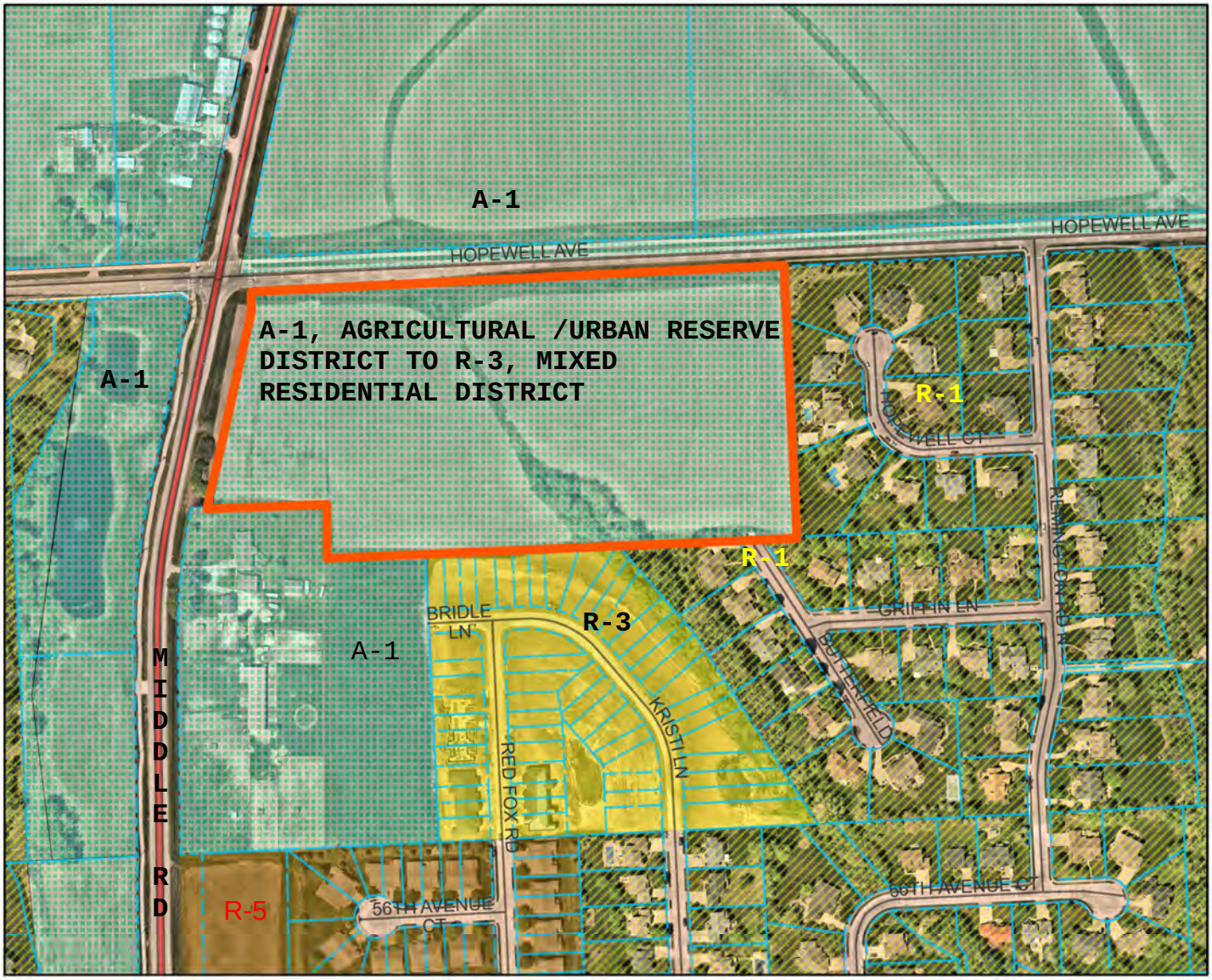
- Alleyway/Access Road
- Bike Trail
- County Route
- Driveway
- Interstate
- Local road in unincorporated area
- Local road within incorporated area or Park View
- Major road
- Pedestrian trail/walkway
- Ramp
- State Highway
- US Highway
- <all other values>
- City Limits
- Property Lines
- Creeks
- Ponds and Lakes

0 0.05 0.1 0.2 Miles

Case No. 23-018: 5019 HOPEWELL AVENUE
Rezoning A-1 to R-3

ZONING MAP

ATTACHMENT B



N

By Class

RDCLASS

- Alleyway/Access Road
- Bike Trail
- County Route
- Driveway
- Interstate
- Local road in unincorporated area
- Local road within incorporated area or Park View
- Major road
- Pedestrian trail/walkway
- Ramp
- State Highway
- US Highway
- <all other values>

- City Limits
- Property Lines

Current Zoning

ZONING

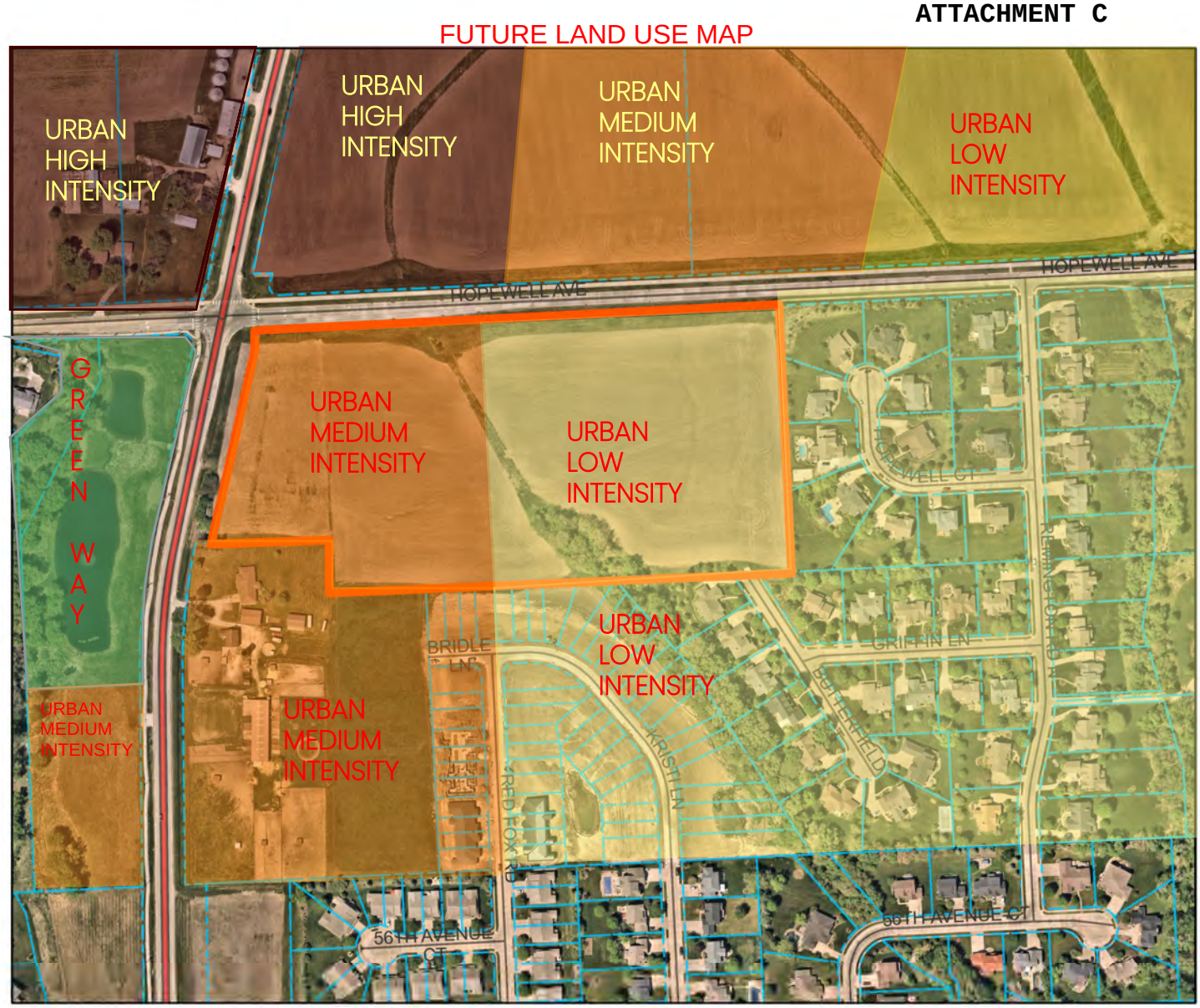
- A-1
- A-2
- C-1
- C-2
- C-3
- C-6
- C-7
- I-1
- I-2
- I-3

- PR-3
- PR-4
- PR-5
- PUD
- Parks
- R-1
- R-2
- R-3
- R-4
- R-5
- U-LI
- U-MI
- U-HI
- Creeks
- Ponds and Lakes

0 0.05 0.1 0.2 Miles

Case No. 23-018: 5019 HOPEWELL AVENUE
Rezoning A-1 to R-3

ATTACHMENT C



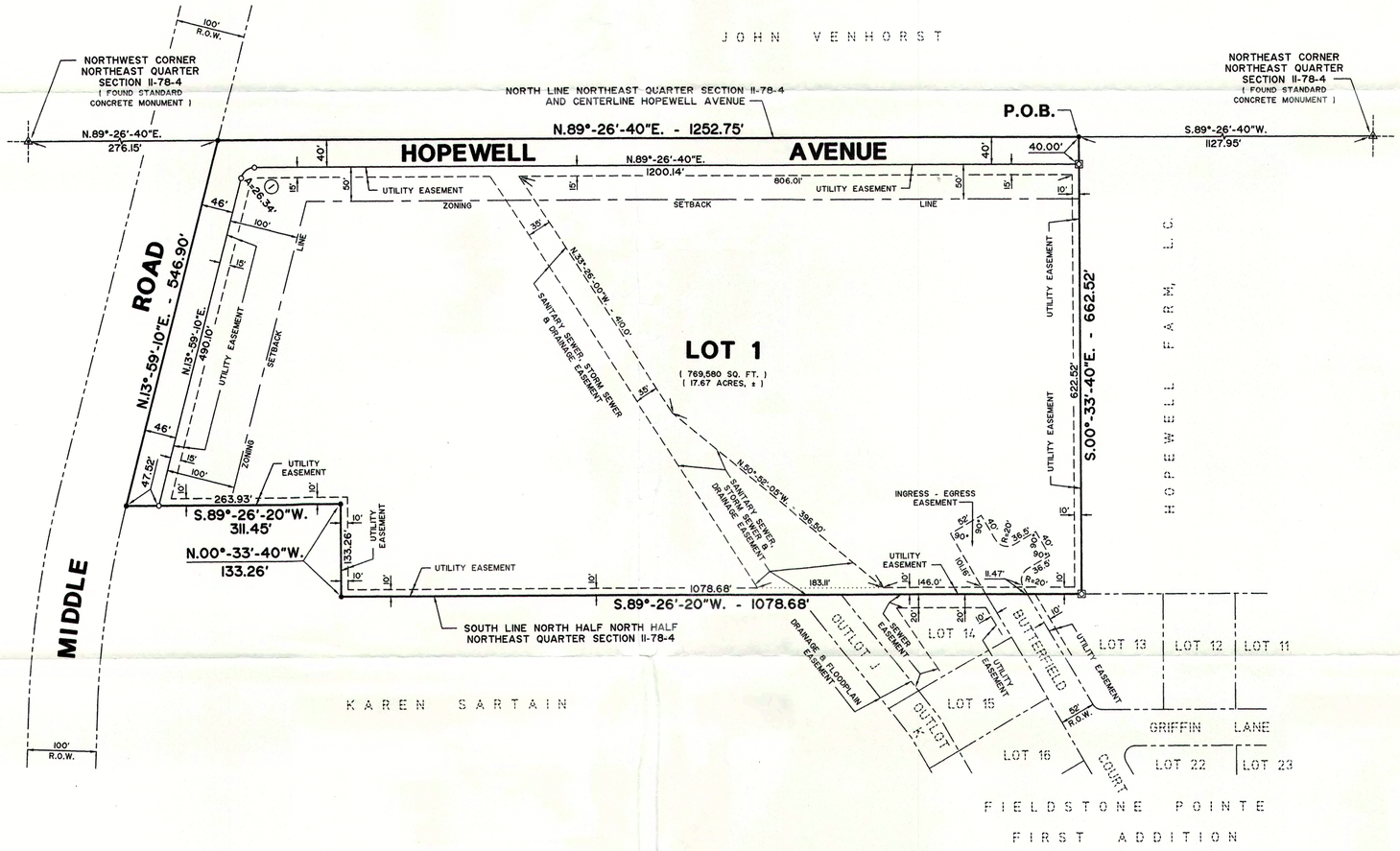
FINAL PLAT OF

HOPEWELL FARM FIRST ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

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



CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	20.00'	75°-27'-30"	26.34'	24.48'	N.51°-42'-55"E.	15.47'

OWNER - DEVELOPER

HOPEWELL FARM, L.C.

3122 EAST 35th STREET COURT

DAVENPORT, IOWA

ATTN: ROB FICK

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS —•— (5/8"ϕ IRON PIN)

IRON MONUMENTS SET SHOWN THUS —○— (5/8"ϕ x 30" IRON PIN)

CONCRETE MONUMENTS SET SHOWN THUS —⊠— (6" x 6" x 48")

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 19.36 ACRES, MORE OR LESS.

FOR THIS SURVEY THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11-78-4 WAS ASSUMED TO BEAR N.00°-01'-15"W.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

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

ANY STORM SEWER SYSTEM WITHIN THE DESIGNATED SEWER AND DRAINAGE EASEMENT ACROSS LOT 1 SHALL BE DESIGNED TO ACCOMMODATE THE 100 YEAR STORM EVENT.

THE DEVELOPMENT ON LOT 1 MUST MEET THE MIDDLE ROAD CORRIDOR OVERLAY DISTRICT DEVELOPMENT STANDARDS.

THE MIDDLE ROAD ACCESS TO LOT 1 SHALL BE LIMITED TO RIGHT-IN / RIGHT-OUT AT SUCH TIME AS MIDDLE ROAD IS DEVELOPED WITH A MEDIAN BARRIER.

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

Signature: David L. Meyer

David L. Meyer, P.E. & L.S., License Number 7222

Date: OCTOBER 31, 2003

My license renewal date is December 31, 2004

THIS SHEET ONLY

Pages or sheets covered by this seal:

DAVID L. MEYER LICENSED 7222 IOWA PROF. ENGR. & LAND SURVEYOR

QWEST COMMUNICATIONS

BY Brent Sc

DATE 11-25-2003

MIDAMERICAN ENERGY COMPANY

BY Mike Gallant

DATE 11-25-03

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY Julie J. DeBois

DATE

MEDIACOM

BY Chuck Hunstiger

DATE 11/25/03

PLAN & ZONE COMMISSION

BY Robert H. Gallagher

DATE 12/18/03

CITY OF BETTENDORF, IOWA

BY

ATTEST Decker P. Pearce

DATE 12-17-03

PREPARED BY

VERBEKE - MEYER CONSULTING ENGINEERS, P.C.

DAVENPORT, IOWA

VMCE 03259

NATIONAL PRINTFAST NO. 1858L-24X36

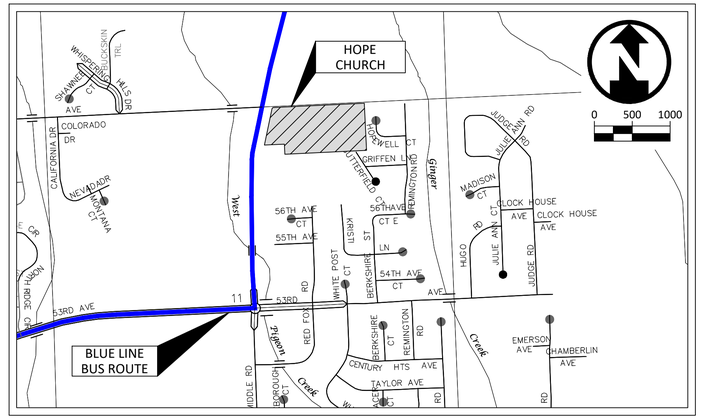
REZONING EXHIBIT

HOPE CHURCH

BETTENDORF, SCOTT COUNTY, IOWA



PROJECT VICINITY MAP - CITY OF BETTENDORF



APPLICANT INFORMATION:

OWNER:	APPLICANT:	PREPARED BY:
FIRST ASSEMBLY OF GOD 1811 18TH STREET BETTENDORF, IOWA 52722	CT CREEK 3480 GLENBROOK CIRCLE NORTH BETTENDORF, IOWA 52722-4978	AXIOM CONSULTANTS, LLC C/O BRIAN BOELK 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240 319-519-6220 BBOELK@AXIOM-CON.COM

LEGAL DESCRIPTION:

LOT 1 OF HOPEWELL FARM FIRST ADDITION AS RECORDED IN DOCUMENT #2003-64452, CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

ZONING INFORMATION:

CURRENT ZONING: A-1

PROPOSED ZONING: R-3

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: HOPE CHURCH BETTENDORF, IA

CLIENT NAME: CT CREEK

SHEET NAME: REZONING EXHIBIT

PROJECT NO.: 230008

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: RE.21

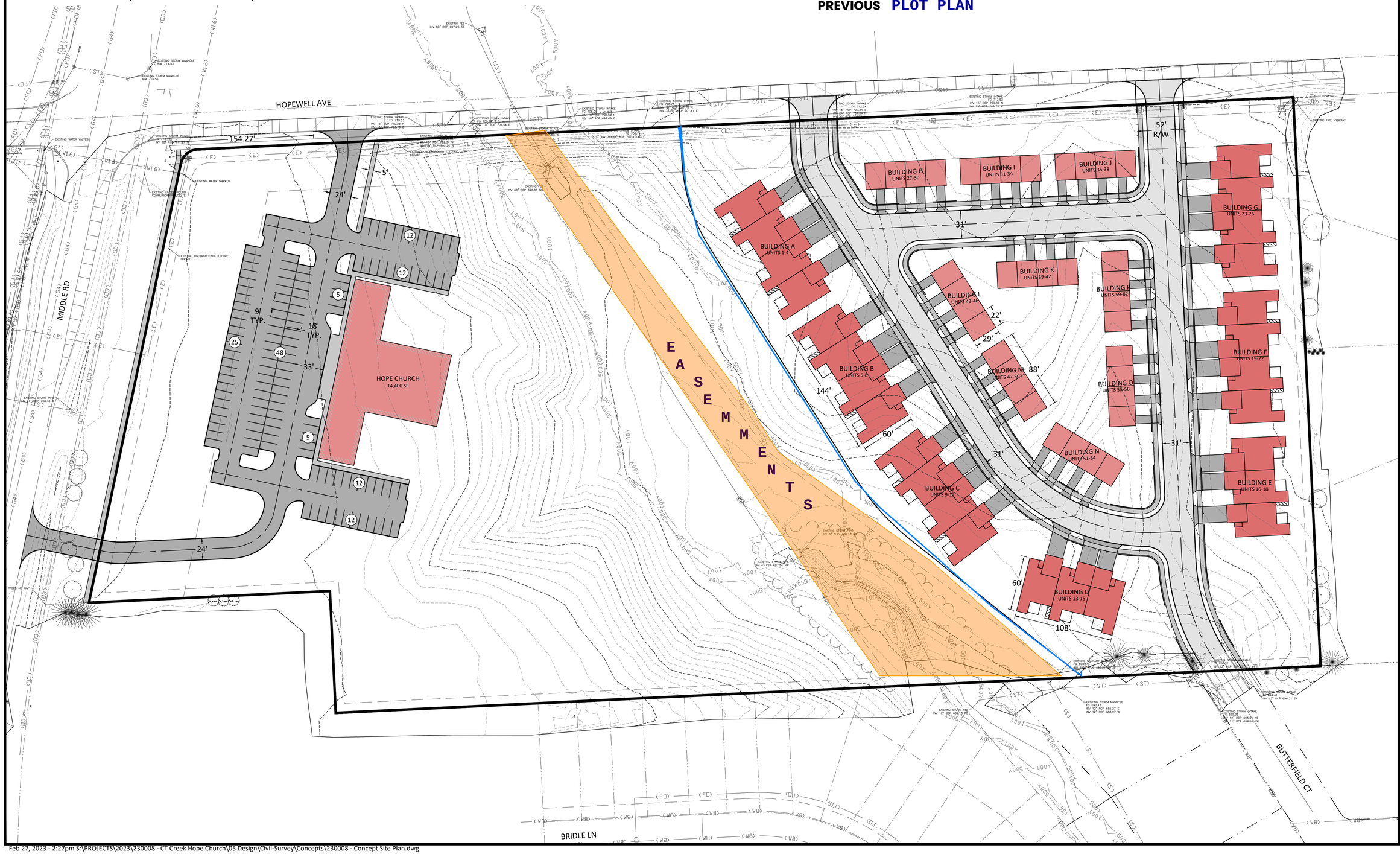
ATTACHMENT F

CONCEPT SITE PLAN

HOPE CHURCH

BETTENDORF, SCOTT COUNTY, IOWA

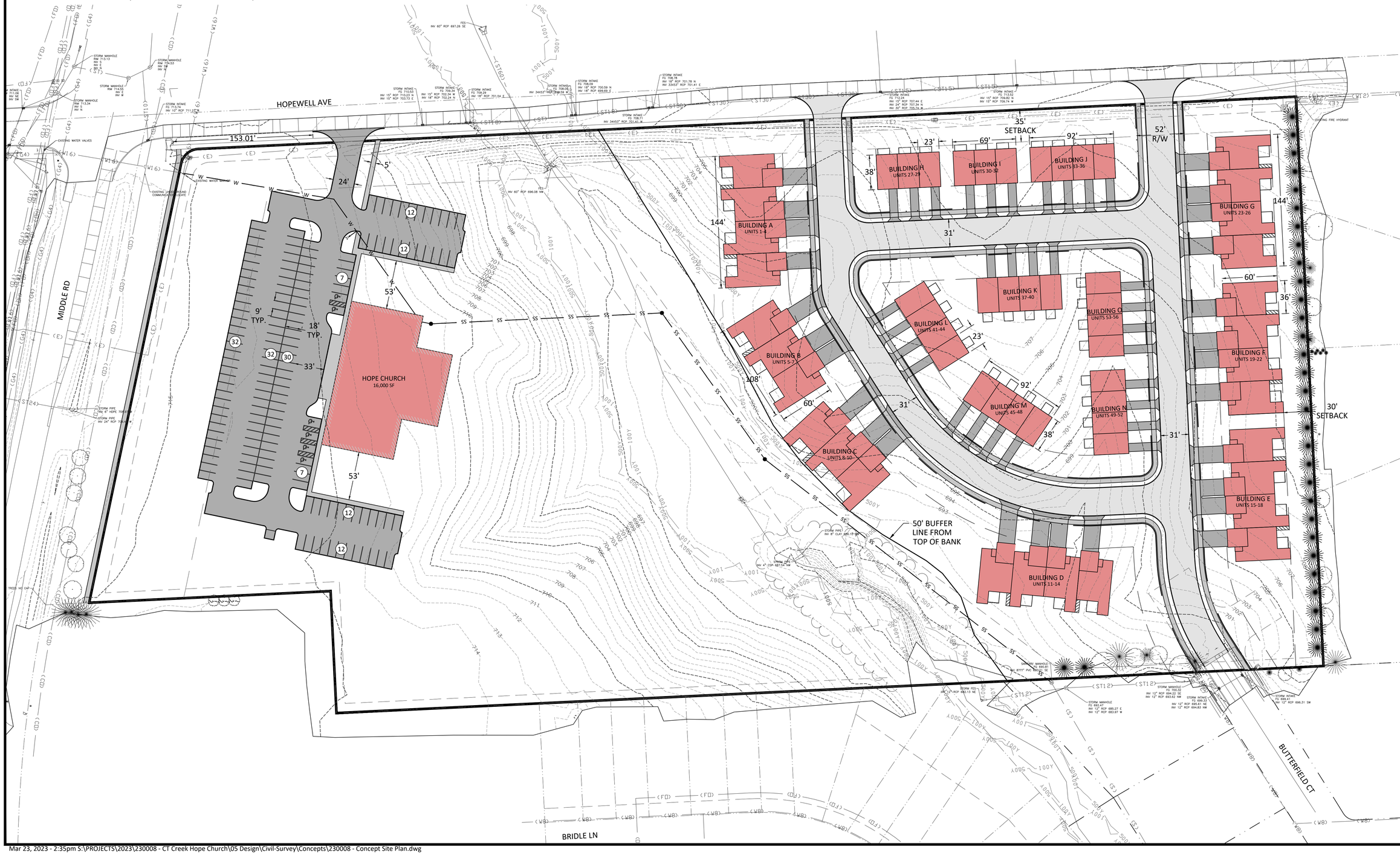
PREVIOUS PLOT PLAN


HOPEWELL AVE
MIDDLE RD
BUTTERFIELD CT
BRIDLE LN
154.27'
HOPE CHURCH
14,400 SF
24'
5'
9' TYP.
18' TYP.
33'
EASEMENTS
BUILDING A
UNITS 1-4
BUILDING B
UNITS 5-8
BUILDING C
UNITS 9-12
BUILDING D
UNITS 13-15
BUILDING E
UNITS 16-18
BUILDING F
UNITS 19-22
BUILDING G
UNITS 23-26
BUILDING H
UNITS 27-30
BUILDING I
UNITS 31-34
BUILDING J
UNITS 35-38
BUILDING K
UNITS 39-42
BUILDING L
UNITS 43-46
BUILDING M
UNITS 47-50
BUILDING N
UNITS 51-54
BUILDING O
UNITS 55-58
BUILDING P
UNITS 59-62
52' R/W
31'
22'
29'
88'
144'
60'
108'
EXISTING WATER VALVES
EXISTING WATER MARKER
EXISTING UNDERGROUND ELECTRIC LOCATE
EXISTING UNDERGROUND COMMUNICATIONS LOCATE
EXISTING FIRE HYDRANT
EXISTING STORM MANHOLE
EXISTING STORM INTAKE
EXISTING STORM PIPE
EXISTING FES
EXISTING STORM MANHOLE
EXISTING STORM INTAKE
EXISTING STORM PIPE
EXISTING STORM MANHOLE
EXISTING STORM INTAKE
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EXISTING STORM MANHOLE
EXISTING STORM INTAKE
EXISTING STORM PIP

CONCEPT SITE PLAN

HOPE CHURCH

BETTENDORF, SCOTT COUNTY, IOWA



ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
HOPE CHURCH
BETTENDORF, IA

CLIENT NAME:
CT CREEK

SHEET NAME:
CONCEPT SITE PLAN

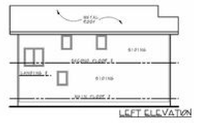
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230008

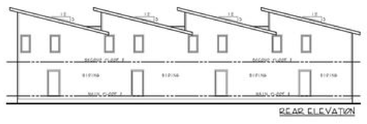
DESIGN PROFESSIONAL:
BOELK

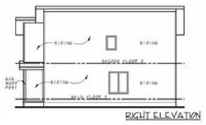
SHEET NUMBER:
A.21





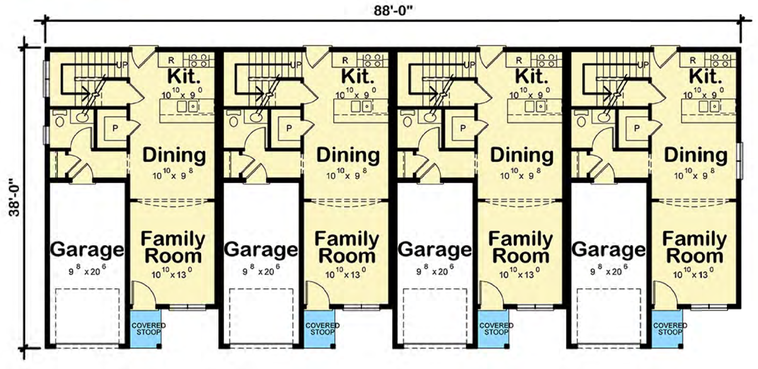




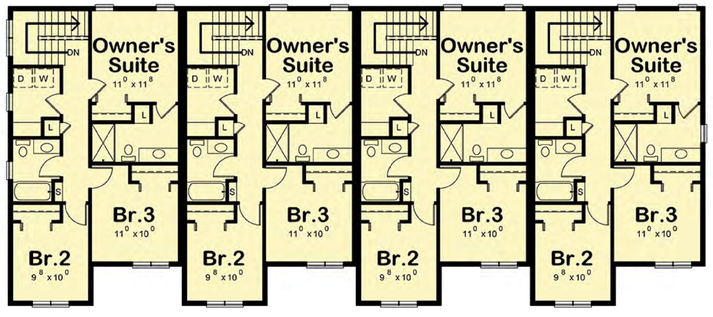


Floor Plans

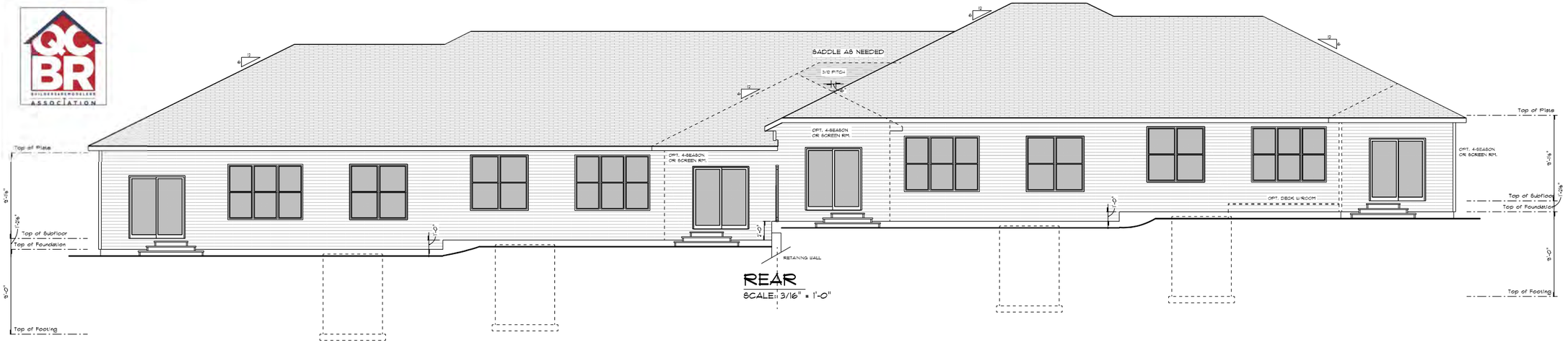
Main Level



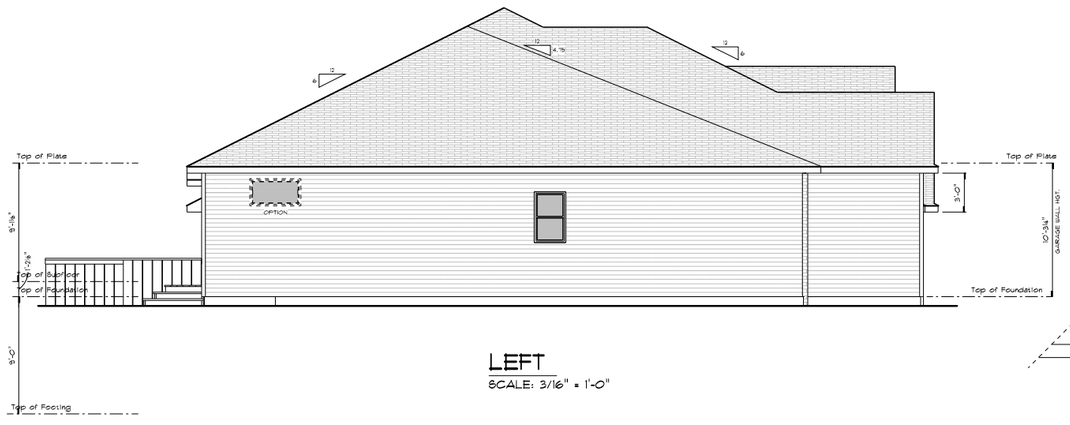
2nd Floor



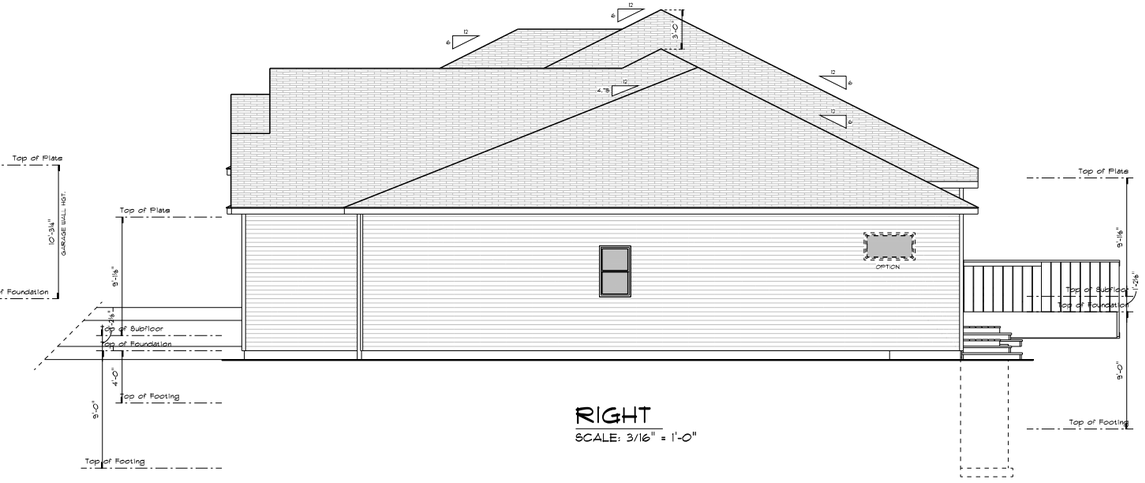
ATTACHMENT I



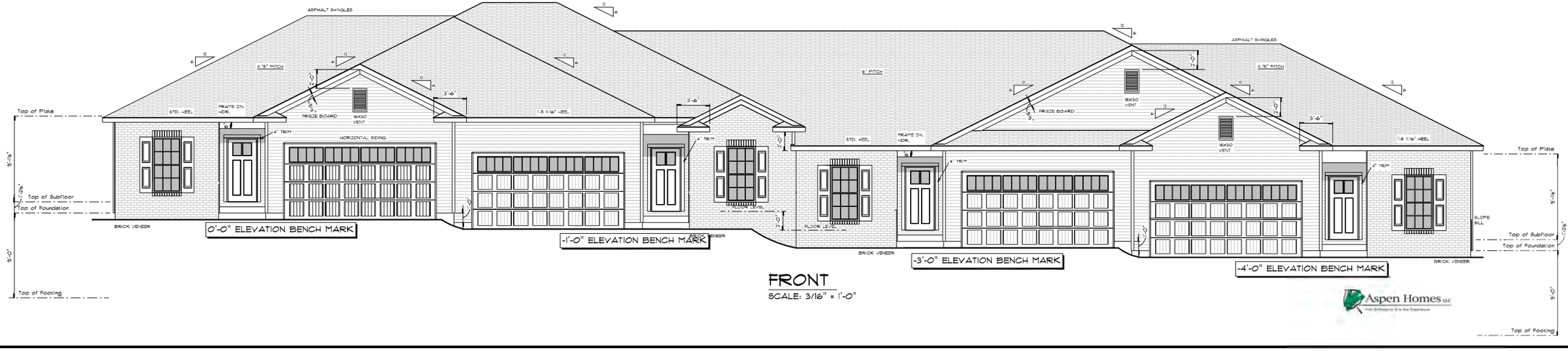
REAR
SCALE: 3/16" = 1'-0"



LEFT
SCALE: 3/16" = 1'-0"



RIGHT
SCALE: 3/16" = 1'-0"



FRONT
SCALE: 3/16" = 1'-0"

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ASPEN HOMES L.L.C.
4-UNIT CONDO FINAL

ORIGINAL DATE
2/19/2019

REVISIONS
2/11/2020
01/23/2020
2/3/2020
2/10/2020
2/11/2020

3
5

ELEVATIONS

Aspen Homes LLC

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN



CONCEPTUAL RENDERING

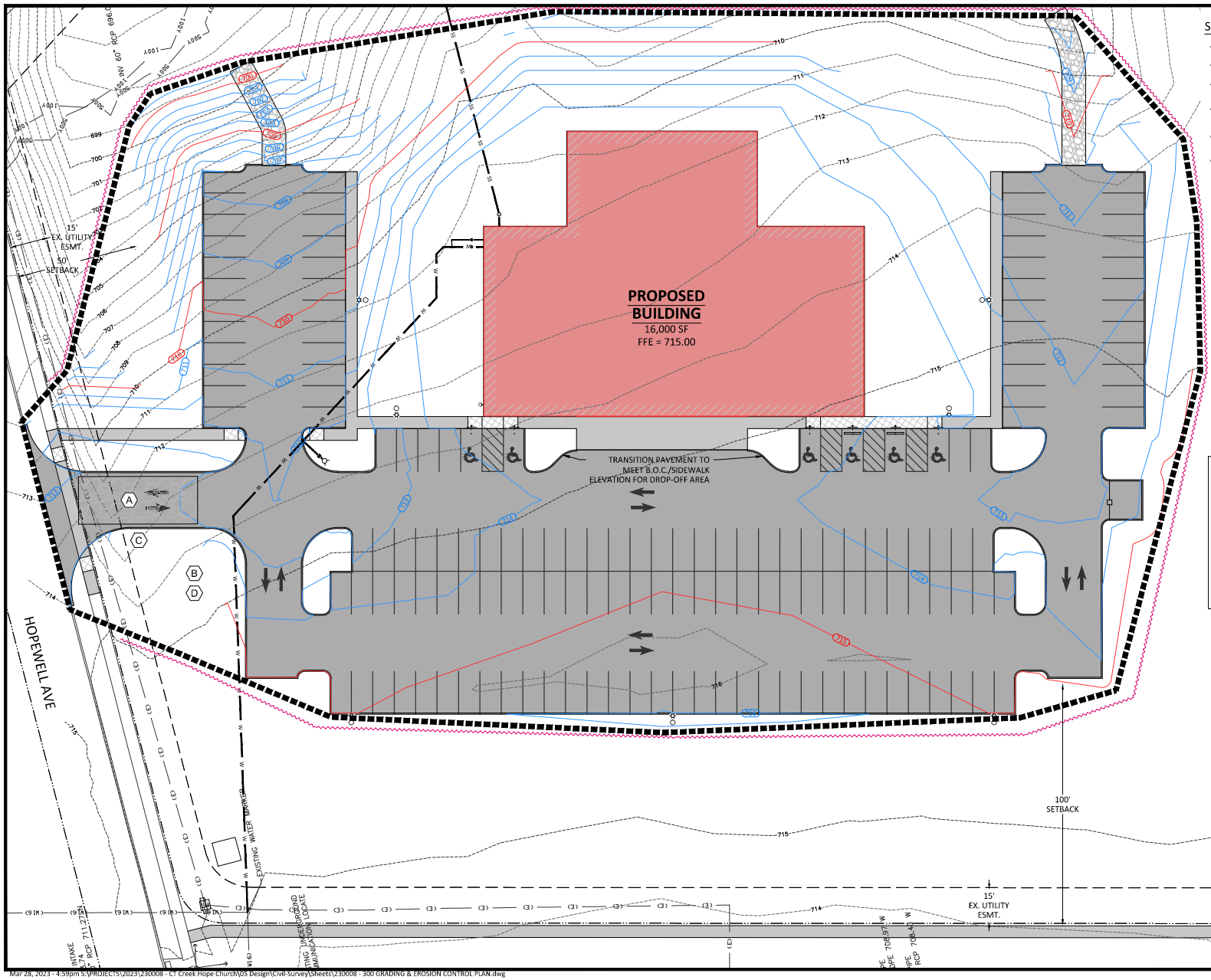
HOPE CHURCH

2023.02.23

POINT BUILDERS
BUILDING INNOVATIVE SOLUTIONS

VANTAGE
ARCHITECTS

ATTACHMENT K



SWPPP PLAN KEYNOTES:

- (A) INSTALL STABILIZED CONSTRUCTION ENTRANCE. 50'X20'
- (B) PROVIDE SANITATION FACILITY (PORTABLE RESTROOM.)
- (C) PROVIDE CONCRETE WASHOUT.
- (D) PROVIDE ENCLOSURE FOR STORAGE OF DOCUMENTS (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- (E) INSTALL PERIMETER MEASURES PRIOR TO STARTING CONSTRUCTION.
- (F) CONSTRUCTION LIMITS.

NOTES

1. CONTRACTOR TO PROVIDE STOCKPILE TEMPORARY EXCAVATION SPOILS ON SITE AND PROVIDE PERIMETER MEASURES ON DOWN-SLOPE SIDE OF PILE TO CONTAIN RUNOFF AND PREVENT SEDIMENT TRANSPORTATION.
2. FINAL RESTORATION OF ALL NON-PAVED DISTURBED AREAS TO BE SEEDED AND MULCHED WITH TYPE 1 LAWN MIXTURE UNLESS SHOWN OTHERWISE.
3. CONTRACTOR TO PROVIDE APPROPRIATE TRAFFIC CONTROL WHEN NECESSARY. TRAFFIC CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. STORM WATER MANAGEMENT FOR THIS SITE HAS BEEN PREVIOUSLY ACCOUNTED FOR OFFSITE.

LEGEND:

SILT FENCE OR FILTER SOCK

STORMWATER POLLUTION PREVENTION:

SITE AREA: THE SITE IS APPROXIMATELY 6.86 ACRES OF WHICH 2.95 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

DISTURBED AREA GREATER THAN 1.00 ACRE, GENERAL PERMIT 2 (GP2) IS REQUIRED, BETTENDORF CONSTRUCTION SITE RUNOFF (CSR) PERMIT IS REQUIRED.

RECEIVING WATERS: THE DEVELOPMENT SITE WILL DRAIN TO PIGEON CREEK AND ULTIMATELY TO THE MISSISSIPPI RIVER.

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 10 20

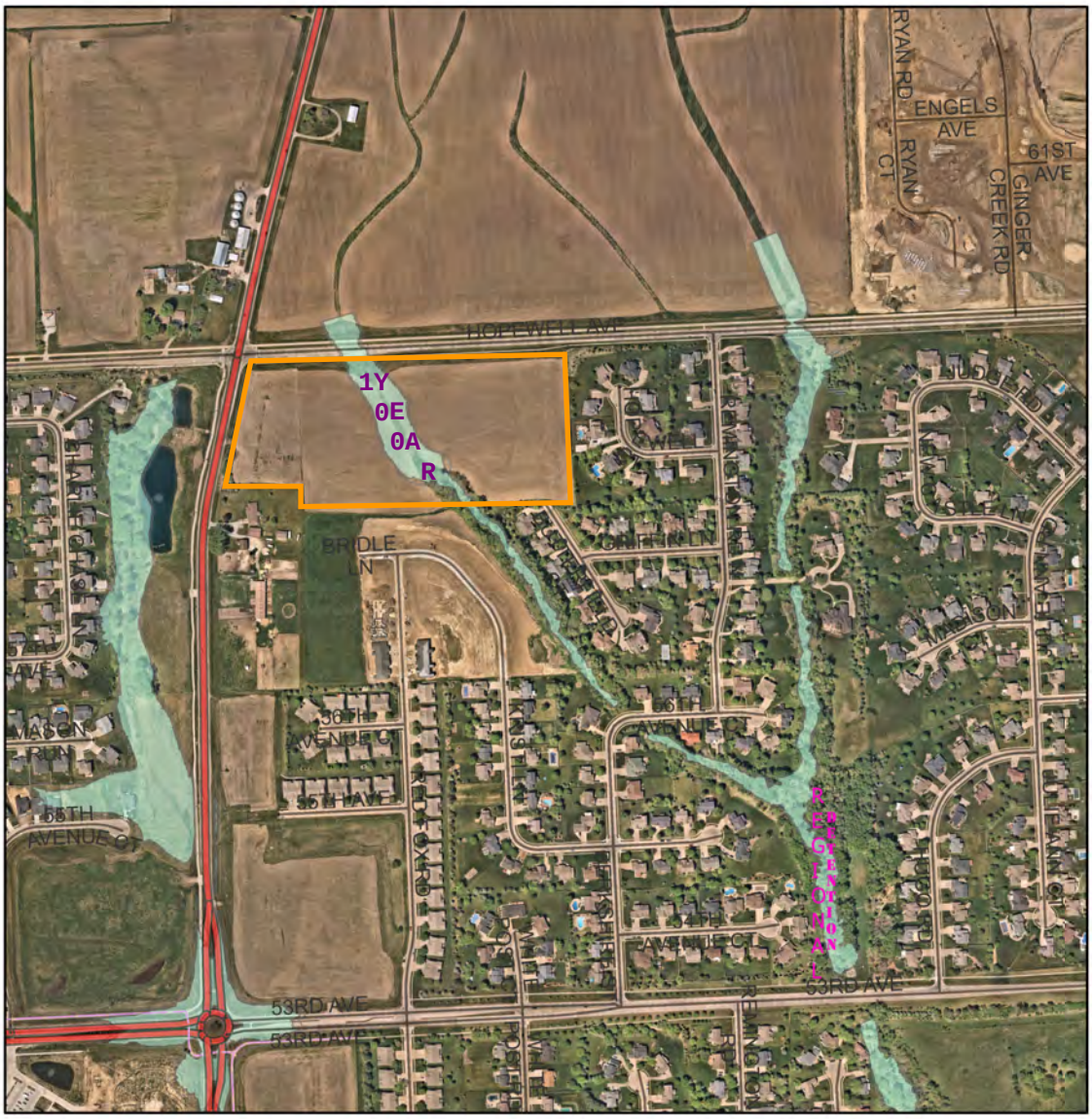
DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
1	CITY FIRST SUBMITTAL	03.28.2023

PROJECT NAME: HOPE CHURCH
BETTENDORF, IA 52722
CLIENT NAME: CT CREEK
SHEET NAME: GRADING & EROSION CONTROL PLAN
PROJECT NO: 23-0008
DESIGN PROFESSIONAL: BOELK
SHEET NUMBER: C-300

FEMA FLOOD HAZARD AERIAL

ATTACHMENT L



N

0 0.05 0.1 0.2 Miles

By Class

RDCLASS

- Alleyway/Access Road
- Bike Trail
- County Route
- Driveway
- Interstate
- Local road in unincorporated area
- Local road within incorporated area or Park View
- Major road
- Pedestrian trail/walkway
- Ramp
- State Highway
- US Highway
- <all other values>
- City Limits
- Creeks
- Ponds and Lakes

Flood Zone

FLD_ZONE

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AREA NOT INCLUDED
- X
- X PROTECTED BY LEVEE
- <all other values>

Bettendorf IOWA
a premier city

April 26, 2023

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

SUBJECT: Planning and Zoning Commission's decision on the conditional rezoning of 5019 Hopewell Avenue (Lot 1, Hopewell Farm First Addition, A-1 to R-3, submitted by CT Creek. (Case 23-026)

Honorable Mayor and Members of the City Council:

On April 19, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named conditional rezoning request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

8. Case 23-018 – Rezoning; 5019 Hopewell Avenue, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by CT Creek. (Staff: Beck) (Postponed at meeting of March 15, 2023 meeting)

Beck reviewed the staff report. Hunt added that as a result of comments received at the neighborhood meeting, the developer reduced the number of townhouse units by 6 and increased the width of the buffer between the single-family homes and the proposed development. He commented that the site is constrained by the 50-foot stream bank requirement required by the city.

Kappeler asked what type of plantings will be installed in the landscape buffer. Beck stated that the city's preference is for evergreens. Kappeler asked for clarification of the width of the setback between the existing subdivisions and the proposed development. Beck explained that the required setback is 25 feet but that it has been increased to 30 feet.

Gannaway asked for clarification of how Butterfield Court will be extended. Morlok explained that the intent was always for the street to be extended which is evidenced by the fact that there is an easement in place. He added that the city would never have imposed a requirement for a cul-de-sac on an adjoining property,

Wennlund opened the public hearing and asked if there is an affidavit of publication. Fuhrman confirmed this.

Glenn Dugan, 5736 Butterfield Court, expressed concern about the possible reduction in property values in his neighborhood and the drastic mismatch between the two types of neighborhoods. He added that he believes the city's justifications for recommending approval of the rezoning request are baseless. He suggested that another developer be found who will build single-family homes on the property.

John Huffman, 5575 Berkshire Street, stated that he had sent an e-mail to city staff regarding his concerns but had not received a reply and expressed concern about the storm water runoff from nearby subdivisions that negatively impacts his property. He stated that a detention basin must be located on the property in question, not further downstream. He requested that the Commission not move forward until there is a storm water management plan in place based on current conditions. He added that he believes that residents should be afforded the ability to attend meetings virtually.

Neal Griffith, 5350 Griffin Lane, stated that there are enough high-density residential areas in the city, adding that the proposed development is too dense for the neighborhood.

Craig Ruesch, representing Hope Church, explained that while he would have considered a single-family subdivision for the property in question, he had been approached by a developer who proposed the multi-family residential development. He commented that his engineer has been working with city staff regarding the storm water issue, adding that the proposed development is compliant with the city's comprehensive plan.

Tim Cernin, 5213 Hopewell Court, stated that he believes that the opportunity to address the Commission at meetings should be equal for all people who can't attend the meeting in person. He asked if the Commissioners had read e-mails submitted by the Wendy and Tony Clifton and Jim Walsh. Wennlund confirmed this. Cernin indicated that he does not believe that a 30-foot buffer is wide enough and that a berm should be required. He expressed concern about safety issues related to additional school bus traffic, the proposed on-street parking, the disparity in average assessed value and size of the proposed units compared to his neighborhood, storm runoff generated by this and future developments, and reduction in his property values. He commented that there are better locations for affordable housing and that he and his neighbors are not opposed to the church's being built near them. He requested that the property be rezoned to R-1 instead.

Curran stated that the Commission wants to hear from all concerned parties regarding the cases before them, adding that some of the rules related to open meetings and remote access were changed under Covid. He explained that while the city is not yet able to open remote access to everyone, the e-mail from Wendy Clifton would be read directly into the record at her request. He stated that all written correspondence is made a part of the record.

Jeff Haynes, 2815 Edgewood Drive, stated that he is a member of the church and that they have the best intentions for the development of the property. He added that the developer has made some concessions in an attempt to alleviate some of the neighborhood's concerns.

Heidi Huiskamp-Collins, 5620 Butterfield Court, expressed concern about the possibility that the assessed value of her home will go down because of the neighbors who are going to move into the R-3 area.

Ruesch explained that while he had indicated that he would have been willing to accept an offer from a developer who would zone the property R-1, that offer never happened. He stated that the church is under contract with CT Creek for an R-3 development.

Rob Davis, CT Creek, stated that the concerns expressed by the residents at the neighborhood meeting resulted in the developer's reducing the number of units by 6 which is a significant number. He commented that the proposed number of units is only one third of what would be allowed.

Brian Boelk, Axiom Consultants, explained that the current request is for a rezoning only, not a site development plan. He added that some of the issues that have been brought up will be addressed at the site plan stage. He stated that the proposed R-3 district is compliant with the comprehensive plan, reiterating that the addition of a landscaped buffer on the east and south side of the subdivision is beyond what is required. Boelk stated that it is common to have a transition from single-family to townhomes, adding that the exact situation is located directly to the south in The Meadows subdivision.

Wennlund read an e-mail from Wendy Clifton, 5323 Hopewell Court, who had requested that it be read into the record.

Wennlund closed the public hearing.

Curran reviewed the legislative process with regard to rezoning requests as they relate to the Commission and City Council and the guidance in the City Code. Kappeler explained that the Commission does not have the authority to change the proposed zoning district to R-1 as was suggested by several residents. She added that the Commission can only evaluate the request as submitted by the developer.

Morlok explained that all of the area generally bounded by Middle Road on the west, Willmeyer Drive on the east, and Hopewell Avenue and 53rd Avenue on the north and south are served by a single regional storm water detention basin located on the north side of 53rd Avenue. He stated that none of the people who live in that area have a storm water detention basin in their own subdivision. He stated that the argument that the current developer must include a detention basin is not applicable. Morlok explained that the entire basin was engineered with established runoff rates to serve the entire area. He added that Ginger Creek and the north leg of Pigeon Creek are federally regulated, adding that small, individual basins are not allowed. He stated that water quality volume will be required for each lot in the proposed subdivision which will filter the water before it reaches the creek. He indicated that review of the water quality and preliminary engineering calculations will occur during the site development plan review phase.

Hunt reviewed an e-mail from Huffman he received on April 6 regarding a meeting held on April 5 at which Huffman expressed concerns about storm water. He apologized if he had missed any other e-mails from Huffman or any other concerned parties.

Ormsby asked how the proposed development would be an investment in the existing neighborhood as stated in the staff report, adding that she had checked with several realtors who had indicated that property values would be reduced by building homes of a lower cost than those that are existing. She asked for clarification of the location of Section 11-15-13(b) in the code. Beck explained that the section is the 8-step rezoning test which references conformance to the future land use map and consistency with the goals of the Comprehensive Plan. He added that both the ULI and UMI future land use designations permit the proposed R-3 zoning district. Beck stated that Goal E relates to providing housing options and reinvesting in existing neighborhoods, adding that the proposed development will have a different type of housing than the surrounding single-family homes. He stated that the Comprehensive Plan refers to uses becoming more intense as they move toward more heavily-traveled streets such as Middle Road, which is an arterial. He stated that the intent is to provide a buffer with a housing type that is more intense than the existing single-family to the east.

Ormsby commented that the Commission must decide whether the proposed development will negatively impact nearby parcels. Wennlund stated that the most recent assessments for the two single-family homes on Kristi Lane that directly abut the multi-family development to the south have increased by 15-25 percent. He commented that the data does not appear to show that there was a negative impact caused by The Meadows development.

Stoltenberg stated that the plan all along has been to transition to more intense uses along the Middle Road corridor. He added that the proposed residential development will provide a

buffer and that he does not believe that it will reduce the property values of the homes in the adjacent neighborhood.

Gibson commented that she will vote in favor of the request after considering the information the Commission was given, the fact that home values do keep going up in Bettendorf, and because the plan has always been to have a transition.

Kappeler stated that while revisions have been made over time to the Comprehensive Plan, the review committees she served on have always wanted to have a step down effect where there are very intensive uses planned along arterial roads with some type of buffer as you move away from those busy streets. She commented that the proposed development is a good example of that planning principle, adding that the neighbors in many of the places where residents pointed out as examples of good development were opposed to those projects.

> On motion by Stoltenberg, second by Gannaway, that the request to rezone 5019 Hopewell Avenue from A-1 to R-3 be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

AGREEMENT

This Agreement is entered this _____ day of May, 2023, by and between the City of Bettendorf, Iowa (hereinafter "City"), and First Assembly of God - Hope Church (hereinafter "Applicant") as follows:

WHEREAS, Applicant desires to rezone property located at the southeast corner of Middle Road and Hopewell Avenue, as more fully described in its application for rezoning, Case No. 23-018, and

WHEREAS, Applicant is the owner of the property set forth in the previous recital, and consents to the execution of this Agreement;

WHEREAS, Applicant has submitted a concept plan, attached hereto as Exhibit "A", (the "Concept Plan") to show how Applicant intends to develop the subject parcel, and

WHEREAS, the City desires said concept plan be followed in all material respects as a condition of the rezoning for the subject parcel, and

WHEREAS, Iowa Code §414.5 allows the City and Applicant to attach conditions to the rezoning approval, provided such conditions are approved in writing by the Applicant prior to the public hearing in front of the Council as required by Iowa Code Chapter 414, and

WHEREAS, this Agreement is signed by Applicant pursuant said Chapter,

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN IT IS AGREED BY THE CITY AND APPLICANT AS FOLLOWS:

1. That upon approval of the rezoning by the City, Applicant shall prepare a final plat of the rezoned parcel. Such plat shall include all material aspects to the Concept Plan. Failure to materially conform to the Concept Plan is grounds for denial of any subsequent plat.
2. Any site development plan submitted shall conform in all material respects to the Concept Plan. Failure to conform to the Concept Plan is grounds for denial of approval of said site development plan.
3. This Agreement is intended to be a condition of the rezoning in Case No. 23-018 and shall be a part of the ordinance approving such rezoning. Applicant

acknowledges it is the responsibility of Applicant to notify any such purchaser or assignee of the rezoned property of these conditions.

Dated this _____day of May, 2023.

City of Bettendorf, Iowa

By:_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Administrator

_____

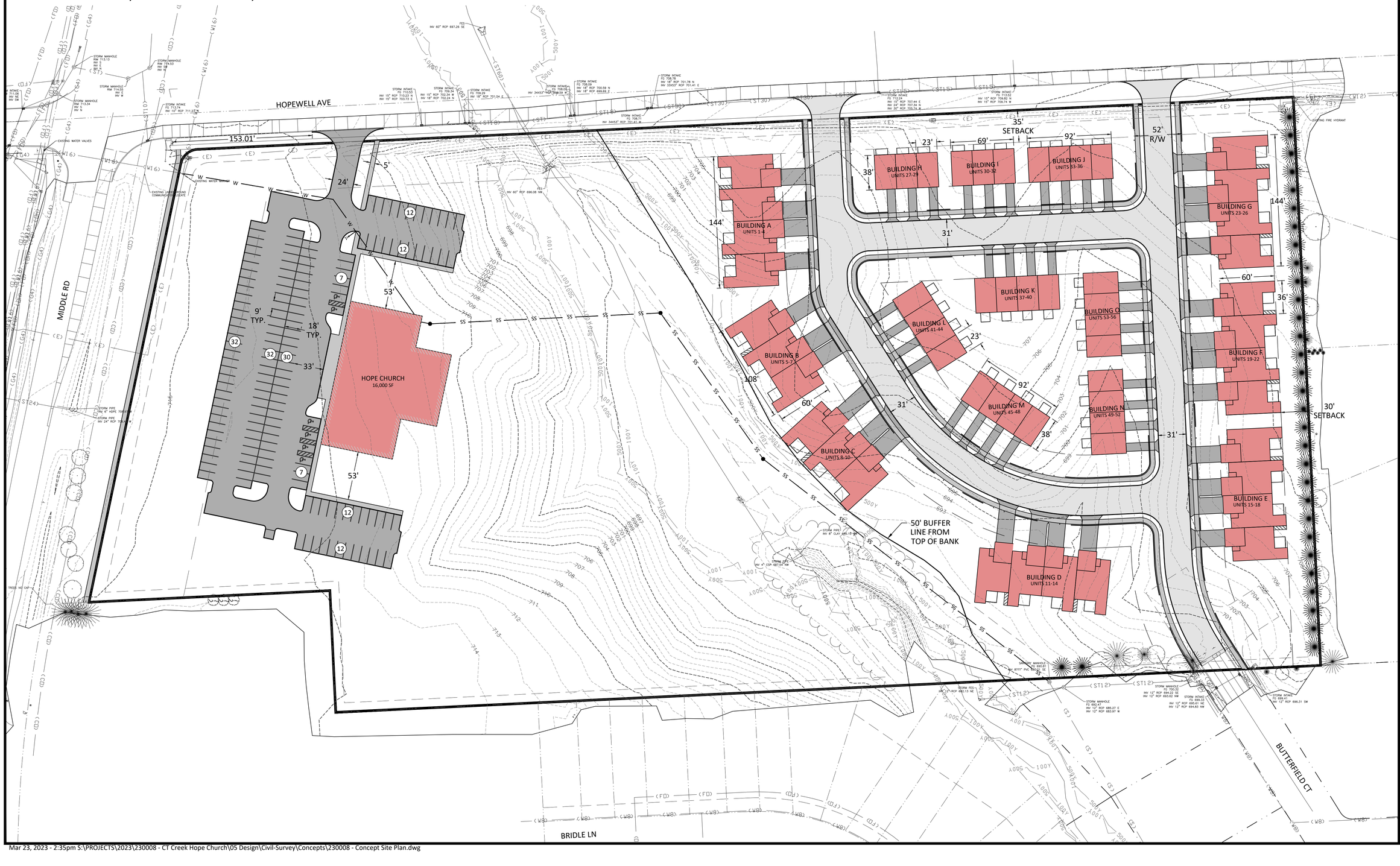
Pastor Craig Ruesch, Applicant and Property Owner

EXHIBIT A

CONCEPT SITE PLAN

HOPE CHURCH

BETTENDORF, SCOTT COUNTY, IOWA



Mar 23, 2023 - 2:35pm S:\PROJECTS\2023\230008 - CT Creek Hope Church\05 Design\Civil-Survey\Concepts\230008 - Concept Site Plan.dwg

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 25 50

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
HOPE CHURCH
BETTENDORF, IA

CLIENT NAME:
CT CREEK

SHEET NAME:
CONCEPT SITE PLAN

PROJECT NO.:
230008

DESIGN PROFESSIONAL:
BOELK

SHEET NUMBER:
A.21

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

MAY 16, 2023

The City Council of Bettendorf, Iowa met in regular session on May 16, 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, and Palczynski (Teams)
Presiding: Mayor Robert S. Gallagher

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

RECOGNITION
Mayor Gallagher recognized Abigail Meyrer from Pleasant Valley High School for capturing the 2023 IGHASU Wrestling Championship, wrestling at 120 lbs. Abigail is the first state champion since girls wrestling was sanctioned. Both Abigail and her coach Thomas Isaacson were on hand to receive the recognition; and

Caden McDermott from Pleasant Valley High School for capturing the 2023 IHSAA Class 3A Wrestling Championship, wrestling at 170 lbs. Both Caden and his Coach Jacob Larsen were on hand to receive the recognition.

PROCLAMATION
Mayor Gallagher read a proclamation proclaiming the month of May 2023 as Motorcycle Awareness Month in the Bettendorf community. Keith Nims, Iowa District 15 Coordinator of ABATE (A Brotherhood Aimed Towards Education) was on hand to receive the proclamation. Mr. Nims thanked the Mayor and Council for their continued support and explained what ABATE stands for.

PUBLIC REQUESTS OF COUNCIL
No one addressed the Council, and the session was closed.

PUBLIC HEARINGS REGARDING THE FUTURE LAND USE MAP AMENDMENT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE OPEN SPACE AND PARKS TO UMI, URBAN MEDIUM INTENSITY (CASE 23-013), AND, OPEN SPACE AND PARKS TO ULI, URBAN LOW INTENSITY (CASE 23-021); AND

PUBLIC HEARINGS REGARDING AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2, COMMUNITY COMMERCIAL DISTRICT (CASE 23-014); C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO R-1, SINGLE-FAMILY RESIDENCE DISTRICT (CASE 23-017); C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2, COMMUNITY

COMMERCIAL DISTRICT (CASE 23-022); C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT (CASE 23-023); AND R-1, SINGLE-FAMILY RESIDENCE DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (CASE 23-024)

Mayor Gallagher explained the process of holding tonight's seven (7) public hearings with respect to the land use amendments and multiple rezonings of the southwest corner of Devils Glen Road and Forest Grove Drive.

Community Development Director Mark Hunt stated that there was a protest filed with respect to each of the following Case Numbers: 23-014; 23-017; 23-022; 23-023; and 23-024. City Planner Taylor Beswick completed an analysis of each protest and confirmed 23-014; 23-022; 23-023; and 23-024 to be valid, and 23-017 invalid.

City Attorney Chris Curran explained that pursuant to our city code as well as state code, with a valid protest on file, there must be a super majority affirmative vote for each valid case number to pass and this pertains to each of the three readings.

Mr. Hunt gave an explanation of all seven (7) public hearings with respect to the land use amendments and multiple rezonings, some conditional, of the southwest corner of Devils Glen Road and Forest Grove Drive. Mayor Gallagher asked for any questions from Council. With respect to Case Nos. 23-013 and 23-021, Council Members Naumann, Palczynski, and Adamson questioned staff. Mr. Hunt and City Engineer Brent Morlok responded. With respect to Case Nos. 23-014, 23-017; 23-022; 23-023; and 23-024 Council Member Palczynski questioned staff regarding the frequency that a developer self-imposes conditions on property and Mr. Hunt responded accordingly.

Mayor Gallagher explained that he will open all seven (7) public hearings with respect to Case Nos. 23-013; 23-021; 23-014; 23-017; 23-022; 23-023; and 23-024 and then allow constituents to speak for no more than two minutes, keeping things respectful and non-repetitive.

Mayor Gallagher verified that the Notice of Public Hearing had been published on Case No. 23-013 and no written correspondence had been received on the matter that Council has not already seen.

Mayor Gallagher verified that the Notice of Public Hearing had been published on Case No. 23-021 and no written correspondence had been received on the matter that Council has not already seen.

Mayor Gallagher verified that the Notice of Public Hearing had been published on Case No. 23-014 and no further written correspondence had been received on the matter that Council has not already seen. Sr. Administrative Assistant Michelle Spencer confirmed that the protest received and seen by Council [for Case Nos. 23-014; 23-017; 23-022; 23-023; and 23-024] was in the council packet and a copy of a few additional items of correspondence was given to and seen by Council Members.

Mayor Gallagher verified that the Notice of Public Hearing had been published on Case No. 23-017 and no further written correspondence had been received on the matter that Council has not already seen.

Mayor Gallagher verified that the Notice of Public Hearing had been published on Case No. 23-022 and no further written correspondence had been received on the matter that Council has not already seen.

Mayor Gallagher verified that the Notice of Public Hearing had been published on Case No. 23-023 and no further written correspondence had been received on the matter that Council has not already seen.

Mayor Gallagher verified that the Notice of Public Hearing had been published on Case No. 23-024 and no further written correspondence had been received on the matter that Council has not already seen.

Mayor Gallagher opened the Public Hearings for Case Nos. 23-013; 23-021; 23-014; 23-017; 23-022; 23-023; and 23-024 and asked if anyone would like to be heard on these items. The following people were heard:

Greg Jager, Esq., Pastrnak Law Firm, 313 W 3rd St, Davenport, IA, on behalf of the Applicant E&A Enterprises, thanked staff for their favorable recommendation and Planning & Zoning for their favorable and unanimous vote on all these matters. Mr. Jager stated the engineering and design team are present to answer any questions, if any, and stated some points on each item. He further stated that his client has attempted to be responsive to the concerns raised and asks the Council for their support on all the matters before them this evening.

Mike Meloy, Esq., 2535 Tech Dr, Suite 206, Bettendorf, IA, representing Bettendorf resident Dr. Alan Dierks, 6549 Blackberry Lane, Bettendorf, and other Blackberry residents explained to the Council the conditions that he and his clients would like to see done before 23-014 and 23-022 moves forward to a vote. He further stated that this matter should be tabled and sent back to the P&Z Commission. Mr. Meloy stated that he and his clients have no objections to 23-017, 23-023, and 23-024.

Jared Stein, 3400 Crow Lake Dr, addressed the Council with his concerns including the size of the development for the area.

Allen Diercks, 6549 Blackberry Ln, addressed the Council stating the residents of Copper Ridge would be happy with the development if they get a berm, no 4-way stop, and move the roadway to the south three hundred feet on each side of the intersection.

Neal Griffith, 5350 Griffin Lane, questioned who E&A Enterprises is and where they are from.

David Graham, 6582 Blackberry Ln, addressed the Council with his traffic concerns and would like to see the roadway moved to the south. He stated he would like the development to be a good neighbor, keeping things clean and maintain the integrity of the whole neighborhood.

No one else rose to address the Council.

City Attorney Chris Curran stated that any additional conditions to the rezoning would need to come from the property owner in writing, and once the public hearing is closed, no additional conditions to the rezoning can be made. Certain conditions, such as those raised tonight could come at the platting and site development stage. Council Members Brown and Adamson confirmed their understanding of same, and Mayor Gallagher closed the public hearings on Case Nos. 23-013; 23-021; 23-014; 23-017; 23-022; 23-023; and 23-024.

ORDINANCE – FIRST READING APPROVING THE FUTURE LAND USE MAP AMENDMENT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE OPEN SPACE AND PARKS TO UMI, URBAN MEDIUM INTENSITY (CASE 23-013)

Council Member Naumann presented the first reading of an ordinance approving the Future Land Use Map Amendment for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive Open Space and Parks to UMI, Urban Medium Intensity and made a motion to approve the ordinance at its first reading as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Members Adamson, Brown, Connors, and Palczynski commented favorably for the rezonings. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

ORDINANCE – FIRST READING APPROVING THE FUTURE LAND USE MAP AMENDMENT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE OPEN SPACE AND PARKS TO ULI, URBAN LOW INTENSITY (CASE 23-021)

Council Member Palczynski presented the first reading of an ordinance approving the Future Land Use Map Amendment for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive Open Space and Parks to ULI, Urban Low Intensity and made a motion to approve the ordinance at its first reading as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE, C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2, COMMUNITY COMMERCIAL DISTRICT (CASE 23-014)

Council Member Connors presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1, Neighborhood Commercial District to C-2, Community Commercial District and made a motion to approve the ordinance at its first reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE, C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO R-1, SINGLE-FAMILY RESIDENCE DISTRICT (CASE 23-017)

Council Member Sechser presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1, Neighborhood Commercial District to R-1, Single-Family Residence District and made a motion to approve the ordinance at its first reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE, C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2, COMMUNITY COMMERCIAL DISTRICT (TOWNHOMES ONLY) (CASE 23-022)

Council Member Baden presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1, Neighborhood Commercial District to C-2, Community Commercial District and made a motion to approve the ordinance at its first reading as presented. Council Member Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE, C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT (CASE 23-023)

Council Member Adamson presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, C-1, Neighborhood Commercial District to R-3, Mixed Residential District and made a motion to approve the ordinance at its first reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE, R-1, SINGLE-FAMILY RESIDENCE DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (CASE 23-024)

Council Member Brown presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located at the southwest corner of Devils Glen Road and Forest Grove Drive, R-1, Single-Family Residence District to C-1, Neighborhood Commercial District and made a motion to approve the ordinance at its first reading as presented. Council Member Connors seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

Mayor Gallagher gave Council a break from 8:24 pm – 8:30 pm at which time he resumed the meeting.

PUBLIC HEARING REGARDING AMENDNG THE BETTENDORF, IOWA ZONE MAP FOR 5019 HOPEWELL AVENUE, LOT 1, HOPEWELL FARM FIRST ADDITION, A-1, AGRICULTURAL/ URBAN RESERVE DISTRICT TO R-3, MIXED RESIDENTIAL DISTRICT (CASE 23-018)

Community Development Director Mark Hunt gave an explanation of the ordinance. Mayor Gallagher asked for any questions from Council. Council Member Adamson and Baden questioned staff and Mr. Hunt responded. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter that Council has not already seen. Mayor Gallagher then opened the Public Hearing. The following people were heard:

Wendy Clifton, 5323 Hopewell Ct, addressed the Council with her concerns including the proximity of the proposed townhomes to her home, what the proposed development would do to the value of her home, the density, and requested further setbacks and higher end homes.

Craig Ruesch, Pastor of Hopewell Church, 1811 18th St, stated that at the P&Z meeting the notion that the proposed townhomes would devalue the existing neighboring homes was debunked, and is supportive of this development of both the townhomes and the new church.

Tim Cernin, 5213 Hopewell Ct, stated that none of the neighbors are against the development of the new church, but believe the townhomes and the church should have been considered as two separate projects by the P&Z Commission, and requested a 10-foot buffer. Mr. Cernin requested more education on the process.

John Huffman, 5575 Brookshire St, stated his main concern is the stormwater runoff management plan, and confirmed to Council that Council Members Palczynski and Naumann responded to his concerns. He further thanked City Engineer Brent Morlok for staying engaged in responding to his questions. Mr. Huffman further commented on dead-end streets that are not cul-de-sacs and asked Council in the future to consider notifying all residents of a potential development that butt up against a creek with respect to stormwater runoff.

Nathan Schulte, 5241 Hopewell Ct, stated his house butt up to the townhomes and was told by their realtor that a church would be built, new view will now be townhomes, requested a berm between his neighborhood and the development, and concerned his property value will go down.

John Axtell, 3170 Parkwild Dr, Youth Pastor at Hopewell Church, currently lives in a townhome, and loves townhomes and believes this will be a good addition and something nice to look at.

Neil Griffith, 5350 Griffin Ln, addressed the Council with his concerns regarding density, would like to see a lot less density, reduce the number of townhomes, and concur with a berm and landscaping to hide the differences and hiding the property.

Rob Davis, 3480 Glenbrook Cir, CT Creek, addressed the Council with respect to density, spent a lot of time evaluating the property regarding land use and had neighborhood meetings, listened to the public and reduced the density as much as they could, clarified the townhomes along the perimeter are all single-story and the only two-story townhomes are located in the center of the development.

Brian Boelk, Axiom Consultants, representing the engineering and applicant, addressed the Council stating the distance from the development to existing residential homes on the west side is 75-100 feet and 125 feet from the east side. He further stated that they continue to work with engineering and planning neighborhood services to add to the stormwater quality.

Glen Dugan, 5736Butterfield Ct, addressed the Council with questions regarding the notice he received regarding the P&Z Commission meeting tomorrow evening.

No one else addressed the Council, and the Public Hearing was closed.

ORDINANCE (CASE 23-018)

Council Member Connors presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property 5019 Hopewell Avenue, Lot 1, Hopewell Farm First Addition, A-1, Agricultural/ Urban Reserve District to R-3, Mixed Residential District and made a motion to approve the ordinance at its first reading as presented. Council Member Brown seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Naumann stated that he would recuse himself from this matter as his employer has been working with Hope Church on this project. Council Members Connors and Palczynski commented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (abstain); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed 6-0.

PUBLIC HEARING REGARDING A LEASE AND DEVELOPMENT AGREEMENT FOR CITY-OWNED PROPERTY AT 845 STATE STREET WITH PLATINUM SALON & SPA, LLC

Assistant City Administrator/Economic Development Director Jeff Reiter gave an explanation of the resolution at the Committee of the Whole meeting held on Monday, May 15, 2023. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council, and the Public Hearing was closed.

RESOLUTION

Council Member Sechser presented a resolution approving the Lease and Development Agreement for city-owned property at 845 State Street with Platinum Salon & Spa, LLC and made a motion to approve the resolution as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Adamson thanked staff for their work on this project. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING THE ADOPTION OF THE CITY OF BETTENDORF'S FY2022/23 BUDGET AMENDMENT

Finance Director Jason Schadt gave an explanation of the resolution at the Committee of the Whole meeting held on Monday, May 15, 2023. Mayor Gallagher asked for any questions from Council. None presented. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council, and the Public Hearing was closed.

RESOLUTION

Council Member Naumann presented a resolution adopting the City of Bettendorf's Fiscal Year 2022/23 Budget Amendment and made a motion to approve the resolution as presented. Council Member Sechser seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

CONSENT AGENDA

Mayor Gallagher asked for a motion to approve the Consent Agenda as presented. Council Member Baden made a motion to approve the Consent Agenda as presented, and Council Member Palczynski seconded the motion. Mayor Gallagher asked Council for any questions. None presented. Roll call vote indicated Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

ADJOURNMENT

There being no further business, Council Member Naumann made a motion to adjourn, and Council Member Adamson seconded the motion. The meeting was adjourned at approximately 9:08 p.m.

_____

Mayor Robert S. Gallagher

Attest:

_____

City Clerk Decker P. Ploehn

CONSENT AGENDA
MAY 16, 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 May 2, 2023 (Approve and Adopt)

B. Resolution committing up to $3,000,000 in additional city funds toward The Landing Ice Rink Project. (Approve and Adopt)

C. Resolution ordering the installation of streetlights in Forest Grove Crossing 6th Addition. (Approve and Adopt)

D. Resolution authorizing the purchase of maintenance service and licensing to continue using Cartegraph Open Management System workflow and asset management software. (Approve and Adopt)

E. Resolution authorizing the purchase of increased licensing to expand the use of ESRI ArcGIS Pro and ArcGIS Online, both for mapping and geolocation resources. (Approve and Adopt)

F. Resolution approving the purchase of 55 camera/software licenses from Rekor. (Approve and Adopt)

G. Resolution approving liquor license renewals and requests for Casey's General Store; Los Amigos; The Bulldog Arms; Clarion Pointe; Yoso Japanese Steakhouse; Tanglewood Hills Pavilion & Country Club; QC Mart (18th St location); and Verde. (Approve and Adopt)

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

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Garrow, Transit/Garage Manager

Item Title
Resolution setting the date for a public hearing on the FY2021 application for Federal Transit Administration Section 5307 America Rescue Plan Act (ARP) financial assistance.

Explanation
The American Rescue Plan Act of 2021 (ARP) includes $30.5 billion in federal funding to support the nation's public transportation systems. Funding is provided through the America Rescue Plan Act of 2021 (ARP).

These FTA funds will be used to offset costs for fixed route operations for the Bettendorf transit system and are 100 percent match with no local funds required.

A grant must be submitted in order to obtain this funding. Bettendorf's allocation for these funds are as follows:

Section 5307 ARP Federal funds - $1,099,926

The FTA requires a public hearing be held to allow persons the opportunity to speak in favor of, or in opposition to the grant application. The public hearing is to be published at least thirty (30) days prior to the public hearing.

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 DATE FOR A PUBLIC HEARING ON THE FY2021 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5307 AMERICA RESCUE PLAN ACT (ARP) FINANCIAL ASSISTANCE

WHEREAS, the United States Secretary of Transportation is authorized to award Grants for mass transportation projects; and

WHEREAS, the City of Bettendorf is an eligible grant recipient and these projects are eligible mass transportation grant projects; and

WHEREAS, the Federal Transit Administration requirements include holding a public hearing to allow persons the opportunity to speak in favor of, or in opposition to, the submission of a grant.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Council will conduct a public hearing on the advisability of submitting an application for Federal Transit Administration financial assistance in the amount of $1,099,926 ARP Section 5307 funds to be used for fixed route operations of the Bettendorf Transit System, in the Council Chambers of Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock PM, Central Daylight Time, on the 18th day of July, 2023 and the City Clerk is hereby instructed to give notice of said hearing, said notice is to be published at least once as provided by law, not less than (30) thirty days before the date of the hearing.

Passed, Approved, and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Resolution accepting improvements for the 2022 Full Depth Patching Program.

Explanation
The improvements consisted of full-depth concrete patching, utility structure repairs and adjustments, and other work associated with the replacement of nearly 9,000 square yards of existing pavement along various streets within the City of Bettendorf, Iowa.

CDMI Concrete Contractors, Inc. of Port Byron, Illinois has satisfactorily completed all work on the project. The final construction cost for the project was $974,648.20.

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 (PW0572, RU0032, RU0034) was approved with a total budget of $1,000,000 within the Community Improvement Program (CIP).

List Attachments
Resolution, CIP Worksheet, Contractor Evaluation Report

RESOLUTION NO. _____-23

RESOLUTION ACCEPTING IMPROVEMENTS FOR THE 2022 FULL DEPTH PATCHING PROGRAM

WHEREAS, on the 5th day of April, 2022, the City of Bettendorf entered into contract with CDMI Concrete Contractors, Inc. of Port Byron, Illinois for the construction of certain improvements to the street system of said City; namely, the

2022 Full Depth Patching Program

WHEREAS, the contractor has completed the construction of the improvements in the City in substantial compliance with the terms and conditions of the contract and plans and specifications.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the project is adopted as having been completed in substantial compliance with the specifications and contract. The total project cost thereof is hereby determined to be $975,452.20.

Passed, Approved and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description:	**2022 Full Depth Patching Program**
Project Manager:	Jerry Bishop
CIP Budget:	1,000,000.00
Funding Source:	G.O. Bonds
Purchase Order Amount:	975,000.00
Final Total Project Cost:	975,452.20

Project #:	PW0572 RU0032, RU0034
FY Budgeted:	22/23
Resol. for award:	98-22

Change Orders Detail **(Insert Rows/Categories as Necessary)**

CO Number	Description		Actual
			-
			-
			-
	Total Change Orders Amount		-

Project Cost Summary **(Insert Rows/Categories as Necessary)**

Expenditure Category	Vendor / Description		Actual
Construction Contract	CDMI		974,648.20
Testing	Terracon		804.00
	Final Total Project Cost		975,452.20

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

Projects: PW0572/RU0032/RU0034 - 2022 Full Depth Patching Program

Contractor: CDMI (Vendor #18183) — [x] Primary [ ] Subcontrac

		Point Range	Score		Points Earned
WORK PERFORMANCE: 55%					
A.	Completion on schedule	0 to 3	2.0	x 0.275 =	0.55
B.	Quality of the finished product	0 to 3	3.0	x 0.275 =	0.83
CONTINUITY OF WORK SCHEDULE: 20%					
C.	Minimum gaps between work days	0 to 3	2.0	x 0.20 =	0.40
ORGANIZATION / MANAGEMENT: 15%					
D.	Coordination with suppliers, other contractors and utilities, and engineer	0 to 3	3.0	x 0.05 =	0.15
E.	Adequate and competent labor force	0 to 3	3.0	x 0.05 =	0.15
F.	Inappropriate behavior, language, dealing with citizens, attitude	0 to 3	3.0	x 0.05 =	0.15
EQUIPMENT: 10%					
G.	Equipment on project	0 to 3	3.0	x 0.05 =	0.15
H.	General project safety, signage and traffic control	0 to 3	3.0	x 0.05 =	0.15
				Initial Rating:	2.53
	Liens Filed - If lien(s) have been filed	0 or -1			0.00
				Final Rating:	2.53

Ratings:

- Less than 1 - Contractor not allowed to work on City of Bettendorf contracts for five years.
- Between 1 and 2 - Contractor to appear before City Council with proof of changes/adjustments in organization.
- Greater than 2 - Satisfactory work.

REMARKS: *(Required for Item(s) rated less than 2.)*

Field Inspector — Date

Chief Inspector — 4/28/23 — Date

Engineer — 4/28/23 — Date

Contractor — 5-8-2023 — Date

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer

Item Title
Resolution accepting improvements for the 2022 Alley Rehabilitation Program.

Explanation
The improvements consisted of milling the existing surface and subbase 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 reconstruct the alley. The following alleys under this year's program include:

- Crestline Court from Crestline Drive extending south 436 feet to the end
- Alley from 18th Street to 19th Street between Central Avenue and Bellevue Avenue
- Alley from 29th Street to 30th Street between Central Avenue and Bellevue Avenue
- Alley from 12th Street to 13th Street between Mississippi Boulevard and Brown Street
- Alley from 25th Street extending east 320 feet to the alley between Glenn Street and Cody Street
- Alley on Kohles Court from Grant Street extending south 150 feet and ending at the new pavement section completed last year

Langman Construction of Rock Island, Illinois has satisfactorily completed all work on the project. The final construction cost for the project was $517,561.67.

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 (PW0554 & SW0100) was approved with a total budget of $575,000 within the Community Improvement Program (CIP).

List Attachments
Resolution, CIP Worksheet, Contractor Evaluation Report

RESOLUTION NO. _____-23

RESOLUTION ACCEPTING IMPROVEMENTS FOR THE 2022 ALLEY REHABILITATION PROGRAM

WHEREAS, on the 17th day of May, 2022, the City of Bettendorf entered into contract with Langman Construction of Rock Island, Illinois for the construction of certain improvements to the street system of said City; namely, the

2022 Alley Rehabilitation Program

WHEREAS, the contractor has completed the construction of the improvements in the City in substantial compliance with the terms and conditions of the contract and plans and specifications.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the project is adopted as having been completed in substantial compliance with the specifications and contract. The total project cost thereof is hereby determined to be $517,761.67.

Passed, Approved and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description:	2022 Alley Rehab		
Project Manager:	Brian Fries	**Project #:**	PW0554 SW0100
CIP Budget:	575,000.00	**FY Budgeted:**	22/23
		Resol. for award:	157-22
Funding Source:	G.O. Bonds		
Purchase Order Amount:	535,420.07		
Final Total Project Cost:	517,761.67		

Change Orders Detail (Insert Rows/Categories as Necessary)

CO Number	Description		Actual
			-
			-
			-
	Total Change Orders Amount		-

Project Cost Summary (Insert Rows/Categories as Necessary)

Expenditure Category	Vendor / Description		Actual
Construction Contract	Langman Construction		517,561.67
Fence Repair	Olson		200.00
	Final Total Project Cost		517,761.67

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

Projects: PW0554/SW0100 - 2022 Alley Rehab Program

Contractor: Langman Construction (Vendor #4316) [x] Primary [ ] Subcontrac

		Point Range	Score		Points Earned
WORK PERFORMANCE: 55%					
A.	Completion on schedule	0 to 3	1.0	x 0.275 =	0.28
B.	Quality of the finished product	0 to 3	3.0	x 0.275 =	0.83
CONTINUITY OF WORK SCHEDULE: 20%					
C.	Minimum gaps between work days	0 to 3	1.0	x 0.20 =	0.20
ORGANIZATION / MANAGEMENT: 15%					
D.	Coordination with suppliers, other contractors and utilities, and engineer	0 to 3	3.0	x 0.05 =	0.15
E.	Adequate and competent labor force	0 to 3	3.0	x 0.05 =	0.15
F.	Inappropriate behavior, language, dealing with citizens, attitude	0 to 3	3.0	x 0.05 =	0.15
EQUIPMENT: 10%					
G.	Equipment on project	0 to 3	3.0	x 0.05 =	0.15
H.	General project safety, signage and traffic control	0 to 3	3.0	x 0.05 =	0.15
				Initial Rating:	2.05
	Liens Filed - If lien(s) have been filed	0 or -1			0.00
				Final Rating:	2.05

Ratings:

- Less than 1 - Contractor not allowed to work on City of Bettendorf contracts for five years.
- Between 1 and 2 - Contractor to appear before City Council with proof of changes/adjustments in organization.
- Greater than 2 - Satisfactory work.

REMARKS: *(Required for Item(s) rated less than 2.)*

A: Project was wintered and not completed until spring 2023.

C: Many days w/o work when conditions were good.

Field Inspector — Date

Chief Inspector 5-17-23 — Date

Engineer A43:L62 5/19/23 — Date

Contractor S. Boone Zimmerman 5/19/2023 — Date

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer

Item Title
Resolution ordering the installation of street lights in Wilderness Pointe 2nd Addition.

Explanation
A petition has been received requesting the installation of street lights in Wilderness Pointe 2nd Addition.

The street lights meet the requirements of the City's policy on street light petitions. The locations are in accordance with the City's street lighting policies and plan.

The location of the street lights have been discussed with MidAmerican Energy Company personnel. The street lights will be installed on ornamental poles with underground wiring. The cost of the ornamental poles will be borne by the developer.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The City will be responsible for the total monthly electrical usage charge for the street light after installation. This is estimated to be $10.53 per month.

List Attachments
Resolution; Petition

RESOLUTION NO. _____-23

RESOLUTION ORDERING THE INSTALLATION OF STREET LIGHTS IN WILDERNESS POINTE 2ND ADDITION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that MidAmerican Energy Company is hereby ordered and directed to install two (2) street lights in accordance with the terms of its franchise in the City of Bettendorf, to-wit:

- East side of Oak Ridge Court in line with the property line of Lot 5 and Lot 6.
- In the cul-de-sac of Oak Ridge Court in line with the property line of Lot 3 and Lot 4.

BE IT FURTHER RESOLVED that the City Clerk of the City of Bettendorf, Iowa, is hereby directed to inform the MidAmerican Energy Company of this action of this Council and is also directed to send to MidAmerican Energy a copy of this resolution.

Passed, Approved and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

MIDAMERICAN ENERGY COMPANY

MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306-0657

5/22/2023

City of Bettendorf
4403 Devils Glen Road
Bettendorf, IA 52722
Attention: Brian Fries, P.E.
bfries@bettendorf.org

Dear Brian Fries:

On behalf of the developer, Kerkhoff Homes, MidAmerican Energy Company is requesting authorization to install two (2) LED streetlights in the Wilderness Pointe subdivision.

The lights will be 150w LED light on black fiberglass poles. To review, we will install, own and maintain the streetlights. The developer is responsible for payment of the streetlighting cost. The City will pay the same monthly rate as with any conventional installation.

We will soon begin installing underground electric service and would like to install streetlight facilities at the same time. Potential location and landscaping conflicts will be greatly minimized if everything is installed at once.

If you have any questions, please feel free to call me at (515) 697-3260.

Sincerely,
MidAmerican Energy Company

Scott Young
Customer Project Coordinator

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Garrow, Transit/Garage Manager

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to Seneca Companies for the fuel system upgrade at Public Works.

Explanation
The original Petro Vend fuel management system was installed in 1987 when the Public Works facility was built with software revisions and minor upgrades to the hardware through the years. However, the last software update was completed in 2004. This software is DOS based and extremely outdated. In the fall of 2021, staff attempted to do an upgrade to the software only, which was unsuccessful. To make this system function correctly, new pump control modules, fuel island terminals with new chip key readers, and required accessories will have to be installed. It is important to note this fuel management system is also used by Pleasant Valley School District (PVSD) where they run reports off this system just as we do. They also monitor tank levels through this system. Bettendorf draws fuel from their tanks by using our own dispensers at our fuel islands and billed for fuel usage by PVSD. This requested upgrade will be a cloud-based system with annual subscription fees, and the costs for this purchase will be split 50/50 with the PVSD. The City will purchase and install this upgrade and PVSD will reimburse the City upon acceptance.

Only one (1) quote was received by Seneca Companies as they are the lone authorized Petro Vend dealer in the local area. Other fuel system brands were not considered as scrapping the current system would be cost prohibitive. Updating the current fuel system is the most fiscally responsible solution to the problem. Seneca Companies has submitted a quote in the amount of $35,706.36. This quote incudes the cost of installation of all necessary hardware, software, training and ensuring the system is up and running with all fuel records transferred to the new system. Pleasant Valley Schools will reimburse Bettendorf 50/50 for hardware needed for both systems and reimburse 100 percent of the costs of hardware specific to Pleasant Valley Schools. Pleasant Valley Schools share for this project is $10,830.89. Because the new software is cloud-based, there is a $900.00/year subscription cost. The first-year cost is included in the quote. This annual subscription cost will be shared 50/50 with Pleasant Valley Schools.

Relationship to Goals: Provide an effective use of resources to ensure the City gets the best value for its capital purchases and improvements.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project is funded in the Operating budget for the municipal garage, account number 683-0520-494.22-19.

List Attachments
Resolution, Quote.

RESOLUTION NO: _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO SENECA COMPANIES FOR THE FUEL SYSTEM UPGRADE AT PUBLIC WORKS

WHEREAS, the original system is well beyond its useful life; and

WHEREAS, the proposed upgrade will meet current technology specifications; and

WHEREAS, Seneca Companies is an authorized Petro Vend dealer for the particular work quoted.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Director of Public works is hereby authorized and directed to issue a purchase order in the amount of $35,706.36 for the fuel system upgrade at Public Works.

Passed, Approved, and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Seneca Companies

The Complete Solution

BRANCH ADDRESS
7241 Gaines Street Court
Davenport, Iowa 52806
P: 563-332-8000 | TF: 800-728-6900
| F: 563-332-9465

CORPORATE HEADQUARTERS
4140 E. 14th Street | Des Moines, IA
50313-3804
TF: 800-369-5500

Quote 202080JL [Change Order 1]

01/09/2023

Mark Garrow
City of Bettendorf
1609 State St
Bettendorf, IA 52722

PROJECT: OPW PetroVend FSC3000 and (3) PV200 FIT Installation Quote with DX Fleet Conversion

Mr. Garrow,

Please find enclosed the proposal developed for your project based on our understanding of your needs at this time. We appreciate the opportunity to submit this proposal for your consideration. Included in this quotation are descriptions and prices for equipment at your jobsite and pertinent terms, exclusions and conditions. If the equipment quoted, or the scope of work differs from your specifications, we will be happy to modify this proposal as required.

Thank you for the opportunity to be of service to you. We at Seneca sincerely appreciate your business. If there is any additional information that you would like concerning this quotation, please do not hesitate to call me at 563-332-8000. I look forward to working with you on this project.

Sincerely,

Jacob Lundquist

Seneca Companies

Seneca Companies

The Complete Solution

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7241 Gaines Street Court
Davenport, Iowa 52806
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CORPORATE HEADQUARTERS
4140 E. 14th Street | Des Moines, IA
50313-3804
TF: 800-369-5500

POS/CRIND

Parts & Materials

Qty	Description	Total Price
1	External Fuel Site Controller 3000 - Includes Card Memory Level and Transaction Memory Level 4	$4,304.99
1	USB-to-Serial Port PC converter for chip encoder	$100.00
3	PV-200 Fuel Island Terminal - $4,430.23 per unit ($8,860.46 Bettendorf, $4,430.23 PV)	$13,290.69
3	Chip Key Reader - $569.60 per unit ($1,139.20 Bettendorf, $569.60 PV)	$1,708.80
3	48" Standard Pedestal - $446.12 ($892.24 Bettendorf, $446.12 PV)	$1,338.36
3	Pump Control Module - 2-hose client - $678.50 per unit ($1,357.00 Bettendorf, $678.50 PV)	$2,035.50
3	Pump Control Module - Remote Cabinet w / Power Supply and PCM Master - $1,805.13 per unit ($3,610.26 Bettendorf, $1,805.13 PV)	$5,415.39
1	DX Fleet Annual Software Subscription - 1-year - $847.01 total	$847.01
1	Initial Site Setup Fee for DX Fleet - $470.59 total	$470.59
1	DX Fleet Database Migration Fee - $927.06 total	$927.06
TOTAL:		**$30,438.39**

Seneca Companies
The Complete Solution

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Davenport, Iowa 52806
P: 563-332-8000 | TF: 800-728-6900 | F: 563-332-9465

CORPORATE HEADQUARTERS
4140 E. 14th Street | Des Moines, IA 50313-3804
TF: 800-369-5500

Labor

Description
Back up system, install new FSC3000 site controller and program system.
Train staff on operation of new system and software
NOTE: IP Address will need to be assigned to the FSC3000 and an ethernet connection will be need to be provided
NOTE: The server at the site must be compatible with the new SQL software. The City of Bettendorf is responsible for any necessary PC upgrades or have IT personnel onsite during the install
Remove current and install new PV-200 site controller terminals, program system, and test for proper operation
Set up DX Fleet Cloud-based fuel management software
Train staff on operation of new system and software
NOTE: This quote does not include any electrical work. Seneca can provide an electrician for additional costs on a Time and Materials basis.
NOTE: This quote assumes all necessary wiring is in place and that no new wire or conduit will need to be ran.
NOTE: This quote assumes that CAT-5 wire and connection is in place at all existing fuel island terminal locations
Additional clerical

Expenses

Qty	Description	Total Price
1	SQL Upgrade Rebate	($500.00)
TOTAL:		**($500.00)**

Seneca Companies
The Complete Solution

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Davenport, Iowa 52806
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4140 E. 14th Street | Des Moines, IA 50313-3804
TF: 800-369-5500

Freight

Expenses

Qty	Description	Total Price
3	PV system freight - $185.56 per unit ($371.12 Bettendorf, $185.56 PV)	$556.70
TOTAL:		**$556.70**

Freight

Qty	Description	Total Price
1	PV system freight	$85.86
TOTAL:		**$85.86**

Excluded Items

- Removal of existing dispensing equipment
- Painting of any kind is not included in this quote
- Finish tile installation of any kind is not included in this quote
- Landscaping of any kind is not included in this quote
- Canopy work of any kind is not included in this quote
- Does not include survey or engineering fees
- Bid or performance bonds are not included in this quote
- Electrical work of any kind is not included in this quote
- Labor rates contained in this quote are based on Seneca's normal employee pay structure and unless specifically stated, do not include provisions or considerations for Prevailing, Special or Davis Bacon wage rates
- This proposal does not include any repairs to existing product piping.
- This proposal does not include any repairs to existing conduit and wiring.

PARTS & MATERIALS	$30,438.39
LABOR	$5,125.41
EXPENSES	$56.70
FREIGHT	$85.86
QUOTE TOTAL	$35,706.36

The Complete Solution

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| F: 563-332-9465

CORPORATE HEADQUARTERS
4140 E. 14th Street | Des Moines, IA
50313-3804
TF: 800-369-5500

SENECA STANDARD TERMS AND CONDITIONS

1. **Equipment** Equipment will be billed on receipt and payment for same shall be due immediately. If merchandise is shipped to our warehouse for the sake of convenience, this will be considered delivery.
2. **Progressive Billing** 25% upon proposal acceptance. Subsequent progressive billing as specified in the purchase agreement.
3. **Labor Rates** Labor rates contained in this quote are based on Seneca's normal employee pay structure and unless specifically stated, do not include provisions or considerations for Prevailing, Special or Davis Bacon wage rates.
4. **Fuel Surcharge** **Fuel Surcharge**: When weekly U.S. Regular Gasoline Price ($/gallon) exceeds $3.25/gallon based on U.S. Energy Information Administration website (https://www.eia.gov/petroleum/gasdiesel/), Seneca will impose a fuel surcharge. For each $0.25 increase, the fuel surcharge is $0.05/mile. Surcharge prices subject to change without notice.
5. **Cold Weather Terms** This quote does not include any additional costs that will be incurred for cold weather or winter construction activities.
6. **Manufacturer Warranty Exclusion** Warranty of the equipment included in this proposal shall be specific to that as expressed by the Manufacturer.
7. **Additional Terms** See additional terms and conditions attached to the Seneca Proposal Acceptance Form.
8. **Exclusions** Unless specifically stated this quote does not include any of the following: Shoring of any kind, dewatering of any kind, contaminated soil or liquid handling of any kind, bedrock removal or any soil sampling. If situations arise that deem this type of work necessary a change order will apply
9. **Site Training** If you have purchased Gilbarco Dispensing Equipment and/or POS as part of this project, Seneca provides up to 4 hours of training of site personnel in the operation of this dispensing and POS equipment. Additional training can be purchased at a rate of $92.00 per hour plus travel time, mileage and expenses.
10. **Length of Pricing Validation** Due to availability of raw materials, issues with the global supply chains and rapidly changing prices of suppliers and vendors, THIS QUOTE IS ONLY VALID FOR 5 DAYS. After 5 days, agreement to this proposal will be subject to re-evaluation and confirmation of pricing from our vendors and any price increases will be passed along.
    The prices and scope of work contained herein are valid for 5 days from date of quotation.

    All pricing is subject to Manufacturers Surcharges and these costs will be passed along.

    Prices are subject to price increases and surcharges from Manufacturers/ Vendors up to the point of shipment to Seneca Companies. Due to the current economic conditions Seneca cannot guarantee any pricing until goods are received by Seneca, at that point any pricing increases or surcharges will be passed along. Due to the volatility of raw materials such as steel, certain manufacturers are requiring up to 50% down payment at the time the order is placed. Currently this applies to Modern Welding steel tanks. Specific down payment terms for this proposal are documented on the Purchase Agreement signature page.
11. **Seneca Responsibilities** Seneca shall not be responsible for the direction or interpretation of installation instructions or activities conducted by Others. Electrical installation of petroleum equipment supplied in this quote is based on the provision of all required conduits stubbed 5ft outside building foundation by Others. Others to also provide all interior conduits, gutters, fittings and electrical panels necessary.

    Seneca will follow manufacture specific installation procedures. For steel tanks we will only ballast with city supplied water and for no longer than 60-days. If ballast water remains in a steel UST for greater than 60-days or the water used to ballast is of poor quality or non-potable, then any fuel quality or equipment issues will be the responsibility of the owner/customer unless granted a specific waiver by the tank manufacturer.

Proposal Date:

05/05/2023

Proposal Name:

OPW PetroVend FSC3000 Installation Quote [Change Order 1]

Proposal Amount:

$35,706.36

Proposal Description:

OPW PetroVend FSC3000 Installation and SQL upgrade

Grand Total:	$35,706.36
25% Down Payment:	$8,926.59
Remaining Balance Due:	$26,779.77

THE PARTIES UNDERSTAND THAT THIS IS A LEGALLY BINDING AGREEMENT.

Accepted By:

City of Bettendorf	Seneca Companies, Inc.
Authorized Signature	Authorized Signature
Date	Date

Acceptance of this proposal is subject to the terms and conditions on the attached document.

SENECA PURCHASE AGREEMENT TERMS AND CONDITIONS

1. **Scope of Work and Payment** Customer shall pay Seneca for the services in the amounts and at the times set forth in the proposal which is a part of this Agreement. All proposals are subject to credit approval by Seneca. Equipment will be billed on receipt and payment is due 10 days from receipt of invoice. If merchandise is shipped to Seneca warehouse for sake of convenience, this will also be considered delivery. Installation work will be billed periodically and payment is due 10 days from receipt of invoice. Balances not received in full within 30 days shall bear an interest charge of 1.5% per month (18% per year). Customer is responsible for all applicable taxes. Payment by credit card may incur additional applicable fees.

2. **Returns and Cancellation** All sales are final and no returns or cancellations will be allowed except at the discretion and upon terms acceptable to Seneca.

3. **Third Party Payment** Customer is responsible for full and timely payment of account balances regardless of whether Customer has received payment under any insurance policy, or from any third person or entity that may agree to or may be legally required to pay Customer's account balance. Upon request of Seneca, Customer shall assign to Seneca any and all rights it may have to third party payments. Upon assignment, Seneca is entitled to seek any remedies that Customer would have had for third party payments.

4. **Purchase Money Security Interest** Customer grants to Seneca a purchase money security interest in all goods sold to Customer, including all proceeds, accessories, and replacements (collectively "Collateral"). Customer hereby appoints Seneca as its attorney in fact to execute and file any documents necessary to perfect its security interest in the Collateral. Customer shall not grant a security interest in the Collateral to any other party and shall keep the Collateral insured for its replacement value, naming Seneca as a loss payee and additional insured. The Collateral shall not be removed or moved except upon notice to Seneca. If Customer fails to pay Seneca in a timely manner, Customer consents to and authorizes Seneca to exercise all self-help remedies allowed under law, including without limitation, dismantling and removal of the Collateral or otherwise disabling the Customer's use of the collateral and Seneca shall not be liable for any incidental or consequential damages as a result thereof.

5. **Utilities and Underground Structures** Customer shall identify the location of all utilities and underground structures. Seneca will take reasonable precautions to avoid damage to utilities or other underground structures. Customer shall indemnify, defend, and hold Seneca harmless for any damage to utilities or underground structures, and from any claims, liability, or damages resulting from utilities or underground structures that were not properly called to Seneca's attention. Such indemnity shall include payment of litigation costs, expert's fees, and attorney's fees incurred by Seneca.

6. **Duties of the Customer** Customer warrants that it has disclosed all adverse or unfavorable site conditions which may affect this Agreement. Customer represents and warrants that all information provided to Seneca is complete and accurate. Customer represents and warrants that it has and will comply with all applicable local, state, and federal laws. Customer shall protect the site against damage, injury, or loss and shall carry insurance in an amount sufficient to cover replacement value, naming Seneca as loss payee and additional insured. Customer is responsible for providing Builder's Risk insurance coverage. Risk of ownership transfers to the customer when the project is substantially complete and ready for its intended use. Customer is responsible for providing liquid ballast for filling underground storage tanks immediately upon setting the tanks during excavation. Seneca shall not be liable for damage to the ballast, including without limitation, damage due to contamination or loss of product. Customer shall keep accurate, daily inventory records on products stored in tanks, lines, and dispensing equipment and shall promptly notify Seneca of all shortages or losses. Precision testing procedures performed on any portion of underground storage tank systems are designed to detect leaks and Seneca shall not be responsible for any contamination resulting from spills or releases which may occur before, during, or after such tests.

7. **Force Majeure** Seneca shall not be liable for failure or delay in performing under this Agreement to the extent that such failure or delay is caused by an event or causes beyond Seneca's control.

8. **Unforeseen Conditions** If unforeseen conditions arise that affect the scope of services, price of services, time for performance, or the risk involved, Seneca shall notify Customer. Seneca may then, at its sole discretion, modify the scope of work, modify the price, stop work until arrangements satisfactory to Seneca have been made, or terminate the services by notifying Customer in writing. Seneca shall be entitled to the fair and reasonable value of its services through the time of termination. If abnormal soil conditions or winter conditions result in additional cost, those additional costs will be billed on a time and materials basis.

9. **Limitation of Liability** Seneca shall be liable only for damages that are a direct result of the negligence of Seneca except that Customer agrees that Seneca's total liability to Customer for claims arising out of or arising from Seneca's sale of goods or performance of services under this Agreement shall not exceed $50,000 or the total fees payable to Seneca for the particular project, whichever is less, and Seneca shall not be liable for any special, punitive, incidental, or consequential damages (including without limitation, loss of profits or income, loss of use of property, business interruption, cost of replacing goods or services, or third party claims). Customer recognizes that the work set forth in the Proposal may effect, alter, or damage the property and Seneca shall not be responsible for such damage unless it is a direct result of negligence of Seneca. Any claims, demands, or cause of action against Seneca arising from or related in any manner to this Agreement, or to work, services, or goods or products provided by Seneca pursuant to this agreement, must be brought within two (2) years from the date the work, service or provision of goods or products has been completed.

10. **Remedies and Indemnity** In the event of breach of this Agreement by Customer, Seneca may proceed in law or equity to enforce its rights hereunder. Seneca, at its discretion, may elect to proceed by arbitration which shall be binding on the Parties. Customer shall pay all costs and expenses, including attorney's fees, incurred by Seneca in enforcing its rights hereunder, and shall indemnify, defend, and hold harmless Seneca from and against all claims, demands, and causes of actions arising out of or resulting from Customer's breach of this Agreement.

11. **Termination** Seneca may, without prejudice to any right or remedy, terminate its relationship with Customer and suspend all work or delivery of goods upon notice to Customer.

12. **Assignment** This Agreement may not be assigned by Customer without written consent of Seneca. If assigned, Customer will continue to be bound by this Agreement and will be liable for all terms and conditions contained herein.

13. **Jurisdiction and Venue** Customer agrees that this Agreement shall be governed by Iowa law and jurisdiction and venue shall be with the Iowa District Court for Polk County or as otherwise required by law.

14. **Entire Agreement** The written proposal for work, together with any referenced attachments, Proposal Acceptance, these terms and conditions, and any applicable Seneca Customer Application Agreement shall constitute the entire agreement between the parties, and any other understanding or representation of any kind shall not be binding upon either party.

15. **Amendments** Any modification of this Agreement shall be binding only if evidenced in writing signed by each Party.

16. **Severability** Should any provision herein be deemed invalid or unenforceable, all other provisions shall remain in effect.

17. **Fuel Surcharge** **Fuel Surcharge**: When weekly U.S. Regular Gasoline Price ($/gallon) exceeds $3.25/gallon based on U.S. Energy Information Administration website (https://www.eia.gov/petroleum/gasdiesel/), Seneca will impose a fuel surcharge. For each $0.25 increase, the fuel surcharge is $0.05/mile. Surcharge prices subject to change without notice.

18. **Warranties** Seneca sells all goods “as is”. All goods sold are warranted only by the manufacturer’s warranty, if any, and such warranties are passed from Seneca to the Customer according to the manufacturer’s policy. No other warranty, express or implied, is made or intended by Seneca including the warranty of merchantability or fitness for a particular purpose. Seneca is at all times acting as an independent contractor in performance of services under this Agreement. Seneca will perform services using that degree of skill and care ordinarily exercised by other members of the profession under similar circumstances.

    Seneca will follow manufacture specific installation procedures. For steel tanks we will only ballast with city supplied water and for no longer than 60-days. If ballast water remains in a steel UST for greater than 60-days or the water used to ballast is of poor quality or non-potable, then any fuel quality or equipment issues will be the responsibility of the owner/customer unless granted a specific waiver by the tank manufacturer.

19. **Price** Prices quoted are expressly contingent upon all conditions being as observed, represented, and warranted at the time of bid. Prices quoted cover only those items which are specifically set forth in the Proposal for this project. All other items will be billed to Customer on a time and materials basis. Prices quoted herein expire within 5 days of the date of the quote. Prices quoted do not include freight charges or unloading unless specifically noted. Prices quoted for labor are based on the use of non-union labor and are subject to change should union labor be required. Prices quoted do not include any electrical work, soil analysis, clean up of contamination, or as-built drawings unless specifically stated.

    Due to availability of raw materials, issues with the global supply chains and rapidly changing prices of suppliers and vendors, THIS QUOTE IS ONLY VALID FOR 5 DAYS. After 5 days, agreement to this proposal will be subject to re-evaluation and confirmation of pricing from our vendors and any price increases will be passed along.

    All prices are subject to Manufacturers Surcharges and any costs will be passed along.

    Prices are subject to price increases and surcharges from Manufacturers/ Vendors up to the point of shipment to Seneca Companies. Due to the current economic conditions Seneca cannot guarantee any pricing until goods are received by Seneca, at that point any pricing increases or surcharges will be passed along. Due to the volatility of raw materials such as steel, certain manufacturers are requiring up to 50% down payment at the time the order is placed. Currently this applies to Modern Welding steel tanks. Specific down payment terms for this proposal are documented on the Purchase Agreement signature page.

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Garrow, Transit/Garage Manager

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to Thompson Truck & Trailer for seven (7) automated packer truck chassis and five (5) rear loader packer truck chassis.

Explanation
The Vehicle Replacement Committee has approved the purchase of four (4) automated packer trucks to replace units #21726, #21727, #21801, #21802, three (3) automated recycling trucks to replace units #21611, #21612, #21613, and five (5) rear loader garbage packer trucks to replace units #21322, #21628, #21629, #21804, #21805 for FY 2024.

These types of vehicles have a service life of seven (7) to eight (8) years. All these vehicles are currently due or will be due for replacement by the time replacements arrive. New vehicles ordered are at least two (2) years out from delivery.

The chassis will be purchased off the Sourcewell contract price. Sourcewell contract prices for this model of chassis are 35% off the retail prices. International Truck is a Sourcewell vendor and Thompson Truck and Trailer is an International Truck dealer. Thompson Truck and Trailer has submitted a contract price in the amount of $133,500.00 per automated truck chassis and $121,600.00 per rear loader truck chassis. The total for seven (7) automated packer truck chassis and five (5) rear loader packer truck chassis is $1,542,500.00. The city's purchasing policy allows for purchases to be made through joint purchasing groups without going through a separate bidding process. This process has been utilized for this purchase.

The seven automated packer truck chassis are to be fitted with seven (7) new Labrie Automizer bodies. The five (5) rear loader packer chassis are to be fitted with five (5) Leach 2RIII rear loader bodies. The packer bodies for these trucks are being purchased through a separate Council letter and resolution. These packer bodies will be purchased from Kilburg Equipment with the Sourcewell contract price of $1,502,509.00.

Relationship to Goals: Provide an effective use of resources to ensure the City gets the best value through its Vehicle Replacement Fund for its vehicle purchases and improvements.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
Sufficient funds are budgeted for this purchase, which are available July 1, 2023.

List Attachments
Resolution, Quotes.

RESOLUTION NO: _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO THOMPSON TRUCK & TRAILER FOR SEVEN (7) AUTOMATED PACKER TRUCK CHASSIS AND FIVE (5) REAR LOADER PACKER TRUCK CHASSIS.

WHEREAS, the purchase of twelve (12) sanitation trucks, four (4) of which are for garbage collection, three (3) of which are for recycling, and five (5) of which are for rear loader packers, have been approved by the Vehicle Replacement Committee, and

WHEREAS, the proposed equipment meets the specifications recommended by staff, and

WHEREAS, International truck is an approved Sourcewell vendor for the particular work quoted and Thompson Truck and Trailer is an approved International Truck dealer.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Director of Public Works is hereby authorized and directed to issue a Purchase Order in the amount of $1,542,500.00 for twelve (12) new chassis to replace existing sanitation section trucks #21322, #21611, #21612, #21613, #21628, #21629, #21726, #21727, #21801, #21802, #21804 and #21805.

Passed, Approved, and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

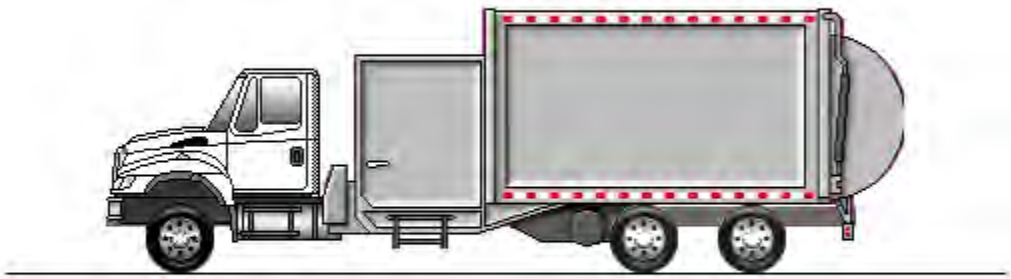
Attest:

_____
Decker P. Ploehn, City Clerk

Prepared For:
City of Bettendorf
Mark Garrow
4403 Devils Glen Rd.
Bettendorf, IA 52722-
(563)344 - 4118

Presented By:
Thompson Truck & Trailer
Joede Kayser
3665 W 83RD STREET
DAVENPORT IA 52806 -
(563)326-4002

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2024 HV607 SBA (HV607)

AXLE CONFIG:	6X4
MISSION:	Requested GVWR: 56000. Calc. GVWR: 62000. Calc. GCWR: 80000
DIMENSION:	Wheelbase: 256.00, CA: 188.90, Axle to Frame: 79.00
ENGINE, DIESEL:	{Cummins L9 360} EPA 2021, 360HP @ 2200 RPM, 1150 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 359 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 62,000-lb GVW Max, Refuse/Mixer
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-18-133A} Wide Track, I-Beam Type, 18,000-lb Capacity
AXLE, REAR, TANDEM:	{Meritor RT-46-160} Single Reduction, 46,000-lb Capacity, 200 Wheel Ends Gear Ratio: 5.63
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 315/80R22.5 Load Range L XZU-S2 (MICHELIN), 488 rev/mile, 65 MPH, All-Position
TIRE, REAR:	(8) 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
SUSPENSION, REAR, TANDEM:	{Hendrickson HMX EX 460} Walking Beam, 46,000-lb Capacity, 54" Axle Spacing, Rubber Springs, with Transverse Torque Rods, Rubber End Bushings
PAINT:	Cab schematic 100WL Location 1: 9219, Winter White (Std) Chassis schematic N/A

Financial Summary
2024 HV607 SBA (HV607)

(US DOLLAR)

Description	Price
Net Sales Price:	$133,500.00

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Official Title and Date

Authorized Signature

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

Code	Description
HV60700	Base Chassis, Model HV607 SBA with 256.00 Wheelbase, 188.90 CA, and 79.00 Axle to Frame.
1AND	AXLE CONFIGURATION {Navistar} 6x4 Notes : Pricing may change if axle configuration is changed.
1CAJ	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.437" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL
1LMX	BUMPER, FRONT Contoured, Steel, Painted, Heavy Duty
1MEJ	FRAME DIMPLE Dimple on Left and Right Top Flange of Frame Rail to Reference Rear Axle Centerline
1WGY	WHEELBASE RANGE 221" (560cm) Through and Including 262" (665cm)
1WRB	TOW HOOK, FRONT (2) Outside Rail, Frame Mounted, Includes Spacers to Clear Bumper Access Holes
2ARZ	AXLE, FRONT NON-DRIVING {Meritor MFS-18-133A} Wide Track, I-Beam Type, 18,000-lb Capacity
3ADG	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 18,000-lb Capacity, with Shock Absorbers
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4722	DRAIN VALVE {Bendix DV-2} Automatic, with Heater, for Air Tank
4AZA	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System
4EBT	AIR DRYER {Bendix AD-IP} with Heater
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake
4EXV	BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqIn
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VKA	AIR DRYER LOCATION Mounted Outside Right Rail, Back of Cab
4VKJ	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Left Rail, Back of Cab, Perpendicular to Rail
4WBX	DUST SHIELDS, FRONT BRAKE for Air Cam Brakes
4WDM	DUST SHIELDS, REAR BRAKE for Air Cam Brakes
4XDR	BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle
4XDT	BRAKES, FRONT {Meritor 16.5X6 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 6", 23,000-lb Capacity

Code	Description
4XEE	PARK BRAKE CHAMBERS,ADDITIONAL (2) Spring Brake Type
5708	STEERING COLUMN Tilting
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PTB	STEERING GEAR (2) {Sheppard M100/M80} Dual Power
6DGT	DRIVELINE SYSTEM {Dana Spicer} SPL170 Main Driveline with SPL170 Interaxle Shaft, for 6x4
7BEU	AFTERTREATMENT COVER Aluminum
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7WAZ	TAIL PIPE (1) Turnback Type
7WCM	EXHAUST HEIGHT 8' 10"
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
7WZY	SWITCH, FOR EXHAUST 2 Position, Lighted & Latching, On/Off Type, Mounted in IP, Inhibits Diesel Particulate Filter Regeneration as Long as Switch is in On Position
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered
8875	BATTERY TERMINALS Sealed
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense
8HAA	BODY BUILDER WIRING To Rear of Frame, with Stop, Tail, Turn, and Marker Lights Circuits, Ignition Controlled Auxiliary Feed and Ground, Less Trailer Socket
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8RMH	BATTERY DISCONNECT SWITCH {Cole-Hersee 75920-06} 300 Amp, Disconnects Charging Circuits, Locks with Padlock, Battery Box Mounted
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPP	ANTENNA Shark Fin, Roof Mounted
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8VAY	HORN, ELECTRIC Disc Style
8VUL	BATTERY BOX Steel, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Left Side Back of Cab
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time

Code	Description
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on
8WTK	STARTING MOTOR {Delco Remy 38MT Type 300} 12 Volt, Less Thermal Over-Crank Protection
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8WXB	HEADLIGHT WARNING BUZZER Sounds When Head Light Switch is on and Ignition Switch is in "Off" Position
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XNY	HEADLIGHTS Halogen
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HAN	INSULATION, UNDER HOOD for Sound Abatement
9HBM	GRILLE Stationary, Chrome
9HBN	INSULATION, SPLASH PANELS for Sound Abatement
9WBC	FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	Includes : PAINT SCHEMATIC ID LETTERS "WL"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360
10JPA	CUSTOMER IDENTITY for Sourcewell
10RHG	DUAL DRIVE Customer Does Not Intend to Convert to In-Cab Dual Drive Positions
10SLV	PROMOTIONAL PACKAGE Government Silver Package
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12851	PTO EFFECTS, ENGINE FRONT Less PTO Unit, Includes Adapter Plate on Engine Front Mounted
12ESP	ENGINE, DIESEL {Cummins L9 360} EPA 2021, 360HP @ 2200 RPM, 1150 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 359 Peak HP (Max)
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed
	Includes

Code	Description
	: FAN Nylon
12UWY	RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 SqIn, with 1167 SqIn Charge Air Cooler
	Includes : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12VBG	AIR CLEANER Dual Element, with Integral Pre-Cleaner
12VJH	EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2023
12VXU	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Stationary Pre-Set, Two Speed Settings; Mounted on Steering Wheel
12WZE	CARB IDLE COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations
12XBM	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines
12XCS	CARB EMISSION WARR COMPLIANCE Federal, Does Not Comply with CARB Emission Warranty
13AAZ	AUTOMATIC NEUTRAL Allison 3000 & 4000 Series Transmission Shifts to Neutral When Parking Brake is Engaged
13BCR	TRANSMISSION, AUTOMATIC {Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 62,000-lb GVW Max, Refuse/Mixer
13WAW	OIL COOLER, TRANSMISSION {Modine} Water to Oil Type
13WBL	TRANSMISSION SHIFT CONTROL {Allison} Push-Button, for Allison 3000 & 4000 Series Transmission
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints
13WUJ	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS), Front Loaders, Rear Loaders, Recycling/ Packer Trucks, Package Number 142
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
13XAM	PTO LOCATION Dual, Customer Intends to Install PTO at Left and/or Right Side of Transmission
14GRD	AXLE, REAR, TANDEM {Meritor RT-46-160} Single Reduction, 46,000-lb Capacity, 200 Wheel Ends . Gear Ratio: 5.63
14UMX	SUSPENSION, REAR, TANDEM {Hendrickson HMX EX 460} Walking Beam, 46,000-lb Capacity, 54" Axle Spacing, Rubber Springs, with Transverse Torque Rods, Rubber End Bushings
14WCR	TRANSVERSE TORQUE RODS {Hendrickson} TRAAX Rod, Transverse Only
15LNS	FUEL/WATER SEPARATOR {Racor 400 Series} 12 VDC Electric Heater, Includes Pre-Heater, with Primer Pump, Includes Water-in-Fuel Sensor, Mounted on Engine
15SRE	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 19" Tank Depth, 50 US Gal (189L), Mounted Left Side, Under Cab
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab
16030	CAB Conventional, Day Cab
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer

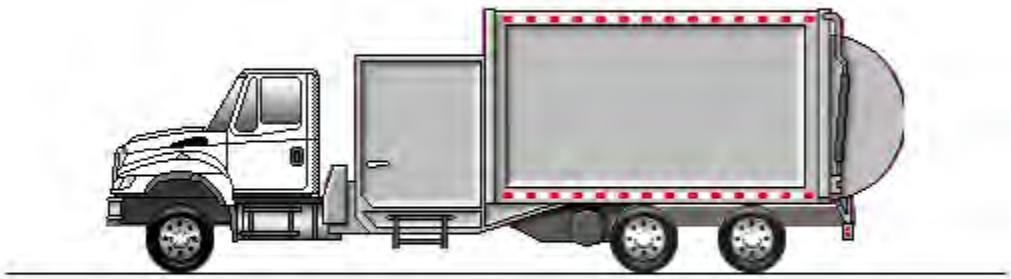
Code	Description
	Includes : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission
16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel, Mounted in Instrument Panel
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16JNT	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust
16RPV	SEAT, PASSENGER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolated, 1 Chamber Lumbar, 2 Position Front Cushion Adjustment, -3 to +14 Degree Back Adjust
16SDZ	MIRROR, CONVEX, HOOD MOUNTED {Lang Mekra} (2) Right and Left Side, Bright, 7.5" Sq.
16SNR	MIRRORS (2) C-Loop, Power Adjust, Heated, LED Clearance Lights, Bright Heads and Arms, 7.5" x 14" Flat Glass, Includes 7.5" x 7" Convex Mirrors, for 102" Load Width
	Notes : Mirror Dimensions are Rounded to the Nearest 0.5"
16VEX	CONTROLS, CENTER PANEL Includes Ignition Switch, Headlights and Power Mirror Controls Located in Center Panel
16VKB	CAB INTERIOR TRIM Classic, for Day Cab
	Includes : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap
16VLV	MONITOR, TIRE PRESSURE Omit
16VSL	WINDSHIELD Heated, Single Piece
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16WSK	CAB REAR SUSPENSION Air Bag Type
16XJN	INSTRUMENT PANEL Flat Panel
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab
27DUL	WHEELS, FRONT {Accuride 29300} DISC; 22.5x9.00 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
28DTT	WHEELS, REAR {Accuride 28828} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and with Steel Hubs
7482133287	(8) TIRE, REAR 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
7682543212	(2) TIRE, FRONT 315/80R22.5 Load Range L XZU-S2 (MICHELIN), 488 rev/mile, 65 MPH, All-Position

Code	Description
OBD001	MISCELLANEOUS CONNECTORS, CHS/BODY INTERFACE Cab Wiring for TMC RP170A 8-pin Conn w/ Switched, Battery, Ignition Power & Ground Located on Cab Floor; 31-pin Conn w/Engine, Transmission & Chassis, Data Networks Located on Cab Floor Between Driver & Pass Seats; 14-pin C
	Cab schematic 100WL
	Location 1: 9219, Winter White (Std)
	Chassis schematic N/A
	Services Section:
40128	WARRANTY Standard for HV507, HV50B, HV607 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A
40NHE	SRV CONTRACT, EXT HTR/AC SYS {Navistar Prepackaged Components} To 60-Month/150,000 Miles (240,000 km)
40TVT	SRV CONTRACT, EXT ALLISON XMSN {Allison} To 60-Month/Unlimited Miles/km, for Allison 3000 RDS with Refuse Packer Vocations (ST15, ST16)
40VHX	SRV CONTRACT, EXT CMS ENG/AFTR {Cummins} To 72-Month/150,000 Miles (240,000 km), Extended Cummins L9 Engine Coverage, Protection Plan 1 and Aftertreatment, (Truck Application Only)
1	Dual Sit Down Drive Conversion

Prepared For:
City of Bettendorf
Mark Garrow
4403 Devils Glen Rd.
Bettendorf, IA 52722-
(563)344 - 4118

Presented By:
Thompson Truck & Trailer
Joede Kayser
3665 W 83RD STREET
DAVENPORT IA 52806 -
(563)326-4002

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2025 HV607 SBA (HV607)

AXLE CONFIG:	6X4
MISSION:	Requested GVWR: 56000. Calc. GVWR: 62000. Calc. GCWR: 80000
DIMENSION:	Wheelbase: 256.00, CA: 188.90, Axle to Frame: 79.00
ENGINE, DIESEL:	{Cummins L9 360} EPA 2021, 360HP @ 2200 RPM, 1150 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 359 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 62,000-lb GVW Max, Refuse/Mixer
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-18-133A} Wide Track, I-Beam Type, 18,000-lb Capacity
AXLE, REAR, TANDEM:	{Meritor RT-46-160} Single Reduction, 46,000-lb Capacity, 200 Wheel Ends Gear Ratio: 5.63
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 315/80R22.5 Load Range L XZU-S2 (MICHELIN), 488 rev/mile, 65 MPH, All-Position
TIRE, REAR:	(8) 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
SUSPENSION, REAR, TANDEM:	{Hendrickson HMX EX 460} Walking Beam, 46,000-lb Capacity, 54" Axle Spacing, Rubber Springs, with Transverse Torque Rods, Rubber End Bushings
PAINT:	Cab schematic 100WL Location 1: 9219, Winter White (Std) Chassis schematic N/A

(US DOLLAR)

Description	Price
Net Sales Price:	$121,600.00

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Official Title and Date

Authorized Signature

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

Code	Description
HV60700	Base Chassis, Model HV607 SBA with 256.00 Wheelbase, 188.90 CA, and 79.00 Axle to Frame.
1AND	AXLE CONFIGURATION {Navistar} 6x4
	Notes : Pricing may change if axle configuration is changed.
1CAJ	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.437" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL
1LMX	BUMPER, FRONT Contoured, Steel, Painted, Heavy Duty
1MEJ	FRAME DIMPLE Dimple on Left and Right Top Flange of Frame Rail to Reference Rear Axle Centerline
1WGY	WHEELBASE RANGE 221" (560cm) Through and Including 262" (665cm)
1WRB	TOW HOOK, FRONT (2) Outside Rail, Frame Mounted, Includes Spacers to Clear Bumper Access Holes
2ARZ	AXLE, FRONT NON-DRIVING {Meritor MFS-18-133A} Wide Track, I-Beam Type, 18,000-lb Capacity
3ADG	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 18,000-lb Capacity, with Shock Absorbers
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4722	DRAIN VALVE {Bendix DV-2} Automatic, with Heater, for Air Tank
4AZA	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System
4EBT	AIR DRYER {Bendix AD-IP} with Heater
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake
4EXV	BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqIn
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VKA	AIR DRYER LOCATION Mounted Outside Right Rail, Back of Cab
4VKJ	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Left Rail, Back of Cab, Perpendicular to Rail
4WBX	DUST SHIELDS, FRONT BRAKE for Air Cam Brakes
4WDM	DUST SHIELDS, REAR BRAKE for Air Cam Brakes
4XDR	BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle
4XDT	BRAKES, FRONT {Meritor 16.5X6 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 6", 23,000-lb Capacity

Code	Description
4XEE	PARK BRAKE CHAMBERS,ADDITIONAL (2) Spring Brake Type
5708	STEERING COLUMN Tilting
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PTB	STEERING GEAR (2) {Sheppard M100/M80} Dual Power
6DGT	DRIVELINE SYSTEM {Dana Spicer} SPL170 Main Driveline with SPL170 Interaxle Shaft, for 6x4
7BEU	AFTERTREATMENT COVER Aluminum
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7WAZ	TAIL PIPE (1) Turnback Type
7WCM	EXHAUST HEIGHT 8' 10"
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
7WZY	SWITCH, FOR EXHAUST 2 Position, Lighted & Latching, On/Off Type, Mounted in IP, Inhibits Diesel Particulate Filter Regeneration as Long as Switch is in On Position
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered
8875	BATTERY TERMINALS Sealed
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense
8HAA	BODY BUILDER WIRING To Rear of Frame, with Stop, Tail, Turn, and Marker Lights Circuits, Ignition Controlled Auxiliary Feed and Ground, Less Trailer Socket
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8RMH	BATTERY DISCONNECT SWITCH {Cole-Hersee 75920-06} 300 Amp, Disconnects Charging Circuits, Locks with Padlock, Battery Box Mounted
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPP	ANTENNA Shark Fin, Roof Mounted
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8VAY	HORN, ELECTRIC Disc Style
8VUL	BATTERY BOX Steel, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Left Side Back of Cab
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time

Code	Description
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on
8WTK	STARTING MOTOR {Delco Remy 38MT Type 300} 12 Volt, Less Thermal Over-Crank Protection
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8WXB	HEADLIGHT WARNING BUZZER Sounds When Head Light Switch is on and Ignition Switch is in "Off" Position
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XNY	HEADLIGHTS Halogen
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HAN	INSULATION, UNDER HOOD for Sound Abatement
9HBM	GRILLE Stationary, Chrome
9HBN	INSULATION, SPLASH PANELS for Sound Abatement
9WBC	FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	Includes : PAINT SCHEMATIC ID LETTERS "WL"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360
10JPA	CUSTOMER IDENTITY for Sourcewell
10RHG	DUAL DRIVE Customer Does Not Intend to Convert to In-Cab Dual Drive Positions
10SLV	PROMOTIONAL PACKAGE Government Silver Package
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12851	PTO EFFECTS, ENGINE FRONT Less PTO Unit, Includes Adapter Plate on Engine Front Mounted
12ESP	ENGINE, DIESEL {Cummins L9 360} EPA 2021, 360HP @ 2200 RPM, 1150 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 359 Peak HP (Max)
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed
	Includes

Code	Description
	: FAN Nylon
12UWY	RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 SqIn, with 1167 SqIn Charge Air Cooler
	Includes : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12VBG	AIR CLEANER Dual Element, with Integral Pre-Cleaner
12VJH	EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2023
12VXU	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Stationary Pre-Set, Two Speed Settings; Mounted on Steering Wheel
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16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} Mounted in Instrument Panel
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	Notes : Mirror Dimensions are Rounded to the Nearest 0.5"
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1	Dual Sit Down Drive Conversion

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Garrow, Transit/Garage Manager

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to Kilburg Equipment for seven (7) new automated packer truck bodies and five (5) new rear loader packer truck bodies.

Explanation
The Vehicle Replacement Committee has approved the purchase of four (4) automated packer trucks to replace units #21726, #21727, #21801, #21802 and three (3) automated recycling trucks to replace units #21611, #21612, #21613, along with five (5) rear loader garbage packer trucks to replace units #21322, #21628, #21629, #21804, #21805 for FY 2024.

These types of vehicles have a service life of seven (7) to eight (8) years. All these vehicles are currently due or will be due for replacement by the time replacements arrive. New vehicles ordered are at least two (2) years out from delivery.

The bodies will be purchased off the Sourcewell contract price. Sourcewell contract prices for these models of bodies are 51% off the retail prices. Labrie and Leach are Sourcewell vendors and Kilburg Equipment is a Labrie and Leach dealer. Kilburg Equipment has submitted a contract price in the amount of $154,553.00 per automated truck and $84,127.60 per rear loader truck. The total for seven (7) automated packer truck bodies and five (5) rear loader packer truck bodies is $1,502,509.00. The city's purchasing policy allows for purchases to be made through joint purchasing groups without going through a separate bidding process. This process has been utilized for this purchase.

The truck chassis for these bodies are being purchased through a separate Council letter and resolution. These truck chassis will be purchased from Thompson Truck & Trailer with the Sourcewell contract price of $1,542,500.00. The combined price of installing the new Labrie Automizer bodies on new chassis is $288,053.00 each for the replacement of #21611, #21612, #21613, #21726, #21727, #21801, and #21802, and $205,727.60 each for the replacement of #21322, #21628, #21629, #21804 and #21805 rear loader packer trucks. The twelve (12) new trucks will cost a total of $3,045,009.00.

Relationship to Goals: Provide an effective use of resources to ensure the City gets the best value through its Vehicle Replacement Fund for its vehicle purchases and improvements.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
Sufficient funds are budgeted for this purchase, which are available July 1, 2023.

List Attachments
Resolution, Quotes.

RESOLUTION NO: _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO KILBURG EQUIPMENT FOR SEVEN (7) NEW AUTOMATED PACKER TRUCK BODIES AND FIVE (5) NEW REAR LOADER PACKER TRUCK BODIES

WHEREAS, the purchase of twelve (12) sanitation trucks, four (4) of which are for garbage collection, three (3) of which are for recycling, and five (5) of which are for rear loader packers, have been approved by the Vehicle Replacement Committee, and

WHEREAS, the proposed equipment meets the specifications recommended by staff, and

WHEREAS, Labrie and Leach are approved Sourcewell vendors for the particular work quoted and Kilburg equipment is an approved Labrie and Leach dealer.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Director of Public Works is hereby authorized and directed to issue a Purchase Order in the amount of $1,502,509.00 for twelve (12) new packer bodies to be installed on new chassis to replace existing sanitation section trucks #21322, #21611, #21612, #21613, #21628, #21629, #21726, #21727, #21801, #21802, #21804 and #21805.

Passed, Approved, and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Kilburg Equipment
58278 50th St
Sabula, IA 52070 US
5635902455
parts@kilburgequip.com
www.kilburgequip.com

Estimate

ADDRESS	SHIP TO
Bettendorf, City of 4403 Devils Glen Road Bettendorf, IA 52722-2260	Bettendorf, City of Bettendorf, City of 4403 Devils Glen Road Bettendorf, IA 52722-2260

ESTIMATE #	DATE
4383	11/30/2022

SHIP VIA
Delivered

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Labrie Automizer	2024 Labrie Automizer Right Hand 33CY straight frame automated truck. Includes crusher panel, Single Joystick mounted on the left-hand side of the right-hand drive position. Auxiliary arm controls under seat on curbside, Dual work lights, 4" LED amber strobe on front of body and on rear of body, strobe on tailgate, clean out tools and holders, continuous body welds, Electric over Hydraulic body valve, cart counter, etching primer under standard primer, painted white and delivered to City of Bettendorf. Provision 5 camera DVR system and 4 work lights to be installed by Kilburg Equipment Per Sourcewell Contract #091219-LEG	7	167,053.00	1,169,371.00
	discount	Multiple truck discount per Kilburg Equipment	7	-12,500.00	-87,500.00

TOTAL **$1,081,871.00**

Accepted By

Accepted Date

TERMS : 1.5% INTEREST WILL BE CHARGED PER MONTH ON ALL DELIQUENT ACCOUNTS OVER 30 DAYS.

Representing an annual interest rate of 18%

labrie

Sourcewell Formerly NJPA
Awarded Contract
Contract # 091219-LEG

QUOTE FORM

Quote # / Rev. #	Reference #	Quoted Date
749 / 2		2022-11-30
Price List / Currency	**Terms**	**Quote Valid Until**
2023-SW01 / USD	Net 30 Days	2023-01-29
Regional Sales Manager	**Customer Service Rep.**	**Product Specialist**
Andrew LeVasseur	Heidi Valiquette	Olivier Longuépée
Opportunity Type	**Carrier**	**Departure Region**
SW End Client	To Be Determined	Quebec, QC, CA

Seller

Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegroup.com

SOLD TO	SHIP TO	END CLIENT
Kilburg Equipment, LLC 58278 50th St Sabula , IA 52070 United States Email : Phone : 563-590-2455	Kilburg Equipment, LLC 58278 50th St Sabula, IA 52070 United States Email : Phone :	City of Bettendorf 4403 Devil's Glen Rd Bettendorf, IA 52722 United States Email : Phone : 563-344-4118

CHASSIS INFORMATION

Chassis Provided By :	Supplied by Customer	**Engine Make :**	Cummins
Chassis Manufacturer :	International	**Engine Model :**	L9
Chassis Model :	HV607	**Engine Power :**	
Cab Style :	Conventional Cab	**Engine Torque :**	
Drivetrain :	6X4	**Transmission Make :**	Allison
Auxiliary Axle :	Without Auxiliary Axle	**Transmission Model :**	
CNG System Upon Arrival :	Without	**Transmission Type :**	Automatic Transmission
Driving Configuration at Delivery :	Sit-Down from Company on Streetside + Sit-Down from Fontaine on Curbside		
Chassis Delivery Address :	Canada: 175-B Rte. Marie-Victorin, Lévis, QC, Canada G7A 2T3		

COLOR INFORMATION

Cab Color :	White from Factory	**Cab Color Code :**	To Be Confirmed, Color Code NOT Required, Color Code NOT Required, Color Code NOT Required
Body Color :	White	**Body Color Code :**	To Be Confirmed
Chassis Color :	Black from Factory	**Chassis Color Code :**	Code NOT Required
Paint Scheme Number :	Without	**Match Cab :**	Yes

CARTS INFORMATION

Cart Make :	Without or NOT Required	**Cart Type :**	Without or NOT Required
Cart Capacity :	32 to 95 US Gallons (120 to 360 Litres)		

BODY CONFIGURATION

Body Model :	Automizer TTD (Tip to Dump)	**Total Capacity :**	33yd³ (27+6)
Arm Model :	Single Right-Hand (Curb)	**Body Capacity :**	27yd³
Body Type :	Standard	**Tailgate Capacity :**	6yd³
Body Division :	Without Divison		

BASE PRICE	**282 500,00$**

OPTIONS

#	Category	Option | Description	Price
2	Lifting	ALHG-STD01 | Standard Height Gripper	0,00 $
3	Lifting	AGRA-STD02 | Right-Hand, Basic Arm, "32 to 95 US gal"	0,00 $
4	Lifting	EAOA-STD01 | Arm out alarm at 11 km/h - 7 mph	0,00 $

labrie

Sourcewell Formerly NJPA
Awarded Contract
Contract # 091219-LEG

Seller

Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegroup.com

QUOTE FORM		
Quote # / Rev. #	**Reference #**	**Quoted Date**
749 / 2		2022-11-30
Price List / Currency	**Terms**	**Quote Valid Until**
2023-SW01 / USD	Net 30 Days	2023-01-29
Regional Sales Manager	**Customer Service Rep.**	**Product Specialist**
Andrew LeVasseur	Heidi Valiquette	Olivier Longuépée
Opportunity Type	**Carrier**	**Departure Region**
SW End Client	To Be Determined	Quebec, QC, CA

#	Category	Option | Description	Price
5	Hopper Area	BCPH-0000 | Crusher Panel (1)	8 400,00 $
6	Hopper Area	QUSS-0000 | Crusher Panel Full Width	0,00 $

#	Category	Option | Description	Price
7	Consoles & Controls	AAAC-0050 | Auxiliary Arm Controls Inside Cab on Curbside	2 140,00 $
8	Consoles & Controls	AAJC-STD01 | Single Arm Joystick NON-Moveable	0,00 $

#	Category	Option | Description	Price
9	Hydraulic	HCON-STD01 | JIC	0,00 $
10	Hydraulic	CCPM-STD02 | Dual Pump Denison T6DC Work-at-Idle (Front)	0,00 $
11	Hydraulic	CHFT-STD02 | Hydraulic Tank Mounted on Chassis Streetside	0,00 $
12	Hydraulic	EBCV-0010 | Electric Over Hydraulic Body Main Valve	2 920,00 $

#	Category	Option | Description	Price
13	Accessories	BCOT-0000 | Broom and Shovel Front of Hopper on Curbside & Hoe Front of Hopper on Streetside	800,00 $
14	Accessories	BBTS-STD01 | Standard Tailgate Seal	0,00 $

#	Category	Option | Description	Price
15	Lighting	LWLK-0025 | Work Light Package - LED (2)	1 400,00 $
16	Lighting	WL01-0000 | Hopper Streetside (1)	0,00 $
17	Lighting	WL04-0000 | Rail Curbside (4)	0,00 $
18	Lighting	LAFF-0050 | Alternating Flashing Lights 4" Amber on Front of Body - LED (2)	1 240,00 $
19	Lighting	LAFL-0000 | Alternating Flashing Lights 4" Amber on Tailgate 2/3 - LED (2)	1 240,00 $

#	Category	Option | Description	Price
20	Electronic	AGCD-0000 | Cart/Container Counting Device on Arm(s)	600,00 $

#	Category	Option | Description	Price
22	Unit Appearance	PCBP-STD01 | Urethane Body Paint	0,00 $
23	Unit Appearance	UAPP-STD01 | One (1) Coat of Urethane Primer	0,00 $
24	Unit Appearance	PCCP-STD01 | Paint Chassis Components same Color as Chassis	0,00 $
25	Unit Appearance	BASA-STD01 | Rubber Mud Guards - Rear of Rear Axle	0,00 $
26	Unit Appearance	BASN-STD01 | Mud Guards with Labrie Logo	0,00 $
27	Unit Appearance	BODL-STD01 | Informative Decals English	0,00 $

#	Category	Option | Description	Price
28	Chassis	CFTD-STD01 | Diesel Tank from Company or CNG/Electric	0,00 $

SUBTOTAL OPTIONS :	**18 740,00$**

NON-STANDARD OPTIONS

- $4,000 list: NSO 2021-3332: Lighting, Strobe light, Tailgate 2/3 panel, Both sides, Dual (2), LED, Amber, High profile, Beacon style, W/guard, Star, #23601
- $660 list: NSO 2020-7632: Electrical- Programming- Send the arm(s) mid-height signal to an output in cab (Conditional on available outputs) – AU EX MX WI

SUBTOTAL NON-STANDARD OPTIONS :	**4 660,00$**

labrie

Sourcewell Formerly NJPA
Awarded Contract
Contract # 091219-LEG

Seller

Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegroup.com

QUOTE FORM		
Quote # / Rev. #	**Reference #**	**Quoted Date**
749 / 2		2022-11-30
Price List / Currency	**Terms**	**Quote Valid Until**
2023-SW01 / USD	Net 30 Days	2023-01-29
Regional Sales Manager	**Customer Service Rep.**	**Product Specialist**
Andrew LeVasseur	Heidi Valiquette	Olivier Longuépée
Opportunity Type	**Carrier**	**Departure Region**
SW End Client	To Be Determined	Quebec, QC, CA

COMMENTS

Included by Kilburg (Misc. charge #1):
- $1,700 net: 4 LED work lights.
- $5,823 net: 5 cameras Pro Vision system, w/DVR.

labrie

Sourcewell Awarded Contract

Seller

Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegroup.com

QUOTE FORM

Quote # / Rev. #	Reference #	Quoted Date
749 / 2		2022-11-30
Price List / Currency	**Terms**	**Quote Valid Until**
2023-SW01 / USD	Net 30 Days	2023-01-29
Regional Sales Manager	**Customer Service Rep.**	**Product Specialist**
Andrew LeVasseur	Heidi Valiquette	Olivier Longuépée
Opportunity Type	**Carrier**	**Departure Region**
SW End Client	To Be Determined	Quebec, QC, CA

Expected Delivery Date :

Chassis Terms (if applicable) :
Net on delivery for release of MSO.

Weight Distribution:
Quotes and pricing are subject to changes according to WD analysis which can alter specs.
Upon receipt of PO and chassis specs, WD will be conducted and a confirmation of acceptance will be issued.

Taxes :
Not included.

Disclaimer :
It is the quoting distributor's responsibility to verify the accuracy of this quote versus the specifications for the body and chassis.
Labrie Environmental Group will not be responsible for any price differential between this quotation and what is required by the provided specifications. Interest fees on past due account of 1.5% per month (18% annual). Price list subject to change at all time due to the steel price index.

Labrie Environmental Group (LEG) does not accept floorplan charges, back charges, liquidated damages or third-party claims for any reason or cause, whether expressed or implied by specifications or other form of communication, including purchase order terms and conditions unless approved in writing by CEO or CFO at time of quotation.

Labrie Environmental Group (LEG) and/or seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic.

Subtotal Base Price and Options :	305 900,00 $
Discount (51,00%) :	156 009,00 $
Subtotal Base Price and Options (Net) :	149 891,00 $
Body Miscellaneous Charge #1 :	0.00 $
Body Miscellaneous Charge #2 :	0.00 $
Body Miscellaneous Charge #3 :	0.00 $
Sourcewell Fee :	0.00 $
Material Surcharge :	4 600,00 $
Extended Warranty :	0.00 $
Extended Warranty Other :	0.00 $
Additional Trade Discount :	0,00 $
Subtotal Body (Net) :	154 491,00 $
Chassis Price :	0.00 $
Subtotal Unit (Net) :	154 491,00 $
FET (12%) :	0,00 $
Miscellaneous Charge #1 :	7 523,00 $
Miscellaneous Charge #2 :	0.00 $
Miscellaneous Charge #3 :	0.00 $
Freight Charges :	5 039,00 $
Total Unit (Net) :	167 053,00 $
Number of Units :	7
Grand Total :	1 169 371,00 $
Currency :	USD

Labrie Representative : _____

Customer : Kilburg Equipment, LLC _____

Kilburg Equipment
58278 50th St
Sabula, IA 52070 US
5635902455
parts@kilburgequip.com
www.kilburgequip.com

Estimate

ADDRESS	SHIP TO
Bettendorf, City of 4403 Devils Glen Road Bettendorf, IA 52722-2260	Bettendorf, City of Bettendorf, City of 4403 Devils Glen Road Bettendorf, IA 52722-2260

ESTIMATE #	DATE	
4384	11/30/2022	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Leach 2RIII	2024 Leach 2RIII 25CY rearloader, Hotshift PTO, Pump oerspeed protection, broom and shovel holder, emergency kill switch on both sides of tailgate, work lights, mid body turn signals, strobes on front and rear of body, painted white, mudflaps, delivered to Bettendorf By Kilburg Rear Provision camera Per Sourcewell contract #091219-LEG Add $5,100.00 per truck if customer need cart tipper added to truck	5	94,127.60	470,638.00
	discount	Multiple truck Discount per Kilburg Equipment	5	-10,000.00	-50,000.00

TOTAL **$420,638.00**

Accepted By

Accepted Date

TERMS : 1.5% INTEREST WILL BE CHARGED PER MONTH ON ALL DELIQUENT ACCOUNTS OVER 30 DAYS.

Representing an annual interest rate of 18%

labrie

Sourcewell Formerly NJPA
Awarded Contract
Contract # 091219-LSG

QUOTE FORM		
Quote # / Rev. #	**Reference #**	**Quoted Date**
752 / 2		2022-11-29
Price List / Currency	**Terms**	**Quote Valid Until**
2023-SW01 / USD	Net 30 Days	2023-01-28
Regional Sales Manager	**Customer Service Rep.**	**Product Specialist**
Andrew LeVasseur	Heidi Valiquette	Olivier Longuépée
Opportunity Type	**Carrier**	**Departure Region**
SW End Client	Customer Pickup	San Luis, AZ, US

Seller

Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegroup.com

SOLD TO	SHIP TO	END CLIENT
Kilburg Equipment, LLC 58278 50th St Sabula , IA 52070 United States Email : Phone : 563-590-2455	Kilburg Equipment, LLC 58278 50th St Sabula, IA 52070 United States Email : Phone :	City of Bettendorf 4403 Devil's Glen Rd Bettendorf, IA 52722 United States Email : Phone : 563-344-4118

CHASSIS INFORMATION

Chassis Provided By :	Supplied by Customer	**Engine Make :**	Cummins
Chassis Manufacturer :	International	**Engine Model :**	L9
Chassis Model :	HV607	**Engine Power :**	
Cab Style :	Conventional Cab	**Engine Torque :**	
Drivetrain :	6X4	**Transmission Make :**	Allison
Auxiliary Axle :	Without Auxiliary Axle	**Transmission Model :**	
CNG System Upon Arrival :	Without	**Transmission Type :**	Automatic Transmission
Driving Configuration at Delivery :	Sit-Down from Company on Streetside Only		
Chassis Delivery Address :	Mexico: 919 Urtuzuastegui St., San Luis, AZ 85349		

COLOR INFORMATION

Cab Color :	White from Factory	**Cab Color Code :**	To Be Confirmed, Color Code NOT Required, Color Code NOT Required, Color Code NOT Required
Body Color :	White		
Chassis Color :	Black from Factory	**Body Color Code :**	To Be Confirmed
Paint Scheme Number :	Without	**Chassis Color Code :**	Code NOT Required
		Match Cab :	Yes

CARTS INFORMATION

Cart Make :	Without or NOT Required	**Cart Type :**	Without or NOT Required
Cart Capacity :	32 to 95 US Gallons (120 to 360 Litres)		

BODY CONFIGURATION

Body Model :	Leach 2R-III	**Total Capacity :**	25yd³
Body Trim Level :	Base Model	**Body Capacity :**	25yd³
Mounting :	Factory Mounted	**Tailgate Capacity :**	N/A
Body Division :	Without Divison		

BASE PRICE	163 480,00$

OPTIONS

#	Category	Option | Description	Price
2	Consoles & Controls	PCCT-STD01 | Packer/Carrier Controls on Curbside	0,00 $

labrie

Sourcewell formerly NJPA
Awarded Contract
Contract # 091213-LEG

Seller

Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegroup.com

QUOTE FORM		
Quote # / Rev. #	**Reference #**	**Quoted Date**
752 / 2		2022-11-29
Price List / Currency	**Terms**	**Quote Valid Until**
2023-SW01 / USD	Net 30 Days	2023-01-28
Regional Sales Manager	**Customer Service Rep.**	**Product Specialist**
Andrew LeVasseur	Heidi Valiquette	Olivier Longuépée
Opportunity Type	**Carrier**	**Departure Region**
SW End Client	Customer Pickup	San Luis, AZ, US

#	Category	Option | Description	Price
3	Hydraulic	HCON-STD01 | JIC	0,00 $
4	Hydraulic	HPTO-STD02 | PTO Muncie A20 Hot Shift Streetside for Remote Pump	0,00 $
5	Hydraulic	CCPM-STD04 | Single Pump Metaris PGP365 (Remote)	0,00 $
6	Hydraulic	EPOP-STD01 | Engine Speedup at 1200 RPM and Pump Overspeed Protection at 1600 RPM	0,00 $
7	Hydraulic	CHFT-STD05 | Hydraulic Tank Mounted Inside Body on Curbside	0,00 $
#	**Category**	**Option | Description**	**Price**
8	Accessories	BCOT-0005 | Broom and Shovel on Tailgate Curbside & Additional Holders on Tailgate Streetside	660,00 $
9	Accessories	EEEB-0010 | Pump Shut-Off Switches (2) One on Each Side of the Hopper	880,00 $
10	Accessories	BLSH-STD01 | Standard Riding Steps (2)	0,00 $
11	Accessories	BBTS-STD01 | Standard Tailgate Seal	0,00 $
#	**Category**	**Option | Description**	**Price**
12	Lighting	LWLK-0117 | Work Lights Hopper(s) - LED (2)	1 240,00 $
13	Lighting	LMTS-STD01 | Mid-Body Turn Signals - LED (2)	0,00 $
14	Lighting	LAFF-0080 | Alternating Strobing Lights 6" Oval Amber on Front of Body - LED (2)	1 140,00 $
15	Lighting	LAFL-0060 | Alternating Strobing Lights 6" Oval Amber on Tailgate Upper Bar - LED (2)	1 320,00 $
#	**Category**	**Option | Description**	**Price**
17	Unit Appearance	PCBP-STD01 | Urethane Body Paint	0,00 $
18	Unit Appearance	UAPP-STD01 | One (1) Coat of Urethane Primer	0,00 $
19	Unit Appearance	BASA-0010 | Rubber Mud Guards - Rear of Rear Axle	520,00 $
20	Unit Appearance	BODL-STD01 | Informative Decals English	0,00 $
#	**Category**	**Option | Description**	**Price**
21	Chassis	BSMS-STD01 | 1 Mounting Spring Set	0,00 $
22	Chassis	CFTD-STD01 | Diesel Tank from Company or CNG/Electric	0,00 $
		SUBTOTAL OPTIONS :	**5 760,00$**

NON-STANDARD OPTIONS	
SUBTOTAL NON-STANDARD OPTIONS :	**0,00$**

COMMENTS	
Included by Kilburg (Misc. charge #1): - $1,600 net: Pro Vision rear back-up camera. - $5,000 net: Freight	

labrie

Sourcewell Formerly NJPA
Awarded Contract

Seller

Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegroup.com

QUOTE FORM

Quote # / Rev. #	Reference #	Quoted Date
752 / 2		2022-11-29
Price List / Currency	**Terms**	**Quote Valid Until**
2023-SW01 / USD	Net 30 Days	2023-01-28
Regional Sales Manager	**Customer Service Rep.**	**Product Specialist**
Andrew LeVasseur	Heidi Valiquette	Olivier Longuépée
Opportunity Type	**Carrier**	**Departure Region**
SW End Client	Customer Pickup	San Luis, AZ, US

Expected Delivery Date :

Chassis Terms (if applicable) :
Net on delivery for release of MSO.

Weight Distribution:
Quotes and pricing are subject to changes according to WD analysis which can alter specs.

Upon receipt of PO and chassis specs, WD will be conducted and a confirmation of acceptance will be issued.

Taxes :
Not Included.

Disclaimer :
It is the quoting distributor's responsibility to verify the accuracy of this quote versus the specifications for the body and chassis.
Labrie Environmental Group will not be responsible for any price differential between this quotation and what is required by the provided specifications. Interest fees on past due account of 1.5% per month (18% annual). Price list subject to change at all time due to the steel price index.

Labrie Environmental Group (LEG) does not accept floorplan charges, back charges, liquidated damages or third-party claims for any reason or cause, whether expressed or implied by specifications or other form of communication, including purchase order terms and conditions unless approved in writing by CEO or CFO at time of quotation.

Labrie Environmental Group (LEG) and/or seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic.

Subtotal Base Price and Options :	**169 240,00 $**
Discount (51,00%) :	**86 312,40 $**
Subtotal Base Price and Options (Net) :	**82 927,60 $**
Body Miscellaneous Charge #1 :	**6 600,00 $**
Body Miscellaneous Charge #2 :	**0.00 $**
Body Miscellaneous Charge #3 :	**0.00 $**
Sourcewell Fee :	**0.00 $**
Material Surcharge :	**4 600,00 $**
Extended Warranty :	**0.00 $**
Extended Warranty Other :	**0.00 $**
Additional Trade Discount :	**0,00 $**
Subtotal Body (Net) :	**94 127,60 $**
Chassis Price :	**0.00 $**
Subtotal Unit (Net) :	**94 127,60 $**
FET (12%) :	**0,00 $**
Miscellaneous Charge #1 :	**0.00 $**
Miscellaneous Charge #2 :	**0.00 $**
Miscellaneous Charge #3 :	**0.00 $**
Freight Charges :	**0.00 $**
Total Unit (Net) :	**94 127,60 $**
Number of Units :	**5**
Grand Total :	**470 638,00 $**
Currency :	**USD**

Labrie Representative :

Customer : Kilburg Equipment, LLC

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Garrow, Transit/Garage Manager

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to Thompson Truck & Trailer for two (2) single axle truck chassis and two (2) tandem axle chassis.

Explanation
The Vehicle Replacement Committee has approved the purchase of two (2) single axle plow trucks to replace units #21023 and #21303 along with two (2) tandem axle trucks to replace units #20437 and #21022 for FY 2024. One single axle snowplow truck (#21023) and one tandem axle snowplow truck (#21022) were originally scheduled to be replaced after the 2018/2019 winter maintenance season. Single axle snowplow truck (#21303) was originally scheduled to be replaced after the 2019/2020 winter maintenance season. Instead, all three (3) trucks went to a local body shop where everything was sandblasted, primed, and repainted to look like new. Stainless-steel spreaders were added to all three (3) trucks.

These types of vehicles typically have a service life of eight (8) years. New vehicles ordered are at least two (2) years out from delivery. After reconditioning, we were able to add an additional six (6) to seven (7) years of service life to them. The existing stainless-steel spreaders from #21022, #21023 and #21303 will be removed, reconditioned, and installed on a new chassis, along with new stainless-steel dump bodies, new front plows, and new wing plows. Tandem axle snowplow truck (#20437) has spent most of its life as a haul/brine applicator truck, therefore, it did not see the extensive winter use that a typical plow truck does. Its replacement will include a stainless-steel box, spreader, front plow, and mild steel front wing plow.

The chassis will be purchased off the Sourcewell contract price. Sourcewell contract prices for these models of chassis are 35% off the retail prices. International Truck is a Sourcewell vendor and Thompson Truck and Trailer is an International Truck dealer. Thompson Truck and Trailer has submitted a contract price in the amount of $100,400.00 per single axle truck and $114,900.00 per tandem axle truck. The total for two (2) single axle and two (2) tandem axle truck chassis is $430,600.00. The city's purchasing policy allows for purchases to be made through joint purchasing groups without going through a separate bidding process. This process has been utilized for this purchase.

The plows and associated equipment for these trucks are being purchased through a separate Council letter and resolution. These plows and associated equipment will be purchased from Henderson Truck Equipment with the Sourcewell contract price of $605,894.00.

Relationship to Goals: Provide an effective use of resources to ensure the City gets the best value through its Vehicle Replacement Fund for its vehicle purchases and improvements.

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

Sufficient funds are budgeted for this purchase, which are available July 1, 2023.

List Attachments

Resolution, Quotes.

RESOLUTION NO: _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO THOMPSON TRUCK & TRAILER FOR TWO (2) SINGLE AXLE TRUCK CHASSIS AND TWO (2) TANDEM AXLE CHASSIS

WHEREAS, the purchase of four (4) plow trucks has been approved by the Vehicle Replacement Committee, and

WHEREAS, the proposed equipment meets the specifications recommended by staff, and

WHEREAS, International Truck is an approved Sourcewell vendor for the particular work quoted and Thompson Truck and Trailer is an approved International Truck dealer.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Director of Public Works is hereby authorized and directed to issue a Purchase Order in the amount of $430,600.00 for four (4) new chassis to replace existing plow trucks #21022, #21023, #21303 and #20437.

Passed, Approved, and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

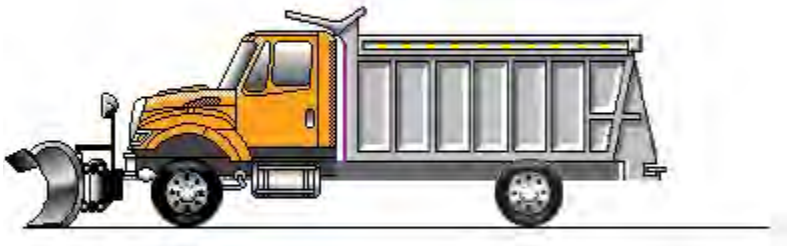
Attest:

_____
Decker P. Ploehn, City Clerk

Prepared For:
City of Bettendorf
Mark Garrow
4403 Devils Glen Rd.
Bettendorf, IA 52722-
(563)344 - 4118

Presented By:
Thompson Truck & Trailer
Joede Kayser
3665 W 83RD STREET
DAVENPORT IA 52806 -
(563)326-4002

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2024 HV507 SFA (HV507)

AXLE CONFIG:	4X2
MISSION:	Requested GVWR: 33000. Calc. GVWR: 34220. Calc. GCWR: 50000
DIMENSION:	Wheelbase: 171.00, CA: 96.00, Axle to Frame: 45.00
ENGINE, DIESEL:	{Cummins B6.7 280} EPA 2021, 280HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 280 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-14-143A} Wide Track, I-Beam Type, 14,000-lb Capacity
AXLE, REAR, SINGLE:	{Meritor MS-21-14X-4DFR} Single Reduction, 21,000-lb Capacity, R Wheel Ends Gear Ratio: 6.14
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
TIRE, REAR:	(4) 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
SUSPENSION, REAR, SINGLE:	23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
PAINT:	Cab schematic 100WK Location 1: 4421, School Bus Yellow (Std) Chassis schematic N/A

(US DOLLAR)

Description	Price
Net Sales Price:	$100,400.00

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Official Title and Date

Authorized Signature

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

Code	Description
HV50700	Base Chassis, Model HV507 SFA with 171.00 Wheelbase, 96.00 CA, and 45.00 Axle to Frame.
1570	TOW HOOK, FRONT (2) Frame Mounted
1ANA	AXLE CONFIGURATION {Navistar} 4x2
	Notes : Pricing may change if axle configuration is changed.
1CBU	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.125" x 3.580" x 0.312" (257.2mm x 90.9mm x 8.0mm); 480.0" (12192) Maximum OAL
1LLA	BUMPER, FRONT Swept Back, Steel, Heavy Duty
1MEJ	FRAME DIMPLE Dimple on Left and Right Top Flange of Frame Rail to Reference Rear Axle Centerline
1WDS	FRAME EXTENSION, FRONT Integral; 20" In Front of Grille
1WEV	WHEELBASE RANGE 146" (370cm) Through and Including 195" (495cm)
2ARV	AXLE, FRONT NON-DRIVING {Meritor MFS-14-143A} Wide Track, I-Beam Type, 14,000-lb Capacity
3770	SPRINGS, FRONT AUXILIARY Rubber
3ADD	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 14,000-lb Capacity, with Shock Absorbers
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4722	DRAIN VALVE {Bendix DV-2} Automatic, with Heater, for Air Tank
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control
4EBS	AIR DRYER {Bendix AD-9} with Heater
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake
4EXV	BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqIn
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab
4VKJ	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Left Rail, Back of Cab, Perpendicular to Rail
4XDP	BRAKES, FRONT {Meritor 16.5X5 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 5", 14,700-lb Capacity
4XDR	BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle

Code	Description
5708	STEERING COLUMN Tilting
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PSA	STEERING GEAR {Sheppard M100} Power
6DGC	DRIVELINE SYSTEM {Dana Spicer} SPL170, for 4x2/6x2
7BEU	AFTERTREATMENT COVER Aluminum
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7WAZ	TAIL PIPE (1) Turnback Type
7WCM	EXHAUST HEIGHT 8' 10"
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
7WZY	SWITCH, FOR EXHAUST 2 Position, Lighted & Latching, On/Off Type, Mounted in IP, Inhibits Diesel Particulate Filter Regeneration as Long as Switch is in On Position
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered
8718	POWER SOURCE Cigar Type Receptacle without Plug and Cord
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense
8HAE	BODY BUILDER WIRING Rear of Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/ Accessory Power/Ground and Sealed Connector for Stop/Turn
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8RMH	BATTERY DISCONNECT SWITCH {Cole-Hersee 75920-06} 300 Amp, Disconnects Charging Circuits, Locks with Padlock, Battery Box Mounted
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPR	ANTENNA for Increased Roof Clearance Applications
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications
8VAY	HORN, ELECTRIC Disc Style
8VUL	BATTERY BOX Steel, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Left Side Back of Cab
8VZR	SWITCH, BODY CIRCUITS, MID with Remote Power Module Mounted in Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total, Includes 1 Switch Pack with Momentary Switches

Code	Description
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on
8WTK	STARTING MOTOR {Delco Remy 38MT Type 300} 12 Volt, Less Thermal Over-Crank Protection
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8WXB	HEADLIGHT WARNING BUZZER Sounds When Head Light Switch is on and Ignition Switch is in "Off" Position
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XKY	USB PORT (1) Located in the Instrument Panel
8XNY	HEADLIGHTS Halogen
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HAN	INSULATION, UNDER HOOD for Sound Abatement
9HBM	GRILLE Stationary, Chrome
9HBN	INSULATION, SPLASH PANELS for Sound Abatement
9WBC	FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	Includes : PAINT SCHEMATIC ID LETTERS "WK"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360
10JPA	CUSTOMER IDENTITY for Sourcewell
10SLV	PROMOTIONAL PACKAGE Government Silver Package
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12EMZ	VENDOR WARRANTY, ENGINE {Cummins} B6.7 Engine, 3-Year Unlimited Miles Standard Warranty
12ERK	ENGINE, DIESEL {Cummins B6.7 280} EPA 2021, 280HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 280 Peak HP (Max)

Code	Description
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed Includes : FAN Nylon
12UWY	RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 SqIn, with 1167 SqIn Charge Air Cooler Includes : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12VAL	AIR CLEANER Dual Element, with Integral Snow Valve and In-Cab Control
12VJG	EMISSION, CALENDAR YEAR {Cummins B6.7} EPA, OBD and GHG Certified for Calendar Year 2023
12VXU	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Stationary Pre-Set, Two Speed Settings; Mounted on Steering Wheel
12WZE	CARB IDLE COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations
12XBM	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines
12XCS	CARB EMISSION WARR COMPLIANCE Federal, Does Not Comply with CARB Emission Warranty
13BCS	TRANSMISSION, AUTOMATIC {Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
13WAW	OIL COOLER, TRANSMISSION {Modine} Water to Oil Type
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYH	TRANSMISSION TCM LOCATION Located Inside Cab
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
13XAA	PTO CONTROL, DASH MOUNTED For Customer Provided PTO; Includes Switch, Electric/Air Solenoid, Piping and Wiring
13XAM	PTO LOCATION Dual, Customer Intends to Install PTO at Left and/or Right Side of Transmission
14ANV	AXLE, REAR, SINGLE {Meritor MS-21-14X-4DFR} Single Reduction, 21,000-lb Capacity, R Wheel Ends . Gear Ratio: 6.14
14VAH	SUSPENSION, REAR, SINGLE 23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
15LMS	FUEL/WATER SEPARATOR 12 VDC Electric Heater, Includes Pre-Heater, Includes Water-in-Fuel Sensor, Cummins Supplied on Engine
15SGJ	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 16" Tank Depth, 50 US Gal (189L), Mounted Left Side, Under Cab
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab

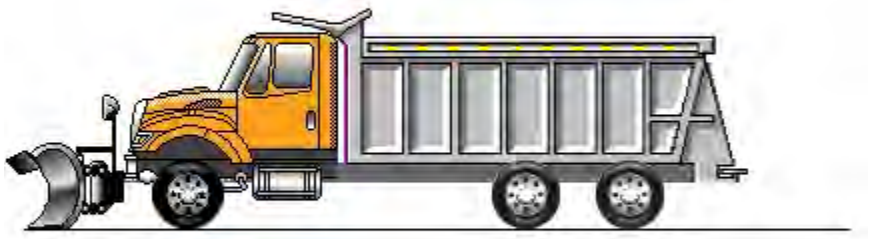
Code	Description
16030	CAB Conventional, Day Cab
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer Includes : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission
16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel, Mounted in Instrument Panel
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16JNT	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust
16SMN	SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Vinyl
16SPJ	MIRRORS (2) C-Loop, Power Adjust, Heated, LED Clearance Lights, Bright Heads and Arms, 7" x 14.5", Includes 8" x 6" Convex Mirrors, for 96" Load Width Notes : Mirror Dimensions are Rounded to the Nearest 0.5"
16VKB	CAB INTERIOR TRIM Classic, for Day Cab Includes : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap
16VLV	MONITOR, TIRE PRESSURE Omit
16VSL	WINDSHIELD Heated, Single Piece
16WBY	ARM REST, RIGHT, DRIVER SEAT
16WEE	CAB SOUND INSULATION Includes Dash Insulator and Engine Cover Insulator
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood
16WSK	CAB REAR SUSPENSION Air Bag Type
16XJN	INSTRUMENT PANEL Flat Panel
16XWJ	WINDSHIELD WIPER BLADES Snow Type
16XXC	COWL TRAY LID
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab
27DTT	WHEELS, FRONT {Accuride 28828} DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and with Steel Hubs

Code	Description
28DTT	WHEELS, REAR {Accuride 28828} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and with Steel Hubs
7482133287	(2) TIRE, FRONT 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
7482133287	(4) TIRE, REAR 11R22.5 Load Range H X WORKS Z (MICHELIN), 495 rev/mile, 65 MPH, All-Position
	Cab schematic 100WK
	Location 1: 4421, School Bus Yellow (Std)
	Chassis schematic N/A
	Services Section:
40128	WARRANTY Standard for HV507, HV50B, HV607 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A
40NHE	SRV CONTRACT, EXT HTR/AC SYS {Navistar Prepackaged Components} To 60-Month/150,000 Miles (240,000 km)
40TVV	SRV CONTRACT, EXT ALLISON XMSN {Allison} To 60-Month/Unlimited Miles/km, for Allison 3000 RDS with Dump Truck or Mixer Vocations (ST01, ST06, ST07)
40VHJ	SRV CONTRACT, EXT CMS ENG/AFTR {Cummins} To 72-Month/150,000 Miles (240,000 km), Extended Cummins B6.7 Engine Coverage, Protection Plan 1 and Aftertreatment, (Truck Application Only)

Prepared For:
City of Bettendorf
Mark Garrow
4403 Devils Glen Rd.
Bettendorf, IA 52722-
(563)344 - 4118

Presented By:
Thompson Truck & Trailer
Joede Kayser
3665 W 83RD STREET
DAVENPORT IA 52806 -
(563)326-4002

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2024 HV507 SFA (HV507)

AXLE CONFIG:	6X4
MISSION:	Requested GVWR: 56000. Calc. GVWR: 58000. Calc. GCWR: 80000
DIMENSION:	Wheelbase: 195.00, CA: 120.00, Axle to Frame: 61.00
ENGINE, DIESEL:	{Cummins L9 350} EPA 2021, 350HP @ 2200 RPM, 1050 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 350 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-18-133A} Wide Track, I-Beam Type, 18,000-lb Capacity
AXLE, REAR, TANDEM:	{Meritor MT-40-14X-4DFR} Single Reduction, 40,000-lb Capacity, .433"(11mm) Wall Housing Thickness, R Wheel Ends Gear Ratio: 6.14
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 315/80R22.5 Load Range L HSC 3 (CONTINENTAL), 481 rev/mile, 68 MPH, All-Position
TIRE, REAR:	(8) 11R22.5 Load Range G FUEL MAX RTD (GOODYEAR), 495 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, TANDEM:	{Hendrickson RT-403} Walking Beam, 40,000-lb Capacity, 52" Axle Spacing, Multileaf Springs, with Rubber Center Bushings
PAINT:	Cab schematic 100WK Location 1: 4421, School Bus Yellow (Std) Chassis schematic N/A

Financial Summary
2024 HV507 SFA (HV507)

(US DOLLAR)

Description	Price
Net Sales Price:	$114,900.00

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Official Title and Date

Authorized Signature

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

Code	Description
HV50700	Base Chassis, Model HV507 SFA with 195.00 Wheelbase, 120.00 CA, and 61.00 Axle to Frame.
1570	TOW HOOK, FRONT (2) Frame Mounted
1AND	AXLE CONFIGURATION {Navistar} 6x4
	Notes : Pricing may change if axle configuration is changed.
1CAJ	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.437" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL
1LLA	BUMPER, FRONT Swept Back, Steel, Heavy Duty
1MEJ	FRAME DIMPLE Dimple on Left and Right Top Flange of Frame Rail to Reference Rear Axle Centerline
1WDS	FRAME EXTENSION, FRONT Integral; 20" In Front of Grille
1WGB	WHEELBASE RANGE 177" (450cm) Through and Including 226" (575cm)
2ARZ	AXLE, FRONT NON-DRIVING {Meritor MFS-18-133A} Wide Track, I-Beam Type, 18,000-lb Capacity
3770	SPRINGS, FRONT AUXILIARY Rubber
3ADG	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 18,000-lb Capacity, with Shock Absorbers
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4722	DRAIN VALVE {Bendix DV-2} Automatic, with Heater, for Air Tank
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control
4EBS	AIR DRYER {Bendix AD-9} with Heater
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake
4EXV	BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqIn
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab
4VKJ	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Left Rail, Back of Cab, Perpendicular to Rail
4XDR	BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle
4XDT	BRAKES, FRONT {Meritor 16.5X6 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 6", 23,000-lb Capacity

Code	Description
4XEE	PARK BRAKE CHAMBERS,ADDITIONAL (2) Spring Brake Type
5708	STEERING COLUMN Tilting
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PTB	STEERING GEAR (2) {Sheppard M100/M80} Dual Power
6DGT	DRIVELINE SYSTEM {Dana Spicer} SPL170 Main Driveline with SPL170 Interaxle Shaft, for 6x4
7BEU	AFTERTREATMENT COVER Aluminum
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7WBA	TAIL PIPE (1) Turnback Type, Bright
7WBS	MUFFLER/TAIL PIPE GUARD (1) Bright Stainless Steel
7WCM	EXHAUST HEIGHT 8' 10"
7WZY	SWITCH, FOR EXHAUST 2 Position, Lighted & Latching, On/Off Type, Mounted in IP, Inhibits Diesel Particulate Filter Regeneration as Long as Switch is in On Position
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered
8518	CIGAR LIGHTER Includes Ash Cup
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense
8HAE	BODY BUILDER WIRING Rear of Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/ Accessory Power/Ground and Sealed Connector for Stop/Turn
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8RMH	BATTERY DISCONNECT SWITCH {Cole-Hersee 75920-06} 300 Amp, Disconnects Charging Circuits, Locks with Padlock, Battery Box Mounted
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPR	ANTENNA for Increased Roof Clearance Applications
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications
8TMG	TRAILER CONNECTION SOCKET {Phillips} 7-Way, Mounted at Rear of Frame, Wired for Turn Signals Combined with Stop, Compatible with Trailers with Combined Stop, Tail, Turn Lamps
8VAY	HORN, ELECTRIC Disc Style

Code	Description
8VUL	BATTERY BOX Steel, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Left Side Back of Cab
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on
8WSM	SWITCH, BODY CIRCUITS, MID with Remote Power Module Mounted Under Cab or on Battery Box Back of Cab, Up to 6 Outputs & 6 Inputs Each, Max 20 amp per Channel, Max 80 amp Total, Includes 1 Switch Pack with Momentary Switches
8WTK	STARTING MOTOR {Delco Remy 38MT Type 300} 12 Volt, Less Thermal Over-Crank Protection
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8WXB	HEADLIGHT WARNING BUZZER Sounds When Head Light Switch is on and Ignition Switch is in "Off" Position
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XKY	USB PORT (1) Located in the Instrument Panel
8XNY	HEADLIGHTS Halogen
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HAN	INSULATION, UNDER HOOD for Sound Abatement
9HBM	GRILLE Stationary, Chrome
9HBN	INSULATION, SPLASH PANELS for Sound Abatement
9WBC	FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	Includes : PAINT SCHEMATIC ID LETTERS "WK"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360
10JPA	CUSTOMER IDENTITY for Sourcewell
10SLV	PROMOTIONAL PACKAGE Government Silver Package
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12851	PTO EFFECTS, ENGINE FRONT Less PTO Unit, Includes Adapter Plate on Engine Front Mounted

Code	Description
12ESN	ENGINE, DIESEL {Cummins L9 350} EPA 2021, 350HP @ 2200 RPM, 1050 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 350 Peak HP (Max)
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed Includes : FAN Nylon
12UWZ	RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 SqIn, with 1167 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler Includes : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12VAL	AIR CLEANER Dual Element, with Integral Snow Valve and In-Cab Control
12VGZ	EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2019
12VXU	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Stationary Pre-Set, Two Speed Settings; Mounted on Steering Wheel
12WZE	CARB IDLE COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations
12XBM	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines
12XCS	CARB EMISSION WARR COMPLIANCE Federal, Does Not Comply with CARB Emission Warranty
13BCS	TRANSMISSION, AUTOMATIC {Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
13XAA	PTO CONTROL, DASH MOUNTED For Customer Provided PTO; Includes Switch, Electric/Air Solenoid, Piping and Wiring
13XAM	PTO LOCATION Dual, Customer Intends to Install PTO at Left and/or Right Side of Transmission
14GVY	AXLE, REAR, TANDEM {Meritor MT-40-14X-4DFR} Single Reduction, 40,000-lb Capacity, .433"(11mm) Wall Housing Thickness, R Wheel Ends . Gear Ratio: 6.14
14UHC	SUSPENSION, REAR, TANDEM {Hendrickson RT-403} Walking Beam, 40,000-lb Capacity, 52" Axle Spacing, Multileaf Springs, with Rubber Center Bushings
15LLZ	LOCATION FUEL/WATER SEPARATOR Mounted Outside Left Rail, 41" Back of Cab
15LNG	FUEL/WATER SEPARATOR {Davco 245} 12 VDC Electric Heater, Includes Pre-Heater, Includes Water-in-Fuel Sensor
15SGJ	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 16" Tank Depth, 50 US Gal (189L), Mounted Left Side, Under Cab

Code	Description
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab
16030	CAB Conventional, Day Cab
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer Includes : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission
16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel, Mounted in Instrument Panel
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16JNT	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust
16SMN	SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Vinyl
16SPJ	MIRRORS (2) C-Loop, Power Adjust, Heated, LED Clearance Lights, Bright Heads and Arms, 7" x 14.5", Includes 8" x 6" Convex Mirrors, for 96" Load Width Notes : Mirror Dimensions are Rounded to the Nearest 0.5"
16VKB	CAB INTERIOR TRIM Classic, for Day Cab Includes : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap
16VLV	MONITOR, TIRE PRESSURE Omit
16VSL	WINDSHIELD Heated, Single Piece
16WBY	ARM REST, RIGHT, DRIVER SEAT
16WEE	CAB SOUND INSULATION Includes Dash Insulator and Engine Cover Insulator
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood
16WSK	CAB REAR SUSPENSION Air Bag Type
16XJN	INSTRUMENT PANEL Flat Panel
16XWJ	WINDSHIELD WIPER BLADES Snow Type
16XXC	COWL TRAY LID
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab

Code	Description
27DUL	WHEELS, FRONT {Accuride 29300} DISC; 22.5x9.00 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
28DTT	WHEELS, REAR {Accuride 28828} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and with Steel Hubs
7372138137	(8) TIRE, REAR 11R22.5 Load Range G FUEL MAX RTD (GOODYEAR), 495 rev/mile, 75 MPH, Drive
7792545438	(2) TIRE, FRONT 315/80R22.5 Load Range L HSC 3 (CONTINENTAL), 481 rev/mile, 68 MPH, All-Position
	Cab schematic 100WK
	Location 1: 4421, School Bus Yellow (Std)
	Chassis schematic N/A
	Services Section:
40128	WARRANTY Standard for HV507, HV50B, HV607 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A
40VHX	SRV CONTRACT, EXT CMS ENG/AFTR {Cummins} To 72-Month/150,000 Miles (240,000 km), Extended Cummins L9 Engine Coverage, Protection Plan 1 and Aftertreatment, (Truck Application Only)

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Garrow, Transit/Garage Manager

Item Title

Resolution authorizing the Director of Public Works to issue a purchase order to Henderson Truck Equipment to install three (3) existing stainless-steel spreaders, one (1) new stainless-steel spreader, four (4) new stainless-steel dump bodies, four (4) new front plows, and four (4) new wing plows on two (2) new single axle chassis and two (2) new tandem axle chassis.

Explanation

The Vehicle Replacement Committee has approved the purchase of two (2) single axle plow trucks to replace units #21023 and #21303 along with two (2) tandem axle trucks to replace units #20437 and #21022 for FY 2024. One single axle snowplow truck (#21023) and one tandem axle snowplow truck (#21022) were originally scheduled to be replaced after the 2018/2019 winter maintenance season. Single axle snowplow truck (#21303) was originally scheduled to be replaced after the 2019/2020 winter maintenance season. Instead, all three (3) trucks went to a local body shop where everything was sandblasted, primed, and repainted to look like new. Stainless-steel spreaders were added to all three (3) trucks.

These types of vehicles typically have a service life of eight (8) years. After reconditioning, we were able to add an additional six (6) to seven (7) years of service life to them. The existing stainless-steel spreaders from snowplow trucks #21022, #21023 and #21303 will be removed, reconditioned and installed on new chassis, along with new stainless-steel dump bodies, new front plows and new wing plows. Tandem axle snowplow truck (#20437) has spent most of its life as a haul/brine applicator truck, therefore, it did not see the extensive winter use that a typical plow truck does. Its replacement will include a stainless-steel box, spreader, front plow and mild steel front wing plow.

Henderson Truck Equipment is a Sourcewell vendor and has submitted a contract price in the amount of $133,889.00 each for truck #21023 and #21303, $145,520.00 for truck #21022, and $192,596.00 for truck #20437. The total to outfit all four (4) trucks is $605,894.00. Sourcewell contract prices for this vendor are 10% off the retail prices. The City's purchasing policy allows for purchases to be made through joint purchasing groups without going through a separate bidding process. This process has been utilized for this purchase.

The chassis for these are being purchased through a separate Council letter and resolution. The chassis will be purchased from Thompson Truck & Trailer with the Sourcewell contract price of $100,400.00 each per single axle chassis and $114,900.00 each per tandem axle chassis. The combined price of installing the new stainless steel dump bodies and plows with spreader remounting and new chassis is $214,289.00 each for the replacement of #21023 and #21303, $260,420.00 for the replacement of #21022 and $307,496.00 for the replacement of #20437. The four (4) new trucks will cost a total of $1,036,494.00.

Relationship to Goals: Provide an effective use of resources to ensure the City gets the best value through its Vehicle Replacement Fund for its vehicle purchases and improvements.

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

Sufficient funds are budgeted for this purchase, which are available July 1, 2023.

List Attachments

Resolution, Quotes.

RESOLUTION NO: _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO HENDERSON TRUCK EQUIPMENT TO INSTALL THREE (3) EXISTING STAINLESS STEEL SPREADERS, ONE (1) NEW STAINLESS STEEL SPREADER, FOUR (4) NEW STAINLESS STEEL DUMP BODIES, FOUR (4) NEW FRONT PLOWS AND FOUR (4) NEW WING PLOWS ON TWO (2) NEW SINGLE AXLE CHASSIS AND TWO (2) NEW TANDEM AXLE CHASSIS

WHEREAS, The purchase of four (4) plow trucks has been approved by the Vehicle Replacement Committee, and

WHEREAS, the proposed equipment meets the specifications recommended by staff, and

WHEREAS, Henderson Truck equipment is an approved Sourcewell vendor for the work quoted.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Director of Public Works is hereby authorized and directed to issue a Purchase Order in the amount of $605,894.00 to install three (3) existing stainless steel spreaders, one (1) new stainless steel spreader, four (4) new stainless steel dump bodies, four (4) new front plows and four (4) new wing plows on two (2) new single and two (2) new tandem axle chassis.

Passed, Approved, and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

HENDERSON

PRODUCTS, INC.

916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

CUSTOMER QUOTE

Quote #167798
Rev #43

To: CITY OF BETTENDORF, IA
Attn: Mark
Quote Date: 12/14/2022
Valid Until: 1/13/2023
Sourcewell Contract# 080818-HPI
Sourcewell #: 2110
Quoted:
BETTENDORF S/A 10/11 MKE PWS RSP MMWEX (USE EXISTING FSH S# FSH-762817-1 and 723697-1)

Quoted By: Terry Solomon
Phone: 563-927-2828
Cell: 563-608-5995
Fax: 563-927-2521
Email: tsolomon@hendersonproducts.com

Henderson Products is pleased to present the following quote. Please contact us if you have any questions.

HPI MarkE

COUNTRY/LANGUAGE: **USA/ENGLISH**
FAMILY: **MARK E, CLASSIC**
FLOOR LENGTH: **10' FLOOR LENGTH**
SIDE HEIGHT: **24" SIDE HEIGHT**
BODY MATERIAL(SIDES/HEADSHEET): **10GA 201SS SIDES/HEADSHEET**
SIDE BRACES: **(1) 10GA 201SS WELD ON SIDE BRACE**
TOP RAIL/RUB RAIL MATERIAL: **10GA 201SS TOP & RUB RAILS**
REAR BOLSTER HEIGHT: **8" BOLSTER, 2-1/8" POCKETS**
REAR BOLSTER MATERIAL: **10GA 201SS REAR BOLSTERS**
FRONT BOLSTER: **NO FRONT BOLSTERS**
FLOOR MATERIAL: **3/16" AR400 FLOOR**
HOIST TYPE: **TRN MT HOIST,EXT DH,SUBFRM,SA**
CYLINDER MODEL: **G3/M 4YR STD WTY, 1YR SALT APP***
HOOKLIFT A-FRAME: **NON-HOOKLIFT**
HOIST MOUNT TYPE: **FULL WIDTH CRADLE (SUBFRAME)**
INSTALL HOIST & CRADLE: **UPFITTER INSTALLED H&C**
LONGSILLS: **5" I-BEAM LONGSILLS, SKIP WELD**
BODY HINGE MAINTENANCE: **GREASELESS BUSHINGS**
TAILGATE STYLE: **CONFIGURABLE STANDARD TAILGATE**
TAILGATE SHEET MATERIAL: **10GA 201SS TAILGATE SHEET**
TAILGATE LINER: **NO TAILGATE LINER**
COAL CHUTE: **NO COAL CHUTE**
TAILGATE BRACE: **1 HORIZONTAL TAILGATE BRACE**
TAILGATE LIFT STYLE/LOCATION: **FORMED LIFT LOOP, TOP BRACE**
TAILGATE RELEASE & CONTROL: **AIR TRIP, SS BUSHING, TG RELEASE**
TAILGATE HINGE: **STD, 1-1/4" PIN, 1" PLT**
TAILGATE CHAINS: **SS TAILGATE CHAINS**
HORIZONTAL J-HOOKS: **NO HORIZONTAL J-HOOKS**
TAILGATE PIN LANYARDS: **NO TAILGATE PIN LANYARDS**
TAILGATE AIR VALVE: **UPFITTER SUPPLIED TAILGATE AIR VALVE**
LUBRICATION: **GREASELESS PINS, JAWS, & SHAFT**
CABSHIELD STYLE/WIDTH/OVERHANG: **WELD-ON,22"x78", NO TARP SHROUD**
CABSHIELD MATERIAL: **201SS, 10GA PANEL, 7GA ENDS**
CABSHIELD INSTALLATION: **CABSHIELD SHIPS LOOSE**

AMERICAN PUBLIC WORKS ASSOCIATION APWA Your Comprehensive Public Works Resource
MEMBER VERIFICATION PROGRAM NTEA MVP The Association for The Work Truck Industry VERIFIED MEMBER
Sourcewell Formerly NJPA Awarded Contract

CABSHIELD OFFSET: **OFFSET NOT APPLICABLE**
CABSHIELD LIGHTING: **CS LIGHTS, 2 FORWARD,1 EACH SIDE, 2 REAR**
ASPHALT LIP: **NO ASPHALT LIP**
SIDE BOARDS: **NO SIDEBOARDS**
SIDE LADDER LOCATION: **LADDER/GRBHND, DS FRNT, SL**
SIDE LADDER TYPE: **LADDER, FOLD DOWN, 201SS**
BODY STEPS: **NO INTERIOR STEPS**
RUB RAIL LIGHTING: **NO RUB RAIL LIGHTING**
REAR BOLSTER MARKER LIGHTING: **2.5" RED REAR BLSTR LIGHT**
REAR FACING REAR BOLSTER LIGHT: **2 OBROUND LIGHT**
LIGHTING ADD ONS: **NO BOLT-ON LIGHT BOX**
LIGHTING PACKAGE: **UPFITTER SUPPLIED LIGHT PACK**
PWS TANKS: **NO PREWET TANKS**
PREWET PREP: **NO PREWET BOX BRACKET**
WALK RAILS: **NO WALK RAILS**
TARP RAILS: **NO TARP RAILS**
VIBRATOR LOCATION: **NO VIBRATOR**
TGS INSTALLATION: **NO FACTORY INSTALLED TGS**
TGS INTEGRATION: **NO TGS SPILL SHIELDS**
TGS/ASPHALT LIP MOUNT HOLES: **NO MOUNT HOLES IN BOLSTER**
FINISH PREP: **WASH & PRIME MILD PARTS ONLY**
PAINT/FINISH: **NO FINISH**
NOTE 1:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 2:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 3:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 4: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 5: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 6: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 7: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 8: **NO ADDITIONAL CUSTOM OPTIONS**

PWS liquid pre-wetting system

Power Source: **Hydrualic Powered Pump**
Application: **V-box spreader**
Product Size: **Full Size V-Box 10-13FT Long**
Control Box: **No Valve, Hydraulic Powered Pump and Flow Meter**
Pump: **Upgraded Pump Rated at 8.2 GPM**
Console: **None-Deduct PWSH-I Console**
Tank Size: **No Tank(s)-Deduct Vbox 75 gal tank**
Spray Assembly: **Std Variable Displacement Nozzle Assembly**
Mounting Hardware: **No Mounting Hardware or N/A**
Flush Kit: **System flush kit**
Option 3 Description: **(WILL USE EXISTING TANKS)**

Henderson Wing System

AMERICAN PUBLIC WORKS ASSOCIATION APWA Your Comprehensive Public Works Resource
MEMBER VERIFICATION PROGRAM NTEA MVP The Association for The Work Truck Industry VERIFIED MEMBER
Sourcewell Formerly NJPA Awarded Contract

WING CONFIGURATION TYPE: **LIGHT DUTY**
WING SYSTEM: **REAR OF CAB SYSTEM**
REAR BRACE LOCATION: **REAR BRACE AHEAD OF REAR AXLES**
WING SIDE LOCATION: **RIGHT HAND SIDE**
TRIP TYPE: **NON-TRIP MOLDBOARD**
WING BRACES: **1 SHOCK BRACE**
CUTTING EDGE LENGTH: **8' CUTTING EDGE**
CUTTING EDGE MATERIAL: **1/2 X 6 TOP PUNCH CUTTING EDGE**
MOLDBOARD MATERIAL: **7GA GR50 CURVED MOLDBOARD**
MOLDBOARD HEIGHT AND SHAPE: **27" STRAIGHT MOLDBOARD**
MOLDBOARD DISCHARGE: **6" FLARE ON DISCHARGE W/BEAD**
MOLDBOARD BOTTOM ANGLE: **4 X 4 X .50 BOTTOM ANGLE**
MOLDBOARD TOP FLANGE: **MOLDBOARD BOXED-IN TOP FLANGE**
MOLDBOARD ADD ONS: **MOLDBOARD CENTER LIFT EYE**
FRONT MAST TYPE: **8" LIFT/11" CYL HYD FRONT MAST**
FRONT MAST MOUNT: **FRONT CROSSTUBE & CHEEKPLATES**
REAR SUPPORT AND MAST: **CHEEKPLATES W/REAR CROSS TUBE**
MOLDBOARD HEEL LIFT: **FRONT MLDBRD HEEL LIFT, 3" CYL**
PAINT: **MB STD ORANGE,ALL ELSE BLACK**
Option 1 Description: **EXTENDABLE MID MOUNT WING**
Option 2 Description: **PIVOT LOCATION MOVED SAME AS S#HWS-783912-1**
Option 3 Description: **JOMA 6000 CUTTING EDGE (SHORT BACKER PLATE)**
Option 4 Description: **MOLDBOARD CHANGES SAME AS 2022:**
Option 5 Description: **1. 7 GAUGE MOLDBOARD AS PICKED ABOVE**
Option 6 Description: **2. HORIZONTAL BRACE BETWEEN 2ND/3RD @ 3RD/4TH RIB FROM END**

Reversible snow plow

Plow Length: **10' length**
Moldboard Trip: **Adjustable cutting edge trip - torsion spring**
Pushframe Type: **Standard Circle Frame with Top Mount Cylinders**
Moldboard Height: **42" height**
Moldboard Shield: **Integral shield**
Moldboard Sheet Material: **10GA 201 grade Stainless Steel Moldboard**
Adjustable Trip Spring: **Adjustable cutting edge trip springs**
Hydraulic Cylinders: **3" x 2" x 10" reversing nitrided cylinders**
Paint: **Std NY Yellow**
12" Rubber Deflector: **Yes, w/ SS Backer**
Install Rubber Deflector: **Yes**
36" Plastic Side Markers, Pair: **Yes**
Parking Jack, Screw Adjustable: **Yes**
Cutting Edge: **Std 5/8" x 8" One Piece AASHTO punch**
Hitch, Plow Portion: **Pin and loop oscillating hitch**
Plow Portion Installed on Plow: **Yes**
Hitch, Truck Portion: **See HPH or HCH for Truck portion hitch**
Custom Option Fields: **Note Custom Details Below**
Option 1 Description: **NON-OSCILLATING PIN AND LOOP PP HITCH**
Option 2 Description: **JOMA 6000 CUTTING EDGES (SHORT BACKER PLATE)**

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Option 3 Description:
Option 4 Description:
Option 5 Description:
Option 6 Description:

Snow Plow Hitch

Reversing Cylinder Style: **None or Top mount reversing cylinders**
Plow Portion Hitch: **Plow portion picked under plow**
Hitch, Truck Portion: **Pin & loop hitch, low profile**
Bumper to Frame Mounting Kit: **No, upfitter supplied mounting**
Hydraulic Lift Cylinder: **3" x 2" x 10" Double Acting Nitrided Lift Cylinder, std**
High Pressure QD System: **No High Pressure QD System**
Holding Valve for Lift Cylinder: **No Holding Valve For Lift Cylinder**
Custom Options: **No Custom Options Required**

Installation Workup

Facility: **IDC-IA**
Chassis Delivery To Henderson: **Truck Dealer/Customer Delivers**
Completed Truck Delivery Method: **Henderson Delivers (100 miles or less)**
Chassis Make: **Unknown**
Vin Number: **N/A**
Useable CA/CT: **96 INCH CAB TO AXLE**
Front Frame Ext?: **Yes**
Pump Location: **Transmission Mount Pump**
Transmission Type: **Automatic**

Hitch Type: **Low Profile or Manual Tilt Type Hitch**
Mount Type: **Cheek Plate Mount Kit (Select type below)**
Mount Kit Model (Req'd): **Low Pro/MT Ck Plt Kit (No Wng, 34"w Full Frame)**
Front Bumper: **Fabricated Channel Bumper (2pc design) (MFG Material)**
Front Tow Hooks: **Tow hooks Installed, Pair (supplied with chassis)**

Front Plow Type: **Standard Henderson Plow**
Plow Markers (Front Plow): **IDC Install of fact supplied markers, sales to order w/ unit**
Rubber Deflector Install: **Supplied/Installed @ Factory, sales to order w/ unit**
Plow Jack Install: **MFG Supl'd jack (loose), IDC instl'd, sales order with unit**
Plow Options 1: **INSTALL JACK OUTSIDE CIRCLE FRAME**

Wing Type: **Install Mid-Mount Wing System (Extendable)**
Wing Stop: **Yes (factory supplied)**
Laser Line Wing Guide: **Laser Line Wing Guidance System**
Wing Options 1: **LASER LINE MUST BE INSTALLED ON CAB ROOF**

Dump Body Type: **Mark E Single Axle**

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Floor Length: **(10') Floor length**
Hoist Type: **Tele Trun Hoist with Subframe, Ext Dhouse, add's 1' overall**
Cylinder Type: **Single Acting**
Body Material (Sides/ends): **Stainless Steel Type Body Material**
Tailgate Release Type: **IDC supplied Electric over air valve**
Pressure Protection Valve: **Direct to air tank valve (Int, Mack & Volvo)**
Cabshield Install: **Supl'd by fact, welded to body @ IDC, sales to order w/ unit**
Grab Handle(s): **(1) Factory supl'd, install @ IDC (Sales to order with unit)**
Ladder(s): **Supplied by factory, Install @ IDC (sales to order w/ unit)**
Ladder Install QTY (Dump): **(1) LADDER INSTALLED @ IDC (LABOR ONLY)**
Ladder Install Style (Dump) 1: **Fold Down Side Ladder**
Ladder Install Loc 1 (Dump): **Driver Side Front**
Shovel Holder: **(2) IDC Supl'd Spring Loaded SS Shovel Holders w/ SS brckts**
Shovel Holder Loc (1): **Passenger side body**
Shovel Holder Loc (2): **Driver side body**

Body Spec Notes:

Spreader Type: **FSH**
FSH Drive Type: **Hydraulic**
FSH Mount Type: **Slip in Mount**
Slip in Tie Downs: **IDC supp'd Weld-On Winch kit, SS (w/3" x 72" straps)**
Trunnion Latch: **Install Fact Sup'ld Trun Latch Bar, sales to order with unit**
Rubber Side Shields: **Supplied and installed @ Factory (Sales to order with unit)**
Front Spill Shield: **Factory supplied, installed @ IDC (sales to order with unit)**
FSH Bumper: **Factory supplied and installed (sales to order with unit)**
FSH Spinner Configuration: **Standard Spinner install**
HYD QD Mount Brackets: **Stainless Steel QD Mount in front of dump body bolster**
Spreader Options 1: **ACID WASH EXISITNG DUAL AUGER V-BOX S# FSH-762817 AND 723697**
Spreader Options 2: **ADD 2) EA 80763.201, 76886 RUBBER/BAR**
Spreader Options 3: **NEW RUBBER DEFLECTORS INSTALL EACH SIDE TO EXISITNG V-BOX**

Prewet/Liquid System: **V-box Prewet System**
System Type: **FSH**
Tank Configuration: **Factory Supplied/Installed (Sales to order w/unit)**
Drive Configuration: **Hydraulic Drive, Factory Installed (Sales to order w/unit**
Controls: **Supplied by IDC (sales to order w/ hyd cntrls)**
Feedback Sensor: **Factory Supplied/Installed (Sales to order w/unit)**
Flush Kit: **Supplied by factory, Installed @ IDC (sales to order w/unit)**
Liquid Options 1: **1-1/2 INCH MALE COUPLER FILL ON PS**
Liquid Options 2: **2 INCH CROSSOVER BALANCE TUBE**
Liquid Options 3: **REMOVE/RE-INSTALL PRE-WET CONTROL BOX**

Liquid Details:

HENDERSON
PRODUCTS, INC.
916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

WILL USE EXISTING DUAL 200 GALLON TANKS FROM PWS-762817 AND 723697, BUT REPLACE EXISTING ELECTRIC PUMP CONTROLS WITH NEW HYDRAULIC PUMP CONTROLS AND NEW FLOW METER.

FILL COUPLER AND CROSSOVER TUBES TO BE RE-USED.

ASSUMES EXISTING V-BOX HAS WORKING INTERNAL SPEED SENSOR.

Chassis Accessories: **Yes (SELECT RELATED OPTIONS BELOW)**
Mudflaps (Rear): **Swinging w/Logo**
Mudflap Type (Rear): **36" Swinging, SS (with LOGO)**
Fenders: **Front Quarter Fenders, Poly (standard)**
Pintle Plate: **None (Cover Plate Only)**
Pintle Hook: **Not Required**
Truck Wash: **Complete Truck Wash/Clean/Vac 1**
Warranty: **Standard 1 Year Warranty**
Inspection: **Walk-around meeting only**
Training: **Yes, Training Required**
Install Touch-up: **Basic Installation Touch-Up**

Electrical: **Yes (SELECT RELATED OPTIONS BELOW)**
Power Distribution Panel: **Power Distribution Panel**
Misc Electrical Supplies: **Req'd Misc Elect Supplies**
Plow Lights: **Plow Lts, ABL, Heated**
Plow Light Brackets: **Plow Lt Hood Brckts, SS, INTERNATIONAL**
Worklight(s) QTY: **(QTY 3) Work Lights (Select type below)**
Worklight (1) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (1) Gen Location: **Front of Wing**
Worklight (2) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (2) Gen Location: **Rear Spinner**
Worklight (3) Type: **LED Amber Wing Lt,vis w/wing dwn,1 Lt, extble wing**
Worklight (3) Gen Location: **Rear of Wing**
Cabshield Warning Light Qty: **Qty 6 Lights (Order Holes with Unit)**
Cabshield Warning Lights: **QTY 6, 6" LED Oval Strobes, Amber (order holes w/unit)**
Cabshield Lighting Harness: **Cabshield Warning Lights Only (qty 2-6)**
Cab Beacon: **LED Mini Ltbar, 201SS Stationary Mntng Brkct, Top Mnt**
Rear Dump Bolster (S/T/T): **LED S/T/T/BU, MK3, Grote harness light kit**
Rear Dump Bolster Strobes: **6" LED Oval Strobes, Amber, 1 PR, (order holes w/unit)**
Back up alarm: **Backup Alarm, 97db**
License Plate Lights: **IDC Supplied License Plate Bracket & Light, 3/4" Pushin**
Backbone & Wire Standoffs: **10' Backbone (For SA)**
Camera: **Job Specific**
Camera Kit (Custom Option): **PRO-VISION 5 CAMERA SYSTEM PER QTE#MASQ17221**
GPS System: **New Installation (note materials below)**

GPS Special: **PRECISE GPS PER QUOTE**
Electrical Install Opt 1: **PRECISE QUOTE INCLUDES PLOW PRESSURE SWITCH AND WING TILT**
Electrical Install Opt 4: **NO TEMPERATURE SENSOR**
Electrical Install Opt 5: **BEACON MOUNTED ON FRONT CENTER OF CAB SHIELD**

Electrical Spec Notes:
CAMERA LOCATIONS SAME AS PREVIOUS INSTALL (CONFIRM LOCATION WITH CITY AT TIME OF INSTALLATION)

Hydraulics: **Full Hydraulic Package**
Hyd Supplier: **Force America (Select Pkg Below)**
Hyd Supplier (Spec): **NEED QUOTE 1286748-1**
Controls Type: **Electric Controls**
PTO Type: **Included in Hydraulics Package**
Reservoir Type: **30 Gal Cradle Mount, Stainless Steel**
Reservoir Spec:
Valve Enclosure Type: **9 Sctn, AAF, BTC Valve Enclosure, SS**
Low Oil Shut Down: **Yes, included in Hyd Pkg**
High Temp Oil Shut Down: **Yes, IDC Supplied**
Low Oil Indicator: **Yes, IDC Supplied**
SS Tubing Upgrade: **SA,Rear Lines Only, 9' Lines**
Quick Coupler Upgrade: **Standard Quick Couplers**

Hydraulics Notes:
FORCE HYDRAULIC SYSTEM:
- ULTRA 5100EX CONTROLS (CLOSED LOOP)(SEAT MOUNTED)
- HOT SHIFT PTO
- TXV LOAD SENSE PUMP

JOYSTICKS LEFT TO RIGHT: PLOW (green button spreader on/off), WING (green button blast), HOIST.
SWITCHES LEFT TO RIGHT: 1. WING LIGHT, 2. SANDER LIGHT, 3. WARNING LIGHTS, 4. SPREADER ON/OFF, 5. AIR TAILGATE

Total configured price: $148,545.00
Sourcewell package discount: 10% plus freight
Discounted single package price: $133,889.00
Package(s) : 2
Total: $267,778.00

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916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

Due to the volatility in material costs and chassis delays, pricing is subject to change at time of manufacturing and/or upfit.

Signed: _____ **Date:** _____

Quote notes:
**** 96" CAB TO AXLE RECOMMENDED**

LEAD TIME = 45-90 DAYS AFTER CHASSIS ASSUMING CHASSIS IS 9+ MONTHS AFTER RECEIPT OF ORDER.
TERMS = 30 DAYS

HENDERSON

PRODUCTS, INC.

916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

CUSTOMER QUOTE

Quote #167984
Rev #27

To: CITY OF BETTENDORF, IA
Attn: Mark
Quote Date: 12/14/2022
Valid Until: 1/13/2023
Sourcewell Contract# 080818-HPI
Sourcewell #: 2110
Quoted:
BETTENDORF T/A 13/14 MKE PWS RSP PWNG FSH

Quoted By: Terry Solomon
Phone: 563-927-2828
Cell: 563-608-5995
Fax: 563-927-2521
Email: tsolomon@hendersonproducts.com

Henderson Products is pleased to present the following quote. Please contact us if you have any questions.

HPI MarkE

COUNTRY/LANGUAGE: **USA/ENGLISH**
FAMILY: **MARK E, CLASSIC**
FLOOR LENGTH: **13' FLOOR LENGTH**
SIDE HEIGHT: **44" SIDE HEIGHT**
BODY MATERIAL(SIDES/HEADSHEET): **10GA 201SS SIDES/HEADSHEET**
SIDE BRACES: **(1) 10GA 201SS WELD ON SIDE BRACE**
TOP RAIL/RUB RAIL MATERIAL: **10GA 201SS TOP & RUB RAILS**
REAR BOLSTER HEIGHT: **8" BOLSTER, 2-1/8" POCKETS**
REAR BOLSTER MATERIAL: **7GA 201SS REAR BOLSTERS**
FRONT BOLSTER: **NO FRONT BOLSTERS**
FLOOR MATERIAL: **3/16" AR400 FLOOR**
HOIST TYPE: **TRN MT HOIST,EXT DH,SA**
CYLINDER MODEL: **G3/M 4YR STD WTY, 1YR SALT APP***
HOOKLIFT A-FRAME: **NON-HOOKLIFT**
HOIST MOUNT TYPE: **FULL WIDTH CRADLE**
INSTALL HOIST & CRADLE: **UPFITTER INSTALLED H&C**
LONGSILLS: **8" I-BEAM LONGSILLS, SKIP WELD**
BODY HINGE MAINTENANCE: **GREASELESS BUSHINGS**
TAILGATE STYLE: **CONFIGURABLE STANDARD TAILGATE**
TAILGATE SHEET MATERIAL: **10GA 201SS TAILGATE SHEET**
TAILGATE LINER: **NO TAILGATE LINER**
COAL CHUTE: **NO COAL CHUTE**
TAILGATE BRACE: **3 HORIZONTAL TAILGATE BRACE**
TAILGATE LIFT STYLE/LOCATION: **FORMED LIFT LOOP, TOP BRACE**
TAILGATE RELEASE & CONTROL: **AIR TRIP, SS BUSHING, TG RELEASE**
TAILGATE HINGE: **STD, 1-1/4" PIN, 1" PLT**
TAILGATE CHAINS: **SS TAILGATE CHAINS**
HORIZONTAL J-HOOKS: **NO HORIZONTAL J-HOOKS**
TAILGATE PIN LANYARDS: **NO TAILGATE PIN LANYARDS**
TAILGATE AIR VALVE: **UPFITTER SUPPLIED TAILGATE AIR VALVE**
LUBRICATION: **GREASELESS PINS, JAWS, & SHAFT**
CABSHIELD STYLE/WIDTH/OVERHANG: **WELD-ON,22"x78", NO TARP SHROUD**
CABSHIELD MATERIAL: **201SS, 10GA PANEL, 7GA ENDS**
CABSHIELD INSTALLATION: **CABSHIELD SHIPS LOOSE**
CABSHIELD OFFSET: **OFFSET NOT APPLICABLE**

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CABSHIELD LIGHTING: **CS LIGHTS, 2 FORWARD,1 EACH SIDE, 2 REAR**
ASPHALT LIP: **NO ASPHALT LIP**
SIDE BOARDS: **NO SIDEBOARDS**
SIDE LADDER LOCATION: **LADDER/GRBHND, DS FRNT, SL**
SIDE LADDER TYPE: **LADDER, FOLD DOWN, 201SS**
BODY STEPS: **NO INTERIOR STEPS**
RUB RAIL LIGHTING: **NO RUB RAIL LIGHTING**
REAR BOLSTER MARKER LIGHTING: **2.5" RED REAR BLSTR LIGHT**
REAR FACING REAR BOLSTER LIGHT: **3 OBROUND LIGHT**
LIGHTING ADD ONS: **NO BOLT-ON LIGHT BOX**
LIGHTING PACKAGE: **UPFITTER SUPPLIED LIGHT PACK**
PWS TANKS: **NO PREWET TANKS**
PREWET PREP: **NO PREWET BOX BRACKET**
WALK RAILS: **2" DRVR & CURB WALK RAIL**
TARP RAILS: **NO TARP RAILS**
VIBRATOR LOCATION: **NO VIBRATOR**
TGS INSTALLATION: **NO FACTORY INSTALLED TGS**
TGS INTEGRATION: **NO TGS SPILL SHIELDS**
TGS/ASPHALT LIP MOUNT HOLES: **NO MOUNT HOLES IN BOLSTER**
FINISH PREP: **WASH & PRIME MILD PARTS ONLY**
PAINT/FINISH: **NO FINISH**
NOTE 1:: **ADDITIONAL CUSTOM OPTION**
CUSTOM OFFERING: **WALK RAIL DRIVER SIDE ONLY**
NOTE 2:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 3:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 4: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 5: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 6: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 7: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 8: **NO ADDITIONAL CUSTOM OPTIONS**

FSH salt / sand spreader

Spreader Model: **FSH-II Salt/Sand Spreader**
Hopper length: **13'**
Hopper material: **201SS - 10 GA sides/ends, 7 GA sills/floor**
Capacity: **FSH-II 50" (7.3 CY) w/ formed chain shields standard**
Conveyor: **Dual 7" dia. augers**
Gearcase: **3.6:1 planetary gearcase**
Flow Divider: **Yes, Factory Installed (recommended)**
Chute type: **Standard Dump Over Chute Same Material as Hopper**
Spinner disk: **20" urethane spinner disk**
Chute Extension: **10" SS Spinner Chute Extension (installed)**
Inverted vee: **Inverted vee, 201ss**
Install inverted vee: **Install at factory**
Screen type: **Std. top grate screens**
Install top grate screens: **Install at factory**
Metal spill shields: **Front metal spill shields, 304SS (loose "SL")**

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Extended front idler grease tubes: **Extended front idler grease tubes**
Conveyor speed sensor: **Conveyor speed sensor**
Option 1 Description: **1 FOOT EXTENDED CONVEYOR TO HAVE FRONT OF SPREADER CLOSE TO**
Option 2 Description: **FRONT OF 13 FOOT DUMP HEADSHEET**
Option 3 Description: **STAINLESS STEEL SPREADER STANDS WITH REAR BUMPER,/SLOPED LEG**
Option 4 Description: **AND SS TRUNNION LATCH (REF 171100.201). STAND INSTALLED.**
Option 5 Description: **COMPATIBLE WITH 200 GALLON PWS TANKS(INSTALL AT MFG)**
Option 7 Description: **SAME AS SERIAL #FSH-762812-1 AND ST-762812-1**

PWS liquid pre-wetting system

Power Source: **Hydrualic Powered Pump**
Application: **V-box spreader**
Product Size: **Full Size V-Box 10-13FT Long**
Control Box: **No Valve, Hydraulic Powered Pump and Flow Meter**
Pump: **Upgraded Pump Rated at 8.2 GPM**
Console: **None-Deduct PWSH-I Console**
Tank Size: **(2) 200 Gal Poly Tanks w/plumb & HW Requires 24" Bracing**
Spray Assembly: **Std Variable Displacement Nozzle Assembly**
Prewet Installed: **Installation on FSH**
Mounting Hardware: **304SS frame mount hardware for FSH**
Flush Kit: **System flush kit**
Option 1 Description: **2" CROSSOVER BALANCE TUBE**

Henderson Wing System

WING CONFIGURATION TYPE: **HEAVY DUTY**
WING SYSTEM: **FRONT OF CAB SYSTEM**
REAR BRACE LOCATION: **REAR BRACE AHEAD OF REAR AXLES**
WING SIDE LOCATION: **RIGHT HAND SIDE**
TRIP TYPE: **FULL TRIP MOLDBOARD**
WING BRACES: **1 TRIP BRACE,1 STD BRACE**
CUTTING EDGE LENGTH: **10' CUTTING EDGE**
CUTTING EDGE MATERIAL: **1/2 X 6 TOP PUNCH CUTTING EDGE**
MOLDBOARD MATERIAL: **10GA 201SS CURVED MOLDBOARD**
MOLDBOARD HEIGHT AND SHAPE: **32" STRAIGHT MOLDBOARD**
MOLDBOARD DISCHARGE: **6" FLARE ON DISCHARGE W/BEAD**
MOLDBOARD BOTTOM ANGLE: **4 X 4 X .75 BOTTOM ANGLE**
MOLDBOARD TOP FLANGE: **MOLDBOARD BOXED-IN TOP FLANGE**
MOLDBOARD ADD ONS: **MOLDBOARD CENTER LIFT EYE**
FRONT MAST TYPE: **12" LIFT/15" CYL HYD FRNT MAST**
FRONT MAST MOUNT: **FRONT CROSSTUBE & CHEEKPLATES**
REAR SUPPORT AND MAST: **CRADLE TO FRAME REAR SUPT**
MOLDBOARD HEEL LIFT: **BRACE HEEL LIFT**
PAINT: **ALL BLACK PAINT**

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HENDERSON
PRODUCTS, INC.
916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

Option 1 Description: **BACKSIDE OF MOLDBOARD PAINTED YELLOW**
Option 3 Description: **JOMA 6000 CUTTING EDGE (SHORT BACKER PLATE)**

Reversible snow plow

Plow Length: **11' length**
Moldboard Trip: **Adjustable cutting edge trip - torsion spring**
Pushframe Type: **Standard Circle Frame with Top Mount Cylinders**
Moldboard Height: **42" height**
Moldboard Shield: **Integral shield**
Moldboard Sheet Material: **10GA 201 grade Stainless Steel Moldboard**
Adjustable Trip Spring: **Adjustable cutting edge trip springs**
Hydraulic Cylinders: **3" x 2" x 10" reversing nitrided cylinders**
Paint: **Std NY Yellow**
12" Rubber Deflector: **Yes, w/ SS Backer**
Install Rubber Deflector: **Yes**
36" Plastic Side Markers, Pair: **Yes**
Parking Jack, Screw Adjustable: **Yes**
Cutting Edge: **Std 5/8" x 8" One Piece AASHTO punch**
Hitch, Plow Portion: **Pin and loop oscillating hitch**
Plow Portion Installed on Plow: **Yes**
Hitch, Truck Portion: **See HPH or HCH for Truck portion hitch**
Custom Option Fields: **Note Custom Details Below**
Option 1 Description: **NON-OSCILLATING PIN AND LOOP PP HITCH**
Option 2 Description: **JOMA 6000 CUTTING EDGES (SHORT BACKER PLATE)**
Option 3 Description:
Option 4 Description:
Option 5 Description:
Option 6 Description:

Snow Plow Hitch

Reversing Cylinder Style: **None or Top mount reversing cylinders**
Plow Portion Hitch: **Plow portion picked under plow**
Hitch, Truck Portion: **Pin & loop hitch, low profile**
Bumper to Frame Mounting Kit: **No, upfitter supplied mounting**
Hydraulic Lift Cylinder: **3" x 2" x 10" Double Acting Nitrided Lift Cylinder, std**
High Pressure QD System: **No High Pressure QD System**
Holding Valve for Lift Cylinder: **No Holding Valve For Lift Cylinder**
Custom Options: **No Custom Options Required**

Installation Workup

Facility: **IDC-IA**
Chassis Delivery To Henderson: **Truck Dealer/Customer Delivers**
Completed Truck Delivery Method: **Henderson Delivers (100 miles or less)**

HENDERSON
PRODUCTS, INC.
916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

Chassis Make: **Unknown**
Vin Number: **N/A**
Useable CA/CT: **120 INCH CAB TO TRUNNION RECOMMENDED**
Front Frame Ext?: **Yes**
Pump Location: **Transmission Mount Pump**
Transmission Type: **Automatic**

Hitch Type: **Low Profile or Manual Tilt Type Hitch**
Mount Type: **Cheek Plate Mount Kit (Select type below)**
Mount Kit Model (Req'd): **Low Pro/MT Ck Plt Kit (No Wng, 34"w Full Frame)**
Front Bumper: **Fabricated Channel Bumper (2pc design) (MFG Material)**
Front Tow Hooks: **Tow hooks Installed, Pair (supplied with chassis)**

Front Plow Type: **Standard Henderson Plow**
Plow Markers (Front Plow): **IDC Install of fact supplied markers, sales to order w/ unit**
Rubber Deflector Install: **Supplied/Installed @ Factory, sales to order w/ unit**
Plow Jack Install: **MFG Supl'd jack (loose), IDC instl'd, sales order with unit**
Plow Options 1: **INSTALL JACK OUTSIDE CIRCLE FRAME**

Wing Type: **Install HWS Patrol Wing (non-extendable)**
Wing Stop: **Yes (factory supplied)**
Load Booster/Airbag: **Air bag for RH Front Axle with In-Cab control**
Laser Line Wing Guide: **Laser Line Wing Guidance System**
Trav Positioner/Marker: **Travel Marker Installed**
Wing Options 1: **LASER LINE MUST BE INSTALLED ON CAB ROOF**

Dump Body Type: **Mark E Tandem Axle**
Floor Length: **13ft Floor Length**
Hoist Type: **Tele Trun Hoist, Ext Dhouse, add's 1' overall**
Cylinder Type: **Single Acting**
Body Material (Sides/ends): **Stainless Steel Type Body Material**
Tailgate Release Type: **IDC supplied Electric over air valve**
Pressure Protection Valve: **Direct to air tank valve (Int, Mack & Volvo)**
Cabshield Install: **Supl'd by fact, welded to body @ IDC, sales to order w/ unit**
Grab Handle(s): **(1) Factory supl'd, install @ IDC (Sales to order with unit)**
Ladder(s): **Supplied by factory, Install @ IDC (sales to order w/ unit)**
Ladder Install QTY (Dump): **(1) LADDER INSTALLED @ IDC (LABOR ONLY)**
Ladder Install Style (Dump) 1: **Fold Down Side Ladder**
Ladder Install Loc 1 (Dump): **Driver Side Front**
Shovel Holder: **(2) IDC Supl'd Spring Loaded SS Shovel Holders w/ SS brckts**
Shovel Holder Loc (1): **Driver side headsheet**
Shovel Holder Loc (2): **Driver side headsheet**
Tarp Brand: **US Tarp (order 86" c/s if using integral shield)**
Tarp System: **Electric Tarp, Bullet Proof Arms, w/ Wind Deflector**
Tarp Material: **Black Mesh**
Tarp Length: **13.5'-15' Body Length (Mesh, US)**
Body Install Options 1: **TARP INSTALLED TOP OF HEAD SHEET BEHIND CAB SHIELD**

Body Spec Notes:

HENDERSON
PRODUCTS, INC.
916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

Spreader Type: **FSH**
FSH Drive Type: **Hydraulic**
FSH Mount Type: **Slip in Mount**
Slip in Tie Downs: **IDC supp'd Weld-On Winch kit, SS (w/3" x 72" straps)**
Trunnion Latch: **Install Fact Sup'ld Trun Latch Bar, sales to order with unit**
Front Spill Shield: **Factory supplied, installed @ IDC (sales to order with unit)**
FSH Bumper: **Factory supplied and installed (sales to order with unit)**
FSH Spinner Configuration: **Standard Spinner install**
HYD QD Mount Brackets: **Stainless Steel QD Mount in front of dump body bolster**
Spreader Options 2: **NO RUBBER SPILL SHIELDS ON TANDEM SPREADER**

Prewet/Liquid System: **V-box Prewet System**
System Type: **FSH**
Tank Configuration: **Factory Supplied/Installed (Sales to order w/unit)**
Drive Configuration: **Hydraulic Drive, Factory Installed (Sales to order w/unit**
Controls: **Supplied by IDC (sales to order w/ hyd cntrls)**
Feedback Sensor: **Factory Supplied/Installed (Sales to order w/unit)**
Flush Kit: **Supplied by factory, Installed @ IDC (sales to order w/unit)**
Liquid Options 1: **1-1/2 INCH MALE COUPLER FILL ON PS**
Liquid Options 2: **2 INCH CROSSOVER BALANCE TUBE SUPPLIED FROM MFG**

Liquid Details:

Chassis Accessories: **Yes (SELECT RELATED OPTIONS BELOW)**
Mudflaps (Rear): **Swinging w/Logo**
Mudflap Type (Rear): **36" Swinging, SS (with LOGO)**
Fenders: **Front Quarter Fenders, Poly (standard)**
Pintle Plate: **None (Cover Plate Only)**
Pintle Hook: **Not Required**
Truck Wash: **Complete Truck Wash/Clean/Vac 1**
Warranty: **Standard 1 Year Warranty**
Inspection: **Walk-around meeting only**
Training: **Yes, Training Required**
Install Touch-up: **Basic Installation Touch-Up**

Electrical: **Yes (SELECT RELATED OPTIONS BELOW)**
Power Distribution Panel: **Power Distribution Panel**
Misc Electrical Supplies: **Req'd Misc Elect Supplies**
Plow Lights: **Plow Lts, ABL, Heated**
Plow Light Brackets: **Plow Lt Hood Brckts, SS, INTERNATIONAL**
Worklight(s) QTY: **(QTY 3) Work Lights (Select type below)**
Worklight (1) Type: **LED, Worklight, 4in Round (Optilux)**

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Worklight (1) Gen Location: **Front of Wing**
Worklight (2) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (2) Gen Location: **Rear Spinner**
Worklight (3) Type: **LED Amber Wing Lts,vis w/wing up/dwn, 2 Lts, non-extble wing**
Worklight (3) Gen Location: **Rear of Wing**
Cabshield Warning Light Qty: **Qty 6 Lights (Order Holes with Unit)**
Cabshield Warning Lights: **QTY 6, 6" LED Oval Strobes, Amber (order holes w/unit)**
Cabshield Lighting Harness: **Cabshield Warning Lights Only (qty 2-6)**
Cab Beacon: **LED Mini Ltbar, 201SS Stationary Mntng Brkct, Top Mnt**
Rear Dump Bolster (S/T/T): **LED S/T/T, kit (West) (order holes)**
Rear Dump Bolster (Back-up): **B/U Lights, LED, Clear, Oval, pair (Order holes with body)**
Rear Dump Bolster Strobes: **6" LED Oval Strobes, Amber, 1 PR, (order holes w/unit)**
Back up alarm: **Backup Alarm, 97db**
License Plate Lights: **IDC Supplied License Plate Bracket & Light, 3/4" Pushin**
Backbone & Wire Standoffs: **10' Backbone (For SA)**
Camera: **Job Specific**
Camera Kit (Custom Option): **PRO-VISION 5 CAMERA SYSTEM PER QTE#MASQ17221**
GPS System: **New Installation (note materials below)**
GPS Special: **PRECISE GPS PER QUOTE#1003991-2**
Electrical Install Opt 1: **PRECISE QUOTE INCLUDES PLOW PRESSURE SWITCH AND WING TILT**
Electrical Install Opt 4: **NO TEMPERATURE SENSOR**
Electrical Install Opt 5: **BEACON MOUNTED ON FRONT CENTER OF CAB SHIELD**

Electrical Spec Notes:
CAMERA LOCATION SAME AS PREVIOUS INSTALL (CONFIRM WITH CITY AT TIME OF INSTALLATION).

Hydraulics: **Full Hydraulic Package**
Hyd Supplier: **Force America (Select Pkg Below)**
Hyd Supplier (Spec): **NEED QUOTE 1286748-1**
Controls Type: **Electric Controls**
PTO Type: **Included in Hydraulics Package**
Reservoir Type: **30 Gal Cradle Mount, Stainless Steel**
Reservoir Spec:
Valve Enclosure Type: **9 Sctn, AAF, BTC Valve Enclosure, SS**
Low Oil Shut Down: **Yes, included in Hyd Pkg**
High Temp Oil Shut Down: **Yes, IDC Supplied**
Low Oil Indicator: **Yes, IDC Supplied**
SS Tubing Upgrade: **SA,Rear Lines Only, 9' Lines**
Quick Coupler Upgrade: **Standard Quick Couplers**
Hyd Options 1: **AUTO RECALL FOR PLOW AND WING**
Hyd Options 2: **(MOMENTARY SWITCH TO RAISE PLOW AND WING AT SAME TIME)**

Hydraulics Notes:

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HENDERSON
PRODUCTS, INC.
916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

FORCE HYDRAULIC SYSTEM:
- ULTRA 5100EX CONTROLS (CLOSED LOOP)(SEAT MOUNTED)
- HOT SHIFT PTO
- TXV LOAD SENSE PUMP

JOYSTICKS LEFT TO RIGHT: PLOW (green button spreader on/off), WING (green button blast), HOIST.
SWITCHES LEFT TO RIGHT: 1. AUTO RECALL, 2. SANDER LIGHT, 3. WARNING LIGHTS, 4. AIR TAILGATE, 5. SPREADER ON/OFF
WING LIGHTS SWITCH IN DASH.

Total configured price: $213,774.00
Sourcewell package discount: 10% plus freight
Discounted single package price: $192,596.00
Package(s) : 1
Total: $192,596.00

Due to the volatility in material costs and chassis delays, pricing is subject to change at time of manufacturing and/or upfit.

Signed: _____ **Date:** _____

Quote notes:
**** 120" CAB TO TANDEM AXLE RECOMMENDED**

LEAD TIME = 45-90 DAYS AFTER CHASSIS ASSUMING CHASSIS IS 9+ MONTHS AFTER RECEIPT OF ORDER.
TERMS = 30 DAYS

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HENDERSON

PRODUCTS, INC.

916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

CUSTOMER QUOTE

Quote #167995
Rev #13

To: CITY OF BETTENDORF, IA
Attn: Mark
Quote Date: 12/14/2022
Valid Until: 1/13/2023
Sourcewell Contract# 080818-HPI
Sourcewell #: 2110
Quoted:
BETTENDORF T/A 13/14 MKE PWS RSP PWNG (USE EXISTING DUAL AUGER FSH S# FSH-762812-1)

Quoted By: Terry Solomon
Phone: 563-927-2828
Cell: 563-608-5995
Fax: 563-927-2521
Email: tsolomon@hendersonproducts.com

Henderson Products is pleased to present the following quote. Please contact us if you have any questions.

HPI MarkE

COUNTRY/LANGUAGE: **USA/ENGLISH**
FAMILY: **MARK E, CLASSIC**
FLOOR LENGTH: **13' FLOOR LENGTH**
SIDE HEIGHT: **44" SIDE HEIGHT**
BODY MATERIAL(SIDES/HEADSHEET): **10GA 201SS SIDES/HEADSHEET**
SIDE BRACES: **(1) 10GA 201SS WELD ON SIDE BRACE**
TOP RAIL/RUB RAIL MATERIAL: **10GA 201SS TOP & RUB RAILS**
REAR BOLSTER HEIGHT: **8" BOLSTER, 2-1/8" POCKETS**
REAR BOLSTER MATERIAL: **7GA 201SS REAR BOLSTERS**
FRONT BOLSTER: **NO FRONT BOLSTERS**
FLOOR MATERIAL: **3/16" AR400 FLOOR**
HOIST TYPE: **TRN MT HOIST,EXT DH,SA**
CYLINDER MODEL: **G3/M 4YR STD WTY, 1YR SALT APP***
HOOKLIFT A-FRAME: **NON-HOOKLIFT**
HOIST MOUNT TYPE: **FULL WIDTH CRADLE**
INSTALL HOIST & CRADLE: **UPFITTER INSTALLED H&C**
LONGSILLS: **8" I-BEAM LONGSILLS, SKIP WELD**
BODY HINGE MAINTENANCE: **GREASELESS BUSHINGS**
TAILGATE STYLE: **CONFIGURABLE STANDARD TAILGATE**
TAILGATE SHEET MATERIAL: **10GA 201SS TAILGATE SHEET**
TAILGATE LINER: **NO TAILGATE LINER**
COAL CHUTE: **NO COAL CHUTE**
TAILGATE BRACE: **3 HORIZONTAL TAILGATE BRACE**
TAILGATE LIFT STYLE/LOCATION: **FORMED LIFT LOOP, TOP BRACE**
TAILGATE RELEASE & CONTROL: **AIR TRIP, SS BUSHING, TG RELEASE**
TAILGATE HINGE: **STD, 1-1/4" PIN, 1" PLT**
TAILGATE CHAINS: **SS TAILGATE CHAINS**
HORIZONTAL J-HOOKS: **NO HORIZONTAL J-HOOKS**
TAILGATE PIN LANYARDS: **NO TAILGATE PIN LANYARDS**
TAILGATE AIR VALVE: **UPFITTER SUPPLIED TAILGATE AIR VALVE**
LUBRICATION: **GREASELESS PINS, JAWS, & SHAFT**
CABSHIELD STYLE/WIDTH/OVERHANG: **WELD-ON,22"x78", NO TARP SHROUD**
CABSHIELD MATERIAL: **201SS, 10GA PANEL, 7GA ENDS**
CABSHIELD INSTALLATION: **CABSHIELD SHIPS LOOSE**

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CABSHIELD OFFSET: **OFFSET NOT APPLICABLE**
CABSHIELD LIGHTING: **CS LIGHTS, 2 FORWARD,1 EACH SIDE, 2 REAR**
ASPHALT LIP: **NO ASPHALT LIP**
SIDE BOARDS: **NO SIDEBOARDS**
SIDE LADDER LOCATION: **LADDER/GRBHND, DS FRNT, SL**
SIDE LADDER TYPE: **LADDER, FOLD DOWN, 201SS**
BODY STEPS: **NO INTERIOR STEPS**
RUB RAIL LIGHTING: **NO RUB RAIL LIGHTING**
REAR BOLSTER MARKER LIGHTING: **2.5" RED REAR BLSTR LIGHT**
REAR FACING REAR BOLSTER LIGHT: **3 OBROUND LIGHT**
LIGHTING ADD ONS: **NO BOLT-ON LIGHT BOX**
LIGHTING PACKAGE: **UPFITTER SUPPLIED LIGHT PACK**
PWS TANKS: **NO PREWET TANKS**
PREWET PREP: **NO PREWET BOX BRACKET**
WALK RAILS: **2" DRVR & CURB WALK RAIL**
TARP RAILS: **NO TARP RAILS**
VIBRATOR LOCATION: **NO VIBRATOR**
TGS INSTALLATION: **NO FACTORY INSTALLED TGS**
TGS INTEGRATION: **NO TGS SPILL SHIELDS**
TGS/ASPHALT LIP MOUNT HOLES: **NO MOUNT HOLES IN BOLSTER**
FINISH PREP: **WASH & PRIME MILD PARTS ONLY**
PAINT/FINISH: **NO FINISH**
NOTE 1:: **ADDITIONAL CUSTOM OPTION**
CUSTOM OFFERING: **WALK RAIL DRIVER SIDE ONLY**
NOTE 2:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 3:: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 4: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 5: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 6: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 7: **NO ADDITIONAL CUSTOM OPTIONS**
NOTE 8: **NO ADDITIONAL CUSTOM OPTIONS**

PWS liquid pre-wetting system

Power Source: **Hydrualic Powered Pump**
Application: **V-box spreader**
Product Size: **Full Size V-Box 10-13FT Long**
Control Box: **No Valve, Hydraulic Powered Pump and Flow Meter**
Pump: **Upgraded Pump Rated at 8.2 GPM**
Console: **None-Deduct PWSH-I Console**
Tank Size: **No Tank(s)-Deduct Vbox 75 gal tank**
Spray Assembly: **Std Variable Displacement Nozzle Assembly**
Mounting Hardware: **No Mounting Hardware or N/A**
Flush Kit: **System flush kit**
Option 1 Description: **WILL USE EXISTING TANKS SUPPLIED BY CITY**

Henderson Wing System

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WING CONFIGURATION TYPE: **HEAVY DUTY**
WING SYSTEM: **FRONT OF CAB SYSTEM**
REAR BRACE LOCATION: **REAR BRACE AHEAD OF REAR AXLES**
WING SIDE LOCATION: **RIGHT HAND SIDE**
TRIP TYPE: **FULL TRIP MOLDBOARD**
WING BRACES: **1 TRIP BRACE,1 STD BRACE**
CUTTING EDGE LENGTH: **10' CUTTING EDGE**
CUTTING EDGE MATERIAL: **1/2 X 6 TOP PUNCH CUTTING EDGE**
MOLDBOARD MATERIAL: **10GA 201SS CURVED MOLDBOARD**
MOLDBOARD HEIGHT AND SHAPE: **32" STRAIGHT MOLDBOARD**
MOLDBOARD DISCHARGE: **6" FLARE ON DISCHARGE W/BEAD**
MOLDBOARD BOTTOM ANGLE: **4 X 4 X .75 BOTTOM ANGLE**
MOLDBOARD TOP FLANGE: **MOLDBOARD BOXED-IN TOP FLANGE**
MOLDBOARD ADD ONS: **MOLDBOARD CENTER LIFT EYE**
FRONT MAST TYPE: **12" LIFT/15" CYL HYD FRNT MAST**
FRONT MAST MOUNT: **FRONT CROSSTUBE & CHEEKPLATES**
REAR SUPPORT AND MAST: **CRADLE TO FRAME REAR SUPT**
MOLDBOARD HEEL LIFT: **BRACE HEEL LIFT**
PAINT: **ALL BLACK PAINT**
Option 1 Description: **BACKSIDE OF MOLDBOARD PAINTED YELLOW**
Option 3 Description: **JOMA 6000 CUTTING EDGE (SHORT BACKER PLATE)**

Reversible snow plow

Plow Length: **11' length**
Moldboard Trip: **Adjustable cutting edge trip - torsion spring**
Pushframe Type: **Standard Circle Frame with Top Mount Cylinders**
Moldboard Height: **42" height**
Moldboard Shield: **Integral shield**
Moldboard Sheet Material: **10GA 201 grade Stainless Steel Moldboard**
Adjustable Trip Spring: **Adjustable cutting edge trip springs**
Hydraulic Cylinders: **3" x 2" x 10" reversing nitrided cylinders**
Paint: **Std NY Yellow**
12" Rubber Deflector: **Yes, w/ SS Backer**
Install Rubber Deflector: **Yes**
36" Plastic Side Markers, Pair: **Yes**
Parking Jack, Screw Adjustable: **Yes**
Cutting Edge: **Std 5/8" x 8" One Piece AASHTO punch**
Hitch, Plow Portion: **Pin and loop oscillating hitch**
Plow Portion Installed on Plow: **Yes**
Hitch, Truck Portion: **See HPH or HCH for Truck portion hitch**
Custom Option Fields: **Note Custom Details Below**
Option 1 Description: **NON-OSCILLATING PIN AND LOOP PP HITCH**
Option 2 Description: **JOMA 6000 CUTTING EDGES (SHORT BACKER PLATE)**
Option 3 Description:
Option 4 Description:
Option 5 Description:
Option 6 Description:

Snow Plow Hitch

Reversing Cylinder Style: **None or Top mount reversing cylinders**
Plow Portion Hitch: **Plow portion picked under plow**
Hitch, Truck Portion: **Pin & loop hitch, low profile**
Bumper to Frame Mounting Kit: **No, upfitter supplied mounting**
Hydraulic Lift Cylinder: **3" x 2" x 10" Double Acting Nitrided Lift Cylinder, std**
High Pressure QD System: **No High Pressure QD System**
Holding Valve for Lift Cylinder: **No Holding Valve For Lift Cylinder**
Custom Options: **No Custom Options Required**

Installation Workup

Facility: **IDC-IA**
Chassis Delivery To Henderson: **Truck Dealer/Customer Delivers**
Completed Truck Delivery Method: **Henderson Delivers (100 miles or less)**
Chassis Make: **Unknown**
Vin Number: **N/A**
Useable CA/CT: **120 INCH CAB TO TRUNNION RECOMMENDED**
Front Frame Ext?: **Yes**
Pump Location: **Transmission Mount Pump**
Transmission Type: **Automatic**

Hitch Type: **Low Profile or Manual Tilt Type Hitch**
Mount Type: **Cheek Plate Mount Kit (Select type below)**
Mount Kit Model (Req'd): **Low Pro/MT Ck Plt Kit (No Wng, 34"w Full Frame)**
Front Bumper: **Fabricated Channel Bumper (2pc design) (MFG Material)**
Front Tow Hooks: **Tow hooks Installed, Pair (supplied with chassis)**

Front Plow Type: **Standard Henderson Plow**
Plow Markers (Front Plow): **IDC Install of fact supplied markers, sales to order w/ unit**
Rubber Deflector Install: **Supplied/Installed @ Factory, sales to order w/ unit**
Plow Jack Install: **MFG Supl'd jack (loose), IDC instl'd, sales order with unit**
Plow Options 1: **INSTALL JACK OUTSIDE CIRCLE FRAME**

Wing Type: **Install HWS Patrol Wing (non-extendable)**
Wing Stop: **Yes (factory supplied)**
Load Booster/Airbag: **Air bag for RH Front Axle with In-Cab control**
Laser Line Wing Guide: **Laser Line Wing Guidance System**
Trav Positioner/Marker: **Travel Marker Installed**
Wing Options 1: **LASER LINE MUST BE INSTALLED ON CAB ROOF**

Dump Body Type: **Mark E Tandem Axle**
Floor Length: **13ft Floor Length**
Hoist Type: **Tele Trun Hoist, Ext Dhouse, add's 1' overall**
Cylinder Type: **Single Acting**
Body Material (Sides/ends): **Stainless Steel Type Body Material**
Tailgate Release Type: **IDC supplied Electric over air valve**
Pressure Protection Valve: **Direct to air tank valve (Int, Mack & Volvo)**

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Cabshield Install: **Supl'd by fact, welded to body @ IDC, sales to order w/ unit**
Grab Handle(s): **(1) Factory supl'd, install @ IDC (Sales to order with unit)**
Ladder(s): **Supplied by factory, Install @ IDC (sales to order w/ unit)**
Ladder Install QTY (Dump): **(1) LADDER INSTALLED @ IDC (LABOR ONLY)**
Ladder Install Style (Dump) 1: **Fold Down Side Ladder**
Ladder Install Loc 1 (Dump): **Driver Side Front**
Shovel Holder: **(2) IDC Supl'd Spring Loaded SS Shovel Holders w/ SS brckts**
Shovel Holder Loc (1): **Driver side headsheet**
Shovel Holder Loc (2): **Driver side headsheet**
Tarp Brand: **US Tarp (order 86" c/s if using integral shield)**
Tarp System: **Electric Tarp, Bullet Proof Arms, w/ Wind Deflector**
Tarp Material: **Black Mesh**
Tarp Length: **13.5'-15' Body Length (Mesh, US)**
Body Install Options 1: **TARP INSTALLED TOP OF HEAD SHEET BEHIND CAB SHIELD**

Body Spec Notes:

Spreader Type: **FSH**
FSH Drive Type: **Hydraulic**
FSH Mount Type: **Slip in Mount**
Slip in Tie Downs: **IDC supp'd Weld-On Winch kit, SS (w/3" x 72" straps)**
Trunnion Latch: **Install Fact Sup'ld Trun Latch Bar, sales to order with unit**
Front Spill Shield: **Factory supplied, installed @ IDC (sales to order with unit)**
FSH Bumper: **Factory supplied and installed (sales to order with unit)**
FSH Spinner Configuration: **Standard Spinner install**
HYD QD Mount Brackets: **Stainless Steel QD Mount in front of dump body bolster**
Spreader Options 1: **ACID WASH EXISTING DUAL AUGER V-BOX S#FSH-762812-1**
Spreader Options 2: **NO RUBBER SPILL SHIELDS ON TANDEM SPREADER**

Prewet/Liquid System: **V-box Prewet System**
System Type: **FSH**
Tank Configuration: **Factory Supplied/Installed (Sales to order w/unit)**
Drive Configuration: **Hydraulic Drive, Factory Installed (Sales to order w/unit**
Controls: **Supplied by IDC (sales to order w/ hyd cntrls)**
Feedback Sensor: **Factory Supplied/Installed (Sales to order w/unit)**
Flush Kit: **Supplied by factory, Installed @ IDC (sales to order w/unit)**
Liquid Options 1: **1-1/2 INCH MALE COUPLER FILL ON PS**
Liquid Options 2: **2 INCH CROSSOVER BALANCE TUBE SUPPLIED FROM MFG**
Liquid Options 3: **REMOVE OLD RE-INSTALL NEW PRE-WET CONTROL BOX**

Liquid Details:
WILL USE EXISTING DUAL 200 GALLON TANKS FROM PWS-762812-1, BUT
REPLACE EXISITNG ELECTRIC PUMP CONTROL WITH NEW HYDRAULIC PUMP
CONTROLS AND NEW FLOW METER.

FILL COUPLER AND CROSSOVER TUBES TO BE RE-USED.

ASSUMES EXISTING V-BOX HAS WORKING INTERNAL SPEED SENSOR.

HENDERSON
PRODUCTS, INC.
916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

Chassis Accessories: **Yes (SELECT RELATED OPTIONS BELOW)**
Mudflaps (Rear): **Swinging w/Logo**
Mudflap Type (Rear): **36" Swinging, SS (with LOGO)**
Fenders: **Front Quarter Fenders, Poly (standard)**
Pintle Plate: **None (Cover Plate Only)**
Pintle Hook: **Not Required**
Truck Wash: **Complete Truck Wash/Clean/Vac 1**
Warranty: **Standard 1 Year Warranty**
Inspection: **Walk-around meeting only**
Training: **Yes, Training Required**
Install Touch-up: **Basic Installation Touch-Up**

Electrical: **Yes (SELECT RELATED OPTIONS BELOW)**
Power Distribution Panel: **Power Distribution Panel**
Misc Electrical Supplies: **Req'd Misc Elect Supplies**
Plow Lights: **Plow Lts, ABL, Heated**
Plow Light Brackets: **Plow Lt Hood Brckts, SS, INTERNATIONAL**
Worklight(s) QTY: **(QTY 3) Work Lights (Select type below)**
Worklight (1) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (1) Gen Location: **Front of Wing**
Worklight (2) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (2) Gen Location: **Rear Spinner**
Worklight (3) Type: **LED Amber Wing Lts,vis w/wing up/dwn, 2 Lts, non-extble wing**
Worklight (3) Gen Location: **Rear of Wing**
Cabshield Warning Light Qty: **Qty 6 Lights (Order Holes with Unit)**
Cabshield Warning Lights: **QTY 6, 6" LED Oval Strobes, Amber (order holes w/unit)**
Cabshield Lighting Harness: **Cabshield Warning Lights Only (qty 2-6)**
Cab Beacon: **LED Mini Ltbar, 201SS Stationary Mntng Brkct, Top Mnt**
Rear Dump Bolster (S/T/T): **LED S/T/T, kit (West) (order holes)**
Rear Dump Bolster (Back-up): **B/U Lights, LED, Clear, Oval, pair (Order holes with body)**
Rear Dump Bolster Strobes: **6" LED Oval Strobes, Amber, 1 PR, (order holes w/unit)**
Back up alarm: **Backup Alarm, 97db**
License Plate Lights: **IDC Supplied License Plate Bracket & Light, 3/4" Pushin**
Backbone & Wire Standoffs: **10' Backbone (For SA)**
Camera: **Job Specific**
Camera Kit (Custom Option): **PRO-VISION 5 CAMERA SYSTEM PER QTE#MASQ17221**
GPS System: **New Installation (note materials below)**
GPS Special: **PRECISE GPS PER QUOTE#1003991-2**
Electrical Install Opt 1: **PRECISE QUOTE INCLUDES PLOW PRESSURE SWITCH AND WING TILT**
Electrical Install Opt 4: **NO TEMPERATURE SENSOR**
Electrical Install Opt 5: **BEACON MOUNTED ON FRONT CENTER OF CAB SHIELD**

Electrical Spec Notes:
CAMERA LOCATION SAME AS PREVIOUS INSTALL (CONFIRM WITH CITY AT TIME OF INSTALL).

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HENDERSON
PRODUCTS, INC.
916 S 10TH ST
MANCHESTER, IA 52057
PHONE: 563-927-7000
FAX: 563-927-7001

Hydraulics: **Full Hydraulic Package**
Hyd Supplier: **Force America (Select Pkg Below)**
Hyd Supplier (Spec): **NEED QUOTE 1286748-1**
Controls Type: **Electric Controls**
PTO Type: **Included in Hydraulics Package**
Reservoir Type: **30 Gal Cradle Mount, Stainless Steel**
Reservoir Spec:
Valve Enclosure Type: **9 Sctn, AAF, BTC Valve Enclosure, SS**
Low Oil Shut Down: **Yes, included in Hyd Pkg**
High Temp Oil Shut Down: **Yes, IDC Supplied**
Low Oil Indicator: **Yes, IDC Supplied**
SS Tubing Upgrade: **SA,Rear Lines Only, 9' Lines**
Quick Coupler Upgrade: **Standard Quick Couplers**
Hyd Options 1: **AUTO RECALL FOR PLOW AND WING**
Hyd Options 2: **(MOMENTARY SWITCH TO RAISE PLOW AND WING AT SAME TIME)**

Hydraulics Notes:
FORCE HYDRAULIC SYSTEM:
- ULTRA 5100EX CONTROLS (CLOSED LOOP)(SEAT MOUNTED)
- HOT SHIFT PTO
- TXV LOAD SENSE PUMP

JOYSTICKS LEFT TO RIGHT: PLOW (green button spreader on/off), WING (green button blast), HOIST.
SWITCHES LEFT TO RIGHT: 1. AUTO RECALL, 2. SANDER LIGHT, 3. WARNING LIGHTS, 4. AIR TAILGATE, 5. SPREADER ON/OFF
WING LIGHTS SWITCH IN DASH.

Total configured price: $161,468.00
Sourcewell package discount: 10% plus freight
Discounted single package price: $145,520.00
Package(s) : 1
Total: $145,520.00

Due to the volatility in material costs and chassis delays, pricing is subject to change at time of manufacturing and/or upfit.

Signed: _____ **Date:** _____

Quote notes:
**** 120" CAB TO TANDEM AXLE RECOMMENDED**

LEAD TIME = 45-90 DAYS AFTER CHASSIS ASSUMING CHASSIS IS 9+ MONTHS AFTER RECEIPT OF ORDER.
TERMS = 30 DAYS

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Garrow, Transit/Garage Manager

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to Stivers Ford for ten (10) new and unused 2023 Ford F250 4x4 extended cab pickups with snowplows.

Explanation
The Vehicle Replacement Committee has approved the purchase of ten (10) pickups in the current fiscal year (FY22/23) and will serve multiple sections under Public Works. Vehicles being replaced are #20824, #21206 and #21207 in the Parks section, #21216, #21217, #21404 and #21405 in the Engineering section, and #21210 in the Sewer section. Included is the purchase of two (2) new pickups added to our fleet. This includes one for the Public Works Operations Manager and the other for the Right-of-Way Coordinator. It is important to note that all these pickups will not only be used in the day-to-day operations, but also service as an integral part in snow removal duties in the winter months.

One (1) quote was received from Stivers Ford in the amount of $589,492.00 delivered. Stivers Ford is an approved State of Iowa Department of Administrative Services (DAS) vendor. The city's purchasing policy allows for purchases to be made through State of Iowa procurement contracts without going through a separate bidding process. This process has been utilized for this purchase.

Relationship to Goals: Provide an effective use of resources to ensure the City gets the best value through its Vehicle Replacement Fund for its vehicle purchases and improvements.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
These vehicles will be purchased in the current fiscal year (FY22/23). The Vehicle Replacement Fund has sufficient funds budgeted for this purchase.

List Attachments
Resolution, Quote.

RESOLUTION NO: _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO STIVERS FORD FOR TEN (10) NEW AND UNUSED 2023 FORD F250 4X4 EXTENDED CAB PICKUPS WITH SNOWPLOWS

WHEREAS, the purchase of ten (10) pickups has been approved by the Vehicle Replacement Committee, and

WHEREAS, the proposed vehicle meets the specifications recommended by staff, and

WHEREAS, Stivers Ford is an approved State of Iowa Department of Administrative Services (DAS) vendor.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Director of Public Works is hereby authorized and directed to issue a purchase order in the amount of $589,492.00 for ten (10) new and unused 2023 Ford F250 4x4 pickups with snowplows.

Passed, Approved, and Adopted this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

STIVERS FORD LINCOLN
1450 East Hickman Rd
Waukee, Ia. 50263

2022 Iowa DOT F250 extended cab 4X4 pickups- Group18 & 19

10,000- GVWR 4X4 pickup

2023 Ford F250 4X4 extended cab XL pickup, 10,000 lbs GVWR, speed control, tilt wheel, Air conditioning
6.2L gas w/6 speed transmission, locking rear axle, 5 all terrain 17" tires
daytime running lights, cloth 40/20/40 seat, power windows, power locks, heated power mirrors
remote keyless entry, 2 speed shift on the fly transfer case, SYNC blue tooth hands free system
AMFM MP3 player and block heater

STATE CONTRACT PRICE	Contract- 2022-8231	F250	Group 18 extended cab c	$44,478	x
			8' BOX Group 19 extended cab	$44,675	

Functional options

Vinyl seat ILO cloth	$ -	x
8' box ILO 6.5' box	$ 200	
Trailer brake controller	$ 300	
Snow plow prep package	$ 245	x
Dash mounted 110 V outlet	$ 250	x
Camper package with stabilizer bar and overloads (recommended)	$ 160	x
4.30 electric lock rear axle	NC	x
Roof clearance lights	$ 95	
Fog lamps	$ 150	x
Rear defroster with privacy glass	$ 90	x
Factory molded mud flaps	$ 250	x
Front wheel liners	$ 180	x
Rear wheel well liners	$ 180	x
Dual batteries with gas engine (This option is recommended by the snow plow mfg's)	$ 210	x
Skid plates	$ 100	x
240 AMP alternator	$ 85	x
6 up fitter switches in overhead	$ 205	
110V/400 watt in dash power point	$ 175	x
Factory platform running boards	$445	x
Laverne black grip step running boards	$805	
Delete block heater	($30)	x
Delete daytime running lights	NC	
Delete power windows/locks/mirrors	$ (500)	
Chrome bumpers	$ 250	
Engine idle shutdown (5, 10, 15, or 20 minutes)	$ 250	
Speed limiting (65 or 75 MPH)	$ 80	

Safety Equipment

LED Warning Strobes – Amber; includes center high-mounted stop light bar and two (2) hood mounted lights)	$ 675	x
Blind spot information system	$ 540	
Tailgate step	$ 375	x
Back up alarm	$ 140	
Rear view cameras (2) to see inside box and tailgate mounted for hitch	$ 200	x
Rear backup sensors	$ 300	x
SYNC 3 with 8" back up camera touch screen	$ 450	
Factory remote start	$ 250	x
2 extra keys with remote	$ 350	x
Add for Vermillion red paint- code F1. Race red is no charge	$ 800	

Ron Reese
515-987-3697
800-747-2744
515-987-3697 fax
ronreese@stiversonline.com

Last Updated: 8/15/2022
Revision: 13.1

STIVERS FORD LINCOLN
1450 East Hickman Rd
Waukee, Ia. 50263

Add for school bus yellow paint	$ 800	
Reflex HD spray in bedliner	$ 595	
Undercoat sound shield	$ 250	
Bed mat	$ 150	x
Soft roll up tonneau cover	$ 450	
Gooseneck hitch w/ wiring	$ 800	
STX package (adds chrone grill & bumpers, 18" aluminum wheels)	$ 2,499	

Engine options

6.7L diesel	$10,495	
7.3L V8	$2,045	

Delivery available for $3.50 per mile one way

Total price FOB Waukee $49,268

Preorder quantity of ten(10) Oxford white paint, add delivery to Bettendorf Public works.
Add 8'6" Western MVP3 stainless steel V-plow for eight(8) of the pickups and two (2) Western Prodigy plow for the last two pickups with LED plow headlights on all units.

Ron Reese
515-987-3697
800-747-2744
515-987-3697 fax
ronreese@stiversonline.com

Last Updated: 8/15/2022
Revision: 13.1

TRUCK EQUIPMENT, INC.
P.O. Box 3265
Des Moines, IA 50316
Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax:(515) 266-7878

QUOTE

Quote ID: Q15352 **Rev:** 0
Quote Date: 8/16/2022
Quote Valid Until: 8/23/2022

Customer: 70858
Bettendorf, City Of
Attn City Garage
4403 Devils Glen Rd
Bettendorf, IA 52722

Contact: Ron Reese
Phone: 987-3697
Fax:
Salesperson: Scott Odendahl

Make: Ford	***Model:*** F250	***Year:*** 2023	***Single/Dual:*** Dual
Cab Type:	***Wheelbase:*** 0	***Cab-to-Axle:*** 0	***VIN:***

FURNISH & INSTALL:

1 - 8'6" WESTERN STAINLESS STEEL FLARE-WING MULTI-POSITION V-PLOW (MODEL IUTMVP3S85)

ULTRAMOUNT 2 mounting system
TWO SEASON WARRANTY
Swivel bar design for more even cutting edge wear
Removable pockets for more ground clearance when plow is removed from truck
Pitch adjustment feature - allows pitch of the blade to be adjusted to compensate for uneven cutting edge wear
Straight Blade Width: 8'6"
Full Scoop width: 86", , full "V" width: 92", or fully angled width: 89"
Blade height: 31" at hinge - 38" at end
14 ga. Stainless steel moldboards with 4 vertical ribs per side
PRO PLUS type "power bar construction"
Trip edge design featuring 4 trip springs
Western blade guides
MVP PLUS hydraulic system
With hand-held "Cab Command" control
Low profile dual stud mount "NIGHTHAWK" composite halogen light kit
"Isolation Module" advanced snowplow light and electrical system improves system life and complies w/ OEM requirements
Double acting cylinders to aid back dragging
Steel top gap deflector
Formed cutting edge provides lower center gap coverage
ULTRA FINISH baked-on powder coat with new primer
SECURITY GUARD anti-theft system allows you to electronically lock the snowplow's hydraulic functions
FLEET FLEX multiplex wiring for true fleet interchangeability

OPTIONS INCLUDED IN PRICE:
Handheld controller
Deflector kit, 10" (41810)
LED headlights (72525)
Per State CONTRACT MA00521271A

NET PRICE FOB DES MOINES $9,406.00

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	

TRUCK EQUIPMENT, INC.
P.O. Box 3265
Des Moines, IA 50316
Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax:(515) 266-7878

QUOTE

Quote ID: Q15352 **Rev:** 0
Quote Date: 8/16/2022
Quote Valid Until: 8/23/2022

P.O. Number:	

* Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
* Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
* Sales Tax is not included unless otherwise noted.

TRUCK EQUIPMENT, INC.
P.O. Box 3265
Des Moines, IA 50316
Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax:(515) 266-7878

QUOTE

Quote ID: Q15353 **Rev:** 0
Quote Date: 8/16/2022
Quote Valid Until: 8/23/2022

Customer: 70858
Bettendorf, City Of
Attn City Garage
4403 Devils Glen Rd
Bettendorf, IA 52722

Contact: Ron Reese
Phone: 987-3697
Fax:
Salesperson: Scott Odendahl

Make: Ford	***Model:*** F250	***Year:*** 2023	***Single/Dual:*** Dual
Cab Type:	***Wheelbase:*** 0	***Cab-to-Axle:*** 0	***VIN:***

FURNISH & INSTALL:

1 - WESTERN 8-1/2' PRODIGY SNOW PLOW - model IUTPG85

ULTRAMOUNT 2 mounting system
Like municipal plows, the Ultramount 2 system incorporates a pivot bar
Heavy duty POWER BAR torsion tube construction
Heavy duty tubular quadrant for commercial use
Massive pivot point with 1" diameter pivot bolt to ease nose plate stress
3" square tubing A-frame construction
Blade Width: 103" (8'-7")
Blade Height: 29.5"
Plow Weight: 880 Lb.
12 gauge blade/wing thickness
8 vertical reinforcement ribs
Baked-on powder-coat paint finish
4 extension trip springs
1/2"x 6" blade cutting edge
Removable receivers on mount to increase ground clearance in the off-season
Nighthawk Halogen plow lights
Heavy duty coil springs
Shielded hydraulic components
Spring loaded mechanical wing design
SECURITY GUARD anti-theft system allows you to electronically lock the snowplow's hydraulic functions
TWO SEASON WARRANTY
FLEET FLEX multiplex wiring for true fleet interchangeability

OPTIONS INCLUDED IN PRICE:
Handheld controller
Snow Deflector (42384)
LED headlights (72525)

Per State CONTRACT MA00521271A

NET PRICE FOB DES MOINES $8,782.00

Customer must fill out the information below before the order can be processed...

Accepted by:	

TRUCK EQUIPMENT, INC.
P.O. Box 3265
Des Moines, IA 50316
Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax:(515) 266-7878

QUOTE

Quote ID: Q15353 **Rev:** 0
Quote Date: 8/16/2022
Quote Valid Until: 8/23/2022

Date:	
P.O. Number:	

* Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.

* Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.

* Sales Tax is not included unless otherwise noted.

COUNCIL LETTER

MEETING DATE: June 6, 2023

REQUESTED BY: Jason Schadt

Item Title

Resolution authorizing the purchase of maintenance and support contract for Superion Naviline software from CentralSquare, both for financial management and budgeting.

Explanation

CentralSquare's Naviline product has been in use by the city since the year 1990. Naviline is a critical software solution the city uses for enterprise resource planning, financial tracking, payroll, accounts receivable and payable. We use the Naviline solution for most of our financial management and finance operation tasks. The CentralSquare Naviline solution to expenditures related to grants and show our compliance with programs, initiatives, and governing body mandates. Every department in the city currently depends on this city to perform their operations.

The annual maintenance fee for this support and maintenance package will be $77,200.39. We are asked to approve the full expenditure now. This contract will allow city personnel to continue to update our system with changes pertaining taxes and legislative changes and download and apply the latest patches / updates for security and stability issues.

The CentralSquare Naviline System is heavily used by the multiple departments while planning and executing budgets and daily financial operations. For this reason, staff recommend purchasing this software maintenance and support subscription with funds designated for software maintenance budgeted for IT.

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

List Attachments

- Resolution
- Sole Source/Preferred Vendor Procurement Request
- Invoice

RESOLUTION NO._____- 23

RESOLUTION AUTHORIZING THE PAYMENT OF THE CENTRALSQUARE NAVILINE FINANCIAL RESOURCE PLANNING AND OPERATIONS SYSTEM SUPPORT AND MAINTENANCE YEARLY FEE

WHEREAS, the City's purchasing policies require that any contract purchases in the amount of $25,000 or greater be approved by a City Council resolution; and

WHEREAS, the requested software is a key component of the City's financial planning, operating and budgeting tools and

WHEREAS, CentralSquare is the only vendor that provides the software and maintenance and has submitted a reasonable bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa:

That the Director of Finance is authorized to issue a purchase order to CentralSquare in the amount $77,200.39.

PASSED, APPROVED AND ADOPTED this 6th day of June 2023

_____
Mayor Robert S. Gallagher

ATTEST:

_____
Decker P. Ploehn, City Clerk

Bettendorf
a premier city

Sole Source or Preferred Vendor Procurement Request

Check one: ☑Sole Source Vendor ☐Preferred Vendor

Please submit this form to the Finance Department

Description of Product/Service: Software maintenance and service for city financial system from Central Square which runs on on-premise IBM server.

Estimated amount of this purchase: $ $77,200.39

For Preferred Vendor purchases, when was the product/service last competitively bid? _____

Department: Finance/IT Contact Person: Craig DeDecker

Please provide the following information in order to document the request:

1. Prior to completing this form, please search the following joint purchasing groups that the City belongs to. The City can "piggyback" on to any of the products that these groups have already bid on without going through a separate bid process. Circle the appropriate answer indicating if you can find the item after searching all websites and provide a print screen or send the link to the website where we can find the bid for your item.

*LOOK UNDER THE FIRST ONE LISTED **PROCURE SOURCE**.*
ONE LOCATION – ONE FORMAT – HUNDREDS OF CONTRACTS

US Communities www.ProcureSource.com	Y ☐	N ☑
The Cooperative Purchasing Network www.tcpn.org	Y ☐	N ☑
National Joint Purchasing Alliance www.njpacoop.org	Y ☐	N ☑
US Communities www.uscommunities.org	Y ☐	N ☑
State of Iowa Bids www.das.iowa.gov/gse (type contracts in the search bar)	Y ☐	N ☑
Bi-State Regional Purchasing Council www.bistateonline.org	Y ☐	N ☑
AEA Purchasing www.aeapurchasing.org	Y ☐	N ☑
Federal Contracts Corp www.federalcontractscorp.com	Y ☐	N ☑
HGAC www.hgacbuy.org	Y ☐	N ☑
Naspo Value Point www.naspovaluepoint.org	Y ☐	N ☑
National Cooperative Purchasing Alliance www.ncpa.us	Y ☐	N ☑
National IPA www.nationalipa.org	Y ☐	N ☑
National Purchasing Partners Gov www.hppgov.com	Y ☐	N ☑
Keystone Purchasing Network www.thekpn.org	Y ☐	N ☑
Thomas Net www.thomasnet.com	Y ☐	N ☑
National Cooperative Purchasing Alliance www.ncpa.us	Y ☐	N ☑

2. Explain why the product/service requested is the only product/service that can satisfy your requirements and explain why alternatives are unacceptable. Be specific with regard to specifications, features, characteristics, requirements, capabilities and compatibility. **(Obtain and include a letter from the manufacturer confirming claims made by distributors of exclusive distributorships for the product or service, if, that is cited as a reason for this sole source/preferred vendor purchase.)**

CentralSquare's Naviline financial system is a proprietary finance and budgeting software package was used by many municipal government entities. The city is actively looking for a replacement or upgrade path to a newer solution but fro the next two years it is imperative that we have a support and maintenance contract in place for this legacy system. There is only one source of this software and that is the company known as CentralSquare and they're the sole provider of licensing and software support for this software.

3. Will this purchase obligate us to a particular vendor for future purchases? (Either in terms of maintenance that only this vendor will be able to perform and/or if we purchase this item, will we need more "like" items in the future to match this one?)

Yes, it will continue to increase our time investment in CentralSquare software solutions which in a small way makes it much more expensive if/when we ever completely replace our CentralSquare solution with software or systems from an alternative provider. This cost I am referring to is a sunken cost and will be considered in our decisions going forward. Currently there are alternative providers of software that meets our needs in the US and we are considering their options in our ERP solutions evaluation process that we are engaged in.

4. Describe the negotiation efforts, if any that have been made with the supplier to obtain the best possible price. Explain why the price for this product or service is considered to be fair and reasonable.

We called and asked the vendor for the best price available to us. We insisted that the vendor trim the package to just include parts that are essential to use the selected system. We asked the vendor to please bid into one of the purchasing cooperatives that we are members of. The vendor said they were already offering us governmental pricing which is the best they offer. I believe the price is generally fair and reasonable since other entities are paying similar prices for comparable systems.

I hereby request that a sole source/preferred vendor be approved for the procurement of the above statement of work, material, equipment, commodity, or service.

City Staff making Request	Craig DeDecker Printed Name	05/16/2023 Date
Department Head Signature	Jason Schadt Printed Name	Date

I hereby approve the sole source request for the procurement of the product and/or service documented above.

Finance Director Signature	Jason Schadt Printed Name	5/16/2023 Date

Invoice

Invoice No (1 of 1)	Date	Page
381504	5/3/2023	1 of 2

Superion, LLC, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
City of Bettendorf
Terry Allen
1609 State Street
Bettendorf IA 52722
United States

Ship To
City of Bettendorf
Terry Allen
1609 State Street
Bettendorf IA 52722
United States

Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
1109LG	City of Bettendorf		USD	Net 30	6/30/2023

	Description	Units	Rate	Extended
Contract No. Q-130238				
1	Modifications - Annual Maintenance Fee Modifications Maintenance: Start:7/1/2023, End: 6/30/2024	1	$1,400.00	$1,400.00
2	NaviLine Global Financials Annual Maintenance Fee - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$0.00	$0.00
3	NaviLine Cash Receipts-Annual Maintenance Fee-NSP - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$0.00	$0.00
4	NaviLine User Interface Annual Maintenance Fee - Annual Maintenance Fee Superion NaviLine User Interface Maintenance: Start:7/1/2023, End: 6/30/2024	1	$0.00	$0.00
5	NaviLine Human Resources - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$7,032.08	$7,032.08
6	NaviLine P-Card - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$2,596.02	$2,596.02
7	NaviLine Document Management Services - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$1,667.66	$1,667.66
8	NaviLine GMBA w/Extended Reporting - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$22,689.98	$22,689.98
9	NaviLine Fixed Assets-Annual Maintenance Fee-NSP - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$7,993.26	$7,993.26

Invoice

Invoice No (1 of 1)	Date	Page
381504	5/3/2023	2 of 2

Superion, LLC, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
City of Bettendorf
Terry Allen
1609 State Street
Bettendorf IA 52722
United States

Ship To
City of Bettendorf
Terry Allen
1609 State Street
Bettendorf IA 52722
United States

Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
1109LG	City of Bettendorf		USD	Net 30	6/30/2023

	Description	Units	Rate	Extended
10	NaviLine Purchasing/Inventory-Annual Maintenance Fee-NSP - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$12,462.23	$12,462.23
11	NaviLine Accounts Receivable-Annual Maintenance Fee-NSP - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$7,993.26	$7,993.26
12	NaviLine Payroll/Personnel-Annual Maintenance Fee-NSP - Annual Maintenance Fee Maintenance: Start:7/1/2023, End: 6/30/2024	1	$13,365.90	$13,365.90

Please include invoice number(s) on your remittance advice, made payable to Superion, LLC
ACH:
Routing Number 121000358
Account Number 1416612641
E-mail payment details to: Accounts.Receivable@CentralSquare.com

Check:
12709 Collection Center Drive
Chicago, IL 60693

Subtotal	$77,200.39
Tax	$0.00
Invoice Total	$77,200.39
Payments Applied	$0.00
Balance Due	**$77,200.39**

COUNCIL LETTER

MEETING DATE: June 5/6, 2023
REQUESTED BY: Mark Hunt

Item Title
Resolution approving a major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Case 22-097)

Explanation
The petitioner seeks approval to remove and potentially develop a 3.08-acre storm water detention area and platted open space (Lot 2 and Outlot F of Glenbrook Ridge Third Addition) as part of a previously-approved site development plan for the Quartet Senior Living facility located at 3150 Glenbrook Circle South. Removal of this amount of open space constitutes a major change to a site development plan. The petitioner originally planned to construct a 45,078 square foot, 111-unit retirement residence on the open space/drainage area on Lot 2 and Outlot F. The open space/drainage area provides an important transitional buffer between the existing townhomes to the north and the apartments to the east, and staff would be less supportive of a project the more it erodes this buffer.

At their February 15, 2023 meeting, the Planning and Zoning Commission voted unanimously to postpone their recommendation until their next meeting so that staff and the petitioner could work together to bring forward a plan that is more consistent with the overall DCA concept. At that time, the Commission expressed a desire to have a better understanding of what will ultimately be brought forward. City staff and the petitioner have met on several occasions, and the petitioner subsequently requested two deferrals as discussions continued. Staff has not yet received an updated concept for the site.

On May 17, 2023, the Planning and Zoning Commission made a recommendation for approval of a major change to the site development plan for 3150 Glenbrook Circle South. Their recommendation includes a condition requiring that a subsequent site development plan for Lot 2 and potentially Outlot F be approved by City Council within 6 months. If a site development plan for Lot 2 and potentially Outlot F is not approved by that deadline, the site development plan for 3150 Glenbrook Circle South (Case 22-097) will revert to the previously-approved site development plan. The Commission also stipulated that their conditional approval of the amended site development plan does not mandate approval of any future site development plan, and that the full DCA review process will be required. Consult the staff report and attachments 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) Staff Report with attachments; (B) Planning and Zoning Commission report to Mayor and City Council; (C) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

RESOLUTION CONDITIONALLY APPROVING A MAJOR CHANGE TO A SITE DEVELOPMENT PLAN IN A UMI DCA DISTRICT AT 3150 GLENBROOK CIRCLE SOUTH

WHEREAS, Nelson Construction and Development has requested approval of a major change to a site development plan in a UMI DCA District for 3150 Glenbrook Circle South, and

WHEREAS, the Planning and Zoning Commission has reviewed said major change to a site development plan in a UMI DCA District and conditionally recommended approval of it, and

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

WHEREAS, conditional approval of a major change to a site development plan in a UMI DCA District 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 major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South subject to the following conditions:

1. Approval of the major change to the site development plan for 3150 Glenbrook Circle South by removing Lot 2 and Outlot F of Glenbrook Ridge Third Addition from approved site plan 19-100 is conditioned upon City Council approval of a site development plan for Lot 2 (potentially including Outlot F) of Glenbrook Ridge Third Addition by November 18, 2023, and in absence of approval of such site development plan, this amended site development plan shall revert to the previously-approved site development plan.

2. Conditional approval of the amended site development plan does not mandate approval of the Future Development, and the full DCA site development plan review process will be required of the Future Development.

PASSED, APPROVED, AND ADOPTED this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

TO: Planning and Zoning Commission
FROM: Mark D. Hunt, Community Development Direct
RE: Case 22-097; 3150 Glenbrook Circle South - Site Development Plan Modification
DATE: May 17, 2023

This is a unique case, with a unique procedural posture. As the staff report addresses in more detail, the petitioner desires to ultimately develop Lot 2 and, potentially, Outlot F of Glenbrook Ridge Third Addition (the " Future Development"). In order to bring forward an application for the Future Development, the petitioner seeks to amend a previously approved site plan (removing Lot 2 from such site plan). Case 22-097 was last heard on February 15, 2023. At that time, the Commission voted unanimously to postpone their recommendation to March 15, 2023 so that staff and the petitioner could work together to bring forward a plan that was more consistent with the overall DCA concept. The Commission expressed a desire to have a better understanding of what will ultimately be brought forward for the Future Development. Representatives from the City and the petitioner have met on several occasions. The petitioner subsequently requested two deferrals as the parties continued discussions.

At this time, staff has not received an updated concept for the proposed use on the 3.08 acres (Lot 2 and Outlot F) currently utilized as stormwater detention and open space under the approved site development plan for 3150 Glenbrook Circle South. The full complement of site plan documents would be required to come forward at the next stage (i.e., following approval of the amended site plan).

With this case, as with any other, the Commission has four basic options:

1. Recommend the City Council approve the Major Site Development Plan change as presented.

2. Recommend the City Council disapprove the Major Site Development Plan change as presented.

3. Recommend the City Council approve the Major Site Development Plan change with specific conditions.

4. A fourth option would be to take no action, table, or postpone the request. Doing so would not prevent the Major Site Development Plan change from reaching City Council. A-1-2(C)(1) of the City's Zoning Code states:

The Planning and Zoning Commission shall review the site plan proposal at said meeting and receive a report from the city engineer, fire chief, the zoning administrator, the planning coordinator and receive comments from the public. The commission shall make its determination of conditions for approval of the site plan within thirty-five (35) days of the first meeting. If no action is forthcoming within the thirty-five (35) days, the site plan shall be forwarded on to the City Council for action. The City Council shall not act upon the site plan proposal until it has received a recommendation from the Planning and Zoning Commission unless such recommendation is not received within sixty (60) days from the filing date.

Should the Commission wish to explore option three, staff recommends the following conditions:

1. Approval of the Major Change to the Site Development Plan at 3150 Glenbrook Circle South is conditioned upon City Council approval of a site plan for Lot 2 (potentially including Outlot F) of Glenbrook Ridge Third Addition, and in absence of approval of such site development plan, this amended site development plan shall revert to the previously-approved site development plan.

2. Staff Is supportive of conditional approval, as this Is the best way to get a full understanding of the scope and detail of the Future Development. Such conditional approval of the amended site development plan does not mandate approval of the Future Development, and the full DCA site development plan review process will be required of the Future Development.

COMMUNITY DEVELOPMENT
City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4100

February 15, 2023 - Bettendorf Planning & Zoning Commission Meeting

Staff Report

Case No. 22-097
Request: Major Change to an existing Site Development Plan (SDP)
Location: 3150 Glenbrook Circle South and adjacent properties
Legal Description: Lots 1, 2, and Outlot F, Glenbrook Ridge Third Addition
(Parcel #s: 841019401, 841019402, 8410194OLF)
Applicant: Jacob Wolfgang – Nelson Construction and Development
Zoning: Urban Medium Intensity Development Character Area (UMI-DCA)
Future Land Use: Urban Medium Intensity Future Land Use (UMI-FLU)

Background Information and Facts

The petitioner seeks approval to remove and potentially develop a 3.08-acre stormwater detention area and open space currently required as part of a previously approved SDP for the Quartet Senior Living Facility located at 3150 Glenbrook Circle South. The stormwater/greenspace area in question occupies Lot 2 and Outlot F of Glenbrook Ridge Third Addition. The Quartet occupies Lot 1 of the same subdivision.

Removal of this amount of open space constitutes a Major Change to a SDP. A Major Change to a SDP is defined in City Code as:

1. Major Changes: A change in the approved site development plan which alters the concept or intent of the development including a change in the configuration, increase in floor area. or the height of buildings, an increase in intensity, a reduction of proposed open space, a change in road locations or standards, or other major changes, shall be approved only by submission of a new site plan in accordance with the procedures as previously set forth for the approval of site development plans (11-A-1-2-G-1).

If this change were approved, the petitioner would then seek to construct a 45,078 square foot retirement residence on the open space/drainage area. The new building would contain 111 independent living units.

This staff report, to the extent possible, is limited to the analysis of the proposed Major Change to the existing SDP at the Quartet (that is the loss of the 3.08-acre drainage area/open space). While the applicant's desired development of the open space/drainage area provides context, that use is not specifically being evaluated here. That analysis would come under a separate SDP plan review subsequent to an approval of this Major Change by the City Council.

Because the proposed Major Change is within a UMI-DCA, the review is subject to the standards specified under City Code 11-A-1-3: REVIEW OF SITE PLANS FOR PROJECTS WITHIN DCA DISTRICTS. The Code requires that City staff conduct an extensive review process. The main steps in the review process are:

1. Analyze Permitted Uses and Intensity,
2. Analyze Location and Design,
3. Analyze Compatibility.

An analysis for each of these steps is provided later in this report; however, given the relative newness and limited use of DCA Zoning Districts in the City, a short review of their history and use is provided.

<u>DCAs in Bettendorf</u>
To date, two DCA Zoning Districts exist in Bettendorf:

- Glenbrook Ridge UMI DCA, 37.08 acres, west of Devils Glen Road and south of Field Sike Drive (location of the Major Change proposed here).
- Forest Grove Crossing UMI DCA, 56.5 acres, north of Forest Grove Drive and west of Devils Glen Road.

With adoption of the 2017 Comprehensive Land Use Plan and subsequent update to the Zoning Code, Bettendorf added DCA zoning classifications to its existing Euclidean classifications. These form-based districts were meant to provide flexibility in mixing land use types across larger project areas (20 acres or more). The City's Comprehensive Plan defines DCAs as:

A geographic area in the City where land uses share common characteristics, such as density, design, and types of uses. Some DCAs allow multiple types of land uses, while others will be predominantly one use.

City Code codifies DCAs by identifying three distinct types and identifying the uses allowed in each type. The three types of DCAs allowed under the current Zoning Code are:

- Urban Low Intensity (ULI),
- Urban Medium Intensity (UMI),
- Urban High Intensity (UHI).

11-9-4 of City Code notes the following general characteristics of a UMI DCA:

A. Purpose: These are areas with urban services including medium-density residential and neighborhood and community commercial, office, and service uses. UMI areas are vibrant, urban areas that draw customers and employees from outside the immediate area. Increased intensity (compared to ULI) improves opportunities for economic activity and social interaction.

B. Uses: A mix of complementary uses, including small lot single-family housing or multiple single-family units on one lot, low-scale multiple family buildings, schools, mid-sized parks and churches, commercial, and mixed-use developments. Amenities such as parks, plazas, and quality streetscapes should be more prevalent than in ULI areas.

As previously stated, the site in question falls within the Glenbrook Ridge UMI DCA. The standards noted above, as wells as others provided in Code, informed the three-step analysis provided below.

<u>Analysis of Permitted Uses and Intensity (Step 1)</u>
The land uses currently in place at the Quartet are permitted in the Glenbrook Ridge UMI DCA. Strictly speaking, no new uses are being contemplated as part of the Major Change to the Quartet SDP; however, should this Major Change be approved, the petitioner is proposing a significant reduction in open space both in the existing Quartet SDP and the Glenbrook Ridge DCA overall.

The proposed reduction in open space changes the intensity of use at the Quartet site. Instead of having 120 units on an 11.38 acre site, the Major Change would result in 120 units

on 8.3 acres. Thus, the dwelling units per acre would increase from 10.54 units to 14.46. This change represents a 37% increase in the total dwelling units per acre at the existing Quartet development.

UMI DCAs are allowed 17 units per acre under the City's zoning ordinance. While the proposed change does significantly increase the dwelling units per acre at the Quartet site, it does not surpass what is allowed.

This increase represents only the impact of removing the open space from the Quartet site. An official analysis has not been completed on any future development on these lots.

Analysis of Location and Design (Step 2)

Table A-1-3D2 of the City's zoning ordinance provides a checklist of criteria to be considered in this step. The checklist and staff's response to each criterion is provided below.

FRONTAGE

Project frontage along a street should be similar to lot width.

The approved Quartet SDP shows approximately 486 feet of frontage along Glenbrook Circle South matched to a lot width of roughly 486 feet. The proposed Major Change to the Quartet SDP reduces the frontage along Glenbrook Circle South to approximately 165 feet, while the lot width remains 486 feet. The proposed Major Change does not meet this criterion.

PARKING AND INTERNAL CIRCULATION

Parking should serve all structures with minimal conflicts between pedestrians and vehicles.

The proposed Major Change does not appear to impact the parking and pedestrian flow of the approved site development plan.

All structures must be accessible to public safety vehicles.

The proposed Major Change does not appear to impact the accessibility of emergency vehicles as shown on the approved SDP.

Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.

The proposed Major Change does not appear to impact access to adjacent public streets and ways, nor does it interfere with internal circulation.

LANDSCAPING

Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of sites with sensitive environmental features or natural drainageways should be preserved.

Staff contends the open space/drainage area is integral the Quartet's SDP and the Glenbrook Ridge DCA. The proposed Major Change appears to eliminate multiple trees from the Landscape Plan originally approved with the SDP. It also appears to remove buffering/transitioning, between the Quartet and the nearby townhomes and apartments. Changes to the existing drainage pattern would occur. The proposed Major Change does not meet this criterion.

Other.

The ability of the developer to provide the dog park as shown and required under the current SDP is severely limited by the proposed Major Change. Staff finds this to have a negative impact on the proposed Major Change.

The drainage area's pond and open space was a major focal point of the landscape aesthetic of the approved SDP. Removing this from the landscape has a significant impact to the look and feel of the built environment within the Glenbrook Ridge DCA. Staff finds this to have a negative impact on the proposed Major Change.

BUILDING DESIGN

Architectural design and building materials should be compatible with surrounding areas or highly visible locations.

The proposed Major Change does not appear to impact the architectural design of the existing SDP.

TRAFFIC CAPACITY

Project should not obstruct traffic on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.

The proposed Major Change does not appear to violate this criterion.

Larger commercial or office use areas should begin on or near arterial and collector streets.

The proposed Major Change does not appear to violate this criterion.

Smaller commercial uses areas may be appropriate to begin on or near collector and local streets.

The proposed Major Change does not appear to violate this criterion.

EXTERNAL TRAFFIC EFFECTS

Project design should attempt to direct non-residential traffic away from residential areas.

The proposed Major Change does not appear to violate this criterion.

OPERATING HOURS

Projects with long operating hours must minimize effects on surrounding residential areas.

The proposed Major Change does not appear to violate this criterion.

OUTSIDE STORAGE

Outside storage areas must be screened from surrounding streets and less intensive land uses.

The proposed Major Change does not appear to violate this criterion.

SANITARY WASTE DISPOSAL

Developments within 300 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.

The proposed Major Change does not appear to violate this criterion.

Sanitary sewer must have adequate capacity to serve development.

The proposed Major Change does not appear to violate this criterion.

STORM WATER MANAGEMENT

Development should handle storm water adequately to prevent overloading of public storm water management system.

The proposed Major Change appears to indicate modifications to the stormwater management system for the Quartet, but a formal analysis of any changes to that system are premature at this time.

Storm water runoff should not inhibit development of other properties.

See above.

Development should not increase probability of erosion, flooding, landslides, or other runoff-related effects.

See above.

Compatibility (Step 3)

With this step of the analysis, the Code requires staff to consider if the proposed Major Change to the Quartet's SDP is compatible with the neighboring land uses. More specifically, what are the externalities of removing the 3.08-acre drainage area/open space from the Quartet's approved SDP and the Glenbrook Ridge UMI DCA.

Table A-1-3E1 of the City's zoning ordinance provides general guidance on addressing compatibility in the different DCAs. For UMI DCA's the code states:

> *Different types of land use are positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.*

Removing the open space/drainage from the Quartet's SDP and replacing it with development will reduce the internal transitioning and buffering between uses within the Glenbrook Ridge UMI DCA. The exact extent of this reduction is dependent upon the amount of development that occurs on the open space/drainage area. Staff contends that the open space/drainage area provides an important transitional buffer between the existing townhomes to north and the apartments to the east. The more this transitional buffer is eroded, the less supportive staff would be of the change.

One way to gauge what might be allowable under City code as a tradeoff for the loss of open space/drainage area is to look at the zoning code's guidance for the desirable housing mix in a UMI DCA. Table 11-8-3-C of City Code lists the desirable housing mix in a UMI DCA as 30-50% single-family detached; 20-25% attached dwellings; and 20-35% multi-family dwellings.

The current housing mix in the Glenbrook Ridge UMI DCA is 83% multi-family, 10% attached dwellings, and 7% single family. Considering this imbalance relative to the desired percentages, staff would recommend the applicant look at options such as single-family homes or townhomes that would help bring the DCA closer to the desired balance and be compatible with the surrounding land uses.

Staff Recommendation

Staff recommends denial of the proposed Major Change to the Quartet's existing SDP. Allowing such a change would not align with the location and design criteria specified in City Code. The Major Change appears to conflict with required improvements such as the dog park and landscaping required under the existing SDP. The change would also present

significant compatibility issues and potentially worsen an imbalance in the desired housing mix for the Glenbrook Ridge UMI DCA.

Sincerely,

Mark D. Hunt
Community Development Director

Attachments:
(A) Aerial Map
(B) Zoning Map
(C) Future Land Use Map
(D) Final Plat Glenbrook Ridge 3rd Addition
(E) 3150 Glenbrook Circle South Current SDP
(F) 3150 Glenbrook Circle South Proposed Major Change to SDP
(G) Response to staff comments

Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Aerial

ATTACHMENT A

1 Inch = 209 Feet

0 80 160 320 480 Feet

N



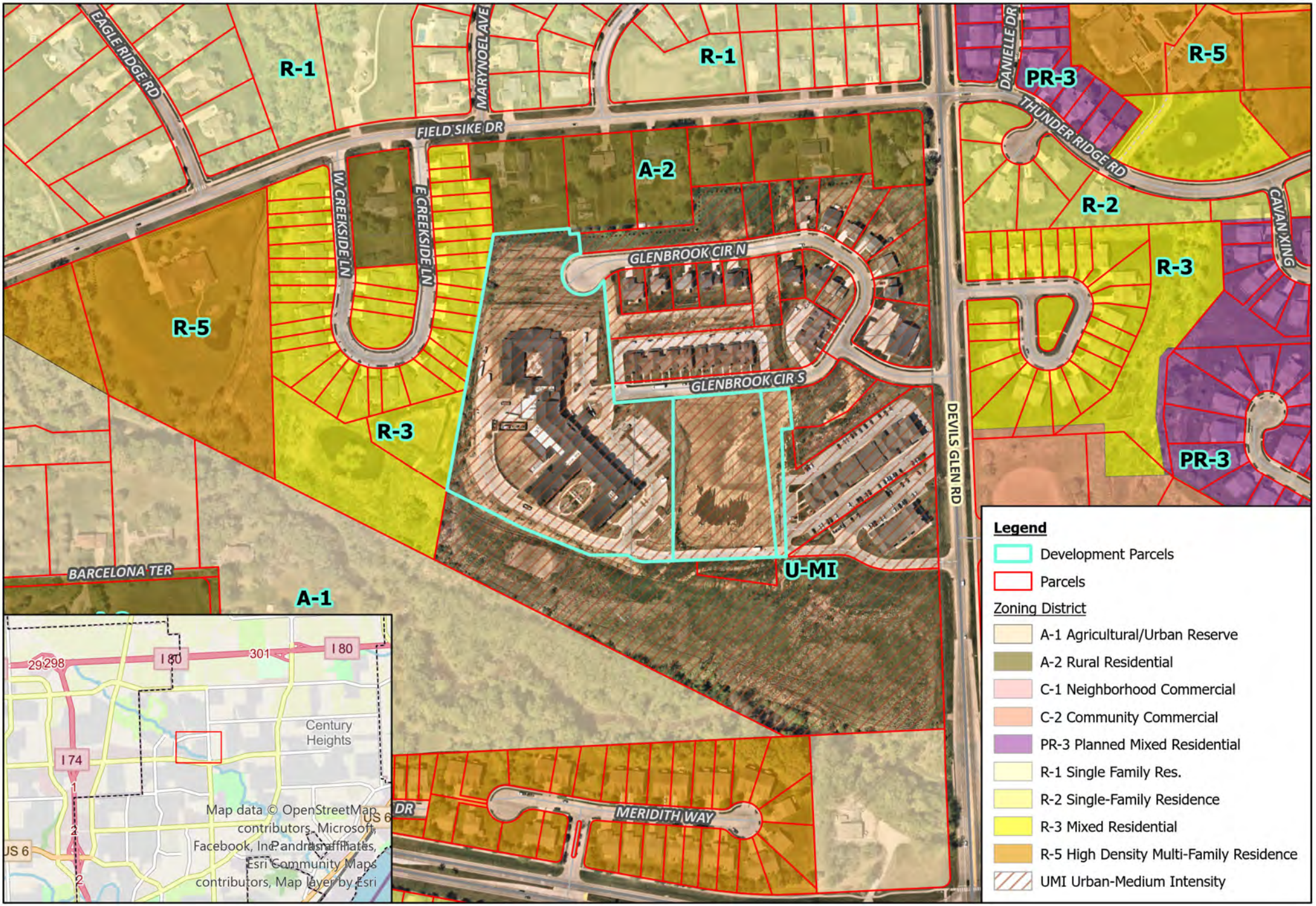
Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Zoning

ATTACHMENT B

1 Inch = 327 Feet

0 125 250 500 750 Feet

N



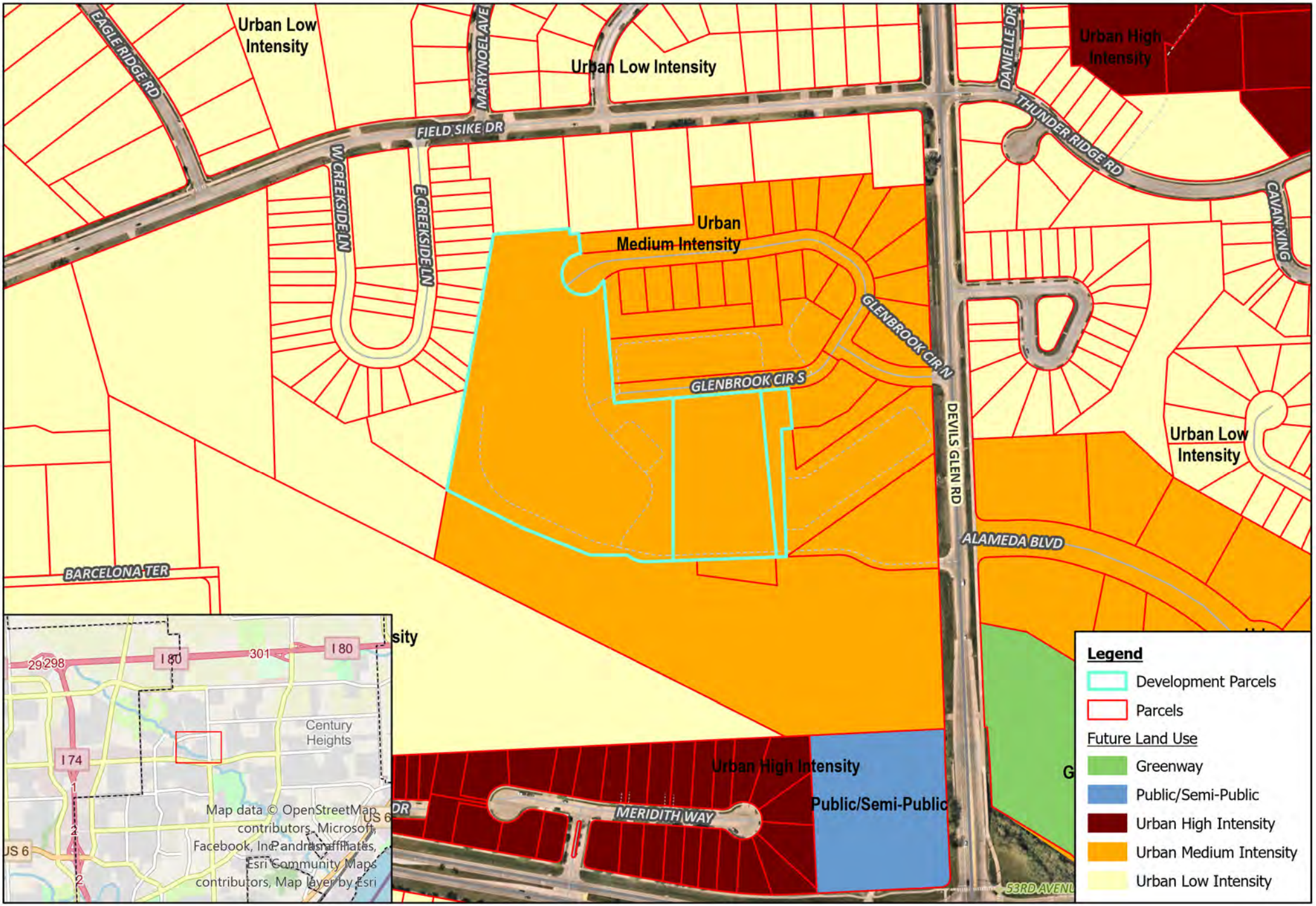
Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Future Land Use

ATTACHMENT C

1 Inch = 327 Feet

0 125 250 500 750 Feet

N

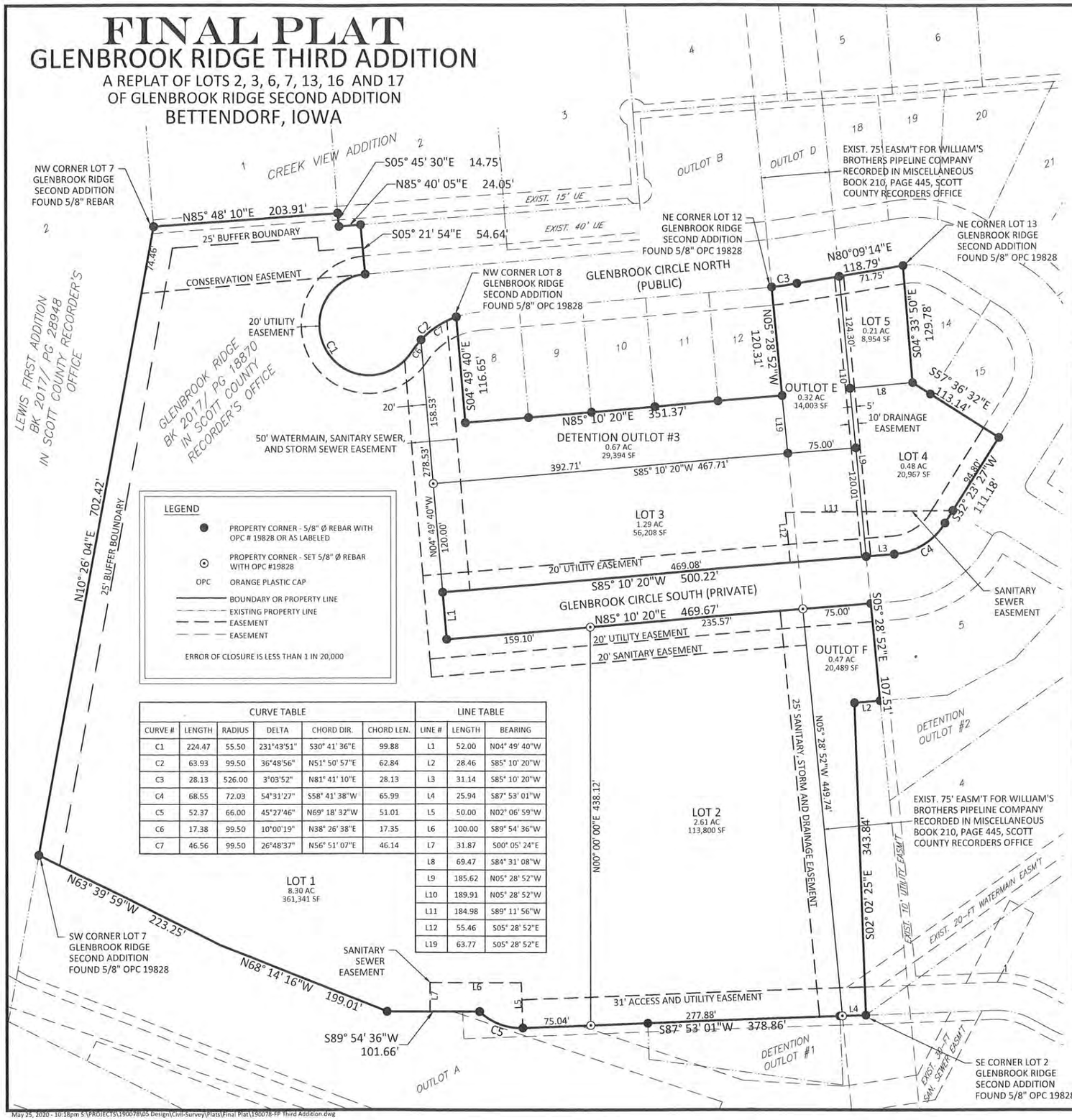


ATTACHMENT D

FINAL PLAT

GLENBROOK RIDGE THIRD ADDITION

A REPLAT OF LOTS 2, 3, 6, 7, 13, 16 AND 17
OF GLENBROOK RIDGE SECOND ADDITION
BETTENDORF, IOWA



LEGEND

- PROPERTY CORNER - 5/8" Ø REBAR WITH OPC # 19828 OR AS LABELED
- PROPERTY CORNER - SET 5/8" Ø REBAR WITH OPC #19828
- OPC ORANGE PLASTIC CAP
- BOUNDARY OR PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT
- EASEMENT

ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

CURVE TABLE						LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.	LINE #	LENGTH	BEARING
C1	224.47	55.50	231°43'51"	S30° 41' 36"E	99.88	L1	52.00	N04° 49' 40"W
C2	63.93	99.50	36°48'56"	N51° 50' 57"E	62.84	L2	28.46	S85° 10' 20"W
C3	28.13	526.00	3°03'52"	N81° 41' 10"E	28.13	L3	31.14	S85° 10' 20"W
C4	68.55	72.03	54°31'27"	S58° 41' 38"W	65.99	L4	25.94	S87° 53' 01"W
C5	52.37	66.00	45°27'46"	N69° 18' 32"W	51.01	L5	50.00	N02° 06' 59"W
C6	17.38	99.50	10°00'19"	N38° 26' 38"E	17.35	L6	100.00	S89° 54' 36"W
C7	46.56	99.50	26°48'37"	N56° 51' 07"E	46.14	L7	31.87	S00° 05' 24"E
						L8	69.47	S84° 31' 08"W
						L9	185.62	N05° 28' 52"W
						L10	189.91	N05° 28' 52"W
						L11	184.98	S89° 11' 56"W
						L12	55.46	S05° 28' 52"E
						L19	63.77	S05° 28' 52"E

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 10-78N-4E
QUARTER SECTION:
CITY: BETTENDORF
SUBDIVISION: GLENBROOK RIDGE SECOND ADDITION
BLOCK: NA
LOT(S): 2, 3, 6, 7, 13, 16, AND 17
PROPRIETOR: DEVILS GLEN HOLDING, LLC
REQUESTED BY: DEVILS GLEN HOLDING, LLC
PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. COURT ST UNIT 3 IOWA CITY, IA 52240 - PH# 319.519.6220

LEGAL DESCRIPTION

LOTS 2, 3, 6, 7, 13, 16, 17, OUTLOT E, AND DETENTION OUTLOTS 3 THRU 5 OF GLENBROOK RIDGE SECOND ADDITION AS RECORDED IN BOOK 2019, PAGE 11022 IN THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

OUTLOT INFORMATION:

1. DETENTION OUTLOT #3 FOR PUBLIC STORM WATER MANAGEMENT.
2. OUTLOT E FOR COMMON OPEN SPACE.
3. OUTLOT F FOR COMMON OPEN SPACE.

NOTES:

1. BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE , DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
5. PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0378F WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2011.
6. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
7. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY DECEMBER 31, 2020.
8. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. BLANKET ACCESS EASEMENTS ACROSS LOTS 1 AND 2 ARE GRANTED TO THE OWNERS OF ALL OF THOSE LOTS.
11. MINIMUM 4-FT WIDE SIDEWALK ON INTERIOR RIGHTS-OF-WAY.
12. ALL PRIVATE DRIVES SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS NOT FRONTING GLENBROOK CIRCLE NORTH RIGHT-OF-WAY.
13. ALL EXISTING EASEMENTS ORIGINAL TO GLENBROOK RIDGE 1ST AND 2ND ADDITION SHALL BE VACATED WITH THE RECORDING OF THIS APPROVED PLAT
14. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
15. ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
BRYCE K. DALTON
KIRTON MCCONKIE
50 E. SOUTH TEMPLE #400
SALT LAKE CITY, UT 84111
801-328-3600
BDALTON@KMCLAW.COM

OWNER:
Lot 5
SCOTT WEBSTER
PREMIER CUSTOM HOMES
5773 CALIFORNIA DRIVE
BETTENDORF, IA 52722
SMW212121@ICLOUD.COM

OWNER
Lots 1, 2 & OL F
NELSON CONSTRUCTION & DEVELOPMENT
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309

OWNER:
Lots 3, 4, Detention Outlot #3, & OL E
DEVILS GLEN HOLDING, LLC
C/O BEN EASTEP
1805 STATE STREET, #103
BETTENDORF, IA 52722
563-265-0839

ZONING:

URBAN MEDIUM INTENSITY (UMI)

SETBACKS

FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15; MIN.=15
REAR	25 FT

CITY OF BETTENDORF
BY Derrick P. Leach DATE 6-4-20
ATTEST DATE

PLANNING AND ZONING
BY 5-29-20 DATE

IOWA - AMERICAN WATER CO.
BY Julie Oellender 5-26-20 DATE

MIDAMERICAN ENERGY COMPANY
BY 5-26-20 DATE

MEDIACOM
BY 5-26-20 DATE

CENTURYLINK
BY 5 26 2020 DATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, P.L.S., P.E
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

BRADLEY R. GEATER 19828 PROFESSIONAL LAND SURVEYOR IOWA

5/26/20 DATE

0 30 60

ENGINEER: AXIOM CONSULTANTS WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: DATE ISSUED: 2/11/2020

CURRENT REV:

PROJECT NAME: GLENBROOK RIDGE THIRD ADDITION

CLIENT NAME: DEVIL'S GLEN HOLDING, LLC

SHEET NAME: FINAL PLAT

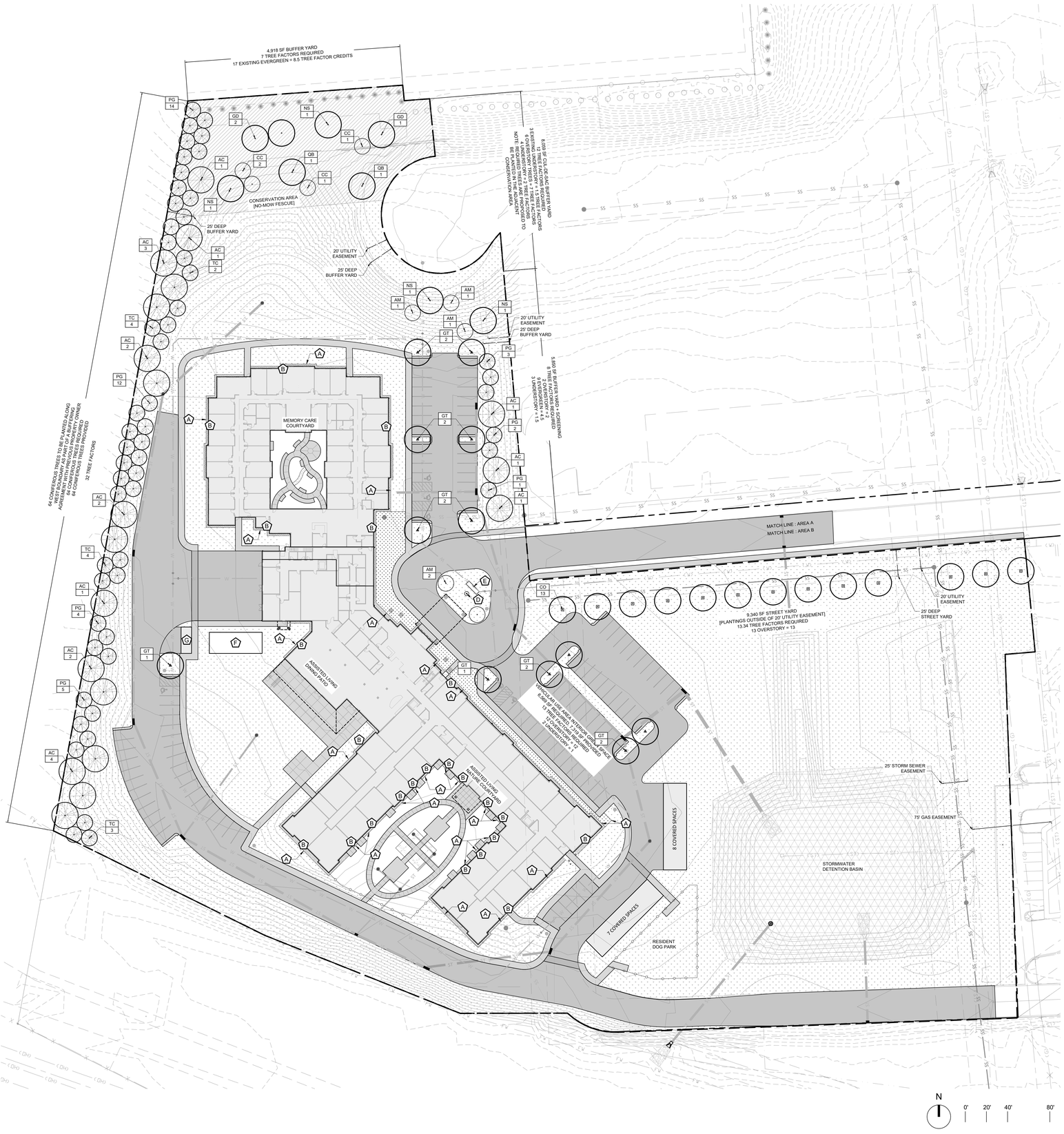
PROJECT NO: 19-0078

PROJECT MANAGER: BETTIS

SHEET NUMBER: 1 OF 1

May 25, 2020 - 10:18pm S:\PROJECTS\190078\05 Design\Civil-Survey\Plats\Final Plat\190078-FP Third Addition.dwg

ATTACHMENT E



LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- WATER
- TELECOM
- GAS
- ELECTRIC
- SANITARY SEWER
- STORM SEWER
- EXISTING EASEMENT
- TREE PROTECTION FENCING
- EXISTING CONTOUR

- STREET YARD OVERSTORY TREE
- VEHICULAR USE AREA OVERSTORY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- BUFFER OVERSTORY TREE
- NO-MOW FESCUE
- SHRUB / PERENNIAL
- SEED - TURFGRASS
- SOD - TURFGRASS
- NATIVE PLANT MIX

KEYED NOTES

KEY	MATERIAL / OBJECT	NOTES
A	LANDSCAPE EDGING	4" X 3/ 16" STEEL EDGING W/ 3/ 16" X 1'-4" TAPERED STEEL STAKE # 30" O.C.; COLOR: BLACK; FINISH: STANDARD PAINT
B	ROCK MULCH BORDER	TBD
C	BIKE RACK	TBD
D	FLAG POLE	SEE ARCHITECTURAL SPECIFICATIONS. PROVIDE FLAG POLE UPLIGHTING.
E	MONUMENT SIGN W/ ILLUMINATION	REFERENCE ARCHITECTURAL SHEETS AND SITE ELECTRICAL SHEETS
F	UTILITY ENCLOSURE	TRANSFORMER AND GENERATOR; REFERENCE ARCHITECTURAL SHEETS
G	TRASH ENCLOSURE	REFERENCE ARCHITECTURAL SHEETS

PLANTING NOTES

1. CONTRACTOR TO SEED ALL DISTURBED AREAS UNLESS NOTED OTHERWISE.
2. INSTALL 6' MULCH RINGS AT ALL PROPOSED TREES WITHIN LAWN AREAS.

AREA CALCULATIONS

TOTAL SITE	495,672 SF
TOTAL BUILDING	66,403 SF

AREAS LISTED BELOW HAVE BEEN USED TO CALCULATE TREE FACTOR REQUIREMENTS FOR VEHICULAR USE AREAS, STREET YARDS, AND BUFFER YARDS

VEHICULAR USE AREA [DRIVES AND PARKING AREAS]
VEHICULAR USE AREAS ARE DEFINED AS ALL AREAS SUBJECT TO VEHICULAR TRAFFIC INCLUDING, BUT NOT LIMITED TO, ACCESSWAYS, DRIVEWAYS, LOADING AREAS, SERVICE AREAS, AND PARKING STALLS FOR ALL TYPES OF VEHICLES.

TOTAL AREA	93,848 SF

FOR AREAS GREATER THAN 30,000 SF, AN AREA EQUIVALENT TO A MINIMUM OF 7% OF THE TOTAL VEHICULAR USE AREA SHALL BE LANDSCAPED. THE REQUIRED LANDSCAPED AREA SHALL BE LOCATED IN THE INTERIOR OF THE VEHICULAR USE AREA INCLUDING CORNERS OF THE PARKING AREA, ISLANDS, AND STRIP PLANTINGS.

REQUIRED INTERIOR GREEN SPACE [7% OF TOTAL AREA]	6,569 SF
PROVIDED INTERIOR GREEN SPACE	7,624 SF

STREET YARD AREA
STREET YARDS ARE DEFINED AS CONTIGUOUS LANDSCAPED AREAS ALONG THE STREET RIGHT-OF-WAY. THE LANDSCAPED AREA SHALL BE OF A DEPTH NOT LESS THAN THAT ESTABLISHED IN SECTION 11-12-5, TABLE 11-12-5A1 OF THE CITY ZONING ORDINANCE. A 20' DEPTH HAS BEEN DETERMINED FOR THIS SITE.

20' DEPTH X 467' LENGTH ALONG STREET R.O.W.	9,340 SF

BUFFER YARD AREA [LANDSCAPED AREA ALONG LOT LINES]
BUFFER YARDS ARE DEFINED AS LANDSCAPED AREAS ALONG LOT LINES PROVIDED TO SEPARATE AND PARTIALLY OBSTRUCT THE VIEW OF TWO ADJACENT LAND USES OR PROPERTIES FROM ONE ANOTHER.

REQUIRED BUFFER YARD LOCATIONS ARE SHOWN ON THE PLAN, AND A 25' BUFFER YARD DEPTH HAS BEEN DETERMINED FOR THIS SITE.

25' DEPTH ALONG REQUIRED LOT LINES	36,183 SF

SCREENING

SCREENING IS REQUIRED AT THE FOLLOWING CONDITIONS:
- OUTDOOR STORAGE AREAS
- LOADING AREAS, REFUSE COLLECTION, AND OTHER SERVICE AREAS
- MAJOR MACHINERY AREAS OR MANUFACTURING AREAS
- VEHICULAR USE AREAS
- SOURCES OF GLARE, NOISE, OR OTHER ENVIRONMENTAL EFFECTS
- ELECTRICAL AND MECHANICAL EQUIPMENT
- SATELLITE DISHES
- OTHER NOXIOUS USES AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR

SCREENING SHALL BE AN OPAQUE BARRIER AT LEAST 6' IN HEIGHT IN ALL YARDS EXCEPT THE FRONT YARD WHICH SHALL BE BETWEEN 2.5' AND 3' IN HEIGHT MEASURED RELATIVE TO THE STREET GRADE. THE FOLLOWING ARE ACCEPTABLE BARRIERS:
- SOLID WOOD / MASONRY FENCE OR WALL
- HEDGE OR INFORMAL SCREEN OF EVERGREEN PLANT MATERIAL
- LANDSCAPE BERM WITH 3:1 MAXIMUM SLOPE
- ANY COMBINATION OF THESE METHODS

TREE CALCULATIONS

NOTE: DUE TO EXISTING UTILITY EASEMENTS ALONG ROADWAYS, SOME REQUIRED BUFFER YARD AND STREET YARD TREES ARE LOCATED OUTSIDE AND ADJACENT TO THE BUFFER YARD AND STREET YARD LOCATIONS.

VEHICULAR USE AREAS
1 TREE FACTOR SHALL BE REQUIRED FOR EVERY 500 SF OF REQUIRED INTERIOR GREENSPACE [SEE TABLE FOR TREE FACTOR DEFINITIONS]:
6,569 SF / 500 = 13.14 [REQUIRED TREE FACTOR]
13 OVERSTORY TREES PROVIDED

STREET YARD
1 TREE FACTOR SHALL BE REQUIRED FOR EVERY 700 SF OF THE STREET YARD GREENSPACE:
9,340 / 700 = 13.34 [REQUIRED TREE FACTOR]
13 OVERSTORY TREES PROVIDED = 13

BUFFER YARD
32 TREE FACTORS SHALL BE PROVIDED ALONG WEST BUFFER IN THE FORM OF CONIFEROUS TREES:
64 CONIFERS REQUIRED
64 CONIFERS PROVIDED

1 TREE FACTOR SHALL BE REQUIRED FOR EVERY 700 SF OF THE REMAINING BUFFER YARD GREENSPACE:
36,183 [TOTAL SF] - 17,409 [WEST SF] = 18,774 [REMAINING SF]
18,774 / 700 = 26.82
26.82 [REQUIRED TREE FACTOR]

9 OVERSTORY TREES PROVIDED = 9
7 UNDERSTORY TREES PROVIDED = 3.5
9 EVERGREEN TREES PROVIDED = 4.5
EXISTING TREE FACTOR CREDITS = 10

PROVIDED TREE FACTORS = 27

TOTAL REQUIRED TREE FACTORS:	TOTAL PROVIDED TREE FACTORS INCLUDING EXISTING TREES
13.14 [VEHICULAR USE]	13 [VEHICULAR USE]
13.34 [STREET YARD]	13 [STREET YARD]
32 [WEST BUFFER]	32 [WEST BUFFER]
26.82 [REMAINING BUFFER]	27 [REMAINING BUFFER]
85.3 REQUIRED TREE FACTORS	85 PROVIDED TREE FACTORS

TREE FACTOR TABLE
CITY OF BETTENDORF LANDSCAPE HANDBOOK

DECIDUOUS OVERSTORY	
2-INCH CALIPER	1.0
4-INCH CALIPER	2.0
ONE-STEM DECIDUOUS UNDERSTORY	
1 1/2-INCH CALIPER	0.5
3-INCH CALIPER	1.0
MULTI-STEM DECIDUOUS UNDERSTORY	
6' HEIGHT	0.5
12' HEIGHT	1.0
EVERGREEN	
6' HEIGHT	0.5
12' HEIGHT	1.0

PLANT SCHEDULE PROPOSED

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
OVERSTORY TREES [34 TREE FACTORS]						
13	CO	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2"	B&B	MATCHING
3	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2"	B&B	MATCHING
12	GT	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' SKYLINE	SKYLINE HONEYLOCUST	2"	B&B	MATCHING
4	NS	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK TUPELO	2"	B&B	MATCHING
2	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2"	B&B	MATCHING
UNDERSTORY TREES [4.5 TREE FACTORS]						
5	AM	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-8' HT	B&B	MULTI-STEM
4	CC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8' HT	B&B	MULTI-STEM
EVERGREEN TREES [36.5 TREE FACTORS]						
19	AC	ABIES CONCOLOR	WHITE FIR	6'-8' HT	B&B	
41	PG	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	6'-8' HT	B&B	
13	TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	6'-8' HT	B&B	

PLANT SCHEDULE EXISTING

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
UNDERSTORY TREES [1.5 TREE FACTORS]						
3		UNDERSTORY TREE	SPECIES TO BE VERIFIED	2" DBH		SEE NOTE ON PLAN
EVERGREEN TREES [8.5 TREE FACTORS]						
17		EVERGREEN TREE	SPECIES TO BE VERIFIED	4" DBH		SEE NOTE ON PLAN

PRINTS ISSUED
11/27/19 - SITE PLAN SUBMITTAL

REVISIONS:
12/10/19 - SITE PLAN SUBMITTAL

gēnus
[landscape architects]

GLENBROOK RIDGE SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

SHEET TITLE
PLANTING PLAN - OVERALL

PROJECT NUMBER: 19039

SHEET NUMBER:
L-100

DRAWN BY: Author CHECKED BY: Checker

12/9/2019 3:29:26 PM
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SITE PLAN FOR GLENBROOK RIDGE SENIOR LIVING IN THE CITY OF BETTENDORF SCOTT COUNTY, IOWA

SITE INFORMATION

PROPERTY LOCATION	WEST END OF GLENBROOK CIRCLE SOUTH		
REQUIRED PARKING	1.5 SPACES PER INDEPENDENT LIVING UNIT - 1 X 32 =		48 REQUIRED STALLS
	½ SPACE PER ASSISTED LIVING UNIT - ½ X 56 UNITS =		28 REQUIRED STALLS
	¼ SPACE PER NURSING/CONVALESCENT BED PLUS 1 SPACE PER EMPLOYEE ¼ X 32 BED + 30 MC EMPLOYEES (EST.)		38 REQUIRED STALLS
			114 TOTAL REQUIRED PARKING STALLS
PROPOSED PARKING	128 SPOTS WITH 6 ADA STALLS (PLAN SHOWS 113 SURFACE STALLS AND 15 COVERED PARKING SPACES *) *COVERED PARKING SPACES MAY BECOME SURFACE SPACES DEPENDING ON PROJECT BUDGET.		
EXISTING SITE	495,671 SF	11.38 AC	(100%)
BUILDING AREA =	0 SF	0 AC	(0%)
PAVEMENT =	0 SF	0 AC	(0%)
OPEN SPACE =	495,671 SF	11.38 AC	(100%)
PROPOSED SITE	495,671 SF	11.38 AC	(100%)
BUILDING AREA =	66,405 SF	1.52 AC	(13%)
PAVEMENT =	110,658 SF	2.54 AC	(22%)
OPEN SPACE =	318,608 SF	7.31 AC	(64%)
*DOES NOT INCLUDE AREA WITHIN PRIVATE STREET ROW.			
ZONING	URBAN MEDIUM INTENSITY (UMI)		
FEMA FLOODWAY INFORMATION	MAP NUMBER 19163C0378F EFFECTIVE FEBRUARY 18, 2011 100-YR FLOODPLAIN ELEVATION = 661.00 500-YR FLOODPLAIN ELEVATION = 662.50		
YARD SETBACKS			
FRONT	25 FT		
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15 MIN. 15		
REAR	25 FT		
PROPOSED USE	RETIREMENT RESIDENCE		
BUILDING TYPE PER 2015 IBC:	TYPE V-A PER 2015 IBC, BUILDING WILL BE FIRE SPRINKLED		
OCCUPANCY TYPE PER 2015 IBC:	I-1 CONDITION 2		
FLOOR AREA			
TOTAL FLOOR AREA:	138,853 SF		
FIRST FLOOR	67,506 SF		
SECOND FLOOR	36,108 SF		
THIRD FLOOR	35,239 SF		

UTILITY & EMERGENCY CONTACTS

THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES IN PROXIMITY TO THE PROJECT:

MIDAMERICAN ENERGY
CONTACT: DIANNE HIRL
PHONE:309/793-3645
EMAIL:DHHIRL@MIDAMERICAN.COM

CENTURYLINK
CONTACT: TOM STURMER
PHONE: 720/578-8090
EMAIL:THOMAS.STURMER@CENTURYLINK.COM

GENESEO COMMUNICATIONS
CONTACT: ROGER GRANELL
PHONE: 309/944-8025
EMAIL: ROGER.GRANELL@GENESEO.COM

IOWA AMERICAN WATER COMPANY
CONTACT: JULIE ALLENDER
PHONE: 563/468-9222
EMAIL: JULIE.ALLENDER@AMWATER.COM

MEDIACOM COMMUNICATIONS CORP.
CONTACT: MITCH HANCOCK
PHONE: 309/743-4735
MHANCOCK@MEDIACOMCC.COM

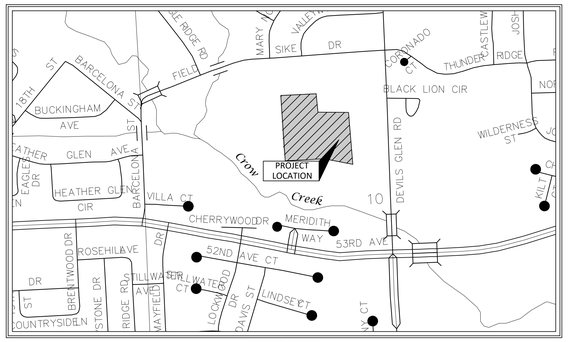
MAGELLAN MIDSTREAM PARTNERS
CONTACT: DYLAN GILLEAN
PHONE: 918/574-7098
WILCALL2@MAGELLANLP.COM

CITY CONTACTS

CITY OF BETTENDORF

PUBLIC WORKS	4403 DEVILS GLEN RD BETTENDORF, IA 52722 563/344-4088
CITY ENGINEER	BRENT MORLOK 4403 DEVILS GLEN RD BETTENDORF, IA 52722 563/344-4063 BMORLOK@BETTENDORF.ORG

PROJECT VICINITY MAP CITY OF BETTENDORF



NOT TO SCALE
CITY OF BETTENDORF, SCOTT COUNTY, IA

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF BETTENDORF DESIGN STANDARDS. NO DESIGN VARIANCES REQUESTED.

LEGAL DESCRIPTION:
A REPLAT OF LOTS 2, 3, 6, 7, 13, 16, 17 AND OUTLOT C, OUTLOT E, DETENTION OUTLOT 3, DETENTION OUTLOT 4, AND DETENTION OUTLOT 5 OF GLENBROOK RIDGE SECOND ADDITION AS RECORDED IN FILE 2019-00011022 AND 2019-00017182 IN THE SCOTT COUNTY RECORDER'S OFFICE.

	INDEX OF SHEETS	
C0.00	COVER SHEET	
C2.00	OVERALL SITE PLAN	

SUMMARY OF PUBLIC INFRASTRUCTURE QUANTITIES

PROPOSED 8"PVC TRUSS SANITARY SEWER PIPE	LF	908
PROPOSED SANITARY SEWER MANHOLE	EA	3

CITY APPROVAL

BY: _____ DATE: _____

CITY'S ENGINEER'S RECOMMENDATION

BY:_____ DATE: _____

OWNER/APPLICANT:	PREPARED BY:
NELSON CONSTRUCTION & DEVELOPMENT C/O JACOB WOLFGANG 218 6TH AVENUE, SUITE 200 DES MOINES, IA 50309 515-720-6170 JACOB@NELSONCONST.COM	AXIOM CONSULTANTS, LLC C/O NICK BETTIS, P.E. 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240 319-519-6220 NBETTIS@AXIOM-CON.COM

PRINTS ISSUED
12/09/2019- SD RESUBMITTAL

REVISIONS:

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

GLENBROOK RIDGE
SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

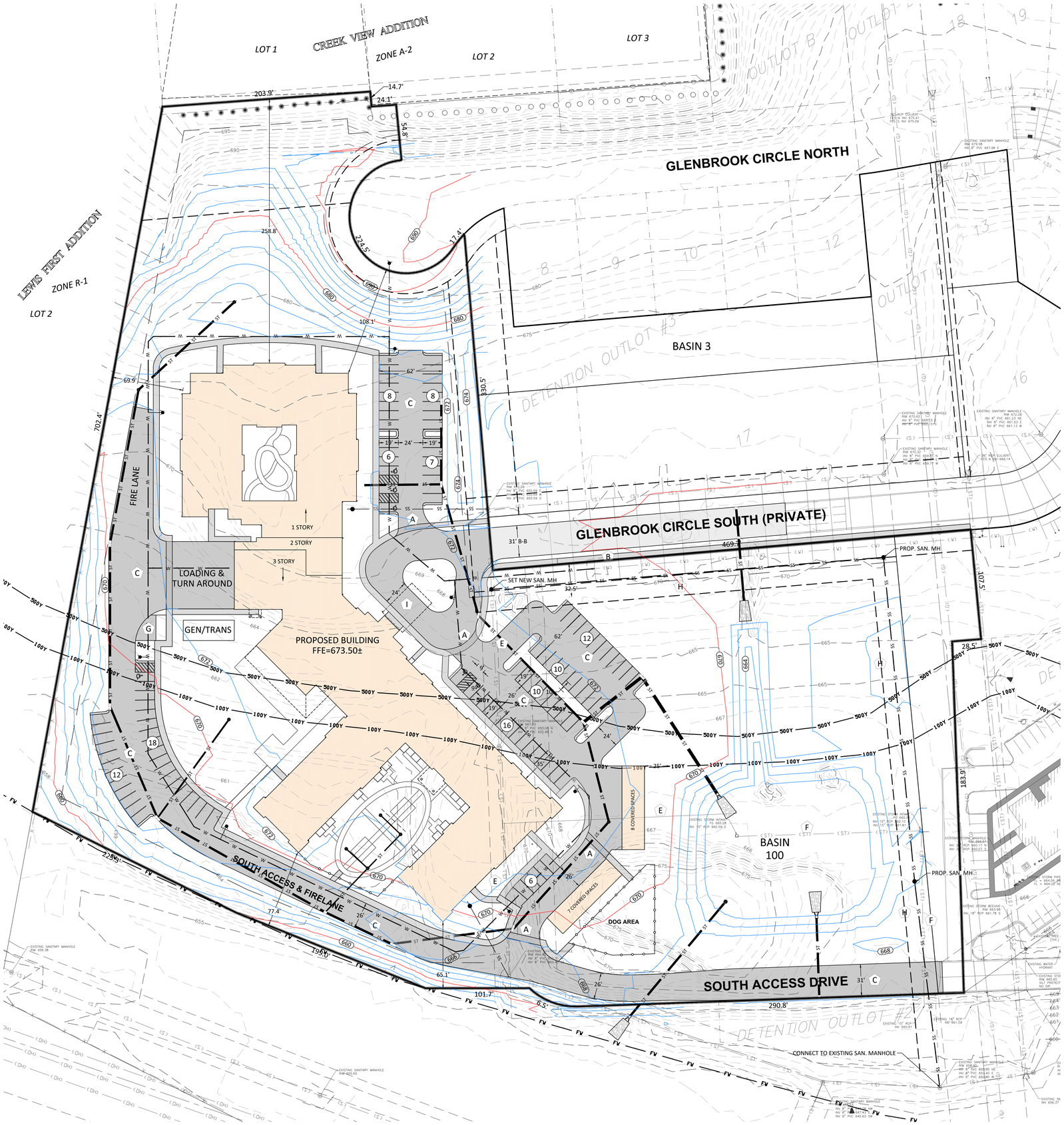
SHEET TITLE
SITE PLAN

PROJECT NUMBER: 19039

SHEET NUMBER:

C-000

DRAWN BY: Author CHECKED BY: Checker



SITE PLAN KEYNOTES

- A ADA CURB RAMP. REFER TO SUDAS DETAIL 7030.206
- B PROPOSED 4" CONCRETE WALK.
- C PROPOSED CONCRETE PAVEMENT.
- D PROPOSED STORM WATER MANAGEMENT AREA
- E REMOVE EXISTING SANITARY SEWER AND SERVICE LINE
- F REMOVE EXISTING STORM PIPE
- G REFUSE AND RECYCLING ENCLOSURE
- H RELOCATED PUBLIC SANITARY SEWER
- I COVERED DROPOFF

SITE PLAN NOTES

1. ALL PROPOSED WATERMAIN IS TO BE 8" PVC C900.
2. ALL PROPOSED SANITARY SEWER IS TO BE 8" PVC TRUSS.
3. CONNECT DOWNSPOUTS TO STORM SEWER.
4. 100-YR FLOODPLAIN ELEV.=661.00

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(S)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
WATER: WELL	(WELL)	WELL
CHILLED WATER: SUPPLY	(CHWS)	CHWS
CHILLED WATER: RETURN	(CHWR)	CHWR
CONDENSATE	(CND)	CND
STEAM: HIGH PRESSURE	(HPS)	HPS
STEAM: LOW PRESSURE	(LPS)	LPS
COMMUNICATIONS HANDHOLE	CO	CO
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE	E	E
ELECTRIC TRANSFORMER	E	E
TRAFFIC HANDHOLE		
TRAFFIC MANHOLE	TRFC	TRFC
FIBER OPTIC HANDHOLE	FO	FO
FIBER OPTIC MANHOLE	FO	FO
GAS MANHOLE	G	G
GAS VALVE		
SANITARY SEWER MANHOLE	SS	
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE	W	W
POST INDICATOR VALVE		

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE	— X — X — X —	— X — X — X —
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
DELINEATED WETLAND		
100-YEAR FLOODPLAIN	100Y	100Y
500-YEAR FLOODPLAIN	500Y	500Y
STREAM CENTERLINE		
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX	MAIL	MAIL
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER	WM	WM
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL	MW	MW
WELL	W	W

0 20 40

PRINTS ISSUED
12/09/2019- SD RESUBMITTAL

REVISIONS:

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

GLENBROOK RIDGE SENIOR LIVING

DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

SHEET TITLE
SITE PLAN

PROJECT NUMBER: 19039

SHEET NUMBER:

C-200

DRAWN BY: Author CHECKED BY: Checker

19039 Bettendorf Comsul_R19_Attached.vwf

ATTACHMENT F

SITE PLAN FOR GLENBROOK RIDGE SENIOR LIVING IN THE CITY OF BETTENDORF SCOTT COUNTY, IOWA

SITE INFORMATION

PROPERTY LOCATION	WEST END OF GLENBROOK CIRCLE SOUTH		
REQUIRED PARKING	WEST BUILDING:		
	1.5 SPACES PER INDEPENDENT LIVING UNIT - 1.5 X 32 =		48 REQUIRED STALLS
	½ SPACE PER ASSISTED LIVING UNIT - ½ X 56 UNITS =		28 REQUIRED STALLS
	¼ SPACE PER NURSING/CONVALESCENT BED PLUS 1 SPACE PER EMPLOYEE= ¼ X 32 BED + 30 MC EMPLOYEES (EST.)		38 REQUIRED STALLS
	EAST BUILDING:		
	1.5 SPACES PER INDEPENDENT LIVING UNIT - 1.5 X 111 UNITS =		167 REQUIRED STALLS
			281 TOTAL REQUIRED PARKING STALLS
PROPOSED PARKING			181 SURFACE "OFF-STREET" STALLS WITH 10 ADA STALLS
			15 ON-STREET PARKING STALLS
			106 UNDERGROUND STALLS
			302 TOTAL PROVIDED PARKING STALLS

EXISTING SITE	495,671 SF	11.38 AC	(100%)
BUILDING AREA =	0 SF	0 AC	(0%)
PAVEMENT =	0 SF	0 AC	(0%)
OPEN SPACE =	495,671 SF	11.38 AC	(100%)
PROPOSED SITE*:	495,671 SF	11.38 AC	(100%)
BUILDING AREA (WEST)=	66,405 SF	1.52 AC	(13.4%)
BUILDING AREA (EAST)**=	45,078 SF	1.04 AC	(9.1%)
PAVEMENT =	144,150 SF	3.31 AC	(29.1%)
OPEN SPACE =	240,038 SF	5.51 AC	(28.3%)

*DOES NOT INCLUDE AREA WITHIN PRIVATE STREET ROW.
**INCLUDES LOT 2 AND OUTLOT F.

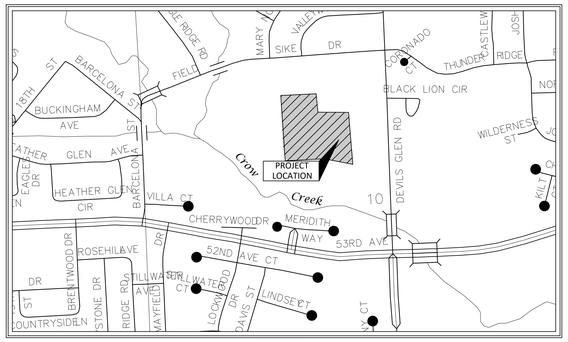
ZONING	URBAN MEDIUM INTENSITY (UMI)
FEMA FLOODWAY INFORMATION	MAP NUMBER 19163C0378F EFFECTIVE MARCH 23, 2021 WEST BUILDING 100-YR FLOODPLAIN ELEVATION = 661.00 WEST BUILDING 500-YR FLOODPLAIN ELEVATION = 662.50 EAST BUILDING 100-YR FLOODPLAIN ELEVATION = 660.80 EAST BUILDING 500-YR FLOODPLAIN ELEVATION = 662.00
YARD SETBACKS	
FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15 MIN. 15
REAR	25 FT
PROPOSED USE	RETIREMENT RESIDENCE
BUILDING TYPE PER 2015 IBC:	TYPE V-A PER 2015 IBC, BUILDING WILL BE FIRE SPRINKLED
OCCUPANCY TYPE PER 2015 IBC:	WEST BUILDING: I-1 CONDITION 2 EAST BUILDING: R-2 WITH ACCESSORY A-2/B

FLOOR AREA	WEST BUILDING	EAST BUILDING
TOTAL FLOOR AREA:	138,853 SF	126,200 SF***
BASEMENT (PARKING):	0 SF	38,914 SF***
FIRST FLOOR	67,506 SF	42,400 SF
SECOND FLOOR	36,108 SF	41,988 SF
THIRD FLOOR	35,239 SF	41,856 SF

***TOTAL FLOOR AREA DOES NOT INCLUDE BASEMENT. BASEMENT IS NOT INCLUDED IN F.A.R. CALCULATION.

F.A.R.: (126,000+138,853)/475,151 = 0.56 (LOT 1 AND LOT 2) - MAXIMUM 0.70 ALLOWED

PROJECT VICINITY MAP CITY OF BETTENDORF



NOT TO SCALE
CITY OF BETTENDORF, SCOTT COUNTY, IA

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF BETTENDORF DESIGN STANDARDS. NO DESIGN VARIANCES REQUESTED.

LEGAL DESCRIPTION:
A REPLAT OF LOTS 2, 3, 6, 7, 13, 16, 17 AND OUTLOT C, OUTLOT E, DETENTION OUTLOT 3, DETENTION OUTLOT 4, AND DETENTION OUTLOT 5 OF GLENBROOK RIDGE SECOND ADDITION AS RECORDED IN FILE 2019-00011022 AND 2019-00017182 IN THE SCOTT COUNTY RECORDER'S OFFICE.

UTILITY & EMERGENCY CONTACTS

THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES IN PROXIMITY TO THE PROJECT:

MIDAMERICAN ENERGY
CONTACT: DIANNE HIRL
PHONE:309/793-3645
EMAIL:DHHIRL@MIDAMERICAN.COM

CENTURYLINK
CONTACT: TOM STURMER
PHONE: 720/578-8090
EMAIL:THOMAS.STURMER@CENTURYLINK.COM

GENESEO COMMUNICATIONS
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EMAIL: JULIE.ALLENDER@AMWATER.COM

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PHONE: 309/743-4735
MHANCOCK@MEDIACOMCC.COM

MAGELLAN MIDSTREAM PARTNERS
CONTACT: DYLAN GILLEAN
PHONE: 918/574-7098
WILCALL2@MAGELLANLP.COM

CITY CONTACTS

CITY OF BETTENDORF

PUBLIC WORKS
4403 DEVILS GLEN RD
BETTENDORF, IA 52722
563/344-4088

CITY ENGINEER
BRENT MORLOK
4403 DEVILS GLEN RD
BETTENDORF, IA 52722
563/344-4063
BMORLOK@BETTENDORF.ORG

	INDEX OF SHEETS
C0.00	COVER SHEET
C1.00	EXISTING TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C2.00	SITE PLAN
C3.00	EROSION CONTROL & GRADING PLAN
C3.10	MC & AL DINING PATIO ENLARGEMENTS
C3.20	AL COURTYARD ENLARGEMENT
C4.00	OVERALL UTILITY PLAN
C4.10	SANITARY SEWER PLAN & PROFILE SHEET 1 OF 2
C4.20	SANITARY SEWER PLAN & PROFILE SHEET 2 OF 2
C5.00	PAVEMENT PLAN
C6.00	DETENTION BASIN PLAN
C7.00	GLENBROOK CIRCLE SOUTH PAVING & STORM SEWER PLAN & PROFILE
C9.00	CONSTRUCTION DETAILS

CITY APPROVAL

BY: _____ DATE: _____

CITY'S ENGINEER'S RECOMMENDATION

BY: _____ DATE: _____

OWNER/APPLICANT:
NELSON CONSTRUCTION & DEVELOPMENT
C/O JACOB WOLFGANG
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309
515-720-6170
JACOB@NELSONCONST.COM

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O NICK BETTIS, P.E.
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
NBETTIS@AXIOM-CON.COM

LICENSED PROFESSIONAL ENGINEER
NICHOLAS J. BETTIS 17780
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT 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.

NICHOLAS J. BETTIS, P.E. 4/13/2020
NICHOLAS J. BETTIS, P.E. DATE
LICENSE NUMBER 17780.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL C-SHEETS

REVISED SITE PLAN WITH BOTH BUILDINGS

SEE ALSO PLANS FOR QUARTET INDEPENDENT LIVING

PRINTS ISSUED
04/13/2020 - CITY PERMIT SUBMITTAL
06/19/2020 - GMP SET

REVISIONS:

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

GLENBROOK RIDGE SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

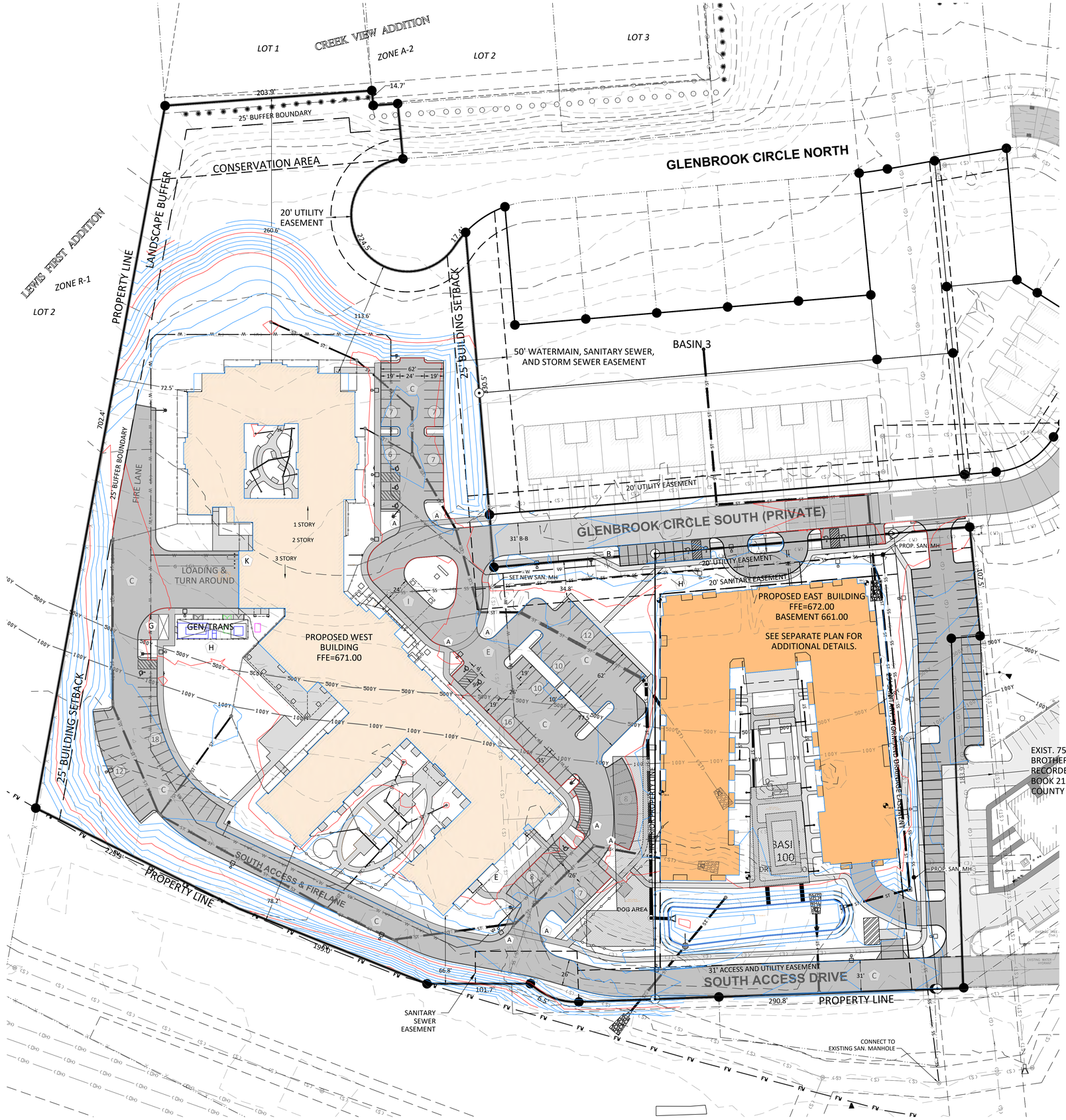
SHEET TITLE
COVER SHEET

PROJECT NUMBER: 19-0078

SHEET NUMBER:

C0.00

DRAWN BY: Author CHECKED BY: Checker



SITE PLAN KEYNOTES

- A ADA CURB RAMP WITH TRUNCATED DOME. REFER TO SUDAS DETAIL 7030.206
- B PROPOSED 4" CONCRETE WALK.
- C PROPOSED CONCRETE PAVEMENT.
- D PROPOSED STORM WATER MANAGEMENT AREA
- E REMOVE EXISTING SANITARY SEWER AND SERVICE LINE - SEE SHEET C100
- F REMOVE EXISTING STORM PIPE - SEE SHEET C100
- G REFUSE AND RECYCLING ENCLOSURE
- H RELOCATED PUBLIC SANITARY SEWER
- I COVERED DROPOFF
- J ADA STALLS
- K INSTALL BOLLARDS TO PROTECT GAS METER AND POST INDICATOR VALVE. SEE DETAIL 7, AS-101.

SITE PLAN NOTES

1. ALL PROPOSED WATERMAIN IS TO BE 8" PVC C900.
2. ALL PROPOSED SANITARY SEWER IS TO BE 8" PVC TRUSS.
3. CONNECT DOWNSPOUTS TO STORM SEWER.
4. 100-YR FLOODPLAIN ELEV.=661.00 - WEST BUILDING
   500-YR FLOODPLAIN ELEV.=662.50 - WEST BUILDING
   100-YR FLOODPLAIN ELEV.=660.80 - EAST BUILDING
   500-YR FLOODPLAIN ELEV.=662.00 - EAST BUILDING

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(S)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
WATER: WELL	(WELL)	WELL
CHILLED WATER: SUPPLY	(CHWS)	CHWS
CHILLED WATER: RETURN	(CHWR)	CHWR
CONDENSATE	(CND)	CND
STEAM: HIGH PRESSURE	(HPS)	HPS
STEAM: LOW PRESSURE	(LPS)	LPS
COMMUNICATIONS HANDHOLE		
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE		
ELECTRIC TRANSFORMER		
TRAFFIC HANDHOLE		
TRAFFIC MANHOLE		
FIBER OPTIC HANDHOLE		
FIBER OPTIC MANHOLE		
GAS MANHOLE		
GAS VALVE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE		
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE		
POST INDICATOR VALVE		

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
DELINEATED WETLAND		
100-YEAR FLOODPLAIN		
500-YEAR FLOODPLAIN		
STREAM CENTERLINE		
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX	MAIL	MAIL
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER	WM	WM
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL	MW	MW
WELL	W	W

0 20 40

PRINTS ISSUED
04/13/2020 - CITY PERMIT SUBMITTAL
06/19/2020 - GMP SET

REVISIONS:

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

GLENBROOK RIDGE SENIOR LIVING

DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

SHEET TITLE
SITE PLAN

PROJECT NUMBER: 19-0078

SHEET NUMBER:

C2.00

DRAWN BY: Author CHECKED BY: Checker

1929 Bobcat Corral_FY9_Attachment

AXIOMCONSULTANTS

CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

City of Bettendorf
Community Development Department
4403 Devils Glen Road
Bettendorf, Iowa 52772
563-344-4100

January 25, 2023

Case No. 22-097
Request: Major Change to an existing Site Development Plan (SDP) Location: 3150 Glenbrook Circle South and adjacent properties

Please consider this the Applicant's response to the Staff Report provided by Mark Hunt, dated December 21, 2022. We have tried to address each of the concerns based on the 3 Step process as described and commented on in the Staff Report. Those three Steps being the following:

1. Analyze Permitted Uses and Intensity,
2. Analyze Location and Design,
3. Analyze Compatibility.

The Applicant's justification is provided below in bold RED to delineate between the comment made and response.

Analysis of Permitted Uses and Intensity (Step 1)
The land uses currently in place at the Quartet are permitted in the Glenbrook Ridge UMI DCA. Strictly speaking, no new uses are being contemplated as part of the Major Change to the Quartet SDP; however, should this Major Change be approved, the petitioner is proposing a significant reduction in open space both in the existing Quartet SDP and the Glenbrook Ridge DCA overall.

The proposed reduction in open space changes the intensity of use at the Quartet site. Instead of having 120 units on an 11.38 acre site, the Major Change would result in 120 units on 8.3 acres. Thus, the dwelling units per acre would increase from 10.54 units to 14.46. This change represents a 37% increase in the total dwelling units per acre at the existing Quartet development.

UMI DCAs are allowed 17 units per acre under the City's zoning ordinance. While the proposed change does significantly increase the dwelling units per acre at the Quartet site, it does not surpass what is allowed.

This increase represents only the impact of removing the open space from the Quartet site. An official analysis has not been completed on any future development on these lots.

AS NOTED, THE REVISED SITE PLAN STILL MEETS CITY CODE AS IT RELATES TO DENSITY AND UNITS PER ACRE FOR THE UMI DCA USE.

Analysis of Location and Design (Step 2)
Table A-1-3D2 of the City's zoning ordinance provides a checklist of criteria to be considered in this step. The checklist and staff's response to each criterion is provided below.

FRONTAGE
Project frontage along a street should be similar to lot width. The approved Quartet SDP shows

approximately 486 feet of frontage along Glenbrook Circle South matched to a lot width of roughly 486 feet. The proposed Major Change to the Quartet SDP reduces the frontage along Glenbrook Circle South to approximately 165 feet, while the lot width remains 486 feet. The proposed Major Change does not meet this criterion.

THIS IS SIMILAR TO A CUL DE SAC SITUATION BEING THAT THE SITE IS LOCATED AT THE END OF A PRIVATE STREET. IT SHALL BE NOTED THAT THE SITE DOES HAVE THROUGH ACCESS TO ANOTHER PRIVATE STREET TO THE SOUTH AS WELL SO THERE IS CONTINUITY AND CONNECTION. THIS LOT ALSO CONNECTS TO THE NORTH AND HAS FRONTAGE ALONG GLENBROOK CIRCLE NORTH R.O.W. THAT COULD BE ACCCOUNTED FOR.

THIS IS A "SHOULD" CONDITION AND OPEN TO INTERPRETATION, AND FEEL WAS ESTABLISHED MORE FOR THE PURPOSE TO AVOID THE PLATTING OF FLAG LOTS, WHICH THIS IS NOT.

PARKING AND INTERNAL CIRCULATION

Parking should serve all structures with minimal conflicts between pedestrians and vehicles. The proposed Major Change does not appear to impact the parking and pedestrian flow of the approved site development plan.

All structures must be accessible to public safety vehicles. The proposed Major Change does not appear to impact the accessibility of emergency vehicles as shown on the approved SDP.

Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points. The proposed Major Change does not appear to impact access to adjacent public streets and ways, nor does it interfere with internal circulation.

NO ISSUES WITH CODE

LANDSCAPING

Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of sites with sensitive environmental features or natural drainageways should be preserved.

Staff contends the open space/drainage area is integral the Quartet's SDP and the Glenbrook Ridge DCA. The proposed Major Change appears to eliminate multiple trees from the Landscape Plan originally approved with the SDP. It also appears to remove buffering/transitioning, between the Quartet and the nearby townhomes and apartments. Changes to the existing drainage pattern would occur. The proposed Major Change does not meet this criterion.

AS NOTED, THE REMOVAL OF THE OPEN SPACE/DRAINAGE AREA DID INCLUDE ASSOCIATED LANDSCAPING PER THE ORIGINAL PLAN, WHICH WOULD NO LONGER BE VALID. HOWEVER, THIS LANDSCAPING WOULD BE ACCOMMODATED FOR WITH FUTURE PROPOSED SITE PLAN WITHIN THIS SAME BOUNDARY AND BE REQUIRED TO MEET ALL LANDSCAPING REQUIREMENTS PER CODE AT THE TIME OF SUCH SITE PLAN APPLICATION. IN ADDITION, THE APPLICANT INTENDS AND PROPOSES TO GO ABOVE AND BEYOND BY ADDING ADDITIONAL LANDSCAPING AND OUTDOOR PUBLIC AMENITIES TO THE SOUTH VIA TRAILS AND A PARK. SEE ATTACHED PROPOSED MASTER PLAN WHICH DEPICTS SUCH INTENTIONS.

Other.

The ability of the developer to provide the dog park as shown and required under the current

SDP is severely limited by the proposed Major Change. Staff finds this to have a negative impact on the proposed Major Change.

THE DOG PARK WILL STILL REMAIIN AS EXISTING AND IS NOT INTENDED TO BE IMPACTED OR LIMITED.

The drainage area's pond and open space was a major focal point of the landscape aesthetic of the approved SDP. Removing this from the landscape has a significant impact to the look and feel of the built environment within the Glenbrook Ridge DCA. Staff finds this to have a negative impact on the proposed Major Change.

THIS DRAINAGE AREA WAS NOT A WET POND (RETENTION BASIN) BUT RATHER A DRY BASIN (DETENTION BASIN) WITH LITTLE TO NO VISUAL AESTHETICS OR APPEAL OTHER THAN AN OPEN GRASS AREA. A FULL LANDSCAPING PLAN WILL BE PART OF AND PROVIDED WITH THE FUTURE SITE PLAN FOR THE PROPOSED BUILDING, WITH FOCUS ON AESTHETICS AND FRONT FAÇADE APPEAL.

BUILDING DESIGN

Architectural design and building materials should be compatible with surrounding areas or highly visible locations.

The proposed Major Change does not appear to impact the architectural design of the existing SDP.

NO CHANGE MADE REGARDING ARCHITECTURAL, AND STILL MEETS THAT ORIGINALLY APPROVED AS NOTED.

TRAFFIC CAPACITY

Project should not obstruct traffic on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations. The proposed Major Change does not appear to violate this criterion.

Larger commercial or office use areas should begin on or near arterial and collector streets.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

Smaller commercial uses areas may be appropriate to begin on or near collector and local streets.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

EXTERNAL TRAFFIC EFFECTS

Project design should attempt to direct non-residential traffic away from residential areas.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

OPERATING HOURS

Projects with long operating hours must minimize effects on surrounding residential areas.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

OUTSIDE STORAGE

Outside storage areas must be screened from surrounding streets and less intensive land uses.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

SANITARY WASTE DISPOSAL

Developments within 300 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

Sanitary sewer must have adequate capacity to serve development. The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

STORM WATER MANAGEMENT

Development should handle storm water adequately to prevent overloading of public storm water management system. The proposed Major Change appears to indicate modifications to the stormwater management system for the Quartet, but a formal analysis of any changes to that system are premature at this time.

Storm water runoff should not inhibit development of other properties. See above.

Development should not increase probability of erosion, flooding, landslides, or other runoff-related effects.

SO NOTED AND ALL STORM WATER MANAGEMENT REQUIREMENTS MUST AND WILL BE MET AND ADDRESSED WITH THE FUTURE SITE PLAN APPLICATION PROCESS FOR THE PROPOSED BUILDING.

Compatibility (Step 3)

With this step of the analysis, the Code requires staff to consider if the proposed Major Change to the Quartet's SDP is compatible with the neighboring land uses. More specifically, what are the externalities of removing the 3.08-acre drainage area/open space from the Quartet's approved SDP and the Glenbrook Ridge UMI DCA.

Table A-1-3E1 of the City's zoning ordinance provides general guidance on addressing compatibility in the different DCAs. For UMI DCA's the code states:

Different types of land use are positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.

Removing the open space/drainage from the Quartet's SDP and replacing it with development will reduce the internal transitioning and buffering between uses within the Glenbrook Ridge UMI DCA. The exact extent of this reduction is dependent upon the amount of development that occurs on the open space/drainage area. Staff contends that the open space/drainage area provides an important transitional buffer between the existing townhomes to north and the apartments to the east. The more this transitional buffer is eroded, the less supportive staff would be of the change.

One way to gauge what might be allowable under City code as a tradeoff for the loss of open space/drainage area is to look at the zoning code's guidance for the desirable housing mix in a UMI DCA. Table 11-8-3-C of City Code lists the desirable housing mix in a UMI DCA as 30-50% single-family detached; 20-25% attached dwellings; and 20-35% multi-family dwellings.

The current housing mix in the Glenbrook Ridge UMI DCA is 83% multi-family, 10% attached dwellings, and 7% single family. Considering this imbalance relative to the desired percentages, staff would recommend the applicant look at options such as single-family homes or townhomes that would help bring the DCA closer to the desired balance and be compatible with the surrounding land uses.

THE PREVIOUSLY APPROVED DCA DEPICTS MULTIPLE MULTI-FAMILY AND MULTI-STORY BUILDINGS WITHIN THE OPEN SPACE/DRAINAGE AREA NOTED. ALL OF WHICH INCLUDED SURFACE PARKING AND SIGNIFICANT IMPERVIOUS AREA. THE PROPOSED FUTURE BUILDING INTENDED TO BE BUILT WITHIN THIS SAME SPACE IS CONFINED WITHIN ONE BUILDING AND INCLUDES PARKING WITHIN THE BUILDING TO ALLOW FOR AESTHETIC AMENITIES, LANDSCAPING, AND STORMWATER MANAGEMENT.

THE HOUSING MIX DESCRIBED HAS NOT CHANGED IN ANY SIGNFICIANT FASHION WITH THE REVISED SITE PLAN WHICH THIS APPLICATION AND CASE DIRECTLY RELATES AS THE REVISED SITE PLAN REDUCES OPEN SPACE/DRAINAGE AND NOT HOUSING. THE PROPOSED HOUSING, TO BE ADDRESSED IN A FUTURE SITE PLAN APPLICATION, WILL INCLUDE INDEPENDENT LIVING UNITS. THIS INDEPENDENT LIVING HAS BEEN DETERMINED TO BE A MUCH NEEDED HOUSING TYPE WITHIN THIS AREA PER MARKET STUDIES AND ANALYSIS, AND PROVIDE THE CITY OF BETTENDORF AN ADDITIONAL RESIDENTIAL USER AVAILABLE UNITS. WHEN LOOKING AT THE OVERALL DCA PLAN, THIS WOULD SIMPLY REPLACE WHAT ORIGINALLY WAS DESIGNATED FOR MULTI-FAMILY (APARTMENT UNITS) AND THEREFORE, WE FEEL PROVIDES A MORE DIVERSE MIX AND BENEFIT TO THE DEVELOPMENT AS A WHOLE.

<u>Staff Recommendation</u>

Staff recommends denial of the proposed Major Change to the Quartet's existing SDP. Allowing such a change would not align with the location and design criteria specified in City Code. The Major Change appears to conflict with required improvements such as the dog park and landscaping required under the existing SDP. The change would also present significant compatibility issues and potentially worsen an imbalance in the desired housing mix for the Glenbrook Ridge UMI DCA.

AS DESCRIBED ABOVE, WE FEEL THAT THE PROPOSED MAJOR CHANGE TO THE QUARTET'S EXISTING SDP CONTINUES TO MEET CITY CODE IN ALL ASPECTS OF ANALYSIS. THOUGH CONCERNS MAY REMAIN FROM THE CITY AS IT RELATES TO A FUTURE SITE PLAN WITHIN THE EXISTING OPEN SPACE/DRAINAGE AREA, THESE DETAILS CAN AND WILL BE ADDRESSED THROUGH THAT SITE PLAN APPLICATION PROCESS.

WE HAVE INCLUDED THE REVISED DCA MASTER PLAN, WHICH ACCURATELY DEPICTS WHAT IS CURRENTLY BUILT TODAY WITHIN THE GLENBROOK DEVELOPMENT. THIS CAN BE USED TO COMPARE THE PREVIOUSLY APPROVED DCA TO WHAT HAS BEEN APPROVED AND BUILT TO DATE. IN ADDITION, WE HAVE INCLUDED THE MOST CURRENT **"PROPOSED" MASTER PLAN THAT REPRESENTS WHAT IS INTENDED TO BE SUBMITTED IN TERM**S OF THE QUARTET IL BUILDING AS WELL AS PROPOSED PARK, TRAILS, AND OPEN SPACE AMENITIES.

May 31, 2023

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

SUBJECT: Planning and Zoning Commission's decision on a major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Case 22-097)

Honorable Mayor and Members of the City Council:

On May 17, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body conditionally approve the above named major change to a 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

4. Case 22-097 – Site Development Plan (UMI DCA District); 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Staff: Hunt) (Deferred from meeting of April 19, 2023)

Hunt reviewed the staff report.

Gibson asked for clarification of whether or not the existing storm water detention area on Lot 2 is necessary and what would happen if future construction displaced it. Morlok explained that even if the Commission recommends approval of the major change to the current site development plan, the developer would not be allowed to simply fill in the existing detention area. He stated that the issue before the Commission is a procedural one to decide whether or not to allow the developer to submit a new site development plan. Morlok added that if the developer is allowed to bring forward a new site concept it would need to be code-compliant as is the case with every site development plan. Curran commented that if the change to the existing site development plan is recommended for approval, it will allow for the developer to submit a full site development plan. He added that at such time as a new concept is submitted issues such as storm water detention and buffering would be addressed.

Ormsby asked why the developer has not submitted a revised concept plan yet. Curran explained that the timing of the new site development plan is up to the developer and that staff had not stipulated that it be submitted at this time. He added that he believes that the 2-step process that is underway is the best and most efficient way to move forward with the goal of reviewing a new concept plan. Gibson commented that recommending approval of the major change does not necessarily guarantee approval of a new site development plan. Curran confirmed this, adding that staff is recommending a condition that the property will revert to the original site development plan if a new one is not approved.

Kappeler asked for clarification of what staff considers to be a reasonable time to be allowed for the developer to submit a new site development plan if the Commission chooses to recommend approval of the major change. She commented that she would not be favor of allowing an extremely long time because the project has been under consideration for such a long time already. Curran stated that he believes that 6 months would be enough time for the developer to gain approval by City Council of a full site development plan. Brian Boelk, engineer representing the developer, stated that he believes that a 6-month time period would be appropriate.

> On motion by Kappeler, second by Satterfield, that a major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South be recommended for approval subject to staff recommendations and conditioned on approval by City Council of a new site development plan for Lot 2 and potentially Outlot F within 6 months of today's date and in the absence of such approval, the amended site development plan will revert to the previously-approved site development plan.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: June 5/6, 2023
REQUESTED BY: Mark Hunt

Item Title

Resolution approving a site development plan for Lot 7, Bettplex First Addition, submitted by Paul Bofelli/Build to Suit, Inc. (Case 23-031)

Explanation

Paul Bofelli has submitted a site development plan for two buildings and associated parking located on Lot 7 of Bettplex First Addition which is located in the C-3, General Business District. The buildings are proposed to contain medical office tenants (north building) and a Beattie Family Dentist Clinic (south building).

Vehicular access was originally shown via two curb cuts on Friendship Path. Staff recommended an amendment to the site development plan to show only one curb cut containing up to three lanes. Staff cited increased safety, improved circulation, and enhanced turning movements for existing and future developments located in the surrounding area as reasons for limiting the number of curb cuts. Staff recommended that a sidewalk be constructed on Competition Drive to provide connectivity to future developments located west of this development (see Revised Site Development Plan – Attachment A). No access will be allowed on Competition Drive or Forest Grove Drive.

A variance was granted by the Board of Adjustment (Case No. 23-034) on May 11, 2023 allowing the off-street parking to encroach 5 feet into the front yard setback along Friendship Path. The encroachment does not limit the required 15 feet of streetscape buffer along Friendship Path which can only contain landscaping.

The development area is shown as Urban Medium Intensity (UMI) on the Future Land Use Map, and the proposal is consistent with uses and character envisioned in a UMI area. The development proposal supports the following priorities in the Comprehensive Plan: Goal C: Attract and Retain Business and Industry and Goal E: Enhance Community Design and Character.

The Planning and Zoning Commission made a recommendation for approval of the site development plan at the May 17, 2023 meeting. Consult the staff report and attachments 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) Revised Site Development Plan; (B) Staff Report with attachments; (C) Planning and Zoning Commission report to Mayor and City Council; (D) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR LOT 7, BETTPLEX FIRST ADDITION

WHEREAS, Paul Bofelli/Build to Suit, Inc. has submitted a site development plan for Lot 7, Bettplex First Addition, 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 Lot 7, Bettplex First Addition.

PASSED, APPROVED, AND ADOPTED this 6th day of June, 2023.

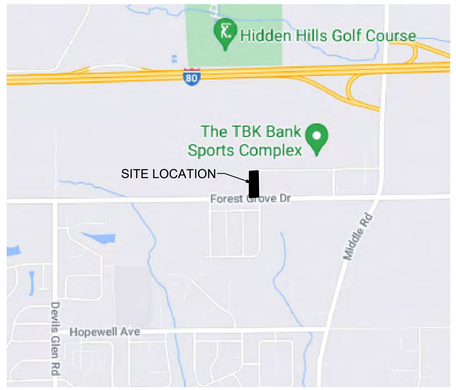
_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk



MAP PROVIDED BY GOOGLE

VICINITY MAP
NOT TO SCALE

DEVELOPER
BUILD TO SUIT
1805 STATE STREET #101
BETTENDORF, IOWA 52722
563.355.2022

ARCHITECT
STREAMLINE ARCHITECTS
575 12TH AVENUE
EAST MOLINE, ILLINOIS 61244
563.345.2724

LEGAL DESCRIPTION

LOT NUMBER 7 OF BETTPLEX 1ST ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE INFORMATION

ZONING DISTRICT: C-3 PUBLIC GATHERING AND RECREATIONAL ACTIVITY DISTRICT	
SITE LOCATION: LOT 7 BETTPLEX 1ST ADDITION, BETTENDORF, IOWA	
TOTAL LOT 7 AREA	70,011 S.F. ±
	1.61 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREAS	(A) = 7,524 SF (B) = 6,592 SF
REQUIRED PARKING = 79 SPACES (INCLUDING 4 ADA) REFER TO ARCH. SITE PLAN	
PROVIDED = 81 (INCLUDING 4 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 29,048 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 2 proposed buildings, associated parking lot and utilities.	

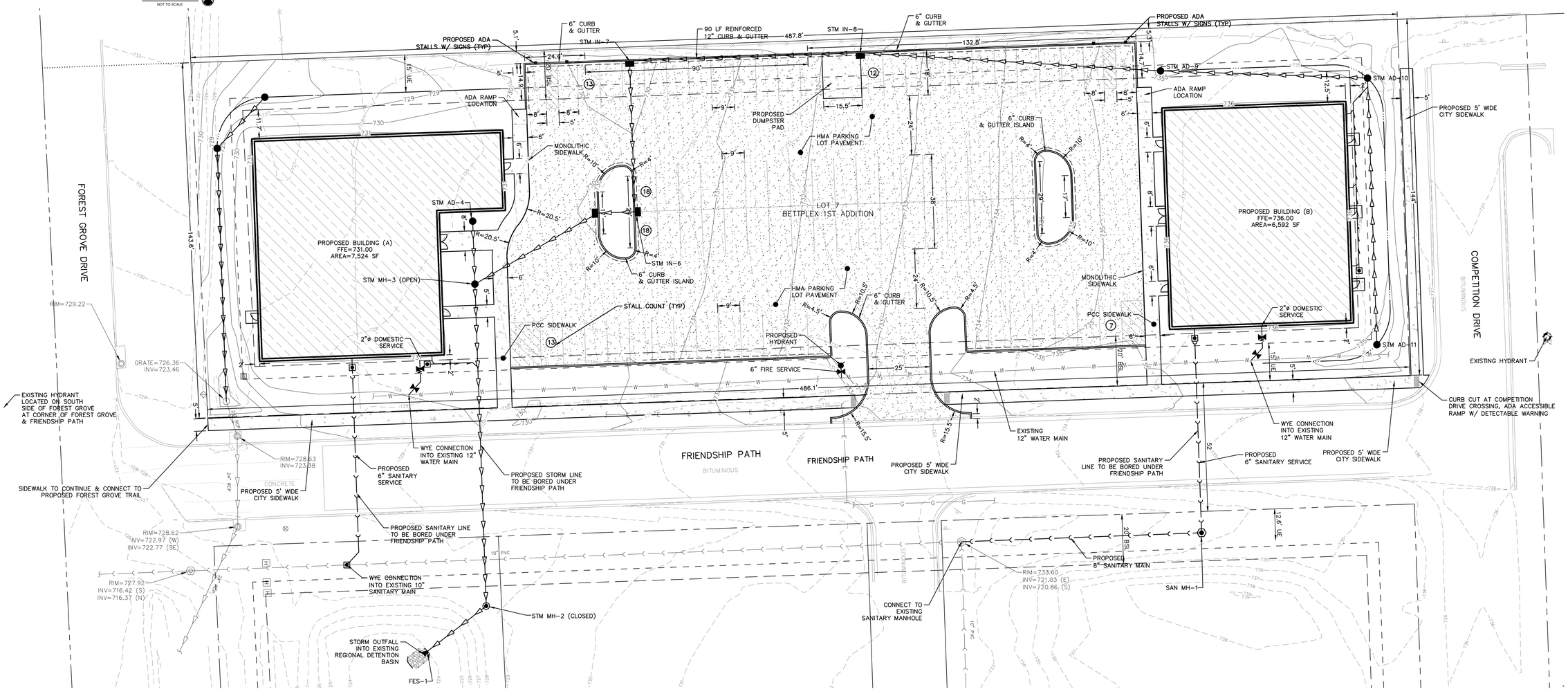
GENERAL NOTES

1. 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.
2. 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 THERETO.
3. 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.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. 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.
8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "VB" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. SEE ARCHITECTURAL PLANS. BUILDING OCCUPANCY TYPES ARE ANTICIPATED TO BE (BUILDING A) "BUSINESS-OUTPATIENT CLINIC" (BUILDING B) "BUSINESS-SHELL ONLY" PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDINGS WILL NOT BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS
11. PROVIDED PROPERTY YARD DIMENSION NOTES
    - 30' WIDE BUFFER YARD ALONG WEST PROPERTY LINE (NO BUILDINGS WITHIN BUFFER YARD)
    - 30' WIDE STREET YARD ALONG NORTH, EAST, & SOUTH PROPERTY LINES
    - 5' WIDE SIDE YARD ALONG WEST PROPERTY LINE

Know what's below. Call before you dig.

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

20 10 0 20 40
SCALE: 1" = 20'



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 CLEANOUT
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT

LICENSED PROFESSIONAL ENGINEER
ZACHARY SCOTT EGGLESTON
P27990
IOWA

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.

Zachary S Eggleston — 04/25/2023
Signature — Date

Zachary Scott Eggleston
License No. P27990
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: THIS SHEET

No.	DESCRIPTION	DATE

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

BETTPLEX LOT 7 DEVELOPMENT
BETTENDORF, IA

CITY SITE PLAN

IMEG Project No: 23000975.00
File Name: 23000975-00 City Site Plan.dwg
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: ZSE
Checked By: JLH
Date: 04/25/2023

C-1

Sheet 1 of 1

Saturday, May 27, 2023 10:53:29 AM
G:\2023\23000975.00\DESIGN\CIVIL\C3D PLOT\23000975-00 CITY SITE PLAN.DWG

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: May 17, 2023

Case No.:	23-031
Request:	Site Development Plan for Two Medical Office/Dental Buildings
Location:	Northwest corner of Forest Grove Drive and Friendship Path
Legal Description:	Lot 7, Bettplex First Addition (Parcel #: 840203107)
Applicant:	Paul Boffeli - Build to Suit, Inc.
Current Zoning:	C-3, General Business District
Future Land Use:	UMI, Urban Medium Intensity

Background Information & Facts

Paul Bofelli has submitted a site development plan for two buildings and associated parking located on Lot 7 of Bettplex First Addition (see Aerial Map - Attachment A). The property is located in the C-3, General Business District (see Zoning Map - Attachment B). The buildings are proposed to contain medical office tenants (north building) and a Beattie Family Dentist Clinic (south building) (see Site Development Plan - Attachment C). Renderings of the proposed buildout have been provided and contain modern architectural elements and design. 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 Urban Medium Intensity (UMI) on the Future Land Use Map (see Attachment E – Future Land Use Map). The proposal is consistent with uses and character envisioned in an UMI area. The development proposal also supports the following priorities in the Comprehensive Plan:

Goal C: Attract and Retain Business and Industry
Goal E: Enhance Community Design and Character.

Lot Configuration & Zoning Compliance

The proposed uses are classified as medical office and healthcare which are both permitted in the C-3 District. The lot contains front yards on Forest Grove Drive, Friendship Path, and Competition Drive. The C-3 building setback of 20 feet is met for all structures proposed. A variance was granted by the Board of Adjustment (Case No. 23-034) allowing the off-street parking to encroach 5 feet into the Friendship Path front yard setback. The encroachment does not limit the required 15 feet of streetscape buffer along Friendship Path which can only contain landscaping.

The side yard setback on the western boundary of the development is shown as 5 feet. Per Table 11-12-6A1 – Buffer Yard Requirements, a 30-foot buffer yard shall be required when a use is established in a more-intensive zoning district which is adjacent to a less-intensive zoning district. There is, however, one exception

in this table which states: "*When the development is adjacent to property which is zoned A-1 and likely to be developed, the land-use policy plan can be used as a guide to determining the future zoning and hence the buffer yard requirements in anticipation of that future zoning.*" Staff contends this development meets the requirements of the exception with the adjacent property shown as Urban Medium Intensity (UMI) on the Future Land Use Map and there being a high likelihood of medium-high intensity commercial development to occur on the A-1 parcel. This assumption considers the A-1 parcel's location adjacent to Forest Grove Drive and the existing TBK Sports Complex developments. All addition bulk standards and regulation are met for the development including floor area, height, and setbacks.

Utilities & Refuse

The utilities have been reviewed by staff and are deemed sufficient for the proposed construction. One dumpster is located along the west side of the parking lot which will be shared by users of both buildings.

Thoroughfare Plan & Access

Vehicular access is shown via two curb cuts on Friendship Path. Staff is recommending an amendment to the site plan to show only one curb cut containing up to three lanes. The ingress/egress should align with the Trillium Private Drive curb cut. Staff cites increased safety, improved circulation, and enhanced turning movements for existing and future developments located in the surrounding area as a reason for limiting the number of curb cuts for the proposed site plan (see BettPlex Regional Site Plan – Attachment F). No access will be allowed on Competition Drive or Forest Grove Drive.

Pedestrian and Trail Access

A sidewalk is shown in the right-of-way along Friendship Path which will connect to future sidewalk and trail networks along Forest Grove Drive. Interior service walks are also shown for the development connecting the building entrances and off-street parking to the Friendship Path sidewalk. A sidewalk is not shown along Competition Drive. Staff is recommending a sidewalk be constructed at this location for connectivity to future development located west of this proposal.

Off-Street Parking

The site plan provides a total of 79 parking stalls, including 4 ADA spaces (see Parking Plan – Attachment G). Per the off-street parking schedule, the requirement is met based on the defined uses of medical office and healthcare and using the provided floor plans for each building (see Building Floor Plans – Attachment H). Staff contends sufficient off-street parking is provided.

Stormwater Detention

All stormwater is conveyed to an off-site detention pond located east of the development on Lot 6 of BettPlex Third Addition. Stormwater calculations for the development have been reviewed, and the off-site detention does have sufficient capacity.

Landscaping

The proposed development shows a total of 23 tree factors located primarily in the streetscape buffer areas of the development (see Landscape Plan - Attachment I). Two parking islands are shown with plantings in the off-street parking area which meets the vehicular use area landscaping requirements for the development.

Staff Recommendation

Staff contends the proposed development meets site development standards and code requirements. Staff recommends approval of Case No. 23-031, site development plan for Lot 7, Bettplex First Addition with the following conditions:

1. One curb cut access will be allowed on Friendship Path.
2. A 5-foot wide sidewalk be constructed along Competition Drive to facilitate connection to future development located west of the property.

Respectfully submitted,

Taylor Beswick
City Planner

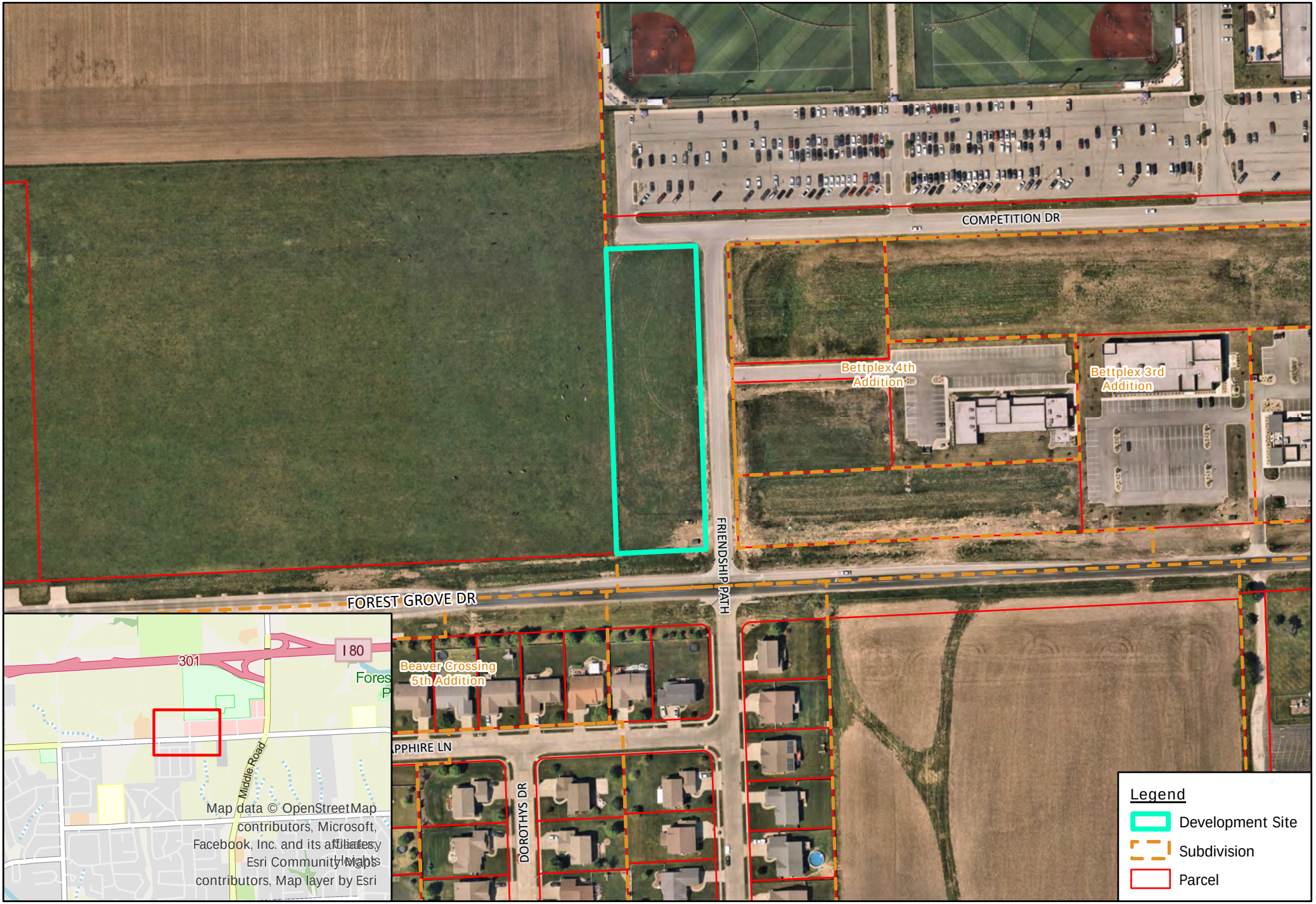
Case No. 23-031: Lot 7, Bettplex First Addition
Site Development Plan
Aerial

ATTACHMENT A

1 Inch = 195 Feet

0 75 150 300 450 Feet

N



Case No. 23-031: Lot 7, Bettplex First Addition
Site Development Plan
Zoning

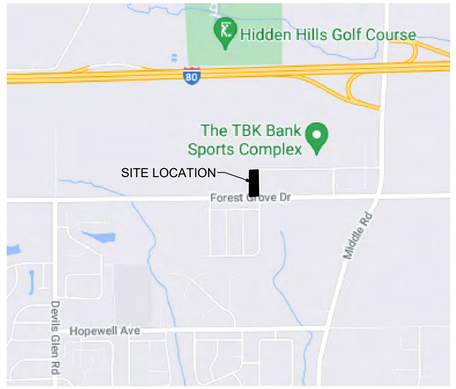
ATTACHMENT B

1 Inch = 195 Feet

0 75 150 300 450 Feet

N





MAP PROVIDED BY GOOGLE

VICINITY MAP
NOT TO SCALE

DEVELOPER
BUILD TO SUIT
1805 STATE STREET #101
BETTENDORF, IOWA 52722
563.355.2022

ARCHITECT
STREAMLINE ARCHITECTS
575 12TH AVENUE
EAST MOLINE, ILLINOIS 61244
563.345.2724

LEGAL DESCRIPTION

LOT NUMBER 7 OF BETTPLEX 1ST ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE INFORMATION

ZONING DISTRICT: C-3 PUBLIC GATHERING AND RECREATIONAL ACTIVITY DISTRICT	
SITE LOCATION: LOT 7 BETTPLEX 1ST ADDITION, BETTENDORF, IOWA	
TOTAL LOT 7 AREA	70,011 S.F. ±
	1.61 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREAS	(A) = 7,524 SF (B) = 6,592 SF
REQUIRED PARKING = 79 SPACES (INCLUDING 4 ADA) REFER TO ARCH. SITE PLAN	
PROVIDED = 79 (INCLUDING 4 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 29,515 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 2 proposed buildings, associated parking lot and utilities.	

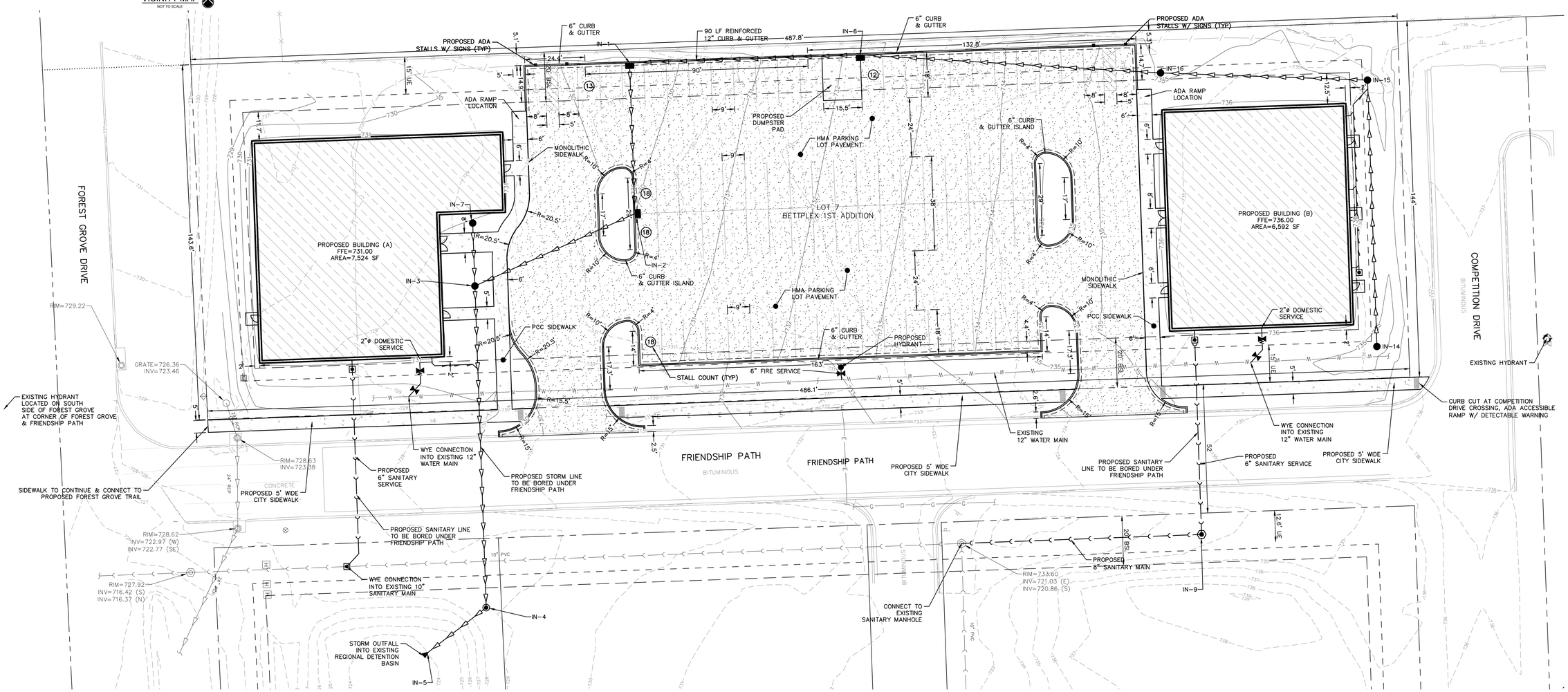
GENERAL NOTES

1. 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.
2. 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 THERETO.
3. 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.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. 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.
8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "VB" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. SEE ARCHITECTURAL PLANS. BUILDING OCCUPANCY TYPES ARE ANTICIPATED TO BE (BUILDING A) "BUSINESS-OUTPATIENT CLINIC" (BUILDING B) "BUSINESS-SHELL ONLY" PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDINGS WILL NOT BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS
11. PROVIDED PROPERTY YARD DIMENSION NOTES
    - 30' WIDE BUFFER YARD ALONG WEST PROPERTY LINE (NO BUILDINGS WITHIN BUFFER YARD)
    - 30' WIDE STREET YARD ALONG NORTH, EAST, & SOUTH PROPERTY LINES
    - 5' WIDE SIDE YARD ALONG WEST PROPERTY LINE

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

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

20 10 0 20 40
SCALE: 1" = 20'



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 CLEANOUT
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT

LICENSED PROFESSIONAL ENGINEER — ZACHARY SCOTT EGGLESTON P27990 — IOWA

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.

Zachary S Eggleston — 04/25/2023
Signature — Date

Zachary Scott Eggleston
License No. P27990
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: THIS SHEET

No.	DESCRIPTION	DATE
	REVISIONS	

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

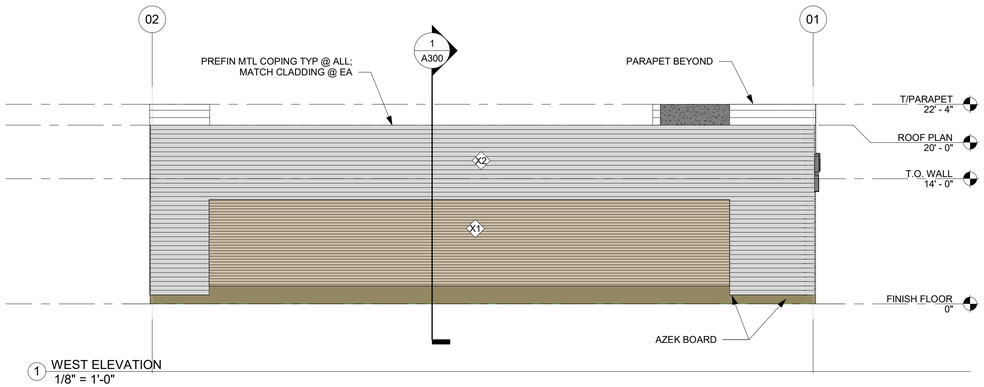
BETTPLEX LOT 7 DEVELOPMENT
BETTENDORF, IA

CITY SITE PLAN

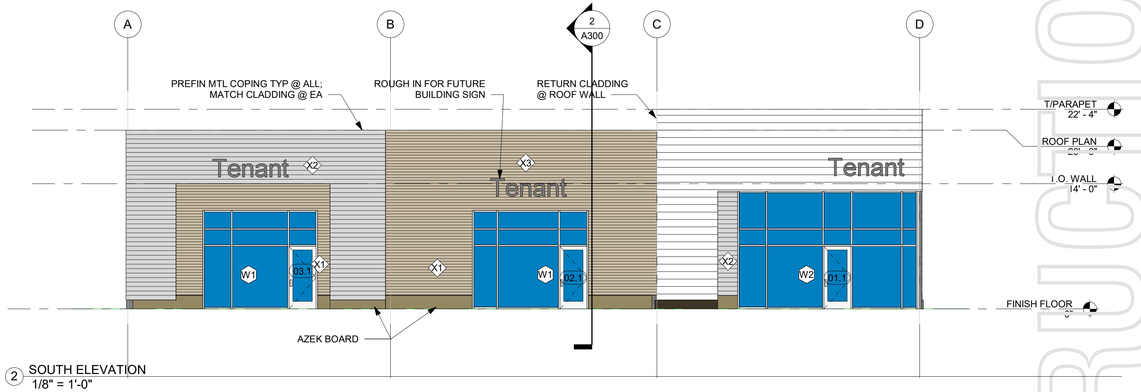
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Drawn By: ZSE
Checked By: JLH
Date: 04/25/2023

C-1
Sheet 1 of 1

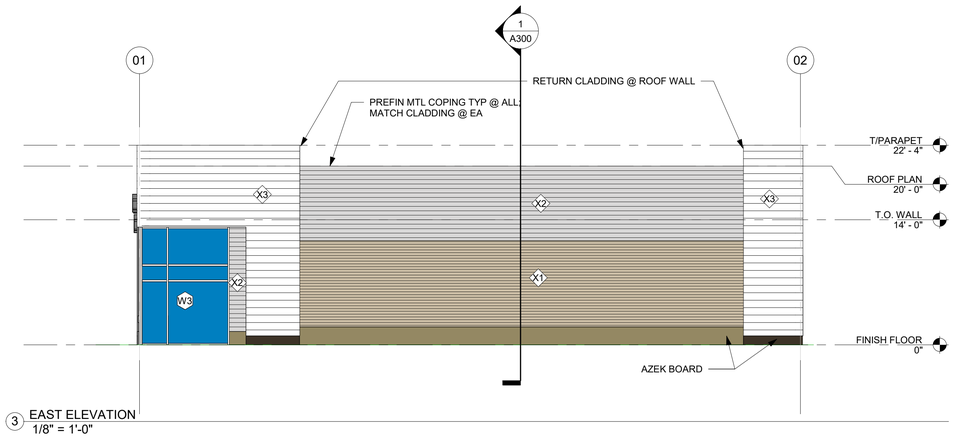
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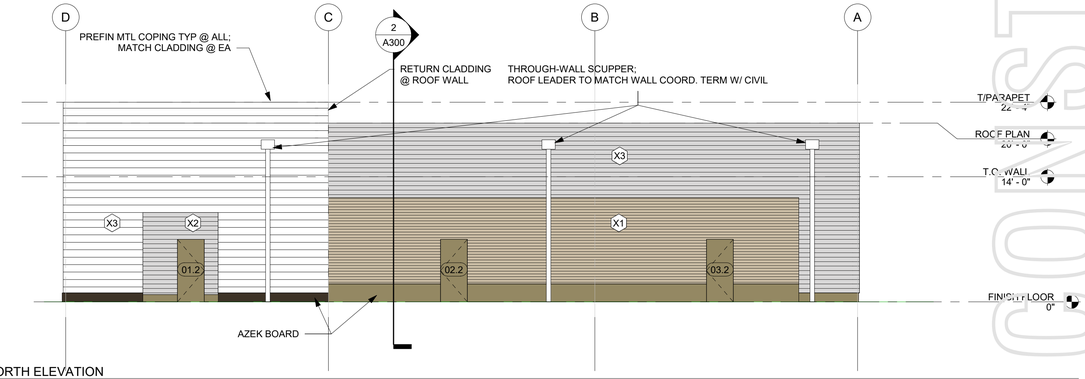
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1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

ITEM	MANUFACTURER	MATERIAL SPECIFICATIONS	NOTES
X1	LP SmartSide	LAP SIDING, 4" EXPOSURE, SMOOTH TEXTURE - MANUFACTURER'S STANDARD COLOR	1
X2	LP SmartSide	LAP SIDING, 6" EXPOSURE, SMOOTH TEXTURE - MANUFACTURER'S STANDARD COLOR	1
X3	LP SmartSide	LAP SIDING, 10" EXPOSURE, SMOOTH TEXTURE - MANUFACTURER'S STANDARD COLOR	1
--	--	PREFIN MTL FLASHING, WALL COPING, TRIM - COLOR TBD	1,2
--	--	PREFIN MTL COLUMN COVER - FINISH TO MATCH ANOD ALUM STOREFRONT	1,2

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER
2. CONTRACTOR SUPPLIED

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STREAMLINE ARCHITECTS, P.L.C.
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CALEB ROGERS, AIA
(563) 345-2724
caleb@streamlinearchitects.com

ADAM WINKELMANN
(319) 640-7738
adam@streamlinearchitects.com

Attachment - D

Page 1/2

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW APP	03/29/2022

BEATTIE FAMILY DENTAL

NORTH TENANT SHELL

BETTPLEX FIRST ADDITION LOT 7
BETTENDORF, IA 52722

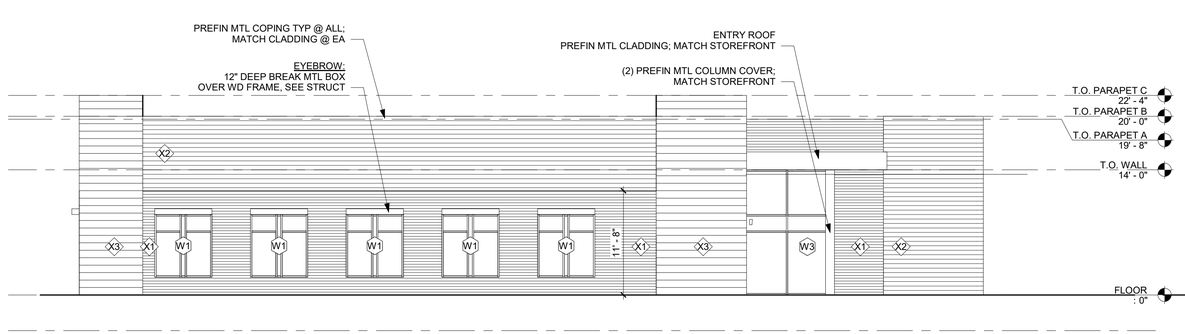
Project number	22-102
Date	03/29/2023
Drawn by	AMW
Checked by	CJR

EXTERIOR ELEVATIONS

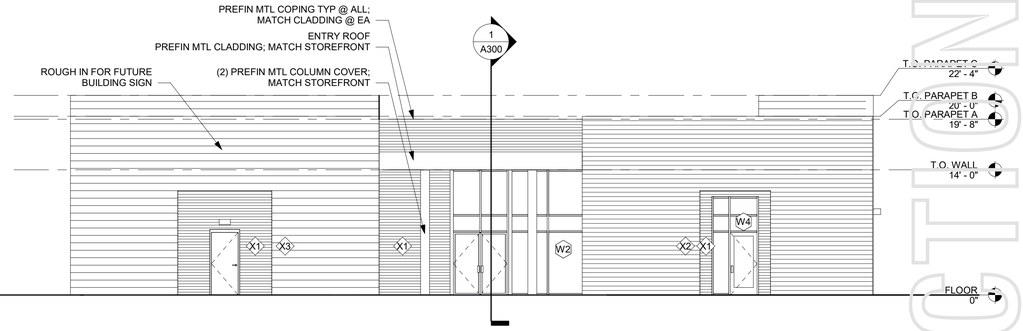
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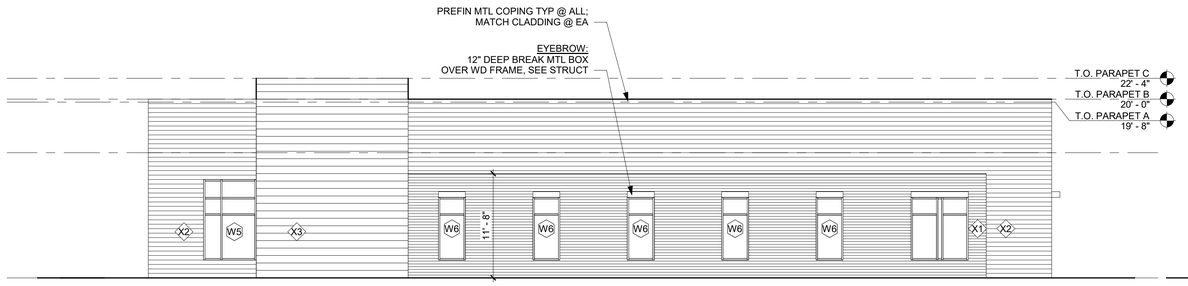
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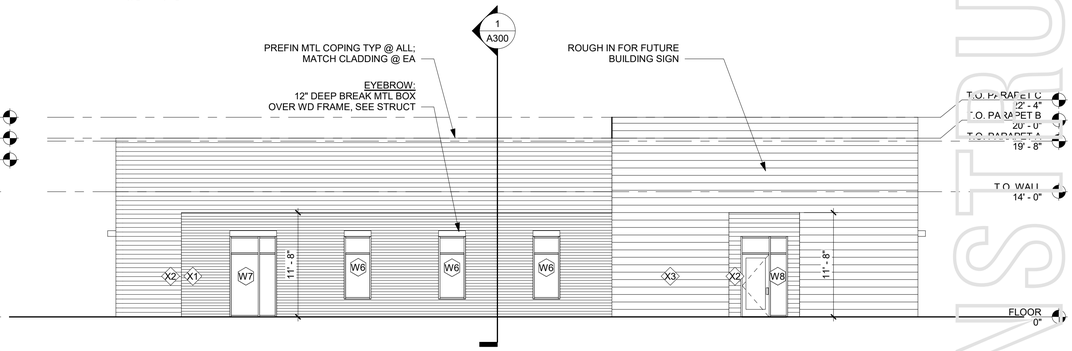
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1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

MATERIAL LEGEND

ITEM	MANUFACTURER	MATERIAL SPECIFICATIONS	NOTES
X1	LP SmartSide	LAP SIDING, 4" EXPOSURE, SMOOTH TEXTURE - MANUFACTURER'S STANDARD COLOR	1
X2	LP SmartSide	LAP SIDING, 6" EXPOSURE, SMOOTH TEXTURE - MANUFACTURER'S STANDARD COLOR	1
X3	LP SmartSide	LAP SIDING, 10" EXPOSURE, SMOOTH TEXTURE - MANUFACTURER'S STANDARD COLOR	1
--	--	PREFIN MTL FLASHING, WALL COPING, TRIM - COLOR TBD	1, 2
--	--	PREFIN MTL COLUMN COVER - FINISH TO MATCH ANOD ALUM STOREFRONT	1, 2

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER
2. CONTRACTOR SUPPLIED

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STREAMLINE ARCHITECTS, P.L.C.
ANDREW DASSO, AIA
575 12TH AVENUE
EAST MOLINE, IL 61244
(563) 345-2724

CALEB ROGERS, AIA
(712) 310-8177
caleb@streamlinearchitects.com

BUILD TO SUIT INCORPORATED

Attachment - D

Page 2/2

NO.	DESCRIPTION	DATE
1	SCHEMATIC BUDGET SET	09/21/2022
2	CLARIFICATIONS	
	INITIAL BID SET	10/26/2022
	90pct REVIEW SET	03/15/2023

BEATTIE FAMILY DENTAL

SOUTH CLINIC BUILDING

BETTPLEX FIRST ADDITION LOT 7
BETTENDORF, IA 52722

Project number	22-102
Date	03/03/2022
Drawn by	CJR
Checked by	CMS

EXTERIOR ELEVATIONS

A200

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3/29/2023 10:18:47 AM

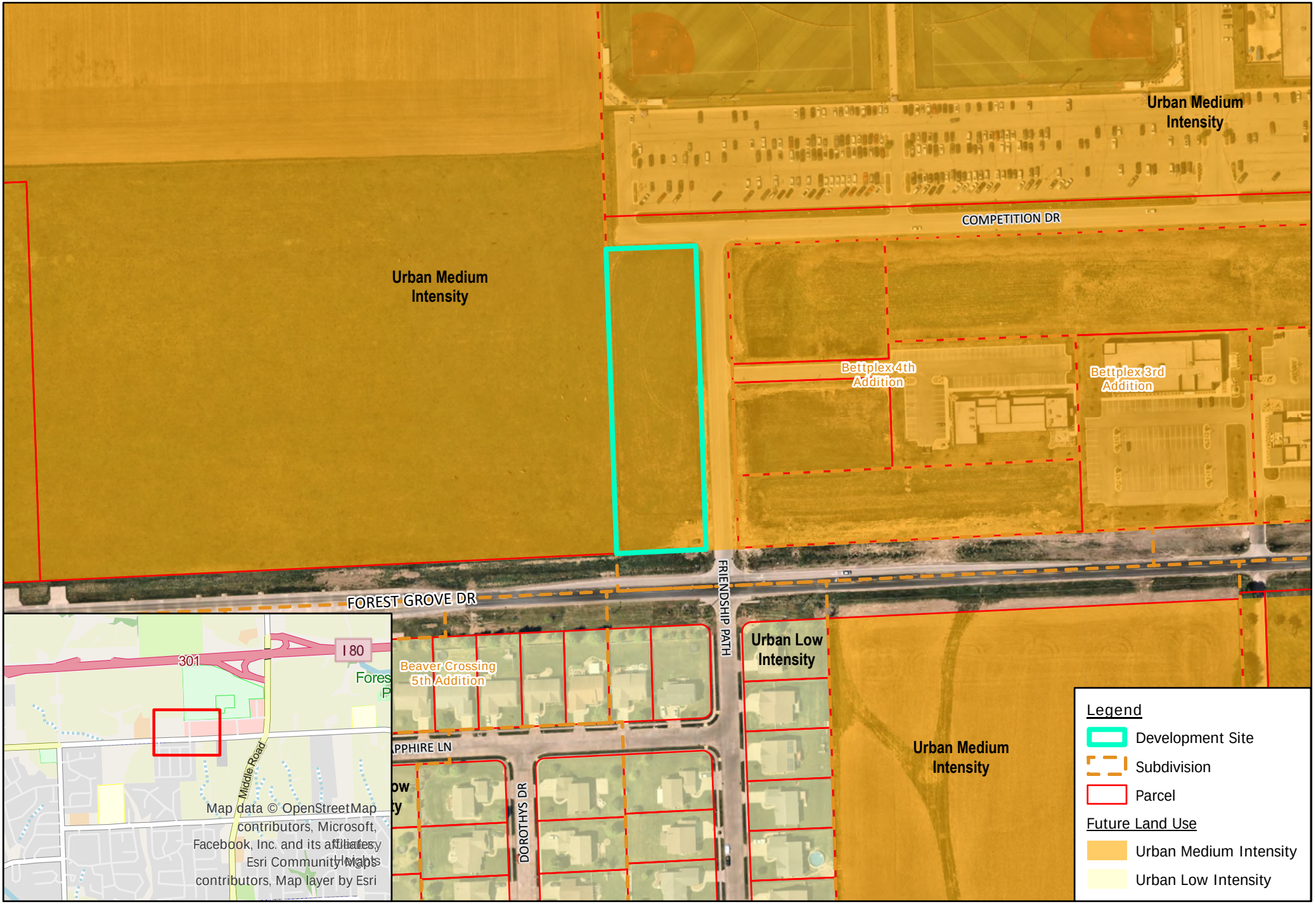
Case No. 23-031: Lot 7, Bettplex First Addition
Site Development Plan
Future Land Use

ATTACHMENT E

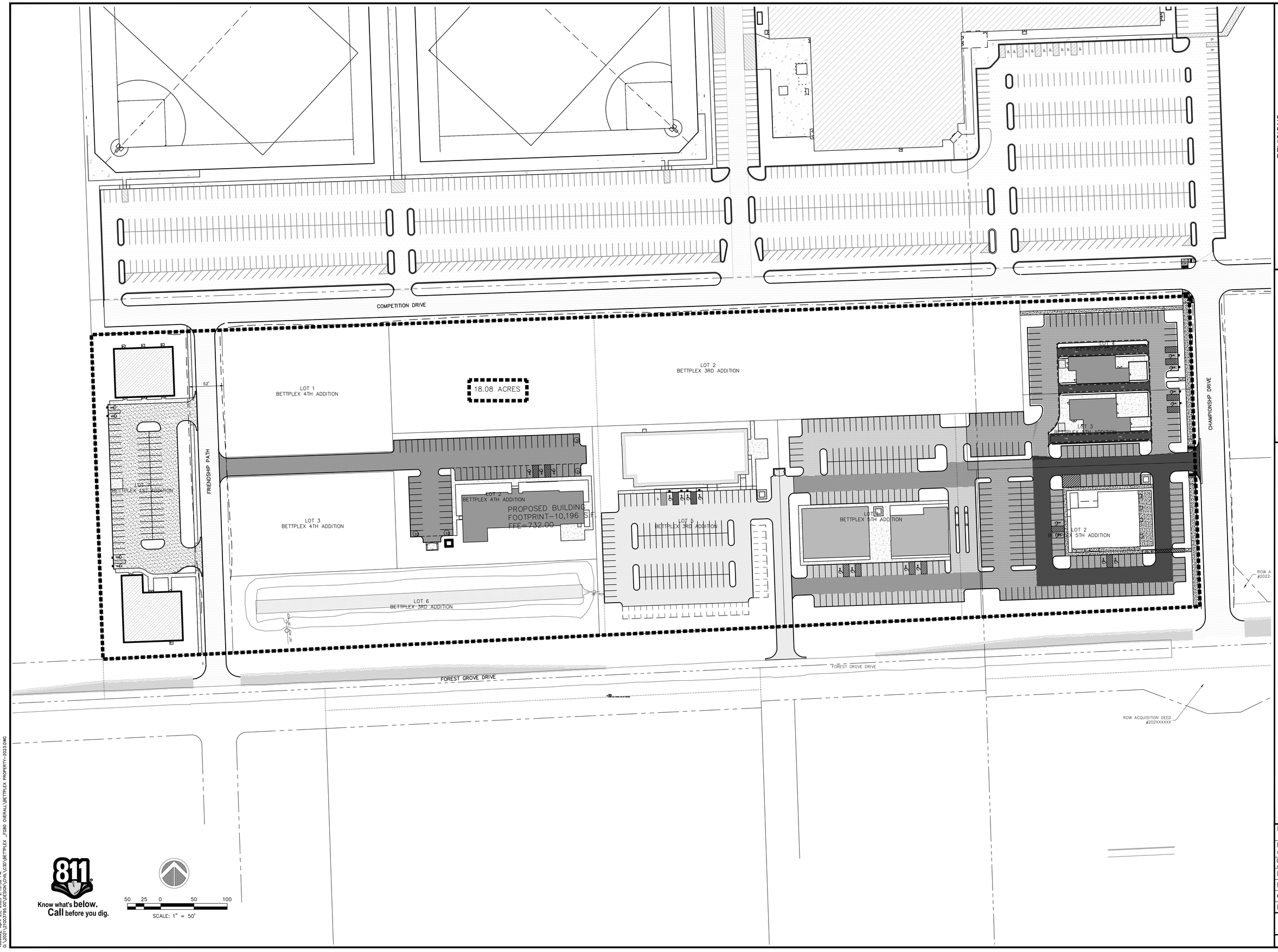
1 Inch = 195 Feet

0 75 150 300 450 Feet

N



ATTACHMENT F



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

50 25 0 50 100

SCALE: 1" = 50'

Tuesday, April 25, 2023 2:13:32 PM
G:\2021\21003795.00\DESIGN\CIVIL\CSD\BETTPLEX _FG80 OVERALL\BETTPLEX PROPERTY-2023.DWG

No.	DESCRIPTION	DATE

REVISIONS

IMEG
PH: 928.255.9419
www.imegcorp.com
321 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001

PROJECT NAME

30X42

IMEG Project No: XXXXX.XX

File Name: Bettplex Property-2023.dwg

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Field Book No: ####

Drawn By: ###

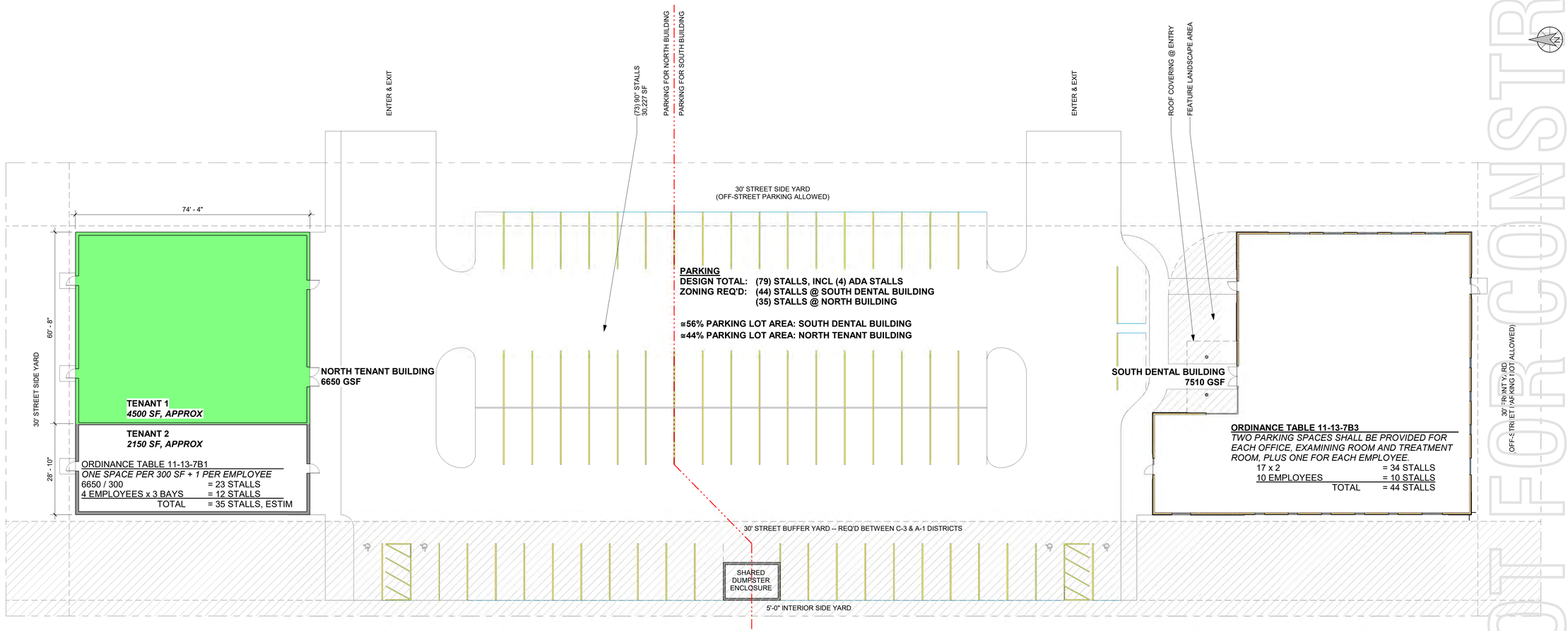
Checked By: ###

Date: ##/##/####

C-4

Sheet 5 of ##

ATTACHMENT G



1 POTENTIAL SITE PLAN
1/16" = 1'-0"

SITE DEVELOPMENT NOTES:

1. **IS THERE A CROSS-PARKING AGREEMENT? (CAN NEW BUILDINGS UTILIZE EXISTING NEIGHBORING PARKING LOTS AS OVERFLOW? *(NEED ESTIMATED 24 ADDITIONAL STALLS)***
2. **IS STORMWATER DRAINAGE ACCOUNTED FOR IN EXISTING SYSTEMS AT NEIGHBORING PARCELS? *(DO NEW BUILDINGS/PARKING NEED TO PROVIDE THEIR OWN TREATMENT & DETENTION AREAS?)***
3. **CITY PLANNING HAS CONFIRMED A REQUIREMENT FOR A 30 FOOT WIDE BUFFER YARD ALONG WEST PROPERTY LINE. THIS ARE CANNOT CONTAIN BUILDINGS.**
4. **CITY PLANNING HAS CONFIRMED THAT 30 FOOT WIDE STREET YARDS WILL BE ENFORCED ALONG NORTH, EAST, & SOUTH PROPERTY LINES.**
5. **CITY PLANNING HAS CONFIRMED THAT A 5 FOOT WIDE SIDE YARD WILL BE ENFORCED ALONG THE WEST PROPERTY LINE.**
6. **CITY PLANNING ACKNOWLEDGES THE NARROWNESS OF THE LOT DUE TO THE BUFFER YARD AND STREET SETBACK ARE RESTRICTIVE TO THE DEVELOPMENT.**
   ****ANY REQUESTED ADJUSTMENTS WILL NEED TO MOVE THROUGH A VARIANCE PROCEEDING & ARE NOT GUARANTEED TO BE APPROVED.****

NOT FOR CONSTRUCTION

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STREAMLINE ARCHITECTS, P.L.C.
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EAST MOLINE, IL 61244
(563) 345-2724

CALEB ROGERS, AIA
(712) 310-8177
caleb@streamlinearchitects.com

BUILD TO SUIT INCORPORATED

NO.	DESCRIPTION	DATE
1	SCHEMATIC BUDGET SET	09/21/2022
	INITIAL BID SET	10/26/2022
	PARKING REVISION	12/01/2022
	CLIENT COORD	

BEATTIE FAMILY DENTAL

SOUTH CLINIC BUILDING

BETTPLEX FIRST ADDITION LOT 7
BETTENDORF, IA 52722

Project number	22-102
Date	03/03/2022
Drawn by	CJR
Checked by	---

ARCHITECTURAL SITE PLAN

AS101

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3/29/2023 10:22:18 AM

DOOR SCHEDULE

DOOR NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR STYLE	DOOR MATERIAL	DOOR FINISH	FRAME STYLE	FRAME MATERIAL	HARDWARE	FIRE RATING	REMARKS
01.1	3' - 0"	7' - 0"	D4	ALUM/GLAZ	ANOD	SEE ELEV	ALUM	HW - 02	--	
01.2	3' - 0"	7' - 0"		HM	PT	2"	HM	HW - 01	--	
02.1	3' - 0"	7' - 0"	D4	ALUM/GLAZ	ANOD	SEE ELEV	ALUM	HW - 02	--	
02.2	3' - 0"	7' - 0"		HM	PT	2"	HM	HW - 01	--	
03.1	3' - 0"	7' - 0"	D4	ALUM/GLAZ	ANOD	SEE ELEV	ALUM	HW - 02	--	
03.2	3' - 0"	7' - 0"		HM	PT	2"	HM	HW - 01	--	

HW - 01

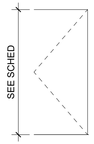
- RAIN DRIP
- (1 1/2 PAIR) BUTT HINGES
- (1) OVERHEAD CLOSER WITH STRIP
- (1) RIM PANIC W/ ENTRANCE TRIM
- (1) 8" KICK PLATE
- (1) WEATHER SEAL KIT
- (1) BRUSH SWEEP
- (1) ADA THRESHOLD

HW - 02

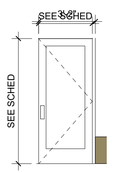
- (1) CONTINUOUS HINGE W/ TRIM TO MATCH FRAMING
- (1) OVERHEAD CLOSER W/ STOP W/ TRIM TO MATCH DOOR
- (1) RIM PANIC DEVICE W/ ENTRANCE TRIM
- (1) WEATHER SEAL KIT
- (1) BRUSH SWEEP
- (1) ADA THRESHOLD

WINDOW, STOREFRONT, DOOR, & FRAME GENERAL NOTES

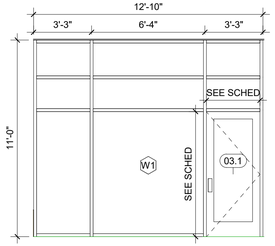
1. ALL STOREFRONT TO BE 2" X 4-1/2" EXTRUDED ALUMINUM SECTION IN CONFORMANCE WITH ASTM B221; CENTER SET; FLUSH DESIGN; THERMALLY BROKEN
2. ALL GLAZING UNITS TO CONDITIONED SPACES ARE TO BE INSULATED, LOW-E, CLEAR, WITH MINIMUM PERFORMACE OF SHGC=0.35, U=0.36, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR STOREFRONT SYSTEMS TO BE CENTER PLANE, OUTSIDE GLAZED.
4. ALL WINDOW & DOOR SYSTEMS INTO CONDITIONED SPACES ARE TO LIMIT AIR INFILTRATION THROUGH ASSEMBLY IN ACCORDANCE WITH ASTME E 283
5. STOREFRONT FINISH BASIS OF DESIGN - KAWNEER - DARK BRONZE ANODIZED (OR APPROVED EQUAL).



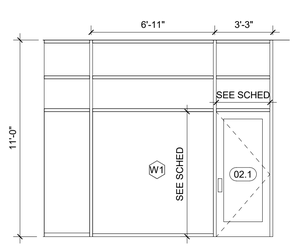
8 SCWD DOOR 1.2, 2.2, 3.2
1/4" = 1'-0"



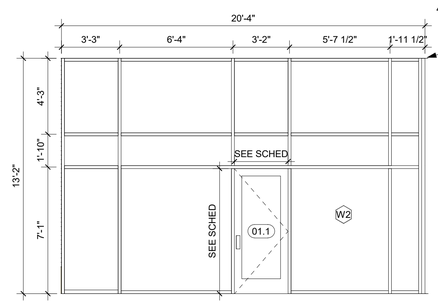
7 D4
1/4" = 1'-0"



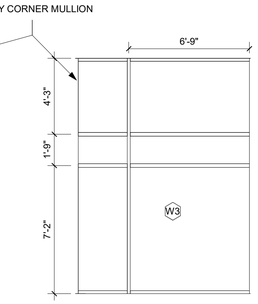
6 STOREFRONT DOOR 3.1
1/4" = 1'-0"



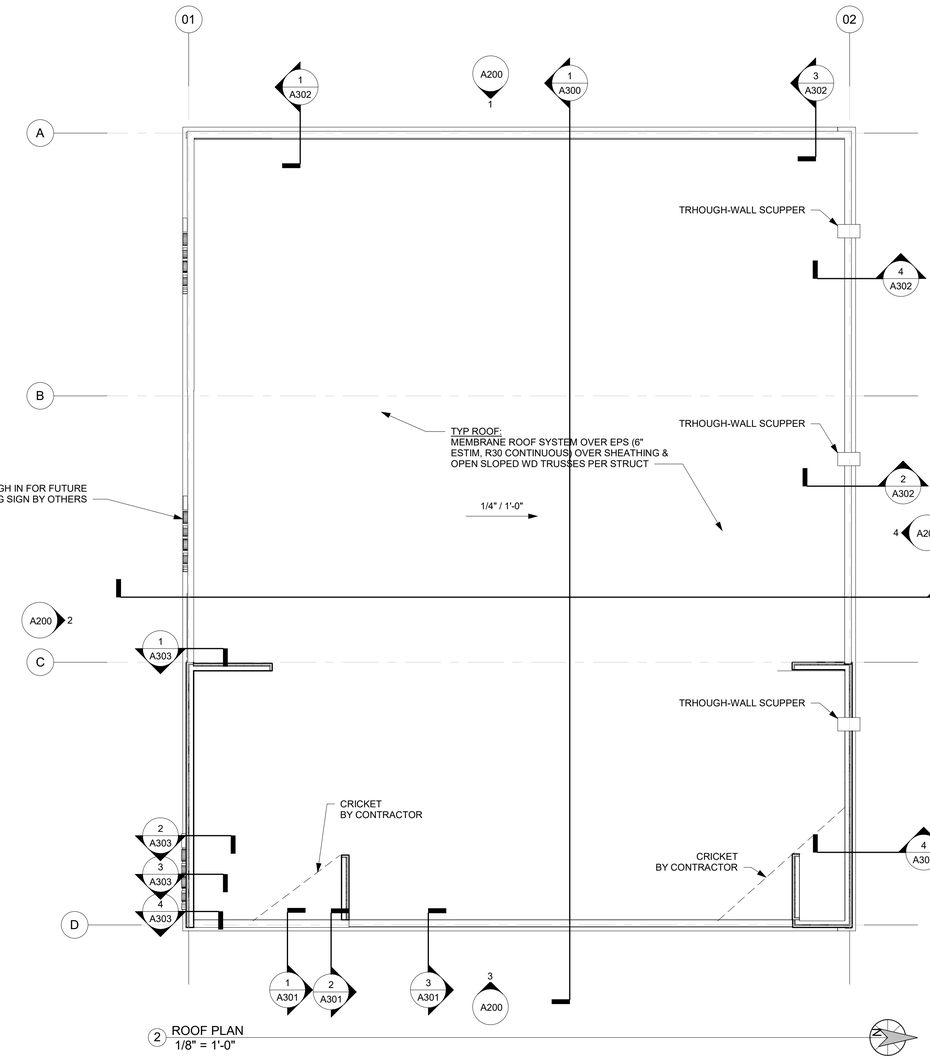
5 STOREFRONT DOOR 2.1
1/4" = 1'-0"



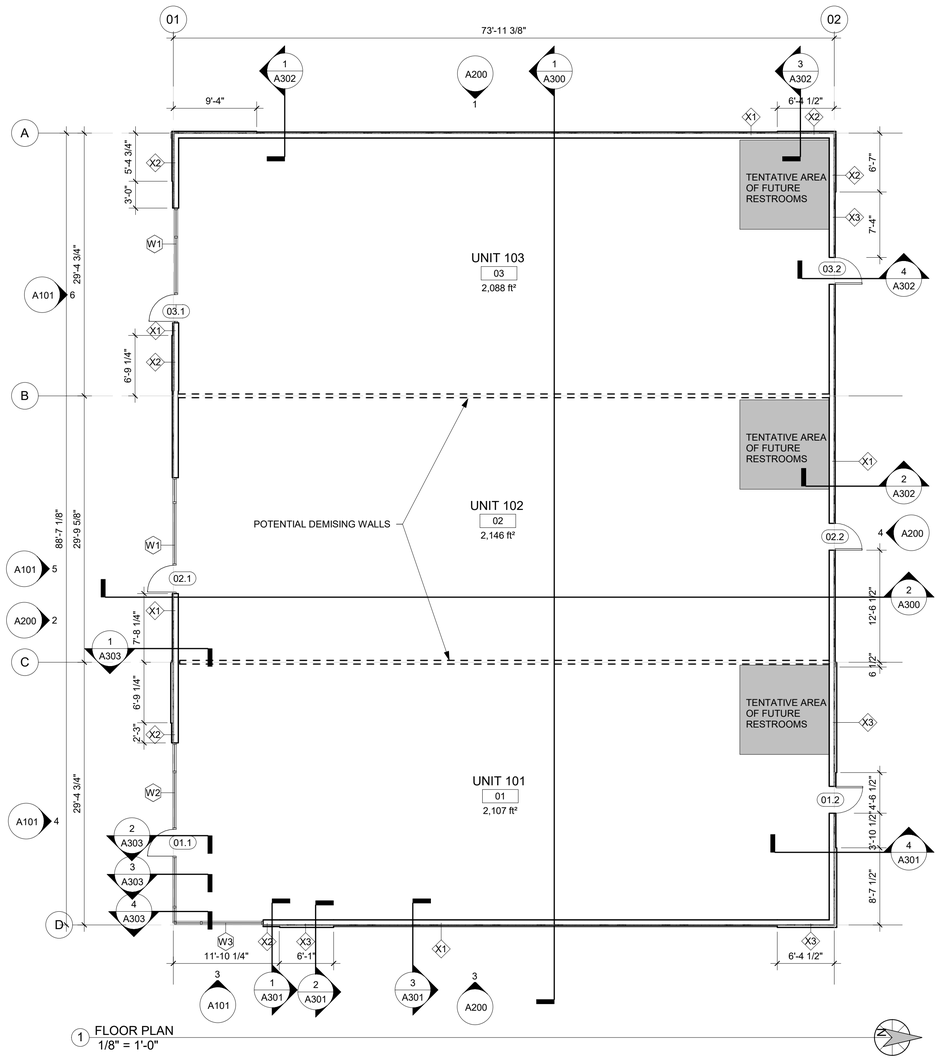
4 STOREFRONT DOOR 1.1
1/4" = 1'-0"



3 STOREFRONT W3
1/4" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL WORK SHALL BE COMPLIANT WITH THE CODES, ORDINANCES, & REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT LOCATION.
2. ALL DIMENSIONS ARE TO _____ (U.N.O.).
3. MECHANICAL CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. ELECTRICAL CONTRACTOR TO VERIFY ALL ELECTRICAL SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
5. ALL LIGHTING DESIGN BY ELECTRICAL CONTRACTOR.
6. PLUMBING CONTRACTOR TO VERIFY THAT ALL PLUMBING SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
7. FIRE PROTECTION CONTRACTOR TO VERIFY ALL FIRE PROTECTION SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
8. DOOR & HARDWARE SUPPLIER TO VERIFY THAT HARDWARE MEETS ALL APPLICABLE CODES & REGULATIONS.
9. ALL NEW WOOD DOORS TO BE FACTORY FINISHED.
10. PROVIDE CONTROL JOINTS IN GYPSUM BOARD ASSEMBLIES AS INDICATED & PER GYPSUM BOARD MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED, PROVIDE AT 30'-0" MAXIMUM INTERVALS & IN CONJUNCTION WITH DOOR HEADS & / OR OTHER WORK WHEN APPLICABLE.

streamline ARCHITECTS
www.streamlinearchitects.com

STREAMLINE ARCHITECTS, P.L.C.
ANDREW DASSO, AIA
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EAST MOLINE, IL 61244
(563) 345-2724

CALEB ROGERS, AIA
(563) 345-2724
caleb@streamlinearchitects.com

ADAM WINKELMANN
(319) 640-7738
adam@streamlinearchitects.com

Attachment - H

Page 1/2

NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW APP	03/29/2022

BEATTIE FAMILY DENTAL

NORTH TENANT SHELL

BETTPLEX FIRST ADDITION LOT 7
BETTENDORF, IA 52722

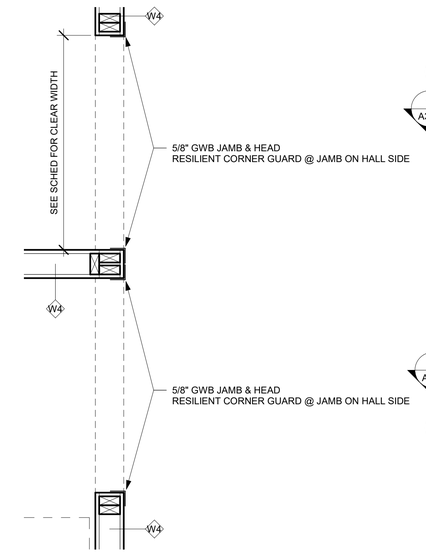
Project number	22-102
Date	03/29/2023
Drawn by	AMW
Checked by	CJR

FLOOR PLAN & ROOF PLAN

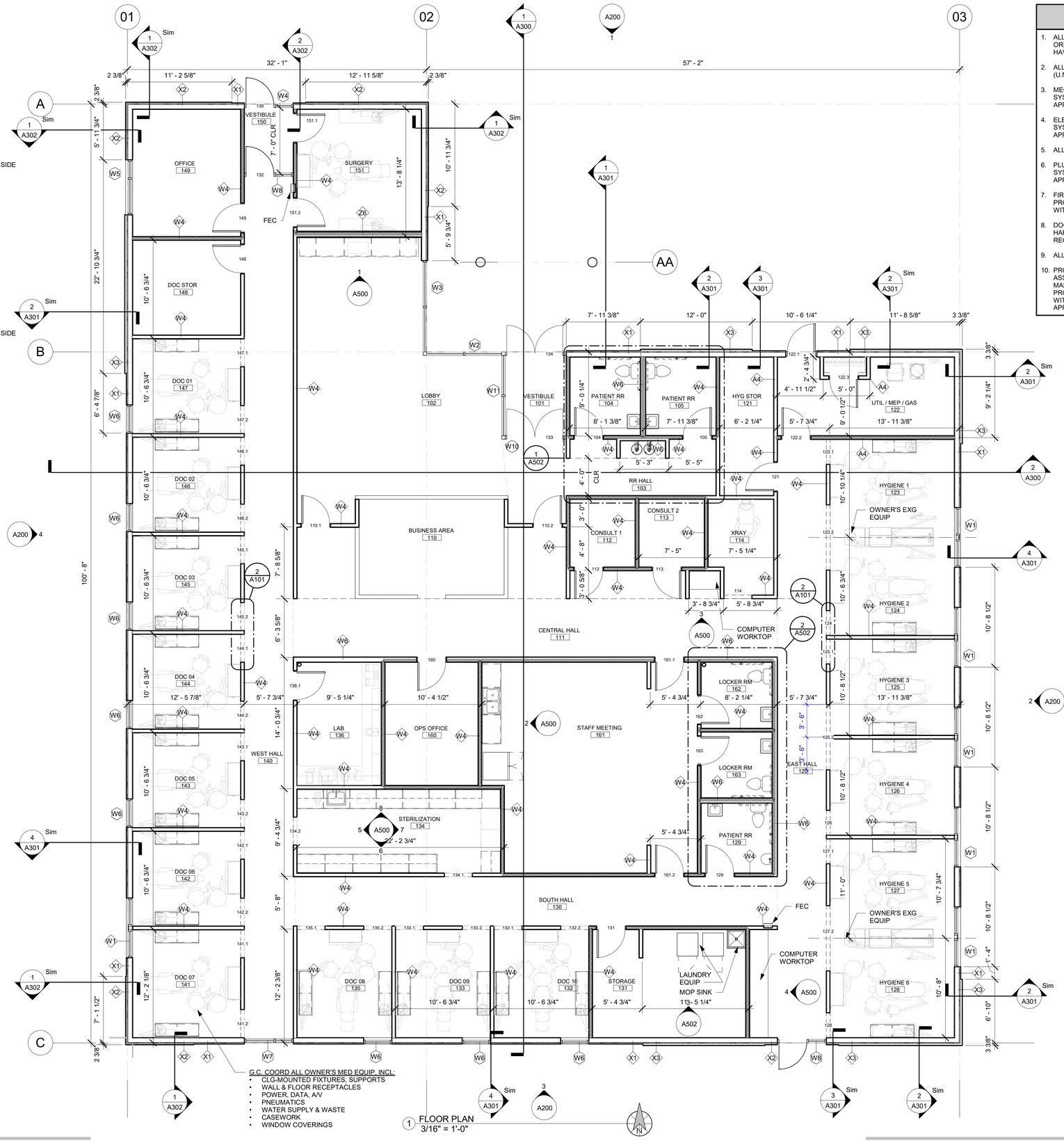
A101

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3/29/2023 10:15:45 AM



2 DETAIL - TYP ROOM ENTRY
1" = 1'-0"



1 FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL WORK SHALL BE COMPLIANT WITH THE CODES, ORDINANCES, & REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT LOCATION.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING/STRUCTURE (U.N.O.).
3. MECHANICAL CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. ELECTRICAL CONTRACTOR TO VERIFY ALL ELECTRICAL SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
5. ALL LIGHTING DESIGN BY ELECTRICAL CONTRACTOR
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(712) 310-8177
caleb@streamlinearchitects.com

BUILD TO SUIT INCORPORATED

Attachment - H

Page 2/2

NO.	DESCRIPTION	DATE
	INITIAL BID SET	10/26/2022
	CLIENT COORD	
	90pct REVIEW SET	03/15/2023

BEATTIE FAMILY DENTAL

SOUTH CLINIC BUILDING

BETTPLEX FIRST ADDITION LOT 7
BETTENDORF, IA 52722

Project number	22-102
Date	03/03/2022
Drawn by	CJR
Checked by	CMS

FLOOR PLAN

A101

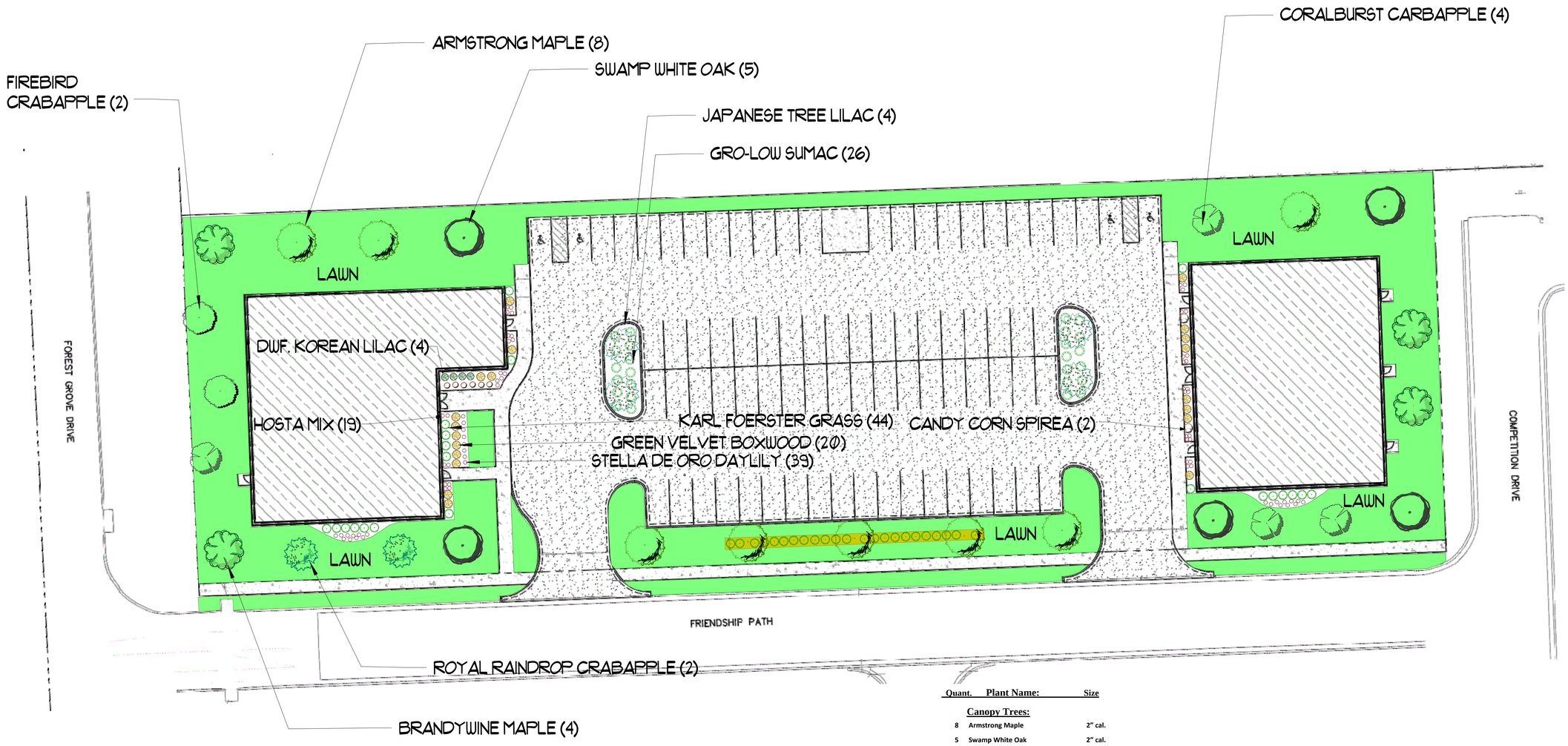
NOT FOR CONSTRUCTION

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3/29/2023 10:18:46 AM

Know what's below. Call before you dig.

20 10 0 20 40
SCALE: 1" = 20'



Landscape:

1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
3. Amend the planting backfill soil for trees and shrubs with compost (1/3 compost & 2/3 existing).
4. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
5. 1-year warranty on trees and shrubs. One-time replacement. Proper care and maintenance are the responsibility of the Owner.

Turf:

1. Fine grade and prepare designated areas for seed or sod.
2. Hydroseed with a QC Type 1 Bluegrass Blend from Stormwater Supply (or equal). Apply at the rate of 10 lbs./1000 sf. Apply starter fertilizer @ 400# per acre. Fiber mulch will be BFM applied at manufactures recommended rate.
3. Sod will be a locally grown Bluegrass from Seven City Sod.
4. Watering and care are the responsibility of the Owner.

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	C2	C2	C2	C2
Length	145'	145'	493'	493'
Bufferyard Required				
TF Required	0	0	0	0
Street Yard Landscape				
TF Required	3.11	3.11	10.56	0
Vehicular Use Area				
Vehicular Use Area	44,417 SF			
Landscape Area Required	(7%) / 3,100 SF			
Parking Spaces Defined	78			
TF Required (1/500 sf)	6.22			

Required	Tree Factors (TF)	Provided
23.00		23.00

Quant.	Plant Name:	Size
	Canopy Trees:	
8	Armstrong Maple	2" cal.
5	Swamp White Oak	2" cal.
4	Brandywine Maple	2" cal.
4	Coralburst Crabapple	2" cal.
4	Japanese Tree Lilac	7' MS
2	Royal Raindrop Crabapple	2" cal.
2	Firebird Crabapple	2" cal.
	Shrubs/Grasses:	
2	'Candy Corn' Spirea	5 gal
20	'Green Velvet' Boxwood	5 gal
26	Gro-Low Sumac	5 gal
44	Karl Foerster Grass	5 gal
4	Dwf. Korean Lilac	5 gal
19	Hosta Mix	1 gal
39	'Stella de Oro' Daylily	1 gal

TOM P. WILKERSON
REGISTERED LANDSCAPE ARCHITECT
IOWA #00402

GREENSPACE ASSOCIATES
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE
5749 VALLEY DR. BETTENDORF, IOWA 52722
563-355-8140 563-355-8115 fax
Tom@greenspaceassociates.com

REVISIONS

No.	DESCRIPTION	DATE

GREENSPACE ASSOCIATES

BETTPLEX LOT 7 DEVELOPMENT
BETTENDORF, IA

LANDSCAPE PLAN

IMEG Project No: 23000975.00
File Name: 23000975-00 Existing_Site
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No:####
Drawn By:
Checked By:
Date:
Sheet of

Tuesday, March 21, 2023 2:27:32 PM
G:\2023\23000975.00\DESIGN\CIVIL\C3D\PLOT\23000975-00 EXISTING_SITE PLAN.DWG

May 31, 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 Lot 7, Bettplex First Addition, submitted by Paul Bofelli/Build to Suit, Inc. (Case 23-031)

Honorable Mayor and Members of the City Council:

On May 17, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named 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 23-031 – Site Development Plan; Lot 7, Bettplex First Addition, submitted by Paul Bofelli/Build to Suit, Inc. (Staff: Beswick)

Beswick reviewed the staff report.

Kappeler asked for clarification of the method by which required park is calculated. Beswick explained that in this case, the required parking for the medical office buildings is based on the number of exam rooms, nursing stations, etc. and not on square footage. He added the floor plans were submitted with the application and were used to determine the required number of parking spaces which has been met.

> On motion by Wennlund, second by Kappeler, that a site development plan for Lot 7, Bettplex First Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: June 5/6, 2023
REQUESTED BY: Mark Hunt

Item Title
Resolution approving a site development plan for 3230 Ridge Pointe (Lot 3, Quail Ridge Pointe Subdivision), submitted by Downing Construction, Inc. (Case 23-030)

Explanation
Downing Construction Inc. has submitted a request for approval of a site development plan for an addition to the Vibrant Credit Union building at 3230 Ridge Pointe. The future land use designation of Community Commercial and current zoning district classification of C-1, Neighborhood Commercial District permits financial services and coffee shops. The addition will add 766 square feet to the existing structure; the driveway for interior circulation of this development is being altered to accommodate a new traffic circulation pattern and stacking space for a drive-up window on the south side of the building.

The proposed development is consistent with Comprehensive Plan Goal C: Attract and Retain Business and Industry.

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their May 17, 2023 meeting. Consult the staff report and attachments 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) Staff Report with attachments; (B) Planning and Zoning Commission report to Mayor and City Council; (C) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR 3230 RIDGE POINTE LOT 3, QUAIL RIDGE POINTE SUBDIVISION

WHEREAS, Downing Construction, Inc. has submitted a site development plan for 3230 Ridge Pointe (Lot 3, Quail Ridge Pointe Subdivision), 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 3230 Ridge Pointe (Lot 3, Quail Ridge Pointe Subdivision).

PASSED, APPROVED, AND ADOPTED this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: 3230 Ridge Pointe - Site Development Plan
Author: Greg Beck
Department: Community Development

Case No.:	23-030
Request:	Site Development Plan for Lot 3, Quail Ridge Pointe Subdivision (3230 Ridge Pointe)
Location:	East of Middle Road, north of Belmont Road and west of Ridge Pointe
Legal Description:	Lot 3, Quail Ridge Pointe Subdivision - Parcel No. 841555203
Applicant:	Downing Construction Inc. for Vibrant Credit Union
Current Zoning:	C-1, Neighborhood Commercial District
Future Land Uses:	Community Commercial

Background Information & Facts

Downing Construction Inc. has submitted a request for approval of a site development plan for an addition to Vibrant Credit Union building on Lot 3, Quail Ridge Pointe Subdivision (see Aerial Map, Attachment A). The zoning is C-1, Neighborhood Commercial District. The future land use designation is Community Commercial (see Zoning Map and Future Land Use Maps, Attachments B and C).

Future Land Use and Comprehensive Plan

The future land use designation supports the present C-1, Neighborhood Commercial District zoning, which permits financial services and coffee shops and in this district. The proposed development is consistent with Comprehensive Plan Goal C: Attract and Retain Business and Industry.

Lot Configuration & Zoning Compliance

Lot 3, Quail Ridge Pointe Subdivision contains 1.552 acres for the current building (see Final Plat and Original Site Development Plan, Attachments D and E). The addition will add 766 square feet to the existing structure and contain drive up capability (Site Development Plan, Attachments F and G).

Utilities

Utilities are present along Middle Road and Ridge Pointe and already connect to Vibrant Credit Union.

Thoroughfare Plan & Access

The site is accessible from Ridge Pointe with no direct access to Middle Road. The driveway for interior circulation of this development is being altered to accommodate new traffic circulation. Stacking is met with the new configuration. The drive-up window is on the south side of the building (see Elevations, Attachment H).

Pedestrian and Trail Access

Sidewalks are already present along Middle Road and Ridge Pointe.

Off-Street Parking

Requirements for parking were met with the design as presented.

Stormwater Detention

No significant amount of impervious surface was added to the site based on the building addition to necessitate additional storm water measures.

Landscaping

Landscaping has been placed in streetscape areas and drive areas per the Landscape Ordinance (see Landscape Plan, Attachment I). Landscaping being added is above what the ordinance requires.

Lighting

All lighting shall be required to be downcast on the parcel. No additional lighting is being added.

Floodplain

No portion of this lot is within the 100-year flood hazard area.

Staff Recommendation

Since the developer has met the requirements for approval of the site development plan, staff recommends approval of the site development plan.
With the following standard condition:

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

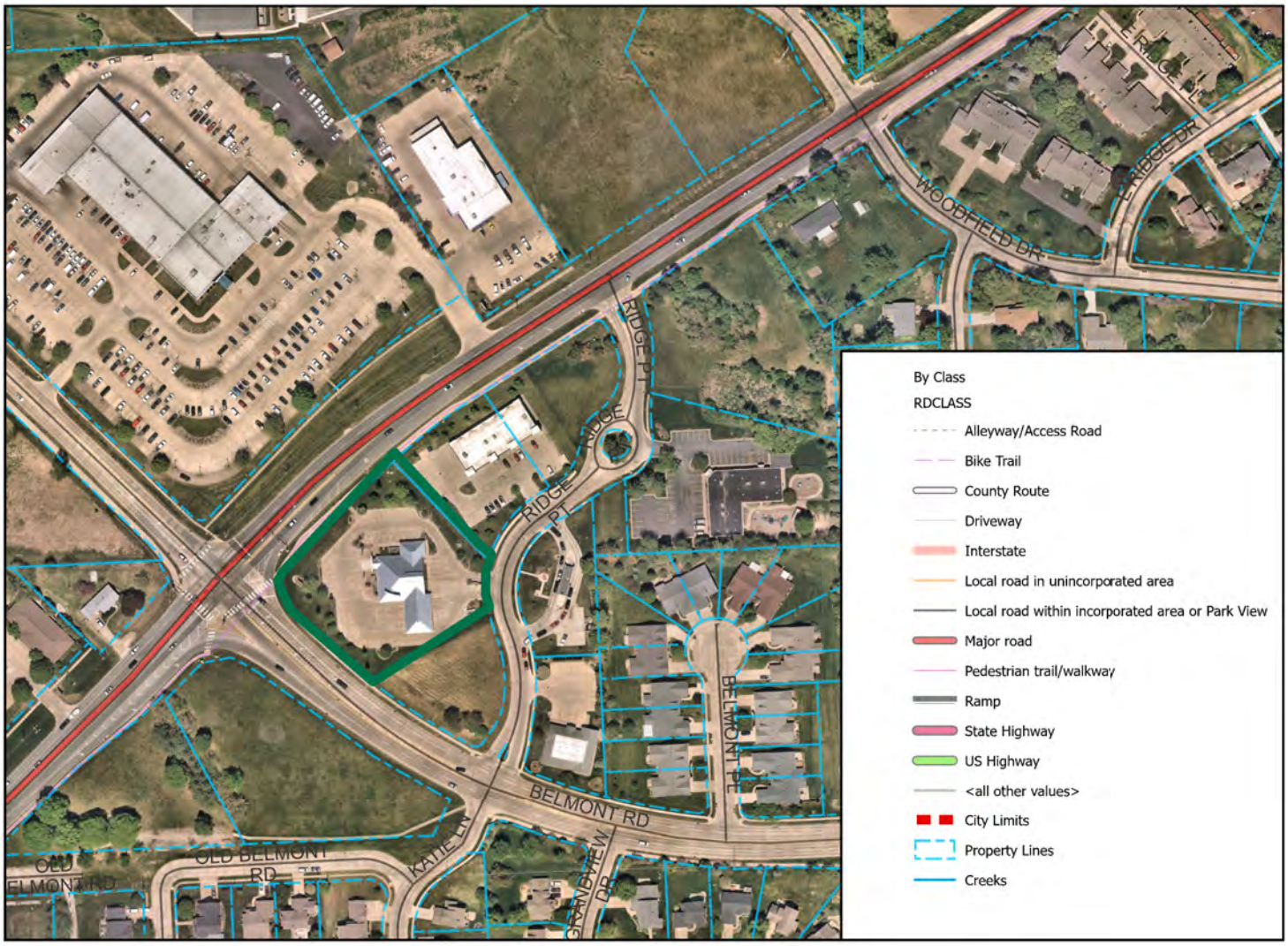
Respectfully submitted,

Greg Beck
City Planner

Case 23-030 3230 Ridge Pointe Site Development Plan
Aerial Map

N

0 250 500 1,000 Feet



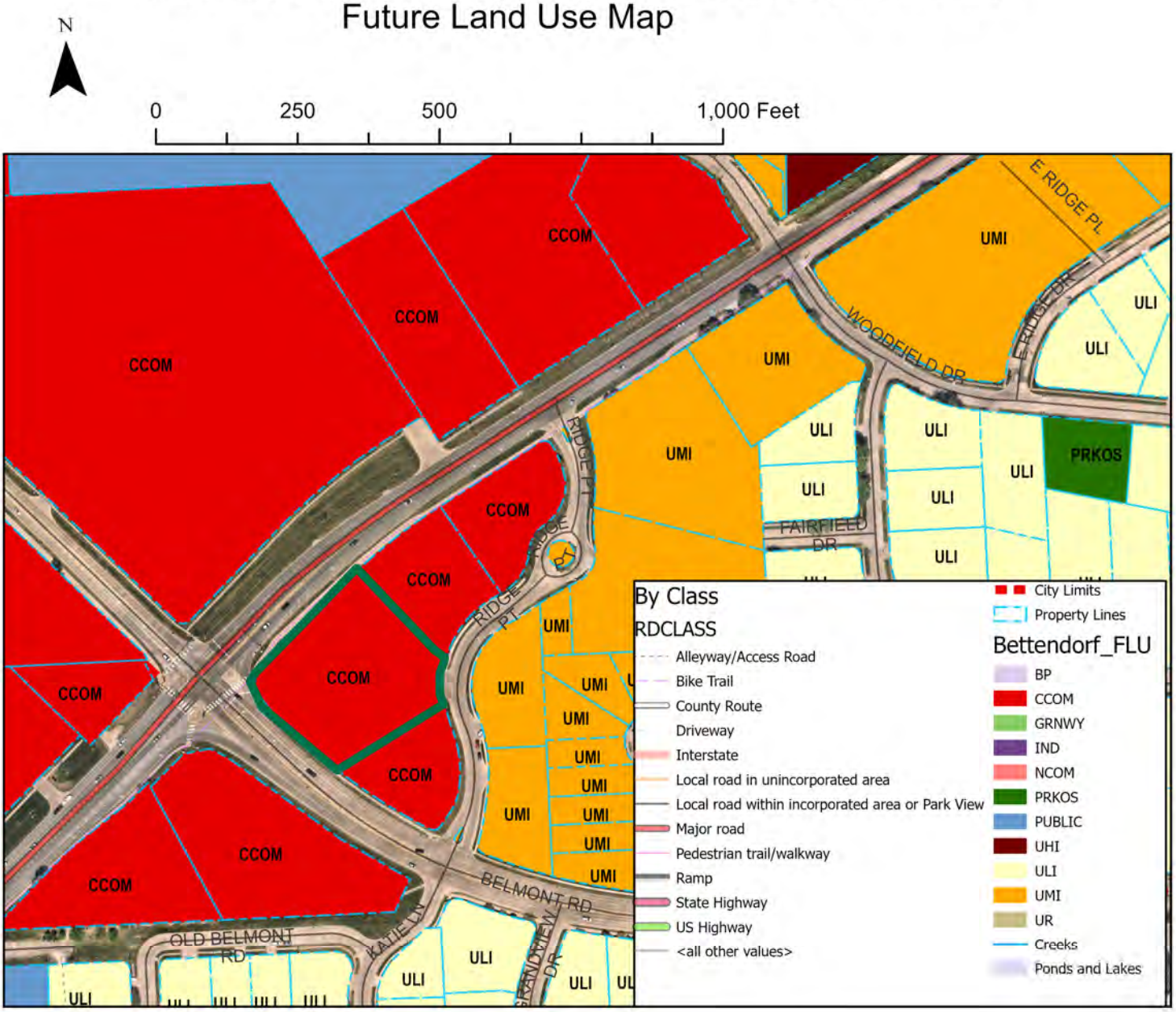
Case 23-030 3230 Ridge Pointe Site Development Plan
Zoning Map

N

0 250 500 1,000 Feet



Case 23-030 3230 Ridge Pointe Site Development Plan
Future Land Use Map



ADDRESS

FINAL PLAT OF QUAIL RIDGE POINTE SUBDIVISION

BETTENDORF, IOWA

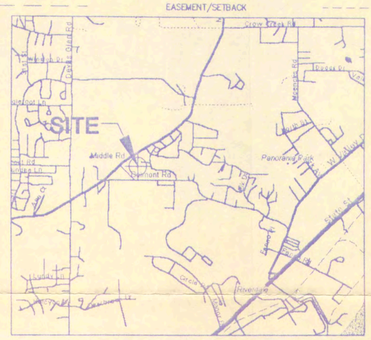
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN SCOTT COUNTY, IOWA.

PREPARED BY:

SHIVE-HATTERY
Cedar Rapids, IA \ Iowa City, IA \ Des Moines, IA
Moline, IL \ Bloomington, IL \ Chicago, IL

LEGEND

PROPOSED		EXISTING
△	STANDARD CONCRETE MONUMENT	
	FOUND IRON ROD / "X" CUT	● ⊠
○	SET IRON ROD W/ CAP 8807	○
	RIGHT-OF-WAY	
	EASEMENT/SETBACK	



SITE MAP
NOT TO SCALE

SUBDIVIDER:
CHARLES A. RUHL FAMILY LIMITED PARTNERSHIP
5111 UTICA RIDGE ROAD
DAVENPORT, IOWA 52807
(319) 355-4000

OWNERS:
CHARLES A. RUHL FAMILY LIMITED PARTNERSHIP
5111 UTICA RIDGE ROAD
DAVENPORT, IOWA 52807
(319) 355-4000

GENERAL NOTES:

1. SITE IS IN FLOOD ZONE "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 190240-0004-D DATED DECEMBER 11, 1979. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AND IS SUBJECT TO MINIMAL FLOODING.
2. THE 100 YEAR FLOOD ELEVATION FOR LOTS 6 AND 7 DUE TO THE STORMWATER DETENTION POND IS 672.12 FEET. THE LOWEST HABITABLE FLOOR ELEVATION FOR LOTS 6 AND 7 TO BE CONSTRUCTED 1' ABOVE THE 100 YEAR FLOOD ELEVATION, OR 673.12 FEET.
3. EROSION CONTROL (SILT FENCES) TO BE PROVIDED ALONG MIDDLE ROAD AND WITHIN THE DETENTION POND AS DIRECTED BY THE ENGINEER.
4. OUTLOTS "A", "B", "C" AND "D" ARE TO BE NON-DEVELOPED OUTLOTS.
5. LOT 1 WILL REQUIRE STORM DETENTION AT THE TIME OF DEVELOPMENT.
6. ACCESS TO OUTLOT "D" IS RESTRICTED TO LOTS 6 AND 7.
7. ACCESS TO LOT 1 SHALL BE FROM BELMONT ROAD ONLY.
8. ACCESS TO LOTS 2-9 SHALL BE FROM RIDGE POINTE ONLY.
9. AN OWNERSHIP ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE INTERIOR OF THE ISLAND FOR OUTLOTS A,B,C AND D, INCLUDING ANY TREES, SHRUBS OR PLANTINGS. THEY WILL ALSO HAVE THE RESPONSIBILITY FOR THE ADDITIONAL COST OF REPAIR OR REPLACEMENT OF THE STAMPED, COLORED CONCRETE IN THE PROPOSED ROADWAY SHOULD THAT BE NECESSARY IN SOME FUTURE YEAR. IF THE ASSOCIATION CHOOSES NOT TO PAY THE EXTRA COST OF THOSE REPAIRS, THE CITY WILL REPAIR THE STREET BY CONVENTIONAL METHODS.
10. RESTRICTIVE COVENANTS APPLY TO THIS SUBDIVISION.
11. TOTAL ACREAGE OF SUBDIVISION = 11.482 ACRES±

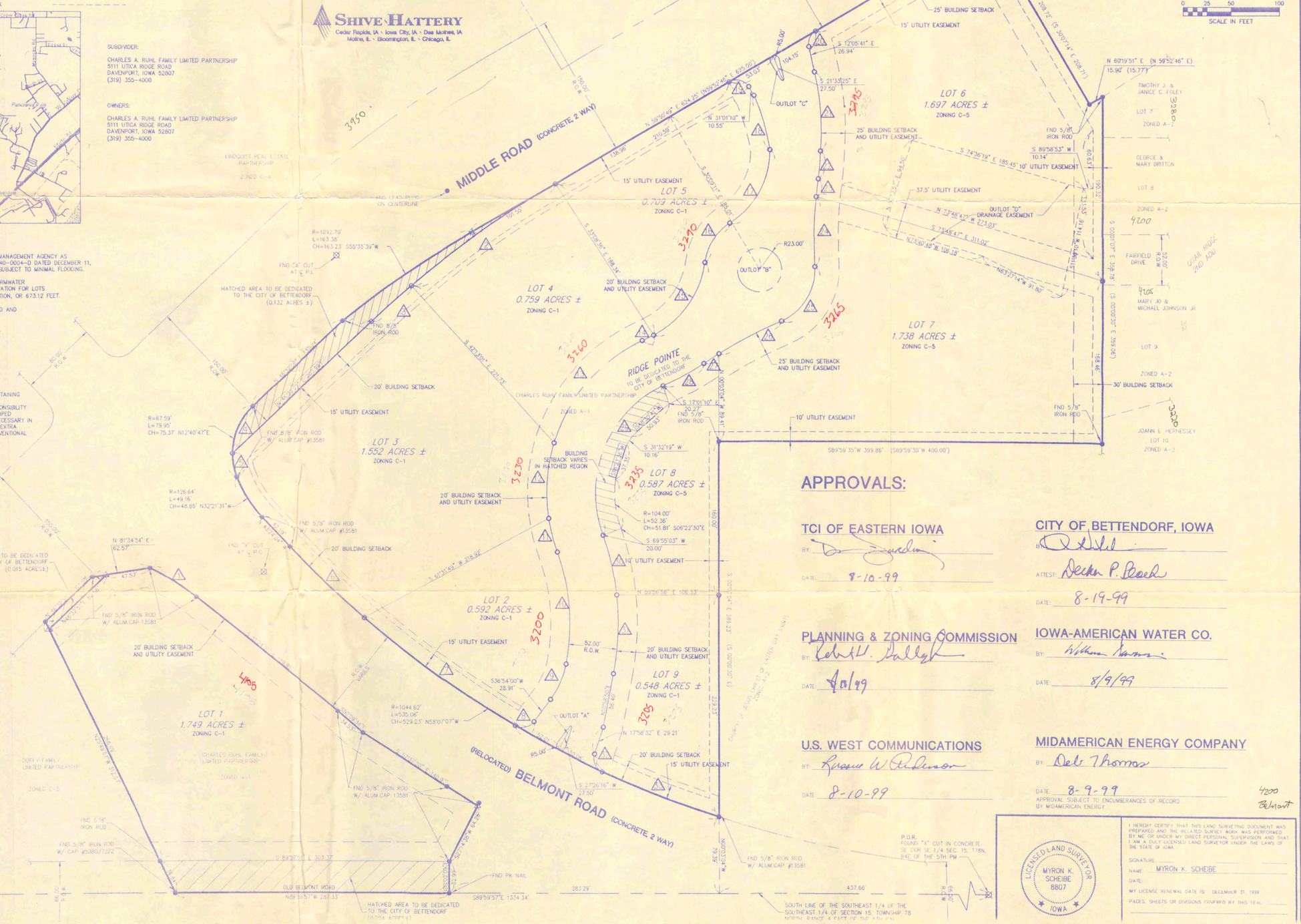
UTILITY NOTE:

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV SERVICE TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

CURVE DATA

CURVE NO.	CHORD BEARING	CHORD	LENGTH	RADIUS
1	S82°49'57"E	57.03'	57.59'	275.00'
2	N54°45'03"E	184.51'	184.75'	1035.43'
3	N48°05'41"E	55.85'	55.86'	1035.43'
4	N33°13'59"E	53.55'	53.05'	67.50'
5	N10°59'13"W	24.76'	24.80'	67.59'
6	N46°24'33"W	108.03'	108.08'	1044.62'
7	N54°39'12"E	192.31'	192.58'	1044.62'
8	S78°28'59"E	19.91'	21.77'	15.00'
9	S23°56'36"W	40.13'	40.48'	89.50'
10	S04°08'40"E	116.94'	118.31'	224.00'
11	S14°32'29"E	36.16'	36.42'	176.00'
12	S04°13'49"W	76.13'	76.89'	176.00'
13	S40°51'07"W	141.95'	146.10'	176.00'
14	N64°28'55"E	13.09'	13.09'	224.00'
15	N35°14'36"E	92.09'	95.74'	99.50'
16	N32°46'29"E	48.78'	50.37'	57.50'
17	N28°43'36"E	87.17'	91.05'	89.50'
18	N16°16'29"E	58.69'	59.06'	224.00'
19	N75°35'02"W	23.05'	23.33'	15.00'
20	S23°52'34"W	17.62'	18.83'	15.00'
21	S04°03'55"E	82.24'	82.55'	276.00'
22	S04°39'06"W	28.93'	28.94'	276.00'
23	S06°34'10"W	18.56'	18.56'	489.50'
24	S01°11'00"W	73.40'	73.47'	489.50'
25	S31°41'14"E	70.69'	70.69'	15.00'
26	S62°24'31"W	73.35'	73.42'	489.50'
27	S57°01'21"W	18.61'	18.61'	489.50'
28	S60°57'47"W	48.39'	48.46'	276.00'
29	S21°50'16"W	167.61'	184.05'	124.00'
30	S12°47'20"E	64.38'	64.53'	276.00'
31	S02°29'22"W	81.56'	81.86'	276.00'
32	S23°50'04"E	20.00'	21.69'	15.00'
33	S69°13'09"E	130.23'	130.31'	1044.62'

FOUND 60D NAIL 8" SUBGRADE
SW COR SE 1/4, SE 1/4 SEC 15, T78N, R4E OF THE 5TH PM


MIDDLE ROAD (CONCRETE, 2 WAY)
(RELOCATED) BELMONT ROAD (CONCRETE, 2 WAY)
RIDGE POINTE
TO BE DEDICATED TO THE CITY OF BETTENDORF
OLD BELMONT ROAD
LOT 1 1.749 ACRES ± ZONING C-1
LOT 2 0.592 ACRES ± ZONING C-1
LOT 3 1.552 ACRES ± ZONING C-1
LOT 4 0.759 ACRES ± ZONING C-1
LOT 5 0.709 ACRES ± ZONING C-1
LOT 6 1.697 ACRES ± ZONING C-5
LOT 7 1.738 ACRES ± ZONING C-5
LOT 8 0.587 ACRES ± ZONING C-5
LOT 9 0.548 ACRES ± ZONING C-1
OUTLOT "A"
OUTLOT "B"
OUTLOT "C"
OUTLOT "D" DRAINAGE EASEMENT
HATCHED AREA TO BE DEDICATED TO THE CITY OF BETTENDORF (0.132 ACRES ±)
HATCHED AREA TO BE DEDICATED TO THE CITY OF BETTENDORF (0.015 ACRES±)
HATCHED AREA TO BE DEDICATED TO THE CITY OF BETTENDORF (0.284 ACRES±)
ADA C. PHELPS TRUSTEE
ZONED C-2
LINDQUIST REAL ESTATE PARTNERSHIP
ZONED C-4
CHARLES RUHL FAMILY LIMITED PARTNERSHIP
ZONED A-1
DUFFY FAMILY LIMITED PARTNERSHIP
ZONED C-5
RUSSELL & BEVERLY BAIN
ZONED A-2
TIMOTHY J. & JANICE C. FOLEY
LOT 7
ZONED A-2
GEORGE & MARY BRITTON
LOT 8
ZONED A-2
MARY JO & MICHAEL JOHNSON JR
LOT 9
ZONED A-2
JOANN E. HERNESSEY
LOT 10
ZONED A-2
FAIRFIELD DRIVE
QUAIL RIDGE 2ND ADD
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S 30°39'14" E 208.77' (S 30°07'14" E 208.77')
N 60°19'51" E (N 59°52'46" E) 15.90' (15.77')
S 12°05'41" E 26.94'
S 21°33'25" E 27.50'
S 89°58'53" W 10.14'
S 74°36'19" E 185.45'
N 23°48'47" W 273.03'
N 73°48'47" W 311.02'
N 23°49'48" W 108.15'
N 63°07'14" W 91.90'
N 31°01'10" W 10.55'
S 30°09'21" E 180.00'
S 33°58'34" E 198.54'
S 42°31'01" E 220.73'
S 31°32'19" W 10.16'
S 17°01'10" E 20.27'
S 69°55'03" W 20.00'
N 89°26'58" E 106.33'
S 27°26'16" W 27.50'
N 17°58'32" E 29.21'
S 36°54'00" W 28.91'
S 61°31'49" W 218.39'
S 89°59'57" E 1334.34'
S 89°37'31" E 303.37'
S 89°59'35" W 399.86' (S89°59'30"W 400.00')
N 00°01'53" W 79.39'
437.66'
SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PM
P.O.B. FOUND "X" CUT IN CONCRETE SE COR SE 1/4 SEC 15, T78N, R4E OF THE 5TH PM
FND 5/8" IRON ROD
FND 5/8" IRON ROD W/ ALUM CAP #13581
FND 5/8" IRON ROD W/ ALUM CAP #13581 S 42°31'01" E 220.73'
FND 5/8" IRON ROD W/ CAP #5080/7222
FND PK NAIL
FND "X" CUT AT P.C.
FND "X" CUT AT P.T.
FND "X" CUT AT P.I.
FND 1" PIPE/PLUG ON CENTERLINE
R=1092.70' L=163.38' CH=163.23' S55°35'39"W
R=67.59' L=79.95' CH=75.37' N12°40'47"E
R=126.64' L=49.16' CH=48.85' N32°21'31"W
R=1044.62' L=535.06' CH=529.23' N58°07'07"W
R=104.00' L=52.36' CH=51.81' S06°22'30"E
R23.00'
R5.00'
R.O.W. VARIES
BUILDING SETBACK VARIES IN HATCHED REGION
CHARLES RUHL FAMILY LIMITED PARTNERSHIP
ZONED C-5
COUNTY OF SCOTT, STATE OF IOWA
SOUTH LINE OF SE 1/4 SEC 15, T78N, R4E OF THE 5TH PM
N 81°34'54" E 62.59'
N 00°00'00" E 314.52'
N 00°00'00" E 286.23'
S 00°00'00" E 286.23'
S 00°00'00" E 1356.90'
S 00°00'00" E 1328.09'
S 00°00'00" E 1281.41'
S 00°00'00" E 1281.41'
S 00°00'00" E 1281.41

ADDRESS

FINAL PLAT OF QUAIL RIDGE POINTE SUBDIVISION

BETTENDORF, IOWA

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN SCOTT COUNTY, IOWA.

PREPARED BY:

SHIVE-HATTERY
Cedar Rapids, IA • Iowa City, IA • Des Moines, IA
Moline, IL • Bloomington, IL • Chicago, IL

SUBDIVIDER:

CHARLES A. RUHL FAMILY LIMITED PARTNERSHIP
5111 UTICA RIDGE ROAD
DAVENPORT, IOWA 52807
(319) 355-1000

OWNERS:

CHARLES A. RUHL FAMILY LIMITED PARTNERSHIP
5111 UTICA RIDGE ROAD
DAVENPORT, IOWA 52807
(319) 355-1000

LEGEND

PROPOSED		EXISTING
△	STANDARD CONCRETE MONUMENT	
	FOUND IRON ROD / "X" CUT	○ ⊠
○	SET IRON ROD w/ CAP 8807	○
	RIGHT-OF-WAY	
	EASEMENT/SETBACK	

SITE MAP
NOT TO SCALE

GENERAL NOTES:

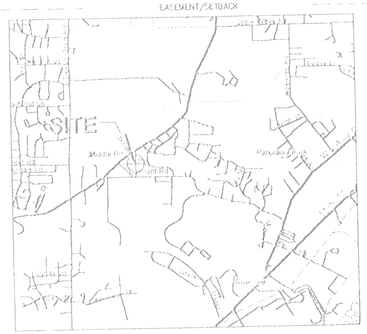
1. SITE IS IN FLOOD ZONE "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 190210-0009-D DATED DECEMBER 11, 1979. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AND IS SUBJECT TO MINIMAL FLOODING.
2. THE 100 YEAR FLOOD ELEVATION FOR LOTS 6 AND 7 DUE TO THE STORMWATER DETENTION POND IS 572.12 FEET. THE LOWEST HABITABLE FLOOR ELEVATION FOR LOTS 6 AND 7 TO BE CONSTRUCTED 1' ABOVE THE 100 YEAR FLOOD ELEVATION, OR 573.12 FEET.
3. EROSION CONTROL (SILT FENCES) TO BE PROVIDED ALONG MIDDLE ROAD AND WITHIN THE DETENTION POND AS DIRECTED BY THE ENGINEER.
4. OUTLOTS "A", "B", "C" AND "D" ARE TO BE NON-DEVELOPED OUTLOTS
5. LOT 1 WILL REQUIRE STORM DETENTION AT THE TIME OF DEVELOPMENT.
6. ACCESS TO OUTLOT "D" IS RESTRICTED TO LOTS 6 AND 7.
7. ACCESS TO LOT 1 SHALL BE FROM BELMONT ROAD ONLY.
8. ACCESS TO LOTS 2-9 SHALL BE FROM RIDGE POINTE ONLY.
9. AN OWNERSHIP ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE INTERIOR OF THE ISLAND FOR OUTLOTS A,B,C AND D, INCLUDING ANY TREES, SHRUBS OR PLANTINGS. THEY WILL ALSO HAVE THE RESPONSIBILITY FOR THE ADDITIONAL COST OF REPAIR OR REPLACEMENT OF THE STAMPED COLORED CONCRETE IN THE PROPOSED ROADWAY SHOULD THAT BE NECESSARY IN SOME FUTURE YEAR. IF THE ASSOCIATION CHOOSES NOT TO PAY THE EXTRA COST OF THOSE REPAIRS, THE CITY WILL REPAIR THE STREET BY CONVENTIONAL METHODS.
10. RESTRICTIVE COVENANTS APPLY TO THIS SUBDIVISION.
11. TOTAL ACREAGE OF SUBDIVISION = 11.182 ACRES ±

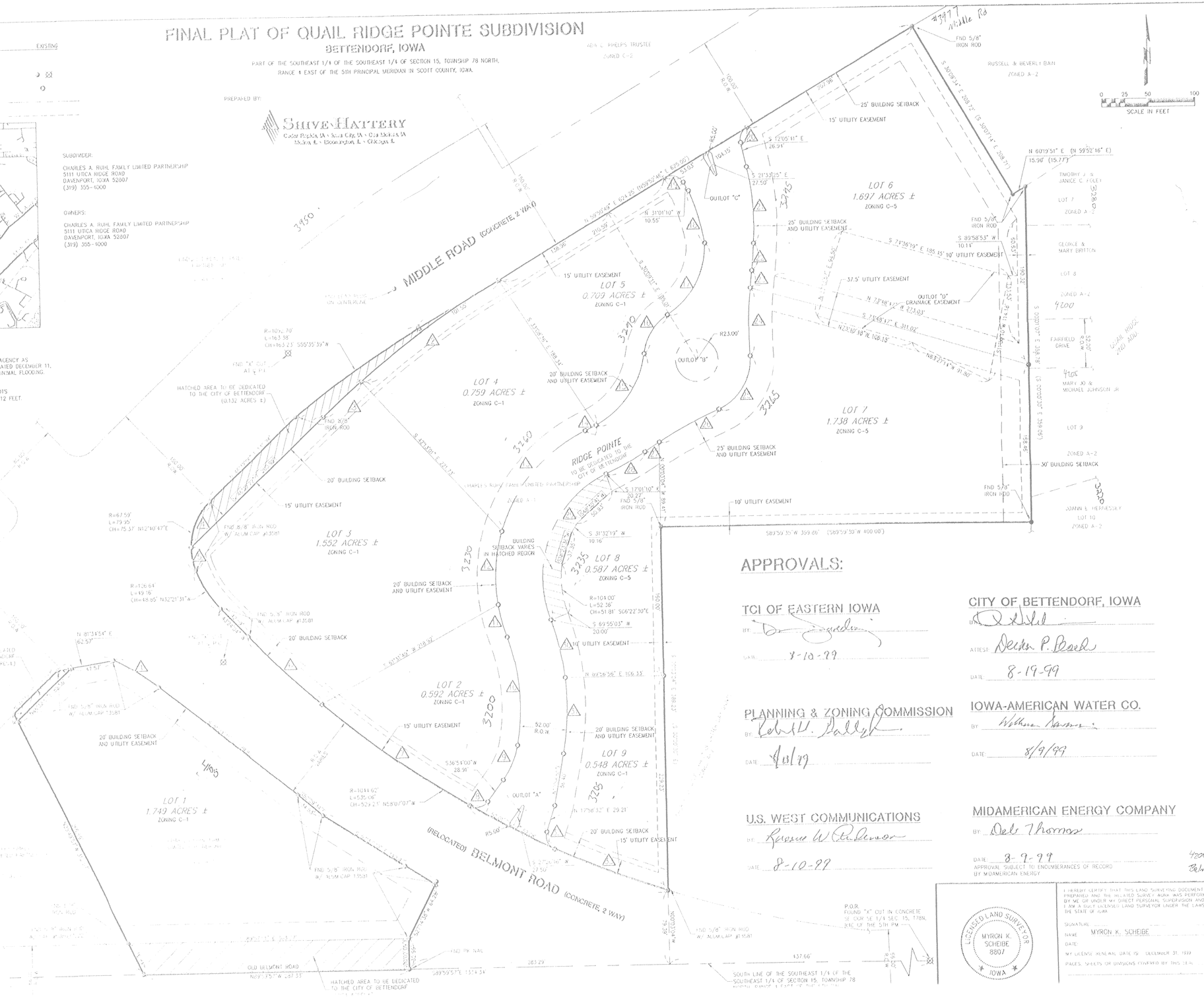
UTILITY NOTE:

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV SERVICE TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

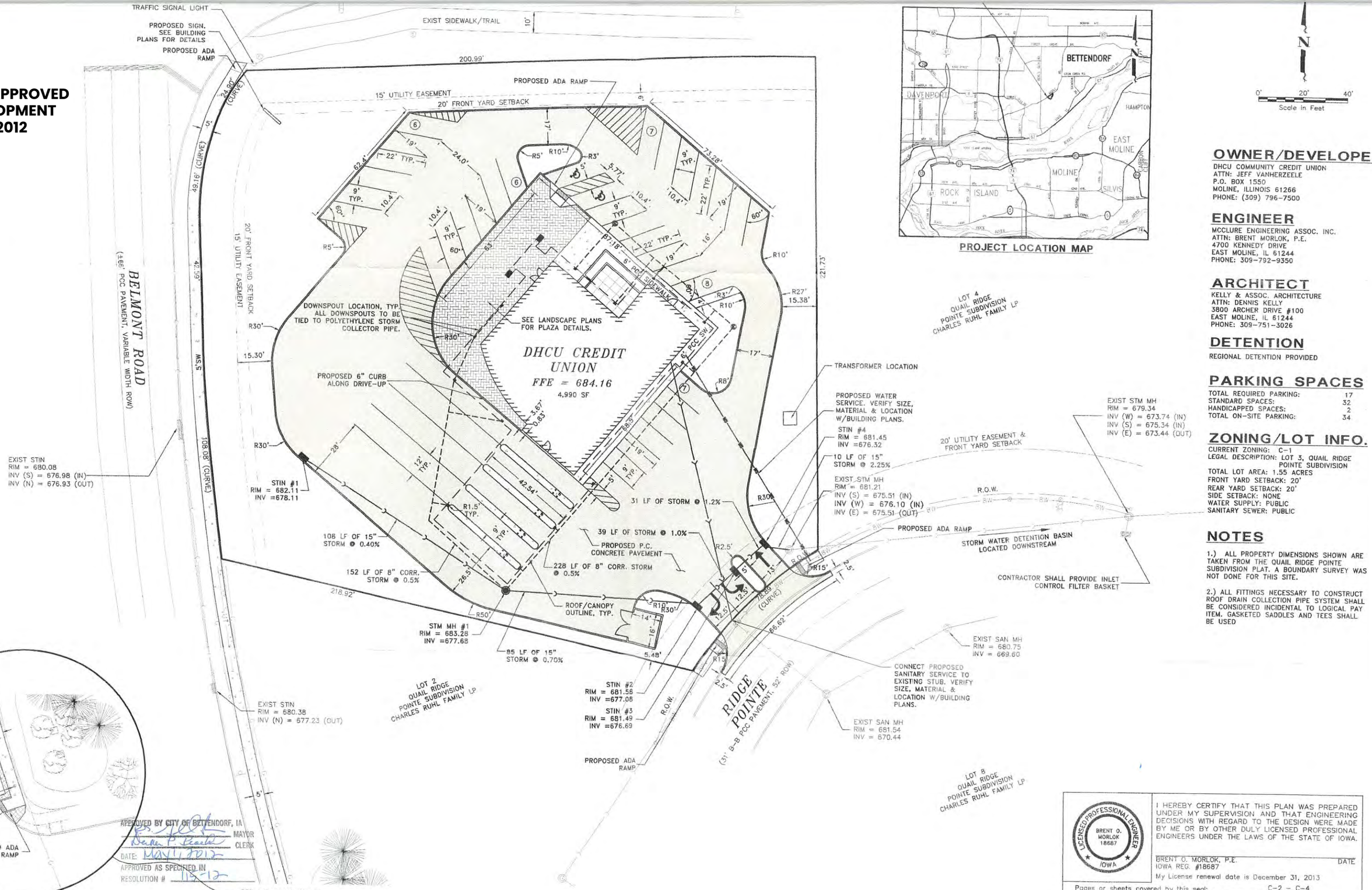
CURVE DATA

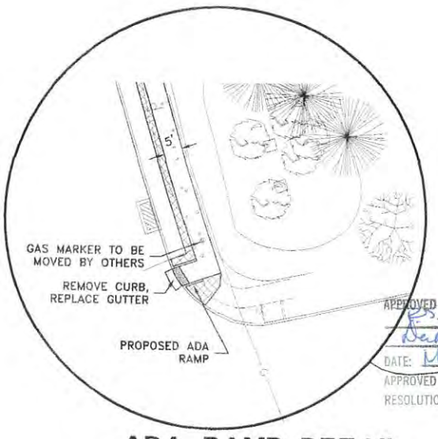
CURVE NO.	CHORD BEARING	CHORD	LENGTH	RADIUS
1				67.59'
2		163.51'	164.71'	1035.92'
3			79.95'	67.59'
4		24.70'	24.90'	67.59'
5		108.06'	108.06'	1044.62'
6		142.51'	142.58'	1044.62'
7		31.77'	31.77'	15.00'
8		40.39'	40.39'	69.41'
9		116.44'	116.71'	69.41'
10		56.4	56.4	176.00'
11		78.5	78.5	176.00'
12		346.10'	346.10'	176.00'
13		13.04'	13.04'	176.00'
14		92.71'	92.71'	69.41'
15		31.77'	31.77'	15.00'
16		31.77'	31.77'	15.00'
17		31.77'	31.77'	15.00'
18		23.1'	23.1'	15.00'
19		18.6'	18.6'	15.00'
20		23.1'	23.1'	15.00'
21		8.5'	8.5'	276.00'
22		23.54'	23.54'	276.00'
23		23.1'	23.1'	489.50'
24		23.1'	23.1'	489.50'
25		18.6'	18.6'	489.50'
26		23.1'	23.1'	489.50'
27		23.1'	23.1'	489.50'
28		18.6'	18.6'	489.50'
29		23.1'	23.1'	15.00'
30		184.0'	184.0'	1044.62'
31		7.4'	7.4'	1044.62'
32		31.76'	31.77'	15.00'
33		31.76'	31.77'	15.00'




MIDDLE ROAD (CONCRETE, 2 WAY)
(RELOCATED) BELMONT ROAD (CONCRETE, 2 WAY)
OLD BELMONT ROAD
RIDGE POINTE
LOT 1 1.749 ACRES ± ZONING C-1
LOT 2 0.592 ACRES ± ZONING C-1
LOT 3 1.552 ACRES ± ZONING C-1
LOT 4 0.759 ACRES ± ZONING C-1
LOT 5 0.709 ACRES ± ZONING C-1
LOT 6 1.697 ACRES ± ZONING C-5
LOT 7 1.738 ACRES ± ZONING C-5
LOT 8 0.587 ACRES ± ZONING C-5
LOT 9 0.548 ACRES ± ZONING C-1
OUTLOT "A"
OUTLOT "B"
OUTLOT "C"
OUTLOT "D"
15' UTILITY EASEMENT
20' BUILDING SETBACK AND UTILITY EASEMENT
25' BUILDING SETBACK AND UTILITY EASEMENT
37.5' UTILITY EASEMENT
10' UTILITY EASEMENT
BUILDING SETBACK VARIES IN HATCHED REGION
HATCHED AREA TO BE DEDICATED TO THE CITY OF BETTENDORF (0.132 ACRES ±)
HATCHED AREA TO BE DEDICATED TO THE CITY OF BETTENDORF (0.015 ACRES ±)
HATCHED AREA TO BE DEDICATED TO THE CITY OF BETTENDORF (1.432 ACRES ±)
HATCHED AREA TO BE DEDICATED TO THE CITY OF BETTENDORF (1.432 ACRES ±)
SHAPES RUHL FAMILY LIMITED PARTNERSHIP
AREA C PHELPS TRUSTEE ZONED C-2
RUSSELL & BEVERLY BAIN ZONED A-2
TIMOTHY J. & JANICE C. FOLEY LOT 7 ZONED A-2
GEORGE & MARY BRITTON LOT 8 ZONED A-2
MARK JO & MICHAEL JOHNSON JR LOT 9 ZONED A-2
JOANN E. HERRESSEY LOT 10 ZONED A-2
4377 Middle Rd
4200 Belmont
FAIRFIELD DRIVE
OCEAN HIGHLAND 2ND ADD
FND 5/8" IRON ROD
FND 5/8" IRON ROD W/ ALUM CAP #13581
FND "X" CUT AT ± 0.1'
FND 8/8" IRON ROD
FND NAIL
P.O.B. FOUND "X" CUT IN CONCRETE SE COR SE 1/4 SEC 15, T78N, R4E OF THE 5TH PM
SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PM
S 89°59'55" E 1374.34'
437.66'
283.29'
589°59'35"W 399.66' (S89°59'30"W 400.00')
N 60°19'51" E (N 59°52'16" E) 15.96' (15.77')
S 12°05'11" E 26.91'
S 21°33'25" E 27.50'
S 89°58'53" W 10.14'
N 31°01'10" W 10.55'
S 69°55'03" W 20.00'
S 17°01'10" E 20.27'
S 31°32'19" W 10.16'
N 89°58'53" E 106.33'
S 36°54'00" W 28.91'
N 17°58'32" E 29.21'
S 27°26'16" W 27.50'
S 30°09'44" E 208.77' (S 30°07'14" E 208.77')
N 73°38'19" W 135.15'
N 73°38'19" W 273.03'
N 23°10'18" W 108.18'
N 87°27'14" W 71.90'
S 73°38'19" E 135.10'
S 73°38'19" E 273.03'
S 23°10'18" E 311.02'
N 89°59'55" W 1374.34'
N 01°57'14" W 237.33'
N 81°33'54" E 62.57'
S 87°31'40" W 238.32'
S 37°09'58" E 198.34'
S 37°09'58" E 232.72'
N 00°00'05" E 264.00'
N 00°00'05" E 264.00'
N 00°00'05" E 264.00

PREVIOUS APPROVED SITE DEVELOPMENT PLAN MAY 2012





ADA RAMP DETAIL

APPROVED BY CITY OF BETTENDORF, IA
MAYOR
CLERK
DATE: MAY 1, 2012
APPROVED AS SPECIFIED IN RESOLUTION # 112-12

PROJECT LOCATION MAP

OWNER/DEVELOPER

DHCU COMMUNITY CREDIT UNION
ATTN: JEFF VANHERZEELE
P.O. BOX 1550
MOLINE, ILLINOIS 61266
PHONE: (309) 796-7500

ENGINEER

MCCLURE ENGINEERING ASSOC. INC.
ATTN: BRENT MORLOK, P.E.
4700 KENNEDY DRIVE
EAST MOLINE, IL 61244
PHONE: 309-792-9350

ARCHITECT

KELLY & ASSOC. ARCHITECTURE
ATTN: DENNIS KELLY
3800 ARCHER DRIVE #100
EAST MOLINE, IL 61244
PHONE: 309-751-3026

DETENTION

REGIONAL DETENTION PROVIDED

PARKING SPACES

TOTAL REQUIRED PARKING:	17
STANDARD SPACES:	32
HANDICAPPED SPACES:	2
TOTAL ON-SITE PARKING:	34

ZONING/LOT INFO.

CURRENT ZONING: C-1
LEGAL DESCRIPTION: LOT 3, QUAIL RIDGE POINTE SUBDIVISION
TOTAL LOT AREA: 1.55 ACRES
FRONT YARD SETBACK: 20'
REAR YARD SETBACK: 20'
SIDE SETBACK: NONE
WATER SUPPLY: PUBLIC
SANITARY SEWER: PUBLIC

NOTES

1.) ALL PROPERTY DIMENSIONS SHOWN ARE TAKEN FROM THE QUAIL RIDGE POINTE SUBDIVISION PLAT. A BOUNDARY SURVEY WAS NOT DONE FOR THIS SITE.

2.) ALL FITTINGS NECESSARY TO CONSTRUCT ROOF DRAIN COLLECTION PIPE SYSTEM SHALL BE CONSIDERED INCIDENTAL TO LOGICAL PAY ITEM. GASKETED SADDLES AND TEES SHALL BE USED

LICENSED PROFESSIONAL ENGINEER
BRENT O. MORLOK
18687
IOWA

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND THAT ENGINEERING DECISIONS WITH REGARD TO THE DESIGN WERE MADE BY ME OR BY OTHER DULY LICENSED PROFESSIONAL ENGINEERS UNDER THE LAWS OF THE STATE OF IOWA.

BRENT O. MORLOK, P.E. DATE
IOWA REG. #18687
My License renewal date is December 31, 2013
Pages or sheets covered by this seal: C-2 - C-4

DHCU COMMUNITY CREDIT UNION
3230 Ridge Pointe, Bettendorf, IA 52722

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE:	1" = 20'
DRAWN BY:	BDM/BMG
CHECKED BY:	BDM/ELC

McClure Engineering Associates, Inc.
4700 Kennedy Drive
East Moline, Illinois 61244

PROPOSED SITE LAYOUT & UTILITY PLAN

DHCU MIDDLE ROAD & BELMONT ROAD BETTENDORF, IOWA

SHEET C

GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED. IF DETERMINED SUFFICIENT AREA IS NOT AVAILABLE TO RESPREAD EXCESS CUT IT SHALL BE REMOVED FROM THE SITE TO AN APPROVED LOCAITON.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE SILT FENCE AS SHOWN ON PLAN. ADDITIONAL SILT FENCE MAY BE NEEDED IN PROBLEM AREAS DURING CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE CONNECTION OF ALL BUILDING DOWNSPOUTS TO STORM SEWER. VERIFY LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS.

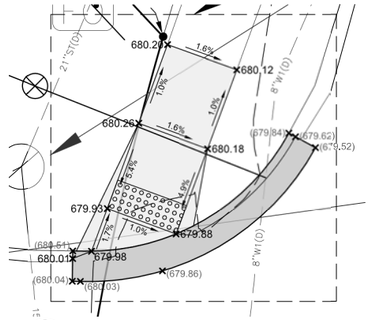
QUANTITIES

SILT FENCE	=112 LF
BELOW GRADE INLET PROTECTION	=5 EA

BENCHMARKS

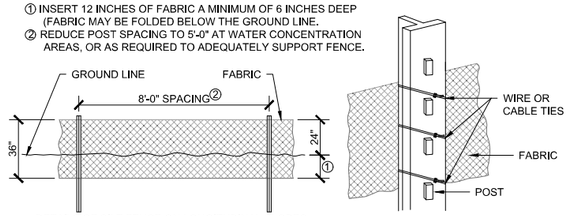
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM100 ELEV=682.56
CUT 'X' ON TRAFFIC SIGNAL BASE

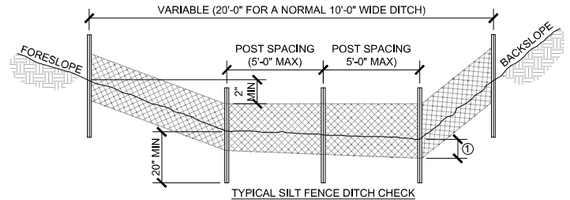


1 C400 — PEDESTRIAN RAMP DETAIL
1" = 5'

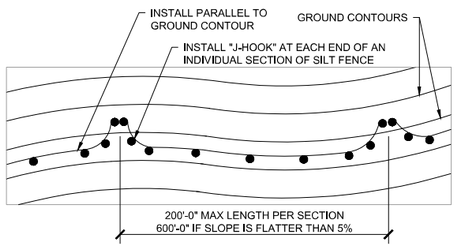
① INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE.
② REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.



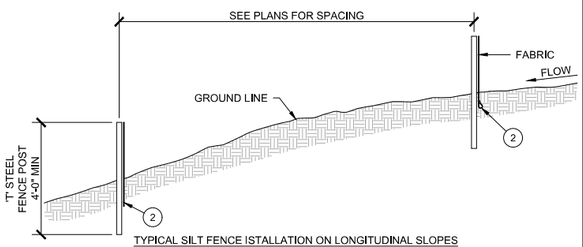
DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES — ATTACHMENT TO POST



TYPICAL SILT FENCE DITCH CHECK



TYPICAL SILT FENCE ISTALLATION ON LONGITUDINAL SLOPES (Plan View)



TYPICAL SILT FENCE ISTALLATION ON LONGITUDINAL SLOPES (Profile View)

2 C400 — SILT FENCE DETAIL
NO SCALE

0 20 FEET

DETAIL 1/C400
Storm MH
Rim=680.71
F.L.=675.30 15" HDPE SW
F.L.=674.81 15" RCP SE
F.L.=674.41 21" RCP N
Storm Intake
Rim=680.38
F.L.=675.48 15" HDPE S
F.L.=675.46 15" HDPE NE
Storm Intake
Rim=680.31
F.L.=675.74 15" HDPE S
F.L.=675.73 15" HDPE N
Storm Intake
Rim=680.49
F.L.=676.07 15" HDPE SW
F.L.=675.95 15" HDPE N
Sanitary MH
Rim=680.69
Inv.=669.68 8" VCP E
Inv.=669.66 8" VCP W
Inv.=669.44 8" VCP N
Brick Landscape Edging w/River Rock
Sign -"Exit/Do Not Enter"
Stone Monument Sign -"Vit
20' SETBACK AND UTILITY EASEMENT
Three Conduits Exiting Ground
Two Conduits Exiting Ground
Steel Column
CMU Dumpster Enclosure
Stone Landcaping
Brick Landscape Edging w/River Rock
Storm Intake
Rim=682.16
F.L.=678.61 8" HDPE NW
F.L.=676.82 15" HDPE SW
F.L.=676.80 15" HDPE NE
Storm Intake
Rim=681.17
F.L.=677.32 15" HDPE NE
15' UTILITY EASEMENT
20' SETBACK
Signal Pole w/Pushbutton
Stone Monument Sign with Electronic Screen
Brick Landscape Edging w/River Rock
Brick Landscape Edging
Landscaping Stone
Sign -"Exit/ATM/Drive-up"
Brick Wall
Bike Rack
Brick Landscape Edging w/River Rock
Landscaping Stone
Cleanout Rim=682.58
5' Vinyl Fence
FF(Threshold)=683.24
Landscaping Stone
Stone Wall
Approximate Building Overhang
Landscaping Stone
Sign - "Reserved Parking"
Stone Planter Wall
FF=683.23
Entrance Overhang
Bench (2)
Building
Stone Planter Wall
PROPOSED ADDITION (766 SF) FFE=683.23
Electric Transformer on PCC Pad
Brick Landscape Edging w/River Rock
Cleanout Rim=681.33
Landscaping Stone
Landscaping Stone
SILT FENCE (TYP.)
Brick Landscape Edging w/River Rock
Brick Landscape Edging w/River Rock
Landscaping Stone
S43°02'38"E 221.73'
N45°42'45"E 200.99'
N44°13'41"W 42.59'
S60°42'12"W 218.92'
MIDDLE RD
BELMONT RD
C1
C2
C3
C4
CO2(D)
CO3(D)
FO1(D)
UE1(D)
W1(D)
8"W
15"ST(B)
15"ST(D)
8"S(D)
8"W1(D)
21"ST(D)
FCAIN
SETBACK
682.48 TC (681.98 G)
682.70 TC (682.20 G)
683.06 TC (682.56 G) (682.55)
682.33 TC (681.83 G)
682.78 TC (682.28 G)
683.06 TC (682.56 G)
682.68 TC (682.18 G)
683.10 TC (682.60 G)

VIBRANT COFFEEHOUSE
GRADING AND EROSION CONTROL PLAN
BETTENDORF, IOWA
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	PER OWNER COMMENTS	04/24/23	TLS

Engineer: JRC | Checked By: MAA | Scale: 1" = 20'
Technician: TLS | Date: 03/28/2023 | T-R-S: TTN-RRW-SS
Project No: 123.0217.01

Sheet C400

SNYDER & ASSOCIATES

Project No: 123.0217.01
Sheet C400

V:\Projects\2023\123.0217.01\CAD\CSPO4_123.0217_GR00.dwg, JAKE R. CAMPOS, GRADING AND EROSION CONTROL PLAN, 2023/04/24, 7:29 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

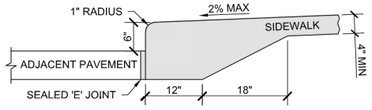
CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	3°05'27"	1035.43'	55.86'	27.94'	S47°16'04"W 55.85'
C2	21°06'29"	67.59'	24.90'	12.59'	S11°28'55"E 24.76'
C3	22°14'26"	126.64'	49.16'	24.89'	S33°11'08"E 48.85'
C4	5°55'41"	1044.62'	108.08'	54.09'	S47°14'10"E 108.03'
C5	25°40'46"	176.00'	78.88'	40.11'	S3°24'03"W 78.22'

PAVEMENT LEGEND

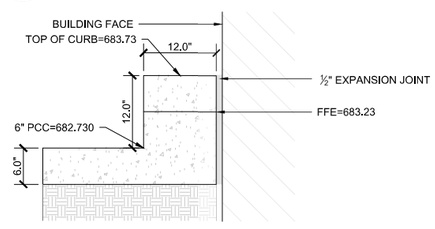
- 5" PCC SIDEWALK
- 6" PCC PAVEMENT

DIMENSION AND UTILITY PLAN CONSTRUCTION NOTES

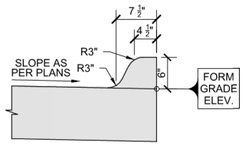
1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY. ADJUST AS NECESSARY TO ALLOW FOR CONSTRUCTION. CONTRACTOR VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
   C. BUILDING.
   D. LANDSCAPING.
   E. PLANTER.
   F. TRASH ENCLOSURE.
2. PAVEMENTS. PROVIDE THE FOLLOWING:
   A. PCC DRIVES AND PARKING, 6" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. PCC SIDEWALKS, 5" DEPTH PAVEMENT ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. INTEGRAL SIDEWALK AND CURB. SEE DETAIL ON THIS SHEET.
   D. 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
   E. 12" WIDE NON-STANDARD CURB. SEE DETAIL ON THIS SHEET.
   F. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33% AND DETECTABLE WARNING PANEL.
   G. CONNECT TO EXISTING PAVEMENT, DRILL AND DOWEL.
   H. PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
   I. PCC DRIVES AND PARKING, 7" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
4. SIGNS. PROVIDE THE FOLLOWING:
   A. MENU BOARD WITH SPEAKER/MICROPHONE. SEE ARCHITECTURAL PLANS FOR DETAILS.
   B. BOLLARD. PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER.
5. SANITARY SEWER SERVICE, PROVIDE THE STRUCTURES AND SERVICE LINE AS SHOWN AND LISTED BELOW AS PER CITY OF BETTENFORF STANDARDS:
   A. 6" SANITARY SEWER SERVICE AT 1.0% MIN.
   B. CONNECT TO BUILDING SANITARY SERVICE. VERIFY LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   C. SANITARY CLEANOUT.
   D. 6'x8' GREASE INTERCEPTOR. REFER TO PLUMBING PLANS FOR DETAILS.
   E. CONNECT TO EXISTING SANITARY SERVICE W/ WYE AND RISER AS NECESSARY.
6. BUILDING ADDITION. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
7. SOD. REFER TO SHEET C500.
8. RELOCATED AC UNIT. COORDINATE RELOCATION WITH ARCHITECTURAL AND MECHANICAL PLANS.
9. WATER SERVICE. PROVIDE THE FOLLOWING AS PER IOWA-AMERICAN WATER COMPANY STANDARDS.
   A. REMOVE EXISTING WATER SERVICE TO LIMITS SHOWN.
   B. REMOVE EXISTING WATER SERVICE. TAP AND REPLACE WITH NEW 8" TEE. COORDINATE WITH IOWA-AMERICAN WATER PRIOR TO CONSTRUCTION.
   C. 8" WATER SERVICE. MINIMUM 5.5' DEPTH WITH FITTINGS AND BENDS AS NECESSARY.
   D. CONNECT TO BUILDING WATER SERVICE. VERIFY LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   E. 8" VALVE.
   F. EXISTING BUILDING MOUNTED FDC. SEE MECHANICAL PLANS FOR EXACT LOCATION.



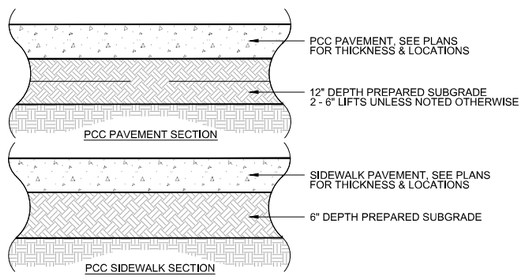
2 C300 INTEGRAL SIDEWALK AND CURB DETAIL
NO SCALE



3 C300 DRIVE THRU CURB DETAIL (NON-STANDARD CURB)
NO SCALE



1 C300 6-INCH STANDARD CURB
NO SCALE



4 C300 TYPICAL PAVEMENT CROSS SECTIONS
NO SCALE

0 20 FEET

MARK	REVISION	DATE	BY
1	PER OWNER COMMENTS	04/24/23	TLS

Engineer: JRC
Technician: TLS
Checked By: MAA
Date: 03/28/2023
Scale: 1" = 20'
T-R-S: TTN-RRW-SS
Project No: 123.0217.01
Sheet C300

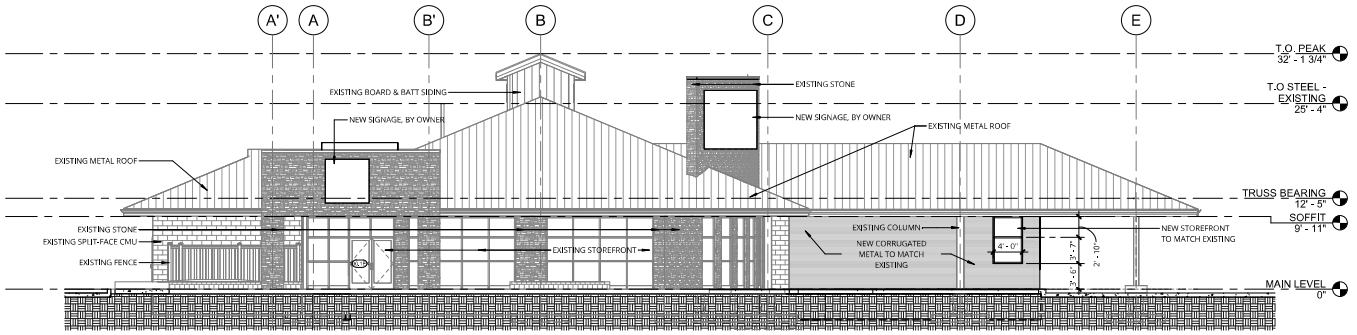
VIBRANT COFFEEHOUSE
DIMENSION AND UTILITY PLAN
BETTENDORF, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

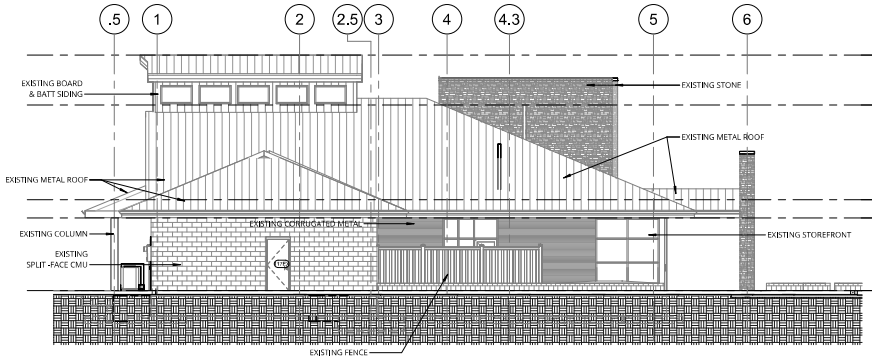
Project No: 123.0217.01
Sheet C300

V:\Projects\2023\123.0217.01\CAD\SHPDs_123017_DIMN.dwg, JAKE R. CAMPOS, DIMENSION AND UTILITY PLAN, 2023/04/24, 7:27 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



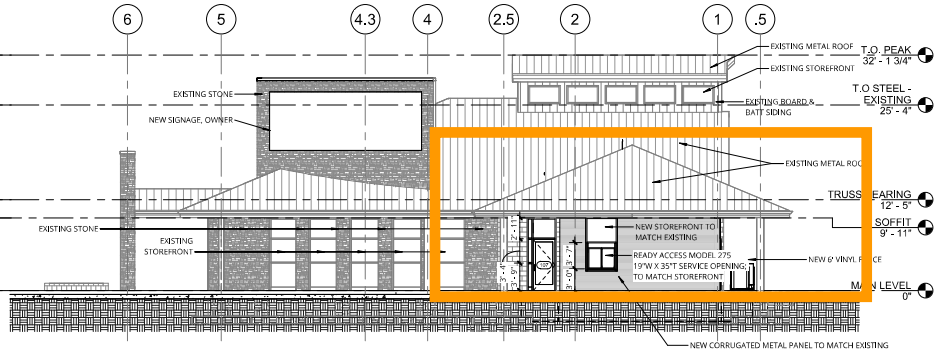
1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



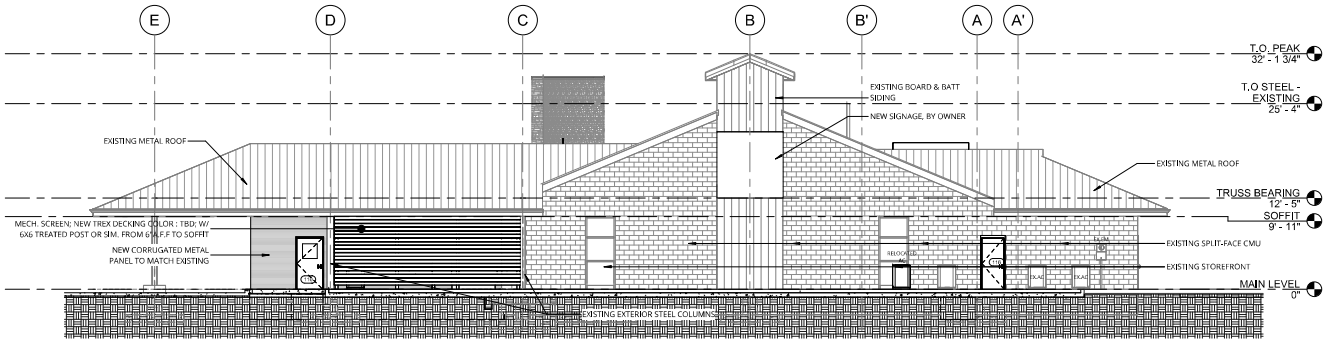
2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION

SCALE: 1/8" = 1'-0"

* Emergency Egress
One sash of this group must comply with governing fire and building codes.

THIS PLAN IS THE PROPERTY OF DOWNING CONSTRUCTION INC.

ANY USE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED!

STUDIO
509 East Scenic Valley Ave.
Indianola, Iowa 50125
p: 515.961.5386
f: 515.961.0468
www.downingconstruct.com
www.downingplanroom.com

Vibrant Coffeehouse
3230 Ridge Pointe
Bettendorf, IA 52722

DELIVER
COMMIT
DEVELOP
DISCOVER/ ANALYZE

BID SET - NOT FOR CONSTRUCTION

DRAWN BY: TRB

ORIGINAL CONSTRUCTION DOCUMENT
12/12/2022

REVISIONS

03/24/2023 SD
04/19/2023 BID SET
04/27/2023 ADD-1
05/05/2023 ASI-1/PERMIT
--/--/----
--/--/----

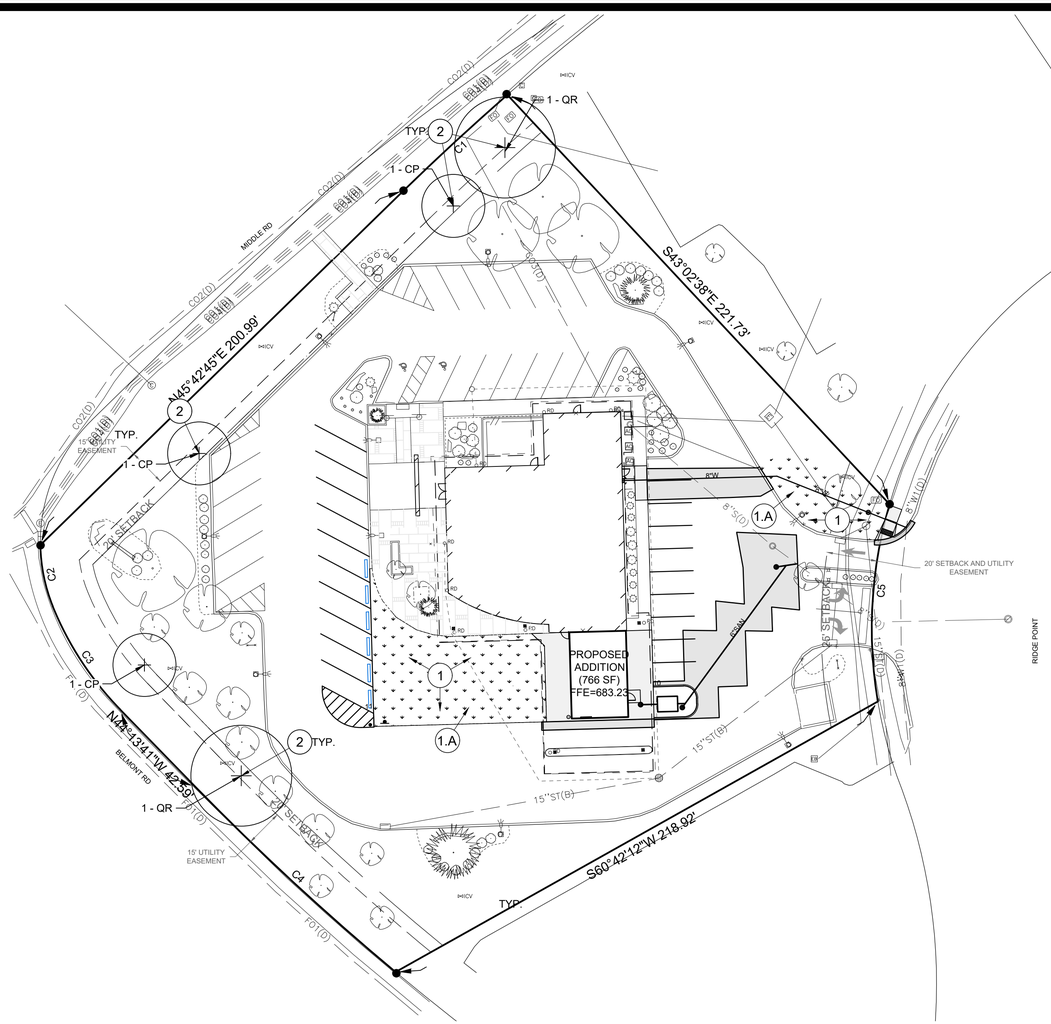
PLAN NO. = 90-157

DWG. LIST

EXTERIOR ELEVATIONS

SHEET NO.

A-200



PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

A. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

B. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

C. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

H. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.

I. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.

J. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.

K. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.

L. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

M. PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

N. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY.

PLANTING LEGEND

SOD

PLANT SCHEDULE

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CP	3	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2" Cal.	B&B
QR	2	Quercus rubra	Red Oak	2" Cal.	B&B

PLANTING PLAN CONSTRUCTION NOTES

1. SOD AREAS IDENTIFIED ON PLAN AS PER SUDAS SPECIFICATION SECTION 9020. ESTABLISH AS PER OWNER'S REQUIREMENTS.
1.A. REMOVE CONTAMINATED SOIL AND MODIFIED STONE TO 12" DEPTH. INSTALL 50 / 50 MIX SOIL SUB BASE TO 12" DEPTH IN SOD AREAS IDENTIFIED

2. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH ON ALL INDIVIDUAL TREES WITH A 5' DIAMETER MULCH RING. PROVIDE SAMPLE OF PROPOSED MULCH FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

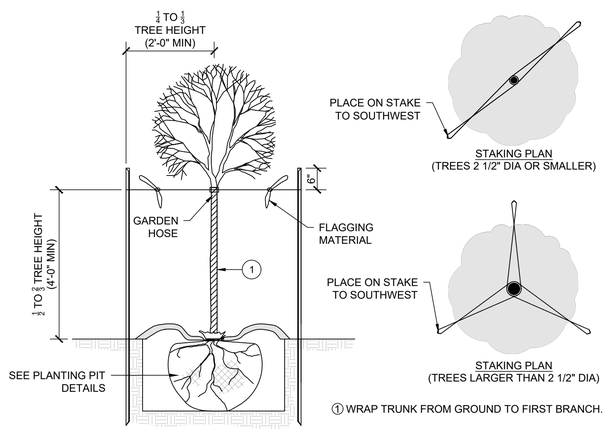
3. CONTRACTOR TO INSTALL TWO INCH RIVER ROCK MULCH TO A DEPTH OF 3-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN ALL AREAS SHOWN ON PLAN. PROVIDE SAMPLE OF RIVER ROCK MULCH TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

4. EXISTING VEGETATION TO REMAIN.

PLANTING PLAN REQUIREMENTS

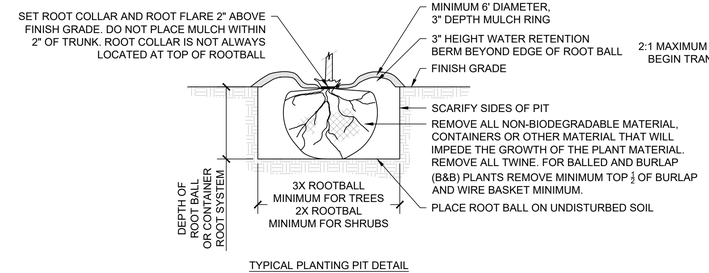
LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF BETTENDORF LANDSCAPING REQUIREMENTS)

STREET FRONTAGE REQUIREMENTS:
20' DEPTH, 1 TREE PER 700 SF OF TOTAL FRONTAGE AREA
560 LF X 20 = 11,200 / 700 = 16 TREES REQUIRED (11 EXISTING TREES, 5 ADDITIONAL PROVIDED)

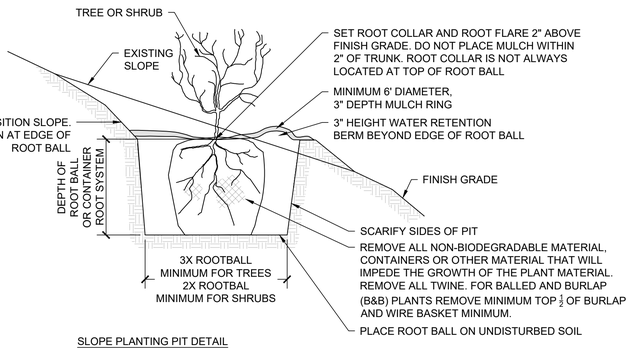


① WRAP TRUNK FROM GROUND TO FIRST BRANCH.

1 C500 DECIDUOUS TREES STAKING DETAIL
NO SCALE



TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL

2 C500 PLANTING PIT DETAILS
NO SCALE

0 30 FEET

MARK	REVISION	DATE	BY
2	PER CITY REVIEW COMMENTS	05/30/23	NLH
1	PER OWNER COMMENTS	04/24/23	TLS

Engineer: JRC | Checked By: MAA | Scale: 1" = 30'
Technician: TLS | Date: 03/28/2023 | T-R-S: TTN-RRW-SS
Project No: 123.0217.01

Sheet C500

VIBRANT COFFEEHOUSE
PLANTING PLAN
BETTENDORF, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

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Project No: 123.0217.01
Sheet C500

V:\Projects\2023\123.0217.01\CADD\SP05_123217_LAND.dwg NICK HUSS, PLANTING PLAN, 2023/05/30, 9:19 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

May 31, 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 3230 Ridge Pointe, submitted by Downing Construction, Inc. (Case 23-030)

Honorable Mayor and Members of the City Council:

On May 17, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named 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

10. Case 23-030 – Site Development Plan; 3230 Ridge Pointe, submitted by Downing Construction, Inc. (Staff: Beck)

Beck reviewed the staff report.

Kappeler asked if the building addition will be located in the same area as the existing banking drive-up lanes. Morlok confirmed this.

Kappeler asked if there will be an outdoor seating area. Beck stated that that was the original plan but that the area will now be an open space, adding that the footprint has been reduced slightly.

A brief discussion was held regarding the potential for increased traffic and stacking issues related to the proposed use. Hunt stated that the number of parking spaces allotted for the new use is code-compliant. Morlok commented that the queue for on-site stacking is very long.

Martha Shafer, 3202 Belmont Place, stated that there is so much traffic at the coffee shop on Ridge Pointe that motorists cannot access the credit union on Saturdays. She expressed concern about the increased traffic, the possibility that adequate parking won't be available, lighting from the credit union that shines on her property, trash that is blown onto her lot, and the possibility that emergency vehicles will not be able to navigate in the area.

> On motion by Kappeler, second by Satterfield, that a site development plan for 3230 Ridge Pointe be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: June 6, 2023
REQUESTED BY: Mark Hunt

Item Title
Resolution approving the final plat of Wilderness Pointe Second Addition, submitted by Wilderness Pointe, LLC. (Case 23-038)

Explanation
Wilderness Pointe, LLC has submitted the final plat of Wilderness Pointe Second Addition which is a 9-lot subdivision located on property west of Criswell Street and east of Settlers Pointe Circle. The proposed subdivision is located in the R-1, Single-Family Residence zoning district and is bordered by similar low-density, single-family zoning districts. The Future Land Use Map contemplates the developable area of the addition as Urban Low Intensity (ULI) and the western outlots as Parks and Open Space (PRKOS) which is consistent with the character of the area and with the Comprehensive Plan.

The Planning and Zoning Commission made a recommendation for approval of the final plat at the May 17, 2023 meeting. Consult the staff report and attachments 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) Staff Report with attachments; (B) Planning and Zoning Commission report to Mayor and City Council; (C) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

RESOLUTION APPROVING THE FINAL PLAT OF WILDERNESS POINTE SECOND ADDITION

WHEREAS, Wilderness Pointe, LLC has submitted the final plat of Wilderness Pointe Second Addition, and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it, and

WHEREAS, the City Council concurs with the Planning and Zoning Commission's recommendation, 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 Wilderness Pointe Second Addition.

PASSED, APPROVED, AND ADOPTED this 6th day of June, 2023.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Planning & Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: May 17, 2023

Case No.:	23-038
Request:	Wilderness Pointe Second Addition – Final Plat
Location:	West of Criswell Street and east of Settlers Pointe Circle
Legal Description:	(Parcel #: 841239008 & 841223003)
Applicant:	Jared Kerkhoff – Wilderness Pointe, LLC
Current Zoning:	R-1, Single Family Residence District
Future Land Use:	ULI, Urban Low Intensity

Background Information & Facts

Jared Kerkoff has submitted a proposal for a nine-lot subdivision named Wilderness Pointe Second Addition located on property west of Criswell Street and east of Settlers Pointe Circle (see Aerial Map – Attachment A). The proposed addition is located in the R-1, Single-Family Residence zoning district and is bordered by similar low-density, single-family zoning districts (see Zoning Map - Attachment B). The Future Land Use Map contemplates the developable area of the addition as Urban Low Intensity (ULI) and the western outlots as Parks and Open Space (PRKOS) (see Future Land Use Map - Attachment C). The proposed plat contains six large developable lots and three outlots (see Wilderness Pointe Second Addition Final Plat – Attachment D).

Future Land Use and Comprehensive Plan

The proposed single-family homes are in demand, and the land use designations of ULI and PRKOS are consistent with the character of the area and with the Comprehensive Plan.

Lot Configuration & Zoning Compliance

The plat shows six developable lots ranging in size from 0.82 acres (35,720 square feet) to 1.96 acres (85,378 square feet). Outlot A is designated as a sanitary sewer, storm sewer, drainage, and storm water detention easement. Ownership and maintenance of Outlot A is designated to the owner of Lot 1. Outlots B and C are designated as undevelopable, and each shall be owned and maintained by the owners of Lots 2 and 3, respectively. Lot 4 and Lot 5 contain a storm water and drainage easement and thus are sized accordingly to make up for the undevelopable land on each lot.

The bulk standards for setbacks, lot width, and lot size are met by the proposed plat.

Utilities

The site has access to City sanitary sewer and Iowa American water.

Thoroughfare Plan & Access

Dedicated street right-of-way is shown as a continuation of Oak Ridge Court which is proposed to terminate at a cul-de-sac in the addition. Upon dedication, the City will provide snow removal and street maintenance.

Pedestrian and Trail Access

Sidewalks will be constructed per the City's standards on both sides of Oak Ridge Court. This new network will connect to existing sidewalks in Wilderness Pointe First Addition.

Stormwater Detention

Outlot A is reserved for stormwater detention and is deemed to be sufficient for this proposed future development in the addition.

Staff Recommendation

Staff recommends approval of the final plat of Wilderness Pointe Second Addition.

Respectfully submitted,

Taylor Beswick
City Planner

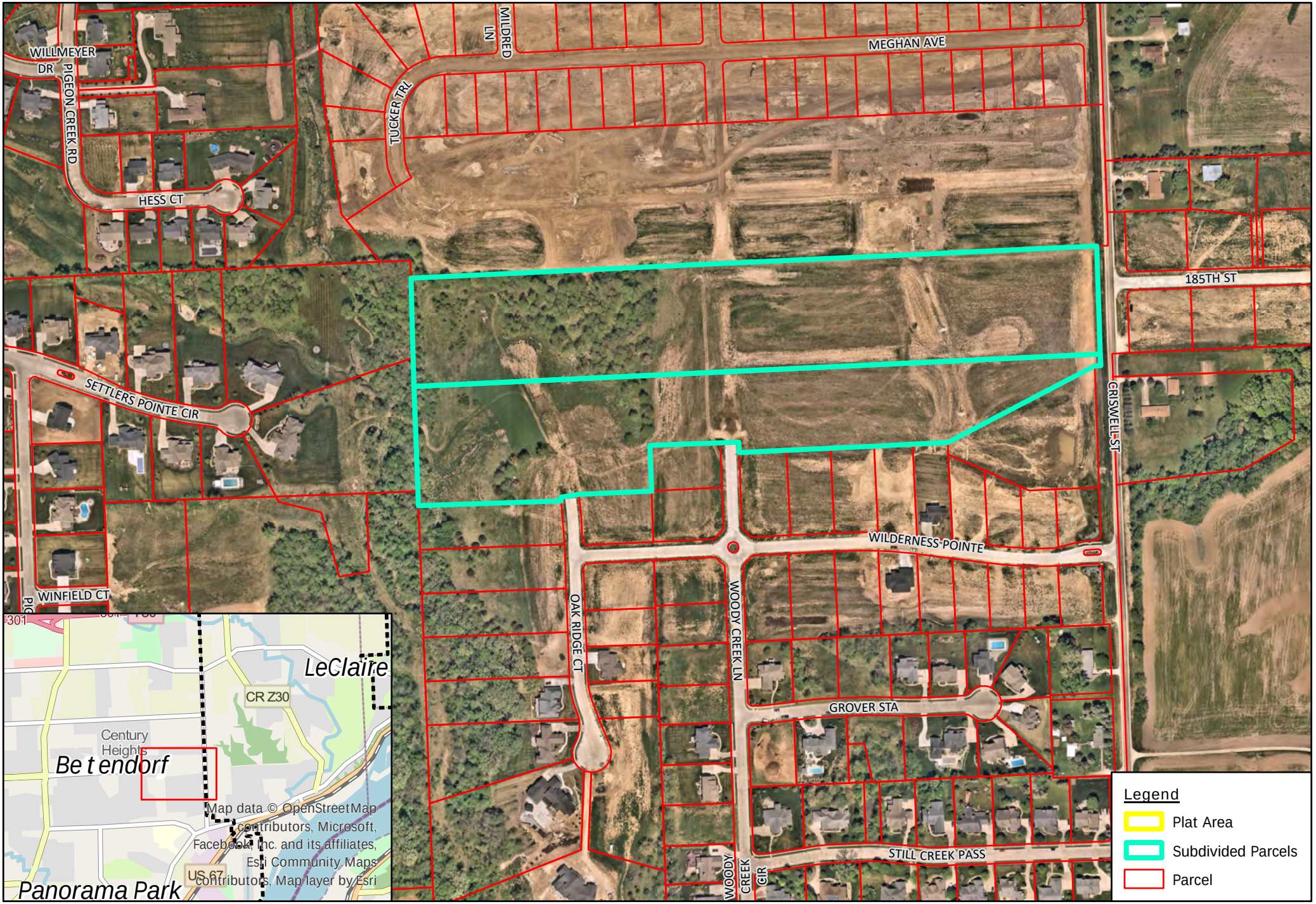
Case No. 23-038: Wilderness Pointe Second Addition
Final Plat
Aerial

ATTACHMENT A

1 Inch = 347 Feet

0 135 270 540 810 Feet

N



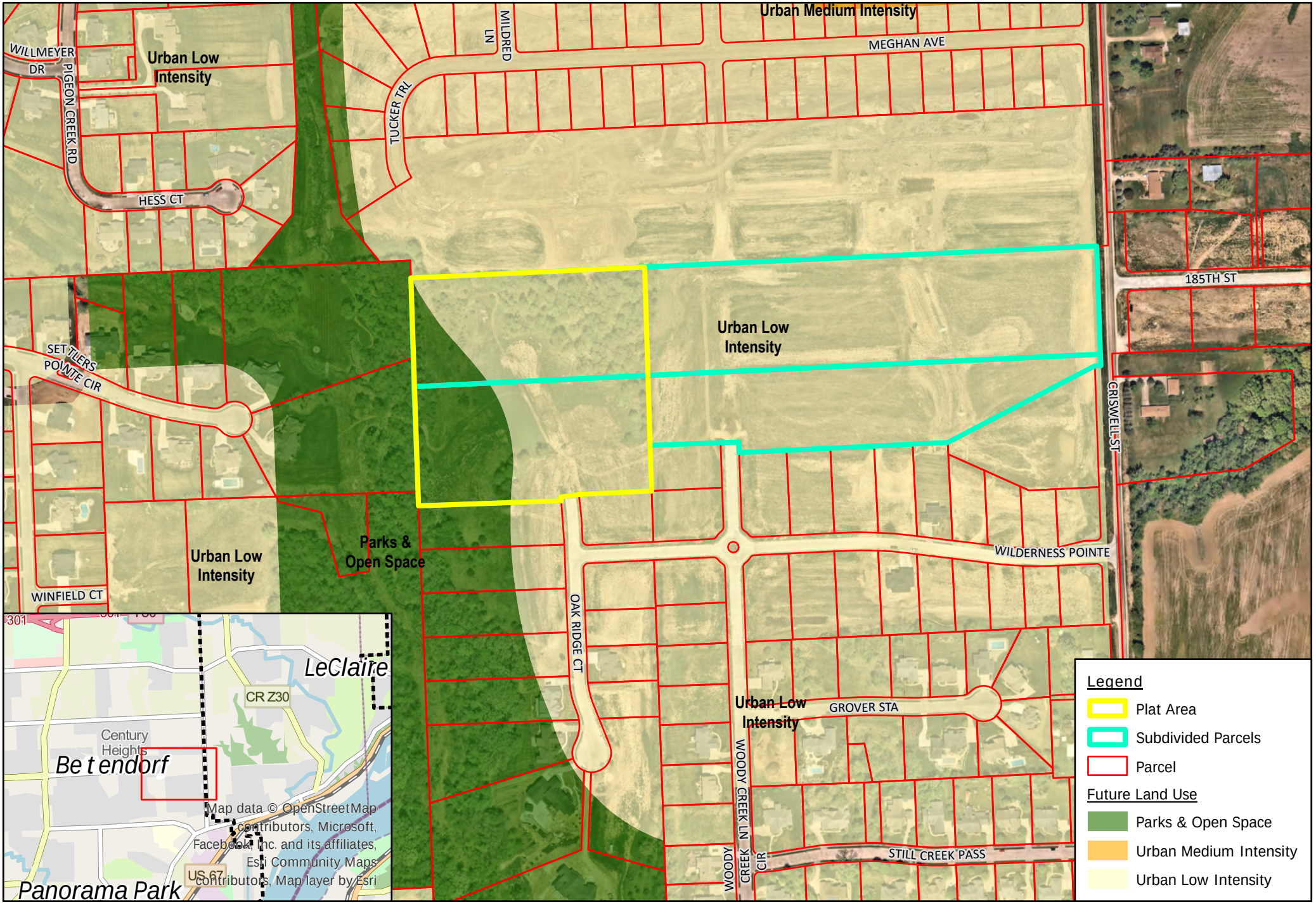
Case No. 23-038: Wilderness Pointe Second Addition
Final Plat
Future Land Use

ATTACHMENT B

1 Inch = 347 Feet

0 135 270 540 810 Feet

N



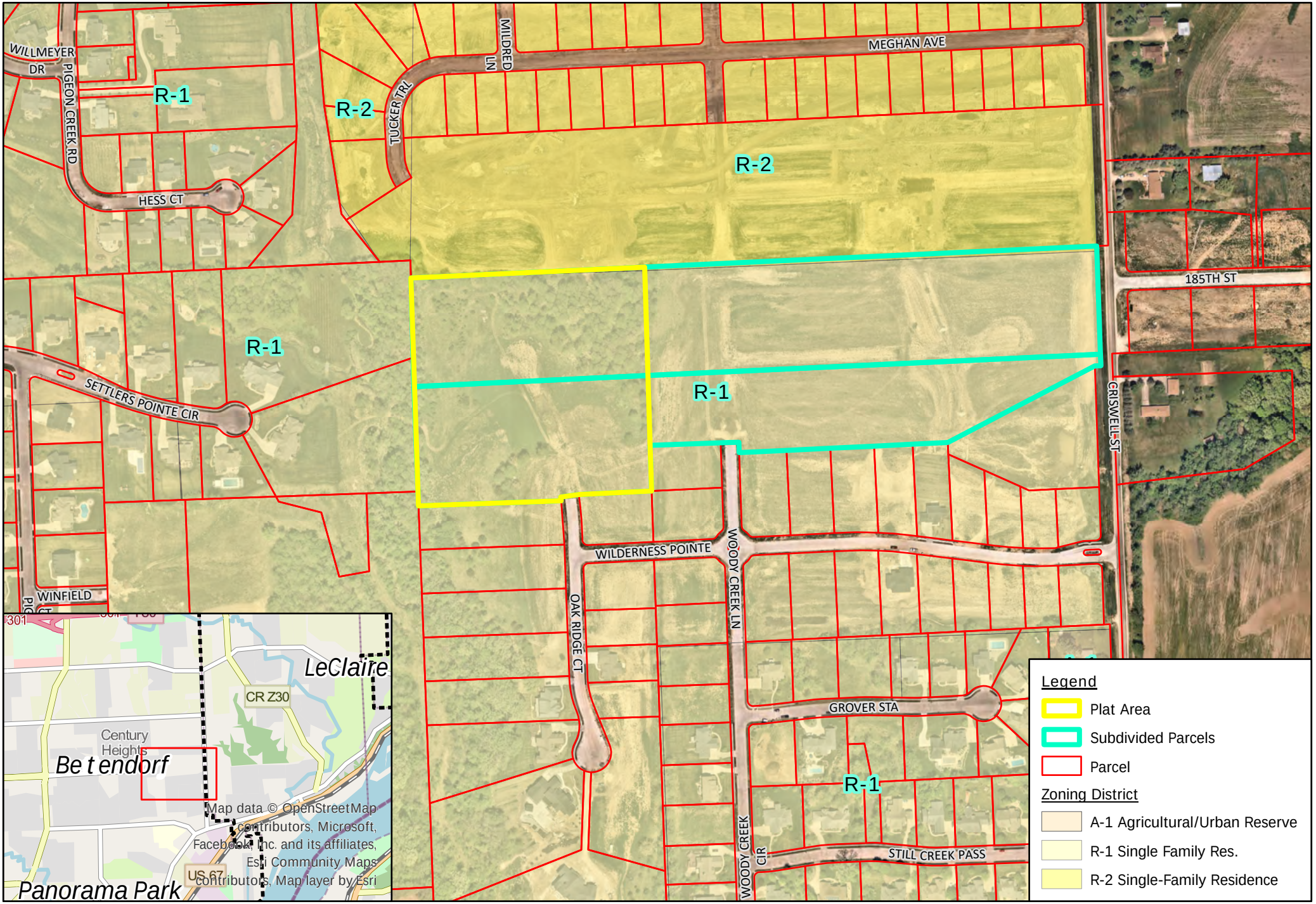
Case No. 23-038: Wilderness Pointe Second Addition
Final Plat
Zoning

ATTACHMENT C

1 Inch = 347 Feet

0 135 270 540 810 Feet

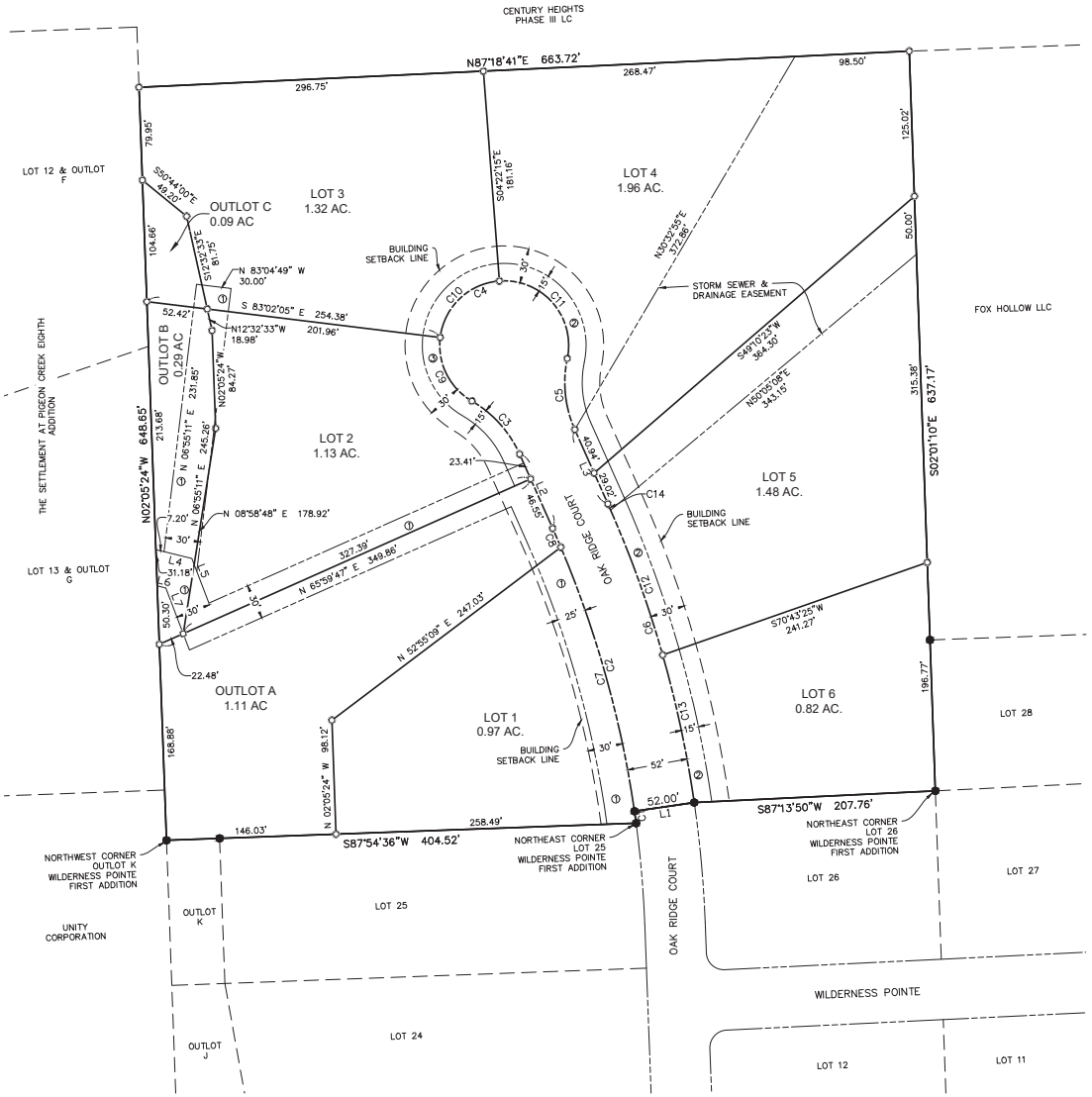
N



Attachment - D

FINAL PLAT
OF
WILDERNESS POINTE SECOND ADDITION
TO THE CITY OF BETTENDORF, IOWA
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
SCOTT COUNTY, IOWA

Description: Part Southwest Quarter Section 12, Township 78 North, Range 4 East of the 5th P.M.
Requestor: Kerkhoff Homes, Inc.
Proprietor: Kerkhoff Homes, Inc.
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
dmeyer@klingner.com (563) 359-1348



Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	10.41'	925.43'	0°38'40"	N07°56'12"W	10.41'
C2	254.28'	925.43'	15°44'36"	N16°07'55"W	253.48'
C3	62.41'	99.50'	35°56'08"	N41°58'17"W	61.39'
C4	243.98'	55.50'	251°52'16"	N65°59'47"E	89.87'
C5	62.41'	99.50'	35°56'08"	S06°02'09"E	61.39'
C6	268.57'	977.43'	15°44'36"	N16°07'55"W	267.73'
C7	236.58'	925.43'	14°38'51"	N15°35'02"W	235.94'
C8	17.70'	925.43'	1°05'46"	S23°27'21"E	17.70'
C9	64.81'	55.50'	66°54'17"	S26°29'13"E	61.19'
C10	76.34'	55.50'	78°48'54"	S46°22'22"W	70.47'
C11	102.83'	55.50'	106°09'43"	N41°08'57"W	88.74'
C12	132.59'	977.43'	7°46'20"	N19°46'01"W	132.49'
C13	130.00'	977.43'	7°37'14"	N12°04'14"W	129.90'
C14	5.98'	977.43'	0°21'02"	N23°49'42"W	5.98'

Line Table		
Line #	Direction	Length
L1	S81°44'23"W	52.00'
L2	N24°00'13"W	69.96'
L3	S24°00'13"E	69.96'
L4	S76°14'56"E	31.86'
L5	S20°51'45"E	41.15'
L6	S76°14'56"E	7.60'
L7	S20°51'45"E	42.07'

OWNER/DEVELOPER:
FOX HOLLOW LLC
ATTN: MARYELLEN HAWBAKER
2847 HALCYON DRIVE
BETTENDORF, IA 52722

SURVEYOR/ENGINEER:
LUKE D. MILLER
KLINGNER & ASSOCIATES PC
4111 EAST 60TH STREET
DAVENPORT, IA 52807

ATTORNEY:
VOLLERTSEN, BRITT & GORSLINE, P.C.
ATTN: MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP# 22228
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE

EASEMENT LEGEND:

1. SANITARY SEWER & UTILITY EASEMENT
2. WATERMAIN & UTILITY EASEMENT
3. UTILITY EASEMENT
4. DRAINAGE & UTILITY EASEMENT
5. STORM SEWER & DRAINAGE EASEMENT

SCALE 1"=50'

PRELIMINARY DO NOT RECORD

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

MIDAMERICAN ENERGY DATE

CENTURYLINK DATE

MEDIACOM DATE

IOWA AMERICAN WATER DATE

METRONET DATE

THIS FINAL PLAT AS SHOWN IS APPROVED:

PLAN & ZONE COMMISSION DATE

CITY OF BETTENDORF DATE

ATTEST DATE

GENERAL NOTES

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 9.83 ACRES, MORE OR LESS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.

LOTS ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT).

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

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

SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

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

OUTLOT A IS DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED AND MAINTAINED BY LOT 1.

LOTS 2 & 3 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS B & C RESPECTIVELY. OUTLOTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS AND NO STRUCTURES ARE PERMITTED IN THE OUTLOTS.

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
Signature: DO NOT RECORD
Luke D. Miller P.L.S., License Number 22228
Date: 04-04-2023
My license renewal date is December 31, 2023
THIS SHEET ONLY
Pages or sheets covered by this seal:

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St.
563.359.1348
www.klingner.com
Quincy, IL Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

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REVISION HISTORY

NUMB	DESCRIPTION	DATE	APPR

PRELIMINARY DO NOT RECORD

FINAL PLAT
WILDERNESS POINTE SECOND ADDITION
BETTENDORF, IA

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
	JLR
FIELD	FIELD BOOK
CHECKED LDM	CHECK DATE

FINAL PLAT

PROJECT NO.
18260-FINAL-PLAT-2ND
04-04-2023

SHEET
1 OF 1

May 31, 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 Wilderness Pointe Second Addition, submitted by Wilderness Pointe, LLC. (Case 23-038)

Honorable Mayor and Members of the City Council:

On May 17, 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

5. Case 23-038 – Final Plat; Wilderness Pointe Second Addition, submitted by Wilderness Pointe, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

On motion by Kappeler, second by Stoltenberg, that the final plat of Wilderness Pointe Second Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: June 6, 2023

REQUESTED BY: Jeff Reiter

Item Title

Resolution Approving a Purchase Order for a New Monument Sign at Palmer Hills Golf Course

Explanation

The Entrance of Palmer Hills Golf Course recently saw the installation of a new traffic signal. With this, came the removal of the former Palmer Hills entry sign. That sign no longer functioned and the software that programmed it was obsolete.

To match the look and brand of the other monument signs around Bettendorf, staff had a design created for a new monument sign at the entry of Palmer Hills. This new sign will also help buffer the large utility cabinet that was necessary for the traffic signal.

At this time, staff requests a Resolution approving a Purchase Order for a new monument sign at Palmer Hills. The vendor will be Lange Sign Group, who has constructed the other City monument signs around Bettendorf, in order to match the look and branding elements.

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

Funding is available and no new money is requested.

List Attachments

- Resolution
- Purchase Order Request
- Preferred Vendor Form
- Cost Estimate

RESOLUTION _____-23

RESOLUTION APPROVING A PURCHASE ORDER FOR A NEW MONUMENT SIGN AT PALMER HILLS GOLF COURSE

WHEREAS, the City has gradually been implementing new monument signs around the City, and

WHEREAS, Palmer Hill Golf Course recently saw the installation of a new traffic signal at its entrance, and

WHEREAS, that traffic signal required the placement of a large utility cabinet, and

WHEREAS, a new monument sign will buffer that utility cabinet, while also identifying Palmer Hills Golf Course with a monument sign that is complimentary to the other City monuments signs throughout town.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, Hereby approves a Purchase Order for a new monument sign at Palmer Hills Golf Course.

PASSED, APPROVED AND ADOPTED this 6th day of June, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Bettendorf 1609 State Street • Bettendorf, Iowa 52722-4937 • 563-344-4000

May 19, 2023

Purchase Order Request

Vendor:	Lange Sign Group 5569 Carey Avenue Davenport, IA 52807
Requested By:	Jeff Reiter/Brent Morlok 1609 State Street Bettendorf, IA 52722
Purchase Order Item:	New Monument Sign for Palmer Hills Golf Course
Account Number:	003-5050-480-22-99
Project Number:	DT0029
TOTAL REQUEST:	$28,954.00
	50% Deposit Due Up Front

5/19/23

Bettendorf

Sole Source or Preferred Vendor Procurement Request

Check one: ☐ Sole Source Vendor ■ Preferred Vendor

Please submit this form to the Finance Department

Description of Product/Service: New Palmer Hills Monument Sign

Estimated amount of this purchase: $ 28,954.00

For Preferred Vendor purchases, when was the product/service last competitively bid? This is a one of a kind sign - never

Department: Administration Contact Person: Jeff Reiter

Please provide the following information in order to document the request:

1. Prior to completing this form, please search the following joint purchasing groups that the City belongs to. The City can "piggyback" on to any of the products that these groups have already bid on without going through a separate bid process. Circle the appropriate answer indicating if you can find the item after searching all websites and provide a print screen or send the link to the website where we can find the bid for your item.

*LOOK UNDER THE FIRST ONE LISTED **PROCURE SOURCE**.*
ONE LOCATION – ONE FORMAT – HUNDREDS OF CONTRACTS

US Communities www.ProcureSource.com	Y ☐	N ☑
The Cooperative Purchasing Network www.tcpn.org	Y ☐	N ☑
National Joint Purchasing Alliance www.njpacoop.org	Y ☐	N ☑
US Communities www.uscommunities.org	Y ☐	N ☑
State of Iowa Bids www.das.iowa.gov/gse (type contracts in the search bar)	Y ☐	N ☑
Bi-State Regional Purchasing Council www.bistateonline.org	Y ☐	N ☑
AEA Purchasing www.aeapurchasing.org	Y ☐	N ☑
Federal Contracts Corp www.federalcontractscorp.com	Y ☐	N ☑
HGAC www.hgacbuy.org	Y ☐	N ☑
Naspo Value Point www.naspovaluepoint.org	Y ☐	N ☑
National Cooperative Purchasing Alliance www.ncpa.us	Y ☐	N ☑
National IPA www.nationalipa.org	Y ☐	N ☑
National Purchasing Partners Gov www.hppgov.com	Y ☐	N ☑
Keystone Purchasing Network www.thekpn.org	Y ☐	N ☑
Thomas Net www.thomasnet.com	Y ☐	N ☑
National Cooperative Purchasing Alliance www.ncpa.us	Y ☐	N ☑

2. Explain why the product/service requested is the only product/service that can satisfy your requirements and explain why alternatives are unacceptable. Be specific with regard to specifications, features, characteristics, requirements, capabilities and compatibility. **(Obtain and include a letter from the manufacturer confirming claims made by distributors of exclusive distributorships for the product or service, if, that is cited as a reason for this sole source/preferred vendor purchase.)**

Lange Sign has produced the City's new monument signs around the City. Their design is not something that can be duplicated.

3. Will this purchase obligate us to a particular vendor for future purchases? (Either in terms of maintenance that only this vendor will be able to perform and/or if we purchase this item, will we need more "like" items in the future to match this one?)

No

4. Describe the negotiation efforts, if any that have been made with the supplier to obtain the best possible price. Explain why the price for this product or service is considered to be fair and reasonable.

N/A

I hereby request that a sole source/preferred vendor be approved for the procurement of the above statement of work, material, equipment, commodity, or service.

City Staff making Request	Jeff Reiter Printed Name	5/19/2023 Date
Department Head Signature	Jeff Reiter Printed Name	5/19/23 Date

I hereby approve the sole source request for the procurement of the product and/or service documented above.

Finance Director Signature	Jason Schadt Printed Name	5/19/23 Date

LANGE
SIGN GROUP
www.langesign.com
5569 Carey Ave. • Davenport, IA 52807 • PH. 563.388.6650 • FAX 563.388.6654 • TOLL FREE 888.804.8025

QUOTATION AND PURCHASE AGREEMENT

Salesperson: **Pamala Diedrich** **Date Written** **5/16/23**
Job # **Deadline**

Customer

City of Bettendorf
1609 State Street
Bettendorf, IA 52722

Contact: Jeff Reiter
Phone: 563-344-4060
Email:

Job Location

Palmer Hills Golf
2999 Middle Road
Bettendorf, IA

Contact
Phone:
Fax:

DESCRIPTION

Sketch: cityofbett15

Furnish and install one v-shaped triple faced freestanding illuminated sign per sketch.

Middle sign:
Size: 144" high x 32" wide
Frame: 2" and 1" square aluminum tubing
Sides and back: .063 aluminum
Face: .080 aluminum
Face and cabinet finish: Sprayed MP 09648 Gray Matter and Blue
Illumination: One edge will be reverse lit with blue LEDs

Logo: 48" high reverse channel logo
Face: .080 aluminum
Sides: 2" deep, .063 aluminum
Finish: Sprayed Brushed Aluminum
Back: 3/16" clear lexan
Illumination: Blue LEDs

Two side signs:
Size: 72" high x 96" wide
Frame: 2' and 1" square aluminum tubing
Sides and back: .063 aluminum
Face: .080 aluminum
Face and cabinet finish: Sprayed Brushed aluminum
Copy: Routed from the face and backed with ½" thick push thru acrylic letters with vinyl covered faces. Copy will be backlit with white LEDs.

50% Deposit Due Upon Signing Proposal Balance Upon Completion
Tax and Permits are Additional

Customer Signature:_____ Date:_____
Quote Reference: cityofbett15

LANGE
SIGN GROUP
www.langesign.com
5569 Carey Ave. • Davenport, IA 52807 • PH. 563.388.6650 • FAX 563.388.6654 • TOLL FREE 888.804.8025

Pipe covers: 1" square aluminum tube frame faced with a limestone veneer

Mount: Set over steel square pipes set in concrete footing with concrete pad included.

Customer will bring the primary electrical service to the sign

Purchase price $28,954.00 Plus tax/permit

50% Deposit Due Upon Signing Proposal Balance Upon Completion
Tax and Permits are Additional

Customer Signature:_____ Date:_____

Quote Reference: cityofbett15

LANGE SIGN GROUP www.langesign.com

Client: City of Bettendorf

Approved:

Scale: 3/8"=1'-0"
Date: 5/15/23
Sketch: cityofbett15
Drawn: Steph F
Sales: PD

PDF COPY
MAY NOT BE TO SCALE

TRI-STATE AREA
1780 IL Route 35 N
E. Dubuque, IL 61025
815.747.2448
(FAX)815.747.3049
(Toll free)888.582.6979

QUAD CITIES AREA
5569 Carey Ave
Davenport, IA 52807
563.388.6650
(FAX)563.388.6654
(Toll free)800.804.8025

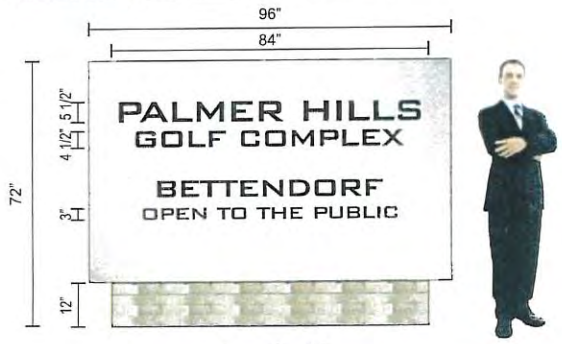
These plans are the exclusive property of the Lange Sign Group and are the result of the original work of it's employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden.

©COPYRIGHT 2023 LSG

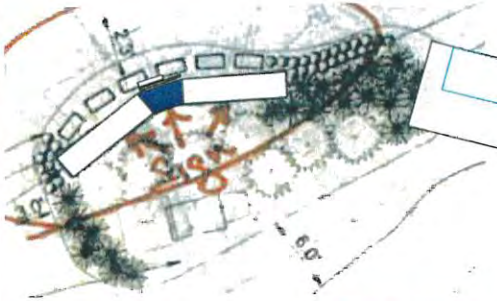


Night View

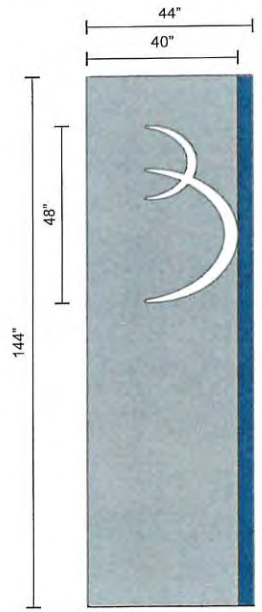
3630-36 Blue	Brushed Aluminum	MP 09648 Gray Matter



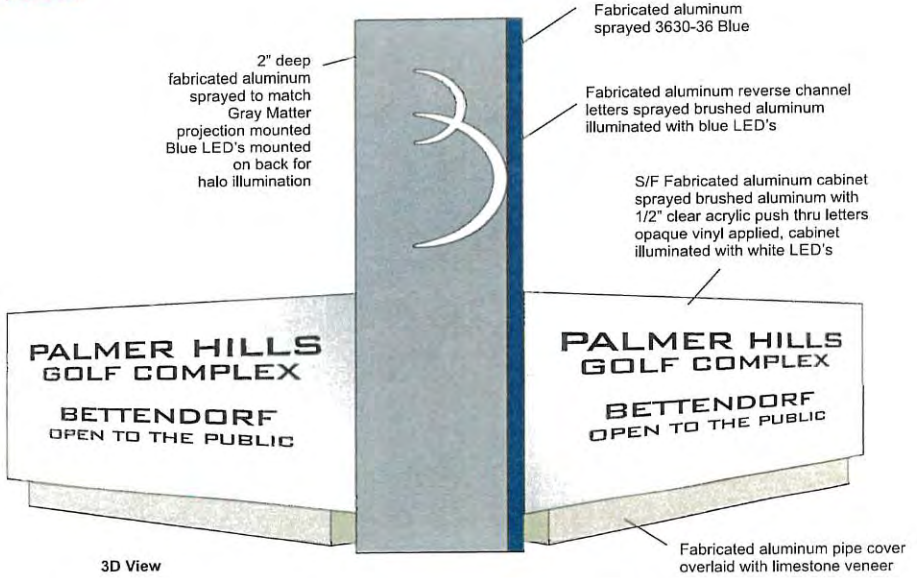
Quantity (2)



Top View



*Will need to have exact measurements and angles before production



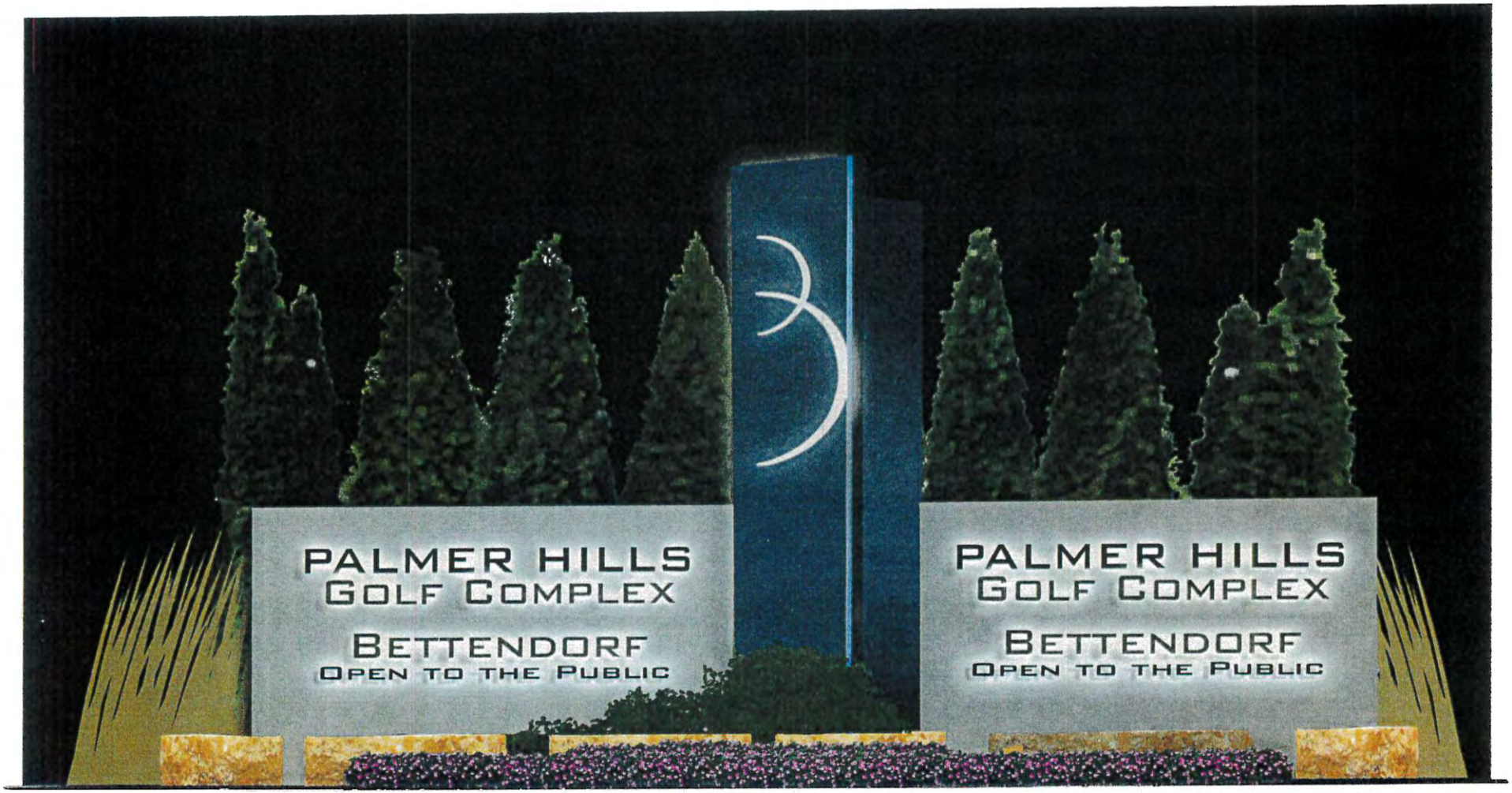
3D View



City of Bettendorf Sign Concept
2023-04-27

Font Style Bank Gothic
Font Point Size 44 and 24

SHIVEHATTERY



City of Bettendorf Sign Concept
2023-04-27

Font Style Bank Gothic
Font Point Size 44 and 24

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

COUNCIL LETTER

MEETING DATE: June 6th, 2023

REQUESTED BY: Kathleen Richlen

Item Title
Resolution approving the Civil Service List submitted for the Police Officer position in the Police Department

Explanation

Due to vacancies within the Police Department, staff conducted the recruitment process to create an active list for the Police Officer positions. Through the recruitment process, staff received fourteen (14) applications.

Through the testing and Civil Service process, the Civil Service Commissioners approved a list of four (4) applicants.

The Civil Service List will be valid for one (1) year.

The Police Officer position is a full time, union position with a current salary range of $57,923 to $89,610 annually.

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

Budget contemplates the position.

List Attachments
Resolution
Civil Service List

RESOLUTION - 23

RESOLUTION APPROVING THE CIVIL SERVICE LIST SUBMITTED FOR THE POLICE OFFICER POSITION IN THE POLICE DEPARTMENT

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on May 18th, 2023 for the Police Officer position is hereby approved.

PASSED, APPROVED and ADOPTED this 6th day of June, 2023.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA 1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

May 18, 2023

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Police Officer – Bettendorf Police Department.

1. Todd Gusta
2. James Sandifer
3. Zach Nelson
4. Hunter Snyder

This certified list will expire May 17, 2024.

Respectfully,

Ralph W. Heninger
Civil Service Commissioner

Matthew DeBisschop
Civil Service Commissioner

Jean Z. Dickson
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: June 6, 2023

REQUESTED BY: Chris Curran

Item Title
Resolution appointing Andrew Sichling to the City of Bettendorf's Human Rights Commission.

Explanation
Andrew Sichling has expressed a desire to serve the City of Bettendorf as a member of the Human Rights Commission. There is currently a vacancy on the commission due to the resignation of Jay Sommers. The appointment shall begin immediately upon Council approval on June 6, 2023, and end on January 1, 2026, or until a successor is named.

Staff requests that the City Council confirm this appointment.

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

List Attachments
- Resolution
- Appointment Resume

RESOLUTION _____ - 23

RESOLUTION APPOINTING ANDREW SICHLING TO THE CITY OF BETTENDORF'S HUMAN RIGHTS COMMISSION

WHEREAS, a vacancy currently exists on the City of Bettendorf's Human Rights Commission due to the resignation of Jay Sommers; and

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

WHEREAS, it is the recommendation of the Mayor that Andrew Sichling be appointed to fill the current vacancy on the Human Rights Commission and the City Council wishes to confirm this appointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Andrew Sichling is appointed to the Human Rights Commission for a term beginning immediately upon approval on June 6, 2023, and ending on January 1, 2026, or until a successor is named.

PASSED, APPROVED AND ADOPTED this 6th day of June 2023

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Bettendorf IOWA
a premier city

City of Bettendorf
Appointment Résumé

Board or Commission: Human Rights Commission

Name: Andrew G. Sichling

Address: 915 23rd St. Bettendorf

Phone: 309-371-2035 E-mail: andrew.sichling@gmail.com

If checked, please answer:

☒ If residency within the city is a condition of appointment, I certify that I am a resident and will be throughout my tenure.

☒ Yes ☐ No

☐ If qualification is dependent upon a special skill, job function, or status, I certify that I have the qualification.

☐ Yes ☐ No

Requirement(s) mandated by City Code: _____

I have read the powers and duties of the position for which I am applying.

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

I was referred for appointment by: _____

Please describe any factor you believe would assist the Mayor and Council in favorably considering your appointment to the Board or Commission indicated above (include things such as professional competence, length of residency, education, or any other factor you think is important.)

See attached letter

Signature

June 2, 2023
Date

Thank you for applying for a volunteer position to help the residents of Bettendorf. The information requested on Page 3 of the application is to facilitate compliance with EEOC requirements. That information will not be reported to the Mayor or Council.

Andrew G. Sichling

andrew.sichling@gmail.com | (309)371-2035

Bettendorf City Council
1609 State St, Bettendorf, IA

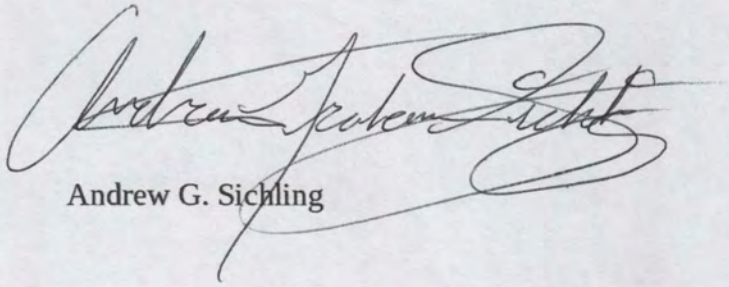
Mr. Andrew Sichling (Sick-ling) is a Bettendorf resident who recently graduated with his Master of Social Work degree from St. Ambrose University. During his education, he served at the Department of Veteran Affairs Community Resource and Referral Center (CRRC) in Davenport. During this appointment, he assisted the CRRC mission by serving Veterans experiencing literal or at imminent risk of homelessness. During this appointment, Mr. Sichling assisted over 30 Veterans in obtaining or ensuring stable housing.

Mr. Sichling is a public servant. Mr. Sichling is an honorably discharged United States Marine Corps Sergeant who served seven years completing two tours to Afghanistan and a tour with the United States Navy, ensuring the safety of America's maritime operations and national interests.

Mr. Sichling believes in taking an active role in ensuring the safety and housing of Bettendorf's citizens. In light of recent local events, Mr. Sichling is recommitting himself that safe housing is a fundamental human right.

Mr. Sichling thanks the City Council for their time and consideration for the Human Rights Commission appointment.

Respectfully submitted,



Andrew G. Sichling

COUNCIL LETTER

MEETING DATE: June 6, 2023

REQUESTED BY: Michelle Spencer

Item Title
Resolution approving annual and/or special event mobile food unit licenses.

Explanation
The Licensing of mobile food units contribute to the mission of a growing, competitive business environment. The applicant for Reagan's Quality Market, Capriottis, Café Fresh, Tin Can Alley, Smokin Goodness, and Scratch Cupcakery have submitted the necessary documentation to issue the respective license and/or permits as required by City of Bettendorf's Municipal Code, Ordinance 09-18, adopted May 1, 2018.

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 _____- 23

RESOLUTION APPROVING ANNUAL AND/OR SPECIAL EVENT MOBILE FOOD UNIT LICENSES

WHEREAS, the City Council of the City of Bettendorf, Iowa has received application from the following for an annual and/or special event mobile food unit license:

Reagan's Quality Market; Capriottis; Café Fresh; Tin Can Alley; Smokin Goodness; and three special events for Scratch Cupcakery

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Bettendorf Municipal Code, Ordinance No. 09-18 that was adopted on may 1, 2018, the aforementioned renewals and/or requests is hereby approved.

PASSED, APPROVED AND ADOPTED this 6th day of June 2023

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: June 6, 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 for PV Pub & Grill; Crave Hot Dogs & BBQ; Happy Joe's Pizza; Vintage Wine Bar; California Burritos; and Adventurous Brewing 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 _____- 23

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:

PV Pub & Grill; a new license for Crave Hot Dogs & BBQ; special event licenses for Happy Joe's and Vintage Wine Bar; a permanent outdoor service privilege for California Burritos; and a temporary outdoor service privilege for Adventurous Brewing

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 6th day of June 2023

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00100002330000		WAGEWORKS	05/23/2023	2300623	INV5188502	6,489.73	FLEX CLAIMS
		00100002330000		WAGEWORKS	05/09/2023	2300611	INV5144438	356.94	FLEX CLAIMS
		00100002330000		WAGEWORKS	05/16/2023	2300622	INV5169031	2,385.82	FLEX CLAIMS
		00100002330000		WAGEWORKS	05/02/2023	2300612	INV5111666	478.02	FLEX CLAIMS
		00100003330200		TRI-CITY ELECTRIC CO	06/07/2023	121577	2304-0235-ELE	1,586.40	ELE PERMIT 80%REFUND OF PERMIT FEE;MCDONALDS
		00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2022-00031307	3,066.84	3074 MARY LEIGH REFUND SW & APPR BOND MONEY
		00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2023-00000445	3,029.76	3098 MARY LEIGH REFUND SW & APPR BOND MONEY
		00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2023-00001237	6,635.16	3116 MARY LEIGH REFUND SW & APPR BOND MONEY
	GENERAL FUND	00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2023-00001238	1,740.60	3112 MARY LEIGH REFUND SW & APPR BOND MONEY
		00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2023-00003543	7,635.42	3037 3043 3049 3055 SHANE S WAY REFUND BOND MONEY
		00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2022-00031306	3,066.84	3082 MARY LEIGH REFUND SW & APPR BOND MONEY
		00100002211000		TREASURER, STATE OF IOWA	05/22/2023	2300632	0-003-479-991A	777.19	APRIL SALES TAX - RECREATION
		00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2023-00000443	3,103.92	3090 MARY LEIGH REFUND SW & APPR BOND MONEY
		00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2023-00000444	2,770.20	3094 MARY LEIGH REFUND SW & APPR BOND MONEY
		00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2022-00031308	2,770.20	3078 MARY LEIGH REFUND SW & APPR BOND MONEY
		00100002012800		YOUSSI REAL ESTATE & DEVELOPMENT	06/07/2023	121587	2023-00001239	3,103.92	3108 MARY LEIGH REFUND SW & APPR BOND MONEY
	GENERAL FUND - Summary							**48,996.96**	
	LIABILITY CLEARING ACCT.	81000002050400		MUNICIPAL FIRE & POLICE	05/19/2023	2300635	05/19 PAY DATEC	24,958.45	CITY SHARE FIRE PENSION
		81000002051000		IPERS COLLECTIONS	05/19/2023	2300642	121054756	35,345.59	EMPLOYEE SHARE IPERS

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002050200		MUNICIPAL FIRE & POLICE	05/19/2023	2300635	05/19 PAY DATEA	37,511.17	CITY SHARE POLICE PENSION
		81000002059900		MARSHA L COMBS-SKINNER	06/02/2023	121438	20230602	141.24	PAYROLL SUMMARY
		81000002052300		GREAT AMERICAN PLAN ADMINISTRATORS	05/19/2023	2300637	PR DATE 05/19	654.73	05/19 CONTRIBUTIONS
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	06/02/2023	121430	20230602	102.00	PAYROLL SUMMARY
		81000002051900		COLLECTION SERVICES CENTER	05/19/2023	2300644	2305791	1,825.42	CHILD/SPOUSE SUPPORT
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	06/02/2023	121441	20230602	61.10	PAYROLL SUMMARY
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	06/02/2023	121428	20230602	50.00	PAYROLL SUMMARY
		81000002050700		ILLINOIS DEPARTMENT OF REVENUE	05/19/2023	2300641	0-0931-597-008	2,916.65	ILLINOIS STATE W/H TAX
		81000002052300		LINCOLN LIFE	05/19/2023	121399	20230519	1,038.18	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	81000002051500		LEGALSHIELD	06/02/2023	121436	20230602	85.73	PAYROLL SUMMARY
		81000002052300		LINCOLN LIFE	06/02/2023	121437	20230602	1,057.47	PAYROLL SUMMARY
		81000002052300		AFLAC	05/19/2023	2300645	780429	1,051.74	AFLAC PRE TAX
		81000002052300		NATIONWIDE RETIREMENT SOLUTIONS	05/19/2023	2300643	05/19/23 PR	1,000.53	457 CONTRIBUTIONS
		81000002052200		CITY OF BETTENDORF	06/02/2023	121432	20230602A	202.50	PAYROLL SUMMARY
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	06/02/2023	121439	20230602	292.26	PAYROLL SUMMARY
		81000002051000		IPERS COLLECTIONS	05/19/2023	2300642	121054756A	53,046.36	CITY SHARE IPERS
		81000002050500		INTERNAL REVENUE SERVICE	05/19/2023	2300647	270354364296500	2,647.00	FEDERAL W/H J. GREEN PAYMENT
		81000002059900		IOWA C.O.P.S.	05/19/2023	2300638	PR DATE 5.19.23	40.00	05/19 CONTRIBUTIONS
		81000002052300		CITY OF BETTENDORF/125 PLAN	05/19/2023	121395	20230519	4,762.68	PAYROLL SUMMARY
		81000002051500		ICMA RETIREMENT TRUST	05/19/2023	2300634	PR DATE	3,832.55	AFTER TAX ROTH IRA

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				- 457			051923B		
		81000002052300		CITY OF BETTENDORF/125 PLAN	06/02/2023	121435	20230602	1,916.04	PAYROLL SUMMARY
		81000002052000		UNITED WAY QUAD CITIES	05/19/2023	2300633	PR DATE 05/19	808.62	05/19/2023 CONTRIBUTIONS
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	05/19/2023	121390	20230519	50.00	PAYROLL SUMMARY
		81000002052100		CITY OF BETTENDORF	06/02/2023	121432	20230602	17,857.39	PAYROLL SUMMARY
		81000002050800		INTERNAL REVENUE SERVICE	05/19/2023	2300639	33973274A	69,460.14	FICA W/H TAX
		81000002052200		CITY OF BETTENDORF	05/19/2023	121394	20230519A	202.50	PAYROLL SUMMARY
		81000002051100		MUNICIPAL FIRE & POLICE	05/19/2023	2300635	05/19 PAY DATE	14,753.42	EMPLOYEE SHARE POLICE PENSION
		81000002051500		LEGALSHIELD	05/19/2023	121398	20230519	85.73	PAYROLL SUMMARY
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	05/19/2023	121401	20230519	292.26	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	81000002052300		CITY OF BETTENDORF/125 PLAN	05/19/2023	121397	20230519	1,916.04	PAYROLL SUMMARY
		81000002050500		INTERNAL REVENUE SERVICE	05/19/2023	2300639	33973274	74,312.28	FEDERAL W/H
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	05/19/2023	121392	20230519	102.00	PAYROLL SUMMARY
		81000002052800		ICMA RETIREMENT TRUST - 457	05/19/2023	2300634	PR DATE 051923A	3,698.94	457 LOAN PAYMENT
		81000002052300		ICMA RETIREMENT TRUST - 457	05/19/2023	2300634	PR DATE 05/19	55,202.06	457 CONTRIBUTIONS
		81000002052100		CITY OF BETTENDORF	05/19/2023	121394	20230519	17,857.39	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	05/19/2023	121396	20230519	2,174.74	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	06/02/2023	121434	20230602	2,174.74	PAYROLL SUMMARY
		81000002051500		AFLAC	05/19/2023	2300636	PR DATE 05/19	116.40	CI WRAP CONTRIBUTIONS

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002059900		CITY OF BETTENDORF	05/19/2023	121393	20230519	68.44	PAYROLL SUMMARY
		81000002051500		AMERICAN FUNDS ROTH IRA WIRE	05/19/2023	2300646	2021-6944-94618	25.00	AFTER TAX ROTH IRA CONTRIBUTIONS
		81000002050900		INTERNAL REVENUE SERVICE	05/19/2023	2300639	33973274B	24,449.76	MEDICARE W/H TAX
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	05/19/2023	121403	20230519	61.10	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	06/02/2023	121433	20230602	4,762.68	PAYROLL SUMMARY
		81000002051900		STATE DISBURSEMENT UNIT	05/19/2023	121402	20230519	346.15	PAYROLL SUMMARY
		81000002059900		CITY OF BETTENDORF	06/02/2023	121431	20230602	68.44	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	81000002050600		TREASURER,STATE OF IOWA	05/19/2023	2300640	0-003-479-373	25,511.02	05/19 PAY DATE IA W/H TAX
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	05/19/2023	121391	20230519	215.97	PAYROLL SUMMARY
		81000002051200		MUNICIPAL FIRE & POLICE	05/19/2023	2300635	05/19 PAY DATEB	9,816.30	EMP SHARE FIRE PENSION
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	06/02/2023	121429	20230602	218.35	PAYROLL SUMMARY
		81000002052300		GREEN, JEFF	05/24/2023	121409	20309187	15,000.00	LINCOLN 457 WITHDRAWL LESS TAXES
		81000002051900		STATE DISBURSEMENT UNIT	06/02/2023	121440	20230602	346.15	PAYROLL SUMMARY
		81000002059900		MARSHA L COMBS-SKINNER	05/19/2023	121400	20230519	141.24	PAYROLL SUMMARY
		81000002051500		AFLAC	05/19/2023	2300645	780429A	845.76	AFLAC AFTER TAX CONTRIBUTIONS
	LIABILITY CLEARING ACCT. - Summary							**517,480.40**	
	PALMER HILLS GOLF COURSE	56000002010900		FOOD DRINK FRIENDS INC.	05/23/2023	2300631	05212023A	261.29	MAY 15-21 GIFT CARD PAYMENTS
		56000002010900		FOOD DRINK FRIENDS INC.	05/15/2023	2300616	05072023A	73.17	MAY 1-7 GIFT CARD PAYMENTS

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	PALMER HILLS GOLF COURSE	56000002010900		FOOD DRINK FRIENDS INC.	05/23/2023	2300631	05212023B	-207.65	MAY 15-21 CREDT CARD FEES
		56000002010900		FOOD DRINK FRIENDS INC.	05/17/2023	2300630	05142023B	133.38	MAY 7-14 GIFT CARD PAYMENTS
		56000002010400		FOOD DRINK FRIENDS INC.	05/15/2023	2300616	05072023	12,898.19	MAY 1-7 CREDIT CARD PAYMENTS
		56000002010400		FOOD DRINK FRIENDS INC.	05/17/2023	2300630	05142023A	9,530.04	MAY 7-14 CREDIT CARD PAYMENTS
		56000002010400		FOOD DRINK FRIENDS INC.	05/23/2023	2300631	05212023	13,724.56	MAY 15-21 CREDIT CARD PAYMENTS
		56000002211000		TREASURER, STATE OF IOWA	05/22/2023	2300632	0-003-479-991	5,299.86	APRIL SALES TAX - PHGC
	PALMER HILLS GOLF COURSE - Summary							**41,712.84**	
	SEWER UTILITY	52000001130000		LEGACY MANAGEMENT	06/07/2023	121517	2105 GRANT ST	16.79	SEWER REFUND
		52000001130500		MUNICIPAL COLLECTIONS OF AMERICA	06/07/2023	121536	59477	-361.80	SEWER COLLECTION PAYMENT
		52000002211000		TREASURER, STATE OF IOWA	05/23/2023	2300620	3558330	6,010.90	MONTHLY RETURN APR
		52000001130000		DELTA BRAVO LLC	06/07/2023	121474	4226 18TH ST	40.80	SEWER REFUND
	SEWER UTILITY - Summary							**5,706.69**	
	SOLID WASTE/RECYCLING ENT	55000002211000		TREASURER, STATE OF IOWA	05/23/2023	2300620	3558330B	41.89	MONTHLY RETURN APR
		55000001130500		MUNICIPAL COLLECTIONS OF AMERICA	06/07/2023	121536	59477A	-360.10	GARBAGE COLLECTION PAYMENT
	SOLID WASTE/RECYCLING ENT - Summary							**-318.21**	
	STORM WATER UTILITY	58000002211000		TREASURER, STATE OF IOWA	05/23/2023	2300620	3558330A	9,177.09	MONTHLY RETURN APR
		58000001130500		MUNICIPAL COLLECTIONS OF AMERICA	06/07/2023	121536	59477B	-117.92	STORMWATER COLLECTION PAYMENT
	STORM WATER UTILITY - Summary							**9,059.17**	
	TRANSIT	58500003592400		RIVER BEND TRANSIT	06/07/2023	121559	043023C	-1,756.25	REVENUES COLLECTED - APRI L 2023

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	TRANSIT	58500003592300		RIVER BEND TRANSIT	06/07/2023	121559	043023A	-86.00	FARES COLLECTED- APRIL 20 23
	TRANSIT - Summary							**-1,842.25**	
- Summary								**620,795.60**	
	AQUATIC CENTER FUND	57550504992290	2PL005	RDG PLANNING & DESIGN	06/07/2023	121554	54011	72,444.13	#6 THE LANDING AMED. 1 THRU 04-30-23
	AQUATIC CENTER FUND - Summary							**72,444.13**	
		40050504802304	PW0381	MIDWEST CAGE CO	06/07/2023	121528	35855	11,391.39	LIGHT POLE FOR FOREST GROVE
		40050504802214	PW0562	QUAD CITY TIMES	06/07/2023	121550	152900	41.08	STORM WATER DISCHARGE NOTICE
		40050504802299	PW0381	DAVENPORT ELECTRIC CONTRACT	06/07/2023	121473	51571	2,128.00	REMOVE UTILITY POLES AT MIDDLE & FG
		40050504802307	PW0381	RIVERSTONE GROUP INC.	06/07/2023	121560	1206537	45.38	DRAINABLE ROCK
		40050504802307	PW0381	PLEASANT VALLEY REDI-MIX INC.	06/07/2023	121543	57712	686.00	CONCRETE FOR CABINETS
		40050504802307	PW0381	RIVERSTONE GROUP INC.	06/07/2023	121560	1202895	74.79	ROCK FOR HAND HOLES
CAPITAL PROJECTS		40050504802215	PW0381	ALTORFER RENTS	06/07/2023	121450	D4356701	1,422.00	TRENCHER FOR FOREST GROVE
	CAPITAL PROJECTS	40050504802299	CD0107	MID AMERICAN ENERGY	06/07/2023	121527	539986225	19.36	UTILITIES - FLOOD HOUSE 1115 CRESTVIEW CT
		40050504802290	PK0199	IMEG CORP	06/07/2023	121502	22000616.00 - 6	429.00	SURVEY FOR MIDDLE PARK
		40050504802299	PW0572	CDMI CONCRETE CONTRACTORS, INC.	06/07/2023	121463	9	90,759.74	PE #9 FINAL 2022 FULL DEPTH PATCH
		40050504802299	PW0554	LANGMAN CONSTRUCTION COMPANY	06/07/2023	121515	5	73,998.56	#5 FINAL 2022 ALLEY REHAB 12-3-22 TO 05/02/2023
		40050504802299	PW0562	HAWKEYE PAVING CORPORATION	06/07/2023	121497	4	31,534.25	PE #4 FINAL & RETAINAGE COMPETITION DR EXTENSION
		40050504802307	PW0381	HAHN READY MIX COMPANY	06/07/2023	121494	433360	1,071.45	CONCRETE FOR LIGHT POLES
		40050504802299	CD0107	IOWA AMERICAN WATER COMPANY	06/07/2023	121504	220039871844A	14.90	WATER - FLOOD HOUSE 1115 CRESTVIEW COURT

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	CAPITAL PROJECTS - Summary							**213,615.90**	
CAPITAL PROJECTS	DOWNTOWN IMPROVEMENTS	00350504802299	DT0033	CORN CRIB NURSERY	06/07/2023	121469	4798	1,916.69	#1 LANDSCAPE OF NEW ENTRY SIGNS LARGE
		00350504802299	DT0033	CORN CRIB NURSERY	06/07/2023	121469	4802	1,562.22	#5 LANDSCAPE ENTRY SIGNS SMALL
		00350504802299	DT0033	CORN CRIB NURSERY	06/07/2023	121469	4801	1,875.65	#4 LANDSCAPE OF ENTRY SIGNS MEDIUM
		00350504802299	DT0033	CORN CRIB NURSERY	06/07/2023	121469	4800	1,875.65	#3 LANDSCAPE OF ENTRY SIGNS MEDIUM
		00350504802290	DT0034	SHIVE-HATTERY INC.	06/07/2023	121566	3212520-1	24,500.00	DOWNTOWN MASTER PLAN UPDATE
		00350504802299	DT0033	CORN CRIB NURSERY	06/07/2023	121469	4791	6,362.59	PALMER HILLS SIGN
		00350504802299	DT0033	CORN CRIB NURSERY	06/07/2023	121469	4803	1,562.22	#6 LANDSCAPE ENTRY SIGNS SMALL
		00350504802299	DT0033	CORN CRIB NURSERY	06/07/2023	121469	4799	1,916.69	#2 LANDSCAPE OF NEW ENTRY SIGNS LARGE
	DOWNTOWN IMPROVEMENTS - Summary							**41,571.71**	
	ROAD USE FUND	20650504802299	RU0034	CDMI CONCRETE CONTRACTORS, INC.	06/07/2023	121463	9	43,384.66	PE #9 FINAL 2022 FULL DEPTH PATCH
		20650504802299	RU0032	CDMI CONCRETE CONTRACTORS, INC.	06/07/2023	121463	9	60,305.78	PE #9 FINAL 2022 FULL DEPTH PATCH
	ROAD USE FUND - Summary							**103,690.44**	
	SEWER UTILITY	52050504992290	SW0103	MCCLURE ENGINEERING CO	06/07/2023	121525	145391	49,716.00	#2 SPENCER CRK LIFT STATION FROM 4/2-4/29/23
	SEWER UTILITY - Summary							**49,716.00**	
	STORM WATER UTILITY	58050504992299	SM0144	BIENIEK TREE SERVICE	06/07/2023	121461	60669	4,250.00	DEVILS GLEN SHED REMOVAL
	STORM WATER UTILITY - Summary							**4,250.00**	
CAPITAL PROJECTS - Summary								**485,288.18**	
CITY ADMINISTRATION	GENERAL FUND	00141014601302		NORTH SCOTT PRESS	06/07/2023	121538	051623	82.00	2-YEAR SUBSCRIPTION ACCT #322
		00141014601304		WATERFRONT DELI &	06/07/2023	121583	051523	91.81	WORKING STAFF DISCUSSION MTG

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				RESTAURANT					RE GRANT WOOD AREA
		00141014602306		PETTY CASH-CITY HALL	06/07/2023	121542	22-051	8.99	REIMBURSEMENT 2023 PERSONAL PLANNER
		00141024612214		QUAD CITY TIMES	06/07/2023	121550	150456	435.12	PUBLISH CITY COUNCIL MTG MINUTES 3/7/23 MEETING
CITY ADMINISTRATION	GENERAL FUND	00141014602306		IMPERIAL	06/07/2023	121503	288002:269398	211.95	COFFEE SUPPLIES FOR CITY HALL & POLICE DEPT.
		00141024612214		QUAD CITY TIMES	06/07/2023	121550	150112	34.64	PUB PH NOT RE BIDS THE LANDING PROJECT
		00141024612244		MERCHANT SERVICES	05/02/2023	2300618	423D	56.18	BANKCARD FEES BUSINESS LIC
		00141014602306		LANGE SIGN GROUP, INC.	06/07/2023	121514	31827	364.00	DOOR SIGNS-SR. ADMIN ASST AND ASST CITY ADMIN
	GENERAL FUND - Summary							**1,284.69**	
CITY ADMINISTRATION - Summary								**1,284.69**	
		00130034542299		KIMBERLY'S KLEANING	06/07/2023	121512	4374-523	600.00	4374 STATE ST 23-0803 DEBRIS REMOVAL
		00130024532214		QUAD CITY TIMES	06/07/2023	121550	152204	39.91	NOTICE OF PH - P & Z CASE 23-023
		00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	06/07/2023	121564	23002712	35.90	CITATION SERVICE FORRESTER 4/19/23
		00130024532214		QUAD CITY TIMES	06/07/2023	121550	152202	40.49	NOTICE OF PH - P & Z CASE 23-022
COMMUNITY DEVELPMENT	GENERAL FUND	00130024532214		QUAD CITY TIMES	06/07/2023	121550	152199	40.49	NOTICE OF PH - P & Z CASE 23-017
		00130024532214		QUAD CITY TIMES	06/07/2023	121550	152201	39.91	NOTICE OF PH - P & Z CASE 23-021
		00130014542306		CULLIGAN OF DAVENPORT	06/07/2023	121471	0506768	36.95	BOTTLED WATER
		00130024532214		QUAD CITY TIMES	06/07/2023	121550	152207	38.15	NOTICE OF PH - P & Z CASE 23-026
		00130034542214		QUAD CITY TIMES	06/07/2023	121550	153148	45.76	PUBLISH WEED NOTICE 2023

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
COMMUNITY DEVELPMENT	GENERAL FUND	00130034542299		KIMBERLY'S KLEANING	06/07/2023	121512	518-2023	1,000.00	MOW FLOOD LOTS 5/18/23
		00130064162244		MERCHANT SERVICES	05/02/2023	2300618	423A	2,176.17	BANKCARD FEES INSPECTIONS
		00130034542299		KIMBERLY'S KLEANING	06/07/2023	121512	1515-523	80.00	1515 LINCOLN CT 23-0667 LAWN SERVICE
		00130024532214		QUAD CITY TIMES	06/07/2023	121550	152205	40.49	NOTICE OF PH - P & Z CASE 23-024
		00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	06/07/2023	121564	23001912	39.83	CITATION SERVICE - RITTER 23-0160 3/24/23
		00130024532214		QUAD CITY TIMES	06/07/2023	121550	152198	40.49	NOTICE OF PH - P & Z CASE 23-014
		00130024532214		QUAD CITY TIMES	06/07/2023	121550	152197	39.91	NOTICE OF PH - P & Z CASE 23-013
		00130034542307		K & K HARDWARE	06/07/2023	121511	224522	8.94	DO NOT ENTER SIGNS 825 DEVILS GLEN RD
		00130034542299		KIMBERLY'S KLEANING	06/07/2023	121512	511-2023	1,000.00	MOW FLOOD LOTS 5/11/23
		00130064161304		PETERSEN, JEREMY	06/07/2023	121541	EICCC 2023	109.52	MILEAGE REIMBURSEMENT FOR EICCC MEETING
		00130034542299		KIMBERLY'S KLEANING	06/07/2023	121512	1950-518	160.00	1950 - 14TH ST 23-0661 LAWN SERVICE
		00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	06/07/2023	121564	23001994	35.90	CITATION SERVICE ATTEMPT PIELAK 4/13/23
	GENERAL FUND - Summary							**5,648.81**	
COMMUNITY DEVELPMENT - Summary								**5,648.81**	
ECONOMIC DEVELOPMENT	ASCENTRA TIF	23735024512299		ASCENTRA CREDIT UNION	05/31/2023	121412	053123A	108,391.50	FY23 2ND 1/2 TIF REBATE
	ASCENTRA TIF - Summary							**108,391.50**	
	BETTINDUSTRIAL TIF	25535024512299		BETTINDUSTRIAL	05/31/2023	121414	053123C	37,734.00	FY23 2ND 1/2 TIF REBATE
	BETTINDUSTRIAL TIF - Summary							**37,734.00**	
	BURLINGTON COAT TIF	24635024512299		DUCK CREEK II INVESTORS LLC	05/31/2023	121419	053123D	45,855.00	FY23 2ND 1/2 TIF REBATE
	BURLINGTON COAT TIF - Summary							**45,855.00**	

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
ECONOMIC DEVELOPMENT	CDCQC LLC TIF	23635024512299		CDCQC, LLC	05/31/2023	121416	053123E	121,269.00	FY23 2ND 1/2 TIF REBATE
	CDCQC LLC TIF - Summary							**121,269.00**	
	FIELDS DEV TIF	25135024512299		FIELDS DEVELOPMENT, LLC	05/31/2023	121420	053123F	6,897.50	FY23 2ND 1/2 TIF REBATE
	FIELDS DEV TIF - Summary							**6,897.50**	
	GENERAL FUND	00135034662306		LOGO PRO, LLC	06/07/2023	121521	21860	322.00	USB THUMB DRIVES
		00135034662306		PETTY CASH-CITY HALL	06/07/2023	121542	22-048	16.98	HALLOWEEN TRICK OR TREAT
	GENERAL FUND - Summary							**338.98**	
	HOTEL ASSOCIATES TIF	24335024512299		BETTENDORF HOTEL ASSOCIATES, LLC	05/31/2023	121413	053123B	112,565.00	FY23 2ND 1/2 TIF REBATE
	HOTEL ASSOCIATES TIF - Summary							**112,565.00**	
	JJZ LLC TIF	25435024512299		JJZ DEVELOPMENT	05/31/2023	121422	053123H	1,937.50	FY23 2ND 1/2 TIF REBATE
	JJZ LLC TIF - Summary							**1,937.50**	
	LECLAIRE MFG TIF	24135024512299		LECLAIRE MANUFACTURING CO	05/31/2023	121423	053123I	21,971.00	FY23 2ND 1/2 TIF REBATE
	LECLAIRE MFG TIF - Summary							**21,971.00**	
	MBGA	24935024512299		MBGA	05/31/2023	121424	053123J	42,390.25	FY23 2ND 1/2 TIF REBATE
	MBGA - Summary							**42,390.25**	
	MIDDLE I-80 LLC	23835024512299		MIDDLE & I-80 LLC	05/31/2023	121425	053123K	268,965.00	FY23 2ND 1/2 TIF REBATE
	MIDDLE I-80 LLC - Summary							**268,965.00**	
	PLANTATN/TANGLFT INV TIF	24535024512299		TANGLEFOOT INVESTORS, LLC	05/31/2023	121427	053123L	94,684.50	FY23 2ND 1/2 TIF REBATE
	PLANTATN/TANGLFT INV TIF - Summary							**94,684.50**	
	SPORTS CENTER TIF	24235024512299		BETTPLEX, LLC	05/31/2023	121415	053123	40,438.00	FY23 2ND 1/2 TIF REBATE
	SPORTS CENTER TIF - Summary							**40,438.00**	
	SSMID DOWNTOWN AREA	22935024512299		DOWNTOWN BETTENDORF ORGANIZATION	05/31/2023	121418	053123N	91,619.57	FY23 2ND 1/2 TIF REBATE

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	SSMID DOWNTOWN AREA - Summary							**91,619.57**	
ECONOMIC DEVELOPMENT	TIF/RIVERS EDGE	25935024512299		ISLE OF CAPRI BETTENDORF, L.C.	05/31/2023	121421	053123G	400,120.50	FY23 2ND 1/2 TIF REBATE
	TIF/RIVERS EDGE - Summary							**400,120.50**	
	TWIN BRIDGES TIF	23935024512299		NEWBERRY MANAGEMENT CO	05/31/2023	121426	053123M	177,873.50	FY23 2ND 1/2 TIF REBATE
	TWIN BRIDGES TIF - Summary							**177,873.50**	
ECONOMIC DEVELOPMENT - Summary								**1,573,050.80**	
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511054942214		MARTIN ONE SOURCE	06/07/2023	121524	425670	990.00	MEMBERSHIP CARDS
		55511024942290		HOWELL, GABRIELLA	06/07/2023	121499	052423	120.00	ART ACADEMY ASSISTANT APR IL 30-MAY 13
		55511054942214		MISSISSIPPI BEND AREA	06/07/2023	121533	FY23-0720	189.00	DANCE PROGRAMS
		55511024942313		ROBBINS, YUKO	06/07/2023	121561	ROBBINS	85.00	CANCELLED ART ACADEMY
		55511014942244		VANTIV INTEGRATED PAYMENTS	05/05/2023	2300619	423A	1,371.03	BANKCARD FEES MUSEUM
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**2,755.03**	
FAMILY MUSEUM - Summary								**2,755.03**	
FINANCE	ELEC.EQUIP.REPLACEMENT FD	40202434807074		TAG COMMUNICATIONS INC.	06/07/2023	121569	026003	2,400.00	LIBRARY LOGO DESIGN SERVI CES
		40202434802304		ADVANCED BUSINESS SYSTEMS, INC	06/07/2023	121446	INV317348	4,344.00	REPLACEMENT COPIER FOR LIBRARY
	ELEC.EQUIP.REPLACEMENT FD - Summary							**6,744.00**	
	GENERAL FUND	00102024612201		STATE OF IOWA - AUDITOR	05/17/2023	121388	ACFR FILING	850.00	FY 20/21 FILE AUDIT WITH STATE
		00102024612307		ARAMARK - CHICAGO	06/07/2023	121451	6150178697	29.98	FIRST AID CITY HALL
		00102024612201		STATE OF IOWA - AUDITOR	05/17/2023	121388	ACFR FILING A	850.00	FY 21/22 FILE AUDIT WITH STATE
		00102024612307		CULLIGAN OF DAVENPORT	06/07/2023	121471	0506993	14.45	WATER

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00102024612307		ARAMARK - CHICAGO	06/07/2023	121451	6150182108A	29.98	FIRST AID CITY HALL
		00102024612307		SHRED-IT USA LLC	06/07/2023	121567	8003906340	417.97	AR DOCUMENT SHREDDING
		00102014612244		MERCHANT SERVICES	05/02/2023	2300618	423F	10.25	BANKCARD FEES 1% SW1,SW2,SW3
		00102024612307		CULLIGAN OF DAVENPORT	06/07/2023	121471	0506616	14.45	WATER
		00102014708004		BAKER TILLY MUNICIPAL ADVISORS,LLC	06/07/2023	121454	BTMA19765	14,595.00	MA SERVICES FOR SERIES 2022B
	GENERAL FUND - Summary							**16,812.08**	
	INFORMATION SERVICES	68802314942130		ONENECK IT SOLUTIONS LLC	06/07/2023	121539	INV000037746	937.50	CISCO MONTHLY MAINT VOICE
	INFORMATION SERVICES - Summary							**937.50**	
FINANCE	SEWER UTILITY	52002044902244		MERCHANT SERVICES	05/02/2023	2300618	423G	2,733.60	BANKCARD FEES UT,SW1,SW2
		52002044902299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242818	34.77	01 LETTERS
		52002044902299		MIDWEST MAILWORKS INC.	06/07/2023	121529	243023	57.32	04 BILLS
		52002044902299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242819	18.00	LIEN LETTERS-FINALS
		52002044902299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242930	312.29	LATE NOTICES
		52002044902204		MUNICIPAL COLLECTIONS OF AMERICA	06/07/2023	121536	59477C	716.63	AGENCY FEE - SEWER
		52002044902299		MIDWEST MAILWORKS INC.	06/07/2023	121529	243024	19.71	FINAL BILLS
		52002044902244		AUTHORIZE.NET	05/02/2023	2300617	423	31.75	ONLINE PYMT GATEWAY
		52002044902299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242820	24.29	FINAL BILLS
	SEWER UTILITY - Summary							**3,948.36**	
	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242930B	312.28	LATE NOTICES

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FINANCE	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242818B	34.76	01 LETTERS
		58002194932299		MIDWEST MAILWORKS INC.	06/07/2023	121529	243024B	19.69	FINAL BILLS
		58002194932204		MUNICIPAL COLLECTIONS OF AMERICA	06/07/2023	121536	59477E	99.95	AGENCY FEE - STORMWTR
		58002194932299		MIDWEST MAILWORKS INC.	06/07/2023	121529	243023B	57.30	04 BILLS
		58002194932299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242819B	17.98	LIEN LETTERS-FINALS
		58002194932299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242820B	24.27	FINAL BILLS
	STORM WATER UTILITY - Summary							**566.23**	
	VEHICLE REPLACEMENT FUND	40102424807074		RACOM	06/07/2023	121551	FCSO189715	5,109.28	IN CAR POLICE RADIO
		40102424807074		RACOM	06/07/2023	121551	FCSO191427	709.18	WIRING KITS/NEW SQUADS
	VEHICLE REPLACEMENT FUND - Summary							**5,818.46**	
FINANCE	**- Summary**							**34,826.63**	
FIRE	GENERAL FUND	00104154142299		THYMET PEST CONTROL	06/07/2023	121576	139356	58.00	MONTHLY SERVICE/ST4
		00104154142108		MID AMERICAN ENERGY	05/24/2023	121410	2768069013May23	179.24	24495 VALLEY DR PLES VAL FIRE DEPT
		00104154142108		MID AMERICAN ENERGY	05/24/2023	121410	1809077019May23	449.28	1933 SPRUCE HILLS FIRE STATION
		00104124142104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	26821	395.00	TOW
		00104154142307		U-HAUL	06/07/2023	121578	87535959	33.23	PROPANE/ST2
		00104154142299		THYMET PEST CONTROL	06/07/2023	121576	139042	58.00	MONTHLY SERVICE/ST2
		00104154142307		SHERWIN WILLIAMS CO.	06/07/2023	121565	1254-6	13.98	PAINT SUPPLIES/ST2
		00104114142106		RACOM	06/07/2023	121551	FB190585	963.25	RADIO REPAIR/MCDONALD
		00104114142104		PETTY CASH-CITY HALL	06/07/2023	121542	22-056	4.80	EL PARTS
		00104114142106		FELD FIRE	06/07/2023	121484	0423220-IN	80.59	LATCH ASSEMBLY/E4

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FIRE	GENERAL FUND	00104154142111		IOWA AMERICAN WATER COMPANY	06/07/2023	121504	062188MAY23	61.86	HYDRANT/ST4
		00104154142111		IOWA AMERICAN WATER COMPANY	06/07/2023	121504	061239MAY23	27.36	HYDRANT/ST2
		00104134141303		PETTY CASH-CITY HALL	06/07/2023	121542	22-060	25.00	CPR CERT - THORNBURG
		00104154142307		PS3 ENTERPRISES, INC	06/07/2023	121546	147819	95.00	UNIT RENTAL/TC
		00104154142108		MID AMERICAN ENERGY	05/24/2023	121410	0520000014May23	892.90	5002 CROW CREEK RD FIRE STATION
		00104154142101		ADEL WHOLESALERS, INC.	06/07/2023	121445	2109325	109.06	BACKFLOW PREVENTER/ST1 ICE MACHINE
		00104014142213		BETTENDORF FIREFIGHTERS ASSOC.	06/07/2023	121456	051823	4,500.00	MEMBERSHIP ACTIVITIES
		00104154142101		ADEL WHOLESALERS, INC.	06/07/2023	121445	2109327	72.24	PLUMBING SUPPLIES/ST1
		00104154142111		IOWA AMERICAN WATER COMPANY	06/07/2023	121504	334067MAY23	128.00	WATER USAGE/ST2
	GENERAL FUND - Summary							**8,146.79**	
FIRE - Summary								**8,146.79**	
HUMAN RESOURCES	GENERAL FUND	00142014662213		GENESIS OCCUPATIONAL HEALTH	06/07/2023	121487	199015	235.00	DRUG TESTING
		00142014662342		PETTY CASH-CITY HALL	06/07/2023	121542	22-042	35.82	EMP PICNIC SUPPLIES
		00142014661304		RICHLEN, KATHLEEN	06/07/2023	121557	05122023	113.32	REIMBURSEMENT FOR USE OF OWN VEHICLE IAPELRA
		00142014662342		PETTY CASH-CITY HALL	06/07/2023	121542	22-058	12.88	EMPLOYEE TRAINING
		00142014662290		HOLMES MURPHY & ASSOCIATES	06/07/2023	121498	706739	2,500.00	06/23 BENEFITS CONSULTING
		00142014662342		HY-VEE, INC. PW & AD	06/07/2023	121501	0015	210.00	FOOD FOR EMPLOYEE TRAINING
		00142014662342		IPROMOTEU	06/07/2023	121507	2121224AV9	759.20	STRESS BALLS FOR EMPLOYEE TRAINING
		00142014662213		GENESIS OCCUPATIONAL HEALTH	06/07/2023	121487	198805	70.00	DRUG TESTING

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

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HUMAN RESOURCES	GENERAL FUND	00142014662342		PETTY CASH-CITY HALL	06/07/2023	121542	22-046	17.94	CITY TRAINING
		00142014662342		HY-VEE, INC. PW & AD	06/07/2023	121501	0012	230.00	FOOD FOR EMPLOYEE TRAINING
		00142014662213		CARDIOVASCULAR MEDICINE PC	06/07/2023	121462	04142023	26.80	TESTING
		00142014662213		GENESIS OCCUPATIONAL HEALTH	06/07/2023	121487	198667	76.00	DRUG TESTING
	GENERAL FUND - Summary							**4,286.96**	
HUMAN RESOURCES - Summary								**4,286.96**	
LEGAL	GENERAL FUND	00140014632290		AHLERS & COONEY, P.C.	06/07/2023	121447	843217B	825.00	PROFESSIONAL SERVICES THROUGH APRIL 15, 2023
	GENERAL FUND - Summary							**825.00**	
LEGAL - Summary								**825.00**	
LIBRARY	GENERAL FUND	00106014402244		MERCHANT SERVICES	05/02/2023	2300618	423B	120.01	BANKCARD FEES LIBRARY
	GENERAL FUND - Summary							**120.01**	
LIBRARY - Summary								**120.01**	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	05/19/2023	2300629	05122023	62,763.27	MEDICAL CLAIMS 05/06-05/12/2023
		68601064942296		EMPLOYEE BENEFIT SYSTEM	05/04/2023	2300613	05032023	625.00	VISION CLAIMS CKS 2429-2431
		68601064942294		DELTA DENTAL	05/22/2023	2300624	352050000202340	6,544.04	DENTAL CLAIMS 05/09-05/15/23
		68601064942290		IOWA INSURANCE DIVISION	05/11/2023	2300610	051123	100.00	509A CERT OF COMPLIANCE FEE
		68601064942297		ROCK VALLEY PHYSICAL THERAPY	06/07/2023	121562	1423	2,988.66	WELLNESS SCREENINGS
		68601064942283		EMPLOYEE BENEFIT SYSTEM	06/07/2023	121483	000038406	1,730.56	MONTHLY BILLING
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	05/12/2023	2300625	05052023	46,902.28	MEDICAL CLAIMS 05/01-05/05/23

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MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942290		IOWA INSURANCE DIVISION	05/11/2023	2300610	051123A	1.59	TRANSACTION FEE
		68601064942294		DELTA DENTAL	05/08/2023	2300615	352050000202338	5,757.70	DENTAL CLAIMS 04/25-05/01/23
		68601064942283		MEDTRAK SERVICES	05/19/2023	2300627	051523B	982.00	ADMIN FEES 05/01-05/15/2023
		68601064942298		MEDTRAK SERVICES	05/19/2023	2300627	051523A	60,442.50	PHARMACY CLAIMS 05/01-05/15/2023
		68601064942296		EMPLOYEE BENEFIT SYSTEM	05/18/2023	2300626	05172023	869.00	VISION CLAIMS CKS 2432-2434
		68601064942294		DELTA DENTAL	05/15/2023	2300614	352050000202339	3,892.53	DENTAL CLAIMS 05/02-05/08/2023
		68601064942290		MEDTRAK SERVICES	05/22/2023	2300628	PSI-262713	5,000.00	MISC - TERM FILES
		68601064942297		YMCA OF IOWA MISSISSIPPI VALLEY	06/07/2023	121586	052023BETT	2,060.00	MEMBER DUES
	EMPLOYEE INSURANCE - Summary							**200,659.13**	
	GENERAL FUND	00101014602340		GLASS BLAST	06/07/2023	121488	108918	545.00	RECOGNITION PLAQUES FOR BHS & PVHS STUDENTS
		00101014601304		PETTY CASH-CITY HALL	06/07/2023	121542	22-047	3.39	GOAL SETTING REIMBURSEMENT
		00101014602213		QC CONVENTION & VISITORS BUREAU	06/07/2023	121547	0022378-IN	10,000.00	BETTENDORF HOST FUNDING
		00101014602213		GRABER, EDMUND C.	06/07/2023	121489	052623	1,832.00	CONSULTING SERVICES FOR MAY 1-30, 2023
		00101014601304		ARMY SUSTAINMENT COMMAND	05/31/2023	121411	052423	150.00	248TH ARMY BALL FOR MAYOR GALLAGHER & WIFE - REPAY
		00101014602349		BETTENDORF OFFICE PRODUCTS,INC	06/07/2023	121458	0473612-001	6.95	TYVEK ENVELOPES
		00101014601304		BI-STATE REGIONAL COMMISSION	06/07/2023	121460	0011059	32.18	CEO/CAO MTG 5/19/23 MAYOR GALLAGHER & DPLOEHN
		00101014602340		PETTY CASH-CITY HALL	06/07/2023	121542	22-049	14.94	TIS THE SEASON PARADE REIMBURSEMENT
	GENERAL FUND - Summary							**12,584.46**	

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MAYOR & COUNCIL	RISK MANAGEMENT	68401054942208		THE HARTFORD INC	06/07/2023	121572	05082023	351.25	SPECIAL RISK ASSESSMENT
	RISK MANAGEMENT - Summary							**351.25**	
MAYOR & COUNCIL - Summary								**213,594.84**	
PARKS & RECREATION	GENERAL FUND	00107124502299		GREENSPACE ASSOCIATES, INC.	06/07/2023	121492	130761	2,901.80	#1 LANDSCAPE MAINT. FROM 04/17/23 TO 05/31/2023
		00107124502299		CORN CRIB NURSERY	06/07/2023	121469	4785	9,922.50	#1 DT LANDSCAPE MAINT.
		00107124502299		CORN CRIB NURSERY	06/07/2023	121469	4787	2,283.30	#2 2023 MOWING CH, JETTY PK & DT PARKING LOTS MAY
		00107404462299	FEST02	ABSOLUTE SCIENCE	06/07/2023	121443	05112023	375.00	BBB FOAM PARTY
		00107404462307	FEST02	THE PROMO AGENCY	06/07/2023	121574	05112023	1,800.95	BIRTHDAY BASH COASTER
		00107404462307	FEST01	MID AMERICAN ENERGY	05/24/2023	121410	2783157001May23	10.00	2513 18th st
		00107124502299		CORN CRIB NURSERY	06/07/2023	121469	4786	2,106.64	#1 2023 MOWING CH,JETTY PK & DT PARKING LOTS
	GENERAL FUND - Summary							**19,400.19**	
	LIFE FITNESS CTR FUND	57007034942244		MERCHANT SERVICES	05/02/2023	2300618	423E	113.08	BANKCARD FEES REC (ONLINE)
	LIFE FITNESS CTR FUND - Summary							**113.08**	
	PALMER HILLS GOLF COURSE	56007114942244		VANTIV INTEGRATED PAYMENTS	05/05/2023	2300619	423	4,107.79	BANKCARD FEES GOLF
		56007114942244		MERCHANT SERVICES	05/02/2023	2300618	423C	689.06	BANKCARD FEES GOLF RANGE BALLS
		56007114942310		ARAMARK - CHICAGO	06/07/2023	121451	6150184873	34.98	FIRST AID- PALMER CLUBHOU SE
		56007134942299		FOOD DRINK FRIENDS INC.	05/17/2023	2300630	05142023	4,000.00	MAY 2023 GRILL PAYMENTS
	PALMER HILLS GOLF COURSE - Summary							**8,831.83**	
	ROAD USE FUND	20607084202299		A CUT ABOVE LAWN AND LANDSCAPE	06/07/2023	121442	10111915	4,300.00	#3 ROW MOWING 05/15- 5/22
		20607094502299		EMERALD TREES, INC.	06/07/2023	121482	1532	2,216.75	TREE ORDER - SPRING '23
		20607084202299		A CUT ABOVE LAWN AND	06/07/2023	121442	10111913	4,208.00	#2 ROW MOWING 5/1 & 5/8

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PARKS & RECREATION	ROAD USE FUND			LANDSCAPE					
	ROAD USE FUND - Summary							**10,724.75**	
PARKS & RECREATION - Summary								**39,069.85**	
		00103114102104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	27470	100.00	TOW/UNIT 210
		00103114102104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	26849	130.00	TOW/UNIT 209
		00103014101304		PETTY CASH-CITY HALL	06/07/2023	121542	22-043	40.00	QCCPC LUNCH MEETING KIMBALL/PAUL
		00103014101304		PETTY CASH-CITY HALL	06/07/2023	121542	22-045	40.00	QCCPC LUNCH MEETING KIMBALL/PAUL
		00103114102104		XPRESS TUNNEL WASH	06/07/2023	121585	1029	325.00	CAR WASH (APRIL)
		00103154102299		HUMANE SOCIETY OF SCOTT COUNTY	06/07/2023	121500	1701	3,838.36	MONTHLY FEE (APRIL)
		00103014101304		PETTY CASH-CITY HALL	06/07/2023	121542	22-052	40.00	QCCPC LUNCH MEETING KIMBALL/STREEPY
POLICE	GENERAL FUND	00103154102299		HUMANE SOCIETY OF SCOTT COUNTY	06/07/2023	121500	1702	3,838.36	MONTHLY FEE (MARCH)
		00103014101304		PETTY CASH-CITY HALL	06/07/2023	121542	22-055	20.00	QCCPC LUNCH MEETING STREEPY
		00103014101304		PETTY CASH-CITY HALL	06/07/2023	121542	22-054	40.00	QCCPC LUNCH MEETING KIMBALL/STREEPY
		00103114102104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	27462	100.00	TOW/UNIT 206
		00103114101209		RAY O'HERRON CO.INC.	06/07/2023	121552	2270028	353.65	BADGES
		00103014101304		PETTY CASH-CITY HALL	06/07/2023	121542	22-059	60.00	QCCPC LUNCH MEETING KIMBALL/PAUL/STREEPY
		00103114102104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	27389	125.00	TOW/UNIT 207
		00103114102202		QUAD CITY TIMES	06/07/2023	121550	152193	55.72	PUBLICATION/ABANDONED VEH
		00103014101304		PETTY CASH-CITY HALL	06/07/2023	121542	22-057	40.00	QCCPC LUNCH MEETING KIMBALL/PAUL

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		00103114102104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	27379	95.00	TOW/UNIT 203
		00103154102299		SCOTT COUNTY SHERIFF'S OFFICE	06/07/2023	121564	2023-124	2,125.00	BOOKING FEES (APRIL)
		00103114102104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	27474	100.00	TOW/UNIT 210
		00103114102309		CEDAR CREEK KENNELS	05/31/2023	121417	000053	16,000.00	NARCOTICS CANINE AND HANDLERS COURSE
		00103114102104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	26870	95.00	TOW/UNIT 204
		00103114101209		RAY O'HERRON CO.INC.	06/07/2023	121552	2270937	483.25	BADGES
POLICE	GENERAL FUND	00103114102104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	26823	130.00	TOW/UNIT 211
		00103184102307		PETTY CASH-CITY HALL	06/07/2023	121542	22-053	5.00	REIMBURSEMENT TROPHY WORLD
		00103014101304		PETTY CASH-CITY HALL	06/07/2023	121542	22-050	60.00	QCCPC LUNCH MEETING KIMBALL/PAUL/STREEPY
		00103114102104		XPRESS TUNNEL WASH	06/07/2023	121585	1027	312.00	CAR WASH (MARCH)
		00103014101304		PETTY CASH-CITY HALL	06/07/2023	121542	22-041	60.00	QCCPC LUNCH MEETING KIMBALL/STREEPY/PAUL
		00103114102104		H & H CAR CARE & TOWING, LLC	06/07/2023	121493	26800	95.00	TOW/UNIT 204
		00103114101209		UNIFORM DEN, INC.	06/07/2023	121580	111703-03	42.40	UNIFORM WEAR/KOHLMEYER
	GENERAL FUND - Summary							**28,748.74**	
POLICE	**- Summary**							**28,748.74**	
		28805224132299	FLD023	HAMPTON CRANES, INC.	06/07/2023	121495	79727-66	420.00	CRANE SERV- LOWER FLOOD P ANELS @ LEACH
PUBLIC WORKS	EMERGENCY MANAGEMENT FUND	28805224132299	FLD023	BI-STATE BARRICADE AND FLAGGING	06/07/2023	121459	7096	2,030.00	BARRICAEE FOR FLOOD RD CLOSURE
		28805224132307	FLD023	RIVERSTONE GROUP INC.	06/07/2023	121560	1202896	7,819.76	FLOOD SAND
		28805224132299	FLD023	HAMPTON CRANES, INC.	06/07/2023	121495	79499-68	972.00	CRANE SERV- REMOVE FLOOD WALL @ LEACH

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	EMERGENCY MANAGEMENT FUND	28805224132299	FLD023	HAWKEYE PAVING CORPORATION	06/07/2023	121497	052323	1,200.00	FLOOD WALL TRUCKING
	EMERGENCY MANAGEMENT FUND - Summary							**12,441.76**	
	FMLY MUSEUM/ARTS &SCIENCE	55505254942101	2300FM	THYMET PEST CONTROL	06/07/2023	121576	139050	240.00	PEST CONTROL- FAM MUSEUM
		55505264942299	2301FM	ALLIED UNIVERSAL JANITORIAL SERVICE	06/07/2023	121448	14217988	1,394.60	ADDITIONAL CUSTODIAL - FAM MUSEUM
		55505254942108	2300FM	MID AMERICAN ENERGY	05/24/2023	121410	5437075010May23	2,557.19	2900 LEARNING CAMPUS DR UTILITIES
		55505254942101	2300FM	UNCOMMON GROUND	06/07/2023	121579	42845	160.00	IRRIGATION START-UP - FAM MUS
		55505264942299	2301FM	ARAMARK - CHICAGO	06/07/2023	121451	6150182125	65.60	ENTRY RUGS- LIBRARY
		55505264942299	2301FM	MILLENNIUM WASTE, INC.	06/07/2023	121531	3500537T081	150.00	DUMPSTER - FAM MUS
		55505254942101	2300FM	REPUBLIC COMPANIES	06/07/2023	121555	6198910-00	1,704.12	HAIL GUARDS - FAM MUS
		55505254942101	2300FM	THE HABEGGER CORPORATION	06/07/2023	121571	27448300	347.00	HAIL GUARDS - FAM MUS
PUBLIC WORKS		55505254942101	2300FM	J.L. BRADY COMPANY LLC	06/07/2023	121508	94299	920.00	HVAC CHARGE SYSTEM- FAM M US
		55505264942299	2301FM	ARAMARK - CHICAGO	06/07/2023	121451	6150178710	65.60	ENTRY RUGS - FAM MUS
		55505264942299	2301FM	ARAMARK - CHICAGO	06/07/2023	121451	6150185649	65.60	ENTRY RUG SERVICE - FAM MUSEUM
		55505254942101	2300FM	KONE INC.	06/07/2023	121513	871034190B	202.31	ELEVATOR MAINTENANCE - FAM MUS
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**7,872.02**	
	GENERAL FUND	00105264642299	2301LB	ARAMARK - CHICAGO	06/07/2023	121451	6150182128A	33.20	ENTRY RUG SERVICE - LIBRA RY
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	1620077016May23	152.82	935 21ST ST TOWER
		00105254642101	2300MC	G-MAC DOOR & HARDWARE	06/07/2023	121486	17246	170.00	ENTRY DOOR REPAIR - LIBRA RY
		00105264642307	2301LB	THE HOME DEPOT PRO	06/07/2023	121573	744981549	456.79	REST ROOM PAPER PRODUCTS-LIBRARY
		00105264642299	2301CC	THYMET PEST CONTROL	06/07/2023	121576	139318	63.00	PEST CONTROL - COMMC CTR
		00105254642101	2300MC	KONE INC.	06/07/2023	121513	871034190A	202.31	ELEVATOR MAINTENANCE - MAINT

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									CENT
		00105724422307		GRAINGER	06/07/2023	121490	9700203137	82.08	CIGARETTE RECEPTACLE
		00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121546	147823	73.00	CCP DIAM 1
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	0227015128May23	10.00	2235 18TH ST SPEED SIGN
		00105724422307		DULTMEIER SALES LLC	06/07/2023	121476	4036061	70.80	PLUMBING REPAIRS
		00105254642307	2300MC	CRESCENT PARTS & EQUIP	06/07/2023	121470	20030398-00	41.73	HVAC BELTS - MAINT CENT
		00105724422325		LIGHTING MAINTENANCE INC.	06/07/2023	121518	12893-A	3,160.72	LIGHT REPAIRS TO FIELDS
		00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121546	147821	120.00	CENTENNIALS GARDENS
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	9324072027May23	43.67	1738 GRANT ST
		00105724422323		LOGAN CONTRACTORS SUPPLY, INC.	06/07/2023	121520	B74198	33.84	CONCREETE MATERIALS
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	4839074038May23	161.45	125 13TH ST GAS/ELEC
PUBLIC WORKS	GENERAL FUND	00105254642307	2300CC	ARAMARK - CHICAGO	06/07/2023	121451	6150182120	29.98	FIRST AID- COMM CENT
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	3556024003May23	17.89	1423 HILLSIDE SIREN
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	0458134029May23	10.00	6405 CROW CREEK SPEED SIGN
		00105264642299	2301CH	ARAMARK - CHICAGO	06/07/2023	121451	6150185639A	64.60	ENTRY RUG SERVICE - CITY HALL
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	0294104008May23	17.27	3800 HOPEWELL AV SIREN
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	6919127003May23	10.00	2518 18TH ST SPEED SIGN
		00105264642299	2301LB	THYMET PEST CONTROL	06/07/2023	121576	139348	60.00	PEST CONTROL - LIBRARY
		00105254642108	2300LB	MID AMERICAN ENERGY	05/24/2023	121410	1873064001May23	50.84	2850 18TH - FAYE'S FIELD
		00105254642101	2300MC	RAYNOR DOOR CO., INC. OF THE QC	06/07/2023	121553	136054	225.00	OVERHEAD DOOR REPAIR E3-MAINT CENT
		00105254642101	2300LB	JOHNSON CONTROLS, INC.	06/07/2023	121510	1-128841631551	993.00	HVAC CONTROL REPAIR- LIBR ARY
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	0874092000May23	12.80	580 BELMONT RD SIREN

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		00105724422299		DEVILS GLEN STORAGE	06/07/2023	121475	69659149	614.00	STORAGE - ICE RINK, TREE
		00105264642299	2301MC	ARAMARK - CHICAGO	06/07/2023	121451	6150178709A	55.70	ENTRY MATS - MAINT CTR
		00105724422325		CENTENNIAL CONTRACTOR OF QC	06/07/2023	121464	22034	140.00	TOPSOIL FOR BACKFILL
		00105724422325		D & K PRODUCTS	06/07/2023	121472	66131IN	204.36	SEED & FERTILIZER
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	2481112030May23	10.00	1730 18TH ST SPEED SIGN
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	5177129000May23	10.00	1640 MISSISSIPPI BV SPEED SIGN
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	4860074047May23	10.43	125 13TH ST STE 2
		00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121546	147826	193.00	LINCOLN PARK
		00105724422323		PPG ARCHITECTURAL FINISHES	06/07/2023	121545	945202086911	123.86	FIELD PAINT
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	6555102004May23	10.00	1417 18TH ST SPEED SIGN
		00105254642101	2300CC	ARAMARK - CHICAGO	06/07/2023	121451	6150185644	29.98	FIRST AID COMM CTR
PUBLIC WORKS	GENERAL FUND	00105724422323		BETTENDORF N & S LOCK INC.	06/07/2023	121457	57572	1,022.90	LOCK REPAIRS
		00105254642101	2300LB	JOHNSON CONTROLS SECURITY SOLUTIONS	06/07/2023	121509	38814128	2,540.06	SECURITY MONITORING - LIBRARY
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	1109158001May23	10.00	6163 CROW CREEK SPEED SIGN
		00105724422299		OUTDOOR RECREATION PRODUCTS	06/07/2023	121540	3358	3,028.54	PLAYGROUND EQUIPMENT
		00105254642101	2300MC	J.L. BRADY COMPANY LLC	06/07/2023	121508	94492	220.00	REPAIR ROOD TOP CONDENSER - MAINT CENT
		00105264642299	2301CC	ARAMARK - CHICAGO	06/07/2023	121451	6150178703A	39.80	ENTRY MAT SERVICE - COMM CTR
		00105264642299	2301LB	ARAMARK - CHICAGO	06/07/2023	121451	6150185654A	33.20	ENTRY RUGS - LIBRARY
		00105254642101	2300CH	KONE INC.	06/07/2023	121513	871034190C	202.31	ELEVATOR MAINTENANCE - CITY HALL
		00105724422307		SHERWIN WILLIAMS CO.	06/07/2023	121565	6511-48439	294.28	PAINT FOR SHELTER
		00105724422104		MTI DISTRIBUTING	06/07/2023	121535	1384145-00	1,147.80	BLADES FOR SEASON

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00105254642101	2300LB	KONE INC.	06/07/2023	121513	871034190	404.61	ELEVATOR MAINTENANCE - LIBRARY
		00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121546	147825	193.00	MP PLAYGROUND
		00105264642299	2301CH	ARAMARK - CHICAGO	06/07/2023	121451	6150182108B	64.60	ENTRY RUGS - CITY HALL
		00105724422323		RIVERSTONE GROUP INC.	06/07/2023	121560	1206543	173.54	AGGRAGATE FOR FIELDS
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	4567141006May23	10.17	3025 CENTRAL AVE SPEED SIGN
		00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121546	147828	179.22	21ST STREET SOCCER
		00105264642299	2301LB	MILLENNIUM WASTE, INC.	06/07/2023	121531	3500538T081	60.00	DUMPSTER - LIBRARY
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	0066118026May23	38.92	6160 FOREST GROVE SIREN
		00105254642101	2300MC	ADEL WHOLESALERS, INC.	06/07/2023	121445	2109326	13.95	INSULATION TAPE- MAINT CE NT
		00105264642299	2301CC	ARAMARK - CHICAGO	06/07/2023	121451	6150185644A	39.80	ENTRY RUG SERVICE - COMM CTR
		00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121546	147830	227.47	CCP SOCCER
		00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121546	147824	178.00	VMP
PUBLIC WORKS	GENERAL FUND	00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121546	147829	151.65	MCMANUS PARK
		00105724422323		PLUMB SUPPLY COMPANY	06/07/2023	121544	8749304	77.50	REPAIR KIT
		00105254642101	2300LB	UNCOMMON GROUND	06/07/2023	121579	42780	291.00	LANDSCAPING/IRRIGATION RE PAIRS - LIBRARY
		00105724422307		LOGAN CONTRACTORS SUPPLY, INC.	06/07/2023	121520	B73228	22.95	ADHESIVE
		00105724422323		AVENUE RENTAL, INC.	06/07/2023	121453	134962	130.00	RENTAL FOR CONCRETE
		00105724422307		ADEL WHOLESALERS, INC.	06/07/2023	121445	2109324	49.48	PLUMBING REPAIRS
		00105724422323		PPG ARCHITECTURAL FINISHES	06/07/2023	121545	945203050247	123.86	PAINT FOR FIELDS
		00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121546	147822	209.01	LEACH PARK
		00105264642299	2301CC	MILLENNIUM WASTE, INC.	06/07/2023	121531	3500536T081	60.00	DUMPSTER - COMM CENT
		00105264642299	2301CH	ARAMARK - CHICAGO	06/07/2023	121451	6150178697A	64.60	ENTRY RUG SERVICE - CITY HALL
		00105724422323		VAN WALL EQUIPMENT,	06/07/2023	121582	5881434	671.60	BLADES, MOWER PARTS

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				INC.					
		00105264642299	2301LB	ARAMARK - CHICAGO	06/07/2023	121451	6150178718A	33.20	ENTRY RUGS - LIBRARY
		00105254642108	2300CH	MID AMERICAN ENERGY	05/24/2023	121410	1410077011May23	3,352.54	1609 STATE ST UTILITIES
		00105724422299		S J SMITH CO. INC.	06/07/2023	121563	693158	63.00	GAS, O2 SUPPLY
		00105724422323		PLEASANT VALLEY REDI-MIX INC.	06/07/2023	121543	57825	1,531.00	CONCRETE - MEIER PARK
		00105724422323		PPG ARCHITECTURAL FINISHES	06/07/2023	121545	945202086715	231.26	PAINT FOR FIELDS
		00105254642101	2300CC	ECONOMY ROOFING	06/07/2023	121479	11391	292.00	ROOF REPAIR - COMM CTR
		00105724422299		DEVILS GLEN STORAGE	06/07/2023	121475	69626247	103.50	STORAGE UNIT
		00105254642101	2300CC	ARAMARK - CHICAGO	06/07/2023	121451	6150178703	29.98	FIRST AID - COMM CTR
		00105254642108	2300MC	MID AMERICAN ENERGY	05/24/2023	121410	2607077010May23	3,941.11	4403 DEVILS GLEN RD UTILITIES
		00105724422299		S J SMITH CO. INC.	06/07/2023	121563	6517557	297.13	DG PARTS
PUBLIC WORKS	GENERAL FUND	00105724422325		D & K PRODUCTS	06/07/2023	121472	66130IN	476.00	FIELD MARKING POWDER
		00105254642108	2300LB	MID AMERICAN ENERGY	05/24/2023	121410	5563075014May23	5,367.64	2950 LEARNING CAMPUS DR UTILITIES
		00105264642299	2301CC	ARAMARK - CHICAGO	06/07/2023	121451	6150182120A	39.80	ENTRY RUGS- COMM CENT
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	0033042051May23	10.00	5939 FOREST GROVE SPEED SIGN
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	2649077012May23	19.90	710 14TH ST SIREN
		00105254642108	2300MC	MID AMERICAN ENERGY	05/24/2023	121410	1151140012May23	34.64	4403 DEVILS GLEN RD UTILITIES
		00105264642299	2301MC	ARAMARK - CHICAGO	06/07/2023	121451	6150185646	55.70	ENTRY RUG SERVICE - MAINT CTR
		00105264642299	2301MC	ARAMARK - CHICAGO	06/07/2023	121451	6150182124	55.70	ENTRY RUGS- MAINT CENT
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	2340117004May23	19.99	3311 CENTRAL AV SIREN
		00105254642101	2300MC	ACE PEST MANAGEMENT, INC.	06/07/2023	121444	23462	65.00	PEST CONTROL SERVICE- MAI NT CENT
		00105724422325		RIVERSTONE GROUP INC.	06/07/2023	121560	1206538	57.53	FIELD AGGREGATE

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Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00105724422323		BETTENDORF N & S LOCK INC.	06/07/2023	121457	57522	476.20	4-PLEX REPAIRS
		00105724422299		ACE PEST MANAGEMENT, INC.	06/07/2023	121444	23461	65.00	PEST CONTROL
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	5232147028May23	10.00	5860 MIDDLE RD, AERATORS
		00105264642299	2301CH	MILLENNIUM WASTE, INC.	06/07/2023	121531	3500543T081	85.00	DUMPSTER - CITY HALL
		00105254642108	2300OT	MID AMERICAN ENERGY	05/24/2023	121410	1263125143May23	10.00	6721 FOREST GROVE RD SPEED SIGN
	GENERAL FUND - Summary							**36,464.76**	
		68305204942324		MIDWEST WHEEL & RIM CO	06/07/2023	121530	3239677-00	-915.00	CORE CREDIT
		68305204942324		MIDWEST WHEEL & RIM CO	06/07/2023	121530	3237055-00	-512.94	STOP BOX RETURN
		68305204942310		ARAMARK - CHICAGO	06/07/2023	121451	6150178709	130.65	FIRST AID- MAINT CENT MEC H
		68305204942324		EASTERN IOWA TIRE, INC.	06/07/2023	121477	100140700	2,149.35	TIRES
PUBLIC WORKS		68305204942231		ARAMARK - CHICAGO	06/07/2023	121451	6150185641	47.20	LAUNDRY
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/07/2023	121575	X103127908:01	1,145.98	VALVE KIT
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/07/2023	121575	X103132791:01	164.56	HOSE
	MUNICIPAL GARAGE	68305204942324		MILLS CHEVROLET COMPANY	06/07/2023	121532	5145248	252.62	BRAKE PARTS
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/07/2023	121575	X103132833:01	875.43	WATER PUMP
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/07/2023	121575	X103132302:01	60.00	MANIFOLD
		68305204942307		S J SMITH CO. INC.	06/07/2023	121563	692994	178.50	GAS SUPPLY
		68305204942324		DULTMEIER SALES LLC	06/07/2023	121476	2082395	-210.90	CREDIT
		68305204942307		TERMINAL SUPPLY COMPANY	06/07/2023	121570	39022-00	543.39	SHOP SUPPLIES
		68305204942324		EASTERN IOWA TIRE, INC.	06/07/2023	121477	100139434CM	-610.66	TIRE CREDIT

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Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942324		MIDWEST WHEEL & RIM CO	06/07/2023	121530	3235256-00	1,835.52	BRAKE DRUM
		68305204942324		EASTERN IOWA TIRE, INC.	06/07/2023	121477	100141913	4,708.70	TIRES
		68305204942324		MIDWEST WHEEL & RIM CO	06/07/2023	121530	3235256-01	359.94	STOP BOX
		68305204942307		LAWSON PRODUCTS, INC.	06/07/2023	121516	9310587140	431.83	SHOP SUPPLIES
		68305204942324		LINDQUIST FORD, INC.	06/07/2023	121519	386764	209.87	TUBE
		68305204942307		LAWSON PRODUCTS, INC.	06/07/2023	121516	9310612883	313.44	SHOP SUPPLIES
		68305204942104		GREEN BUICK GMC INC.	06/07/2023	121491	747522	169.95	1701 TRANSMISSION PROGRAM
		68305204942324		BAUER BUILT, INC.	06/07/2023	121455	230117501	1,367.96	TIRES
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	06/07/2023	121523	716784	318.20	HYD FILTER
		68305204942324		ALTEC INDUSTRIES INC.	06/07/2023	121449	7428523	318.40	WORKBOOKS FOR BUCKET TRUC K
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		EASTERN IOWA TIRE, INC.	06/07/2023	121477	100140699	-2,235.91	TIRE RETURN
		68305204942310		QUAD CITY SAFETY, INC.	06/07/2023	121549	3081157	696.00	GLOVES
		68305204942324		EASTERN IOWA TIRE, INC.	06/07/2023	121477	100141911	431.10	TIRES
		68305204942319		COMPUTERIZED FLEET ANALYSIS	06/07/2023	121468	15079	1,795.00	CFA SOFTWARE MAINT
		68305204942324		ELLIOTT EQUIPMENT CO.	06/07/2023	121481	173208	848.10	IFM MODULE
		68305204942310		ARAMARK - CHICAGO	06/07/2023	121451	6150182124A	14.99	FIRST AID MECHANICS- MAIN T CENTER
		68305204942324		AUTOZONE, INC.	06/07/2023	121452	1908624701	43.98	SPARK PLUG REPAIR
		68305204942231		CINTAS LOC 23M	06/07/2023	121465	4135712263A	42.67	ACCOUNT FINALIZATION- LAU NDRY
		68305204942324		EASTERN IOWA TIRE, INC.	06/07/2023	121477	100141349	-180.40	CASING CREDIT
		68305204942324		BAUER BUILT, INC.	06/07/2023	121455	230117824	1,919.56	TIRES
		68305204942324		ELLIOTT EQUIPMENT CO.	06/07/2023	121481	173114	343.69	AIR FILTER
		68305204942324		LINDQUIST FORD, INC.	06/07/2023	121519	386767	47.12	OIL FILTER

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Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942231		ARAMARK - CHICAGO	06/07/2023	121451	6150182116	46.05	LAUNDRY
		68305204942324		LINDQUIST FORD, INC.	06/07/2023	121519	386845	77.25	LIFT ASSEMBLY
		68305204942324		EASTERN IOWA TIRE, INC.	06/07/2023	121477	100142333	1,093.14	TIRES
		68305204942324		THOMPSON TRUCK & TRAILER INC.	06/07/2023	121575	X103132254:01	92.63	TEMP SENSOR
		68305204942324		NAPA - DAVENPORT	06/07/2023	121537	799699	367.98	AIR FILTER
	MUNICIPAL GARAGE	68305204942104		THOMPSON TRUCK & TRAILER INC.	06/07/2023	121575	R103035821:01	3,926.18	1022 REPAIRS
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	06/07/2023	121523	665219	-50.00	CORE RETURN CREDIT
		68305204942324		EASTERN IOWA TIRE, INC.	06/07/2023	121477	100141172	2,973.65	TIRES
		68305204942324		REXCO EQUIPMENT CO.	06/07/2023	121556	P41652	108.09	HYD HOSE
		68305204942231		ARAMARK - CHICAGO	06/07/2023	121451	6150178702	45.55	LAUNDRY
PUBLIC WORKS		68305204942352		RILCO FLUID CARE, INC.	06/07/2023	121558	474961	429.00	DEF
	MUNICIPAL GARAGE	**- Summary**						**26,207.41**	
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2217031004May23	10.00	1405 GRANT ST SIGNAL
		20605014292343		HANDICAPPED DEVELOPMENT CENTER	06/07/2023	121496	050323	787.00	PUBLIC WORKS DAY SHIRTS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1515077013May23	39.64	401 26TH ST SIGNAL
		20605124242307		MENARDS, INC.	06/07/2023	121526	8549	176.80	MAILBOX REPAIR
		20605114202299		PS3 ENTERPRISES, INC	06/07/2023	121546	147827	73.00	PUBLIC WORKS - STREETS
	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	5953124003May23	38.66	3420 MIDDLE RD SIGNAL
		20605014292306		ARAMARK - CHICAGO	06/07/2023	121451	6150178709C	29.98	FIRST AID SUPPLIES-ENG
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	0227100026May23	21.49	6891 MIDDLE RD SIGNAL
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	06/07/2023	121520	B72410	34.90	NOMAFLEX - GEIFMAN
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	0855064004May23	46.73	835 MIDDLE RD SIGNAL

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	4503122047May23	47.86	316 23RD ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	0885152036May23	193.38	1599 GRANT ST LIGHT CONTROLLER
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1347077010May23	31.82	3122 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	5043087050May23	33.12	405 17TH SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1683077019May23	27.87	901 SPRUCE HILLS DR SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1638111009May23	33.23	1401 KIMBERLY RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2643072006May23	36.39	5293 DEVILS GLEN RD
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1239129009May23	20.34	4801 DEVILS GLEN RD
		20605114202299		ARAMARK - CHICAGO	06/07/2023	121451	6150178709B	29.98	FIRST AID OPERATIONS MAINT CTR
		20605304232307		QUAD CITY SAFETY, INC.	06/07/2023	121549	3080772	790.69	HARNESS RETRACTABLE FOR BRIDGE LIGHTS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	4818074020May23	26.05	125 13TH STREET LIGHT
PUBLIC WORKS	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1956077014May23	17.36	2002 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1599077017May23	29.73	3550 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	5659149005May23	313.91	1298 BROWN ST SIGNAL
		20605144232307		3M COMPANY	06/07/2023	121588	9422816599	3,302.14	GRAPHIC FILM & SHEETING
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1725077018May23	70.83	3882 MIDDLE RD SIGNAL
		20605304232307		MOBOTREX, INC.	06/07/2023	121534	264935	438.00	PED BUTTON BRACKETS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	0792135005May23	55.05	3801 DEVILS GLEN RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1830077011May23	26.75	3029 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	0955078004May23	37.13	1602 STATE ST SIGNALS
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	06/07/2023	121520	B70268	120.42	REEL, EPOXY, NOMAFLEX
		20605014292343		QC JUMP ZONE	06/07/2023	121548	1400	375.00	PW DAY- BOUNCE HOUSE
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	4623158003May23	10.88	315 BELMONT RD

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Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
									CROSSWALKS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1641077017May23	27.87	1140 MEADOW LN DR SIGNAL
		20605114202299		PS3 ENTERPRISES, INC	06/07/2023	121546	145817	73.00	PORTA POTS - PW MARCH
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	0215129008May23	26.12	4401 DEVILS GLEN RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	06/07/2023	121527	539504890	47.16	HOPEWELL & MIDDLE SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2163016038May23	10.00	1514 TANGLEFOOT LN SIGN
		20605114202310		ARAMARK - CHICAGO	06/07/2023	121451	6150182124C	29.98	FIRST AID- OEPRATIONS- MA INT CENT
		20605114202307		RIVERSTONE GROUP INC.	06/07/2023	121560	1210250	689.45	GRAVEL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	5361111000May23	106.69	1802 STATE ST TRAFFIC SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/24/2023	121410	3483023003May23	53.04	1170 STATE ST LED STREET LIGHTS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1914077012May23	42.18	1800 MIDDLE RD SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/24/2023	121410	4043138016May23	402.48	199 22ND ST LIGHTING CAB
PUBLIC WORKS	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2523077019May23	31.03	2901 18TH ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	5800119002May23	72.18	2055 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	6683130009May23	73.28	4502 UTICA RIDGE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1578077016May23	58.30	3720 STATE ST SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/24/2023	121410	0167073002May23	53.84	320 15TH ST LIGHTS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2901141022May23	34.78	1201 GRANT ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1662077018May23	32.18	999 1/2 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2460077019May23	36.03	2123 DEVILS GLEN RD SIGNAL
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	06/07/2023	121520	B74105	86.61	LEVEL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2502077018May23	18.86	2501 18TH ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	4547102005May23	39.02	1700 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	6667159008May23	49.74	2261 53RD AV SIGNAL

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	5699146002May23	52.34	4261 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	4434078024May23	35.33	3430 E LOCUST ST DAV SIGNAL
		20605124242307		COMPASS MINERALS AMERICA	06/07/2023	121467	1175353	12,581.06	ROAD DE ICING SALT
		20605014292306		IMPERIAL	06/07/2023	121503	288002:265622	91.25	COFFEE & CREAMER
		20605114202310		ARAMARK - CHICAGO	06/07/2023	121451	6150185646C	29.98	FIRST AID - OPERATIONS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2363131010May23	39.46	3301 DEVILS GLEN RD
		20605124242307		FUTURE LINE LLC	06/07/2023	121485	13786	3,396.76	PLOW PARTS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	0101045009May23	52.69	3744 18TH ST SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/24/2023	121410	3760028000May23	10.53	799 RIVER DR STREET LIGHT
		20605304232108		MID AMERICAN ENERGY	06/07/2023	121527	539497907	23.60	LIGHTING CAMERA
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2103077019May23	35.95	1515 SPRUCE HILLS DR SIGNAL
PUBLIC WORKS	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	0962160002May23	25.78	1602 GRANT ST STREET LIGHTS
		20605024252307		BETTENDORF OFFICE PRODUCTS,INC	06/07/2023	121458	0473518-001	89.90	PLOTTER INK
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	3683050001May23	10.17	1381 TANGLEFOOT LN SIGN
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2719143005May23	61.81	5220 18TH ST TRAFFIC LIGHT
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2649005060May23	71.80	1355 GRANT ST SIGNALS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	5995115007May23	34.28	3780 UTICA RIDGE RD SIGNAL
		20605144232307		IOWA PRISON INDUSTRIES	06/07/2023	121506	035542	1,697.50	SIGN SUPPLIES
		20605124242307		COMPASS MINERALS AMERICA	06/07/2023	121467	1178288	2,050.25	ROAD DE ICING SALT
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2481077010May23	31.39	3323 18TH ST SIGNAL
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	06/07/2023	121520	B72497	3,890.12	SAW BLADE, SEALANT, LUMBER
		20605304222108		MID AMERICAN ENERGY	05/24/2023	121410	5684139006May23	85.48	2300 STATE ST LIGHTS

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	3666140033May23	30.86	1413 GRANT STREET SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1893077014May23	47.95	1000 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	4861136001May23	34.19	2044 GRANT ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1935077013May23	57.87	2010 SPRUCE HILLS DR SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1431077012May23	27.79	600 RIVER DR SIGNAL
		20605114202307		RIVERSTONE GROUP INC.	06/07/2023	121560	1210248	173.60	UPM MIX
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2439077017May23	13.87	2600 62ND ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2124077010May23	60.58	3200 UTICA RIDGE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	5766100007May23	15.62	1493 MIDDLE RD CAMERA
		20605114202307		RIVERSTONE GROUP INC.	06/07/2023	121560	1206536	288.40	UPM COLD MIX
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	4304170001May23	22.72	4319 BELMONT RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1053077014May23	22.10	2222 MIDDLE RD SIGNAL
PUBLIC WORKS	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1977077015May23	44.36	2420 MIDDLE RD SIGNAL
		20605024251304		PATRICK LYNCH	05/17/2023	121387	051123	252.57	MILEAGE REIMB FOR IPMP MTG
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1171111005May23	33.75	4505 UTICA RIDGE RD SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/24/2023	121410	0336073059May23	47.82	431 17TH ST PARKING LOT
		20605144232307		XCESSORIES SQUARDED	06/07/2023	121584	I-00065546	427.50	SIGN PARTS
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	2796063007May23	49.58	4605 MIDDLE RD SIGNAL
		20605304222108		MID AMERICAN ENERGY	05/24/2023	121410	1389077012May23	18,990.48	CITY WIDE STREET LIGHTING
		20605014292306		ARAMARK - CHICAGO	06/07/2023	121451	6150182124B	29.98	FIRST AID SUPPLIES - ENG
		20605014292306		CULLIGAN OF DAVENPORT	06/07/2023	121471	0506769	64.95	WATER - ENG
		20605114202307		MANATT'S INC.	06/07/2023	121522	5097325	545.13	CONCRETE- LIBRARY
		20605304232108		MID AMERICAN ENERGY	05/24/2023	121410	1494077015May23	33.39	1801 STATE ST SIGNAL
	ROAD USE FUND	**- Summary**						**55,132.44**	

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	SEWER UTILITY	52005104902307		UTILITY EQUIPMENT CO.	06/07/2023	121581	10101629-000	328.00	CONCRETE DONUTS
		52005104902213		CITY OF DAVENPORT	06/07/2023	121466	1332871	90,836.17	APRIL 2023 SEWAGE TREATMENT PLANT
		52005104902108		MID AMERICAN ENERGY	05/24/2023	121410	1326077019May23	806.41	1 21ST ST PUMP STATION
		52005104902108		MID AMERICAN ENERGY	05/24/2023	121410	2137169005May23	81.06	3500 ELM ST STORM PUMPS
		52005104902108		MID AMERICAN ENERGY	05/24/2023	121410	1613130007May23	44.54	6876 FOREST GROVE RD
		52005104902299		ELECTRICAL ENGINEERING & EQUIP. CO.	06/07/2023	121480	7538481-00	150.00	GENERATOR REPAIR
		52005104902108		MID AMERICAN ENERGY	05/24/2023	121410	1557077015May23	45.60	3500 ELM ST LIFT STATION
		52005104902299		IOWA ONE CALL	06/07/2023	121505	250686	1,575.00	954 EMAILS- APRIL 2023
		52005104902307		UTILITY EQUIPMENT CO.	06/07/2023	121581	10102280-000	124.00	CONCRETE DONUTS
		52005104902108		MID AMERICAN ENERGY	05/24/2023	121410	2166077012May23	14.56	7807 MIDDLE RD LIFT STATION
		52005104902108		MID AMERICAN ENERGY	05/24/2023	121410	4943155009May23	21.58	4134 DEPOT ST, WASTE GRINDER
	SEWER UTILITY - Summary							**94,026.92**	
	SOLID WASTE/RECYCLING ENT	55005094912244		MERCHANT SERVICES	05/02/2023	2300618	423H	2,769.46	BANKCARD FEES RECYCLE SW1,SW2,50% PW
		55005094912204		MUNICIPAL COLLECTIONS OF AMERICA	06/07/2023	121536	59477D	544.98	AGENCY FEE - GARBAGE
		55005094912299		MIDWEST MAILWORKS INC.	06/07/2023	121529	243024A	19.69	FINAL BILLS
		55005094912299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242930A	312.28	LATE NOTICES
		55005094912299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242818A	34.76	01 LETTERS
		55005094912299		MIDWEST MAILWORKS INC.	06/07/2023	121529	243023A	57.30	04 BILLS
		55005164912299		CITY OF DAVENPORT	06/07/2023	121466	1332832	6,556.00	COMPOST - MAR & APR 2023
		55005094912299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242819A	17.98	LIEN LETTERS-FINALS

City of Bettendorf Council Accounts Payable, 06/06/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	SOLID WASTE/RECYCLING ENT	55005094912299		MIDWEST MAILWORKS INC.	06/07/2023	121529	242820A	24.27	FINAL BILLS
	SOLID WASTE/RECYCLING ENT - Summary							**10,336.72**	
	STORM WATER UTILITY	58005194932244		MERCHANT SERVICES	05/02/2023	2300618	423I	2,733.60	BANKCARD FEES STRM WTR,SW1,SW2
		58005194932307		PLEASANT VALLEY REDI-MIX INC.	06/07/2023	121543	57713	548.00	CONCRETE- ROSEHILL & BREN TWOOD
	STORM WATER UTILITY - Summary							**3,281.60**	
PUBLIC WORKS	TRANSIT	58505474922106		DULTMEIER SALES LLC	06/07/2023	121476	4049743	389.00	BUS WASH PRESSURE REGULAT OR - MAINT CENT
		58505074922238		RIVER BEND TRANSIT	06/07/2023	121559	043023	7,687.48	SATURDAY SERV- APRIL 2023
		58505074922237		RIVER BEND TRANSIT	06/07/2023	121559	043023B	31,649.27	PARATRANSIT - APRIL 2023
		58505274922105		ECK'S AUTO SHINE	06/07/2023	121478	281	100.00	BUS WASHING 4/29 & 5/6
		58505474922108		MID AMERICAN ENERGY	05/24/2023	121410	2607077010May23	167.64	VEHICLE WASH UTILITY ALLOCATION
		58505074922244		MERCHANT SERVICES	05/02/2023	2300618	423J	35.87	BANKCARD FEES 50% PW
		58505474922307		SOLUTIONS²	06/07/2023	121568	3155	1,488.71	SOAP FOR BUS WASH - MAINT CTR
	TRANSIT - Summary							**41,517.97**	
PUBLIC WORKS - Summary								**287,281.60**	
Overall - Summary								**3,305,723.53**	

City of Bettendorf QCWCC Accounts Payable, 06/06/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	QC WATERFRONT CONVENTION	59000002211000		TREASURER, STATE OF IOWA	05/22/2023	2300621	0-003-570-377	15,745.61	SALES TAX 04/01-04/30/23
	QC WATERFRONT CONVENTION - Summary							**15,745.61**	
- Summary								**15,745.61**	
CAPITAL PROJECTS	QC WATERFRONT CONVENTION	59050504997074	AD0004	GRAND STAGE LIGHTING CO	06/07/2023	3522	0353737-IN	4,237.00	QCWCC LIGHTING & CONTROL EQUIPMENT
		59050504997074	AD0004	SCHEBLER COMPANY	06/07/2023	3527	234165	2,968.66	QCWCC FIX TABLES
		59050504997074	AD0004	RAINMASTER IRRIGATION	06/07/2023	3525	33732	278.22	QCWCC SPRINKLER ATTACHMENT
	QC WATERFRONT CONVENTION - Summary							**7,483.88**	
CAPITAL PROJECTS - Summary								**7,483.88**	
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION	59020014942106		STATE OF IOWA - ELEVATOR SAFETY	06/07/2023	3528	188778	80.00	QCWCC BOILER INSPECTION
		59020014942290		GETZ INDUSTRIAL CLEANING, INC.	06/07/2023	3521	I8-550359	1,212.00	QCWCC CLEANING
		59020014942290		REPUBLIC SERVICES #400	06/07/2023	3526	0400-002262649	445.95	QCWCC GARBAGE
		59020014942307		CONFERENCE TECHNOLOGIES, INC	06/07/2023	3519	ST231100095	2,475.00	QCWCC INSTALL NETWORK BOXES
		59020014942215		AUDIO VISUAL RESOURCE QC	06/07/2023	3518	Q4125	1,432.50	SOUND REPAIR QCWCC
		59020014942106		NORTHWEST PLUMBING	06/07/2023	3524	55445	2,278.33	PLUMBING REPAIR QCWCC
		59020014942101		EASTERN IOWA OVERHEAD DOOR	06/07/2023	3520	2664	1,557.12	FIX OVERHEAD DOORS
		59020014942111		IOWA AMERICAN WATER COMPANY	05/17/2023	3516	689142APR23	404.05	QCWCC WATER BILL
		59020014942108		MID AMERICAN ENERGY	05/17/2023	3517	538972250	8,816.01	QCWCC POWER BILL
		59020014942111		IOWA AMERICAN WATER COMPANY	06/07/2023	3523	779052MAY23	61.86	QCWCC WATER BILLS
		59020014942108		MID AMERICAN ENERGY	05/17/2023	3517	538980372	28.49	QCWCC POWER BILL
	QC WATERFRONT CONVENTION - Summary							**18,791.31**	
QC WATERFRONT CONV CTR - Summary								**18,791.31**	
Overall - Summary								**42,020.80**	

City of Bettendorf Parks Accounts Payable, 06/06/23 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
00105254642108	2300CC	MID AMERICAN ENERGY	05/24/2023	121406	0948077018APR23	55.75	Community Center Alcoholics Anonymous
00105254642108	2300CC	MID AMERICAN ENERGY	05/24/2023	121406	0969077019APR23	547.67	Community Center - Bldg
00105254642108	2300PM	MID AMERICAN ENERGY	05/24/2023	121406	2628077011APR23	87.94	CC Pk Garage Pk Maint by PW building
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1363053047APR23	803.63	Riverfront Trail Lights
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2271077015APR23	19.13	CC Park Garage/Pump House
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	0322079001APR23	14.66	Dog Park Lights
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	5076157007APR23	13.32	CC Park Dekhockey & Lights Fields 2&3
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1872077013APR23	33.58	Meier Park 600 Grant Street
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1242077018APR23	51.57	DG Park Stone House
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	4755166000APR23	10.00	Middle Pk Playground Shelter Lights
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	6684072018APR23	10.00	Optimist Park
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1767077010APR23	175.65	DG Park Archery Bldg
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	3578121009APR23	14.66	Field Sike Park
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1788077011APR23	52.82	Park Lagoon Warming House Lights
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	0045153004APR23	10.00	Eagles Landing Shelter
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2355077023APR23	10.00	DG Park Shelter 2
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2418077016APR23	10.43	McManus Park
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	0632145009APR23	19.03	6000 Forest Grove Rd
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	5718088005APR23	44.11	CC Park Concession Stand
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1746077019APR23	1,150.48	Street Lights Parks Dept
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	0408058021APR23	184.36	CC Park DekHockey
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	7118127018APR23	68.81	Kiwanis Park
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2473159007APR23	44.54	CC Pk Dog Park Lights
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2250077014APR23	14.12	CC Park 4Plex Parking Lot
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1200077016APR23	115.49	DG Park Garage

City of Bettendorf Parks Accounts Payable, 06/06/23 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2082077011APR23	11.93	CC Park Irrigation and Soccer shelter
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1452077013APR23	27.79	Leach Park
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1032077013APR23	35.95	VMP Band Shell
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2040077019APR23	10.17	CC Park Lights Field 1
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2586077012APR23	14.38	McManus Park
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1263077019APR23	41.39	Leach Park
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	5112101010APR23	18.14	DG Park Restroom
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2061077010APR23	28.72	CC Park Shelter 3 and RR at Field 5
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	7653169001APR23	36.57	Forest Grove Park Shelter
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2843096000APR23	10.34	Centennial Garden
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1331090009APR23	17.20	CC Park Lights Field 5
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	0763124005APR23	26.04	CC Pk Entrance Restroom Alcoa Grant Building
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2229077029APR23	10.00	DG Park Shelter 1
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1938097007APR23	10.00	Frozen Landing Parking Lo
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	3207166036APR23	10.00	Park Lagoon South Fountai West Pole
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	0400125000APR23	10.43	Lincoln Park Splash Pad
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	2031156000APR23	14.72	Bush Scenic Overlook
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	0839154004APR23	10.00	CC Park Lights Field 7
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	0927077017APR23	35.07	Scheck Park Shelter & Security Lights
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	0459012030APR23	13.59	Middle Park Gazebo
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1305077018APR23	33.75	Edgewood Park
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1179077017APR23	11.59	Park Lagoon North Fountai House East Pole
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1368027009APR23	25.42	CC Park Lights 4 Plex
00105724422108		MID AMERICAN ENERGY	05/24/2023	121406	1221077017APR23	89.68	DG Park Baseball Field
00105724422299		PS3 ENTERPRISES, INC	06/07/2023	121608	147924	285.00	PORTA POTS - CC DEK HOCKE Y

City of Bettendorf Parks Accounts Payable, 06/06/23 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
00107014422214		DAVENPORT PRINTING COMPANY	06/07/2023	121599	230969	1,134.00	SPRING/SUMMER BROCHURES
00107034431303		AMERICAN RED CROSS	06/07/2023	121590	22585993	36.00	CPR RECERTIFICATIONS
00107034432233	REC026	BERGMAN, JONAH	06/07/2023	121593	052423	154.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	BOHONEK, CARSON	06/07/2023	121594	052423	84.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	BUDELIER, ALEXANDER	06/07/2023	121595	052423	66.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	CASEBOLT, JOSEPH	06/07/2023	121596	052423	98.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	EVANS, RYAN	06/07/2023	121600	052423	28.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	GANNAWAY, OWEN	06/07/2023	121601	052423	168.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	GARCIA, RILEY	06/07/2023	121602	052423	210.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	KERBY, KENNEDY	06/07/2023	121604	052423	420.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	LANGAN, AUBREE	06/07/2023	121605	052423	84.00	SPRING SOCCER OFFICIALS
00107034432233	REC007	TAYLOR, DAMOND	05/24/2023	121408	04302023	120.00	UMPIRE PAYMENT COED
00107034432233	REC026	VERRY, ANNA	06/07/2023	121609	052423	84.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	WIESE, LANDON	06/07/2023	121610	052423	238.00	SPRING SOCCER OFFICIALS
00107034432233	REC026	WINGER, NATHAN	06/07/2023	121611	052423	225.00	SPRING SOCCER OFFICIALS
00107034432299	REC066	BRAVE WORKS	05/17/2023	121377	05022023	3,650.40	TUMBLING INSTR PAYMENT
00107034432299	REC026	EVANS, RYAN	05/17/2023	121378	051523	112.00	REFEREE SOCCER
00107034432299	REC026	JACOBY, EMLYN	05/24/2023	121404	052023	1,125.00	SPRING SOCCER PROGRAM MAN AGER - 5/7-5/20
00107034432299	REC062	JONES, LINDA	05/24/2023	121405	05312023	400.00	5/13 COOKING CLASS
00107034432299	REC002	LEGENDS BASEBALL LLC	05/17/2023	121380	05022023	491.00	LH BASEBALL INSTR PAYMENT
00107034432299	REC070	MCNAMARA, LINDA	05/17/2023	121382	05022023	240.00	GOLDEN FIT INSTR PAYMENT
00107034432299	REC026	MOHSEN, MAHMOUD	05/17/2023	121383	051523A	280.00	REFEREE SOCCER
00107034432299	REC063	RAUCH, KARIE	05/24/2023	121407	05312023	660.00	5/13 PAINT
00107034432299	REC026	SIMONI, CARLOS	05/17/2023	121384	051523B	60.00	REFEREE SOCCER
00107034432299	REC026	STUDER, MAX	05/17/2023	121385	051523C	182.00	REFEREE SOCCER

City of Bettendorf Parks Accounts Payable, 06/06/23 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
00107034432299	REC071	SWIRLATPLEX LLC	05/17/2023	121386	05092023	594.00	5/5 WINE TASTE
00107034432350		ART MONUMENTS IN STONE CO.	06/07/2023	121592	050223-GRELL/BO	48.15	DOG BRICK - BOGART
00107404462108	FEST01	MID AMERICAN ENERGY	05/24/2023	121406	6523111018APR23	10.00	4th of July
00107404462108	FEST01	MID AMERICAN ENERGY	05/24/2023	121406	8183122001APR23	10.00	Temp 4th of July
00107404462108	FEST01	MID AMERICAN ENERGY	05/24/2023	121406	8803133008APR23	10.00	Temp III 4th of July
00107404462108	FEST01	MID AMERICAN ENERGY	05/24/2023	121406	4683007002APR23	10.00	4th of July
00107404462108	FEST01	MID AMERICAN ENERGY	05/24/2023	121406	4385143004APR23	10.00	4th of July
00107404462108	FEST01	MID AMERICAN ENERGY	05/24/2023	121406	0207029002APR23	10.00	4th of July
56000002011000		M & M GOLF CARS, LLC	05/17/2023	121381	04302023	9,834.20	25.89% OF CART PAYABLES
56000002011400		JON WADDELL GOLF SHOP LLC	05/17/2023	121379	APR23D	969.85	CLUB REPAIR
56000002011600		JON WADDELL GOLF SHOP LLC	05/17/2023	121379	APR23A	35,204.39	PROSHOP PAYABLES
56000002011600		JON WADDELL GOLF SHOP LLC	05/17/2023	121379	APR23B	2,523.57	PROSHOP TAX
56000002011600		JON WADDELL GOLF SHOP LLC	05/17/2023	121379	APR23C	-1,184.87	CITY'S 3%
56000002011800		JON WADDELL GOLF SHOP LLC	05/17/2023	121379	APR23E	7,180.00	LESSONS
56000002011900		JON WADDELL GOLF SHOP LLC	05/17/2023	121379	APR23F	4,291.77	TAX EXEMPT SALES
56005254942108	2300GC	MID AMERICAN ENERGY	05/24/2023	121406	1137077015APR23	479.99	PHGC Pump House
56005254942108	2300GC	MID AMERICAN ENERGY	05/24/2023	121406	1116077014APR23	222.81	PHGC Maintenance Bldg
56005254942108	2300GC	MID AMERICAN ENERGY	05/24/2023	121406	0549137076APR23	68.70	PHGC Sign
56005254942108	2300GC	MID AMERICAN ENERGY	05/24/2023	121406	4278125007APR23	1,289.92	PHGC Clubhouse
56005264942299	2301GC	ARAMARK - CHICAGO	06/07/2023	121591	6150181407A	18.40	APRONS AND TOWEL CLEAING SERVICE - GC MAINTENANCE
56005264942299	2301GC	ARAMARK - CHICAGO	06/07/2023	121591	6150177991A	18.40	APRONS/RUGS - PALMER MAIN TENANCE
56007114942110		CENTURY LINK	06/07/2023	121597	5633328703JUN	116.55	TELEPHONE 5/16-6/15
56007114942202		ONMEDIA	06/07/2023	121607	581135	50.00	ONMEIDA ADVERTISING
56007114942202		ONMEDIA	06/07/2023	121607	585518	2,100.00	GROSS ADVERTISING FEE
56007114942307		ALL STAR PRO GOLF, INC.	06/07/2023	121589	INV32411	389.85	GOLF PENCILS

City of Bettendorf Parks Accounts Payable, 06/06/23 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
56007114942326	PHG014	COCA-COLA ATLANTIC BOTTLING CO	06/07/2023	121598	3942345	65.84	POP FOR RESALE
56007114942327	PHG014	IOWA BEVERAGE SYSTEMS INC	06/07/2023	121603	W-4724223	237.35	BEER FOR RESALE
56007114942327	PHG014	7G DISTRIBUTING LLC	06/07/2023	121612	142168	95.30	BEER FOR RESALE
56007154942299		ARAMARK - CHICAGO	06/07/2023	121591	6150167804A	15.40	TOWELS/APRONS - PALMER MA INTENANCE
56007154942299		ARAMARK - CHICAGO	06/07/2023	121591	6150171044	15.40	TOWELS/APRONS - PALMER MA INTENANCE
56007154942299		MILLENNIUM WASTE, INC.	06/07/2023	121606	3500740T081	235.00	DUMPSTER - PHGC
56007154942299		PS3 ENTERPRISES, INC	06/07/2023	121608	147820	426.00	PORTA POTS - PHGC
56007154942310		ARAMARK - CHICAGO	06/07/2023	121591	6150171044A	29.98	FIRST AID SUPPLIES - PALM ER MAINTENANCE
56007154942310		ARAMARK - CHICAGO	06/07/2023	121591	6150167804	29.98	FIRST AID - PALMER MAINTE NANCE
56007154942310		ARAMARK - CHICAGO	06/07/2023	121591	6150181407	29.98	FIRST AID SUPPLIES
56007154942310		ARAMARK - CHICAGO	06/07/2023	121591	6150177991	29.98	FIRST AID SUPPLIES
Overall - Total						**80,234.91**	