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, OCTOBER 2, 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. CONSENT AGENDA ITEMS

- Resolution approving the acceptance of a Staffing for Adequate Fire and Emergency Response (SAFER) Grant and the hiring of six (6) firefighters – Fire Chief Troy Said and Finance Director Jason Schadt ***(See Consent B)***

- Resolution setting the date for a public hearing and directing the advertising for bids for the Family Museum Traveling Gallery Renovation – Culture & Recreation Director Kim Kidwell ***(See Consent C)***

- Resolution approving a site development plan for Lots 6 and 7, Forest Grove Holdings Fourth Addition, submitted by Eric Green/BBL Construction Services, LLC (Case 23-064) – Community Development Director Mark Hunt ***(See Consent M)***

- Resolution approving a site development plan for Lot 4, FG80 Holdings Fourth Addition, submitted by Ryan Hintze/Middle & Forest Grove, LLC (Case 23-065) – Community Development Director Mark Hunt ***(See Consent N)***

II. REMAINING CONSENT AGENDA ITEMS

III. OPERATIONAL ITEMS

IV. ITEMS ADDED BY MAYOR AND COUNCIL

V. 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 FOUR (4) HOURS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.



Family Museum
Final Design Exhibit Plan
July 2023

Overview

Museum Vision
The Museum envisions a community that is increasingly vibrant, engaged, and resilient because it recognizes and develops the potential of its children.

Museum Mission
To inspire, connect, and strengthen our community by enriching the lives of our children today and expanding their capacity to shape their future. To engage families, caregivers, and teachers with children eight years and under in active play, learning experiences, and learning environments that spark curiosity, explore interests, foster potential, and nourish a sense of belonging.

Project Overview
Nothing matches the excitement of a summer road trip. What will you see? What will you do? What exciting discoveries and adventures lay just beyond the horizon? This exhibit recreates the joy and wonder of travel through immersive environments and engaging hands-on interactives, all wrapped in the nostalgic charm of a roadside attraction. With an emphasis on social-dramatic play, visitors have the opportunity to learn about U.S. geography, ecology, history, and culture.

The first design meeting—which included members from the Family Museum and the KidZibits design team—was held via Zoom in March 2022. This was held months ahead of the official start of design so the museum could share their preliminary ideas and so KidZibits could create a gallery overview for the museum to use in fundraising. After the meeting, a road trip theme was agreed upon (see page 5). This rich role-play experience takes visitors on a cross-country adventure, exploring culture, nostalgia, and the natural world as they trek along. After a brief pause in the design process, the official start of Concept Design began in June 2022. The KidZibits team came to Bettendorf to lead a full-day design meeting. This meeting resulted in adding more details to the road trip theme and discussing the exhibit's primary goals and messages. The Concept Design package was submitted in September. After receiving feedback and comments, the Design Development Phase began in October and was submitted in January 2023.

This document is the Final Design submittal. It includes the educational framework, descriptions of the experiences and components, an outline of graphics with titles and draft text, graphic layouts, and the updated exhibit design drawings for bidding.

Learning Framework

"A little bit of fun, little bit of growth, hopefully a little bit of both"
- *Hope Machine*, The Okee Dokee Brothers

A lot of thought goes into developing and designing exhibits. We want them to be engaging, educational, and—most importantly—fun. They need to reflect your institution's unique mission and goals while also being accessible and durable. The following considerations and criteria form the framework we use for creating your exhibits.

Audiences

Target Audiences:

- Children ages 0–2
- Children ages 3–5
- Children ages 6–8

Secondary Audiences:

- Adults and caregivers
- Family groups

Exhibit Themes and Goals

Main Message:

- There is a great big world out there, full of unknown and unexpected things. Seeking out new things—whether they are places, people, foods, games, or natural splendor—is worthwhile and changes you for the better.

Exhibit Goals:

- Introduce children to the possibilities of travel and give them agency to map out their own journeys
- Promote the collaborative play experience already established in the museum
- Invite adults to patriciate and encourage intergenerational communication
- Encourage social-emotional connections between visitors, as well as with the content and stories shared in the exhibit
- Build essential learning skills like problem-solving, patience, and confidence

Learning Domains

For young children, play involves learning in every domain—social, emotional, cognitive, physical. However, exhibit activities will often highlight or function best through a specific learning mode (or two or three).

- Cognitive: Thinking, identifying, reasoning, problem-solving, planning, following directions, calculating, creativity

- Fine Motor: Using hands and fingers, eye-hand coordination
- Gross Motor: Using arms and shoulders, legs and feet
- Language/Literacy: Speaking, listening, listening with understanding, reading pictures, words, sentences, pages, numbers
- Sensorial: Touching, tasting, smelling, hearing, looking
- Social-Dramatic: Role-play, imagination, drama
- Social Emotional: Self-concept, independence, interdependence, relationships, turn-taking, sharing, negotiating, leading, following, understanding of diversity

Source: Marcie Oltman, developed for KidZibits

Types of Play

- Unoccupied: The first stage of play (birth to 3 months) involves infants observing their environment and random body movements with no known objective. It may appear that they are doing nothing, but this is foundational to all other play and learning.
- Solitary: Any type of play where a child is entertaining themselves without an adult or other child. This type of play is often seen by age 2.
- Onlooker: When one child observes other children or adults, but does not join in the play. This stage is common between ages 2 and 3 and often involves mimicking. This type of play helps build confidence and understanding.
- Parallel: When children play alongside each other, but do not appear to be engaging one another. While the play appears to be separate, children are often observing and mimicking each other, building skills for more advanced play and interactions.
- Associative: This appears similar to parallel play, but the key difference is that while children are doing separate activities, they are engaging each other as they play. This is commonly seen between ages 3 and 4 and lessens by age 5.
- Cooperative: This is the culmination of all the previous stages of play and involves children playing together in groups. As children grow, they continue to develop more complex forms of cooperative play such as competitive, consecutive, symbolic, and dramatic play.

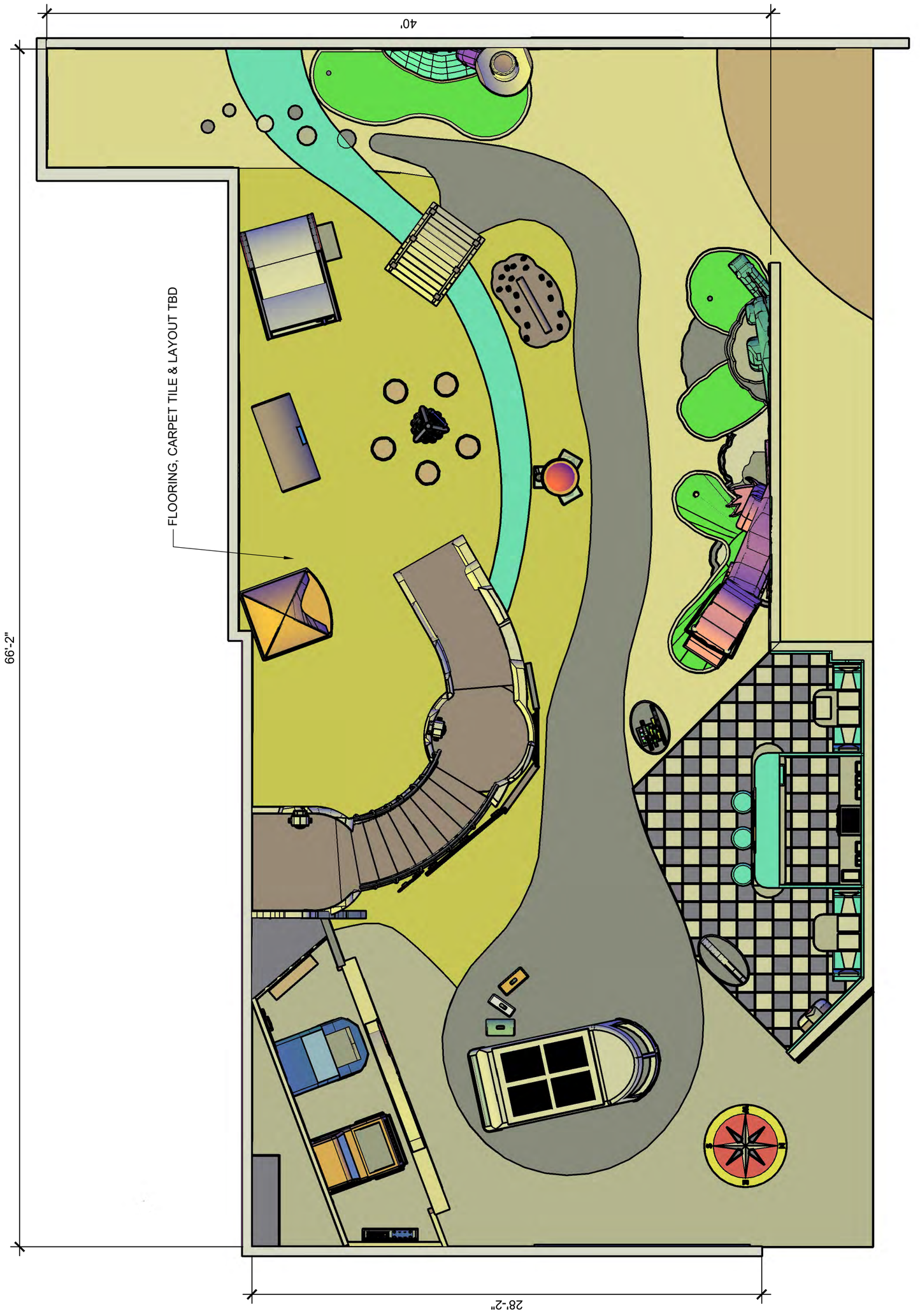
Sources: *The Power of Play* by David Elkind, Ph.D., "11 Important Types of Play as Your Child Grows," by Amanda Rock (reviewed by Joel Forman, MD), VeryWell Family

kidZib!ts
795 Vandalia Street, St.Paul MN 55114
Tel: 612.722.5432 kidzibits.com

FINAL DESIGN

Family Museum	Date: 06/27/23
On The Road Gallery Design	Job #: 20093
	Drwn. By: GS / Des. By: GS
Floor Plan	Rvsn # v1r1

EX / X.00

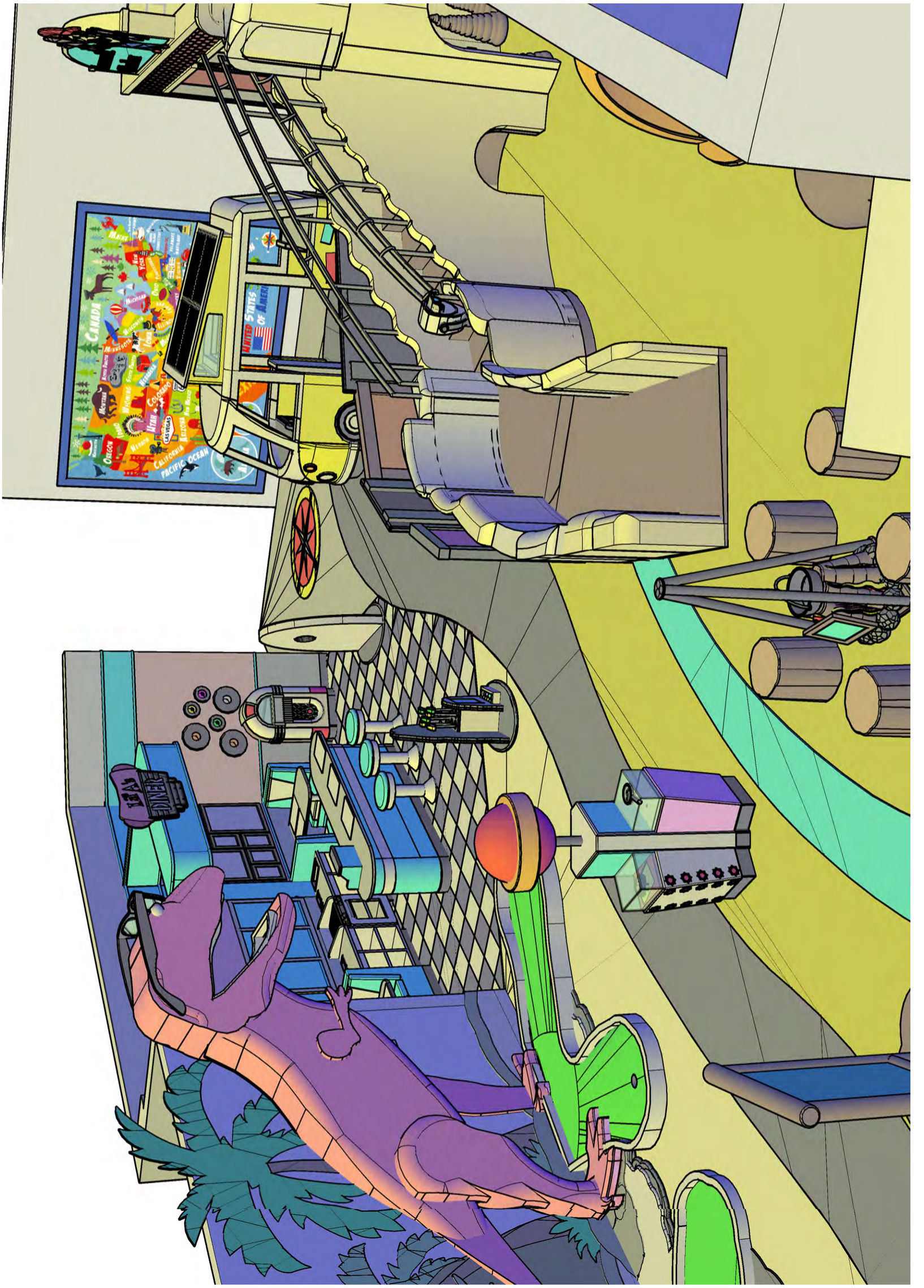


1 PLAN VIEW
SCALE: 3/16"=1'-0"

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FINAL DESIGN

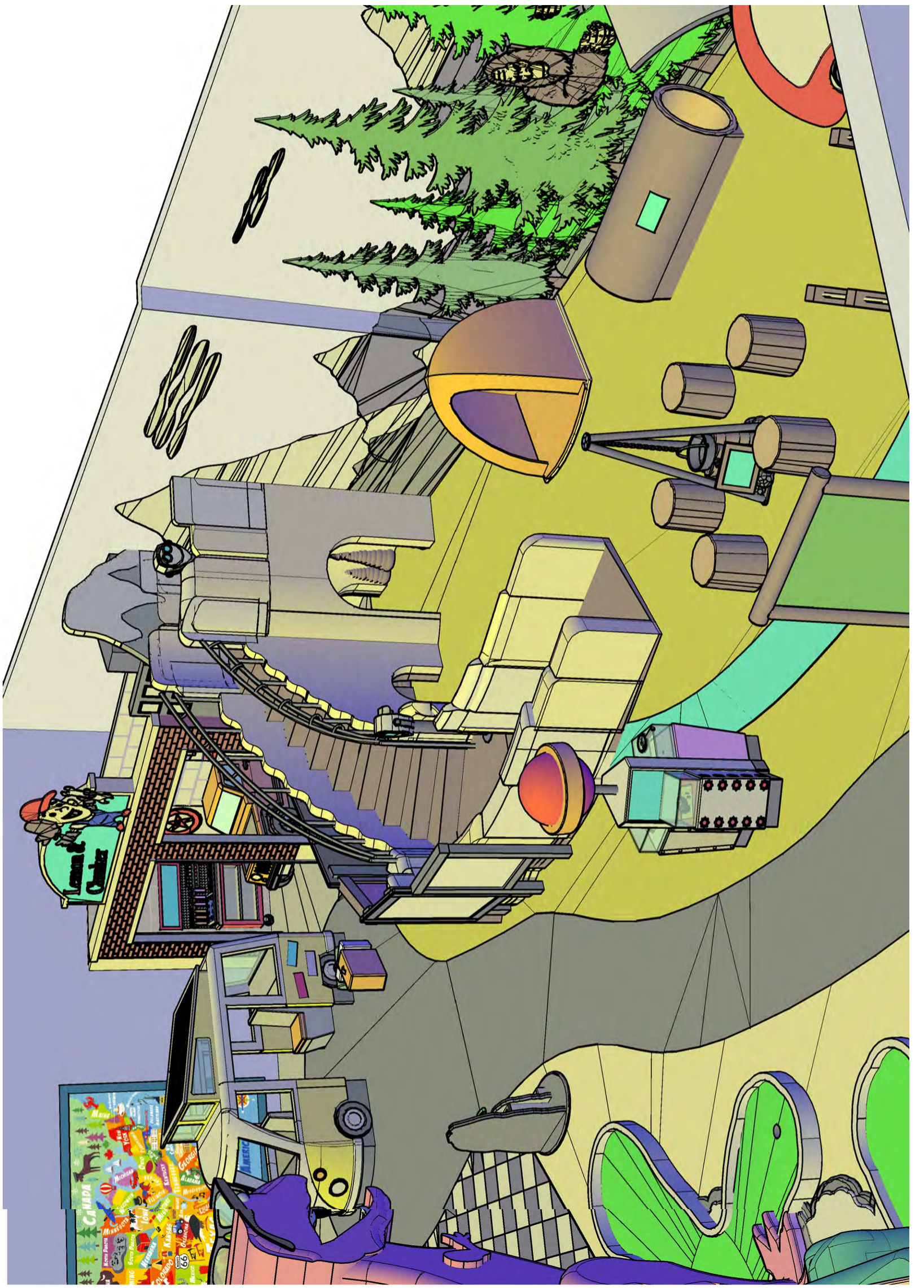
Family Museum	06/27/23	EX
On The Road Gallery Design	Job #: 20093	
	Drwn. By: GS / Des. By: GS	
Perspective View	Rvsn # v1r1	X.01



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FINAL DESIGN

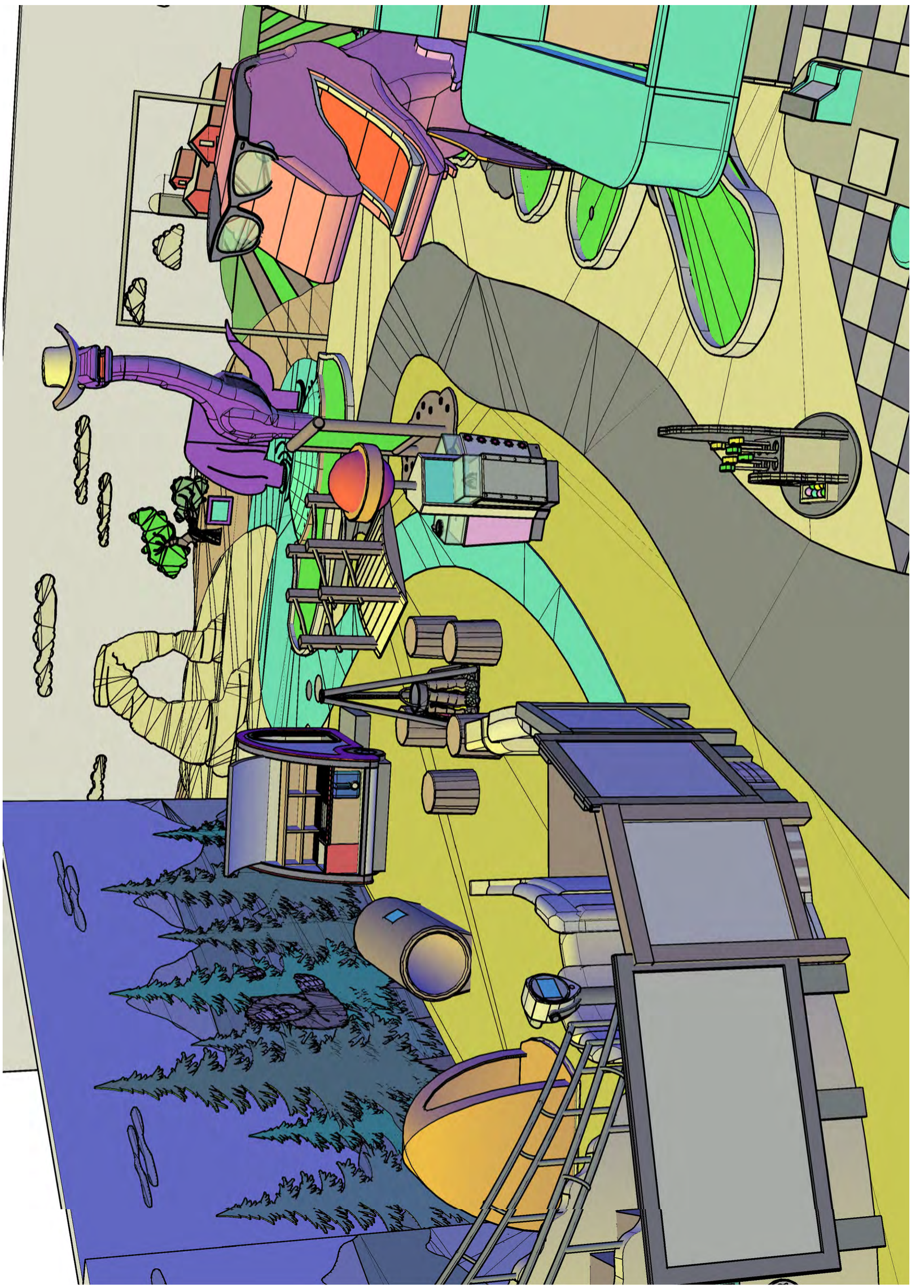
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On The Road Gallery Design	Job #: 20093	
	Drwn. By: GS / Des. By: GS	
Perspective View	Rvsn # v1r1	X.02

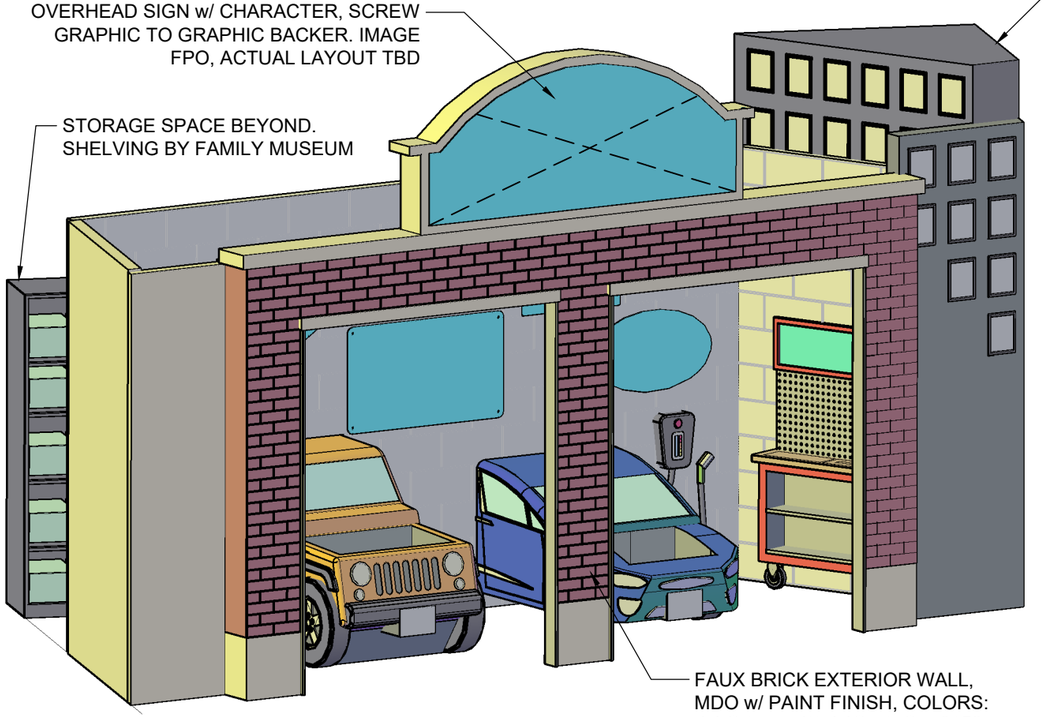


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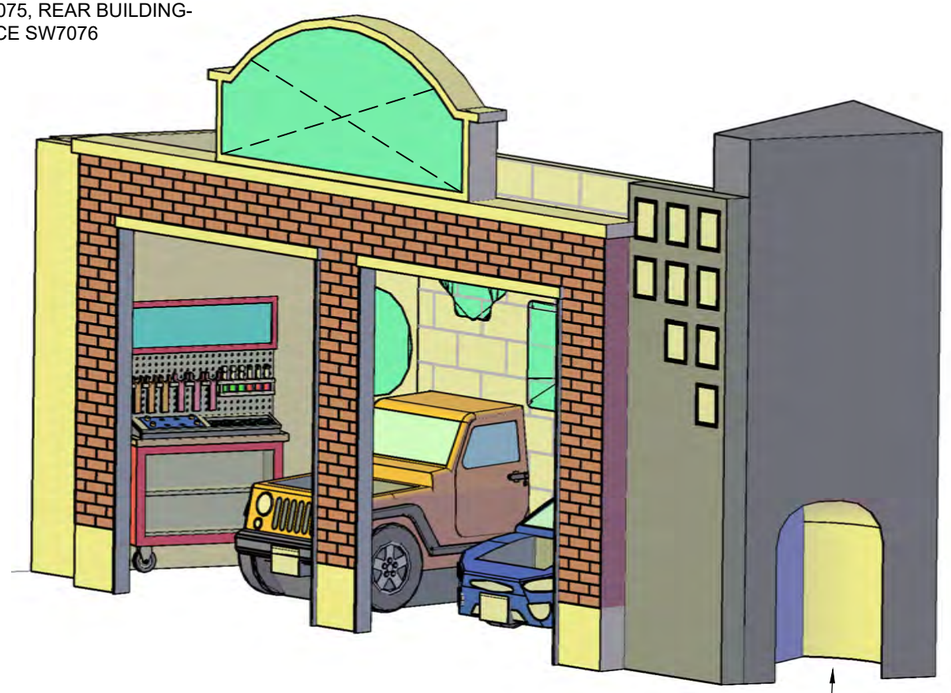
FINAL DESIGN

Family Museum	03/17/23	EX
On The Road Gallery Design	Job #: 20093	
	Drwn. By: GS / Des. By: GS	
Perspective View	Rvsn # v1r0	X.03

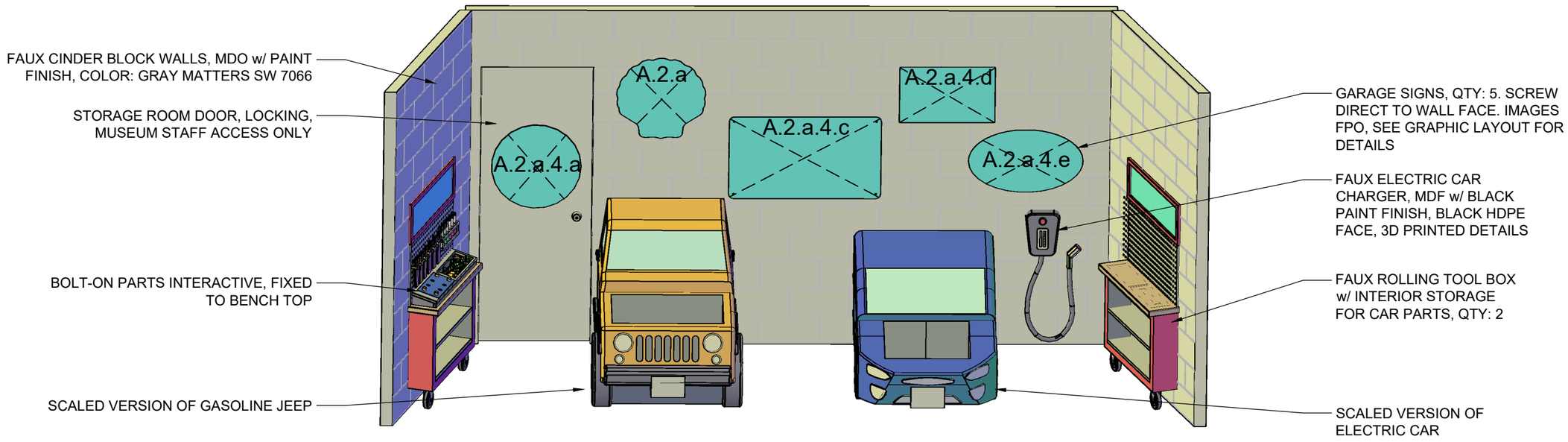




1 LEFT FRONT ISOMETRIC
NOT TO SCALE



3 RIGHT FRONT ISOMETRIC
NOT TO SCALE



2 FRONT ISOMETRIC- FRONT WALL REMOVED
NOT TO SCALE

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FINAL DESIGN

Family Museum
On The Road Gallery Design
Area A: Preparing For Adventure
A.2 Lemon & Clunker Garage

Date: 03/17/23
Job #: 20093
Drwn. By: GS
Des. By: GS
Rvsn # v1r0

EX A2.1

1 TOP VIEW- QTY:2
SCALE: 1"=1'-0"

2 FRONT ELEVATION
SCALE: 1"=1'-0"

4 ISOMETRIC
NOT TO SCALE

3 SIDE ELEVATION
SCALE: 1"=1'-0"

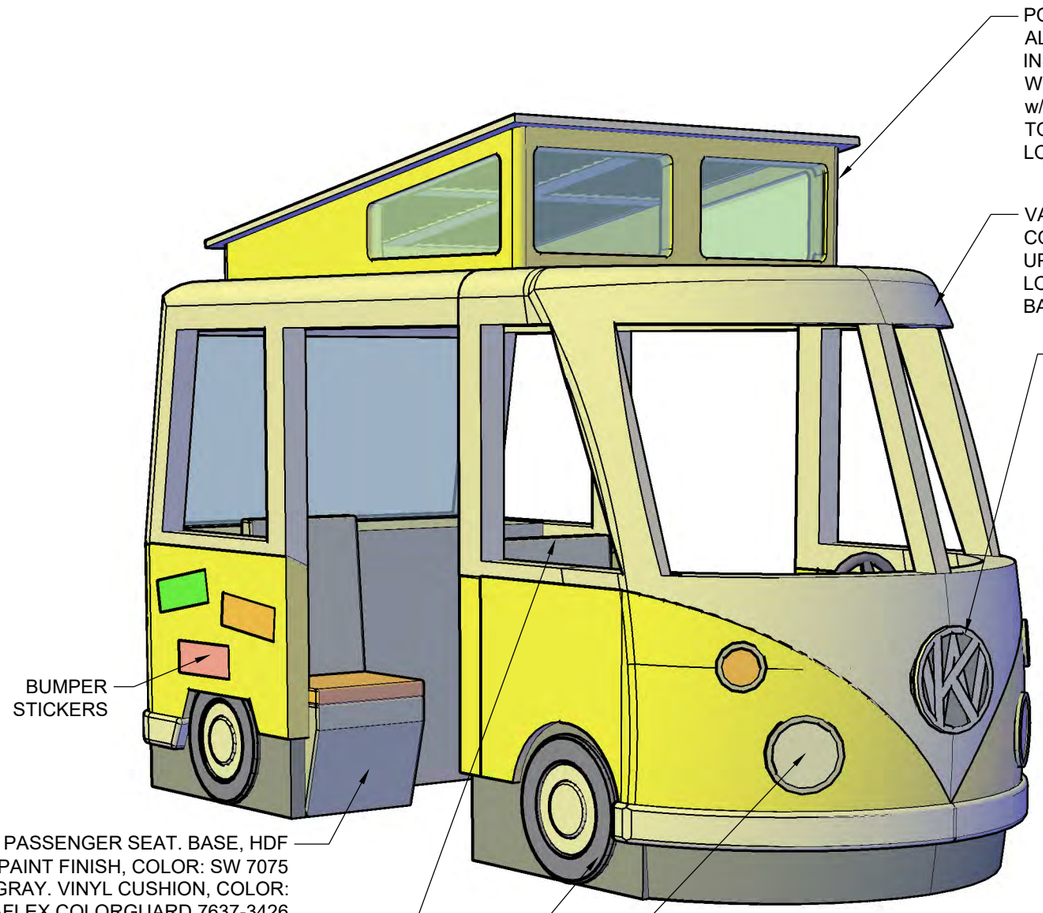
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FINAL DESIGN

Family Museum
On The Road Gallery Design
Area A: Preparing For Adventure
A.2 Lemon & Clunker Garage- Work Bench

Date:	Job #:	Drwn. By:	Des. By:	Rvsn #
03/17/23	20093	GS	GS	v1r0

EX
A2.4



POP-UP CAMPER TOP. OPENING IN ROOF ALLOWS FOR TALLER PEOPLE TO STAND UP INSIDE. NETTING ON TOP. CLEAR ACRYLIC WINDOWS ON FRONT & SIDES. STEEL & MDF w/ PAINT FINISH, COLORS:
TOP- SW 7666 FLEUR DE SEL
LOWER- SW 9020 RAYO DE SOL(yellow)

VAN STRUCTURE. PLYWOOD & FIBERGLASS CONSTRUCTION. PAINT FINISH. COLORS:
UPPER- SW 7666 FLEUR DE SEL
LOWER- SW 9020 RAYO DE SOL
BASE- SW 7075 WEB GRAY

HOOD BADGE. FPO. ACTUAL BADGE TBD. COLOR: LIGHT GRAY

BUMPER STICKERS

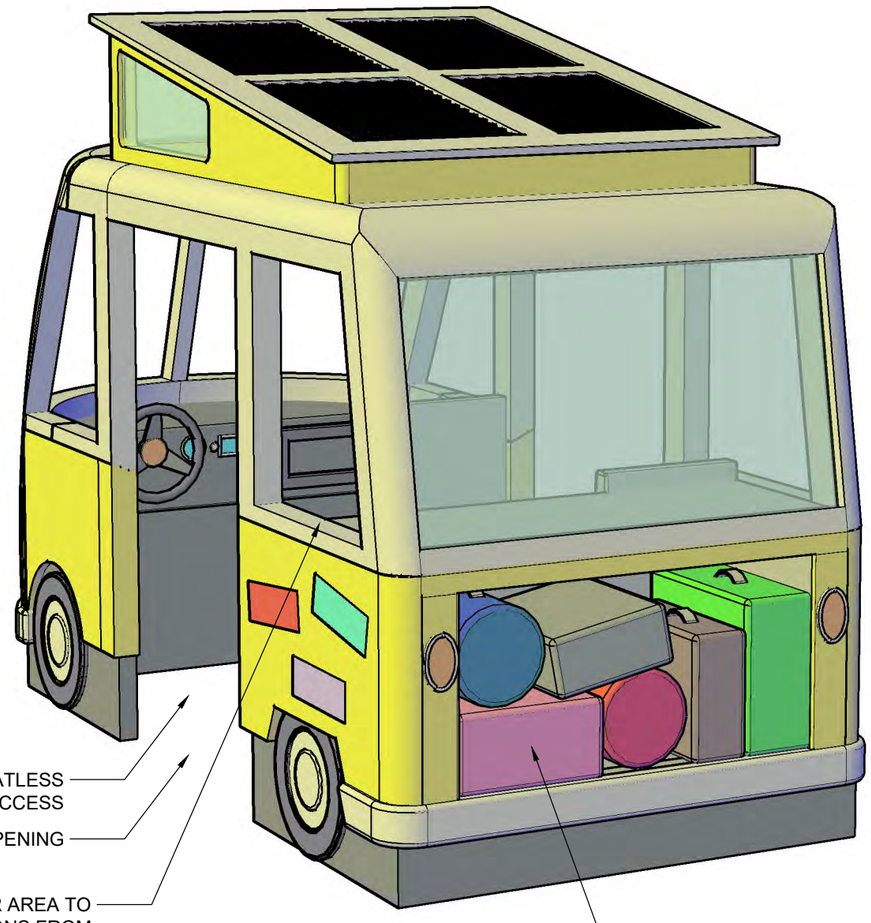
REAR PASSENGER SEAT. BASE, HDF w/ PAINT FINISH, COLOR: SW 7075 WEB GRAY. VINYL CUSHION, COLOR: BOTAFLEX COLORGUARD 7637-3426 MARIGOLD, QTY: 1

FRONT PASSENGER SEAT. BASE, HDF w/ PAINT FINISH, COLOR: SW 7075 WEB GRAY. VINYL CUSHION, COLOR: BOTAFLEX COLORGUARD 7637-3426 MARIGOLD, QTY: 1

DIMENSIONAL TIRE & HUB CAP. HDPE. QTY: 4. COLORS: BLACK & LIGHT GRAY

FAUX LIGHTS & REFLECTORS. 3D PRINTED & HDPE. COLORS: LIGHT GRAY & ORANGE

1 FRONT ISOMETRIC
NOT TO SCALE



DRIVERS AREA, SEATLESS FOR ADA ACCESS

ADA ACCESSIBLE OPENING

ENCLOSED REAR AREA TO PREVENT PATRONS FROM CRAWLING THRU

TRUNK & PLUSH PROP LUGGAGE. THREE DIFFERENT LUGGAGE SHAPES, COLOR & QTY OF EACH SHAPE TBD

2 REAR ISOMETRIC
NOT TO SCALE

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FINAL DESIGN

Family Museum
On The Road Gallery Design
Area A: Preparing For Adventure
A.3 The Van

Date: 03/17/23
Job #: 20093
Drwn. By: GS
Des. By: GS
Rvsn # v1r0

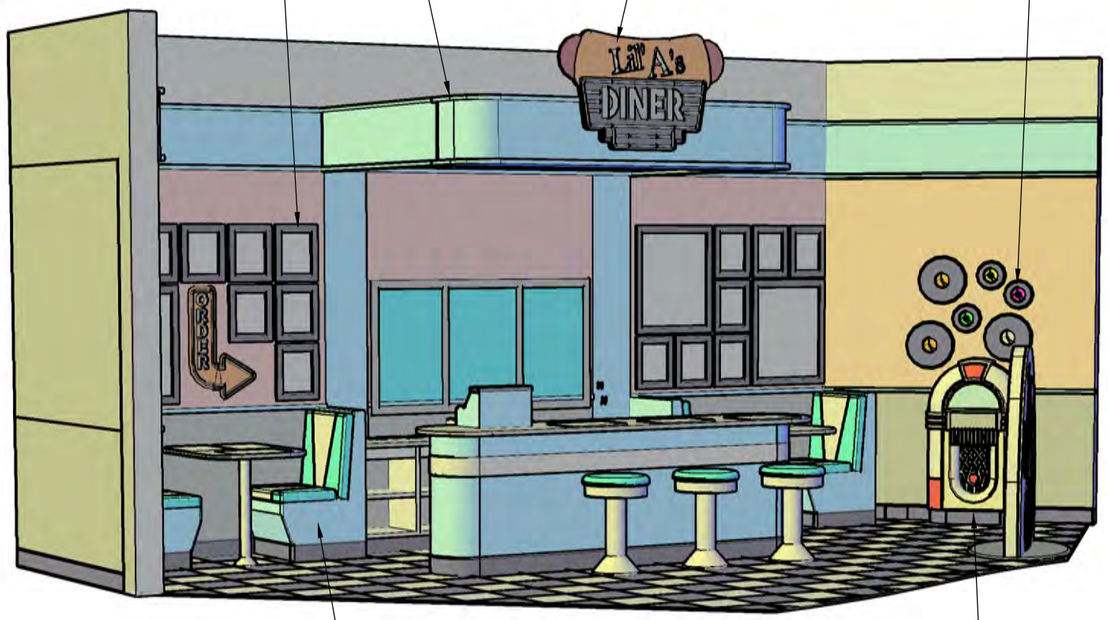
EX
A3.1

OVERHEAD DECORATIVE CEILING STRUCTURE. SUPPORT SYSTEM CONNECTED TO EXISTING CEILING GRID, METAL & PLYWOOD CONSTRUCTION w/ PAINT FINISH, COLOR: SW 6486 REFLECTING POOL

DINER SIGNAGE. IMAGE FPO. SEE GRAPHIC LAYOUT FOR DETAILS

PHOTO FRAMES w/ CLEAR ACRYLIC COVER. SCREW DIRECT TO WALL FACE w/ THREADED INSERTS. IMAGES BY FAMILY MUSEUM.

RECORD ALBUM WALL DECOR. SINTRA GRAPHICS. SEE GRAPHIC LAYOUT FOR DETAILS



CUSTOM JUKEBOX w/ CHANGEABLE MUSIC SELECTION.

BOOTH SEATING BASE, HDF w/ PAINT FINISH, COLOR: SW 6486 REFLECTING POOL. VINYL WRAPPED PADDED CUSHIONS, COLORS: SEABROOK DEEP SEA 7677-108, & 7637-8802 WHITE

1 LEFT FRONT ISOMETRIC

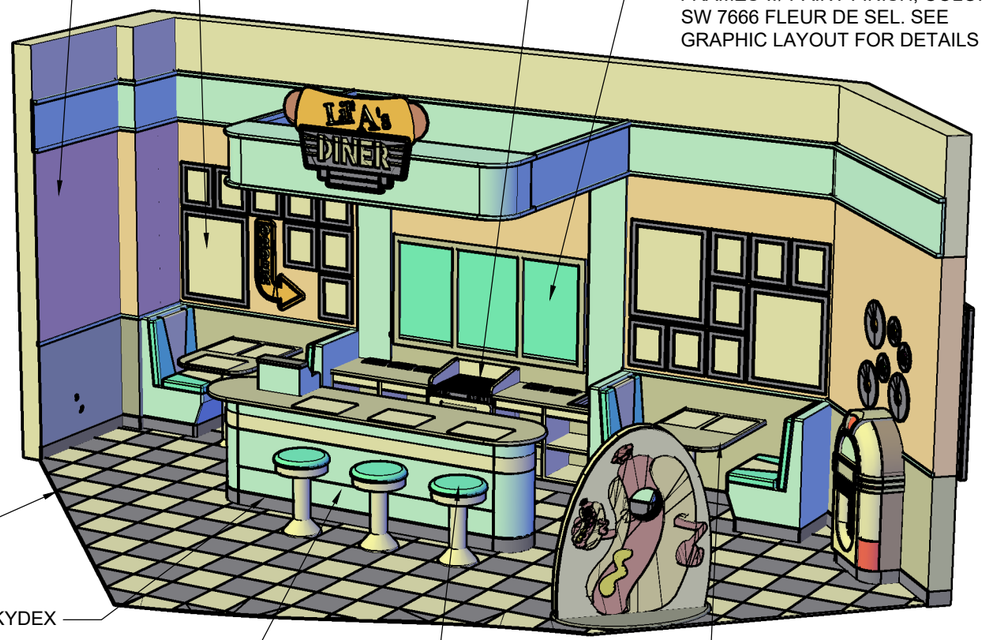
NOT TO SCALE

EXISTING WALLS, PAINT FINISH, COLORS: LOWER- SW 7066 GRAY MATTERS, CENTER- SW 6324 MELLOW CORAL, UPPER- SW 7666 FLEUR DE SEL

FOOD PREP AREA. PROP SHELVING, GRILL TOP, OVEN, FOOD BINS, AND DEEP FRYER

PERMANENT GRAPHIC, SCREW GRAPHIC DIRECT TO BACKER. POPLAR FRAMES w/ BLACK PAINT FINISH

MENU BOARDS. GRAPHICS SCREW DIRECT TO BACKER. POPLAR FRAMES w/ PAINT FINISH, COLOR: SW 7666 FLEUR DE SEL. SEE GRAPHIC LAYOUT FOR DETAILS



CHECKERBOARD PATTERNED FLOORING, VCT TILE. COLORS: BLACK & WHITE, BY OTHERS

KICK, BLACK KYDEX

DINNING COUNTER w/ CASH REGISTER & OPEN SHELVING, HDF w/ PAINT FINISH, COLOR: SW 7066 GRAY MATTERS. COUNTER TOP, .75" FORMICA COMPACT, MOUSE(GRAY) 929-58 w/ GREY CORE

STOOL, AFFIXED IN PLACE. CHROME BASE w/ VINYL PADDED TOP. QTY:3. COLOR: AMERICAN CHAIR- SEAQUEST TEAL

BOOTH TABLE, FIXED CHROME LEG. COUNTER TOP, .75" FORMICA COMPACT, MOUSE(GRAY) 929-58 w/ GREY CORE

2 RIGHT FRONT ISOMETRIC

NOT TO SCALE

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FINAL DESIGN

Family Museum
On The Road Gallery Design
Area B: Fast Food
B.1 Little A's Diner

Date: 05/12/23
Job #: 20093
Drwn. By: GS
Des. By: GS
Rvsn # v1r2

EX B1.1



SMALL CAVERN/ SECONDARY ENTRANCE. CAVE PEARL RELIEF FORMATIONS, CARVED FOAM & FIBERGLASS CONSTRUCTION w/ PAINT TWO PART POLYMER FINISH. IMAGE FPO

LARGE CAVERN/ MAIN ENTRANCE. STALAGMITE & STALACTITE RELIEF FORMATIONS, CARVED FOAM & FIBERGLASS CONSTRUCTION w/ PAINT TWO PART POLYMER FINISH. IMAGE FPO

SMALL CAVE. FLOW STONE RELIEF FORMATIONS, CARVED FOAM & FIBERGLASS CONSTRUCTION w/ PAINT TWO PART POLYMER FINISH. IMAGE FPO

1 ISOMETRIC SECTION

SCALE: 3/4"=1'

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FINAL DESIGN

Family Museum
On The Road Gallery Design
Area D: The Great Outdoors
D.4 Cave

Date: 03/17/23
Job #: 20093
Drwn. By: GS
Des. By: GS
Rvsn #: v1r0

EX D4.0

CITY OF BETTENDORF CITY COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL

TUESDAY, OCTOBER 3, 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. **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.

5. **ORDINANCE**
   Council Member Baden to present the first reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop or Yield Intersection" by adding a yield intersection on Alvie Lane at Spring Creek Drive

6. **ORDINANCE**
   Council Member Brown to present the second reading of an ordinance amending Bettendorf City Code Section 6-1-131, "No Parking Zones Enumerated" by adding a No Parking Zone on Competition Drive, Competition Court, Championship Drive, and Friendship Path

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 FOUR (4) HOURS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.

7. **ORDINANCE**
   Council Member Connors to present the third and final reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop or Yield Intersection" by adding a stop intersection on Greenfield Road at Hollow View Drive

8. **ORDINANCE**
   Council Member Palczynski to present the third and final reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop or Yield Intersection" by adding a yield intersection on E. Kingston Circle/N. Richmond Circle at Wyndham Drive

9. **RESOLUTION *(CONSENT AGENDA I ADDED AT COMMITTEE OF THE WHOLE MEETING AT REQUEST OF COUNCIL MEMBER SECHSER 10/2/2023)***
   Council Member Adamson to present a resolution authorizing the Director of Public Works to issue a purchase order to TNT Landscaping LLC for a Ventrac Tractor

10. **CONSENT AGENDA**

11. **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 FOUR (4) HOURS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.

CONSENT AGENDA
OCTOBER 3, 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 September 19, 2023 (Approve and Adopt)

B. Resolution approving the acceptance of a Staffing for Adequate Fire and Emergency Response (SAFER) Grant and the hiring of six (6) firefighters. (Approve and Adopt)

C. Resolution setting the date for a public hearing and directing the advertising for bids for the Family Museum Traveling Gallery Renovation. (Approve and Adopt)

D. Resolution approving an Intergovernmental Agreement (28E) with the Iowa Department of Transportation regarding use of the I-74 Inspection Traveler for Aesthetic Lighting Maintenance. (Approve and Adopt)

E. Resolution authorizing the Director of Public Works to issue a purchase order to Americore for concrete work for the new playground at Meier Park. (Approve and Adopt)

F. Resolution authorizing and directing the Mayor to sign an Intergovernmental Agreement (28E) between the City of Bettendorf and the City of Panorama Park for Bettendorf to perform snow and ice removal on City streets within Panorama Park for FY2024. (Approve and Adopt)

G. Resolution authorizing the Director of Public Works to issue a purchase order to CDB Utility Contractors for fiber conduit installation on Devils Glen Road from Tanglefoot Lane to 53rd Avenue. (Approve and Adopt)

H. Resolution authorizing the Director of Public Works to execute an agreement with MidAmerican Energy for primary electrical service at The Landing. (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 FOUR (4) HOURS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.

I. ***ITEM MOVED TO ITEMS TO APPEAR #9 AT REQUEST OF COUNCIL MEMBER SECHSER AT COMMITTEE OF THE WHOLE MEETING 10/2/2023***

J. Resolution authorizing the Director of Public Works to issue a purchase order to N.J. Miller, Inc. for deck repairs at the George Thuenen Bridge. (Approve and Adopt)

K. Resolution reapproving the final plat of Hopewell Farm Second Addition (replat of Hopewell Farm First Addition), submitted by CT Creek (Case 23-028). (Approve and Adopt)

L. Resolution approving the final plat of Highland Ridge Second Addition, submitted by E & A Enterprises, LLC (Case 23-063). (Approve and Adopt)

M. Resolution approving a site development plan for Lots 6 and 7, proposed FG80 Holdings Fourth Addition, submitted by Eric Green/BBL Construction Services, LLC (Case 23-064). (Approve and Adopt)

N. Resolution approving a site development plan for Lot 4, proposed FG80 Holdings Fourth Addition, submitted by Ryan Hintze/Midde & Forest Grove, LLC (Case 23-065). (Approve and Adopt)

O. Resolution setting a date for public hearing on the rezoning of property generally located on the south side of the 4700 block of Forest Grove Drive, A-1, Agricultural /Urban Reserve District to R-4 Medium-Density Multi-Family Residence District, submitted by Forest Grove Holdings, LLC (Case 23-058). (Approve and Adopt)

P. Resolution setting a date for public hearing on an amendment to the Future Land Use Map for property generally located west of 4850 Competition Drive, Urban Medium Intensity (UMI) to Urban High Intensity (UHI), submitted by Forest Grove Landing, LLC (Case 23-066). (Approve and Adopt)

Q. Resolution setting a date for public hearing on the rezoning of property generally located west of 4850 Competition Drive, A-1, Agricultural / Urban Reserve District to C-3, General Business District, submitted by Forest Grove Landing, LLC (Case 23-059). (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 FOUR (4) HOURS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.

R. Resolution setting a date for public hearing on the rezoning of property generally located west of 4850 Competition Drive, A-1, Agricultural/ Urban Reserve District to R-5, High-Density Multi-Family Residence District, submitted by Forest Grove Landing, LLC (Case 23-060). (Approve and Adopt)

S. Resolution approving the recruitment process for the Light Equipment Operator – Parks Division in the Public Works Department. (Approve and Adopt)

T. Resolution authorizing the purchase of chinaware and silverware for the QC Waterfront Convention Center as proposed by Wilson Restaurant Supply, Inc. in the amount of $29,782.38. (Approve and Adopt)

U. Resolution approving annual and/or special event mobile food unit licenses for Travelin' Tom's Coffee and Holey Donuts. (Approve and Adopt)

V. Resolution approving alcohol license renewals and requests for QC Mart (Grant St location); Central Standard; Courtyard by Marriott; Malibu Jack's; and Crawford Brew Works. (Approve and Adopt)

W. 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 FOUR (4) HOURS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop or Yield Intersection" by adding a yield intersection on Alvie Lane at Spring Creek Drive.

Explanation
Public Works has recently received complaints regarding the lack of traffic control signs at the intersection of Alvie Lane at Spring Creek Drive. More homes have recently been completed in the Spencer Hollow 3rd and 4th Additions, and this four-way intersection has subsequently become much busier.

After a review of the intersection and considering the observed traffic patterns and four-way configuration, staff recommends installing yield signs to improve safety along this corridor. This location does not meet Manual on Uniform Traffic Control Devices (MUTCD) warrants for stop signs, thus yield signs were selected.

This Ordinance meets the City's mission by providing a quick response to concerns for safety.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The cost of publication and the erection of signs for this work is funded in the operations budget.

List Attachments
Ordinance

ORDINANCE NO. _____-23

ORDINANCE AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2), "VEHICLES ENTERING STOP OR YIELD INTERSECTION" BY ADDING A YIELD INTERSECTION ON ALVIE LANE AT SPRING CREEK DRIVE

Section One. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Bettendorf City Code Section 6-1-322(A)(2) entitled, "Vehicles Entering Stop or Yield Intersection" is hereby amended by adding thereto the following yield intersection:

Alvie Lane at Spring Creek Drive

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

Section Three. 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 thereof.

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

Passed, Approved and Adopted this _____ day of November, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: September 19, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Ordinance amending Bettendorf City Code Section 6-1-131, "No Parking Zones Enumerated" by adding a No Parking Zone on Competition Dr, Competition Ct, Championship Dr and Friendship Path.

Explanation
As construction nears completion on the various Forest Grove Drive and Middle Road reconstruction projects, the need to codify No Parking zones on all the public streets in the TBK Bank Sports Complex area has arisen. Competition Drive west of Middle Road has already been designated as No Parking, but the remaining roads including Friendship Path north of Forest Grove Drive, Championship Drive, Competition Court and the newly constructed Competition Drive east of Middle Road all need to be included. These streets are all two-lane or three-lane with a shared center turn lane, which does not permit sufficient width for on-street parking.

This Ordinance meets the City's mission by providing a quick response to concerns for safety.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The cost of publication and the erection of signs for this work is funded in the operations budget.

List Attachments
Ordinance

ORDINANCE NO. _____-23

ORDINANCE AMENDING BETTENDORF CITY CODE SECTION 6-1-131, "NO PARKING ZONES ENUMERATED" BY ADDING A NO PARKING ZONE ON COMPETITION DR, COMPETITION CT, CHAMPIONSHIP DR AND FRIENDSHIP PATH

Section One. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Bettendorf City Code Section 6-1-131 entitled, "No Parking Zones Enumerated" is hereby amended by adding thereto the following no parking zone:

- Competition Drive, on both sides, from Middle Road to Forest Grove Drive
- Competition Court, on both sides, from Competition Drive to the end
- Championship Drive, on both sides, from Forest Grove Drive to Competition Drive
- Friendship Path, on both sides, from Forest Grove Drive to Competition Drive

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

Section Three. 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 thereof.

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

Passed, Approved and Adopted this ——— day of October, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: September 5, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop or Yield Intersection" by adding a stop sign intersection on Greenfield Road at Hollow View Drive.

Explanation
Public Works and the Police Department have recently received complaints regarding the lack of traffic control signs at the intersection of Greenfield Road at Hollow View Drive.

After a review of the intersection and considering the observed traffic patterns, staff recommends installing stop signs in this location to improve safety along these corridors. Stop signs were chosen to provide consistency due to the presence of stop controlled intersections north and south of this location.

This Ordinance meets the City's mission by providing a quick response to concerns for safety.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The cost of publication and the erection of signs for this work is funded in the operations budget.

List Attachments
Ordinance

ORDINANCE NO. _____-23

ORDINANCE AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2), "VEHICLES ENTERING STOP OR YIELD INTERSECTION" BY ADDING A STOP SIGN INTERSECTION ON GREENFIELD ROAD AT HOLLOW VIEW DRIVE

Section One. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Bettendorf City Code Section 6-1-322(A)(2) entitled, "Vehicles Entering Stop or Yield Intersection" is hereby amended by adding thereto the following full stop intersection:

Greenfield Road at Hollow View Drive

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

Section Three. 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 thereof.

Section Four. 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

COUNCIL LETTER

MEETING DATE: September 5, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop or Yield Intersection" by adding a yield intersection on E. Kingston Circle / N. Richmond Circle at Wyndham Drive.

Explanation
Public Works and the Police Department have recently received complaints regarding the lack of traffic control signs at the intersection of E. Kingston Circle / N. Richmond Circle at Wyndham Drive in the Wyndham Hills additions.

After a review of the intersection and considering the observed traffic patterns, staff recommends installing yield signs in these locations to improve safety along these corridors. This location does not meet Manual on Uniform Traffic Control Devices (MUTCD) warrants for stop signs, thus yield signs were selected.

This Ordinance meets the City's mission by providing a quick response to concerns for safety.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The cost of publication and the erection of signs for this work is funded in the operations budget.

List Attachments
Ordinance

ORDINANCE NO. _____-23

ORDINANCE AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2), "VEHICLES ENTERING STOP OR YIELD INTERSECTION" BY ADDING A YIELD INTERSECTION ON E. KINGSTON CIRCLE / N. RICHMOND CIRCLE AT WYNDHAM DRIVE

Section One. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Bettendorf City Code Section 6-1-322(A)(2) entitled, "Vehicles Entering Stop or Yield Intersection" is hereby amended by adding thereto the following yield intersection:

E. Kingston Circle and N. Richmond Circle at Wyndham Drive

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

Section Three. 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 thereof.

Section Four. 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

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

SEPTEMBER 19, 2023

The City Council of Bettendorf, Iowa met in regular session on September 19, 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 (Teams), Brown, Connors (Teams), Naumann, Sechser, Baden, Palczynski
Presiding: Mayor Pro Tem Scott Naumann

2nd Ward Alderman and Mayor Pro Tem Scott Naumann presided over tonight's meeting as Mayor Gallagher had the privilege of attending the Honor Flight today as a Guardian.

Mayor Pro Tem Naumann opened the meeting with the Pledge of Allegiance followed by an Invocation given by Pastor Rich Pokora of All Saints Lutheran Church.

SWEARING IN CEREMONY

Mayor Pro Tem Naumann swore in Troy Said as Bettendorf's new Fire Chief following the retirement of Chief Steve Knorrek. Chief Said started out his career in Bettendorf in 1992 as a volunteer firefighter and accepted a full-time position with the department in 1994. He was promoted to Lieutenant in 2015 and became Assistant Fire Chief and Fire Marshal in 2019.

RECOGNITION

The City of Bettendorf received the 2023 Bronze Bicycle Friendly Community Award given by the League of American Bicyclists thanks to the hard work and dedication of the members of the Bettendorf Trails Committee along with city staff Recreation Manager Liz Solis-Willis, Trails Coordinator Becky Lovich, Police Sgt. Jeff Nelson, and City Planner Taylor Beswick.

PROCLAMATIONS

Mayor Pro Tem Naumann read a proclamation proclaiming September 15th – October 15, 2023 as Hispanic Heritage Month in the Bettendorf community. Janessa Calderon, Executive Director for The Greater Quad Cities Hispanic Chamber of Commerce, and two of their Board Members Torri Smith and Yvonne Savala were on hand to receive the proclamation. Ms. Calderon thanked the Mayor Pro Tem and Council for the proclamation and invited everyone to their Hispanic Chamber & Project NOW Block Party this Thursday, September 21st from 3:30 pm – 5 pm at 709 4th Avenue, Moline, IL.

Mayor Pro Tem Naumann read a proclamation proclaiming the month of September as Childhood Cancer Awareness Month in the Bettendorf community. Childhood Cancer Connection established in 1988 requested the proclamation and John Cornish was hand to receive the proclamation. Mr. Cornish and his family were the first family to receive services from Childhood Cancer Connection when his brother lost his life to cancer at the tender age of six. Mr. Cornish thanked Mayor Pro Tem Naumann and the Council and expressed the importance of childhood cancer awareness and services such as those provided by Childhood Cancer Connection.

PUBLIC REQUESTS OF COUNCIL

David Sunstrom of 3150 Quail Ridge Road addressed the Council regarding what could be done to control the excessive traffic and speed on Quail Ridge Road coming from the schools on Belmont Road. He stated that this is an ongoing problem particularly during the school year.

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

Council Member Connors dropped off of Teams at this time due to technical difficulties.

RESOLUTION APPROVING THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH MIDDLE & FOREST GROVE, LLC AND FG80 HOLDINGS, LLC

Assistant City Administrator/Economic Development Director Jeff Reiter gave an explanation of the resolution. Mayor Pro Tem asked for any questions. None presented. Council Member Baden presented a resolution approving the Amended and Restated Development Agreement with Middle and Forest Grove, LLC and FG80 Holdings, LLC and made a motion to approve the resolution as presented. Council Member Palczynski seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Naumann (aye). The motion passed 6-0.

ORDINANCE – FIRST READING AMENDING BETTENDORF CITY CODE SECTION 6-1-131, "NO PARKING ZONES ENUMERATED" BY ADDING A NO PARKING ZONE ON COMPETITION DRIVE, COMPETITION COURT, CHAMPIONSHIP DRIVE, AND FRIENDSHIP PATH

Public Works Director Brian Schmidt gave an explanation of the ordinance. Mayor Pro Tem asked for any questions. None presented. Council Member Brown presented the first reading of an ordinance amending Bettendorf City Code Section 6-1-131, "No Parking Zones Enumerated" by adding no parking zone on Competition Drive, Competition Court, Championship Drive, and Friendship Path and made a motion to approve the ordinance at its first reading as presented. Council Member Baden seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Naumann (aye). The motion passed 6-0.

ORDINANCE – SECOND READING AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2), "VEHICLES ENTERING STOP OR YIELD INTERSECTION" BY ADDING A STOP INTERSECTION ON GREENFIELD ROAD AT HOLLOW VIEW DRIVE

Council Member Sechser presented the second reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering a Stop or Yield Intersection" by adding a stop intersection on Greenfield Road at Hollow View Drive and made a motion to approve the ordinance at its second reading as presented. Council Member Palczynski seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Naumann (aye). The motion passed 6-0.

ORDINANCE – SECOND READING AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2), "VEHICLES ENTERING STOP OR YIELD INTERSECTION" BY ADDING A YIELD INTERSECTION ON E. KINGSTON CIRCLE/N. RICHMOND CIRCLE AT WYNDHAM DRIVE

Council Member Palczynski presented the second reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering a Stop or Yield Intersection" by adding a yield intersection on E. Kingston Circle/N. Richmond Circle at Wyndham Drive and made a motion to approve the ordinance at its second reading as presented. Council Member Baden seconded the motion. Mayor Pro Tem Naumann asked for any discussion from Council. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Naumann (aye). The motion passed 6-0.

CONSENT AGENDA

Mayor Pro Tem Naumann asked for a motion to approve the Consent Agenda as presented. Council Member Palczynski made a motion to approve the Consent Agenda as presented, and Council Member Sechser seconded the motion. Mayor Pro Tem Naumann asked Council for any questions. None presented. Roll call vote indicated Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); Brown (aye); and Naumann (aye). The motion passed 6-0.

SUPPLEMENTAL

Police Chief Keith Kimball asked everyone for a moment of silence to remember Officer Kevin Cram of Algona Police Department who lost his life in the line of duty while serving his community this past week and to keep his family in thoughts and prayers.

ADJOURNMENT

There being no further business, Council Member Baden made a motion to adjourn, and Council Member Palczynski seconded the motion. The meeting was adjourned at approximately 7:35 p.m.

_____

Mayor Robert S. Gallagher

Attest:

_____

City Clerk Decker P. Ploehn

CONSENT AGENDA
SEPTEMBER 19, 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 September 5, 2023 (Approve and Adopt)

B. Resolution awarding the contract and approving the contract and bond for the Bettendorf Family Museum Roof Replacement Project. (Approve and Adopt)

C. Resolution accepting improvements for the Davis Street Reconstruction Project from Crow Creek Road to south of 48th Avenue. (Approve and Adopt)

D. Resolution authorizing the Director of Public Works to issue a purchase order to Bobcat of the Quad Cities for one (1) Bobcat Compact Track Loader. (Approve and Adopt)

E. Resolution approving a five-year contract with Motorola Solutions/WatchGuard to provide body worn cameras, associated hardware and accessories, cloud-based storage, and warranty/replacement services to the Police Department. (Approve and Adopt)

F. Resolution approving an annual mobile food unit license for LaFlama. (Approve and Adopt)

G. Resolution approving alcohol license renewals and requests for Crow Valley Golf Club. (Approve and Adopt)

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

COUNCIL LETTER

MEETING DATE: October 3, 2023 Troy
REQUESTED BY: Troy Said, Fire Chief

Item Title
Resolution approving the acceptance of a Staffing for Adequate Fire and Emergency Response (SAFER) Grant and the hiring of six (6) firefighters.

Explanation
The Bettendorf City Council approved the application for six (6) personnel through a Staffing for Adequate Fire and Emergency Response (SAFER) Grant during goal setting and later by Resolution No. 13-23. These six (6) new personnel are to facilitate full staffing of an engine company 24/7 at the Surrey Heights Fire Station.

The Staffing for Adequate Fire and Emergency Response Grants (SAFER) was created to provide funding directly to fire departments to help them increase or maintain the number of trained, "front line" firefighters available in their communities. The SAFER Grant Program is administered by the United States Department of Homeland Security. The goal of SAFER is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the NFPA (NFPA 1710 and/or NFPA 1720).

The Notice of Funding Opportunity for the SAFER Grant program this year was February 13, 2023. The Bettendorf Fire Department application was submitted March 16, 2023. Bettendorf Fire received notification on September 20, 2023 that the grant has been awarded. The 36-month period of performance automatically begins after the 180-day recruitment period, regardless of whether the recipient has successfully hired the requested firefighters.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The SAFER Grant covers wages and benefits for six (6) new firefighters for up to a three-year period of performance. Other costs such as overtime, training, uniforms, and equipment are not eligible for reimbursement by the SAFER Program Grant award and are the responsibility of the grant recipient.

List Attachments
Resolution

RESOLUTION NO. -23

RESOLUTION APPROVING THE ACCEPTANCE OF A STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT AND THE HIRING OF SIX (6) FIREFIGHTERS

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Fire Chief is hereby authorized to accept the SAFER grant award of $2,053,398 to hire six (6) firefighters.

PASSED, APPROVED, and ADOPTED this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Kim Kidwell, Culture & Recreation Director

Item Title
Resolution setting the date for a public hearing and directing the advertising for bids for the Family Museum Traveling Gallery Renovation.

Explanation
The Family Museum is renovating the 2,500 square foot traveling exhibit gallery. After taking surveyed input from visitors, we assembled a committee consisting of local early childhood partners, staff educators, and board members. We discussed learning objectives, outcomes, accessibility, diversity, inclusion, and main concepts. The result is an "On the Road" theme weaving in multi-generational interest, social emotional play opportunities, literacy, and geography. Renovating this space allows for cost savings in renting traveling exhibits and reaches more long-term goals for the Family Museum and our Strategic Plan.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
Estimated costs of the renovation are between $750,000-$850,000. The current Community Improvement Program (CIP) has an approved budget of $250,000 as well as an additional $310,000 from fundraising efforts. Those amounts leave of a budget shortfall of approximately $250,000, however, additional funding requests have been submitted. We are confident we will be able to close this gap before project completion.

List Attachments
Resolution; Notice to Bidders.

RESOLUTION NO. _____-23

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING FOR BIDS FOR THE FAMILY MUSEUM TRAVELING GALLERY RENOVATION

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

Family Museum Traveling Gallery Renovation.

as hereinafter described and has ordered plans, specifications, form of contract and engineer's estimate to be prepared and said documents are now on file in the office of the City Engineer for public inspection.

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 17th day of October, 2023, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 14th day of November, 2023, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

BE IT FURTHER RESOLVED that a cashier's or certified check, Credit Union Certified Share Draft, or bid bond to accompany each bid, as security, be submitted with the bid. The bidder will enter into a contract for the work bid upon and will furnish a corporate surety bond acceptable to the Council for faithful performance of the contract, in the amount of five percent (5%) of the bid amount.

Passed, Approved and Adopted this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **14th day of November, 2023**, for the **Family Museum Traveling Gallery Renovation** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The project consists of the renovation of approximately 2,500 square feet of the current Family Museum Traveling Gallery space into an "On the Road" theme weaving in multi-generational interest, social emotional play opportunities, literacy, and geography

The bidder to whom the Contract is awarded shall commence work no later than the date to begin work set forth in a Notice to Proceed from the City or its authorized representative, to the Contractor. All work shall be done in strict compliance with the plans and specifications prepared by the Engineer of the Engineering Division of the Public Works Department of Bettendorf, Iowa.

All work on this contract shall be completed within the agreed upon start date to be established after bidding. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City.

The plans, specifications and all bid documents, hereinafter called proposed Contract Documents, are placed on file and are available for inspection on the City of Bettendorf's electronic bid submission website: https://bettendorf.ionwave.net. If you haven't already done so, you will need to register as a supplier at the website to submit a bid. All bids must be submitted electronically. No paper, emailed, or faxed bids will be accepted, and no physical bid opening shall be held. All bids will be evaluated by the City's electronic bid submission system.

Copies of the proposed Contract Documents for said improvements may be obtained with a forty-eight (48) hour notice at the Engineering Division of Public Works, 4403 Devils Glen Rd., Bettendorf, Iowa by calling (563) 344-4055. Paper sets require a refundable deposit of Two Hundred Fifty Dollars ($250.00) for each set that shall be refunded within fourteen (14) days after the award of the project. If the Contract Documents are not returned in a timely manner and in a reusable condition, the deposit, or portions thereof, may be forfeited.

Each proposal must be accompanied by a certified or cashier's check drawn on an Iowa bank or a bank chartered under the laws of the United States or by a Bid Bond with corporate surety satisfactory to the City of Bettendorf in the amount of five (5) percent of the bid, made payable to the City Treasurer of the City of Bettendorf, Iowa, and may be cashed or claim made against the bond by the Treasurer of the City of Bettendorf, Iowa, as liquidated damages in the event the successful bidder fails to enter into a contract within ten (10) days and post bond satisfactory to the City for the faithful performance of the work. Checks or Bid Bonds of the three lowest bidders may be retained for a period of not to exceed thirty (30) days or until a contract is awarded or rejection is made, whichever is sooner. Other checks and Bid Bonds will be returned after the tabulation of the bids is completed.

The successful bidder will be required to furnish a performance and maintenance bond equal to One Hundred Percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved by the City Council and shall guarantee the faithful performance of the contract and shall also guarantee the maintenance of the improvements for a period of one (1) year from and after its completion and acceptance by the City.

Contractors and subcontractors on this project will undergo a standardized evaluation upon completion of the work. The results of this evaluation may influence the determination of the contractor's eligibility to bid on future projects as governed by the current policies adopted by the City of Bettendorf City Council.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa and to Iowa domestic labor. A preference will be given to resident Bidders in Accordance with Chapter 73 of the Code of Iowa.

Plans and specifications governing the construction of the proposed improvements and also prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract shall be executed in compliance therewith.

The City reserves the right to reject any or all proposals and to waive technicalities and irregularities if deemed necessary and approved by City Council.

Published upon order of the City Council of Bettendorf, Iowa.

Brent Morlok, P.E.
City Engineer

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Resolution approving an intergovernmental agreement (28E) with the Iowa Department of Transportation regarding use of the I-74 inspection traveler for aesthetic lighting maintenance.

Explanation
In accordance with several Memorandum of Understanding and Construction Agreements with the Iowa Department of Transportation (IADOT), the City of Bettendorf and the City of Moline are responsible for the maintenance of the aesthetic lighting on the new I-74 Bridge. To access those lighting fixtures, staff must access the motorized inspection traveler that exists beneath both bridge spans. The inspection traveler is a motorized catwalk that was built to aid in the routine bridge inspections that are required per state and federal requirements. Per the agreement, designated staff (Engineering and Traffic) would be required to be trained by IADOT, provide proper notification prior to access and other performance measures.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
There are no costs associated with this agreement.

List Attachments
Resolution
Intergovernmental Agreement

RESOLUTION NO. _____-23

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT (28E) WITH THE IOWA DEPARTMENT OF TRANSPORTATION REGARDING USE OF THE I-74 INSPECTION TRAVELER FOR AESTHETIC LIGHTING MAINTENANCE

WHEREAS, the City of Bettendorf and the Iowa Department of Transportation deem it necessary and advisable to enter into an intergovernmental agreement (28E) regarding the use of the I-74 inspection traveler; and

WHEREAS, the Iowa Department of Transportation has proposed an agreement that appears to be in the best interest of both parties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Mayor is hereby authorized and directed to sign an intergovernmental agreement between the City of Bettendorf, Iowa and the Iowa Department of Transportation for the use of the I-74 inspection traveler for aesthetic lighting maintenance.

Passed, Approved and Adopted this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

28E AGREEMENT
Between
Bettendorf, Iowa
and
Iowa Department of Transportation

This Agreement is entered into by and between the Iowa Department of Transportation, hereafter designated the "Iowa DOT", and the city of Bettendorf, Iowa, hereafter designated the "City". This Agreement is made pursuant to Chapter 28E, Code of Iowa.

The purpose of this Agreement is to provide for the use of two suspended work platforms hanging from the bottom of the main span of each Interstate 74 bridge (Federal Highway bridges 47281 and 47291) over the Mississippi River that travel longitudinally along the bridge, hereafter designated the “Travelers”, as shown in Exhibit A, for the purpose of maintaining aesthetic lighting on the Interstate 74 Mississippi River bridges by the City.

Therefore, it is agreed as follows:

1. The Travelers shall only be used to perform necessary maintenance on the aesthetic lighting installed on the bridge. Any other use is prohibited.

2. The City shall be responsible for the assigning operators of the Travelers. The operators shall be trained by the Iowa DOT within 60 days of execution of this Agreement. The Iowa DOT shall provide written confirmation of operator training to the City upon completion of the training. The Iowa DOT shall provide training for future operators assigned by the City, at the written request of the City.

3. The City shall be responsible for safety training related to working at heights and shall provide all proper equipment for working at the height of the Traveler.

4. Only personnel trained and certified, or being trained and certified, by the Iowa DOT shall operate the Travelers and only personnel required for maintenance, or training for maintenance, of the aesthetic lighting shall be aboard the Travelers.

5. The City shall make a written request to the supervisor of the Iowa DOT Davenport maintenance garage for use of the Travelers a minimum of five working days prior to when maintenance of aesthetic lighting is anticipated to occur. The request shall include the dates, times, personnel responsible for the operations and use of the Travelers, and the lighting maintenance required. The Iowa DOT reserves the right to deny the City’s request for reasons including, but not limited to: service for repair or maintenance needs of the Travelers, interference with other Iowa DOT or other entity operations, and when the Travelers are in winter storage.

6. Upon completion of use of the Travelers, they shall be returned to the Interstate 74 Arch Bridge parking position, as designated in Exhibit A, and the City shall provide written notification to the Iowa DOT, within one working day, of the generator hour meter reading, fuel level, and any and all operational irregularities or maintenance required for the Travelers.

7. The City shall make all necessary notifications to the United States Coast Guard (USCG) prior to operating the Traveler. All requirements of the USCG shall be followed.

8. The City shall be responsible for all traffic control necessary to access the Travelers. The traffic control shall follow the requirements of the most current updates of the Iowa DOT Standard Road Plans (TC Series) and the Iowa DOT Standard Specifications.

9. The City shall be responsible for the safety of their own employees. The City agrees to indemnify and hold harmless the Iowa DOT, the State of Iowa, its officers, appointed or elected officials, commission members, employees, volunteers, or agents from any and all claims, damages, or other liabilities arising out of the improper use of the Travelers, regardless of whether such use was negligent or intentional.

10. This Agreement is effective for a period of five (5) years from the date of execution and expires on its own accord if not renewed before the end of the current five (5) year term. It is renewable for up to an additional five (5) year term by a duly executed amendment to this Agreement. If the City or the Iowa DOT determine to not renew this Agreement, a 60-day written notice of Intent to Terminate shall be provided by the terminating party.

11. Failure to follow these terms shall be cause for this Agreement to be terminated and the City shall be prohibited from entering into a new Agreement for the Travelers for a period of five (5) years.

12. The City shall comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Title VI of the Civil Rights Act of 1964 and Iowa Code Chapter 216. No person shall, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.

13. It is the intent of both (all) parties that no third-party beneficiaries be created by this Agreement.

14. No new legal or administrative entity is created by this Agreement.

15. No property will be jointly held as part of this Agreement.

16. This Agreement represents the entire Agreement between the City and Iowa DOT regarding use of the Travelers. Any subsequent change or modification to the terms of this Agreement shall be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as set out above.

CITY OF BETTENDORF

By: _____ Date_____, 20___.
Title: Mayor

I,_____, certify that I am the Clerk of the City, and that

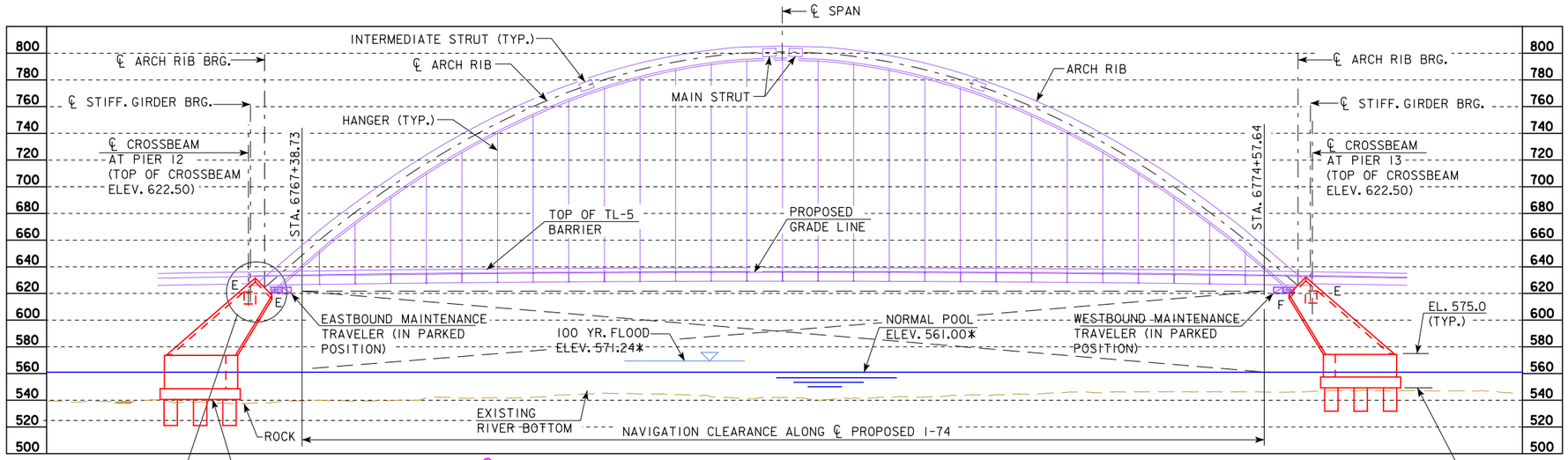
_____, who signed said Agreement for and on behalf of

the City was duly authorized to execute the same on the ____ day of_____, 20___.

Signed: _____
City Clerk of Bettendorf, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By:_____ Date_____, 20___.
James R. Schnoebelen, P.E.
District Engineer
District 6



W.B. BOTT. FTG. ELEV. ~~542.0~~ 543.0
INT. BOTT. FTG. ELEV. 542.0′
E.B. BOTT. FTG. ELEV. 540.0′
6

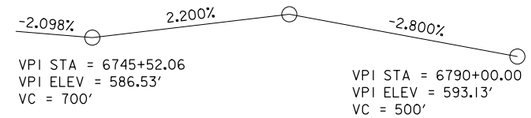
W.B. BOTT. FTG. ELEV. ~~551.0~~ 551.33 (A)
INT. BOTT. FTG. ELEV. ~~551.0~~ 551.33 (A)
E.B. BOTT. FTG. ELEV. 549.00′

LONGITUDINAL SECTION

BENCH MARK NO. 500 STA. 6781+1 .92 LT. 1 1.19′
ELEV. 575.797, CHISELED "X" IN BOLT E. SIDE
CONCRETE STRUCTURE

PROPOSED PROFILE GRADE I-74 WB & EB

VPI STA = 6771+75.00
VPI ELEV = 644.23′
VC = 1250′

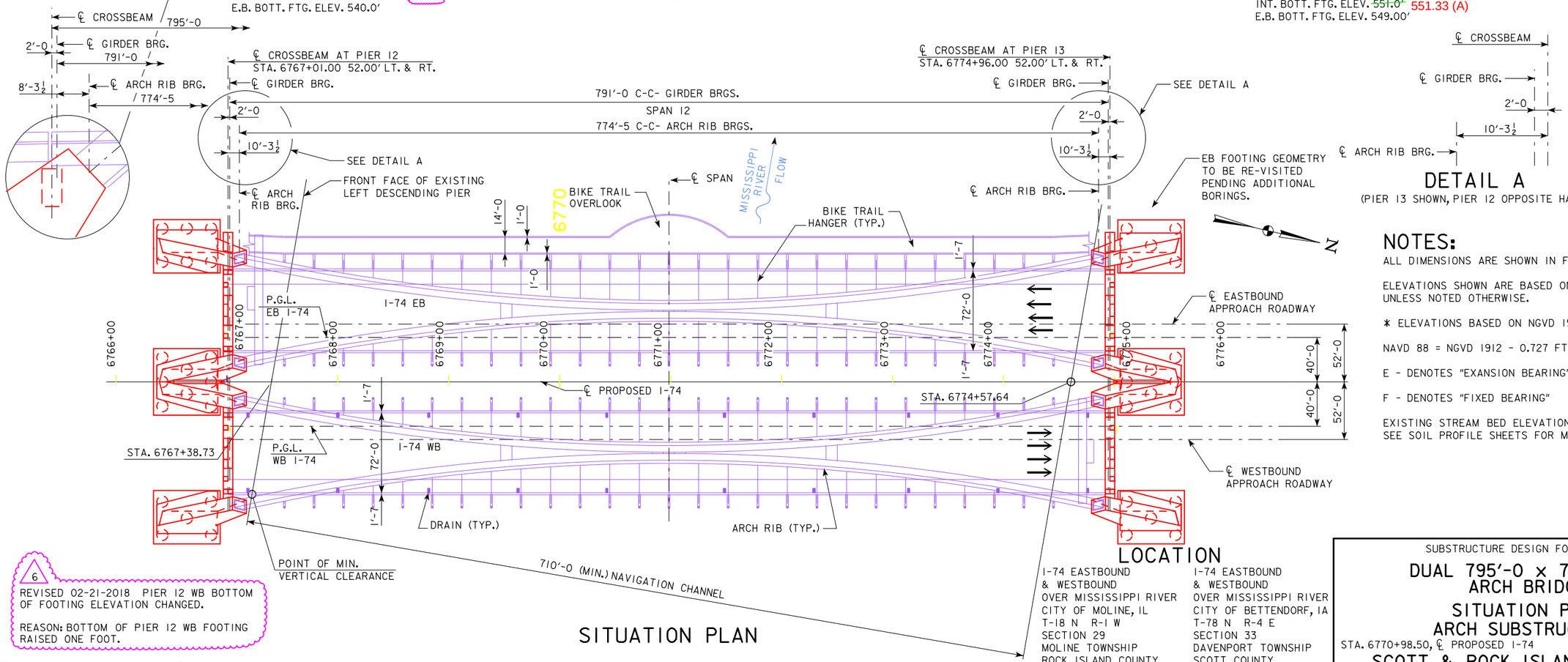


VPI STA = 6745+52.06
VPI ELEV = 586.53′
VC = 700′

VPI STA = 6790+00.00
VPI ELEV = 593.13′
VC = 500′

TRAFFIC ESTIMATE

I-74 EASTBOUND	I-74 WESTBOUND
A.A.D.T. = 44,020 VPD (2015)	A.A.D.T. = 44,700 VPD (2015)
A.A.D.T. = 52,160 VPD (2035)	A.A.D.T. = 51,770 VPD (2035)
D.H.V. = 4,850 VPH (2035)	D.H.V. = 5,000 VPH (2035)
5% TRUCKS	5% TRUCKS



SITUATION PLAN

DETAIL A
(PIER 13 SHOWN, PIER 12 OPPOSITE HAND)

NOTES:

ALL DIMENSIONS ARE SHOWN IN FEET.

ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM UNLESS NOTED OTHERWISE.

* ELEVATIONS BASED ON NGVD 1912 DATUM.

NAVD 88 = NGVD 1912 - 0.727 FT.

E - DENOTES "EXANSION BEARING"

F - DENOTES "FIXED BEARING"

EXISTING STREAM BED ELEVATION VARIES.
SEE SOIL PROFILE SHEETS FOR MORE INFORMATION.

6
REVISED 02-21-2018 PIER 12 WB BOTTOM OF FOOTING ELEVATION CHANGED.

REASON: BOTTOM OF PIER 12 WB FOOTING RAISED ONE FOOT.

LOCATION

I-74 EASTBOUND & WESTBOUND	I-74 EASTBOUND & WESTBOUND
OVER MISSISSIPPI RIVER	OVER MISSISSIPPI RIVER
CITY OF MOLINE, IL	CITY OF BETTENDORF, IA
T-18 N R-1 W	T-78 N R-4 E
SECTION 29	SECTION 33
MOLINE TOWNSHIP	DAVENPORT TOWNSHIP
ROCK ISLAND COUNTY	SCOTT COUNTY
LATITUDE: 41.519703	LATITUDE: 41.519703
LONGITUDE: -90.511636	LONGITUDE: -90.511636
FHWA NO. 47291 & 47281	FHWA NO. 47291 & 47281

benesch
engineers · scientists · planners
Alfred Benesch & Company
205 North Michigan Avenue, Suite 2400
Chicago, Illinois 60601
312-565-0450 Job No. 10061

SUBSTRUCTURE DESIGN FOR 0° SKEW

DUAL 795′-0 x 72′ STEEL ARCH BRIDGE

SITUATION PLAN
ARCH SUBSTRUCTURE

STA. 6770+98.50, ℄ PROPOSED I-74 DECEMBER 2016

SCOTT & ROCK ISLAND COUNTIES

IOWA DEPARTMENT OF TRANSPORTATION - HIGHWAY DIVISION

DESIGN SHEET NO. 2 OF 74 FILE NO. 30253 DESIGN NO. 817

REVISED: FEBRUARY 21, 2018

DESIGN TEAM RJT/RMG/AJK | SCOTT COUNTY | PROJECT NUMBER IM-NHS-074-1(198)5--03-82 | SHEET NUMBER 46

3:48:55 PM untitled c:\pwwordir\benesch projects\projects\dms09121\82074198.brg 2/21/2018
MODEL: 820817S002 2/21/2018

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Brian Schmidt, Director of Public Works

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to Americore for concrete work for the new playground at Meier Park.

Explanation
The Playground equipment at Meier Park is currently being replaced, and as part of that project new concrete curb and gutter was needed for the perimeter of the area that will have synthetic play surface installed. Additionally, some areas of the existing sidewalk leading to the playground needed replaced and a new wider connection from the sidewalk to the south was provided.

Americore of Muscatine, Iowa was the low bidder of two (2) bids received. Bids ranged from the high of $39,800.00 and low of $34,705.00.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project (PK0165) is funded within the Community Improvement Program (CIP) with a budget of $500,000.

List Attachments
Resolution, Quote.

RESOLUTION NO. _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO AMERICORE FOR CONCRETE WORK FOR THE NEW PLAYGROUND AT MEIER PARK

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 concrete work is a key component in maintaining the City's park infrastructure; and

WHEREAS, a minimum of (2) quotes were solicited and Americore was the low bid received in the amount of $34,705.00;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Director of Public Works is authorized to issue a purchase order to Americore in the amount of $34,705.00.

Passed, Approved and Adopted this 3rd day of October, 2023.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

AmeriCore
1991 Vall Ave
Muscatine, IA 52761 US
americorellc@gmail.com

INVOICE

BILL TO
City of Bettendorf

INVOICE # 1287
DATE 08/10/2023
DUE DATE 09/09/2023
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Beam Curb	6" wide x 18" Beam Curb reinforced with fiber rebar. 275' at $75 /ft	20,625.00
	Excavation (cut)	excavate and dispose of approximately 150 CY of material. 200cy removed @ $44/yrd	8,800.00
	Concrete sidewalk	Sidewalk remove and replace @ $16/sf	5,280.00

Thank you for your business.

SUBTOTAL	34,705.00
TAX	0.00
TOTAL	34,705.00
BALANCE DUE	**$34,705.00**

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Brian Schmidt, P.E.,
Director of Public Works

Item Title
Resolution authorizing and directing the Mayor to sign an Intergovernmental Agreement between the City of Bettendorf (Bettendorf) and the City of Panorama Park (Panorama Park) for Bettendorf to perform snow and ice removal on City streets within Panorama Park for fiscal year 2024.

Explanation
Panorama Park desires Bettendorf to continue to provide snow and ice removal services on City streets for fiscal year 2024. Staff investigated this request and concluded the additional 1.1 lane miles in Panorama Park wouldn't compromise the quality of our snow and ice removal efforts in Bettendorf. The additional revenue to perform this work will help us offset our costs for winter maintenance activities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The Operational budget has sufficient monies budgeted for the project.

List Attachments
Resolution
Intergovernmental Agreement
Snow and Ice Control Procedures
Exhibit A- Street Map

RESOLUTION NO. _____-23

RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO SIGN A 28E INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF BETTENDORF AND THE CITY OF PANORAMA PARK FOR SNOW AND ICE REMOVAL ON CITY STREETS WITHIN THE CITY OF PANORAMA PARK

WHEREAS, the City of Panorama Park desires to have the City of Bettendorf to provide snow and ice removal services on City streets within the City limits of Panorama Park; and

WHEREAS, staff investigated this request and concluded the additional 1.1 lane miles in Panorama Park wouldn't compromise the quality of our snow and ice removal efforts in Bettendorf; and

WHEREAS, the additional revenue to perform this work will help Bettendorf offset our costs for winter maintenance activities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Mayor is hereby authorized and directed to sign an intergovernmental agreement between the City of Bettendorf, Iowa and the City of Panorama Park, Iowa for snow and ice removal on City streets within the City limits of Panorama Park for fiscal year 2024.

Passed, Approved and Adopted this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

28E INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF BETTENDORF AND THE CITY OF PANORAMA PARK FOR SNOW AND ICE REMOVAL ON CITY STREETS WITHIN THE CITY OF PANORAMA PARK

This 28E intergovernmental agreement (the "Agreement") is made and entered into pursuant to authority contained in Chapter 28E of the Code of Iowa, 2023, by and between the City of Bettendorf, Iowa, a municipal corporation, (hereinafter referred to as "Bettendorf") and the City of Panorama Park, Iowa, a municipal corporation, (hereinafter referred to as "Panorama Park").

WHEREAS, Panorama Park desires to have Bettendorf provide snow and ice removal services on certain City streets within the City limits of Panorama Park for fiscal year 2024; and

WHEREAS, intergovernmental cooperation between units of local government to contract, further combine, or transfer lawful power or function in any manner not prohibited by law or ordinance is authorized by and pursuant to Chapter 28E, of the 2023 Code of Iowa; and

WHEREAS, all aspects of this Agreement are designed and intended to enhance the public health, safety, morals and welfare, as related to the municipalities.

NOW, THEREFORE, in a spirit of comity, and pursuant to the appropriate constitutional and statutory provisions, the parties do hereby agree as follows:

1. The prior agreement for snow and ice removal services within the City of Panorama Park dated October 18, 2022, and approved by Bettendorf at Resolution No. 312-22 is hereby amended by this Agreement.

2. The purpose of this Agreement is to provide a means by which Bettendorf will provide snow and ice removal services to Panorama Park as such services are described in Section 4 of this Agreement.

3. This Agreement shall be effective on the date of approval of this Agreement by the second approving party and continuing through June 30, 2024.

4. Bettendorf shall provide snow and ice removal on Panorama Park streets (public streets) as shown on Exhibit A (the "Services"). All snow and ice removal measures shall be substantially in conformance to Bettendorf's policy for snow and ice removal operations whereby Bettendorf endeavors to achieve bare pavement within twenty-four (24) hours following the cessation of snow fall from an average snow storm of 4" to 6". In the event of a larger storm event, timing and strategies may be adjusted. A copy of operational procedures are attached for reference and made part of this Agreement.

5. The City of Bettendorf shall not be responsible for damaged mailboxes, turf damage, pavement damage, or rocks and debris deposited in adjacent lawns within the right-of-way due to winter maintenance operations. This will be the responsibility of Panorama Park. Panorama Park hereby agrees to defend, indemnify, and hold harmless the City of Bettendorf, and its employees, officers, and public officials from any and all claims arising out of or related to any alleged error or omission in connection with the performance of Services specified in this Agreement.

6. Bettendorf shall provide the Services at a rate of $150 per hour with a minimum of an hour and a half per event. Bettendorf shall bill Panorama Park monthly and shall include all labor, equipment, and material necessary to perform the Services.
7. Miscellaneous.

   a) Governing Law: This Agreement shall be construed and enforced in accordance with the laws of the State of Iowa.

   b) Venue: Any and all litigation or actions commenced in connection with this Agreement shall be brought in Davenport, Iowa and Scott County District Court for the State of Iowa. If, however, jurisdiction is not proper in Scott County District Court, the action shall only be brought in the United States District Court, Southern District of Iowa. This provision shall not be construed as waiving any immunity to suit or liability that may be available to the parties.

   c) Entire Agreement: This Agreement constitutes the entire agreement between the parties and shall be binding upon the true successors and assignees of the District and the administrators, successors and assignees of the City. This Agreement in shall be filed with the Iowa Secretary of State as required by Iowa Code section 28E.8.

   d) Severability: The parties acknowledge and agree that if any paragraph, provision or term of this Agreement is deemed illegal or void by any court or other appropriate authority, the remaining provisions of this Agreement shall remain in full force and effect.

   e) Assignment and Subcontracting: Neither party may assign this Agreement or subcontract any of the duties in whole or part, without the written agreement of the other party. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

   f) Notices: All notices or other communications to be given under this Agreement shall be deemed given when either personally delivered or mailed by first class mail, postage prepaid, with proper address to the following addresses until otherwise notified:

TO BETTENDORF:	TO PANORAMA PARK:
City of Bettendorf	City of Panorama Park
Attn: City Administrator	Attn: Mayor
1609 State Street	120 Short Street
Bettendorf, IA 52722	Panorama Park, Iowa 52722-5669

   g) Headings: The headings of this Agreement are inserted for convenience of reference only and in no way describe or limit the scope or intent of this Agreement or any of the provisions hereof.

   h) Third Party Beneficiaries: There are no third party beneficiaries to this Agreement. This Agreement is intended only to benefit Bettendorf and Panorama Park.

i) Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have executed this agreement by their duly authorized representatives with an effective date on the latter of the two (2) dates on which the respective governmental entities authorized and applied signatures.

City of Bettendorf, Iowa	**City of Panorama Park, Iowa**
By: _____ Robert S. Gallagher Mayor	By: _____ Christopher Gilbert Mayor
Date: _____	Date: _____
Attest:	Attest:
By: _____ Decker P. Ploehn City Clerk	By: _____ Gary Gleason City Clerk

Attachments:
Snow and Ice Control Procedures
Exhibit A- Street Map

CITY OF BETTENDORF
SNOW AND ICE CONTROL PROCEDURES

1. PURPOSE

The purpose of these procedures is to establish the City of Bettendorf's policy and level of service in respect to the management of snow or ice and maintenance of its road system during the winter months. It will also serve as a practical guide for cost effective snow removal operations in the City of Panorama Park. This Manual supersedes all previously written policies of the City on snow and ice control operations.

Every snow and ice event is unique; however the response of our staff will be consistent with the policies and procedures outlined in this document. Field conditions will always warrant changes as the event progresses, but the goal of providing excellent customer service through efficient snow and ice control at the best price while maintaining the safety of the traveling public will always take precedence.

2. IMPLEMENTATION

These procedures shall be in effect during normal winter operations at times when weather conditions could cause accumulation of frost, sleet, ice, and snow on City streets.

3. SNOW REMOVAL POLICY

The City of Bettendorf's standard for snow/ice control is to achieve bare pavement on public streets within twenty-four (24) hours following the cessation of snowfall from an average storm of 4" to 6". This policy will also be implemented for the City of Panorama Park.

4. PRIORITIES FOR SNOW AND ICE CONTROL OPERATIONS

In order to make the most efficient use of available resources, we have established priorities using the assumption that the severity of a storm is not beyond the normal capabilities of the City's snow removal resources. Depending on the nature of the snowstorm, deviations could occur. The established priorities are as follows:

- Arterial Streets — 1st Priority
- Collectors — 2nd Priority
- Local Roads and Cul-de-Sacs — 3rd Priority

5. DEFINITIONS

a. Winter Maintenance Season

The winter maintenance season shall begin on November 15th and end of March 31st and/or when weather conditions could cause accumulation of frost, sleet, ice, and snow on City streets, recreation trails, and public parking lots. This period is also referred to as Stand-by.

b. Supervisor

A "Supervisor" is defined as the person who is directing the snow/ice removal operations for the City of Bettendorf. These individuals include: Director of Public of Public Works, Public Works Operation Manager, Streets and Solid Waste Supervisor, and/or any other individual on the Public Works management team who may be assigned the responsibility of Supervisor.

c. Shift Leader
A “Shift Leader” it is defined as the AFSCME union person who is coordinating the snow/ice removal operations of one of the two (2) shifts.

d. Stand-By Employees
Designated personnel who are available for snow/ice control operations during the winter maintenance season or Stand-by period. Employees in this category shall be furnished a cell phone, must answer a cell phone or text and report for work within forty (40) minutes from the time of the notification. Employees officially designated as stand-by shall be compensated at the rate as established by the City.

These personnel include those listed for duty in large trucks as well as those operating pickup trucks for cul-de-sac areas and parks and other City facilities. All crews include first substitutes who carry cell phones and draw standby pay.

e. First and Second Substitutes
First subs are personnel who carry cell phones, are on call and draw stand-by pay just like the stand-by crews for large trucks and pickup trucks in cul-de-sacs. Second subs are equally qualified personnel who will not carry cell phones, will not draw stand-by pay, unless they are designated a first sub or stand-by.

6. CALL-OUT PROCEDURES- LARGE PLOW TRUCKS

City of Bettendorf snow and ice control crews shall be called for duty by the Police Department, when in their opinion, the streets are or will become hazardous. This call is transmitted to the Operations Division of Public Works during normal business hours (7:00 a.m. to 4:00 p.m. Monday through Friday) or the appropriate shift leader after hours and on weekend/holidays.

During normal business hours, designated employees will continue to perform their regular duties within their assigned departments until such time as a snow/ice alert is called. This alert may be preceded by a call for select personnel to perform anti-icing operations in advance of the first precipitation. The primary emphasis for this is arterial and major collector streets. The City may then apply anti-icing material in residential areas as time and conditions allow. Most employees who are designated as stand-by will be keeping close watch on the weather, so the call for snow/ice control operations is generally not a surprise. Route salting and plowing will begin as soon as snow/ice is accumulating on the pavement. Work will continue on arterial and collector streets until such time as the operation has produced relatively clear pavement.

7. CALL-OUT PROCEDURES- CUL-DE-SAC CREWS

The Shift Leader for the large plow truck crews will make a determination when to call the cul-de-sac crews during normal business hours, as well as after hours and on weekends/holidays.

This call will be made by telephone to the A or B Team cul-de-sac crew leader approximately one (1) hour prior to the start of residential street clearing. The crew leader will, in turn, contact all members of his crew by cell phone. These employees will call the crew leader’s voice mail to indicate their response and proceed to come to work. The cul-de-sac crew leader (or designee) will check the voice mail number to confirm the call out. Cul-de-sacs will be maintained to the same standard as other residential streets, except salt may not be applied by the large plow trucks for accumulations of less than one inch (1”) of

snow. When snow has accumulated to greater than one inch (1") and appears to be forecast for more, even though the large plow trucks have not progressed to residential streets, the cul-de-sac crew may be called out to report to the shift leader.

8. PUBLIC STREET SHIFT ASSIGNMENT SYSTEM

Response to snow and ice events is a team effort with Public Works Operations Division personnel as primary responders. To effectively provide coverage during snow and ice events, twenty four (24) hour operations are often necessary. Operations Division personnel comprise the City of Bettendorf's snow and ice event team, and they are divided as equally as possible, into two (2) teams, "A Team" and "B Team", in accordance with the procedures contained herein to provide the required coverage within the designated snow routes.

The Snow Teams will work twelve (12) hour shifts from 10 a.m. to 10 p.m. or 10 p.m. to 10 a.m. and alternate shifts as first responders for each snow/ ice event.

9. ICE CONTROL PROCEDURES

Ice control procedures are used to break and/or prevent the bond of ice to the pavement. The on duty shift leader will have the discretion to modify the rates and types of ice control based upon weather and street conditions.

Anti-icing is defined as the application of ice control materials prior to a winter weather event. The intent is to delay or prevent the bond of ice and/or melted snow to a pavement surface.

The City of Bettendorf may utilize anti-icing procedures when weather forecast and pavement temperatures indicate that their use will help prevent the bond of ice to the pavement. The anti-icing materials and/or chemicals will be applied on arterial streets and trouble areas first. As time and materials allow, staff will anti-ice collectors and local roads. The anti-icing materials may be applied well in advance of an impending winter weather event.

Sodium Chloride (NaCl) road salt will be procured on an annual basis through the Iowa Department of Transportation (IDOT). An estimated annual amount will be procured and delivery will occur in advance and during the winter season. Salt storage will be stored inside one of our three (3) salt storage structures and the Public Works Maintenance Facility.

When pavement temperatures are low and the pavement is initially dry, the use of salts should be delayed as long as possible to avoid the formation of ice re-freezing on the roadway surface.

Liquid Calcium Chloride (CaCl) will be purchased on an as needed basis and will be stored on site. The use of calcium chloride will be limited to extreme low temperature applications.

Road salt will be used in conjunction with a pre-wet system prior to spreading when conditions warrant. The pre-wetting allows the melting process to be expedited and to be effective at a lower temperature which leads to less salt demand. Using less salt aids in the ability to help control costs and lessen the impact of deicing chemicals on the environment.

10. SNOW CONTROL PROCEDURES

The depth and timing of snow accumulation, weather forecasts and traffic volumes, will normally dictate when snow plowing operations will begin. Plowing will take place during a storm as needed in an attempt to keep the accumulation on the pavement surface less than desired guidelines.

It is important to remember that plowing while a winter weather event is ongoing will not necessarily leave the street in a finished state. It is common for snow fall rates to be high enough to give the appearance that a street has not been plowed even though the plow may have made a pass very recently. Only after the winter weather event has ended can final cleanup commence and the streets begin to be returned to normal conditions. There may be several passes of plow equipment required to fully plow a street curb to curb.

Snow plow equipment will need to maintain certain speeds while plowing in order promote efficient movement of snow and to ensure that snow does not adhere to the plow blade.

If weather forecasts indicate a significant increase in pavement temperatures during or after a storm event, supervisors will have discretion regarding plowing and/or deicer applications. If forecasts indicate that the snow and/or ice will dissipate in a time period deemed reasonable by the Public Works Director or their designee, applicable procedures will be implemented. With the environmental and budgetary impacts of deicers, informed decisions and practices need to be utilized in the City of Bettendorf's operational plan.

11. EQUIPMENT

The City utilizes many different types of equipment during snow and ice control operations. The equipment utilized is chosen to fit the job that must be performed at that time.

For snow plowing activities the City typically utilizes reversible plows and "V" plows. In addition, the City utilizes wing plows on several of our routes for more efficient and effective plowing operations.

12. EQUIPMENT MAINTENANCE AND REPAIR

As in all maintenance operations, successful snow and ice control depends upon the skillful use of manpower, personnel, equipment, and material. The efficient and economical control of ice and snow depends on the availability and use of the proper equipment. Equipment maintenance and repair involves a well-planned program that is in progress throughout the year. The program includes routine inspection, maintenance, and repair of equipment utilized in snow removal operations.

The City garage will provide support to all departments for maintenance of snow/ice control equipment. Two (2) mechanics will be on stand-by at all times during the winter maintenance season and draw stand-by pay.

Each employee assigned to a vehicle during the winter maintenance season shall have all salt spun off, washed and ready for the next mission at the end of each operational period.

13. WEATHER FORECASTING

The City of Bettendorf does not employ the services of a private weather forecasting service. Public Works staff will monitor commercially available web based forecasts (i.e. Weather Underground, Weather.com), government forecast information (National Weather

Service), Iowa DOT Road Conditions, and local television news forecasts (WHBF, KWQC, WQAD). The Public Works Director and/or the Public Works Operations Manager will attempt to keep other City departments informed of all potential winter weather events beginning around forty eight (48) hours in advance of the event. Past experience has shown forecasting farther out than forty eight (48) hours is extremely variable. Information is typically emailed out with timing of the storm and anticipated response from City Crews.

The City will use all of this information to formulate a response to impending winter weather. The timing, duration, and temperatures involved in a winter weather event will dictate the scope of the response from the City of Bettendorf.

14. MONITORING AND NOTIFICATION OF ICE AND SNOW ACTIVITY

During normal working hours, (7:00 a.m. to 4:00 p.m., Monday through Friday), the management team of the Public Works Operations Division will observe weather conditions and initiate the appropriate response for snow and ice removal with the assistance of the Police Department.

During off-duty hours, weekends and holidays, the on-call Supervisor and the Police Department, will monitor weather and road conditions. In the event of inclement weather, the on-call Supervisor will initiate the appropriate response action.

15. COMMUNICATIONS

All operators of snow and ice control equipment will keep in communication with the applicable Shift Leader at all times.

The Shift Leader on duty will be the main line of communication between applicable City staff and the Police Department. The Police Department will assist in advising the Shift Leader with regards to current road conditions. It will be the sole responsibility of the applicable Shift Leader to direct the winter maintenance operations for both the City of Bettendorf and the City of Panorama Park.

Media notifications of emergency parking bans, snow emergency declarations, road closures, and other contact for inquiries regarding road conditions will be made by the Public Works Department.

16. CITIZEN INQUIRIES

All citizen issues concerning snow and ice control efforts will be routed to the Public Works Department Operations Division at (563) 344-4088. The Supervisor will determine appropriate follow-up responses to citizen inquiries.

17. EMERGENCIES

Emergencies are defined as follows, but not necessarily limited to:

- Immediate need for Police, Fire and/or Emergency Medical assistance. If City emergency personnel must leave the public right-of-way to respond to an emergency, snow removal crews may provide necessary assistance such as opening a driveway or parking area to give access to them.

- Isolated problem areas where access is urgently needed before all other areas are handled.

- Icy conditions due to a water main break or clearing of streets due to debris blocking streets or access.

18. SNOW FENCE

The Public Works Department may elect to place snow fence where it could potentially minimize blowing snow from accumulating on the road surface. Snow fence will be placed on private property only with mutual consent between the property owner and the City. The City will have sole discretion as to when and where to place snow fence.

19. DRIVEWAYS & PRIVATE PROPERTY

During snow and ice control procedures by the City, it is common for plowed snow to be pushed and/or thrown back onto sidewalks, driveways, and aprons especially around corners. This unfortunate event results from the need to maintain certain speeds and plow angles to provide efficient and safe snow and ice control. While the City strives to minimize the effects of this thrown snow, it is inherent to snow and ice control activities. Removal of this additional accumulation of material on sidewalks, driveways, or aprons is the responsibility of the abutting property owner.

The City of Bettendorf will not be responsible for damage to turf due to deicing chemicals or from a snow plow blade. This will be the responsibility of the City of Panorama Park. The City of Bettendorf will also not be responsible for damage to any landscaping (hardscaping, plants, irrigations systems, or accessories such as lighting) that is located within the right of way.

20. MAILBOXES

The City of Bettendorf will not be responsible for damaged mailboxes due to winter maintenance activities.

21. FIRE HYDRANTS

During snow and ice control operations, fire hydrants tend to get buried under snow. Residents are asked to review the location of fire hydrants near their properties.

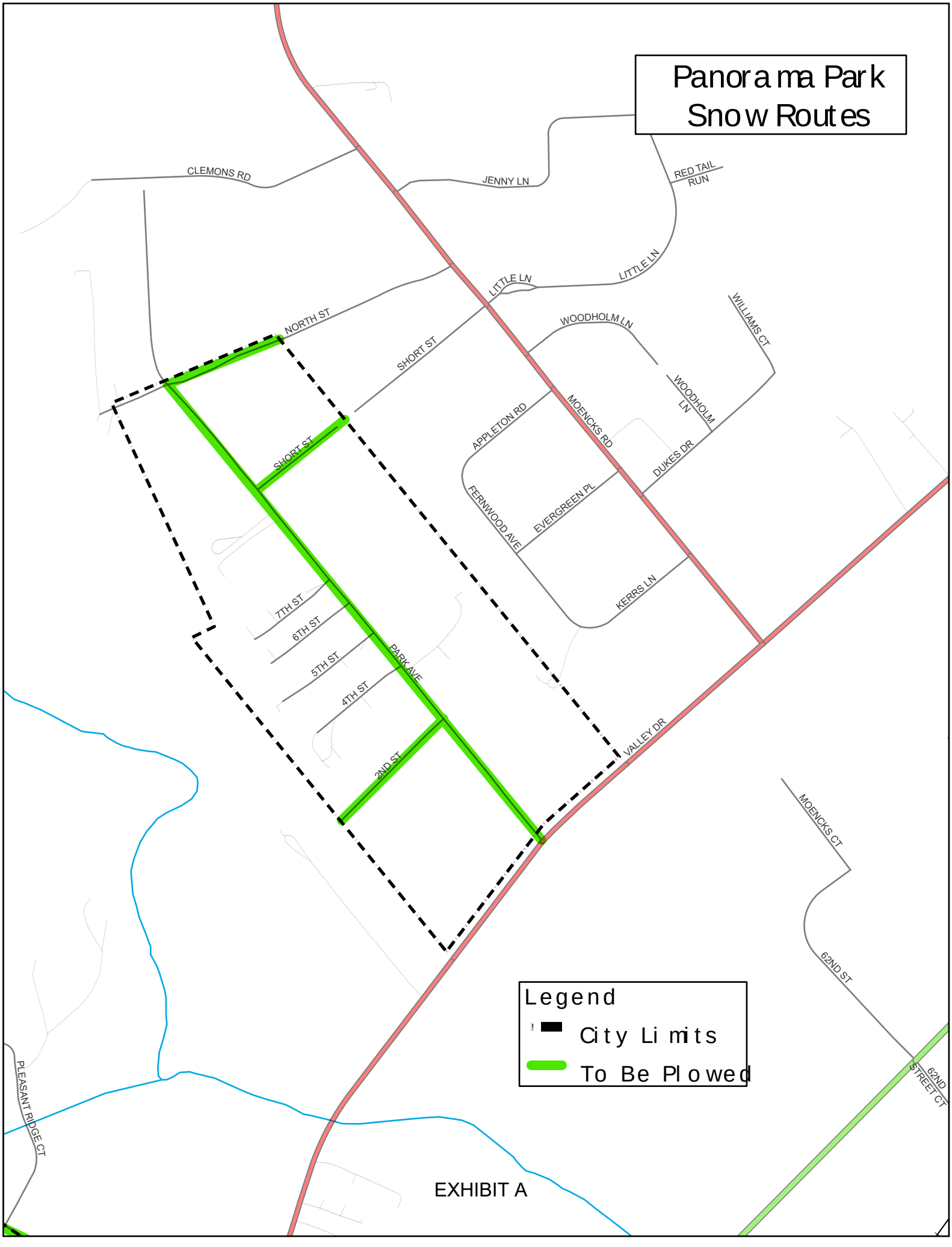
22. REPORTS

A storm record will be completed by the Bettendorf Public Works Department for each snow event. This record should contain operating times, weather conditions, resources used, and results.

23. DISCLAIMER

These procedures may be affected by at least one or more of the following events which could delay or alter snow and ice control by the City:

a. Equipment breakdown or manpower shortage
b. Vehicles disabled in deep snow.
c. Weather so severe as to cause work to be stopped for the safety of all personnel.
d. Unforeseen conditions and emergencies.


Panorama Park
Snow Routes
CLEMONS RD
JENNY LN
RED TAIL RUN
LITTLE LN
LITTLE LN
NORTH ST
SHORT ST
WOODHOLM LN
WILLIAMS CT
WOODHOLM LN
APPLETON RD
MOENCKS RD
DUKES DR
SHORT ST
FERNWOOD AVE
EVERGREEN PL
KERRS LN
7TH ST
6TH ST
5TH ST
4TH ST
PARK AVE
2ND ST
VALLEY DR
MOENCKS CT
62ND ST
62ND STREET CT
PLEASANT RIDGE CT
Legend
City Limits
To Be Plowed
EXHIBIT A

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to CDB Utility Contractors, Inc. for fiber conduit installation on Devils Glen Road from Tanglefoot Lane to 53rd Avenue.

Explanation
CDB Utility Contractors are installing fiber optic conduit and cabling for MidAmerican Energy as part of a large capital project to interconnect their gas and electric facilities. The route in Bettendorf runs along Devils Glen Road from Forest Grove Drive to Tanglefoot Lane. Similar to the Metronet citywide installation, Engineering staff continues to examine these projects in the event we can utilize an already mobilized contractor to address areas of need for our fiber network. Specifically, the City has an older conduit which is full due to the presence of Geneseo Communications being co-located in the duct from a previous City agreement allowing such. Staff proposes to have CDB install a new conduit as part of their MidAmerican work which will allow new and larger capacity fiber optic to be installed by staff at a later date. Staff has worked with CDB to expand the limits of our work to cover the entire length from Forest Grove Drive to Tanglefoot Lane. This is the second of two (2) agreements which will cover from Tanglefoot Lane to 53rd Avenue.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This work will be paid from project (CD0112) that was funded within the Community Improvement Program (CIP) with a budget of $100,000.

List Attachments
Resolution; Quote.

RESOLUTION NO. _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO CDB UTILITY CONTRACTORS, INC. FOR FIBER CONDUIT INSTALLATION ON DEVILS GLEN ROAD FROM TANGLEFOOT LANE TO 53RD AVENUE

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, fiber conduit is needed along Devils Glen Road from Tanglefoot Lane to 53rd Avenue to ensure the reliability of the City's fiber optic network; and

WHEREAS, CDB Utility Contractors, Inc. was the low bidder of two (2) quotes received in the amount of $35,769.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Director of Public Works is authorized to issue a purchase order to CDB Utility Contractors, Inc. in the amount of $35,769.00.

Passed, Approved and Adopted this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CDE UTILITY CONTRACTORS

11029 136th Street
Davenport, IA 52804

Estimate

DATE	ESTIMATE NO.
7/19/2023	916

NAME / ADDRESS
City of Bettendorf 4403 Devils Glynn Rd. Bettendorf, IA 52722

PROJECT
200.47 Devils Glen Phase 2 Tanglefoot

DESCRIPTION	QTY	U/M	COST	TOTAL
Devils Glen Phase 2 Tangelfoot to 53rd				
Install by directional bore conduit joint bore (customer supplied) 1-1.5"	5,008		5.50	27,544.00
Set Vault (customer supplied)	8		700.00	5,600.00
Directional bore 1-1.25" (customer supplied)	250		10.50	2,625.00
This estimate does not include any material, concrete, traffic control or permitting/fees required to perform construction. Quantities are estimated and will be invoiced at actual's				

TOTAL $35,769.00

SIGNATURE _____

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Brent Morlok, P.E., City Engineer

Item Title
Resolution authorizing the Director of Public Works to execute an agreement with MidAmerican Energy for primary electric service at The Landing.

Explanation
Staff has previously brought forward an agreement with MidAmerican Energy for primary electric service for The Landing project. That agreement covered the necessary improvements for a transformer that will be located near the pool mechanical building which serves the aquatics facility. A second transformer is needed near the restroom / ice rink storage building to provide power for the future ice rink chiller that will be located adjacent to that building. As that building is part of the current construction contract, the transformer needs to be installed now so it can provide power for that portion of the building. Per MidAmerican's commercial development process, the City will need to install the conduit necessary for primary 3-phase power to be extended to the proposed transformer locations, and MidAmerican will pull the actual conductors and energize the service. The conduit has already been installed, but there is a fee of $31,283.60 to cover MidAmerican's expenses.

Please note that this fee is subject to refunding by MidAmerican to the City based upon actual electric usage at the facility over a six (6) year period.

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 (2PL005) was approved with a total budget of $18.0M within the Community Improvement Program (CIP) for construction of the aquatics facility. An additional budget of $3.0M was approved for the future construction of the ice rink (PK0199). This fee will be applied towards that ice rink project only.

List Attachments
Resolution; MidAmerican Agreement.

RESOLUTION NO. _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO EXECUTE AN AGREEMENT WITH MIDAMERICAN ENERGY FOR PRIMARY ELECTRIC SERVICE AT THE LANDING

WHEREAS, the Bettendorf City Council deems it necessary and advisable to contract with MidAmerican Energy for primary electric service at The Landing; and

WHEREAS, MidAmerican Energy has submitted an agreement 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 agreement from MidAmerican Energy be accepted and the Director of Public Works hereby authorized and directed to sign the agreement in the amount of $31,283.60.

Passed, Approved and Adopted this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

6/13/2023

City of Bettendorf
Attn: Brent Morlok
bmorlok@bettendorf.org

Reference: Relocation of existing electric within the construction limits of new waterpark and ice rink located at 2255 Middle Rd in Bettendorf, IA. WMIS: **3020026**

Dear City of Bettendorf:

The enclosed drawing shows MidAmerican Energy Company's proposal to relocate the existing overhead electric underground within the construction limits of the new waterpark and ice rink in Bettendorf, IA. The applicant charge for this work is **$31,283.60 and is refundable if any revenue remains from the primary extension order to the new waterpark and ice rink on WMIS: 3021526**. This proposal is valid for 90 days and if MidAmerican Energy Company construction has not commenced within 12 months it may be voided.

1. The Advance for Construction shall be subject to refund by MidAmerican Energy Company to Applicant based upon the following terms and conditions:

    a. Advances shall not accrue interest and shall be subject to refund from the date of original advance payment. This will span a six-year period at the rate of fifty percent (50%) of the annual metered electric service bill of the above Applicant. Base revenue shall be estimated annual kilowatt hours based on similarly situated customers, less the cost of fuel.

    b. If additional customers are connected to the above-described line extension, the above Applicant shall receive refunds equal to three times estimated base revenue for each additional new customer to the extent the base revenue exceeds the additional distribution construction costs incurred by MidAmerican Energy Company. Base revenue shall be estimated annual kilowatt hours based on similarly situated customers, less the cost of fuel.

    c. Refunds shall be made on the anniversary date of the original advance payment or sooner at the option of MidAmerican Energy Company.

    d. Revenue for un-metered private lighting shall not be included in any refund.

    e. No refunds shall be made for revenue received after six (6) years from the date of the original advance payment.

    f. Never shall the total of refunds exceed the refundable portion of the payment stated above.

    g. No refunds shall be made for customers served from a further extension of the above-described electric line extension.

MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

It is MidAmerican Energy Company's responsibility to see that the various utility companies' facilities are located before our construction. This includes electric, natural gas, telephone, cable television, and generally water. It is the owner's responsibility to see that any privately owned systems such as water systems, irrigation systems, drain pipes, septic lines and underground wiring are located before MidAmerican Energy Company's construction. MidAmerican Energy Company assumes no liability for private facilities that are not located.

If this proposal is satisfactory please sign and return one (1) copy to me. The payment of $31,283.60 may be withheld until completion of work. MidAmerican Energy Company will release the work upon receipt of the signed proposal and site readiness. Please call me at (515) 697-3260 if you have any questions.

Sincerely,
MidAmerican Energy Company

Scott Young
Customer Project Coordinator

Accepted By: _____

Date: 6-13-23 Date Service Required: _____

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to TNT Landscaping LLC for a Ventrac Tractor.

Explanation
As the Forest Grove Drive and Middle Road project nears completion, staff has evaluated the winter maintenance needs for several new areas including the plaza area near Championship Drive and other areas that have newly installed decorative pavers. To ensure a long lifespan of these streetscape investments, Parks Maintenance staff has determined that a dedicated Ventrac Tractor with winter enclosure and power broom attachment would be needed to service the area. Additionally, this machine would be utilized in the coming years to clear the planned Middle Road pedestrian bridge and other needs in the area.

TNT Landscaping LLC of Williamsburg, Iowa is the selected vendor and is a member of the Sourcewell purchasing cooperative.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This dedicated equipment will be paid for out of the overall Forest Grove Drive and Middle Road reconstruction project budget. The current Phase III project (PW0381) will have sufficient funding available due to soil stabilization dollars in the contract that were not needed during construction.

List Attachments
Resolution, Quote

RESOLUTION NO: _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO TNT LANDSCAPING LLC FOR A VENTRAC TRACTOR

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 proposed equipment meets the needs and specifications recommended by staff, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Director of Public Works is authorized to issue a purchase order to TNT Landscaping LLC in the amount of $52,992.20.

Passed, Approved, and Adopted this 3rd day of October, 2023.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk



VENTRAC

4520 TRACTOR

4520 TRACTOR

Model Comparison	4520K VANGUARD Big Block	4520P KAWASAKI DFI	4520Y KUBOTA Diesel	4520N KUBOTA
Stock Codes	39.51219	39.51216	39.51217	39.51225
California Model Stock Code		39.51221		39.51227
Accessory Kit: Front fenders, foot pegs, 4 rear weights, weight transfer	Optional	Standard	Standard	Standard
Engines				
Engine	Vanguard M54	Kawasaki FD851D DFI	Kubota D902	Kubota WG972-G-E4
Max Operating Speed	3600 rpm	3600 rpm	3600 rpm	3600 rpm
Horsepower	31	31	25	32.5
Peak Torque	47 ft lb (64 nm)	47 ft lb (64 nm)	42 ft lb (57 nm)	51 ft lb (69 nm)
Displacement	896cc	824cc	898cc	962cc
Cylinders	2	2	3	3
Engine Oil	Ventrac Full Synthetic 10W30			
Cooling	Air	Liquid	Liquid	Liquid
Fuel Type	Gasoline	Gasoline	Diesel	Gasoline
Fuel Capacity	6 gal (22.7 L)	6 gal (22.7 L)	6 gal (22.7 L)	6 gal (22.7 L)
Fuel Economy^^	1.6 gal/hr (6 L/hr)	1.2 gal/hr (4.5 L/hr)	1.1 gal/hr (4 L/hr)	1.5 gal/hr (5.7 L/hr)
Slope Rating (continuous/intermittent)	25°/30°	30°/30°	20°/30°	20°/30°
Alternator	50 Amp	30 Amp	60 Amp	60 Amp
Dimensions				
Weight with standard hitch	*1385 lb (628 kg)	1620 lb (735 kg)	1705 lb (773 kg)	1700 lb (771 kg)
Weight with accessories kit	1610 lb (730 kg)	N/A	N/A	N/A
Weight with 3-point hitch	1690 lb (767 kg) w/ accr kit	1700 lb (771 kg)	1785 lb (810 kg)	1780 lb (807 kg)
Length with standard hitch (ROPS up)	81.5 inches (207 cm)			
Length with 3-point hitch	92 inches (234 cm)			
Width	48.5 inches (123 cm)			
Width with wheel extensions	54.5 inches (138.5 cm)			
Width with duals	73 inches (185.5 cm)			
Wheelbase (front axle to rear axle)	45 inches (114 cm)			
Height (ROPS up)	68 inches (173 cm)			
Height (ROPS down)	54 inches (137 cm)			
Turning Radius (single tires, standard position)	39 inches (99 cm)			
Turning Radius (position 2)	54 inches (137 cm)			
Turning Radius (position 3)	68 inches (173 cm)			
Oscillation amount (@ wheel)	7.5 inches (19 cm)			
Ground Clearance	5 inches (13 cm)			

^^ Fuel Economy tested with HM602 mower for comparison purposes.
Application conditions & attachment will affect fuel economy.

All specifications subject to change without notice or obligation



STANDARD FEATURES

- Pre-Wired Plug & Play Wiring Harness
- Premium Comfort Seat
- Advanced Electronic Instrument Panel
- 6 Function Warning Gauge & Alarm
- Conveniently Located PTO Belt Tensioner
- On-board Diagnostic System
- Sealed Electrical System
- Thermostatically Controlled Oil Cooler
- Battery Disconnect Switch with Circuit Breaker
- Automotive Style Parking Brake
- Universal PTO Switch
- S.D.L.A. Operator Controls
- Weight Transfer System*
  *Optional on 4520K, standard on other 4520 Models
- USB Charger

The Ventrac 4520 tractor was built with you in mind. From the advanced electrical system, redesigned frame, more safety and comfort features; the 4520 offers the reliable performance, astounding versatility and comfortable handling you have come to expect.

Like all Ventrac tractors, the 4520 utilizes All Wheel Drive and an articulating chassis with a low center of gravity to provide superior traction, braking, stability, and security on tough terrain and slopes without disturbing turf when turning.

Optional Accessories:

- Turf Tires, Chains
- Category 1 3-Point Hitch
- Cold Weather Cab
- Additional Lighting & Signaling Packages
- Electrical Power Outlets
- Digital Slope Indicator
- Dual Wheel or Wheel Extensions for Slope

Visit www.ventrac.com/accessories for full list.

Over 30 Ventrac Mount Attachments

Choose from over 30 professional grade Ventrac Mount attachments to transform your Ventrac into a productivity powerhouse. This incredibly rugged and dependable machine is a wise business investment for golf courses, schools and universities, parks, street maintenance departments, commercial mowing services, contractors, wineries, farms, property management associations, estate owners and anyone needing one machine to do it all.



4520 TRACTOR (cont.)

Electrical

Battery	475 CCA (Group 51R)
Voltage	12 volts
Battery Disconnect	Standard, with 150A System Circuit Breaker
Fuses	Sealed, Mini Fuse and J-Case styles

Drivetrain

Hydraulic Pump	Danfoss DDC-20
Pump Drive	Direct Drive (Double U-Joint Drive-shaft)
Hydraulic Motors	MPIM
Transaxles	Peerless 2600 series
Axles	Peerless 40mm (forged) with integrated forged hub
Hydraulic Oil Cooler	Aluminum w/ Thermostatically controlled Electric Fan
Hydraulic Oil Filter (Suction)	25 micron
Hydraulic Oil Filter (Pressurized)	10 micron

Hitch and PTO

Front Hitch	Ventrac Mount System
Electric PTO clutch with Brake	Ogura GT3.5 (250 ft lb) (339 nm)
Rear Hitch	2 inches Receiver
3-Point Hitch	Optional Category 1 3-Point Hitch

Tires

Standard (All Terrain)	22x12-8
Optional Turf	22x11-10

Travel Speed (F/R)

Low Range	5 mph (8 kph) forward / 4 mph (6 kph) reverse
High Range	10 mph (16 kph) forward / 8 mph (13 kph) reverse

Instruments, Gauges, and Alarm

Gauges	Tachometer, Speedometer, Hour Meter, Engine Temperature (liquid cooled engines only), Fuel Level, Volt Meter
Indicator Lights ^ Activates Audible Alarm	Parking Brake, Engine High-Temp^, Hydraulic Oil High Temp^, Low Voltage^,Low Oil Pressure^
Switches	Key, PTO, and Lights

Lights

Head Lights	(4) LED 1000 Lumen
Tail Lights	(2) Red LED Lights

Controls

Forward Reverse	S.D.L.A. (Speed, Direction, Lift, and Auxiliary) Handle; Optional Foot Pedal
Attachment Lift	S.D.L.A. (Primary Handle)
Auxiliary Hydraulics	S.D.L.A (Secondary Handle)
Throttle	Dash Mounted
Front Hitch Lock	Column Mounted (Accessible from Seat)
PTO Belt Tensioner	Front Mounted, Automatic Tension Controlled
Weight Transfer	5 position
High/Low Range	Single Lever, Column Mounted
3 Pt Controls (Optional)	Lift + 2 sets of Auxiliaries
Steering	Power Steering

Other Features

Tool Box	Optional
Cup Holder	Standard
Seat	Deluxe High Back Seat (arm rests and suspension seat optional)

ROPS

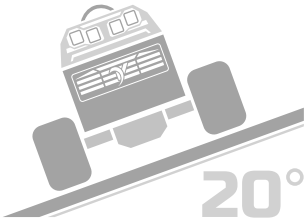
Folding ROPS	Standard
Heavy Duty Off-Road Seat Belt	Standard

All specifications subject to change without notice or obligation

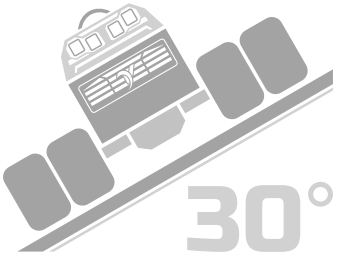
Max Slope Rating (in any direction)

	Single Tires	Dual Wheels
4520* w/Front Attachment (unless specified otherwise below)	20°	30°
4520 w/Cab	10°	Not Recommended
4520 w/Spreader	10°	Not Recommended
4520 w/RV602	10°	15°
4520 w/KH500	5°	Not Recommended
4520 w/MA900	10°	18°

*Attachments, accessories, and tire configuration may reduce the 4520 power unit's maximum angle of operation. Refer to applicable operator manuals for maximum angle of operation of equipment.



Standard



Duals

ENGINE RATINGS

Model #	4520K	4520P	4520Y	4520Z
Engine	B&S Vanguard Model 54	Kawasaki FD851D	Kubota D902	Kubota WG972-GL
Fuel	Gas	Gas (DFI)	Diesel	Gas
Max Slope Intermittent Use***	30° (58%)^	30° (58%)	30° (58%)^	30° (58%)^
Max Slope Continuous Use***	25° (47%)	30° (58%)	20° (36%)	20° (36%)

*** For slope operation over 20º, Dual Wheels are required for up to 30º





Digital Slope Gauge
Recommended for operation on slopes.



Intermittent Use Defined

^ The engine may operate between 20° and 30° for up to 10 minutes. If 10 minutes is reached, the engine must be returned to 20° or less to assure proper oil lubrication. After returning to 20° or less, the intermittent cycle can be repeated. The 4520P Kawasaki DFI engine is rated for 30° continuous operation and does not have this requirement.

All specifications subject to change without notice or obligation

VENTRAC


95"
CUT WIDTH

Accessories
Dual Wheel Kit





Shown with Turf Tires

Dual Wheels are available for the 4000 series tractors. They are designed to increase stability, traction, and safety on slopes. Dual wheels are also great for reduction of soil compaction on delicate ground. Once the dual hubs have been installed on each wheel, the duals can be quickly mounted and dismounted.*

Duals are recommended for sandy soils or where a broad distribution of tractor weight is desired, including when driving sideways on slopes greater than 20 degrees (not to exceed 30 degrees).

Duals are only one of numerous considerations for safety on slopes; speed, terrain, irregularities, and stopping the unit are other serious factors to consider for safe operation of the tractor.

*Recommended tire pressure for dual wheels can be found in the 4500 operator manual and also on the sticker inside of the hood



Shown with Standard Tires

SPECIFICATIONS

Stock Code	
All Terrain	70.4067 (1 kit per tractor)
Turf	70.4068 (1 kit per tractor)
Bar	70.4069 (1 kit per tractor)
Weight	80 lbs (36.25 kg) (per axle)
Additional Tractor Width	24 inches (12 inches/tire) (61 cm)

All specifications subject to change without notice or obligation

Note:

(A) Do NOT use dual wheels when using the Ventrac VERSA-Loader.

(B) Engine manufacturers' maximum angle of operation is 25° for continuous use (all directions) and 30° intermittent use*. The 4500P Kawasaki DFI is rated for 30° continuous use.

(C) Do NOT use with Wheel Extensions

* Intermittent use is up to 10 minutes on the slope, then return to level ground before returning to the slope.

TRACTOR COMPATIBILITY KEY: 3400 4500

500 Venture Drive
Orrville, OH 44667
1.866.836.8722

Fax: 330.683.0000
www.ventrac.com
info@ventrac.com

Pricing Quote

Quote #: 82221-1002
Contract #: 031121-TTC

Date Quoted: September 13, 2023
Quote Expires: September 23, 2023

Prepared For:

Jason Manfull
City of Bettendorf
Jmanfull@bettendorf.org

Prepared By:

TNT Landscaping LLC
Linda
130 Cyclone Dr
Williamsburg, IA 52361
319-668-2145

Customer's Sourcewell Membership ID:

Thank you for the opportunity to quote the following Ventrac product(s) for your review. I have added the items that we feel would best serve your needs. Please feel free to contact me with any questions.

QTY	Model #	Description	Sourcewell	Total
1	4520Z (39.51215)	Ventrac Tractor: KN, 4520Z Kubota WG972-GL *Included Standard: Weight Transfer, SDLA Hand Controls, 4 Rear Weights, Front Fenders, Foot Pegs*	28,584.40	28,584.40
1	70.4160	Accessory: THREE-POINT HITCH Kit, 3 Point Hitch 4520	2,235.60	2,235.60
1	47.0497	Accessory: ARM REST Armrest, Kit - Deluxe Seat 4520	165.60	165.60
1	70.4161	Accessory: 12V FRONT Kit, 12V Front 4520/4500	354.20	354.20
1	70.4067	Accessory: DUAL WHEEL KIT Kit, Duals Field Trax Black	1,481.20	1,481.20
1	70.4179	Accessory: 12-VOLT REAR PLUG Kit, 12V Rear 4520	165.60	165.60
1	70.4164	Accessory: DUAL FRONT HYD AUX Kit, Dual Front Hyd Aux 4520/4500	570.40	570.40

Subtotal	33,557.00
CHARGES	
Setup Charges	+1,670.00
Delivery	+1,600.00
TOTAL USD $	36,827.00

Notes:

Above pricing is Sourcewell. City of Bettendorf ID #2110.
I can not lock in above price until unit is on assemble line being produced.

SIGNATURE

DATE

KW452

CAB



VENTRAC

- Stay Warm And Dry
- Exceptional Visibility



CAB

Model	KW452
Stock Code	70.2014
Windshield Wiper	Standard
Mounts On	Standard Roll Bar
Easy Access Panel to Switches	Standard
Front & Rear Work lights	Standard
Maximum Slope with Cab	10° (18%)

Dimensions

Overall Height	74 in. (188 cm)
Overall Length	59 in. (150 cm)
Overall Width	50 in. (127 cm)
Weight	385 lbs. (174 kg)
Height (installed on power unit)	81 in. (206 cm)
Height with Strobe Beacon (installed on power unit)	86 in. (219 cm)
Length (installed on power unit w/standard hitch)	92 in. (234 cm)
Turning Radius (cab installed on power unit)	68 in. (173 cm)

Optional Accessories

Mirror Kit	70.2006-4
Defrost Fan Kit	70.2006-6
Strobe Light Kit	70.8161
Hazard Lights Kit	70.8162
Windshield Washer Kit	70.8148
Heater Kit for Kubota tractors (4500Y)	70.2014-51
Heater Kit for Kawasaki tractors (4500P)	70.8137
Heater Kit for Kubota tractors (4500Z)	70.2014-53
Lift Sling	47.0381

All specifications subject to change without notice or obligation

TRACTOR COMPATIBILITY KEY: 3400 4500

The KW452 Cab is designed to shelter the operator from extreme weather conditions while providing exceptional visibility and comfort.

NOTE:

A. The KW452 weather cab cannot be used with the Ventrac KH500 Versa-Loader or RV602 Collection Vacuum.

B. Do not operate on slopes over 10° when cab is installed.

STANDARD FEATURES

- Dual Port USB Outlet for Device Charging
- Easy Access to Cab Switches & Fuse Panel
- All standard & available cab lights are LED for low current draw & high light output
- More interior room for better operator comfort
- Exceptional Visibility
- Tempered Glass
- Window in Lower Rear Panel
- Windows in Front Pleated Canvas Panels
- Removable Door & Side Windows
- Emergency Exit
- Contoured Roof to channel water off the corners, reducing water runoff into salt spreader etc
- Rubber isolated cab mounts for less noise & vibration transmission
- Front & Rear LED Work Lights
- 4-Point Seatbelt & Cushioned Headrest
- Intermittent Wiper Function



Easy Access to Switches and Fuse Panel



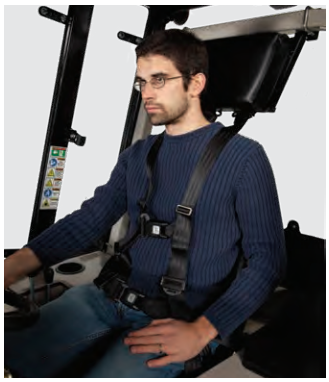
Exceptional Visibility and Interior Room



LED Work Lights, 2 Front and 1 Rear



Fully Sealed, Breakaway Mounted Optional Strobe Beacon



Better Headroom Clearance



3 Window Latches for Ventilation



Optional Defrost Fan

VENTRAC



VENTRAC



NARROW BROOM

KJ520

NARROW BROOM

Model	KJ520
Stock Code	39.55401
Rotation Direction	Forward/Reverse (with optional actuator)
“Cornerless” Frame	Both Sides
Gauge Wheels/Diameter	2 adjustable/ 9 inches (23 cm)
Nylon Wafer Diameter	24 inches (61 cm)
Broom RPM @ Engine RPM	277 rpm @ 3500 Engine RPM
	*Requires Optional Electrical Actuator

Optional Accessories

Electric Actuator**	70.8211
12V Switch/Plug Kit 4500 Tractor	70.4104
	** Requires 12V Switch/Plug Kit

Dimensions

Length	58 inches (147 cm)
Width	61 inches (155 cm)
Working Width	52 inches (132 cm)
Angled Width	48 inches (122 cm)
Broom Diameter	24 inches (Wafers)
Height	32.5 inches (82.5 cm)
Weight	500 lbs (227 kg)

All specifications subject to change without notice or obligation





The KJ520 Power Broom is optimized to handle a wide variety of snow on sidewalks. With a higher tip speed and increased hydraulic capacity, this broom can clear snow where other brooms struggle.

This broom can be hydraulically angled 30° left and right and lifted up or down all with the S.D.L.A. Control.

An optional electric actuator allows the operator to adjust the speed and direction of the broom rotation, maximizing effectiveness and allowing the operator to reverse broom rotation, all from the seat of the tractor.

STANDARD FEATURES

- 52” working width
- 48” Angled working width
- Center pivot with 30 degree angle left and right
- 24” Broom diameter
- 45% more hydraulic power than HB580
- Faster broom tip speed than HB580
- Dual jack stands for easier connection
- Top-mounted hydraulic motor for tighter working areas
- Easily replaceable wafer bristles

Pricing Quote

Quote #: 82223-1001
Contract #: 031121-TTC

Date Quoted: September 13, 2023
Quote Expires: September 23, 2023

Prepared For:

Jason Manfull
City of Bettendorf
Jmanfull@bettendorf.org

Prepared By:

TNT Landscaping LLC
Linda
130 Cyclone Dr
Williamsburg, IA 52361
319-668-2145

Customer's Sourcewell Membership ID:

Thank you for the opportunity to quote the following Ventrac product(s) for your review. I have added the items that we feel would best serve your needs. Please feel free to contact me with any questions.

QTY	Model #	Description	Sourcewell	Total
1	KW452 (70.2014)	Accessory: CAB Cab, KW452 for 4500/4520	7,843.00	7,843.00
1	70.8162	Accessory: Kit, Cab Hazard Lights	473.80	473.80
1	70.2014-51	Accessory: CAB HEATER KIT 4500/4520 Y&Z Kit, KW452 Heatr Install 4500/4520 Y&Z	331.20	331.20
1	KJ520 (39.55401)	Attachment: BROOM KJ, KJ520 Broom	5,704.00	5,704.00
1	70.8211	Accessory: Kit, 12V Actuator KJ	377.20	377.20

Subtotal	14,729.20
CHARGES	
Setup Charges	+736.00
Delivery	+700.00
TOTAL USD $	16,165.20

Notes:

Above pricing is Sourcewell. City of Bettendorf ID #2110.
I can not lock in above prices until items are on the assembly line being produced.

TNT LANDSCAPING LLC and NURSERY

SIGNATURE

DATE

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to N.J. Miller, Inc. for deck repairs at George Thuenen Bridge.

Explanation
The George Thuenen Bridge is in need of repairs to the bridge deck itself, the expansion joints where the bridge meets the abutment and the bridge approach pavement. The two expansion joints specifically have failed over the past several months and have created a very rough driving surface. To ensure the long term stability of the bridge, these repairs need to be made before winter. To accommodate this work given the two-lane bridge configuration and to ensure traffic is maintained for the Isle Casino, temporary traffic signals will be utilized on the bridge itself to allow for stop-alternate traffic.

N.J. Miller, Inc. of Bettendorf, Iowa was the low bidder of two (2) bids received. Bids ranged from the high of $119,820.00 and low of $46,312.00.

Staff is requesting a contingency be authorized in addition to this quote to cover unforeseen changes that may arise during construction.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project (PW0573) is funded within the Community Improvement Program (CIP) with a budget of $100,000.

List Attachments
Resolution, Quote.

RESOLUTION NO. _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO N.J. MILLER, INC. FOR DECK REPAIRS AT THE GEORGE THUENEN BRIDGE

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 work is a key component in maintaining the City's transportation infrastructure; and

WHEREAS, a minimum of (2) quotes were solicited and N.J. Miller, Inc. was the low bid received in the amount of $46,312.00;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Director of Public Works is authorized to issue a purchase order to N.J. Miller, Inc. in the amount of $60,000.00, which contains the contingency to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

N.J. Miller, Inc. HEAVY CONSTRUCTION CONTRACTORS
450 Devils Glen Road • Bettendorf, Iowa 52722 • Telephone (563) 391-1021

GEORGE THUENEN BRIDGE REPAIR

Due: 9/27/2023

Item	Quan.	Units		MTD Total
1 MOBILIZATION	1	LS	$1,500.00	$1,500.00
2 REMOVAL OF CONCRETE OVERLAY	28.2	SY	$85.00	$2,397.00
3 CONCRETE OVERLAY 3"	28.2	SY	$95.00	$2,679.00
4 REMOVAL OF BRIDGE APPROACH SLAB	148	SY	$55.00	$8,140.00
5 CONCRETE BRIDGE APPROACH SLAB	148	SY	$115.00	$17,020.00
6 REMOVAL OF EXPANSION JOINT	88	LF	$20.00	$1,760.00
7 INSTALLATION OF TYPE "CF" JOINT	88	LF	$32.00	$2,816.00
8 TRAFFIC CONTROL	1	LS	$10,000.00	$10,000.00

TOTAL $46,312.00

Michael T DeJulius



N.J. Miller, Inc
President

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Mark Hunt, Comm Dev Director

Item Title

Resolution reapproving the final plat of Hopewell Farm Second Addition (replat of Hopewell Farm First Addition), submitted by CT Creek. (Case 23-028)

Explanation

CT Creek submitted the final plat of Hopewell Farm Second Addition which was approved by City Council on June 20, 2023 by Resolution No. 180-23. The developer did not record the final plat and legal documents within the allowable 60-day time period, necessitating reapproval of the final plat.

CT Creek has submitted the final plat of Hopewell Farm Second Addition. The future land use designation is split between Urban Medium Intensity (west) and Urban Low Intensity (east), and the third reading of the ordinance rezoning the subdivision to R-3, Mixed Residential District is scheduled for June 20. The proposed replat is to accommodate a church on the west side of the proposed subdivision and townhouses on the east side of the subdivision. Both future land use designations permit the rezoning to the R-3, Mixed Residential District which allows the church and townhouse uses.

The proposed 29-lot subdivision contains 17.67 acres, with Lot 1 containing the proposed church site and Lots 2-29 for the townhouses. No buffer yard is required between R-3 and R-1 zoned parcels, but a 30-foot-wide landscaped buffer has been provided along the adjoining R-1 zoned subdivisions to the east and south. The developer is providing a buffer yard equivalent to that found in R-4 and R-5 multi-family residence zoning districts to separate the proposed structures from adjacent single-family zoned parcels.

The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods and Goal G: Attract Young People. Goal of the Comprehensive Plan - Goal F: Promote Recreational and Cultural Activity.

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 REAPPROVING THE FINAL PLAT OF HOPEWELL FARM SECOND ADDITION (REPLAT OF HOPEWELL FARM FIRST ADDITION)

WHEREAS, CT Creek submitted the final plat of Hopewell Farm Second Addition which was approved by City Council on June 20, 2023 by Resolution No. 180-23, and

WHEREAS, reapproval of the final plat is required because the developer did not record the final plat and legal documents within the allowable 60-day time period after City Council approval.

NOW, THEREFORE, BE IT RESOLVED, that the City Council reapproves the final plat of Hopewell Farm Second Addition.

PASSED, APPROVED, AND ADOPTED this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Hopewell Farm Second Addition- Final Plat
Author: Greg Beck
Department: Community Development

Case No.:	23-028
Request:	Replatting to delineate separate portions of existing plat Hopewell Farm First Addition
Location:	5019 Hopewell Avenue – south of Hopewell Avenue and east of Middle Road
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

Ben Eastep of CT Creek has submitted a request for a final plat of Hopewell Farm Second Addition (see Aerial Map, Attachment A). The zoning is proposed as R-3, Mixed Residential District and 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 replatting of Hopewell Farm First Addition to accommodate a church on the west side of the proposed subdivision and townhouses on the east side of the subdivision (see Final Plats, Attachments D and E).

Future Land Use and Comprehensive Plan

Both future land use designations permit the rezoning to the R-3, Mixed Residential District, which allows the church and townhouse uses. The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods and Goal G: Attract Young People. Goal of the Comprehensive Plan - Goal F: Promote Recreational and Cultural Activity.

Lot Configuration & Zoning Compliance

The proposed Hopewell Farm Second Addition contains 17.67 acres for the proposed church and residential units (see Final Plat, Attachment E). The number of lots would constitute twenty-nine total, with Lot 1 containing the proposed church site. Lots 2-29 are designated for the building of townhouses. 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.

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

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

The church will have one point of access at Hopewell Avenue. The access to the proposed townhome development will come from street connections to Hopewell Avenue. Butterfield Drive will be extended to connect to Hopewell Avenue and Wildcat Way will create an additional connection.

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. Five-foot-wide sidewalks are required on all new right-of-way created for development (Polster Place, Wildcat Way, Butterfield Drive).

Off-Street Parking

Off-street parking appears sufficient for both developments and will be verified at the Site Development Plan phase of the projects.

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

The landscaping requirements are met with the tree count as shown on the landscape plan for the church. Landscaping for the townhouses shall be evaluated at the time of that site development plan submittal.

Lighting

Any lighting from the church will be required to be downcast on the site. Lighting will be evaluated at the site development plan stage.

Floodplain

A portion of Hopewell Farm Second 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 E and F). Outlots also separate the lots of record from the floodplain.

Staff Recommendation

Staff finds this plat to be complaint with State and City law and is of the concept shown at the proposed rezoning. Thus, we recommend approval with the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. Site development plan is required for approval. The site development plan should generally reflect those developments shown on the concept plan.

Respectfully submitted,

Greg Beck
City Planner

N

23-028 HOPEWELL FARM SECOND ADDITION FINAL PLAT

AERIAL

0 250 500 1,000 Feet

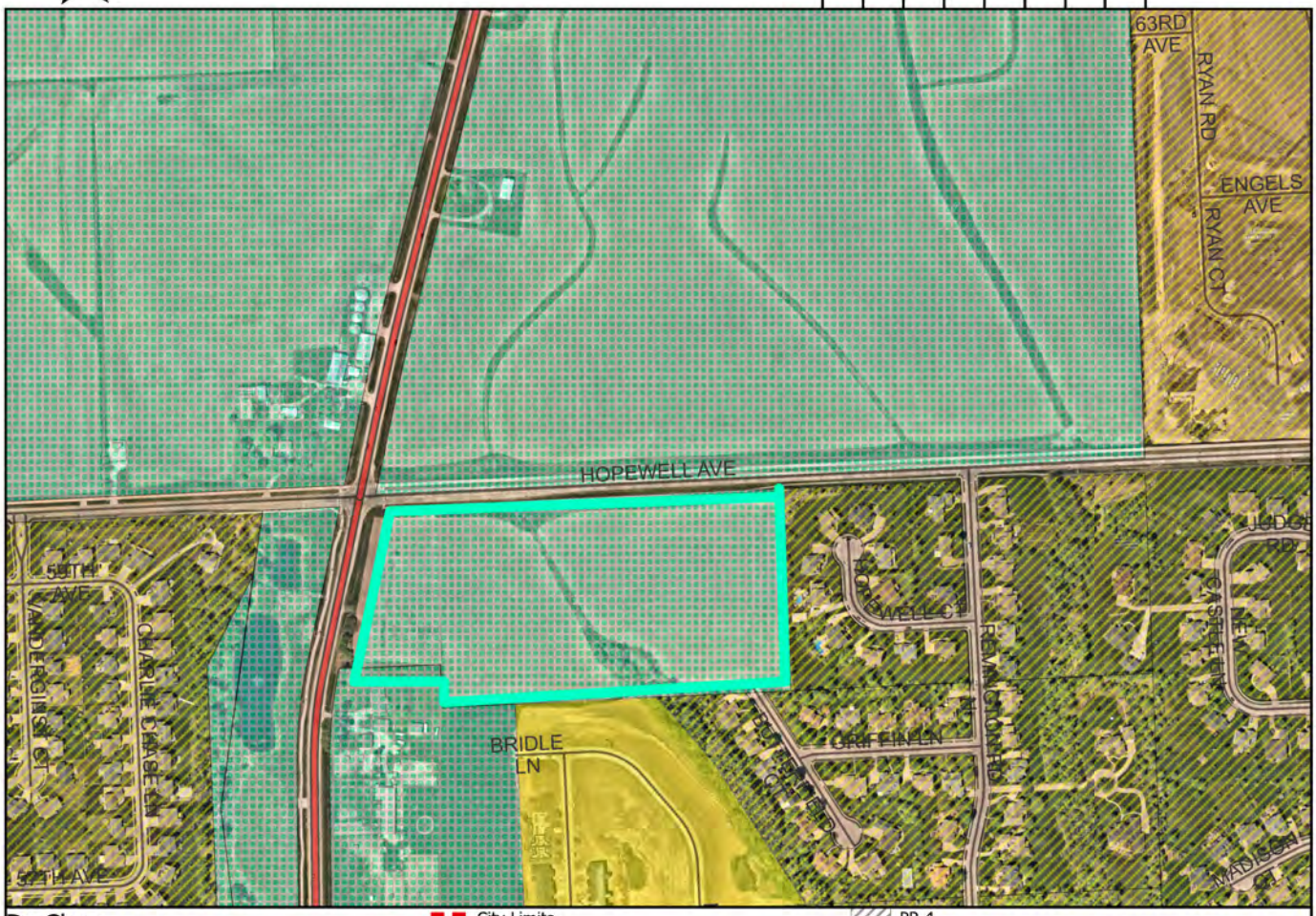


23-029 HOPE CHURCH SITE DEVELOPMENT PLAN

ZONING AERIAL

N

0 250 500 1,000 Feet



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

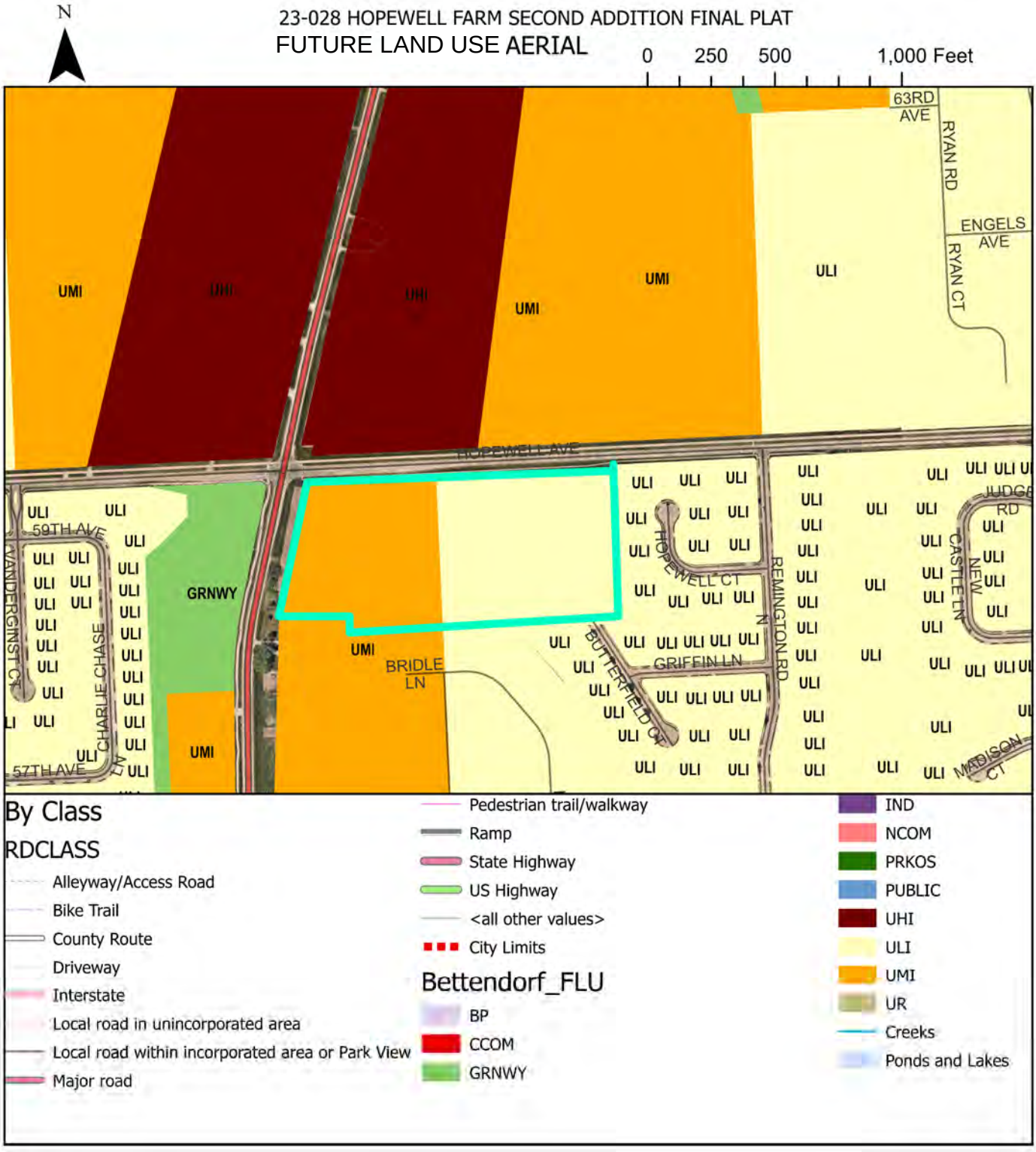
Current Zoning

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

23-028 HOPEWELL FARM SECOND ADDITION FINAL PLAT

FUTURE LAND USE AERIAL



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

Bettendorf_FLU

- BP
- CCOM
- GRNWY
- IND
- NCOM
- PRKOS
- PUBLIC
- UHI
- ULI
- UMI
- UR
- Creeks
- Ponds and Lakes

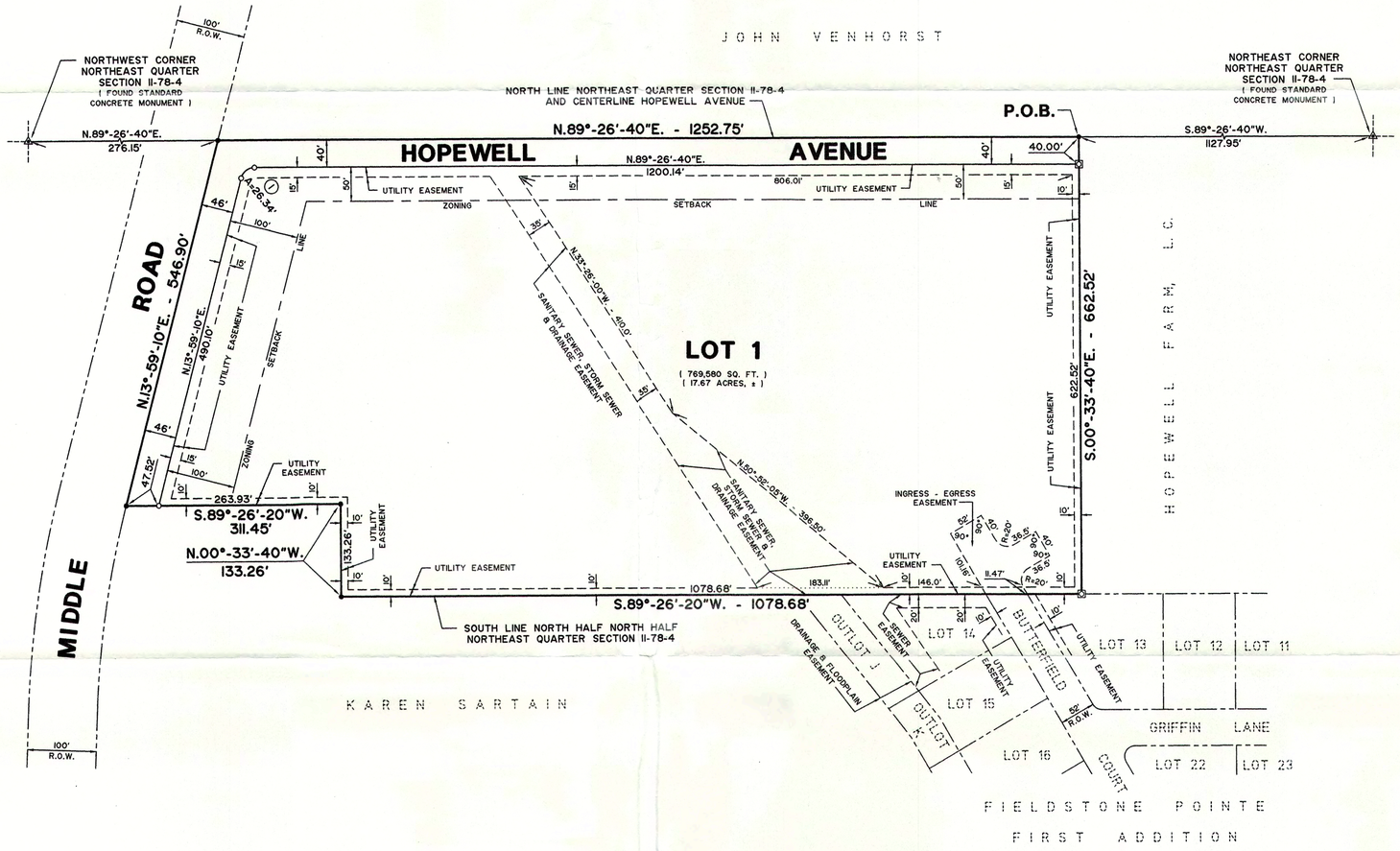
FINAL PLAT OF

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

FINAL PLAT
HOPEWELL FARM SECOND ADDITION
BEING A REPLAT OF HOPEWELL FARM FIRST ADDITION
BETTENDORF, IOWA

OWNER:	APPLICANT:	PREPARED BY:
FIRST ASSEMBLY OF GOD 1811 18TH ST BETTENDORF, IA 52722	CT CREEK 1805 STATE ST STE 103 BETTENDORF, IA 52722	AXIOM CONSULTANTS, LLC 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240

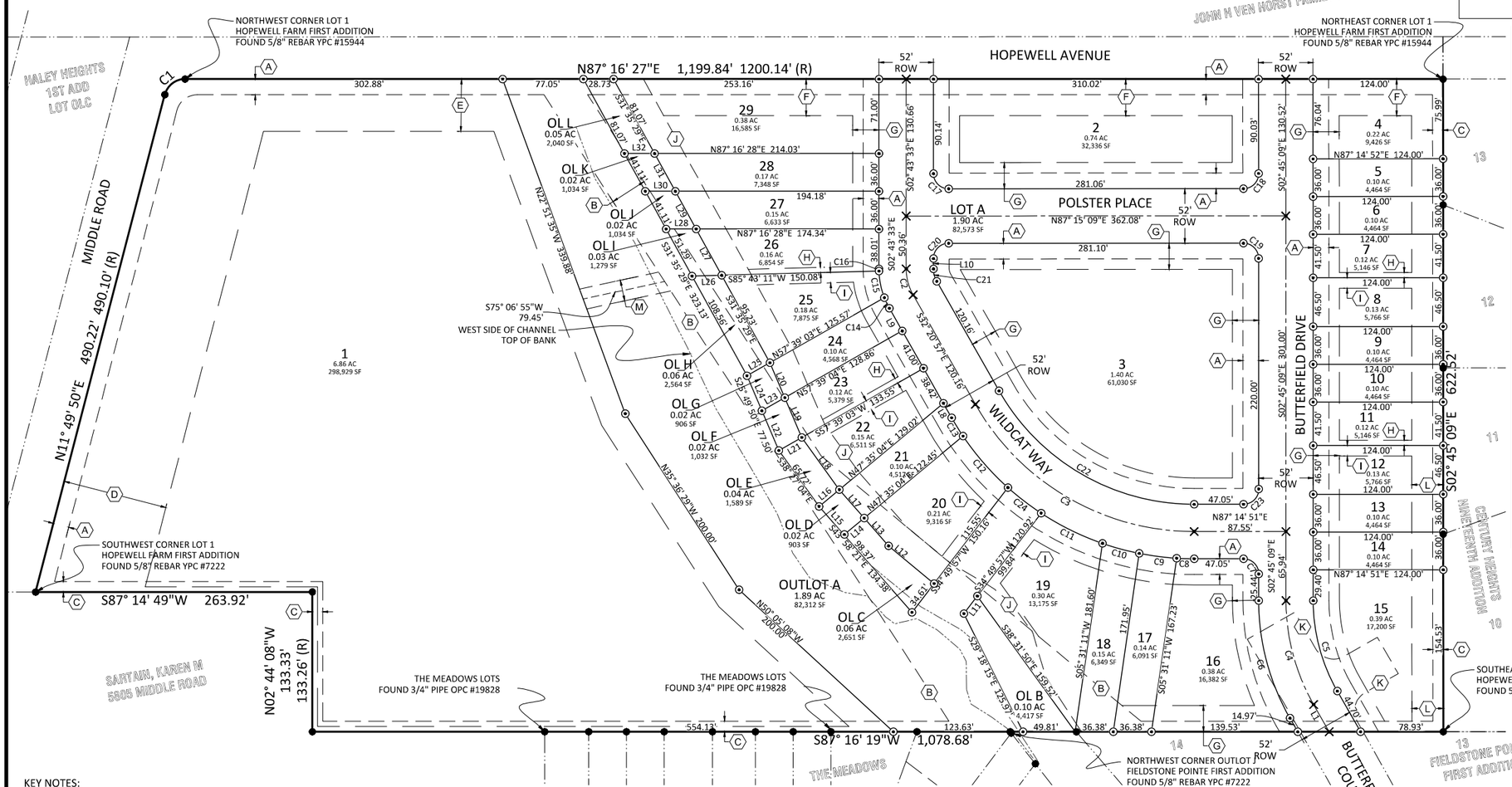
LEGAL DESCRIPTION:

ALL OF LOT 1 OF HOPEWELL FARMS FIRST ADDITION AS RECORDED IN FILE # 2003-64452, NOW IN AND FORMING A PART OF THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

DESCRIBED AREA CONTAINS 17.67 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 11-T78N-R4E
QUARTER SECTION: N 1/2 NE 1/4
CITY: BETTENDORF
SUBDIVISION: HOPEWELL FARM 2ND ADD
BLOCK: NA
LOT(S): NA



LINE TABLE		
LINE #	LENGTH	BEARING
L1	29.84	S32° 28' 52"E
L2	29.95	N87° 16' 19"E
L3	29.95	N87° 16' 19"E
L4	26.00	N87° 16' 27"E
L5	26.00	N87° 16' 27"E
L6	26.00	N87° 16' 27"E
L7	26.00	N87° 16' 27"E
L8	15.90	N32° 20' 57"W
L9	24.84	N32° 20' 57"W
L10	9.87	S02° 43' 33"E
L11	21.08	S34° 49' 57"W
L12	56.38	S53° 02' 06"E
L13	35.29	S43° 58' 21"E
L14	25.08	N47° 35' 04"E
L15	36.01	S43° 58' 21"E
L16	25.08	N47° 35' 04"E
L17	36.01	S43° 58' 21"E
L18	61.32	S38° 27' 04"E
L19	41.27	S25° 49' 50"E
L20	36.23	S25° 49' 50"E
L21	25.16	S57° 39' 03"W
L22	41.27	S25° 49' 50"E
L23	25.16	N57° 39' 03"E
L24	36.23	S25° 49' 50"E
L25	25.16	N57° 39' 03"E
L26	28.32	S85° 43' 11"W
L27	50.41	S31° 35' 29"E
L28	28.73	N87° 16' 28"E
L29	41.11	S31° 35' 29"E
L30	28.73	N87° 16' 28"E
L31	41.11	S31° 35' 29"E
L32	28.73	N87° 16' 28"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	26.20	20.00	75°02'37"	N49° 37' 05"E	24.36
C2	25.85	50.00	29°37'26"	S17° 32' 15"E	25.56
C3	253.02	240.00	60°24'12"	S62° 33' 03"E	241.46
C4	103.77	200.00	29°43'43"	S17° 37' 00"E	102.61
C5	90.28	174.00	29°43'43"	S17° 37' 00"E	89.27
C6	117.26	226.00	29°43'43"	N17° 37' 00"W	115.95
C7	22.78	14.50	90°00'00"	N47° 45' 09"W	20.51
C8	16.77	266.00	3°36'41"	S89° 03' 12"W	16.76
C9	36.03	266.00	7°45'39"	N85° 15' 38"W	36.00
C10	36.30	266.00	7°49'08"	N77° 28' 14"W	36.27
C11	65.37	266.00	14°04'54"	N66° 31' 13"W	65.21
C12	65.37	266.00	14°04'54"	N43° 48' 53"W	65.21
C13	20.54	266.00	4°25'29"	N34° 33' 41"W	20.54
C14	11.20	76.00	8°26'25"	N28° 07' 44"W	11.19
C15	26.04	76.00	19°37'43"	N14° 05' 40"W	25.91
C16	2.06	76.00	1°33'16"	N03° 30' 11"W	2.06

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C17	22.78	14.50	90°01'19"	N47° 44' 12"W	20.51
C18	22.78	14.50	90°00'17"	S42° 15' 00"W	20.51
C19	22.78	14.50	89°59'43"	N47° 45' 00"W	20.51
C20	22.77	14.50	89°58'41"	S42° 15' 48"W	20.50
C21	12.41	24.00	29°37'24"	S17° 32' 15"E	12.27
C22	225.61	214.00	60°24'12"	S62° 33' 03"E	215.30
C23	22.78	14.50	90°00'00"	N42° 14' 51"E	20.51
C24	40.04	266.00	8°37'27"	N55° 10' 03"W	40.00

KEY NOTES:

- (A) 15' PUBLIC UTILITY EASEMENT
- (B) SANITARY SEWER, STORM SEWER & DRAINAGE EASEMENT, BK2003;PG 64452
- (C) 10' UTILITY EASEMENT
- (D) 100' ZONING SETBACK
- (E) 50' ZONING SETBACK
- (F) 35' ZONING SETBACK
- (G) 25' BUILDING FRONT AND REAR SETBACK
- (H) 5' BUILDING SIDE SETBACK (TYP)
- (I) 10' BUILDING SIDE SETBACK (TYP)
- (J) 50' BUFFER FROM TOP OF BANK/OVERLAND FLOW EASEMENT
- (K) INGRESS/EGRESS EASEMENT TO BE VACATED
- (L) 30' SETBACK
- (M) 20' PRIVATE SANITARY SEWER EASEMENT

GENERAL NOTES:

1. BASIS OF BEARINGS IS THE IOWA STATE 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 A PART 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. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
6. 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.
7. 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.
8. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
9. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES, AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.
10. ALL INTERIOR ROADS SHALL HAVE SIDEWALK ON BOTH SIDES.
11. ALL DEVELOPED LOTS ASSOCIATED WITH THIS PLAT TO CONTRIBUTE TO THE EXISTING REGIONAL DETENTION FACILITY IN AN AMOUNT TO BE CALCULATED BY THE CITY ENGINEER.
12. OWNERS OF LOT 2, LOTS 4-15, AND LOTS 16-29 ARE PROHIBITED FROM ENCROACHING INTO THE REAR YARD SETBACK AND MAY NOT MAKE A VARIANCE REQUEST TO DO SO.
13. LOTS 19-29 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS B-L, RESPECTIVELY, BEING INCLUDED AND NO STRUCTURES ARE PERMITTED ON THE OUTLOTS.
14. THE ZONING FOR THE LOTS SHOWN ON THE SITE IS R-3 AT TIME OF PLATTING.
    REQUIRED SETBACKS FOR THE R-3 ZONING ARE:

FRONT	SIDE	STREET SIDE	REAR
25'	5'/10'	25'	25'

15. THE INTENDED USE OF THE OUTLOT AND LETTERED LOTS WITHIN THE PLAT ARE AS FOLLOWS:

OUTLOT	INTENDED USE	RESPONSIBLE PARTY
OUTLOT A	AREA FOR DRAINAGE	HOMEOWNER'S ASSOCIATION
OUTLOT B-L	FLOODPLAIN/DRAINAGE EASEMENT	LOT OWNER
LOT A	RIGHT-OF-WAY DEDICATION	CITY OF BETTENDORF

LEGEND

- SET 3/4" Ø PIPE OPC 19828
- SET CUT X
- FOUND 5/8" REBAR W/ YPC #7222 OR AS LABELED
- (R) PREVIOUSLY RECORDED AS
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT

CITY OF BETTENDORF

BY _____ DATE _____

ATTEST _____ DATE _____

PLANNING AND ZONING

BY _____ DATE _____

UTILITY APPROVALS

CENTURYLINK _____ DATE _____

MIDAMERICAN ENERGY _____ DATE _____

MEDIACOM _____ DATE _____

IOWA AMERICAN WATER COMPANY _____ DATE _____

METRONET _____ DATE _____

PROFESSIONAL LAND SURVEYOR
BRADLEY R. GEATER 19828
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.

BRADLEY R. GEATER, P.L.S., P.E. DATE
LICENSE NUMBER 19828.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 30 60

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: HOPE CHURCH BETTENDORF, IOWA

CLIENT NAME: CT CREEK

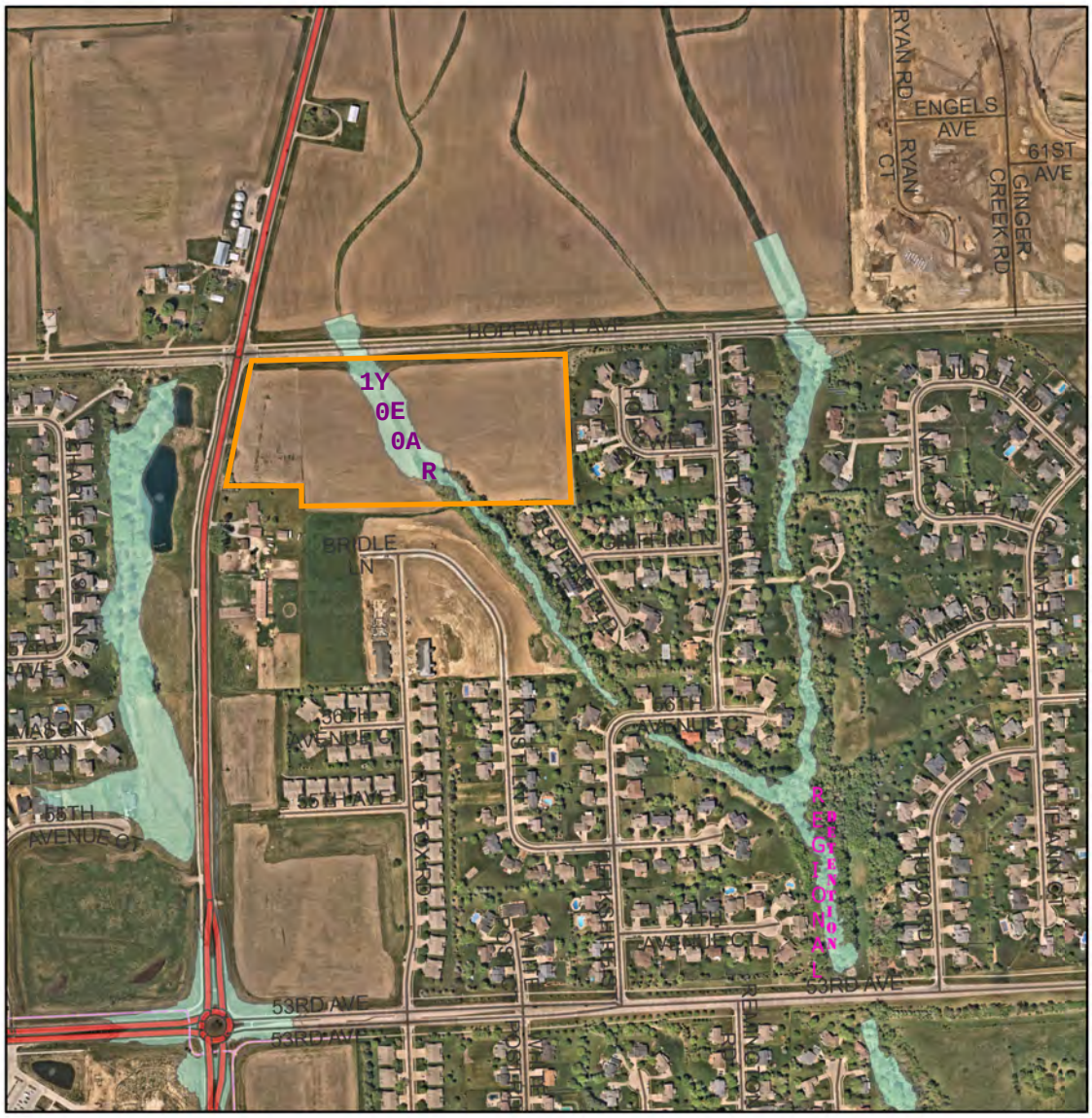
SHEET NAME: FINAL PLAT

DESIGNED, DETAILED, AND CHECKED BY: BOELK

PROJECT NO.: 230008

SHEET NUMBER: 1 OF 1

FEMA FLOOD HAZARD AERIAL



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>

June 14, 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 Hopewell Farm Second Addition, submitted by CT Creek. (Case 23-028)

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

7. Case 23-028 – Final Plat; Hopewell Farm Second Addition, submitted by CT Creek. (Staff: Beck)

8. Case 23-029 – Site Development Plan; 5019 Hopewell Avenue, submitted by First Assembly of God/Hope Church. (Staff: Beck)

Beck reviewed the staff reports.

A brief discussion was held regarding the timing of the submittal of a site development plan for the townhomes proposed for the east side of the proposed subdivision.

Tim Cernin, 5213 Hopewell Court, requested that a 10-foot high berm be required along the eastern boundary of the proposed subdivision rather than trees that are proposed. Morlok stated that that type of issue would be addressed during the review of the site development plan, adding that the final plat only specifies the legal division of the lots.

Glenn Dugan, 5736 Butterfield Court, suggested that the best way to continue development north of Fieldstone Pointe is to develop the property with high-end single-family homes. He requested that Butterfield Court not be extended into the new subdivision.

Wendie Clifton, 5323 Hopewell Court, asked how the residents can become a part of the process of creating the site development plan for the townhomes. Stoltenberg stated that developers typically hold neighborhood meetings during which they take input from the residents. Hunt explained that while the code does not require developers to hold neighborhood meetings, the developer did hold one that he attended. He suggested that citizens could contact the developer directly to make suggestions. Gibson concurred, adding that residents should bring new ideas and suggestions without rehashing questions that have been asked and answered.

Tony Clifton, 5323 Hopewell Court, asked if the only thing on the west side of the subdivision would be the church and associated parking lot. Morlok confirmed this.

> On motion by Kappeler, second by Gibson, that the final plat of Hopewell Farm Second Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

> On motion by Kappeler, second by Satterfield, that a site development plan for 5019 Hopewell Avenue be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 3, 2023
REQUESTED BY: Mark Hunt, Comm Dev Director

Item Title
Resolution approving the final plat of Highland Ridge Second Addition, submitted by E & A Enterprises, LLC. (Case 23-063)

Explanation
E & A Enterprises, LLC has submitted the final plat of Highland Ridge Second Addition which is located southwest of the intersection of Forest Grove Drive and Devils Glen Road. The Future Land Use map designates the area as Urban Low Intensity (ULI), and the property has been zoned R-1, Single-Family Residence District since 1996. The plat shows 24 developable lots ranging in size from 10,496 square feet to 46,756 square feet. A total of 3 outlots are proposed for varying purposes including open space, sewer access, and excess right-of-way. Each outlot shall be owned and maintained by the adjacent developable lot owner as described in the plat notes. The proposed plat is materially similar to the previously-approved preliminary plat named ValleyWynds Phase II. All other bulk standards for setbacks, lot width, and lot size are met by the proposed plat.

The proposed single-family homes are in demand and are consistent with the character of the area and with the Comprehensive Plan. A commercial and townhome development (Highland Ridge First Addition) is located east of the proposed subdivision. The higher intensity development to the east includes landscape buffering to provide a transition between the change in density and uses.

The Planning and Zoning Commission made a recommendation for approval of final plat at their September 20, 2023 meeting.

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 HIGHLAND RIDGE SECOND ADDITION

WHEREAS, E & A Enterprises, LLC has submitted the final plat of Highland Ridge 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 federal, state, or local government provisions as required by law.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Highland Ridge Second Addition.

PASSED, APPROVED, AND ADOPTED this 3rd day of October, 2023.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: P&Z: Final Plat
Author: Taylor Beswick
Department: Community Development
Date: September 20, 2023

Case No.:	23-063
Request:	Final Plat of Highland Ridge Second Addition
Location:	Southwest corner of Devils Glen Road and Forest Grove Drive
Legal Description:	NE½SW¼ of Section 3, Township 78 N (Parcel # 840333013)
Applicant:	E & A Enterprises, LLC
Owner:	MCB Development Corporation
Future Land Use:	Urban Low Intensity (ULI)
Zoning:	R-1, Single Family Residence District

Background Information & Facts

E & A Enterprises, LLC has submitted the final plat of Highland Ridge Second Addition which is located southwest of the intersection of Forest Grove Drive and Devils Glen Road (see Attachment A - Aerial Map and Attachment B – Highland Ridge Second Addition Final Plat). The Future Land Use map designates the area as Urban Low Intensity (ULI) (see Attachment C - Future Land Use Map). The property has been zoned R-1, Single-Family Residence District since 1996 (see Attachment D - Zoning Map). A preliminary plat was approved as part of the ValleyWynds development (see Attachment E – ValleyWynds Phase II Preliminary Plat). Though different in name, the proposed final plat materially matches the approved preliminary plat so the applicant can proceed with final plat approval.

Comprehensive Plan and Future Land Use

The proposed single-family homes are in demand and are consistent with the character of the area and with the Comprehensive Plan. A commercial and townhome development not part of this plat but located in Highland Ridge First Addition is located east of the proposed development. The higher intensity development to the east includes landscape buffering to provide a transition between the change in density and uses.

Lot Configuration & Zoning Compliance

The plat shows 24 developable lots ranging in size from 10,496 square feet to 52,290 square feet. A total of 6 outlots are proposed for varying purposes including open space, sewer access, and excess right-of-way. Each outlot shall be owned and maintained by the adjacent developable lot owner as described in the plat notes.

ValleyWynds Phase II proposed lots of 90 feet in width. The Final Plat for ValleyWynds Eighth Addition located to the south of the proposed plat contains lots of at least 90 feet in width. Staff is recommending the

lot widths in the proposed plat be consistent with the approved preliminary plat of ValleyWynds Phase II, specifically for Lots 4, 5, and 6. All other bulk standards for setbacks, lot width, and lot size are met by the proposed plat.

Utilities
The site shows access to City sanitary sewer and Iowa American water via outlots and easements to adjacent residential developments.

Thoroughfare Plan & Access
Dedicated street rights-of-way are shown as a continuation of Cardinal Road, a continuation of Blackbird Lane, and Blackbird Circle. Cardinal Road is proposed to intersect with Forest Grove Drive and will align with Genesis Way in Forest Grove Crossing Sixth 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 all dedicated streets. The sidewalk network will connect to an existing bike/pedestrian trail on Forest Grove Drive.

Stormwater Detention
Stormwater detention is provided in the adjacent ValleyWynds Eighth Addition.

Staff Recommendation
Staff recommends approval of the Final Plat of Highland Ridge Second Addition with the following condition:

1. All lot widths be at least 90 feet.

Respectfully submitted,

Taylor Beswick
Senior City Planner

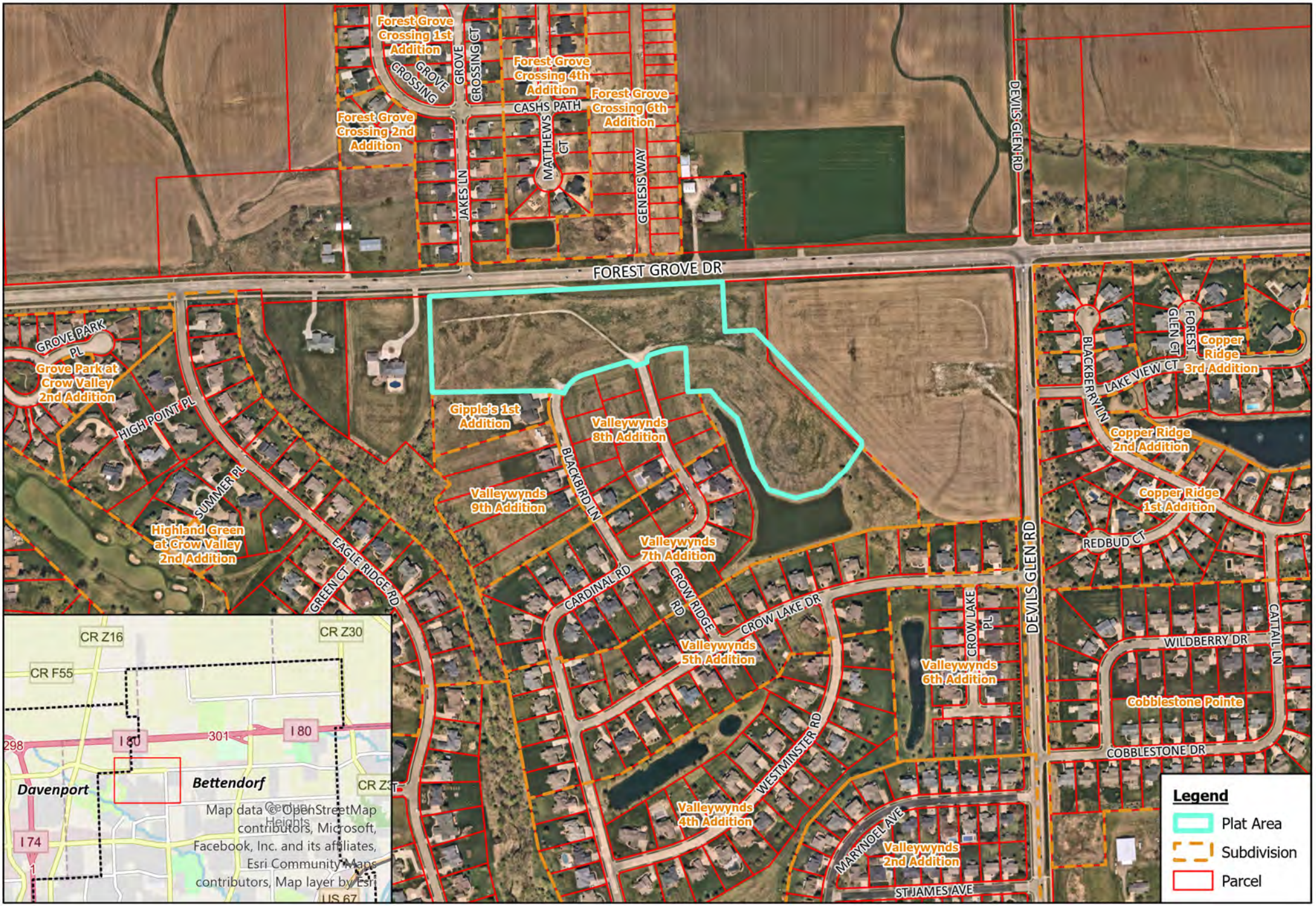
Case No. 23-063: Highland Ridge Second Addition
Final Plat
Aerial

ATTACHMENT A

1 Inch = 476 Feet

0 185 370 740 1,110 Feet

N

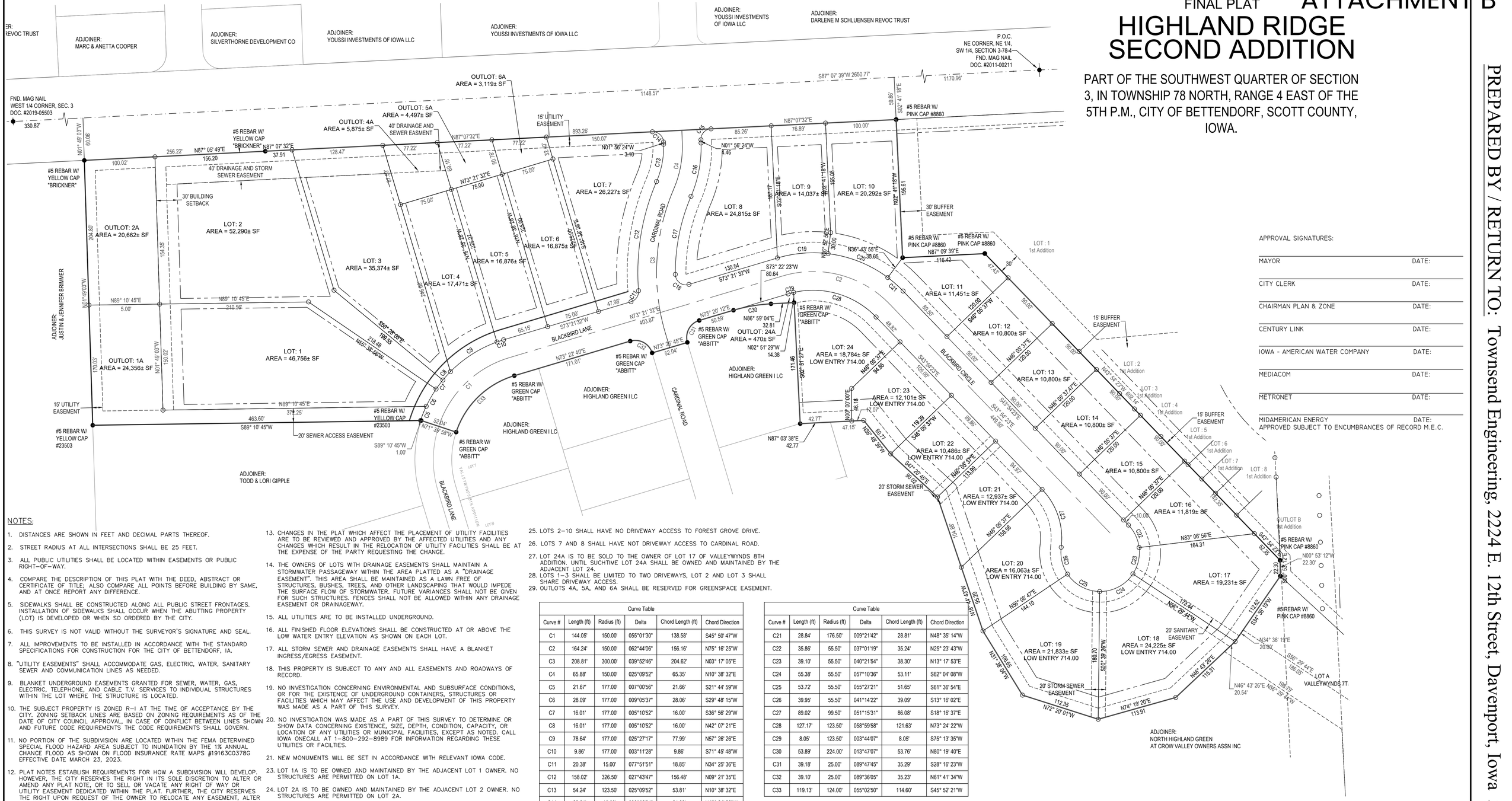


ATTACHMENT B

FINAL PLAT

HIGHLAND RIDGE SECOND ADDITION

PART OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.



APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
METRONET	DATE:
MIDAMERICAN ENERGY	DATE:

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

NOTES:

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. STREET RADIUS AT ALL INTERSECTIONS SHALL BE 25 FEET.
3. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
4. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
5. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
6. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
7. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA.
8. "UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.
9. 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.
10. THE SUBJECT PROPERTY IS ZONED R-I AT THE TIME OF ACCEPTANCE BY THE CITY. 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.
11. NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0378G EFFECTIVE DATE MARCH 23, 2023.
12. 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.
13. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
14. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES, AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORMWATER. FUTURE VARIANCES SHALL NOT BE GIVEN FOR SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGEWAY.
15. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
16. ALL FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED AT OR ABOVE THE LOW WATER ENTRY ELEVATION AS SHOWN ON EACH LOT.
17. ALL STORM SEWER AND DRAINAGE EASEMENTS SHALL HAVE A BLANKET INGRESS/EGRESS EASEMENT.
18. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
19. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE AND DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
20. NO INVESTIGATION WAS MADE AS A PART 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 ONECALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILTIES.
21. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH RELEVANT IOWA CODE.
23. LOT 1A IS TO BE OWNED AND MAINTAINED BY THE ADJACENT LOT 1 OWNER. NO STRUCTURES ARE PERMITTED ON LOT 1A.
24. LOT 2A IS TO BE OWNED AND MAINTAINED BY THE ADJACENT LOT 2 OWNER. NO STRUCTURES ARE PERMITTED ON LOT 2A.
25. LOTS 2-10 SHALL HAVE NO DRIVEWAY ACCESS TO FOREST GROVE DRIVE.
26. LOTS 7 AND 8 SHALL HAVE NOT DRIVEWAY ACCESS TO CARDINAL ROAD.
27. LOT 24A IS TO BE SOLD TO THE OWNER OF LOT 17 OF VALLEYWYNDS 8TH ADDITION. UNTIL SUCHTIME LOT 24A SHALL BE OWNED AND MAINTAINED BY THE ADJACENT LOT 24.
28. LOTS 1-3 SHALL BE LIMITED TO TWO DRIVEWAYS, LOT 2 AND LOT 3 SHALL SHARE DRIVEWAY ACCESS.
29. OUTLOTS 4A, 5A, AND 6A SHALL BE RESERVED FOR GREENSPACE EASEMENT.

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	144.05'	150.00'	055°01'30"	138.58'	S45° 50' 47"W
C2	164.24'	150.00'	062°44'06"	156.16'	N75° 16' 25"W
C3	208.81'	300.00'	039°52'46"	204.62'	N03° 17' 05"E
C4	65.88'	150.00'	025°09'52"	65.35'	N10° 38' 32"E
C5	21.67'	177.00'	007°00'56"	21.66'	S21° 44' 59"W
C6	28.09'	177.00'	009°05'37"	28.06'	S29° 48' 15"W
C7	16.01'	177.00'	005°10'52"	16.00'	S36° 56' 29"W
C8	16.01'	177.00'	005°10'52"	16.00'	N42° 07' 21"E
C9	78.64'	177.00'	025°27'17"	77.99'	N57° 26' 26"E
C10	9.86'	177.00'	003°11'28"	9.86'	S71° 45' 48"W
C11	20.38'	15.00'	077°51'51"	18.85'	N34° 25' 36"E
C12	158.02'	326.50'	027°43'47"	156.48'	N09° 21' 35"E
C13	54.24'	123.50'	025°09'52"	53.81'	N10° 38' 32"E
C14	23.81'	15.00'	090°56'04"	21.39'	N47° 24' 26"W
C15	23.32'	15.00'	089°03'56"	21.04'	N42° 35' 34"E
C16	77.52'	176.50'	025°09'52"	76.90'	N10° 38' 32"E
C17	113.33'	273.50'	023°44'27"	112.52'	N11° 21' 15"E
C18	27.78'	15.00'	106°07'30"	23.98'	N53° 34' 43"W
C19	72.46'	176.49'	023°31'28"	71.96'	N85° 07' 14"E
C20	91.95'	176.50'	029°50'56"	90.91'	S68° 11' 33"E

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C21	28.84'	176.50'	009°21'42"	28.81'	N48° 35' 14"W
C22	35.86'	55.50'	037°01'19"	35.24'	N25° 23' 43"W
C23	39.10'	55.50'	040°21'54"	38.30'	N13° 17' 53"E
C24	55.38'	55.50'	057°10'36"	53.11'	S62° 04' 08"W
C25	53.72'	55.50'	055°27'21"	51.65'	S61° 36' 54"E
C26	39.95'	55.50'	041°14'22"	39.09'	S13° 16' 02"E
C27	89.02'	99.50'	051°15'31"	86.08'	S18° 16' 37"E
C28	127.17'	123.50'	058°59'58"	121.63'	N73° 24' 22"W
C29	8.05'	123.50'	003°44'07"	8.05'	S75° 13' 35"W
C30	53.89'	224.00'	013°47'07"	53.76'	N80° 19' 40"E
C31	39.18'	25.00'	089°47'45"	35.29'	S28° 16' 23"W
C32	39.10'	25.00'	089°36'05"	35.23'	N61° 41' 34"W
C33	119.13'	124.00'	055°02'50"	114.60'	S45° 52' 21"W

1. Owner:
   Highland Green, I L C
   Attn: Greg Bush
   5401 Victoria Ave.,
   Davenport, IA 52807
   Ph: (563) 359-0500
2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
3. Surveyor:
   Jerry Rodgers
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
4. Attorney:
   Clark Stojan
   423 17th St., Ste. 103,
   Rock Island, IL 61201
   Ph: (309) 794-9400

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE =
FENCE LINE = -x-x-x-x-x-
EASEMENT LINE = - - - - - -
SETBACK LINE= ——.——.——
SECTION LINE= —·—·—·—

N W E S

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

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.

JERRY D. ROGERS
8860
LICENSED LAND SURVEYOR
IOWA

JERRY D. ROGERS — Date
Iowa License Number: 8860
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 9/12/2023

DRAWN BY: KLC
CHECKED BY: JDR

DRAWING LOCATION
S:\STOJAN\FG-DEVILS GLEN\DRAWINGS

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
HIGHLAND RIDGE SECOND ADDITION
BETTENDORF, IOWA

OWNER:
HIGHLAND GREEN I LC

SHEET NO.
1

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

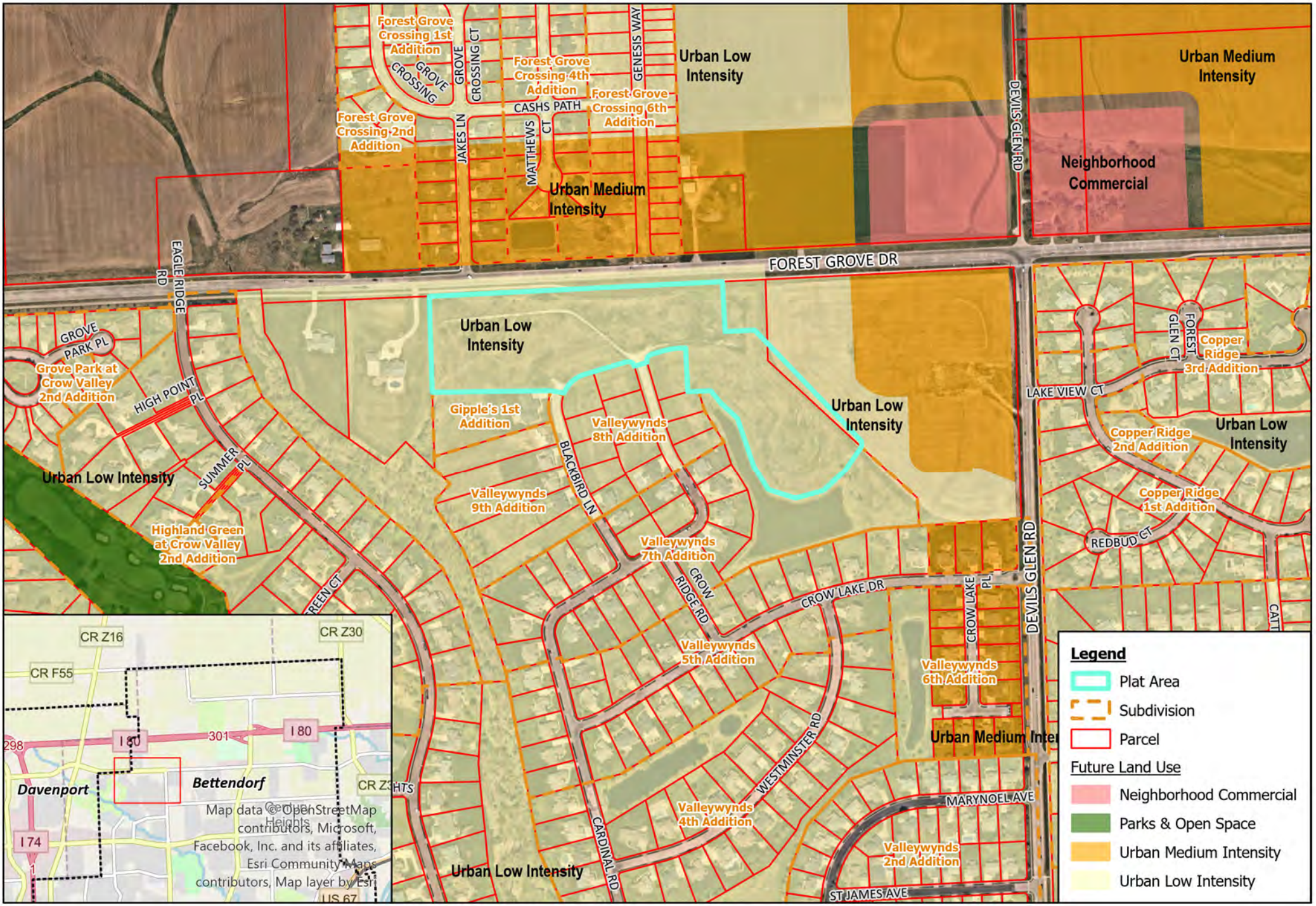
Case No. 23-063: Highland Ridge Second Addition Final Plat
Adopted Future Land Use Map

ATTACHMENT C

1 Inch = 476 Feet

0 185 370 740 1,110 Feet

N



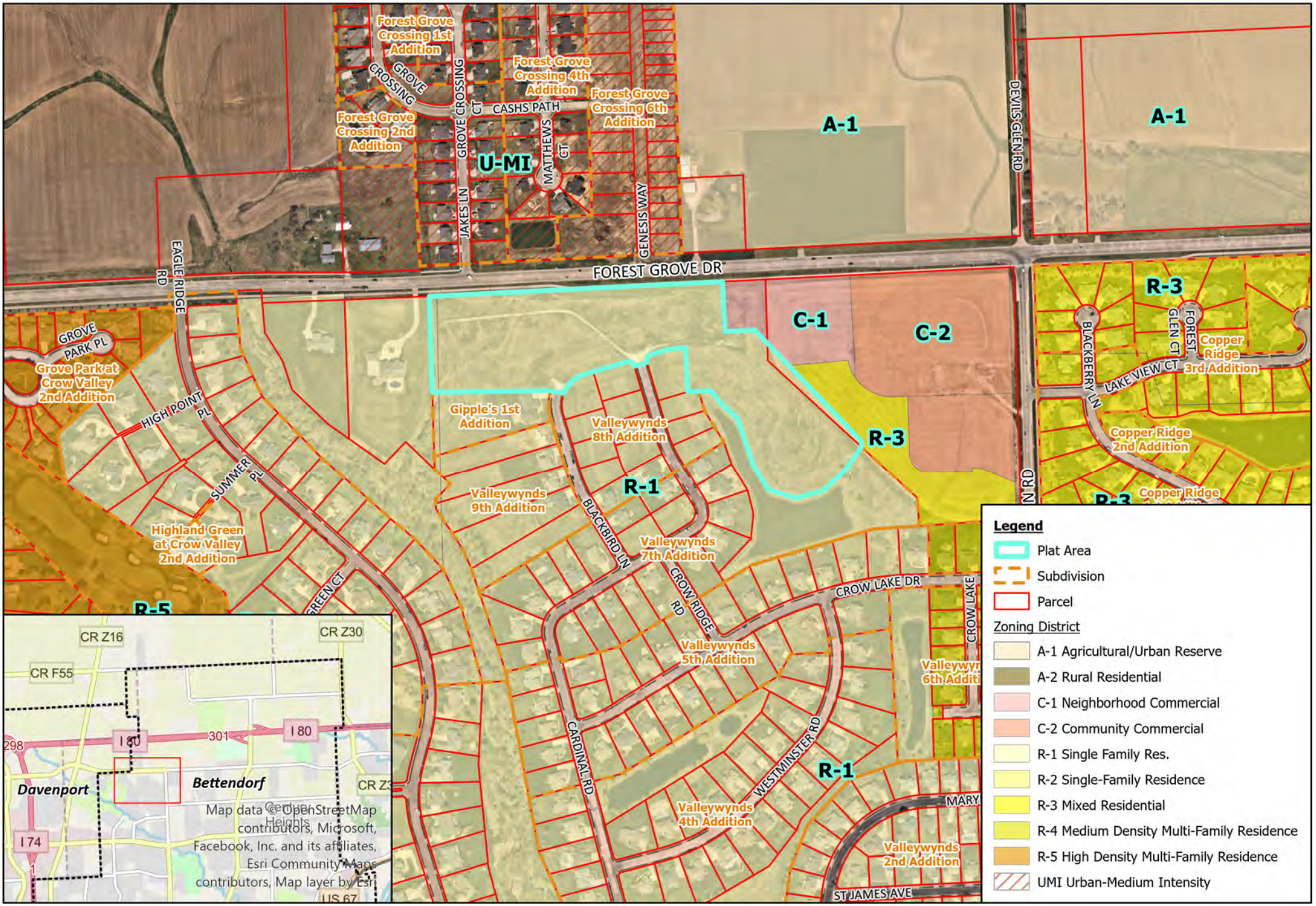
Case No. 23-063: Highland Ridge Second Addition
Final Plat
Current Zoning

ATTACHMENT D

1 Inch = 476 Feet

0 185 370 740 1,110 Feet

N



Legend

- Plat Area
- Subdivision
- Parcel

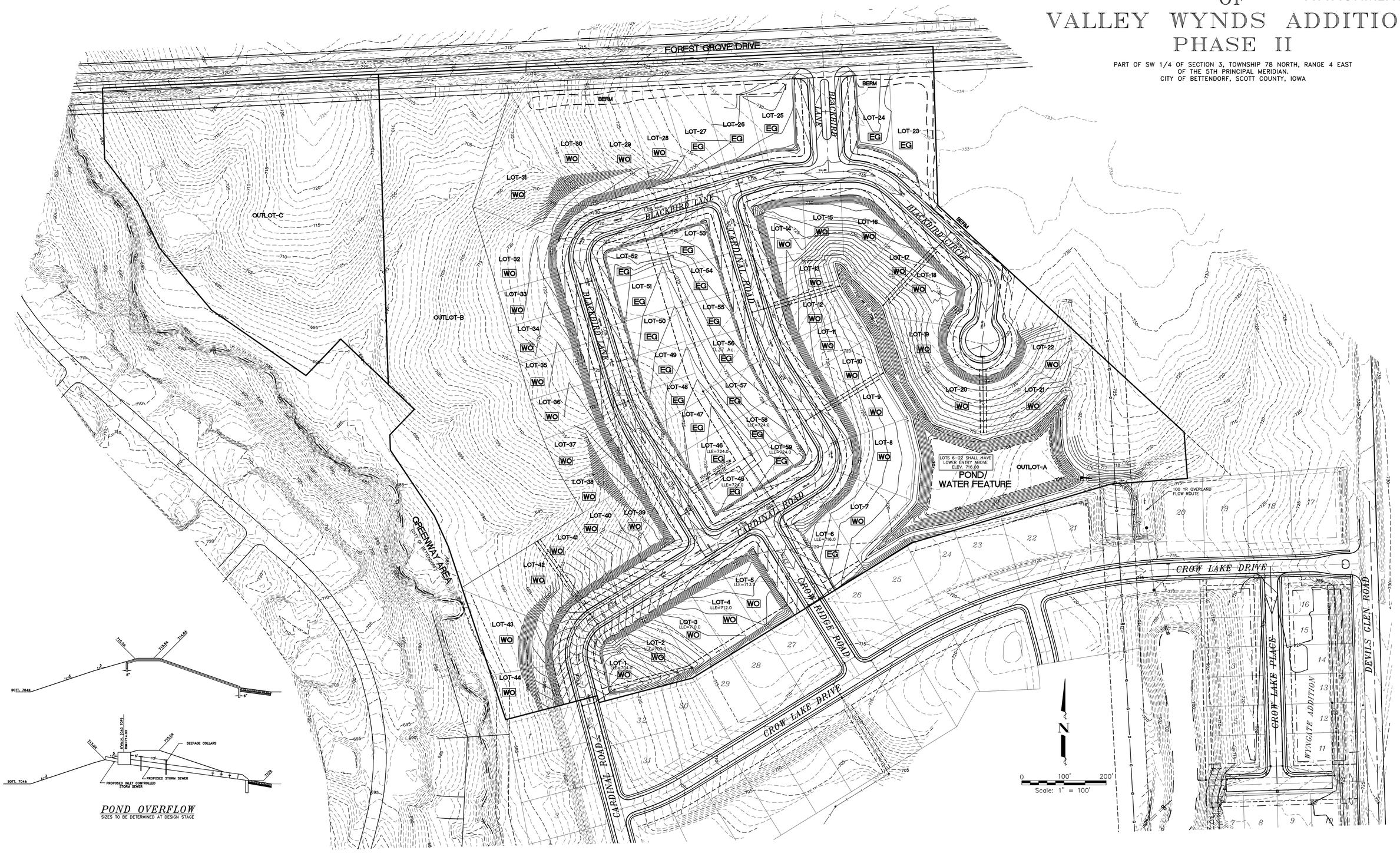
Zoning District

- A-1 Agricultural/Urban Reserve
- A-2 Rural Residential
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- R-1 Single Family Res.
- R-2 Single-Family Residence
- R-3 Mixed Residential
- R-4 Medium Density Multi-Family Residence
- R-5 High Density Multi-Family Residence
- UMI Urban-Medium Intensity

ATTACHMENT E

PRELIMINARY PLAT OF VALLEY WYNDS ADDITION PHASE II

PART OF SW 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN.
CITY OF BETTENDORF, SCOTT COUNTY, IOWA



POND OVERFLOW
SIZES TO BE DETERMINED AT DESIGN STAGE

VALLEY WYNDS ADDITION
BETTENDORF, IOWA

REVISIONS		
NO.	ITEM	DATE
1	REVISED PER CITY COMMENTS	10-10-12

PLOTTING SCALE:	*1" = 100'*
DRAWN BY:	*ECL*
CHECKED BY:	
DATE:	*SEPTEMBER 28, 2012*

McClure Engineering Associates, Inc.
4700 Kennedy Drive
(309) 792-9350
East Moline, Illinois 61244
Fax (309) 792-8974
Design Firm License: Illinois 184-000816

Copyright 2012 By McClure Engineering Associates, Inc.

VALLEY WYNDS PRELIMINARY PLAT

VALLEY WYNDS PHASE II — *BETTENDORF, IOWA*

FILE NAME: *T:\ABE112.VW7\DWG\VALLEY WYNDS MASTER 9-26-12.DWG* JOB NUMBER: *ADMIN*

SHEET NO. *2* OF *02*

T:\ABE112.VW7\DWG\Valley Wynds Master 9-26-12.dwg, CONTOURS, 10/26/2012 3:38:43 PM, 1:100, ECL

September 27, 2023

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

SUBJECT: Planning and Zoning Commission's decision the final plat of Highland Ridge Second Addition, submitted by E & A Enterprises, LLC. (Case 23-064)

Honorable Mayor and Members of the City Council:

On September 20, 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

10. Case 23-063; Final Plat of Highland Ridge Second Addition, submitted by E & A Enterprises, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

Wennlund asked if there is a center turn lane on Forest Grove Drive at this location. Morlok confirmed this. Wennlund commented that there will be connectivity through the proposed subdivision for people on the bike path coming from the west who will be able to avoid the busier commercial intersection.

Jared Stein, 3400 Crow Lake Drive, expressed concern about the maintenance of the storm water detention facility as it is likely that debris from construction activities will go into the pond. He asked for clarification of how such an issue is supposed to be resolved. He asked if the additional storm water that will flow into the pond has been accounted for and if the developer will be responsible for any necessary improvements to it as a result of construction and not their homeowner's association. Morlok explained that if there are any issues during construction such as sediment loss or buildup, the developer will be responsible for removing it. He added that the developer cannot be held responsible for any of the current issues caused by a lack of maintenance of the pond by McCarthy-Bush. He stated that ultimately the city does not own any of these basins, and the homeowner's association is the legal owner now.

> On motion by Kappeler, second by Ormsby, that the final plat of Highland Ridge Second Addition be recommended for approval subject to staff recommendations.
>
> ROLL CALL ON MOTION
>
> | | |
> |---|---|
> | AYE: | Gibson, Kappeler, Ormsby, Satterfield, Stoltenberg, Wennlund |
> | NAY: | None |
> | ABSTAIN: | Kulkarni |

Motion carried.

Wennlund stated that a letter from Jennifer Brimmer, 2865 Forest Grove Drive, expressing concerns about the request was received and distributed to the Commission members for their review.

COUNCIL LETTER

MEETING DATE: October 2/3, 2023
REQUESTED BY: Mark Hunt, Comm Dev Director

Item Title
Resolution approving a site development plan for Lots 6 and 7, proposed FG 80 Holdings Fourth Addition, submitted by Eric Green/BBL Construction Services, LLC. (Case 23-064)

Explanation
BBL Construction Services, LLC has submitted a site development plan for an ORA Orthopedics medical facility and surgery center located on Lot 6 and Lot 7 of the proposed FG 80 Holdings Fourth Addition near Middle Road and Competition Drive. The structure is proposed to be centered on Lot 7 with parking and drive aisles on each side. Lot 6 will be retained by ORA as open space with the option of parking if needed in the future. The proposed medical facility and surgery center is two stories totaling 113,450 square feet and is comprised of exam rooms, pre-operation rooms, operation rooms, offices, rehabilitation spaces, and other orthopedic-related spaces.

The currently-adopted Future Land Use Map contemplates the area northeast of Middle Road and Forest Grove Drive as Community Commercial (CC). All developments in this area are located in the C-3, General Business Commercial zoning district which permits the proposed use. All code required bulk standards, setbacks, and lot geometries are met.

Although a bike/pedestrian trail will surround the boundary of Lot 7 on the north, west, and south sides, service walks are only shown near the structure. Staff recommends some pedestrian connections for use by non-patient visitors and employees to the surrounding area, particularly to the south and the east. The landscape plan shows a total of 86 tree factors and additional shrubs and flowers which meets the minimum requirement. The applicant has provided elevations of the proposed development. The city does not have design character requirements for the development, but the applicant intends to match the theme of surrounding development.

The proposed site development plan aligns with Goal A: Develop New Land and Streets and Goal C: Attract and Retain Business and Industry in the Comprehensive Plan.

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their September 20, 2023 meeting with the condition that the developer provide service walk connections in the parking areas and consider substituting at least half of the maple species with different varieties of overstory trees to protect against future pests. The developer has subsequently submitted a revised site development plan and landscape plan.

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 (9/27/23); (B) Revised Landscape Plan (9/26/23); (C) Staff Report with attachments; (D) Planning and Zoning Commission report to Mayor and City Council; (E) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR LOTS 6 AND 7, PROPOSED FG 80 HOLDINGS FOURTH ADDITION

WHEREAS, Eric Green/BBL Construction Services, LLC. has submitted a site development plan for Lots 6 and 7, proposed FG 80 Holdings Fourth 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 federal, state, or local government provisions as required by law.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the site development plan for Lots 6 and 7, proposed FG 80 Holdings Fourth Addition.

PASSED, APPROVED, AND ADOPTED this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

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

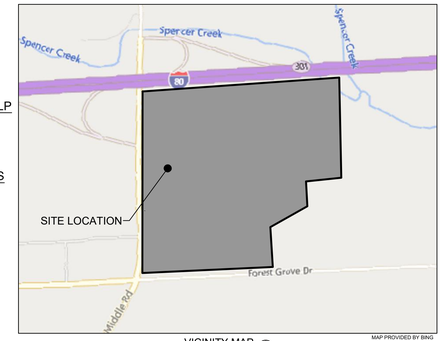
IOWA ONE CALL 800/292-8989 CALL 2 WORKING DAYS BEFORE YOU DIG

SCALE: 1" = 40'

OWNER
HAVERSIAN CANAL SYSTEMS, LLP
KEN BROCKMAN
2300 53RD AVENUE
BETTENDORF, IA 52722

CONSTRUCTION
BBL CONSTRUCTION SERVICES
ERIC GREEN
302 WASHINGTON AVE. EXTENSION
ALBANY, NEW YORK 12203
PHONE: 518-452-8200

ARCHITECT
HCP ARCHITECTS
JOSEPH RILEY
302 WASHINGTON AVE. EXTENSION
ALBANY, NEW YORK 12203
PHONE: 518-452-8200



VICINITY MAP
NOT TO SCALE
MAP PROVIDED BY BING

SITE INFORMATION

ZONING DISTRICT: C-3 GENERAL BUSINESS DISTRICT	
SITE LOCATION: LOTS 6&7 FG 80 HOLDINGS 4TH ADDITION, BETTENDORF, IOWA	
TOTAL LOT 6 AREA	106,880 S.F. ± 2.45 ACRES ±
TOTAL LOT 7 AREA	380,207 S.F. ± 8.73 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	113,450 SF (1ST FLOOR = 60,800 SF / 2ND = 52,650 SF)
REQUIRED PARKING = 379 STALLS (REQUIRED ADA = 8 STALLS)	
PROVIDED = 506 STALLS (PROVIDED ADA = 15 STALLS) +180 STALLS W/ IRON TEE	
TOTAL VEHICULAR USE AREA (V.U.A.) = 309,823 S.F. ±	
PROVIDED V.U.A. INTERIOR LANDSCAPING = 22,635 S.F. (REQUIRED 7% = 21,687 S.F.)	
CONSTRUCTION ACTIVITY DESCRIPTION: THE CONSTRUCTION INVOLVES 1 PROPOSED MEDICAL FACILITY, UTILITY SERVICES, ACCESS DRIVES, WALKING PATHS & PARKING LOT	

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 "IIB" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. BUILDING OCCUPANCY TYPE IS "BUSINESS" PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE DEPARTMENT CONNECTION TO BE LOCATED ON FRONT SIDE OF BUILDING

LEGAL DESCRIPTION

LOT NUMBERS 6&7 OF FG 80 HOLDINGS 4TH ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

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
- 580 CONTOUR
- 580 PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT
- PROPOSED BUILDING

REVISIONS

No.	DESCRIPTION	DATE

IMEG
PH: 563.344.6500
www.imegcorp.com
117 STATE STREET
SUITE 201
BETTENDORF, IA 52722

FG80 - ORA ORTHOPEDICS
BETTENDORF, IA

CITY SITE PLAN

IMEG Project No: 23003291.00
File Name: 23003291.00 City Site Plan.dwg
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: KCK
Checked By: ZSE
Date: 09/12/2023

C-1

Sheet 1 of 1

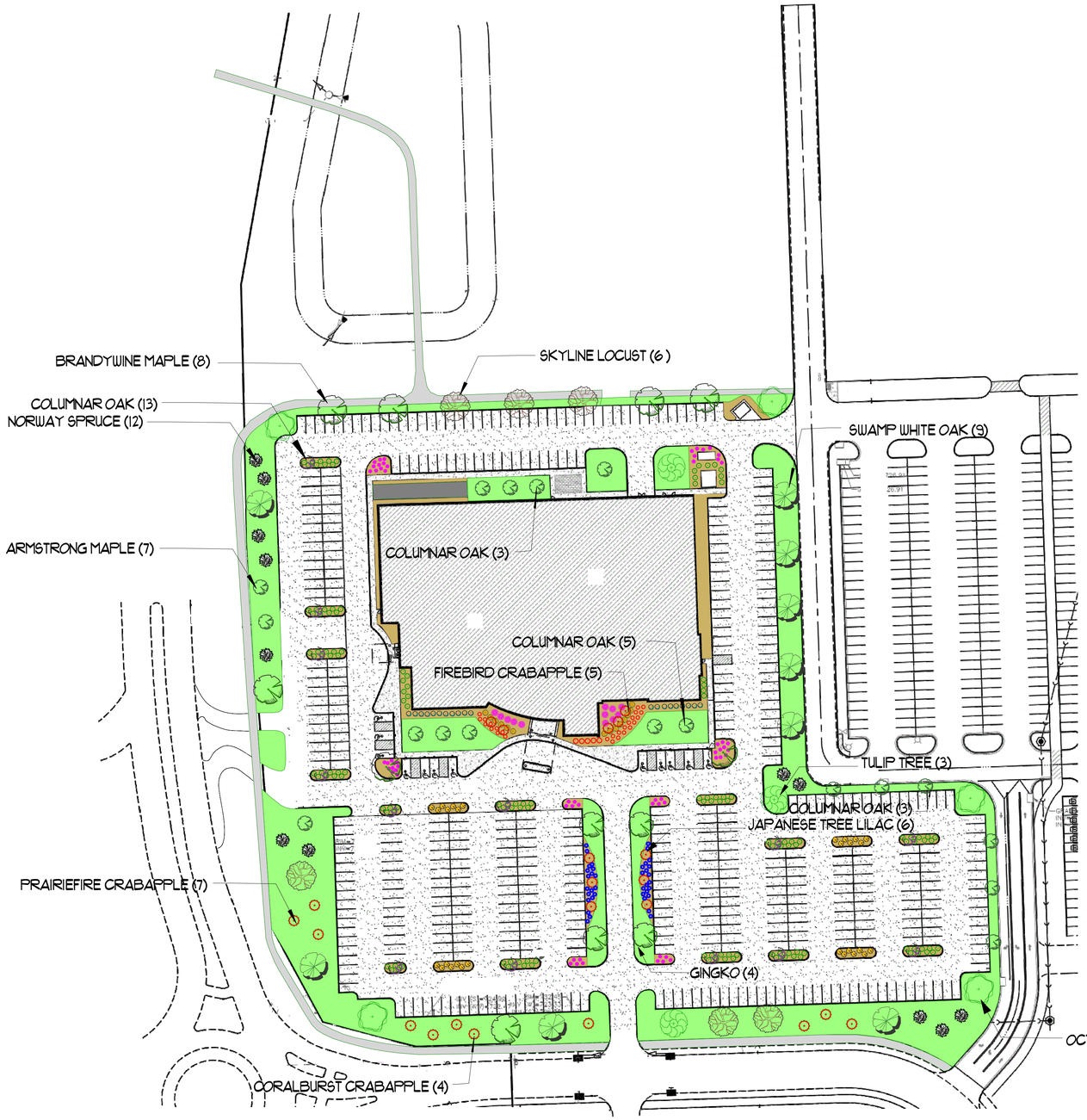
ZACHARY S. EGGLESTON P27990 IOWA

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.

Signature 09/12/2023 Date

ZACHARY S. EGGLESTON
License No. P27990
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: THIS SHEET

Wednesday, September 27, 2023 8:37:54 AM
G:\2023\23003291.00\DESIGN\CIVIL\CSD\PLOT\CITY SITE PLAN\23003291.00 CITY SITE PLAN.DWG



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

50 25 0 50 100

SCALE: 1" = 50'

Plant Schedule

Qty.	Size	Name
66	2" cal.	Canopy Trees: • Armstrong Maple (7) • Swamp White Oak (9) • Skyline Locust (6) • Kindred Spirit Oak (24) • Gingko (4) • October Glory Maple (5) • Tulip Tree (3) • Brandywine Maple (8)
12	6' hgt.	Conifers: • Norway Spruce
22	1.5"cal.	Ornamental Trees: • Prairiefire Crabapple (7) • Japanese Tree Lilac MS (6) • Coralburst Crabapple (4) • Firebird Crabapple (5)

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.
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. Watering and care are the responsibility of the Owner.

Irrigation:

1. Irrigate all designated turf areas.
2. Point of connection to be provided by Owner.

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	C2	C2	C2	C2
Length	700'	620'	615'	600'
Buffervard Required				
TF Required	0	0	0	0
Street Yard Landscape				
TF Required	15.00	13.29	13.18	12.86
Vehicular Use Area				
Vehicular Use Area	201,400 SF			
Landscape Area Required	(7%) / 14,098 SF			
Parking Spaces Defined	495			
TF Required (1/500 sf)	28.20			

Required	Tree Factors (TF)	Provided
82.53		83.00

TOM P. WILKERSON
REGISTERED LANDSCAPE ARCHITECT
IOWA #00402

GREENSPACE ASSOCIATES
6749 VALLEY DR. BETTENDORF, IOWA 52722
563-355-8148 563-355-8115 fax
Tom@greenspaceassociates.com
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

REVISIONS

No.	DESCRIPTION	DATE

GREENSPACE ASSOCIATES

FOREST GROVE - WEST LOT
BETTENDORF, IA

LANDSCAPE PLAN

IMEG Project No: 23003291.00
File Name:
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No:
Drawn By: TPW
Checked By:
Date: 9/21/2023

L-1

Sheet 1 of 1

STAFF REPORT

Subject: P&Z: Site Development Plan
Author: Taylor Beswick
Department: Community Development
Date: September 20, 2023

Case No.:	23-064
Request:	Site Development Plan for Medical Facility
Location:	East of Middle Road and north of Competition Drive
Legal Description:	Lot 6 and 7, Proposed FG 80 Holdings Fourth Addition (Parcel #: 840207105)
Applicant:	Eric Green DBA BBL Construction Services, LLC
Current Zoning:	C-3, General Business District
Future Land Use:	CC, Community Commercial

Background Information & Facts

BBL Construction Services, LLC has submitted a site development plan for an ORA Orthopedics medical facility and surgery center located on Lot 6 and Lot 7 of the proposed FG 80 Holdings Fourth Addition near Middle Road and Competition Drive (see Attachment A – Aerial Map and Attachment B – Proposed FG 80 Holdings Fourth Addition). The structure is proposed to be centered on Lot 7 with parking and drive aisles surrounding on each side. Lot 6 will be retained by ORA as open space with the option of parking if needed in the future (see Attachment C – Site Development Plan). The proposed medical facility and surgery center is two stories totaling 113,450 square feet and is comprised of exam rooms, pre-operation rooms, operation rooms, offices, rehabilitation spaces, and other orthopedic related spaces (see Attachment D – Floor Plan).

Future Land Use and Comprehensive Plan

The currently-adopted Future Land Use Map contemplates the area northeast of Middle Road and Forest Grove Drive as Community Commercial (CC) (see Attachment E - Future Land Use Map). The proposed site development plan aligns with Goal A: Develop New Land and Streets and Goal C: Attract and Retain Business and Industry in the Comprehensive Plan.

Zoning Compliance and Site Configuration

All developments in this area are located in the C-3, General Business Commercial zoning district (see Attachment F - Zoning Map). The proposed use is permitted in the C-3 district and all code required bulk standards, setbacks, and lot geometries are met.

Utilities

The site has access to City sanitary sewer and Iowa American water. Sufficient utility easements are provided for the currently proposed development and future developments to the north.

Thoroughfare Plan & Access

The development has frontages on Middle Road and Competition Drive. The primary access points are via a curb cut on Competition Drive and a right-in/right-out only curb cut on Middle Road. The curb cut on Middle Road will align with a curb cut on the west side of Middle Road, but a boulevard will prevent crossing Middle Road. An additional access point is shown on Iron Tee Way.

Patient drop-off and pick-up areas are shown on the south and west sides of the building. The drive aisles in the parking lot support the circulation for these areas.

Pedestrian and Trail Access

A bike/pedestrian trail will surround the boundary of Lot 7 on the north, west, and south sides. Service walks are only shown near the structure. Staff recommends some pedestrian connections for use by non-patient visitors and employees to the surrounding area, particularly to the south and the east.

Off-Street Parking

The plan shows a total of 506 parking stalls including 15 ADA stalls on-site. The off-street parking schedule requires a minimum of 379 spaces based on the medical office space use. A parking lot located east of the development and part of Iron Tee Way provides an additional 180 shared spaces. Considering the off-set peak hours for the proposed orthopedics center and the Iron Tee Golf complex, staff contends the shared parking is allowed by code and is logical. Shared parking also reduces the amount of pavement in the overall development area, enhancing character and potentially providing more greenspace and/or development opportunities. Due to the large developments occurring at the site at the same time and the difficulty in modeling the combined parking requirements the diverse uses, the applicant is reserving Lot 6 for potential future parking expansion if necessary. Initially, the applicant will leave Lot 6 as open space/green space.

Stormwater Detention

Lot C of FG Holdings Second Addition will provide stormwater detention for the development.

Landscaping

The landscape plan shows a total of 86 tree factors and additional shrubs and flowers which meets the minimum requirement (see Attachment G – Landscape Plan). Staff would encourage substituting at least 50% of the maple species with different varieties of deciduous overstory tree to protect against future pests. Lot 6, shown north of the bike/pedestrian trail, will remain open space until further notice. This is not reflected on the landscape plan.

Design Character

The applicant has provided elevations of the proposed development (see Attachment H – Exterior Elevations). The city does not have design character requirements for the development, but the applicant intends to match the theme of surrounding development.

Staff Recommendation

Staff recommends approval of the site development plan for ORA Orthopedics located on Lots 6 and 7 of the proposed FG 80 Holding Fourth Addition with the following conditions:

1. Provide service walk connections in the parking areas located east and south of the building.
2. Consider substituting at least 50% of the maple species with different varieties of deciduous overstory tree to protect against future pests.

Respectfully submitted,

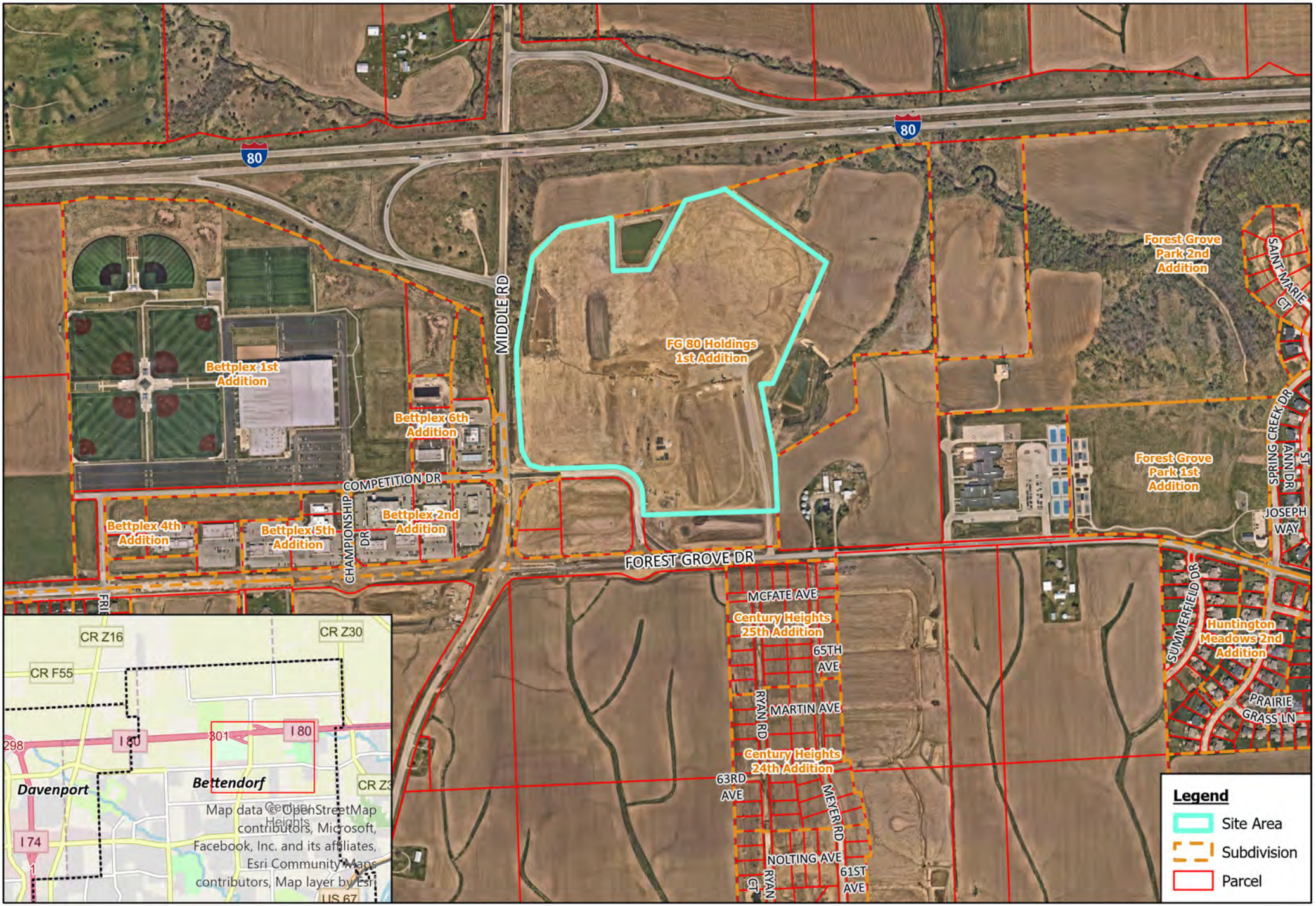
Taylor Beswick
Senior City Planner

Case No. 23-064: Lots 6 & 7, Proposed FG 80 Holdings Fourth Add.
Site Development Plan: ORA Orthopedics
Aerial

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet
Feet
0 290 580 1,160 1,740



Attachment - B

FINAL PLAT
FOR
FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"
IN FG 80 HOLDINGS SECOND ADDITION IN
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL
LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF,
COUNTY OF SCOTT, STATE OF IOWA

OWNER / SUBDIVIDER
MIDDLE & FOREST GROVE, LLC
KEVIN KOELLNER
1805 STATE STREET SUITE 101
BETTENDORF, IOWA 52722
PHONE: (563) 355-2022

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

100 50 0 100 200
SCALE: 1" = 100'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	3.12'	100.00'	N 00°57'01" W	3.12'
C2	76.90'	100.00'	N 20°11'17" E	75.02'
C3	139.94'	185.00'	N 70°10'22" W	136.63'
C4	96.89'	185.00'	N 33°29'54" W	95.79'
C5	53.76'	185.00'	N 10°10'06" W	53.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°28'16" E	67.14'
L2	S 42°13'07" W	35.53'
L3	S 01°50'34" E	20.00'
L4	S 88°09'26" W	41.73'

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	63,953 SF±	1.47 AC±
LOT 2	68,216 SF±	1.57 AC±
LOT 4	1,013,533 SF±	23.27 AC±
LOT 5	194,285 SF±	4.46 AC±
LOT 6	106,880 SF±	2.45 AC±
LOT 7	380,207 SF±	8.73 AC±
LOT C	135,920 SF±	3.12 AC±
TOTAL AREA	2,628,326 SF±	60.34 AC±

LEGEND

- ▲ REBAR WITH CAP #13581, FOUND
- △ 5/8" REBAR WITH CAP #13581, SET
- ⊙ P.K. NAIL, FOUND
- ● REBAR, FOUND
- X CHISELED "X" IN CONCRETE, FOUND
- Ⓟ WOODEN FENCE POST
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- HISTORICAL LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED & EXISTING ACCESS & UTILITY EASEMENT
- SECTION LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE

ABBREVIATIONS

AC	ACRES
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

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.

No investigation was made as a part 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.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377G with an Effective Date March 23, 2021.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or are set as shown on this plat.

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.

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.

Easements designated as "Utility Easements" include all utilities that are provided either by the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf, including sewer and water.

Lots "A" and "B" in FG 80 First Addition and Lot "C" in FG 80 Fourth Addition are reserved for stormwater detention. A Pedestrian / Bike Path blanket easement is also granted for all of Lot "C"

A Blanket Access Easement across Lots 1, 2, 3, 4, 5, 6, 7 & Lot "C" in FG 80 Fourth Addition is hereby granted for Lot "A" in FG 80 First Addition.

Access to Lot "B" in FG 80 First Addition across part of Lot 3 in FG 80 Fourth Addition, is limited to the Access Easement shown along the east side of said Lot 3.

All easements and setback lines previously established within Lots 2 thru 8 and Lot C by the Final Plat for FG 80 Holdings Second Addition are now void, and are replaced by the proposed easement and setbacks shown here on the Final Plat for FG 80 Fourth Addition.

No Lots shall have direct access onto Middle Road or Forest Grove Drive, except via Competition Drive, or the Access Easement adjacent to the east line of Lot 1 of FG 80 Second Addition.

MID AMERICAN ENERGY CO.
BY _____
DATE _____

MEDIACOM
BY _____
DATE _____

CENTURYLINK
BY _____
DATE _____

IOWA - AMERICAN WATER CO.
BY _____
DATE _____

METRONET
BY _____
DATE _____

CITY OF BETTENDORF
BY _____
ATTEST _____
DATE _____

PLANNING AND ZONING
BY _____
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.

DARYL A. BRICKNER 13581 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

Daryl A. Brickner, PLS No. 13581 Date
My license renewal date is December 31, 2023
No. of sheets covered by this seal: ____

REVISIONS		
No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
-	-	-
-	-	-

IMEG
PH: 563.344.0260
www.imegcorp.com
1717 STATE STREET
SUITE 101
BETTENDORF, IA 52722

FG 80 HOLDINGS FOURTH ADDITION
BETTENDORF, IOWA
FINAL PLAT

IMEG Project No: 21003795.01
File Name: 21003795-01 FG80 4th Final Plat.dwg
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Field Book No:
Drawn By: DAB
Checked By: BDO
Date: 07/24/2023

Sheet 1 of 3

Monday, September 11, 2023 3:43:48 PM
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Monday, September 11, 2023 3:43:27 PM
G:\2021\21003795.01\DESIGN\CIVIL\C3D\SURVEY\21003795-01 FG80 4TH FINAL PLAT.DWG

FINAL PLAT

FOR

FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"
IN FG 80 HOLDINGS SECOND ADDITION IN
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL
LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF,
COUNTY OF SCOTT, STATE OF IOWA

BASIS OF BEARINGS

IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

50 25 0 50 100
SCALE: 1" = 50'

LOT 5
194,285 SF±
4.46 AC±

N 01°50'34" W 235.52'
N 39°15'34" W 139.89'
N 88°09'26" E 295.50'
N 88°09'26" E 317.00'
109.00'
111.05'
N 01°50'34" W 19.50'
N 88°09'26" E 36.00'
178.31'
83.50'
20' STORM SEWER EASEMENT
N 88°09'26" E 192.50'
N 01°50'34" W 50.00'
44.81'
N 01°50'34" W 394.50'
N 88°09'26" E 21.50'
361.69'
456.50'
N 01°50'34" W

LOT C
135,920 SF±
3.12 AC±

LOT 6
106,880 SF±
2.45 AC±

LOT C
FG 80 HOLDINGS
SECOND ADDITION

LOT 5
FG 80 HOLDINGS
SECOND ADDITION

N 10°01'40" E
15' UE
20' BSL
N 01°50'34" W 361.69'
59.00'
N 88°09'26" E 107.50'
N 01°50'34" W 165.00'
SEE SHEET 3 FOR MORE DETAILS
#13581
CENTERLINE OF 20' STORM SEWER EASEMENT
N 38°34'35" E 165.42'
L=249.27'
R=11,370.00'
CB=N 01°18'01" W
CH=249.27'
20' UE
N 88°09'26" E 295.50'
N 88°09'26" E 417.87'
N 88°09'26" E 447.59'
LOT C
447.59'
N 88°09'26" E 487.32'
52' UE
27'
20'
5'
N 88°09'26" E 495.01'
L=86.04'
R=55.00'
CB=N 43°20'35" E
CH=77.53'
SEE DETAIL "A"
93.34'
15'
N 01°28'16" W 67.14'
6' ADDITIONAL EASEMENT FOR WATERMAIN
20' STORM SEWER EASEMENT
50' ACCESS & UTILITY EASEMENT
49'
95'
334.65'
362.50'
N 01°50'34" W
IRON TEE WAY
N 13°48'24" E 347.53'
20' SANITARY SEWER EASEMENT
LOT 6
FG 80 HOLDINGS
SECOND ADDITION
50' ACCESS & UTILITY EASEMENT
379.58'
N 04°03'04" W
S 07°42'06" E 312.01'
LOT 7
380,207 SF±
8.73 AC±
STORM SEWER EASEMENT
21'
N 88°09'26" E 189.00'
25'
10' ADDITIONAL EASEMENT SANITARY SEWER
20' WATERMAIN EASEMENT
N 01°50'34" W 223.01'
208.39'
LOT 8
FG 80 HOLDINGS
SECOND ADDITION
LOT 7
FG 80 HOLDINGS
SECOND ADDITION
S 10°23'13" E 134.82'
25' 25'
L=3.12'
R=100.00'
CB=S 00°57'01" E
CH=3.12'
L=76.90'
R=100.00'
CB=N 20°11'17" E
CH=75.02'
0.18'
N 28°35'16" W 98.54'
15'
S 75°23'47" E 73.99'
30' UE
20' BSL
35' UE
25'
10' UE
C3
L=73.79'
R=100.00'
CB=S 21°04'49" W
CH=72.12'
N 75°23'47" W 93.35'
S 88°09'26" W 411.12'
70'
COMPETITION DRIVE
L=290.60'
R=185.00'
CB=N 46°50'34" W
CH=261.63'
30' UE
25'
10' UE
C4
S 42°13'07" W 35.53'
N 8
N 88°09'26" E 320.16'
N 77°41'14" E 175.18'
L=180.64'
R=115.00'
CB=N 46°50'34" W
CH=162.63'
C5
N 40°37'49" E 96.97'
20' UE
20' BSL
LOT 4
FG 80 HOLDINGS
THIRD ADDITION
20' UE
70'
30' UE
20' BSL
95.49'
S 01°50'34" E
20' BSL
SHARED 40'x85' ACCESS EASEMENT FOR LOT 1 IN FG 80 HOLDINGS 2ND ADD. & LOT 1 IN FG 80 HOLDINGS 4TH ADD.
N 01°50'34" W 120.49'
85'
40'
COMPETITION DRIVE
LOT 5
FG 80 HOLDINGS
THIRD ADDITION
COUNTY ROAD H & MIDDLE ROAD

DETAIL "A"

0 1'
SCALE: 1" = 1'

EAST RIGHT OF WAY LINE OF COUNTY ROAD H & MIDDLE ROAD
L=86.04'
R=55.00'
CB=N 43°20'35" E
CH=77.53'
0.34'
NORTHWESTERLY LINE OF LOT 5 & SOUTHERLY LINE OF LOT C
93.34'
N 01°28'16" W 67.14'

IMEG Project No:	21003795.01
File Name:	21003795-01 FG80 4th Final Plat.dwg
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Field Book No:	
Drawn By:	DAB
Checked By:	BDO
Date:	07/24/2023

Sheet 2 of 3

FG 80 HOLDINGS FOURTH ADDITION

BETTENDORF, IOWA

FINAL PLAT

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 563.344.0260
www.imegcorp.com

REVISIONS

No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
–	–	–

Monday, September 11, 2023 3:43:12 PM
G:\2021\21003795.01\DESIGN\CIVIL\C3D\SURVEY\21003795-01 FG80 4TH FINAL PLAT.DWG

FINAL PLAT

FOR

FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"
IN FG 80 HOLDINGS SECOND ADDITION IN
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL
LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF,
COUNTY OF SCOTT, STATE OF IOWA

BASIS OF BEARINGS

IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

50 25 0 50 100

SCALE: 1" = 50'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C3	139.94'	185.00'	N 70°10'22" W	136.63'
C4	96.89'	185.00'	N 33°29'54" W	95.79'
C5	53.76'	185.00'	N 10°10'06" W	53.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S 01°50'34" E	20.00'
L4	S 88°09'26" W	41.73'
L5	N 75°09'26" E	87.94'
L6	N 75°09'26" E	58.84'
L7	N 75°09'26" E	33.46'
L8	S 78°30'48" E	34.93'
L9	S 78°30'48" E	65.16'
L10	S 78°30'48" E	83.32'
L11	S 35°38'49" E	16.57'
L12	N 75°09'26" E	58.88'
L13	N 75°09'26" E	51.92'
L14	S 27°28'42" E	29.62'
L15	S 27°28'42" E	106.69'
L16	S 35°38'49" E	43.80'
L17	N 88°56'36" E	89.65'
L18	S 74°04'46" E	35.10'
L19	S 27°28'42" E	72.70'
L20	S 30°53'04" E	10.03'
L21	S 79°02'41" W	7.92'

LOT 4
1,013,533 SF±
23.27 AC±
LOT 4
FG 80 HOLDINGS
SECOND ADDITION

LOT 3
665,331 SF±
15.27 AC±
LOT 3
FG 80 HOLDINGS
SECOND ADDITION

LOT 2
68,216 SF±
1.57 AC±

LOT 1
63,953 SF±
1.47 AC±

LOT B
FG 80 HOLDINGS
FIRST ADDITION

LOT C

IRON TEE WAY

COMPETITION DRIVE

EAST LINE OF NE ¼ OF SECTION 2
WEST LINE OF NW ¼ OF SECTION 1

SEE SHEET 2
FOR MORE DETAILS

109.00'
111.05'
N 01°50'34" W 19.50'
N 88°09'26" E 36.00'
178.31'
83.50'
20' STORM SEWER EASEMENT
N 88°09'26" E 192.50'
N 01°50'34" W 50.00'
44.81'
N 01°50'34" W 394.50'
N 88°09'26" E 21.50'
361.69'
456.50'
N 01°50'34" W
59.00'
N 88°09'26" E 107.50'
N 01°50'34" W 165.00'
N 88°09'26" E 417.87'
N 74°38'44" E 157.78'
35' UE
55' UE
S 35°38'49" E 61.19'
S 78°30'48" E 183.41'
N 88°09'26" E 447.59'
52' UE
27'
20'
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
33.72'
N 37°32'19" E 6.54'
S 21°42'03" E 147.49'
127.49'
LOT C
447.59'
N 88°09'26" E
487.32'
5'
181.57'
N 75°09'26" E 180.24'
N 88°09'26" E 42.17'
116.64'
S 88°09'26" W 74.47'
6' ADDITIONAL EASEMENT FOR WATERMAIN
20' STORM SEWER EASEMENT
50' ACCESS & UTILITY EASEMENT
362.50'
49'
95'
334.65'
N 13°48'24" E 347.53'
20' SANITARY SEWER EASEMENT
115.8'
35' UE
70.30'
30'
ACCESS EASEMENT TO LOTS 3, 4 & B
532.78'
S 10°57'19" E 477.92'
S 10°57'19" E 476.86'
S 10°57'19" E 569.63'
S 10°57'19" E 455.18'
EXISTING 30' STORM SEWER EASEMENT
N 21°58'12" E 177.11'
50' ACCESS & UTILITY EASEMENT
21'
N 88°09'26" E 189.00'
25'
25'
10' ADDITIONAL EASEMENT SANITARY SEWER
20' WATERMAIN EASEMENT
N 01°50'34" W 223.01'
LOT 7
FG 80 HOLDINGS
SECOND ADDITION
N 01°50'34" W 208.39'
25'
25'
L=3.12'
R=100.00'
CB=S 00°57'01" E
CH=3.12'
N 88°09'26" E 373.05'
0.18'
L=76.90'
R=100.00'
CB=N 20°11'17" E
CH=75.02'
35' UE
10' UE
C3
25'
L=73.79'
R=100.00'
CB=S 21°04'49" W
CH=72.12'
70'
L=290.60'
R=185.00'
CB=N 46°50'34" W
CH=261.63'
30' UE
25'
10' UE
C4
S 42°13'07" W 35.53'
173.50'
347.00'
L=180.64'
R=115.00'
CB=N 46°50'34" W
CH=162.63'
N 88°09'26" E 375.58'
LOT 2
FG 80 HOLDINGS
SECOND ADDITION
C5
20' UE
70'
30' UE
20' BSL
20' BSL
95.49'
S 01°50'34" E
SHARED 40'x85' ACCESS EASEMENT FOR LOT 1 IN FG 80 HOLDINGS 2ND ADD. & LOT 1 IN FG 80 HOLDINGS 4TH ADD.
N 01°50'34" W 120.49'
173.50'
N 01°50'34" W
85'
40'
7.5'
367.82'
S 88°09'26" W
819.38'
7.5'
15' SEWER & UTILITY EASEMENT
451.55'
88.68'
P.O.B.
NORTHEAST CORNER OF LOT 1
OF FG 80 HOLDINGS SECOND ADDITION
30' STORM SEWER EASEMENT
35.41'
22.93'
L20
L21
N 79°02'41" E 120.30'
50.00'
15' UE
S 30°53'04" E 60.14'
10' UE
N 10°57'19" W 254.35'
N 10°57'19" W 201.09'
ACCESS & UTILITY EASEMENT TO LOTS 3, 4 & B
S 10°57'19" E 331.16'
S 02°50'44" E
L=44.61'
R=280.50'
CB=N 06°23'57" W
CH=44.56'
N 01°50'34" W 65.86'
HARRY A. VEN HORST REVOCABLE TRUST
TRACT III – WARRANTY DEED
DOCUMENT # 2018-04119
PLAT OF SURVEY
DOCUMENT # 2010-16740
LOT 3
FG 80 HOLDINGS
THIRD ADDITION
LOT 1
FG 80 HOLDINGS
SECOND ADDITION

Sheet 3 of 3

IMEG Project No: 21003795.01
File Name: 21003795-01 FG80 4th Final Plat.dwg
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Field Book No:
Drawn By: DAB
Checked By: BDO
Date: 07/24/2023

FG 80 HOLDINGS FOURTH ADDITION
BETTENDORF, IOWA

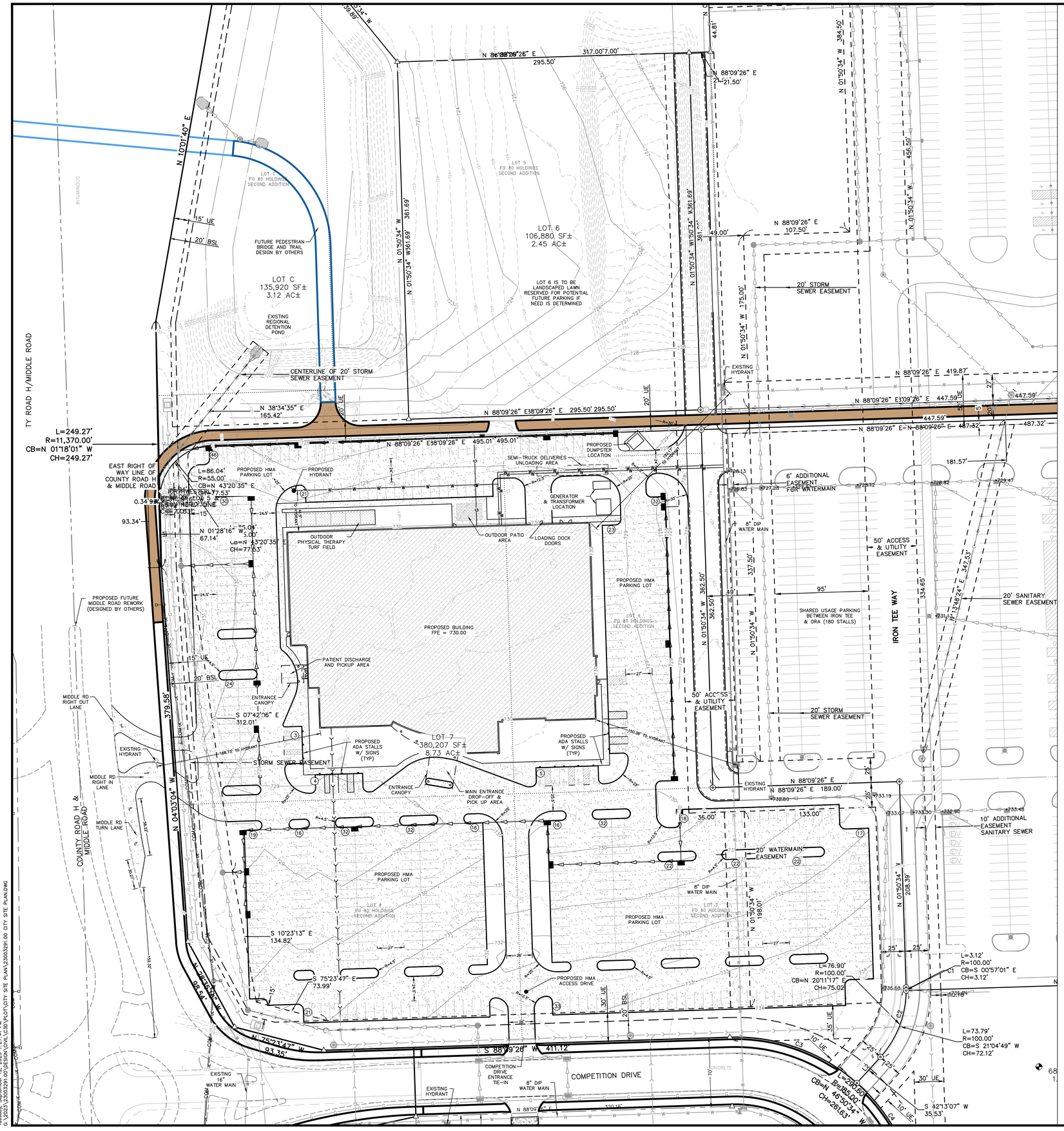
FINAL PLAT

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 563.344.0260
www.imegcorp.com

REVISIONS

No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
–	–	–

Attachment - C



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

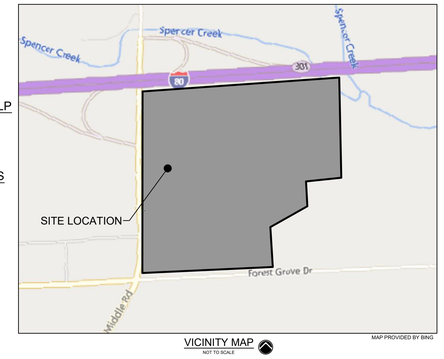
IOWA ONE CALL 800/292-8989 CALL 2 WORKING DAYS BEFORE YOU DIG

40 20 0 40 80
SCALE: 1" = 40'

OWNER
HAVERSIAN CANAL SYSTEMS, LLP
KEN BROCKMAN
2300 53RD AVENUE
BETTENDORF, IA 52722

CONSTRUCTION
BBL CONSTRUCTION SERVICES
ERIC GREEN
302 WASHINGTON AVE. EXTENSION
ALBANY, NEW YORK 12203
PHONE: 518-452-8200

ARCHITECT
HCP ARCHITECTS
JOSEPH RILEY
302 WASHINGTON AVE. EXTENSION
ALBANY, NEW YORK 12203
PHONE: 518-452-8200



VICINITY MAP
NOT TO SCALE
MAP PROVIDED BY BING

SITE INFORMATION

ZONING DISTRICT: C-3 GENERAL BUSINESS DISTRICT	
SITE LOCATION: LOTS 6&7 FG 80 HOLDINGS 4TH ADDITION, BETTENDORF, IOWA	
TOTAL LOT 6 AREA	106,880 S.F. ± 2.45 ACRES ±
TOTAL LOT 7 AREA	380,207 S.F. ± 8.73 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	113,450 SF (1ST FLOOR = 60,800 SF / 2ND = 52,650 SF)
REQUIRED PARKING = 379 STALLS (REQUIRED ADA = 8 STALLS)	
PROVIDED = 506 STALLS (PROVIDED ADA = 15 STALLS) +180 STALLS W/ IRON TEE	
TOTAL VEHICULAR USE AREA (V.U.A.) = 309,823 S.F. ±	
PROVIDED V.U.A. INTERIOR LANDSCAPING = 22,635 S.F. (REQUIRED 7% = 21,687 S.F.)	
CONSTRUCTION ACTIVITY DESCRIPTION: THE CONSTRUCTION INVOLVES 1 PROPOSED MEDICAL FACILITY, UTILITY SERVICES, ACCESS DRIVES, WALKING PATHS & PARKING LOT	

LEGAL DESCRIPTION

LOT NUMBERS 6&7 OF FG 80 HOLDINGS 4TH ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

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
- 580 CONTOUR
- 580 PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT
- PROPOSED BUILDING

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 "IIB" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. BUILDING OCCUPANCY TYPE IS "BUSINESS" PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE DEPARTMENT CONNECTION TO BE LOCATED ON FRONT SIDE OF BUILDING

REVISIONS

No.	DESCRIPTION	DATE

IMEG
PH: 563.344.6500
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

FG80 - ORA ORTHOPEDICS
BETTENDORF, IA

CITY SITE PLAN

IMEG Project No: 23003291.00
File Name: 23003291.00 City Site Plan.dwg
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: KCK
Checked By: ZSE
Date: 09/12/2023

C-1

Sheet 1 of 1

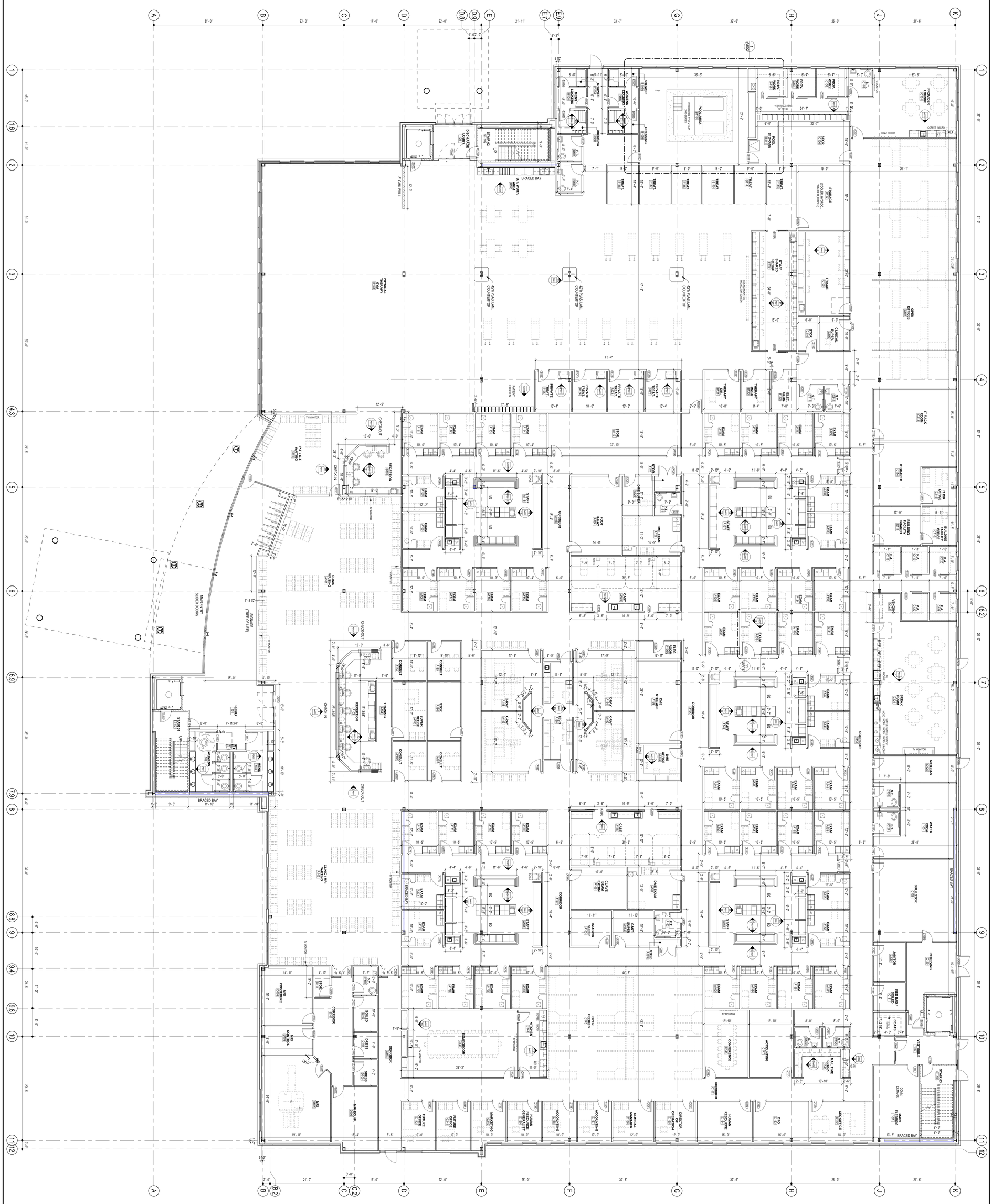
I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Zachary S. Eggleston — 09/12/2023
Signature Date

ZACHARY S. EGGLESTON
License No. P27990
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: THIS SHEET

ZACHARY S. EGGLESTON P27990 IOWA

Tuesday, September 12, 2023, 7:27:41 PM
Q:\2023\23003291.00\DESIGN\CIVIL\CAD\PLOT\CITY SITE PLAN\23003291.00 CITY SITE PLAN.DWG



REVISIONS		
No.	DESCRIPTION	DATE

Medical Office Building

ORA Orthopedics

Bettendorf, Iowa

PROGRESS PRINT
AUGUST 24th, 2023

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518-218-0614 fax 518-218-0612

BBL Medical Facilities
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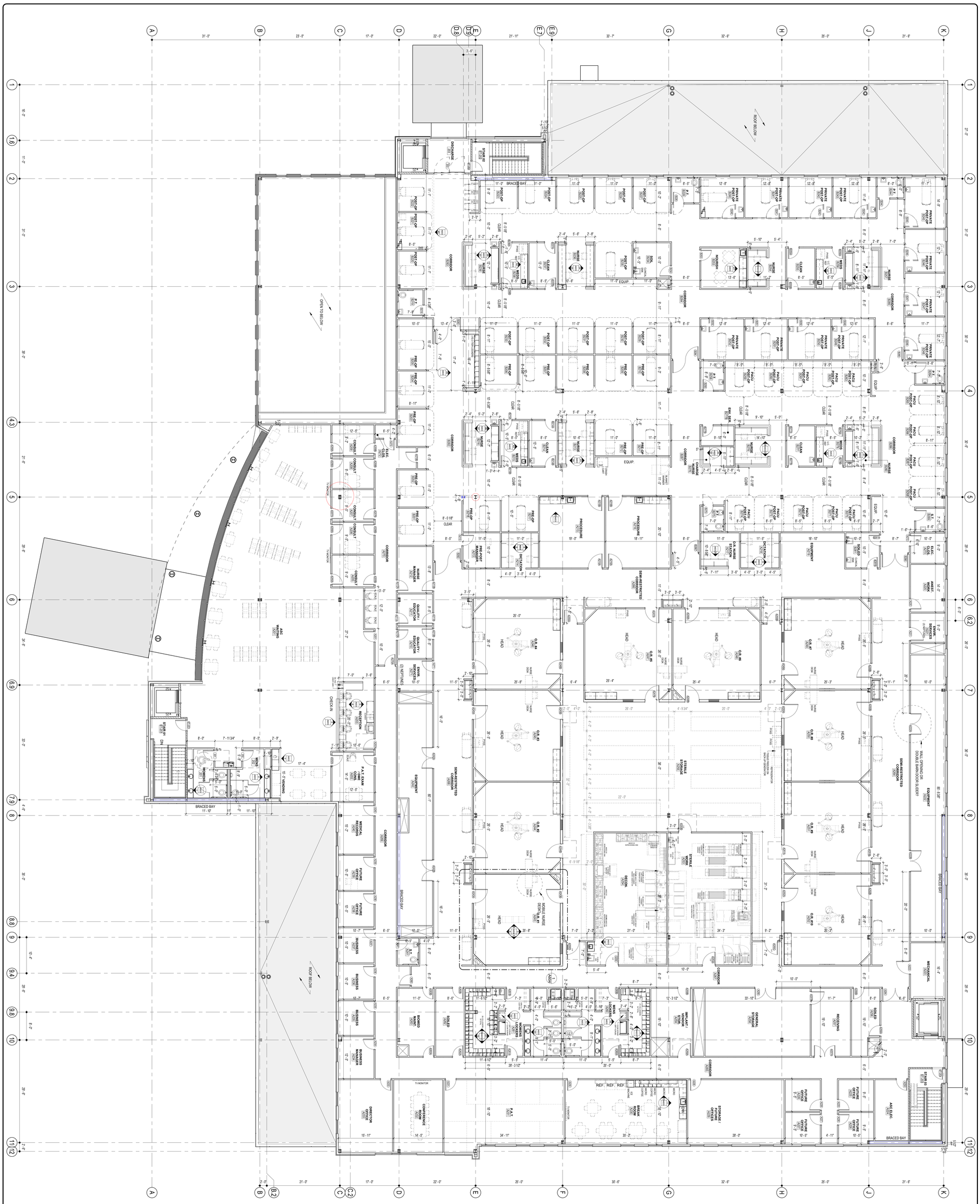
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DRAWING TITLE:
FIRST FLOOR TENANT PLAN

SCALE: 1/8" = 1'-0"

HCP JOB NO.: 23007

DRAWING NUMBER:
A151



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Medical Office Building

ORA Orthopedics

Bettendorf, Iowa

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DRAWING NUMBER: A152

DRAWING TITLE: SECOND FLOOR TENANT PLAN

SCALE: 1/8" = 1'-0"

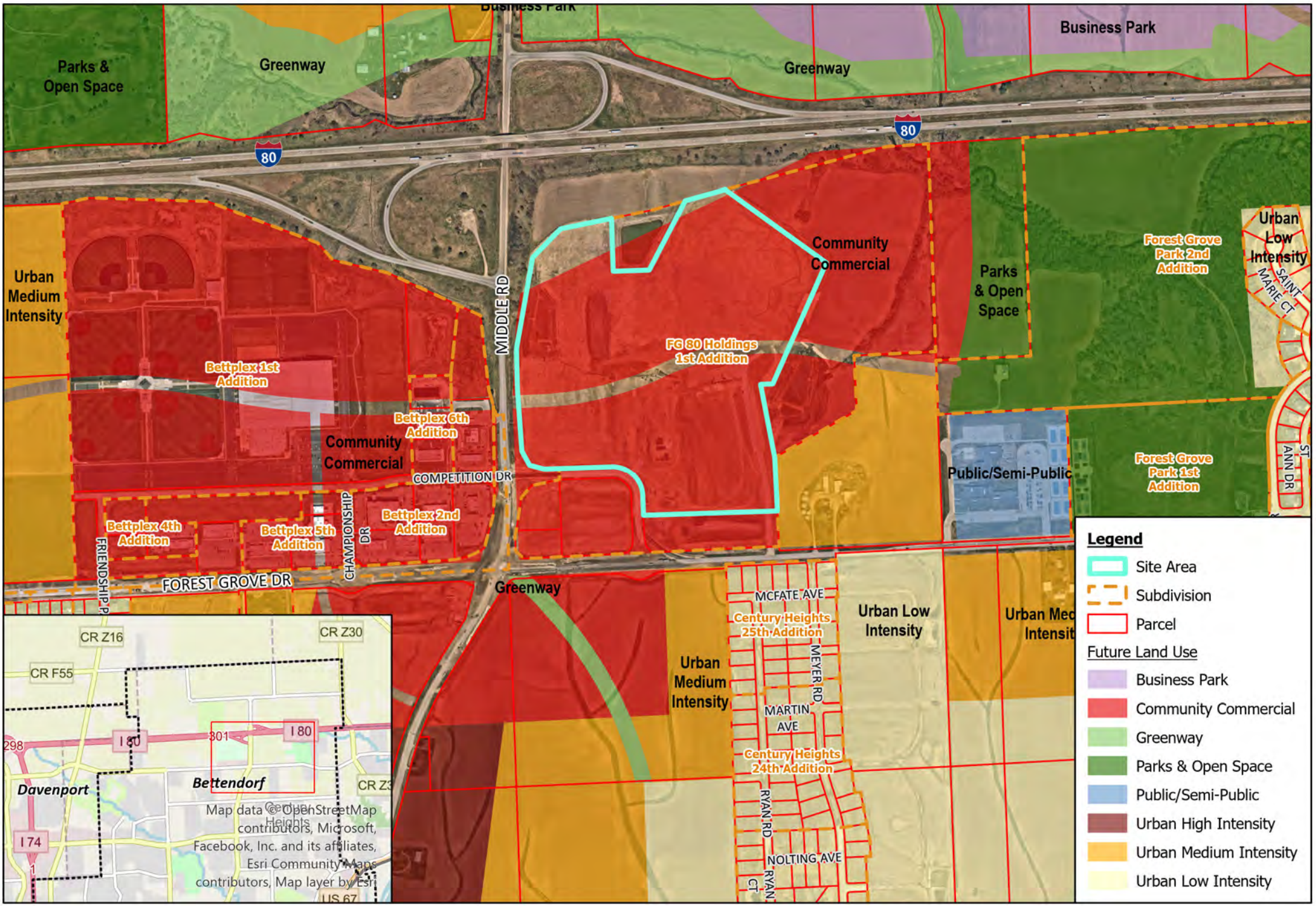
HCP JOB NO.: 23007

Case No. 23-064: Lots 6 & 7, Proposed FG 80 Holdings Fourth Add.
Site Development Plan: ORA Orthopedics
Adopted Future Land Use Map

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet
0 290 580 1,160 1,740 Feet



Legend

- Site Area
- Subdivision
- Parcel

Future Land Use

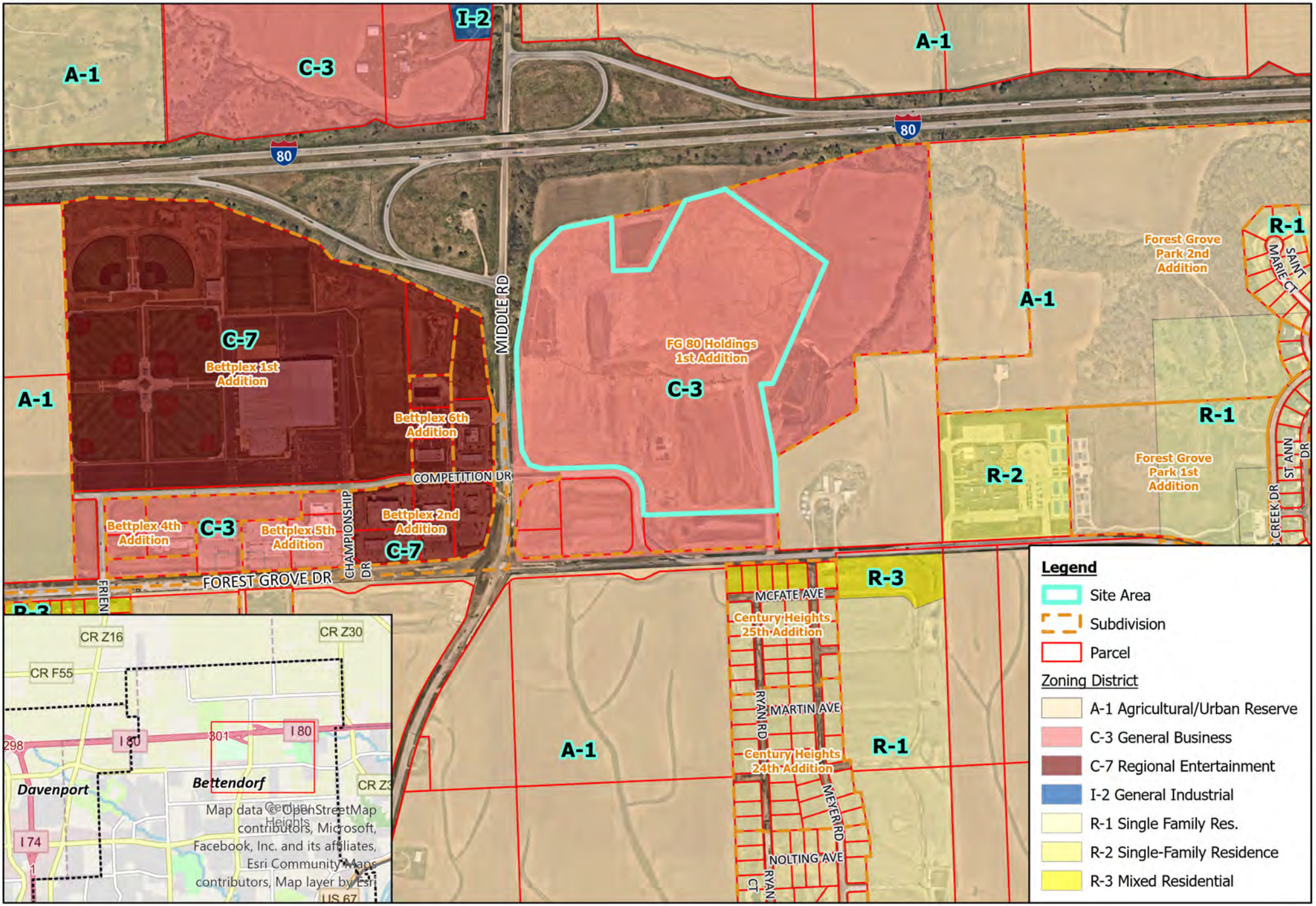
- Business Park
- Community Commercial
- Greenway
- Parks & Open Space
- Public/Semi-Public
- Urban High Intensity
- Urban Medium Intensity
- Urban Low Intensity

Case No. 23-064: Lots 6 & 7, Proposed FG 80 Holdings Fourth Add.
Site Development Plan: ORA Orthopedics
Current Zoning

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet
Feet
0 290 580 1,160 1,740



Legend

- Site Area
- Subdivision
- Parcel

Zoning District

- A-1 Agricultural/Urban Reserve
- C-3 General Business
- C-7 Regional Entertainment
- I-2 General Industrial
- R-1 Single Family Res.
- R-2 Single-Family Residence
- R-3 Mixed Residential



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

50 25 0 50 100
SCALE: 1" = 50'

Quant.	Plant Name	Size
Trees:		
22	'Kindred Spirts' Columnar Oak	2" cal.
17	'Armstrong' Maple	2" cal.
8	Brandywine Maple	2" cal.
5	October Glory Maple	2" cal.
9	Swamp White Oak	2" cal.
4	'Magyar' Gingko	2" cal.
Ornamental/Evergreen Trees:		
4	Coralburst Crabapple	1.75" cal.
6	Prairiefire Crabapple	1.75" cal.
6	Japanese Tree Lilac - clump	8' MS
26	Norway Spruce	6' tall
Shrubs/Perennials:		
	TBD	

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.
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. Watering and care are the responsibility of the Owner.

Irrigation:
1. Irrigate all designated turf areas.
2. Point of connection to be provided by Owner.

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	C3	C3	C3	C3
Length	500'	620'	600'	600'
Bufferyard Required				
TF Required	0	0	0	0
Street Yard Landscape				
TF Required	10.71	13.29	12.86	12.86
Vehicular Use Area				
Vehicular Use Area	257,700 SF			
Landscape Area Required	(7%) / 18,039 SF			
Parking Spaces Defined	751			
TF Required (1/500 sf)	36.08			

Required	Tree Factors (TF)	Provided
85.80		86.00

TOM P. WILKERSON
REGISTERED LANDSCAPE ARCHITECT
IOWA #00402

GREENSPACE ASSOCIATES
6749 VALLEY DR. BETTENDORF, IOWA 52722
563-355-8148 563-355-8115 fax
Tom@greenspaceassociates.com
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

REVISIONS

No.	DESCRIPTION	DATE

GREENSPACE ASSOCIATES

FOREST GROVE - WEST LOT
BETTENDORF, IA
LANDSCAPE PLAN

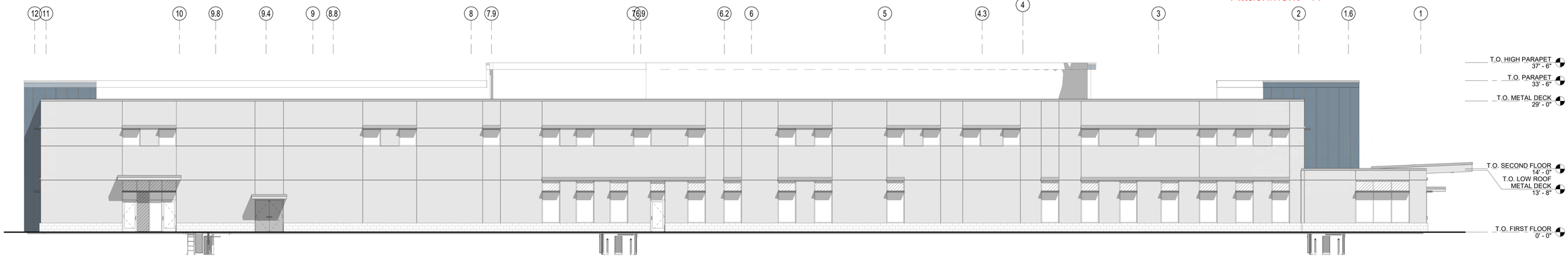
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Checked By:
Date: 9/03/2023

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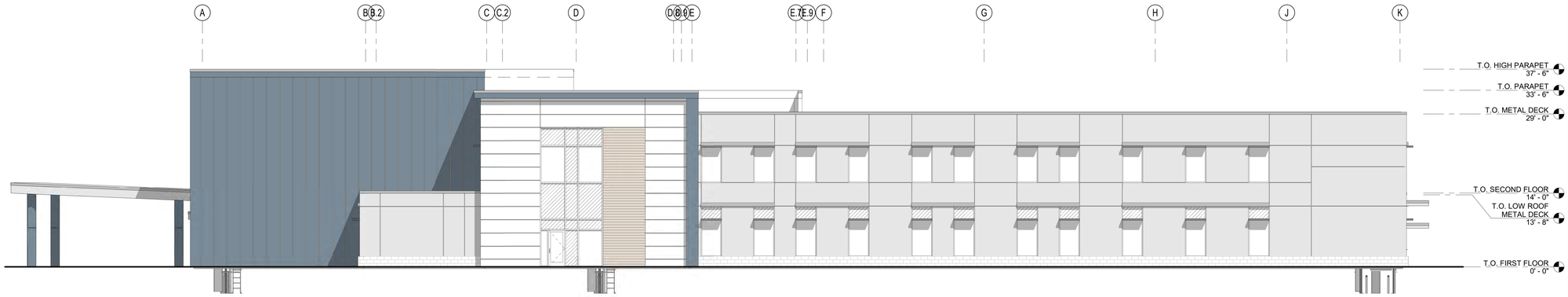
Sheet 1 of 1

AUGUST 11th, 2023

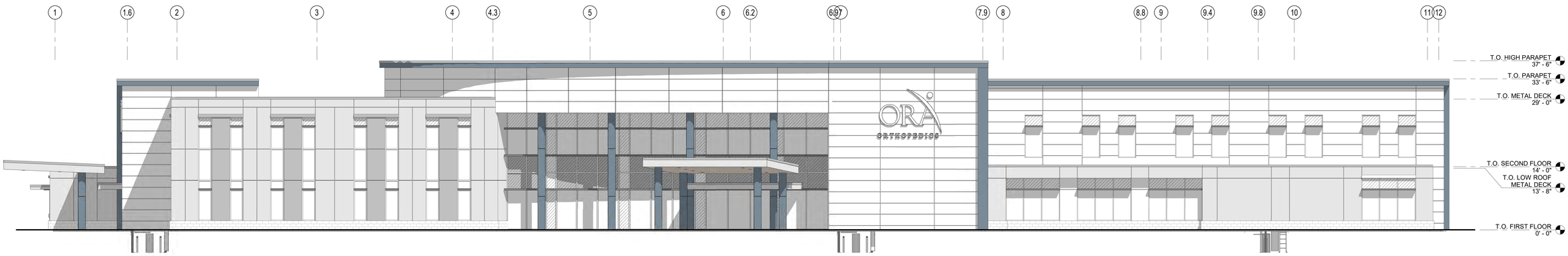
Attachment - H



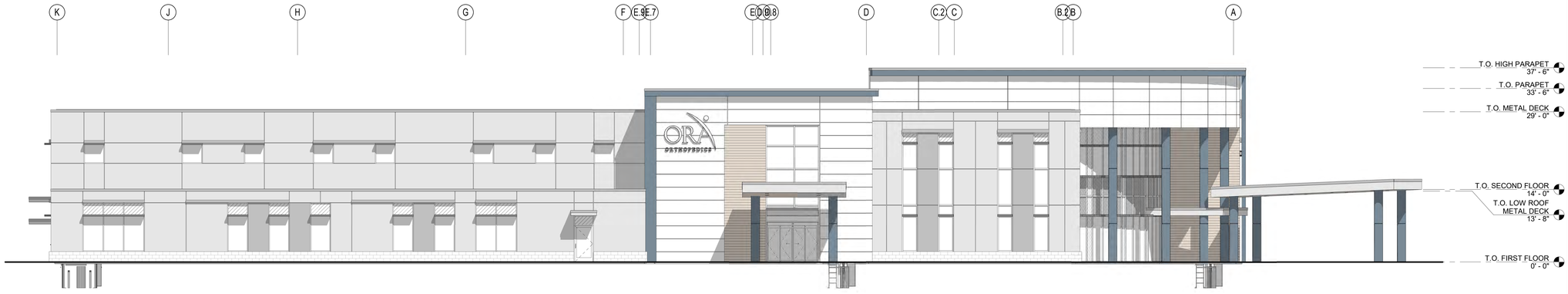
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

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Medical Office Building
ORA Orthopedics
Bettendorf, Iowa

REVISIONS
No. | DESCRIPTION | DATE

HCP JOB NO.: 23007

DRAWING TITLE:
BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

DRAWING NUMBER:
A201

September 27, 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 Lots 6 and 7, FG 80 Holdings Fourth Addition, submitted by Eric Green/BBL Construction Services. (Case 23-064)

Honorable Mayor and Members of the City Council:

On September 20, 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

11. Case 23-064; Site Development Plan for Lots 6 and 7, proposed FG 80 Holdings Fourth Addition, submitted by Eric Green/BBL Construction Services, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

> On motion by Kappeler, second by Satterfield, that the site development plan for Lots 6 and 7, proposed FG 80 Holdings Fourth Addition, be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 2/3, 2023
REQUESTED BY: Mark Hunt, Comm Dev Director

Item Title

Resolution approving a site development plan for Lot 4, proposed FG 80 Holdings Fourth Addition, submitted by Ryan Hintze/Middle & Forest Grove, LLC. (Case 23-065)

Explanation

Ryan Hintze DBA Middle & Forest Grove, LLC has submitted a site development plan for an indoor sports facility located on Lot 4 of the proposed FG 80 Holdings Fourth Addition. A previous site development plan was proposed and approved for Lot 4 which included four outdoor sports fields (Case No. 22-059 and Case No. 23-005). The newly-proposed development includes a 112,500 square foot building containing multiple configurable sports fields, dugouts, concessions, and viewing areas. The building is proposed to be located just north of the Iron Tee Golf complex and will have a future connection to the bike path spanning Middle Road.

The currently adopted Future Land Use Map contemplates the area northeast of Middle Road and Forest Grove Drive as Community Commercial (CC). All developments in this area are located in the C-3, General Business Commercial zoning district which permits the proposed use and will complement the surrounding uses. The proposed site development plan meets the bulk zoning standards for the C-3 district.

The layout submitted leaves a significant portion of Lot 4 (more than 8 acres) in reserve for future commercial development. The site has already been graded, and a future access drive is shown on the east side of the parking lot for the indoor sports facility leading to the reserve commercial development area. In addition to the building, an outdoor entertainment courtyard is shown between Iron Tee Golf and the proposed sports building. The courtyard shows multiple pavilions and a concert stage.

The landscape plan shows a total of 22 tree factors and additional shrubs and flowers which meets the minimum requirement. The applicant has provided a 3D rendering and elevations of the proposed development. The city does not have design character requirements for the development, but the applicant intends to match the theme of surrounding development. In addition, the applicant has agreed to introduce some character elements to the outer walls of the indoor sports facility building.

The proposed site development plan aligns with Goal A: Develop New Land and Streets and Goal C: Attract and Retain Business and Industry in the Comprehensive Plan.

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their September 20, 2023 meeting with the condition that the developer consider substituting at least half of the maple species shown with different varieties of overstory trees to protect against future pests. The developer has subsequently submitted a revised Landscape Plan.

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 Landscape 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 4, PROPOSED FG 80 HOLDINGS FOURTH ADDITION

WHEREAS, Ryan Hintze/Middle & Forest Grove, LLC. has submitted a site development plan for Lot 4, proposed FG 80 Holdings Fourth 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 federal, state, or local government provisions as required by law.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the site development plan for Lot 4, proposed FG 80 Holdings Fourth Addition.

PASSED, APPROVED, AND ADOPTED this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Plant Schedule

Qty.	Size	Name
20	2" cal.	Canopy Trees: • Kindred Spirit Oak (8) • Princeton Sentry Gingko (3) • Kentucky Coffeetree (3) • Armstrong Maple (6)
4	1.5" cal.	Ornamental Trees: • Prairiefire Crabapple (1) • Coralburst Crabapple (3)
	1-5 gal	Shrubs/Grasses/Perennials: • Neon Flash Spirea (8) - 5 gal • Green Velvet Boxwood (5) - 5 gal • Stella de Oro Daylily (35) – 1 gal • Little Devil Ninebark (5) – 5 gal • Karl Foerster Grass (46) – 5 gal • Dwf. Burningbush (14) – 5 gal • Gro-low Sumac (62) – 5 gal

Landscape Notes:

1. Site to be provided clean of debris/weed growth. All rough grading (+/- .10') to be provided by Contractor. "Rough grading" includes providing, backfilling & installing soil for all foundations, curbs & walks.
2. Plant locations to be approved by Landscape Architect before final planting.
3. Mulch all planting areas with 3" layer of premium shredded hardwood, unless Noted otherwise. Spade edge all planting beds adjacent to turf areas.
4. Amend the planting backfill soil for trees & conifers, with compost (1/3 compost & 2/3 existing).
5. Amend plant bed with compost (tilled with existing).
6. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas, as per manufacturers recommendations.
7. 1-year warranty to be provided on all trees & shrubs. (1) time replacement. Proper care and maintenance is the responsibility of the Owner.

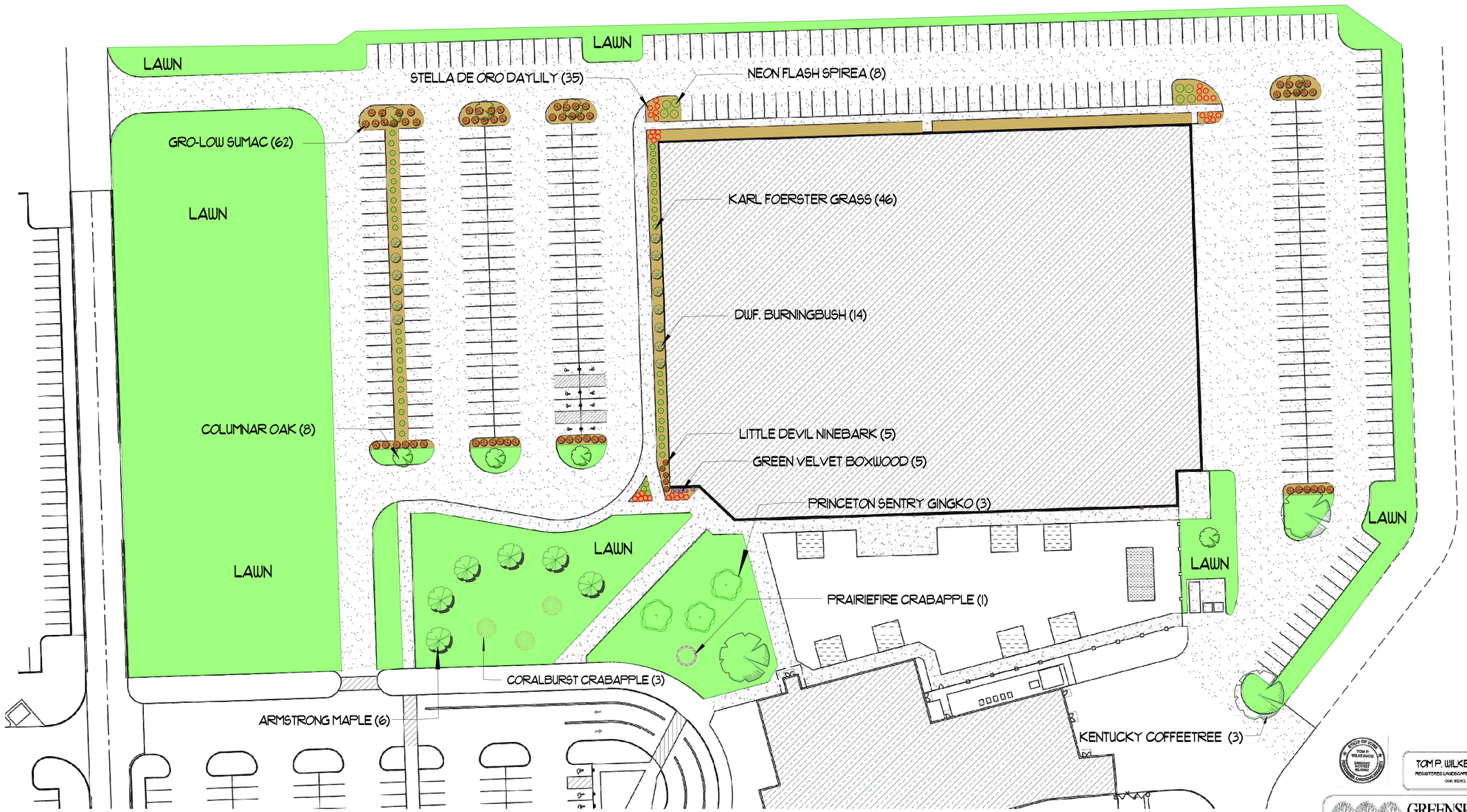
Turf Notes:

1. Fine grade and prepare designated areas for seed. Only noted areas/highlighted.
2. Hydroseed will be a Bluegrass Blend applied at a rate of 10 lbs./1000 sf.
3. Watering and continued care is the responsibility of the Owner.

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	C2	C2	C2	C2
Length	798'	787'	430'	482'
Bufferyard Required				
TF Required	0	0	0	0
Street Yard Landscape				
TF Required	0	0	0	0
Vehicular Use Area				
Vehicular Use Area	156,545 SF			
Landscape Area Required	(7%) / 10,959 SF			
Parking Spaces Defined	384			
TF Required (1/500 sf)	21.92			

Required	Tree Factors (TF)	Provided
21.92		22.00



REVISIONS

No.	DESCRIPTION	DATE

FOREST GROVE DEVELOPMENT
BETTENDORF, IA

LANDSCAPE PLAN

TOM P. WILKERSON
REGISTERED LANDSCAPE ARCHITECT

GREENSPACE ASSOCIATES
LANDSCAPE & IRRIGATION

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Drawn By: TPW
Checked By:
Date: 9/04/2023

L-1

Sheet 1 of 1

STAFF REPORT

Subject: P&Z: Site Development Plan
Author: Taylor Beswick
Department: Community Development
Date: September 20, 2023

Case No.:	23-065
Request:	Site Development Plan for Indoor Sports Facility
Location:	North of Iron Tee Golf Complex
Legal Description:	Lot 4, Proposed FG 80 Holdings Fourth Addition
Applicant:	Ryan Hintze DBA Middle & Forest Grove, LLC
Current Zoning:	C-3, General Business District
Future Land Use:	CC, Community Commercial

Background Information & Facts

Ryan Hintze DBA Middle & Forest Grove, LLC has submitted a site development plan for an indoor sports facility located on Lot 4 of the proposed FG 80 Holdings Fourth Addition (see Attachment A – Aerial Map and Attachment B – FG 80 Holdings Fourth Addition Final Plat). A previous site development plan was proposed and approved for Lot 4 which included four outdoor sports fields (Case No. 22-059 and Case No. 23-005). The newly-proposed development includes a 112,500 square foot building containing multiple configurable sports fields, dugouts, concessions, and viewing areas (see Attachment C – Site Development Plan and Attachment D – Floor Use Plan). The building is proposed to be located just north of the Iron Tee Golf Complex and will have a future connection to the bike path spanning Middle Road.

Future Land Use and Comprehensive Plan

The currently adopted Future Land Use Map contemplates the area northeast of Middle Road and Forest Grove Drive as Community Commercial (CC) (see Attachment E - Future Land Use Map). The proposed site development plan aligns with Goal A: Develop New Land and Streets and Goal C: Attract and Retain Business and Industry in the Comprehensive Plan.

Zoning Compliance and Site Configuration

All developments in this area are located in the C-3, General Business Commercial zoning district (see Attachment F - Zoning Map).

The layout submitted leaves a significant portion of Lot 4 (more than 8 acres) in reserve for future commercial development. The site has already been graded, and a future access drive is shown on the east side of the parking lot for the indoor sports facility, leading to the reserve commercial development area. In addition to the building, an outdoor entertainment courtyard is shown between Iron Tee Golf and the sports building. The courtyard shows multiple pavilions and a concert stage. The use is allowed in the C-3 district and will complement the surrounding uses. The proposed site development plan meets the bulk zoning standards for the C-3 district.

Utilities
The site has access to City sanitary sewer and Iowa American water. Sufficient utility easements are provided for the currently proposed development and future developments to the north.

Thoroughfare Plan & Access
The primary access to the development is shown on the west side of the building via Iron Tee Way which is a private drive. Parking lot drive aisles provide access to the north and east sides of the building. In addition, a secondary access is provided via a private drive located on the east side of Iron Tee Golf.

Pedestrian and Trail Access
Multiple service walks, pedestrian ways, and a future bike/pedestrian trail are shown on the proposed plan. The bike/pedestrian trail will span Middle Road and connect the existing TBK Sports Complex development with the proposed Iron Tee Golf and related developments.

Off-Street Parking
The plan shows a total of 384 parking off-street parking spaces, including 8 ADA spaces. This is a similar number shown for the previously proposed outdoor sports fields and is designed to be shared with the Iron Tee Golf complex parking spaces. The applicant has provided a parking analysis and justification for the development (see Attachment G – Parking Analysis) An area located west of the parking lot is shown as open space/landscape area with the option of adding a future parking lot if needed.

Stormwater Detention
Lot A of FG Holdings First Addition will provide stormwater detention for the development.

Landscaping
The landscape plan shows a total of 22 tree factors and additional shrubs and flowers which meets the minimum requirement (see Attachment H – Landscape Plan). Staff would encourage substituting at least 50% of the maple species with different varieties of deciduous overstory tree to protect against future pests. A large green lawn is shown to the west of the outdoor courtyard area and provides a great pedestrian entrance to both the sports facility and adjacent Iron Tee Golf complex.

Design Character
The applicant has provided a 3D rendering and elevations of the proposed development (see Attachment I – Exterior Elevations/Renderings). The city does not have design character requirements for the development, but the applicant intends to match the theme of surrounding development. In addition, the applicant has agreed to introduce some character elements to the outer walls of the indoor sports facility building.

Staff Recommendation
Staff recommends approval of the site development plan for Lot 4 of the proposed FG 80 Holdings Fourth Addition.

Respectfully submitted,

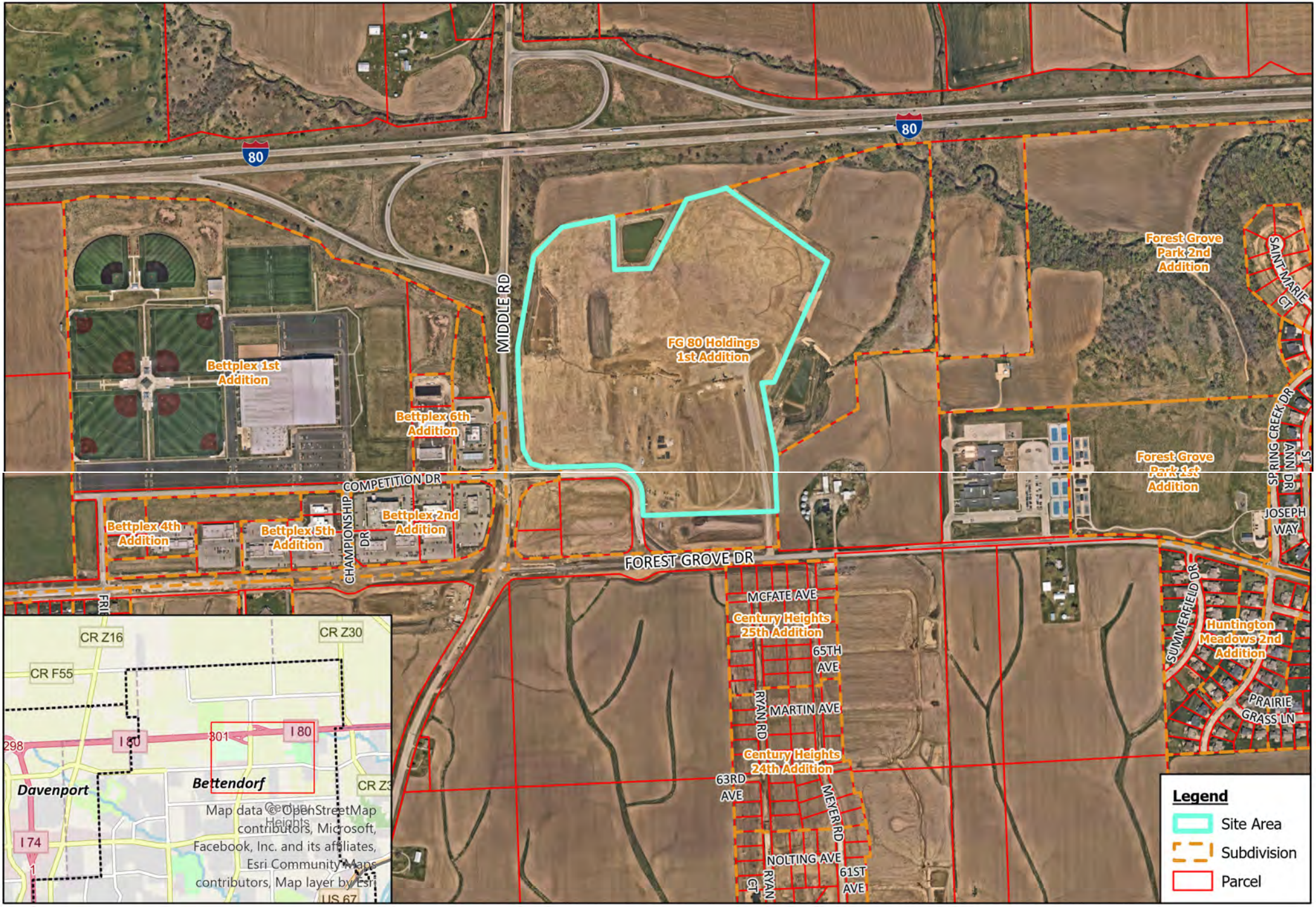
Taylor Beswick
Senior City Planner

Case No. 23-065: Lot 4, Proposed FG 80 Holdings Fourth Add.
Site Development Plan: Indoor Sports Facility
Aerial

ATTACHMENT A

1 Inch = 744 Feet

0 290 580 1,160 1,740 Feet



Attachment - B

FINAL PLAT

FOR

FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"
IN FG 80 HOLDINGS SECOND ADDITION IN
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL
LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF,
COUNTY OF SCOTT, STATE OF IOWA

OWNER / SUBDIVIDER

MIDDLE & FOREST GROVE, LLC
KEVIN KOELLNER
1805 STATE STREET SUITE 101
BETTENDORF, IOWA 52722
PHONE: (563) 355-2022

BASIS OF BEARINGS

IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

100 50 0 100 200

SCALE: 1" = 100'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	3.12'	100.00'	N 00°57'01" W	3.12'
C2	76.90'	100.00'	N 20°11'17" E	75.02'
C3	139.94'	185.00'	N 70°10'22" W	136.63'
C4	96.89'	185.00'	N 33°29'54" W	95.79'
C5	53.76'	185.00'	N 10°10'06" W	53.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°28'16" E	67.14'
L2	S 42°13'07" W	35.53'
L3	S 01°50'34" E	20.00'
L4	S 88°09'26" W	41.73'

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	63,953 SF±	1.47 AC±
LOT 2	68,216 SF±	1.57 AC±
LOT 4	1,013,533 SF±	23.27 AC±
LOT 5	194,285 SF±	4.46 AC±
LOT 6	106,880 SF±	2.45 AC±
LOT 7	380,207 SF±	8.73 AC±
LOT C	135,920 SF±	3.12 AC±
TOTAL AREA	2,628,326 SF±	60.34 AC±

LEGEND

- ▲ REBAR WITH CAP #13581, FOUND
- △ 5/8" REBAR WITH CAP #13581, SET
- ⊙ P.K. NAIL, FOUND
- ● REBAR, FOUND
- X CHISELED "X" IN CONCRETE, FOUND
- Ⓟ WOODEN FENCE POST
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- HISTORICAL LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED & EXISTING ACCESS & UTILITY EASEMENT
- SECTION LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE

ABBREVIATIONS

AC	ACRES
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

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.

No investigation was made as a part 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.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377G with an Effective Date March 23, 2021.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or are set as shown on this plat.

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.

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.

Easements designated as "Utility Easements" include all utilities that are provided either by the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf, including sewer and water.

Lots "A" and "B" in FG 80 First Addition and Lot "C" in FG 80 Fourth Addition are reserved for stormwater detention. A Pedestrian / Bike Path blanket easement is also granted for all of Lot "C"

A Blanket Access Easement across Lots 1, 2, 3, 4, 5, 6, 7 & Lot "C" in FG 80 Fourth Addition is hereby granted for Lot "A" in FG 80 First Addition.

Access to Lot "B" in FG 80 First Addition across part of Lot 3 in FG 80 Fourth Addition, is limited to the Access Easement shown along the east side of said Lot 3.

All easements and setback lines previously established within Lots 2 thru 8 and Lot C by the Final Plat for FG 80 Holdings Second Addition are now void, and are replaced by the proposed easement and setbacks shown here on the Final Plat for FG 80 Fourth Addition.

No Lots shall have direct access onto Middle Road or Forest Grove Drive, except via Competition Drive, or the Access Easement adjacent to the east line of Lot 1 of FG 80 Second Addition.

MID AMERICAN ENERGY CO.
BY _____
DATE _____

MEDIACOM
BY _____
DATE _____

CENTURYLINK
BY _____
DATE _____

IOWA - AMERICAN WATER CO.
BY _____
DATE _____

METRONET
BY _____
DATE _____

CITY OF BETTENDORF
BY _____
ATTEST _____
DATE _____

PLANNING AND ZONING
BY _____
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.

DARYL A. BRICKNER 13581 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

Daryl A. Brickner, PLS No. 13581 Date
My license renewal date is December 31, 2023
No. of sheets covered by this seal: ____

REVISIONS		
No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
-	-	-
-	-	-

IMEG
PH: 563.344.0260
www.imegcorp.com
1717 STATE STREET
SUITE 100
BETTENDORF, IA 52722

FG 80 HOLDINGS FOURTH ADDITION
BETTENDORF, IOWA
FINAL PLAT

IMEG Project No: 21003795.01
File Name: 21003795-01 FG80 4th Final Plat.dwg
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Field Book No:
Drawn By: DAB
Checked By: BDO
Date: 07/24/2023

Sheet 1 of 3

Monday, September 11, 2023 3:43:48 PM
G:\2021\21003795.01\DESIGN\CIVIL\C3D\SURVEY\21003795-01 FG80 4TH FINAL PLAT.DWG

FINAL PLAT

FOR

FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"
IN FG 80 HOLDINGS SECOND ADDITION IN
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL
LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE
5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF,
COUNTY OF SCOTT, STATE OF IOWA

BASIS OF BEARINGS

IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

50 25 0 50 100
SCALE: 1" = 50'

LOT 5
194,285 SF±
4.46 AC±

LOT 6
106,880 SF±
2.45 AC±

LOT C
135,920 SF±
3.12 AC±

LOT 7
380,207 SF±
8.73 AC±

N 01°50'34" W 235.52'
N 39°15'34" W 139.89'
N 88°09'26" E 295.50'
N 88°09'26" E 317.00'
109.00'
111.05'
N 01°50'34" W 19.50'
N 88°09'26" E 36.00'
178.31'
83.50'
20' STORM SEWER EASEMENT
N 88°09'26" E 192.50'
N 01°50'34" W 50.00'
44.81'
N 01°50'34" W 394.50'
N 88°09'26" E 21.50'
361.69'
N 01°50'34" W 456.50'
N 10°01'40" E
15' UE
20' BSL
N 01°50'34" W 361.69'
59.00'
N 88°09'26" E 107.50'
N 01°50'34" W 165.00'
SEE SHEET 3 FOR MORE DETAILS
CENTERLINE OF 20' STORM SEWER EASEMENT
N 38°34'35" E 165.42'
L=249.27'
R=11,370.00'
CB=N 01°18'01" W
CH=249.27'
20' UE
N 88°09'26" E 295.50'
N 88°09'26" E 417.87'
N 88°09'26" E 447.59'
LOT C
447.59'
N 88°09'26" E 487.32'
52' UE
27'
20'
5'
N 88°09'26" E 495.01'
SEE DETAIL "A"
L=86.04'
R=55.00'
CB=N 43°20'35" E
CH=77.53'
15'
93.34'
N 01°28'16" W 67.14'
6' ADDITIONAL EASEMENT FOR WATERMAIN
20' STORM SEWER EASEMENT
50' ACCESS & UTILITY EASEMENT
49'
95'
334.65'
N 13°48'24" E 347.53'
20' SANITARY SEWER EASEMENT
IRON TEE WAY
N 01°50'34" W 362.50'
50' ACCESS & UTILITY EASEMENT
379.58'
N 04°03'04" W
S 07°42'06" E 312.01'
STORM SEWER EASEMENT
21'
N 88°09'26" E 189.00'
25'
25'
10' ADDITIONAL EASEMENT SANITARY SEWER
20' WATERMAIN EASEMENT
N 01°50'34" W 223.01'
N 01°50'34" W 208.39'
25' 25'
L=3.12'
R=100.00'
CB=S 00°57'01" E
CH=3.12'
0.18'
S 10°23'13" E 134.82'
S 75°23'47" E 73.99'
15'
N 28°35'16" W 98.54'
N 75°23'47" W 93.35'
30' UE
20' BSL
S 88°09'26" W 411.12'
L=76.90'
R=100.00'
CB=N 20°11'17" E
CH=75.02'
35' UE
25'
10' UE
C3
L=73.79'
R=100.00'
CB=S 21°04'49" W
CH=72.12'
70'
COMPETITION DRIVE
L=290.60'
R=185.00'
CB=N 46°50'34" W
CH=261.63'
30' UE
25'
10' UE
C4
S 42°13'07" W 35.53'
N 8
N 88°09'26" E 320.16'
N 77°41'14" E 175.18'
L=180.64'
R=115.00'
CB=N 46°50'34" W
CH=162.63'
N 40°37'49" E 96.97'
20' UE
20' BSL
C5
20' UE
70'
30' UE
20' BSL
95.49'
S 01°50'34" E
N 01°50'34" W 120.49'
20' BSL
SHARED 40'x85' ACCESS EASEMENT FOR LOT 1 IN FG 80 HOLDINGS 2ND ADD. & LOT 1 IN FG 80 HOLDINGS 4TH ADD.
85'
40'
LOT 4 FG 80 HOLDINGS THIRD ADDITION
LOT 5 FG 80 HOLDINGS THIRD ADDITION
LOT 8 FG 80 HOLDINGS SECOND ADDITION
LOT 7 FG 80 HOLDINGS SECOND ADDITION
LOT 6 FG 80 HOLDINGS SECOND ADDITION
LOT C FG 80 HOLDINGS SECOND ADDITION
LOT 5 FG 80 HOLDINGS SECOND ADDITION
COUNTY ROAD H & MIDDLE ROAD
#13581

DETAIL "A"

0 1'
SCALE: 1" = 1'

EAST RIGHT OF WAY LINE OF COUNTY ROAD H & MIDDLE ROAD
L=86.04'
R=55.00'
CB=N 43°20'35" E
CH=77.53'
0.34'
NORTHWESTERLY LINE OF LOT 5 & SOUTHERLY LINE OF LOT C
93.34'
N 01°28'16" W 67.14'

IMEG Project No:	21003795.01
File Name:	21003795-01 FG80 4th Final Plat.dwg
	© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No:	
Drawn By:	DAB
Checked By:	BDO
Date:	07/24/2023

Sheet 2 of 3

FG 80 HOLDINGS FOURTH ADDITION
BETTENDORF, IOWA

FINAL PLAT

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 563.344.0260
www.imegcorp.com

REVISIONS

No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
–	–	–

Monday, September 11, 2023 3:43:12 PM
G:\2021\21003795.01\DESIGN\CIVIL\C3D\SURVEY\21003795-01 FG80 4TH FINAL PLAT.DWG

FINAL PLAT

FOR

FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"
IN FG 80 HOLDINGS SECOND ADDITION IN
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL
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COUNTY OF SCOTT, STATE OF IOWA

BASIS OF BEARINGS

IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

50 25 0 50 100

SCALE: 1" = 50'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C3	139.94'	185.00'	N 70°10'22" W	136.63'
C4	96.89'	185.00'	N 33°29'54" W	95.79'
C5	53.76'	185.00'	N 10°10'06" W	53.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S 01°50'34" E	20.00'
L4	S 88°09'26" W	41.73'
L5	N 75°09'26" E	87.94'
L6	N 75°09'26" E	58.84'
L7	N 75°09'26" E	33.46'
L8	S 78°30'48" E	34.93'
L9	S 78°30'48" E	65.16'
L10	S 78°30'48" E	83.32'
L11	S 35°38'49" E	16.57'
L12	N 75°09'26" E	58.88'
L13	N 75°09'26" E	51.92'
L14	S 27°28'42" E	29.62'
L15	S 27°28'42" E	106.69'
L16	S 35°38'49" E	43.80'
L17	N 88°56'36" E	89.65'
L18	S 74°04'46" E	35.10'
L19	S 27°28'42" E	72.70'
L20	S 30°53'04" E	10.03'
L21	S 79°02'41" W	7.92'

LOT 4
1,013,533 SF±
23.27 AC±
LOT 4
FG 80 HOLDINGS
SECOND ADDITION

LOT 3
665,331 SF±
15.27 AC±
LOT 3
FG 80 HOLDINGS
SECOND ADDITION

LOT 2
68,216 SF±
1.57 AC±

LOT 1
63,953 SF±
1.47 AC±

LOT B
FG 80 HOLDINGS
FIRST ADDITION

LOT C

IRON TEE WAY

COMPETITION DRIVE

EAST LINE OF NE ¼ OF SECTION 2
WEST LINE OF NW ¼ OF SECTION 1

SEE SHEET 2
FOR MORE DETAILS

109.00'
111.05'
N 01°50'34" W 19.50'
N 88°09'26" E 36.00'
178.31'
83.50'
20' STORM SEWER EASEMENT
N 88°09'26" E 192.50'
N 01°50'34" W 50.00'
44.81'
N 01°50'34" W 394.50'
N 88°09'26" E 21.50'
361.69'
456.50'
N 01°50'34" W
59.00'
N 88°09'26" E 107.50'
N 01°50'34" W 165.00'
N 88°09'26" E 417.87'
N 74°38'44" E 157.78'
35' UE
55' UE
S 35°38'49" E 61.19'
S 78°30'48" E 183.41'
N 88°09'26" E 447.59'
52' UE
27'
20'
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
33.72'
N 37°32'19" E 6.54'
S 21°42'03" E 147.49'
127.49'
LOT C
447.59'
N 88°09'26" E
487.32'
5'
181.57'
N 75°09'26" E 180.24'
N 88°09'26" E 42.17'
116.64'
S 88°09'26" W 74.47'
6' ADDITIONAL EASEMENT FOR WATERMAIN
20' STORM SEWER EASEMENT
50' ACCESS & UTILITY EASEMENT
362.50'
49'
95'
334.65'
N 13°48'24" E 347.53'
20' SANITARY SEWER EASEMENT
115.8'
35' UE
70.30'
30'
ACCESS EASEMENT TO LOTS 3, 4 & B
532.78'
S 10°57'19" E 477.92'
S 10°57'19" E 476.86'
S 10°57'19" E 569.63'
S 10°57'19" E 455.18'
EXISTING 30' STORM SEWER EASEMENT
N 21°58'12" E 177.11'
50' ACCESS & UTILITY EASEMENT
21'
N 88°09'26" E 189.00'
25'
25'
10' ADDITIONAL EASEMENT SANITARY SEWER
20' WATERMAIN EASEMENT
N 01°50'34" W 223.01'
LOT 7
FG 80 HOLDINGS
SECOND ADDITION
N 01°50'34" W 208.39'
25'
25'
L=3.12'
R=100.00'
CB=S 00°57'01" E
CH=3.12'
N 88°09'26" E 373.05'
0.18'
L=76.90'
R=100.00'
CB=N 20°11'17" E
CH=75.02'
35' UE
10' UE
C3
25'
L=73.79'
R=100.00'
CB=S 21°04'49" W
CH=72.12'
70'
L=290.60'
R=185.00'
CB=N 46°50'34" W
CH=261.63'
30' UE
25'
10' UE
C4
S 42°13'07" W 35.53'
173.50'
347.00'
L=180.64'
R=115.00'
CB=N 46°50'34" W
CH=162.63'
N 88°09'26" E 375.58'
LOT 2
FG 80 HOLDINGS
SECOND ADDITION
C5
20' UE
70'
30' UE
20' BSL
20' BSL
95.49'
S 01°50'34" E
SHARED 40'x85' ACCESS EASEMENT FOR LOT 1 IN FG 80 HOLDINGS 2ND ADD. & LOT 1 IN FG 80 HOLDINGS 4TH ADD.
N 01°50'34" W 120.49'
173.50'
N 01°50'34" W
85'
40'
7.5'
367.82'
S 88°09'26" W
819.38'
7.5'
15' SEWER & UTILITY EASEMENT
451.55'
88.68'
P.O.B.
NORTHEAST CORNER OF LOT 1
OF FG 80 HOLDINGS SECOND ADDITION
30' STORM SEWER EASEMENT
35.41'
22.93'
L20
L21
N 79°02'41" E 120.30'
50.00'
15' UE
S 30°53'04" E 60.14'
10' UE
N 10°57'19" W 254.35'
N 10°57'19" W 201.09'
ACCESS & UTILITY EASEMENT TO LOTS 3, 4 & B
S 10°57'19" E 331.16'
S 02°50'44" E
L=44.61'
R=280.50'
CB=N 06°23'57" W
CH=44.56'
N 01°50'34" W 65.86'
HARRY A. VEN HORST REVOCABLE TRUST
TRACT III – WARRANTY DEED
DOCUMENT # 2018-04119
PLAT OF SURVEY
DOCUMENT # 2010-16740
LOT 3
FG 80 HOLDINGS
THIRD ADDITION
LOT 1
FG 80 HOLDINGS
SECOND ADDITION

Sheet 3 of 3

IMEG Project No: 21003795.01
File Name: 21003795-01 FG80 4th Final Plat.dwg
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Field Book No:
Drawn By: DAB
Checked By: BDO
Date: 07/24/2023

FG 80 HOLDINGS FOURTH ADDITION
BETTENDORF, IOWA

FINAL PLAT

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 563.344.0260
www.imegcorp.com

REVISIONS

No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
–	–	–

Attachment - C



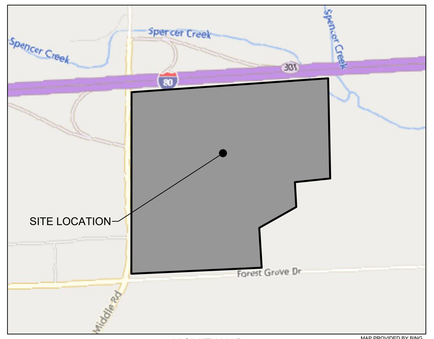
Know what's below. Call before you dig.

811

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

50 25 0 50 100

SCALE: 1" = 50'



VICINITY MAP
NOT TO SCALE

OWNER / SUBDIVIDER
FG 80, LLC
1805 STATE STREET #101
BETTENDORF, IOWA 52722
PHONE: 563-529-4753 (KEVIN KOELLNER)

ARCHITECT
STUDIO 483
201 W. 2ND STREET, SUITE 608
DAVENPORT, IOWA 52801
PHONE: 563-326-2555 (GREG GOWEY)

DEVELOPER
FOCUS REAL ESTATE DEVELOPMENT
1805 STATE STREET #101
BETTENDORF, IOWA 52722
PHONE: 563-529-4753 (KEVIN KOELLNER)

LEGAL DESCRIPTION

LOT NUMBER 4 OF FG 80 HOLDINGS 4TH ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

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
- 580 CONTOUR
- 580 PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT
- PROPOSED BUILDING

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 "II-B" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. BUILDING OCCUPANCY TYPE: A-3 ASSEMBLY (GYMNASIUM) WITH ACCESSORY A-4 NON-FIXED SEATING PER THE 2009 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE DEPARTMENT CONNECTION TO BE LOCATED AT SOUTH-EAST CORNER OF THE BUILDING.
11. PARKING REQUIRED WAS CALCULATED BY THE FOLLOWING: WITH MAX OF 4 PLAYING FIELDS, 8 TEAMS CAN PLAY AT A TIME WITH 8 EXTRA TEAMS IN WAITING. ASSUMING 12 PLAYERS PER TEAM = 192 PLAYERS, ASSUME 1.5 PARKING STALL PER PLAYER = 288 STALLS FOR BALLFIELDS + 50 FOR STAFF, TOTAL STALLS = 338. THESE ASSUMPTIONS FALL IN LINE WITH PARKING NEEDS SHOWN AT TBK SPORTS COMPLEX.

SITE INFORMATION

ZONING DISTRICT: C-3 GENERAL BUSINESS DISTRICT	
SITE LOCATION: LOT 4 FG 80 HOLDINGS 4TH ADDITION, BETTENDORF, IOWA	
TOTAL LOT 4 AREA	1,013,533 S.F. ± 23.27 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	113,300 S.F.
REQUIRED PARKING = 338 STALLS (REQUIRED ADA = 8 STALLS)	
PROVIDED = 384 STALLS (PROVIDED ADA = 8 STALLS)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 169,766 S.F. ±	
PROVIDED V.U.A. INTERIOR LANDSCAPING = 11,915 S.F. (REQUIRED 7% = 11,883 S.F.)	
CONSTRUCTION ACTIVITY DESCRIPTION: THE CONSTRUCTION INVOLVES 1 PROPOSED INDOOR SPORTS FACILITY, UTILITY SERVICES, ACCESS DRIVES & PARKING LOT	

REVISIONS

No.	DESCRIPTION	DATE

IMEG
PH: 563.344.6500
www.imegcorp.com
117 STATE STREET
SUITE 201
BETTENDORF, IA 52722

FG80 - INDOOR SPORTS FACILITY
BETTENDORF, IA

CITY SITE PLAN

IMEG Project No: 21003795.00

File Name: 21003795.19 Sports Complex_City Site Plan.dwg

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Field Book No:####

Drawn By: KCK

Checked By: ZSE

Date: 09/12/2023

C-1

Sheet 1 of 1

PROFESSIONAL ENGINEER ZACHARY S. 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.

Signature 09/12/2023 Date

ZACHARY S. EGGLESTON
License No. P27990
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: THIS SHEET

Tuesday, September 12, 2023, 6:30:23 PM
G:\2021\21003795.19 SPORTS COMPLEX_CITY SITE PLAN\21003795.19 SPORTS COMPLEX_CITY SITE PLAN.DWG

Attachment - D

ROOM SCHEDULE

Number	Name	Area (Net)	Occ. Load Factor	Occupants Calculated (Gross)	Occupants Assigned (Net)
100	VEST.	824 SF	5 SF	165	0
101	CONCOURSE	22,422 SF	50 SF	449	448
101A	TICKET	89 SF	50 SF	2	4
102	SPORTS FIELD	81,586 SF	50 SF	1,632	120
103	LOBBY	2,085 SF	15 SF	140	141
104	FOOD SERVICE	546 SF	200 SF	3	3
105	KITCHEN	534 SF	200 SF	3	4
106	MEN	319 SF	0 SF		
107	MEN	322 SF	0 SF		
108	WOMEN	354 SF	0 SF		
109	WOMEN	355 SF	0 SF		
110	CONF./FLEX	745 SF	7 SF	107	110
111	CONF./FLEX	754 SF	7 SF	108	108
112	STORAGE	682 SF	50 SF	14	14
113	JAN.	54 SF	300 SF	1	1
114	MECH.	467 SF	300 SF	2	2
115	ELEC.	303 SF	300 SF	2	2
Total: 17		112,441 SF		2,628	957

EXIT DOORS REQUIRED:
2635 x 0.15 = 396" CLEAR EXIT WIDTH THROUGH DOORS REQUIRED
396" / 34.5" = 12 DOORS, 3-FEET EACH

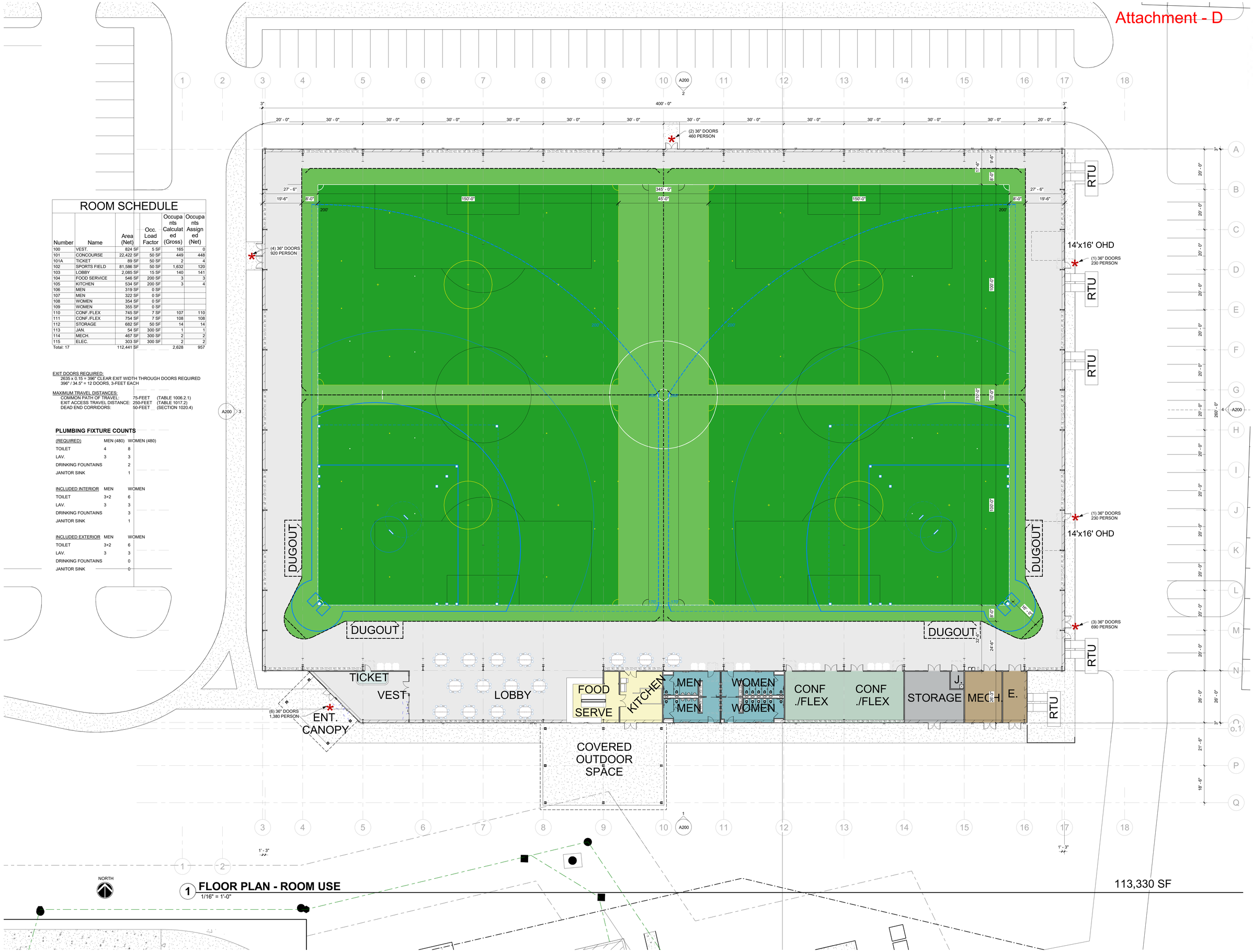
MAXIMUM TRAVEL DISTANCES:
COMMON PATH OF TRAVEL: 75-FEET (TABLE 1006.2.1)
EXIT ACCESS TRAVEL DISTANCE: 250-FEET (TABLE 1017.2)
DEAD END CORRIDORS: 50-FEET (SECTION 1020.4)

PLUMBING FIXTURE COUNTS

(REQUIRED)	MEN (480)	WOMEN (480)
TOILET	4	8
LAV.	3	3
DRINKING FOUNTAINS		2
JANITOR SINK		1

INCLUDED INTERIOR	MEN	WOMEN
TOILET	3+2	6
LAV.	3	3
DRINKING FOUNTAINS		3
JANITOR SINK		1

INCLUDED EXTERIOR	MEN	WOMEN
TOILET	3+2	6
LAV.	3	3
DRINKING FOUNTAINS		0
JANITOR SINK		0



NORTH

1 FLOOR PLAN - ROOM USE
1/16" = 1'-0"

113,330 SF

STUDIO 483 ARCHITECTS
124 Arts Alley
Rock Island, IL 61201
309.786.9910

201 W. 2nd Street, Suite 608
Davenport, IA 52801
563.326.2555

BUILD TO SUIT
1805 State Street, Suite 101
Bettendorf, IA 52722
563.355.2022

CARR ENGINEERING
STRUCTURAL SERVICES

CORN BELT CAPITAL
COMMERCIAL DEVELOPMENT CO.
BETTENDORF, IOWA

MFG-2
SPORTS BUILDING

IRON TEE WAY
BETTENDORF, IA 52722

1 SITE DEVELOP. 08.28.23

ROOM USE FLOOR PLAN

PROJECT: 22004203.00

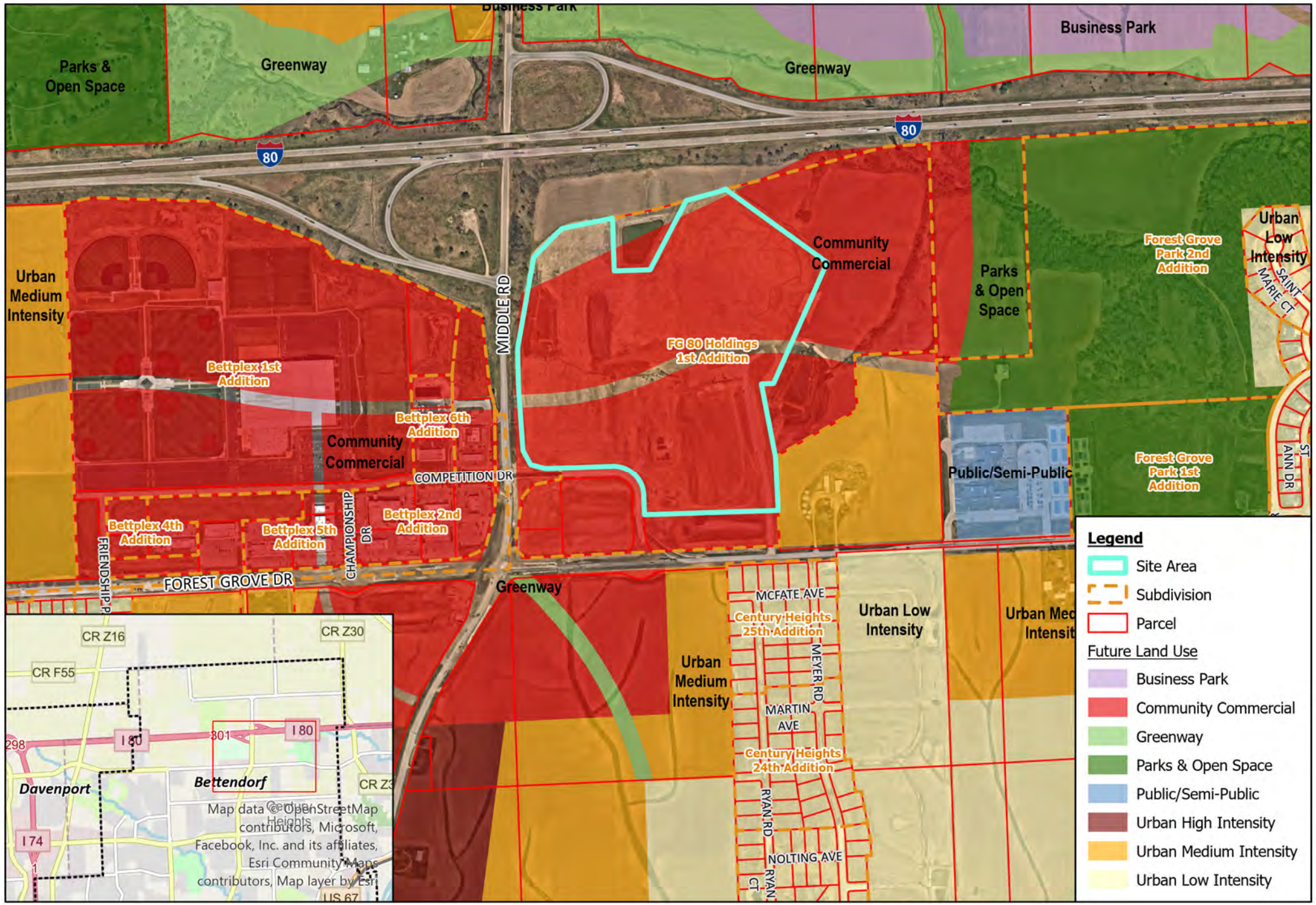
A100

Case No. 23-065: Lot 4, Proposed FG 80 Holdings Fourth Add.
Site Development Plan: Indoor Sports Facility
Adopted Future Land Use Map

ATTACHMENT E

1 Inch = 744 Feet

0 290 580 1,160 1,740 Feet



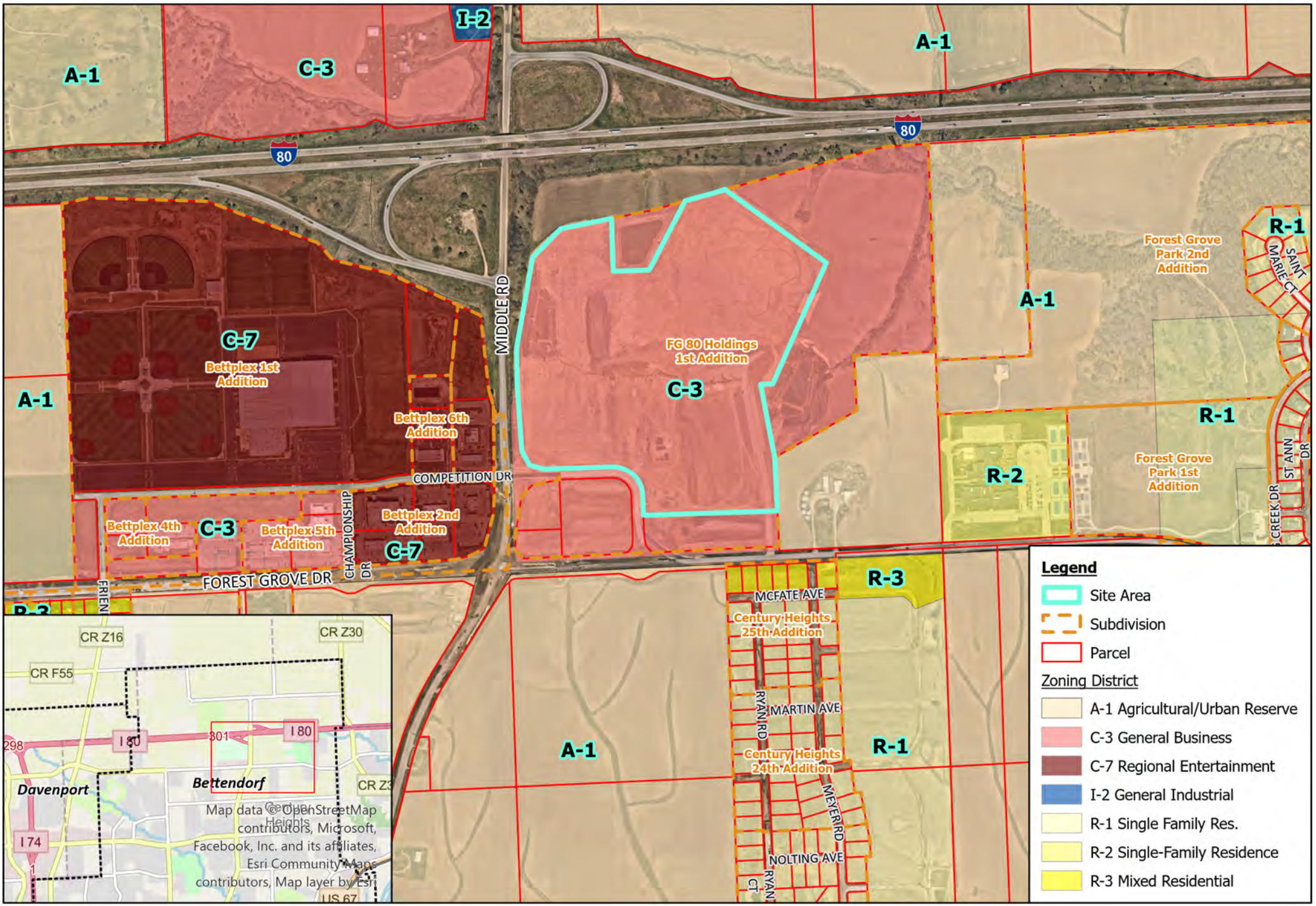
Case No. 23-065: Lot 4, Proposed FG 80 Holdings Fourth Add.
Site Development Plan: Indoor Sports Facility
Current Zoning

ATTACHMENT F

1 Inch = 744 Feet

0 290 580 1,160 1,740 Feet

N



Parking Provided:
384 Stalls (8 ADA Stalls)

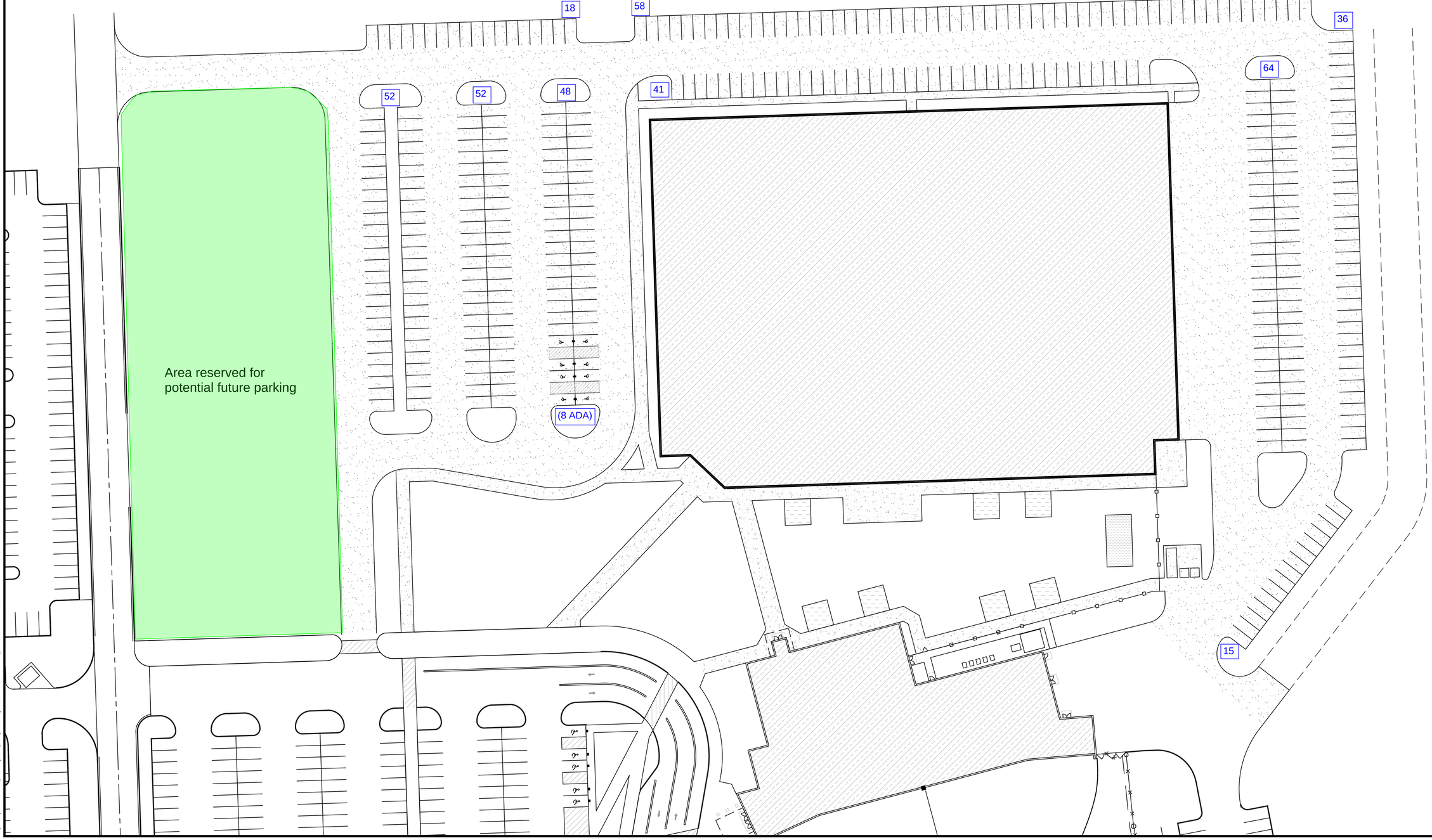
This meets the required parking as calculated based on TBK Sports Complex usage.

This also fulfills the additional shared usage parking for Iron Tee. Iron Tee was shown to have 10% shared parking usage of the surrounding lots. Those lot concepts at the time had an expected parking of 200 parking stalls. 10% = 20 additional stalls over required.

Parking Required:
338 Stalls (8 ADA Stalls)

Calculated by the following:
With max of 4 playing fields, 8 teams can play at a time with 8 extra teams in waiting. Assuming 12 players per team = 192 players, Assume 1.5 parking stall per player = 288 stalls + 50 for staff, total spaces = 338. These assumptions fall in line with parking needs shown at TBK Sports Complex.

30 15 0 30 60
SCALE: 1" = 30'



REVISIONS
DESCRIPTION
DATE
No.

IMEG
PH: 563.344.0260
www.imegcorp.com
1717 STATE STREET
SUITE 100
BETTENDORF, IA 52722

FOREST GROVE DEVELOPMENT
BETTENDORF, IA

OVERALL SITE PLAN

IMEG Project No: 21003795.00
File Name: 21003795-00-GRADING_SPORT COMPLEX.dwg
© COPYRIGHT 2023
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Field Book No: #####
Drawn By: ZSE
Checked By: JLH
Date: 08/29/2023

C-1
Sheet 1 of 1

Wednesday, August 30, 2023 8:16:38 AM
C:\2021\21003795.00\DESIGN\CIVIL\C-3D\SOURCE\21003795-00-GRADING_SPORT COMPLEX.DWG

Quant.	Plant Name	Size
Trees:		
7	'Kindred Spirts' Columnar Oak	2" cal.
10	'Armstrong' Maple	2" cal.
2	'Green Mountain' Sugar Maple	2" cal.
1	'Magyar' Ginkgo	2" cal.
Ornamental/Evergreen Trees:		
3	'Coralburst' Crabapple	1.75" cal.
1	'Prairiefire' Crabapple	1.75" cal.
Shrubs/Perennials:		
8	Neon Flash Spirea	5 gal
5	Green Velvet Boxwood	5 gal
35	Stella de Oro Daylily	1 gal
5	Little Devil Ninebark	5 gal
46	Karl Foerster Grass	3 gal
14	Dwf. Burningbush	5 gal
62	Gro-Low Sumac	5 gal

Landscape Notes:

1. Site to be provided clean of debris/weed growth. All rough grading (+/- .10') to be provided by Contractor. "Rough grading" includes providing, backfilling & installing soil for all foundations, curbs & walks.
2. Plant locations to be approved by Landscape Architect before final planting.
3. Mulch all planting areas with 3" layer of premium shredded hardwood, unless Noted otherwise. Spade edge all planting beds adjacent to turf areas.
4. Amend the planting backfill soil for trees & conifers, with compost (1/3 compost & 2/3 existing).
5. Amend plant bed with compost (tilled with existing).
6. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas, as per manufacturers recommendations.
7. 1-year warranty to be provided on all trees & shrubs. (1) time replacement. Proper care and maintenance is the responsibility of the Owner.

Turf Notes:

1. Fine grade and prepare designated areas for seed. Only noted areas/highlighted.
2. Hydroseed will be a Bluegrass Blend applied at a rate of 10 lbs./1000 sf.
3. Watering and continued care is the responsibility of the Owner.

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	C2	C2	C2	C2
Length	798'	787'	430'	482'
Bufferyard Required				
TF Required	0	0	0	0
Street Yard Landscape				
TF Required	0	0	0	0
Vehicular Use Area				
Vehicular Use Area	156,545 SF			
Landscape Area Required	(7%) / 10,959 SF			
Parking Spaces Defined	384			
TF Required (1/500 sf)	21.92			

Required	Tree Factors (TF)	Provided
21.92		22.00



REVISIONS

No.	DESCRIPTION	DATE

FOREST GROVE DEVELOPMENT
BETTENDORF, IA

LANDSCAPE PLAN

TOM P. WILKERSON
REGISTERED LANDSCAPE ARCHITECT

GREENSPACE ASSOCIATES
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

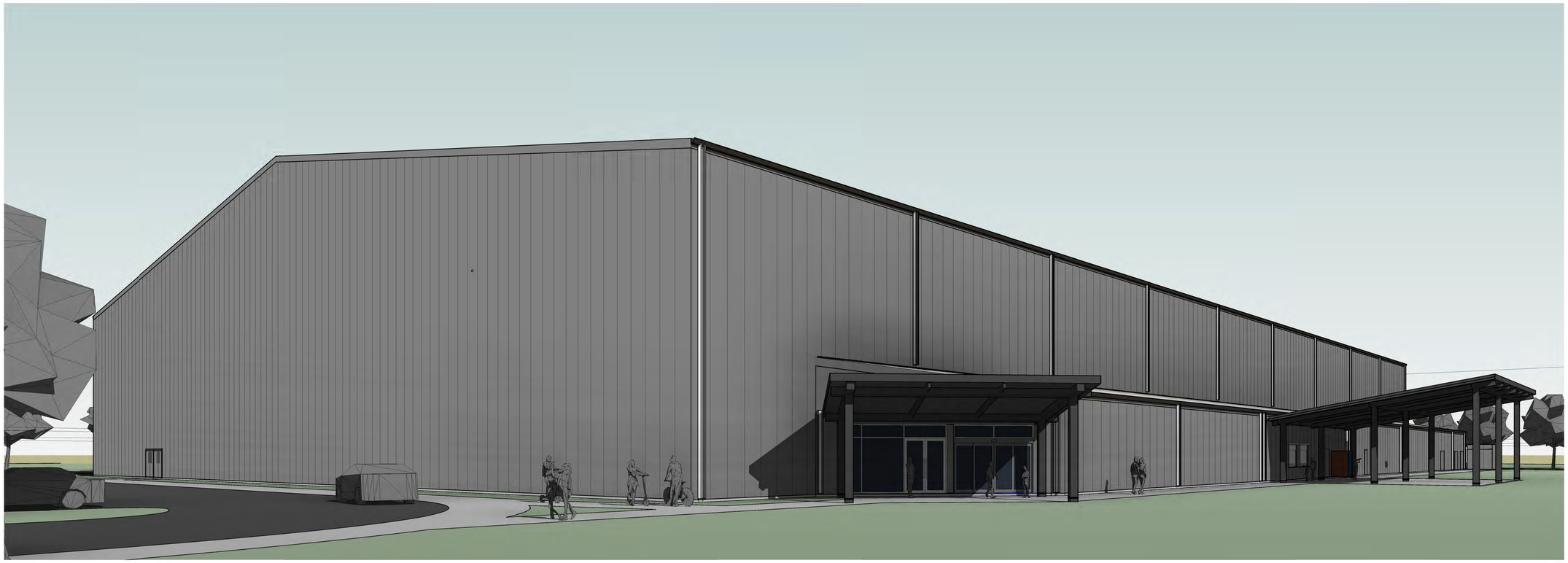
IMEG Project No: 21003795.00
File Name:
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Field Book No: #####
Drawn By: TPW
Checked By:
Date: 9/04/2023

L-1

Sheet 1 of 1



1 ISOMETRIC VIEW 4



2 PERSPECTIVE LOOKING NORTH-EAST

STUDIO 483 ARCHITECTS
124 Arts Alley
Rock Island, IL 61201
309.786.9910

201 W. 2nd Street, Suite 608
Davenport, IA 52801
563.326.2555

BUILD TO SUIT
1805 State Street, Suite 101
Bettendorf, IA 52722
563.355.2022

CARR ENGINEERING
STRUCTURAL SERVICES

CORN BELT CAPITAL
COMMERCIAL DEVELOPMENT CO.
BETTENDORF, IOWA

MFG-2
SPORTS BUILDING

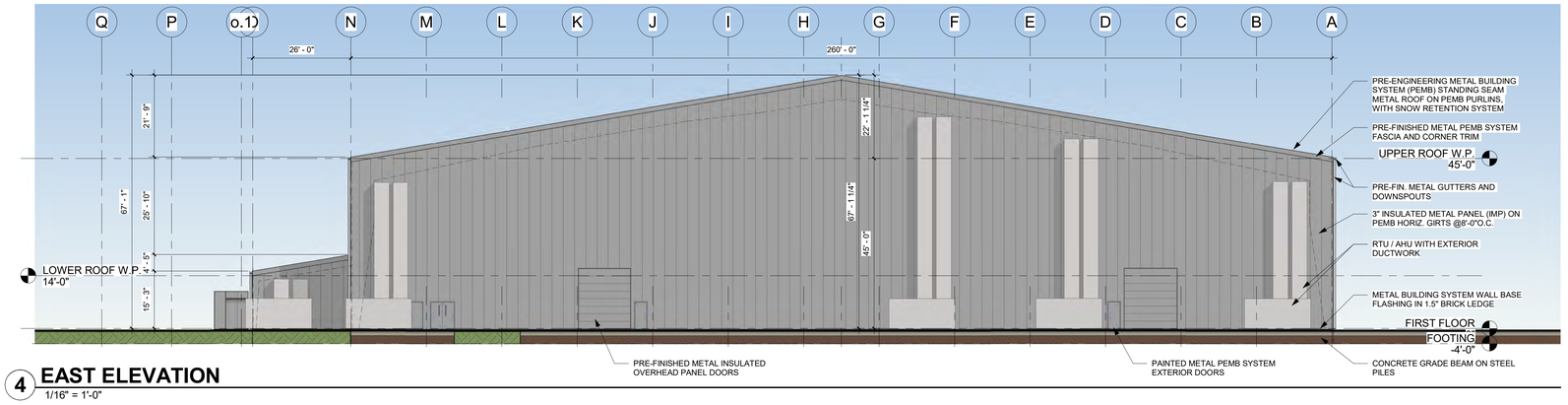
IRON TEE WAY
BETTENDORF, IA 52722

1 SITE DEVELOP. 08.28.23

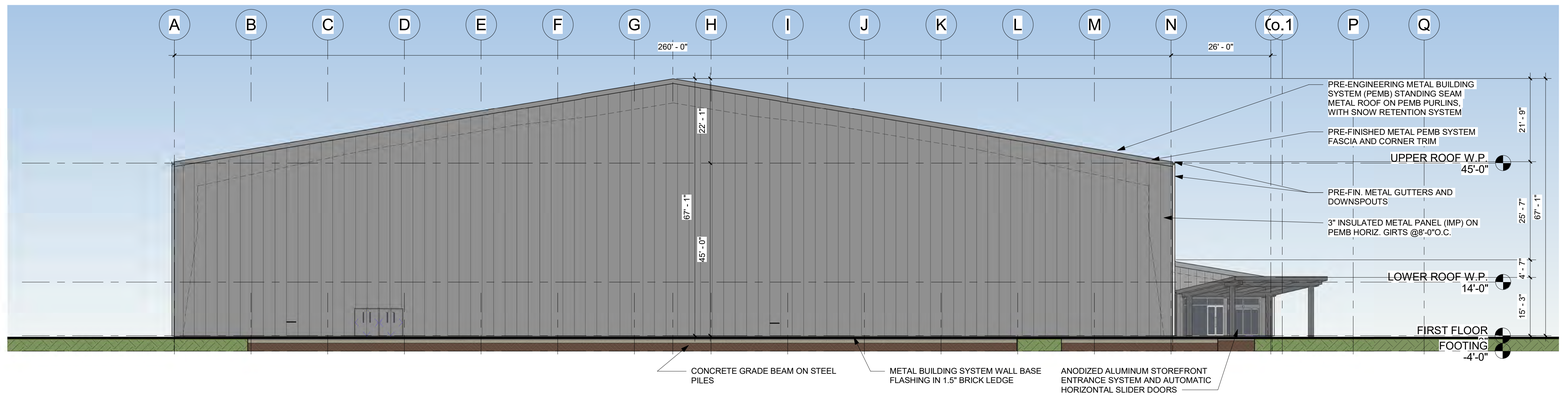
3D VIEWS

PROJECT: 22004203.00

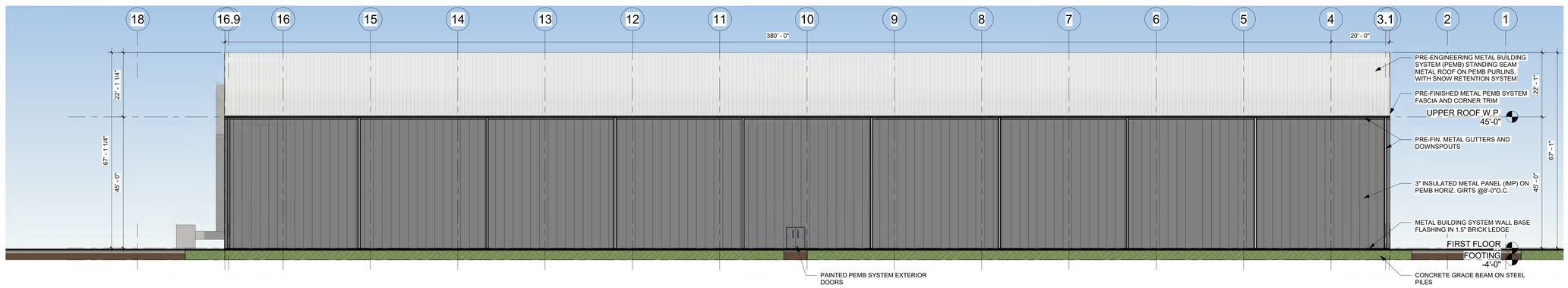
A901



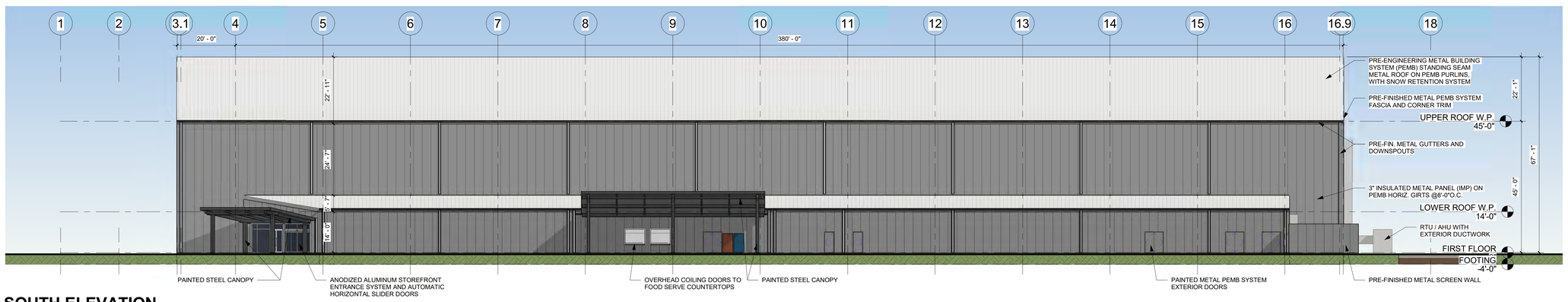
4 EAST ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION (PARKING)
1/16" = 1'-0"



2 NORTH ELEVATION (HIGHWAY)
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

STUDIO 483 ARCHITECTS
124 Arts Alley
Rock Island, IL 61201
309.786.9910

201 W. 2nd Street, Suite 608
Davenport, IA 52801
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BUILD TO SUIT
1805 State Street, Suite 101
Bettendorf, IA 52722
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CARR ENGINEERING
STRUCTURAL SERVICES

CORN BELT CAPITAL
COMMERCIAL DEVELOPMENT CO.
BETTENDORF, IOWA

MFG-2
SPORTS BUILDING

IRON TEE WAY
BETTENDORF, IA 52722

1 SITE DEVELOP. 08.28.23

ELEVATIONS - COLOR

PROJECT: 22004203.00

A200

September 27, 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 4, FG 80 Holdings Fourth Addition, submitted by Ryan Hintze/Middle & Forest Grove, LLC. (Case 23-065)

Honorable Mayor and Members of the City Council:

On September 20, 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

12. Case 23-065; Site Development Plan for Lot 4, proposed FG 80 Holdings Fourth Addition, submitted by Ryan Hintze/Middle & Forest Grove, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

Kappeler asked if the pavilions shown on the site development plan are connected to the building or if they are covered outside areas. Beswick explained that they will be separated from the building by pavement and that they may have a structure like a pergola to cover them.

> On motion by Stoltenberg, second by Kappeler, that the site development plan for Lot 4, proposed FG 80 Holdings Fourth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: October 3, 2023 (SPH)
October 17, 2023 (HPH)

REQUESTED BY: Mark Hunt, Comm Dev Director

Item Title

Resolution setting a date for public hearing on the rezoning of property generally located on the south side of the 4700 block of Forest Grove Drive, A-1 Agricultural/Urban Reserve District to R-4 Medium-Density Multi-Family Residence District, submitted by Forest Grove Holdings, LLC. (Case 23-058) (10/3/23)

Public hearing and first reading of an ordinance rezoning property generally located on the south side of the 4700 block of Forest Grove Drive, A-1 Agricultural/Urban Reserve District to R-4 Medium-Density Multi-Family Residence District, submitted by Forest Grove Landing, LLC. (Case 23-058) (10/17/23)

Explanation

Forest Grove Holdings, LLC has submitted a request to rezone property located on the south side of the 4700 block of Forest Grove Drive from A-1 to R-4. The concept exhibit shows single-story multi-family housing on the north side of the parcel which transitions to two-story townhouses on the south side of the parcel.

The future land use designation is Urban Medium Intensity (UMI) which permits the proposed rezoning to R-4. Adjacent land use designations include Urban Low Intensity (ULI) to the west and Community Commercial to the north. Adjacent zoning district classifications include C-3 General Business District (north), R-3 Mixed Residential District (northwest), R-1 Single-Family Residence District (west), and A-1 Agricultural/Urban Reserve District (south).

The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods.

The Planning and Zoning Commission made a recommendation for approval of the rezoning request at their September 20, 2023 meeting.

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.

RESOLUTION NO. _____ - 23

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON THE REZONING OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF THE 4700 BLOCK OF FOREST GROVE DRIVE A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-4 MEDIUM-DENSITY MULTI-FAMILY RESIDENCE DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for October 17, 2023 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of rezoning of property generally located on the south side of the 4700 block of Forest Grove Drive from A-1 Agricultural/Urban Reserve District to R-4 Medium-Density Multi-Family Residence District and which is legally described as:

The West 20 acres of the East 30 acres of the North one-half of the SW quarter of Section 2, Township 78 North, Range 4 East of the 5th P.M., Scott County, Iowa.

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 ON THE SOUTH SIDE OF THE 4700 BLOCK OF FOREST GROVE DRIVE A-1 AGRICULTURAL/URBAN RESERVE DISTRICT TO R-4, MEDIUM-DENSITY MULTI-FAMILY RESIDENCE DISTRICT

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 on the south side of the 4700 block of Forest Grove Drive and which is legally described as:

The West 20 acres of the East 30 acres of the North one-half of the SW quarter of Section 2, Township 78 North, Range 4 East of the 5th P.M., Scott County, Iowa

and which is now zoned A-1 Agricultural/Urban Reserve District is hereby repealed and said described land shall hereinafter be zoned R-4 Medium-Density Multi-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 publication 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: Rezoning - A-1 to R-4
Author: Greg Beck
Department: Community Development
Date: September 20, 2023

Case Nos.:	23-058
Request:	Rezoning
Location:	South side of 4700 block of Forest Grove Drive
Legal Description:	Sec 02Twp:78 Rng:04W 20AC E 30AC NE SW - Parcel No. 840235004
Applicant:	Forest Grove Holdings, LLC
Current Zoning:	A-1, Agricultural/Urban Reserve District
Proposed Zoning:	R-4, Medium-Density Multi-Family Residence District
Future Land Use:	Urban Medium Intensity

Background Information & Facts

Forest Grove Holdings, LLC has submitted a request to rezone property located south of the TBK sports complex, on the south side of the 4700 block of Forest Grove Drive, and east of the Beaver Crossing additions from A-1 to R-4 (see Aerial Map, Attachment A). The conceptual use for the property is multi-family residential and townhomes. The concept exhibit shows single-story multi-family housing on the north side of the parcel which transitions to two-story townhouses on the south side of the parcel.

Future Land Use and Comprehensive Plan

The future land use designation is Urban Medium Intensity (UMI). Adjacent land use designations include Urban Low Intensity along the west and Community Commercial to the north (see Future Land Use Map, Attachment D). The UMI land use designation permits the proposed rezoning to R-4. The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods.

Lot Configuration & Zoning Compliance

Adjacent zoning districts include (see Current Zoning Map, Attachment B):

- C-3, General Business District (north),
- R-3, Mixed Residential (northwest),
- R-1, Single-Family Residential Districts (west),
- A-1, Agricultural/Urban Reserve District (south).

The parcel contains 19.5 acres for the proposed townhouse and multi-family residence project areas (see Concept Building Plan, Attachments E). The concept shows eight multi-family buildings and

thirty 3-unit townhouses. The townhouses are shown as two stories, and the multi-family structures are single-story (See Elevations, Attachment F).

Thoroughfare Plan & Access

Two access points from Forest Grove Drive are anticipated. The U-shaped right-of-way was the result of sanitary sewer and storm sewer improvements required by the city (see Concept Building Plan, Attachment E).

Utilities

Utilities are present along Forest Grove Drive and from the south. Evaluation of utility connections will be conducted at the time of site development plan submittals.

Pedestrian and Trail Access

Sidewalks 5 feet in width will be required throughout the entirety of the proposed development. The sidewalk on the south side of Forest Grove Drive will be required to be 5 feet in width.

Off-Street Parking

All parking for the multi-family buildings will be required to be on site. Any unit over 800 square feet in size requires 2 parking spaces, and all apartments less than 800 square feet in size require 1 ½ parking spaces per unit. Two parking spaces are required for each townhouse unit.

Stormwater Detention

Storm water detention is accommodated in an outlot on the south side of the proposed development. Any water quality features or further stormwater detention requirements will need to be evaluated by the City Engineer.

Landscaping

Landscaping shall be required in the 20-foot buffer yard adjacent to the Beaver Crossing Additions, and a buffer yard along Forest Grove Drive is required per the Landscape Ordinance and R-4 zoning requirements.

Lighting

Any lighting in the multi-family residence and townhouse portions of the development shall be required to be downcast.

Floodplain

No portion of the property is located in a special flood hazard area.

Staff Recommendation

Because the area is located closer to the Middle Road and Forest Grove Drive intersection, a greater housing density is anticipated Staff would support the rezoning request. In addition to the analysis provided above, staff finds the rezoning 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.

Respectfully submitted,

Greg Beck
City Planner

Case No. 23-058: Seitz Development
Rezone: A-1 to R-4
Aerial

1 Inch = 476 Feet

0 185 370 740 1,110 Feet

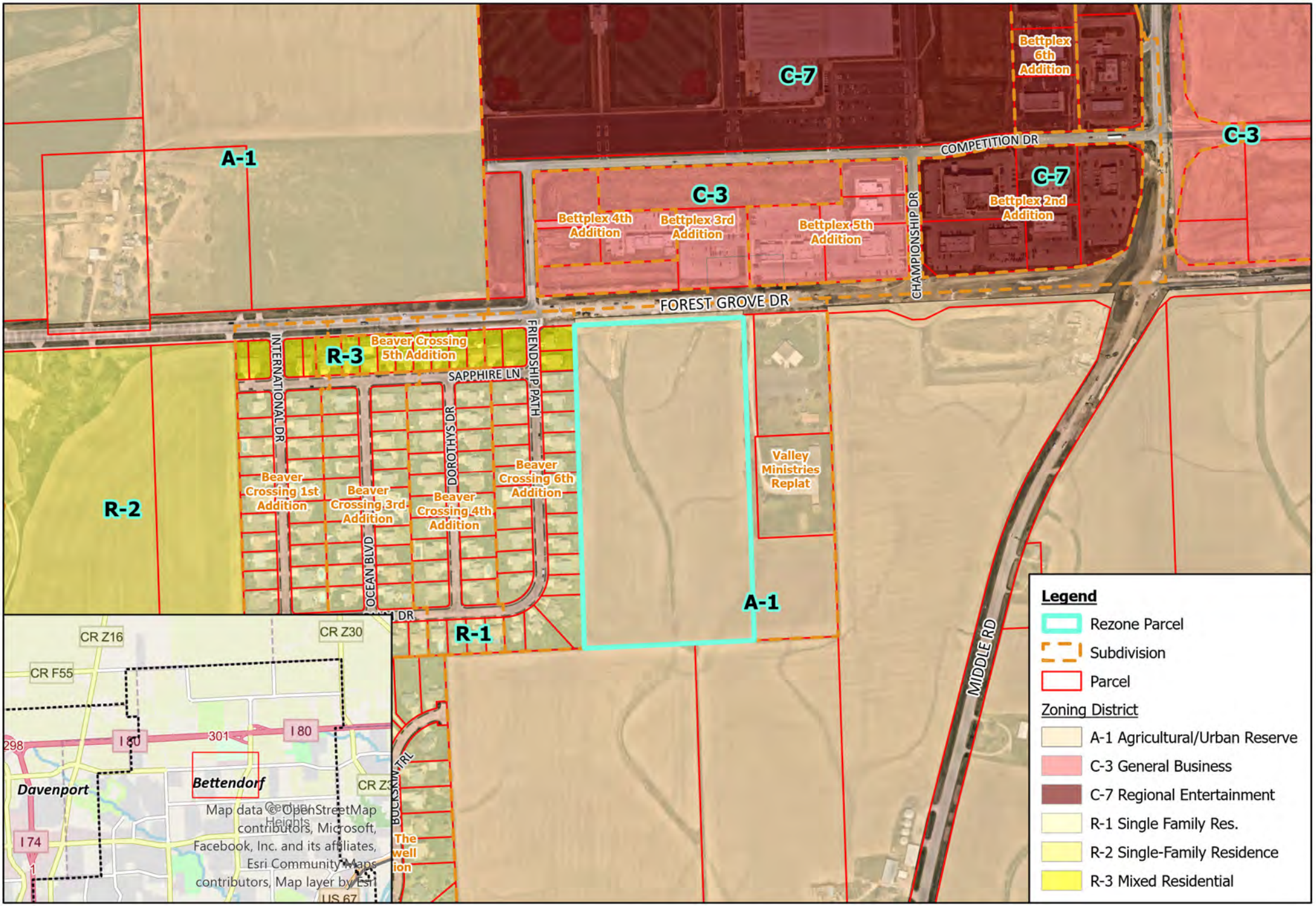
N



Case No. 23-058: Seitz Development
Rezone: A-1 to R-4
Current Zoning

1 Inch = 476 Feet
0 185 370 740 1,110 Feet

N

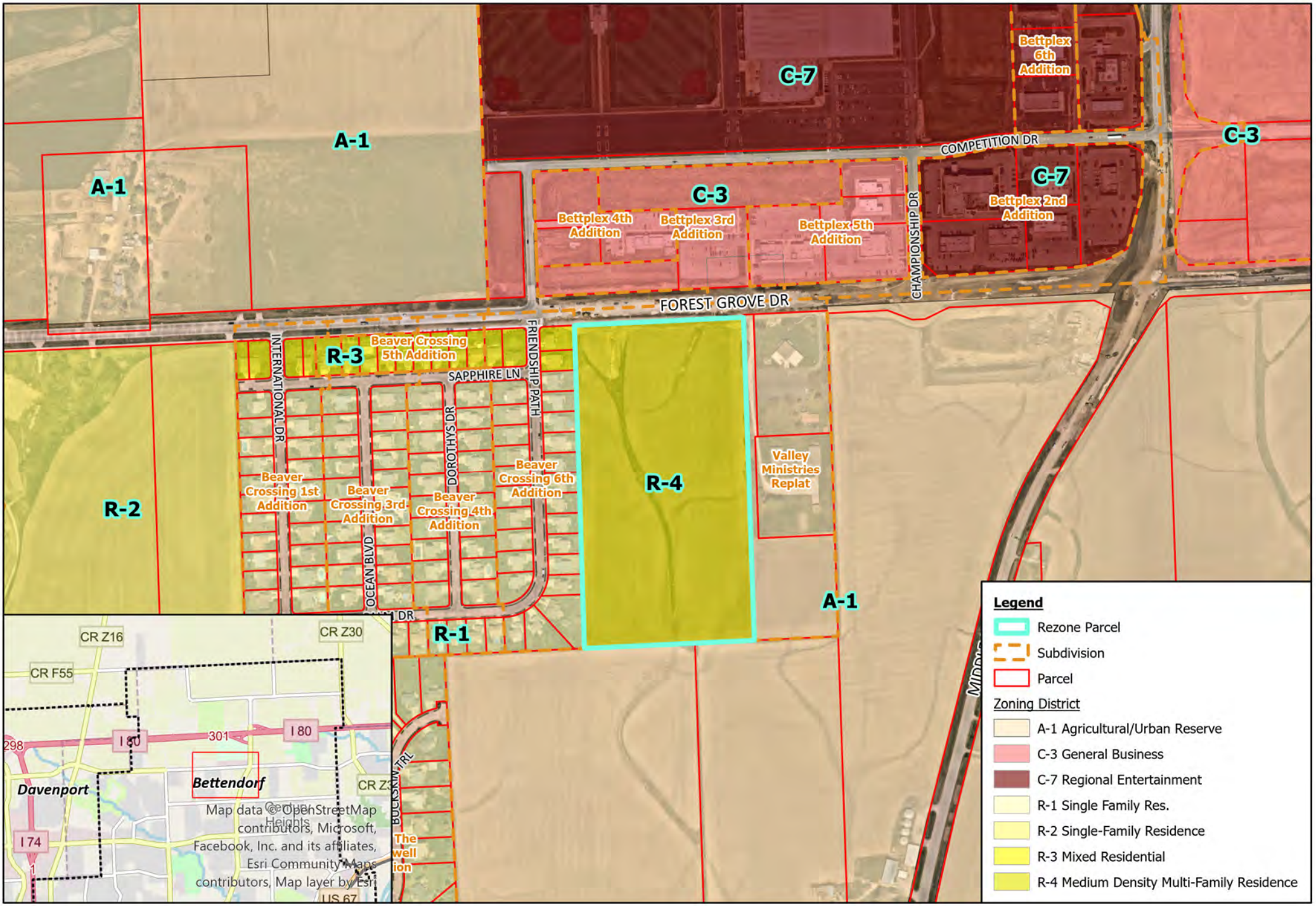


Case No. 23-058: Seitz Development
Rezone: A-1 to R-4
Proposed Zoning

Bettendorf
a premier city
IOWA

N

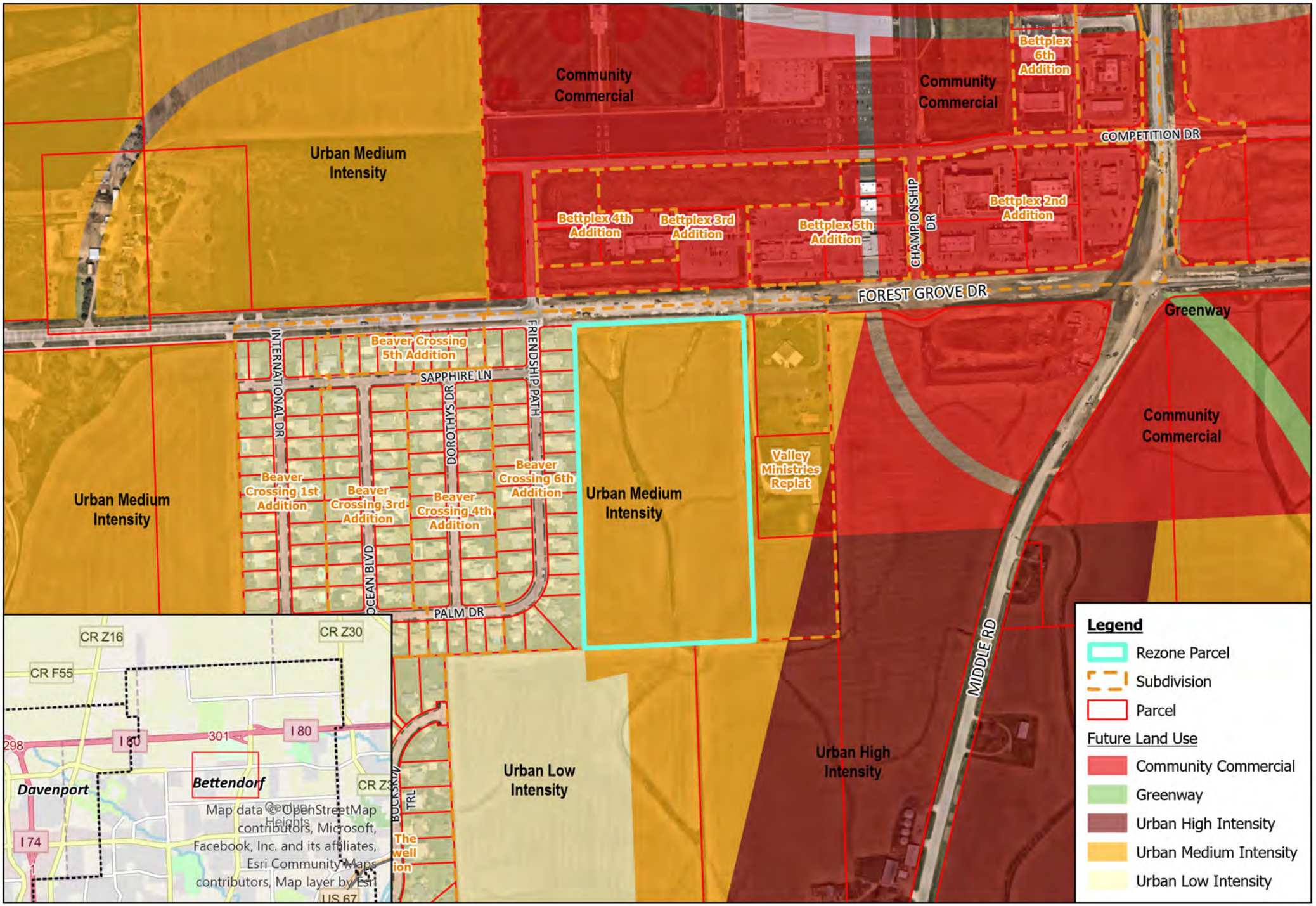
1 Inch = 476 Feet
0 185 370 740 1,110 Feet

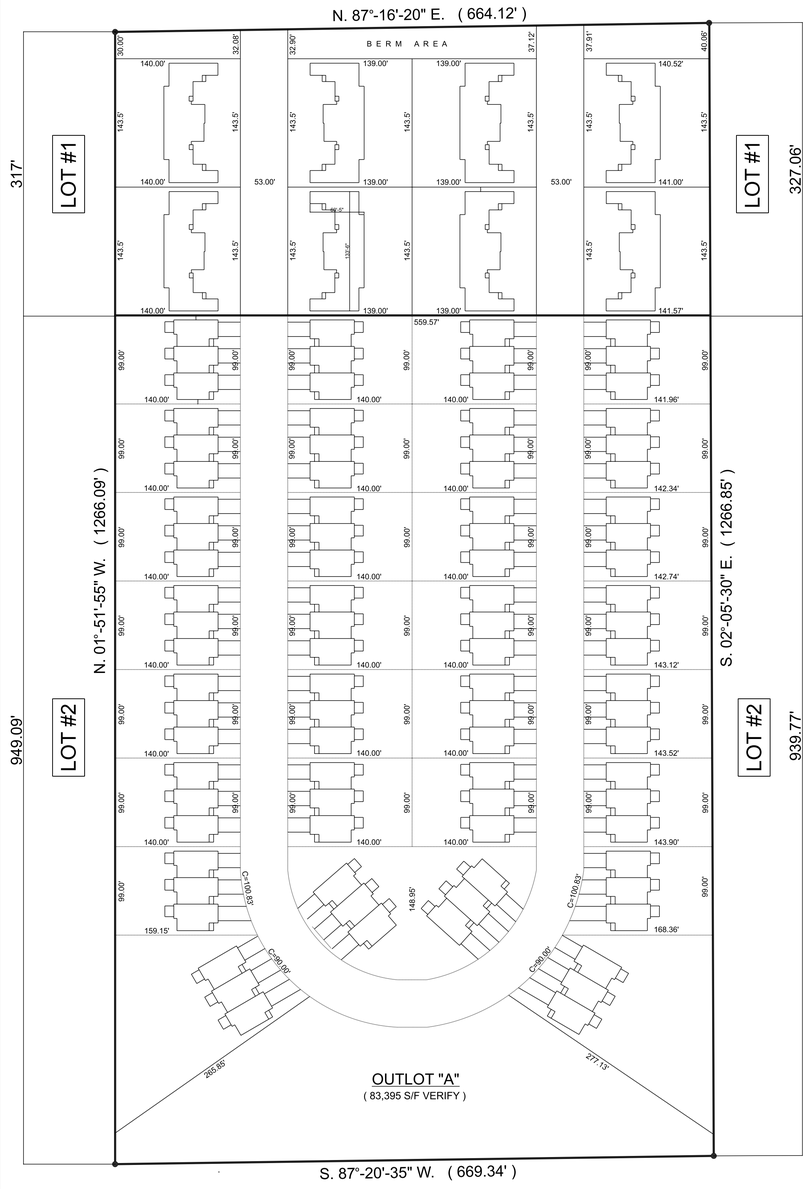


Case No. 23-058: Seitz Development
Rezone: A-1 to R-4
Adopted Future Land Use Map

1 Inch = 476 Feet
0 185 370 740 1,110 Feet

N





ADVANCE HOMES INC.

DAVENPORT, IOWA

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 78 NORTH RANGE 4 EAST OF THE 5th P.M.

BETTENDORF, IOWA

NOTES

TOWNHOUSE DIMENSIONS ARE 89'-0" x 49'-10"

BUILDING SETBACKS ARE: 25' FRONT YARD
5' SIDE YARDS

STREET BERM TO BE 5' TALL ON A 3 TO 1 SLOPE

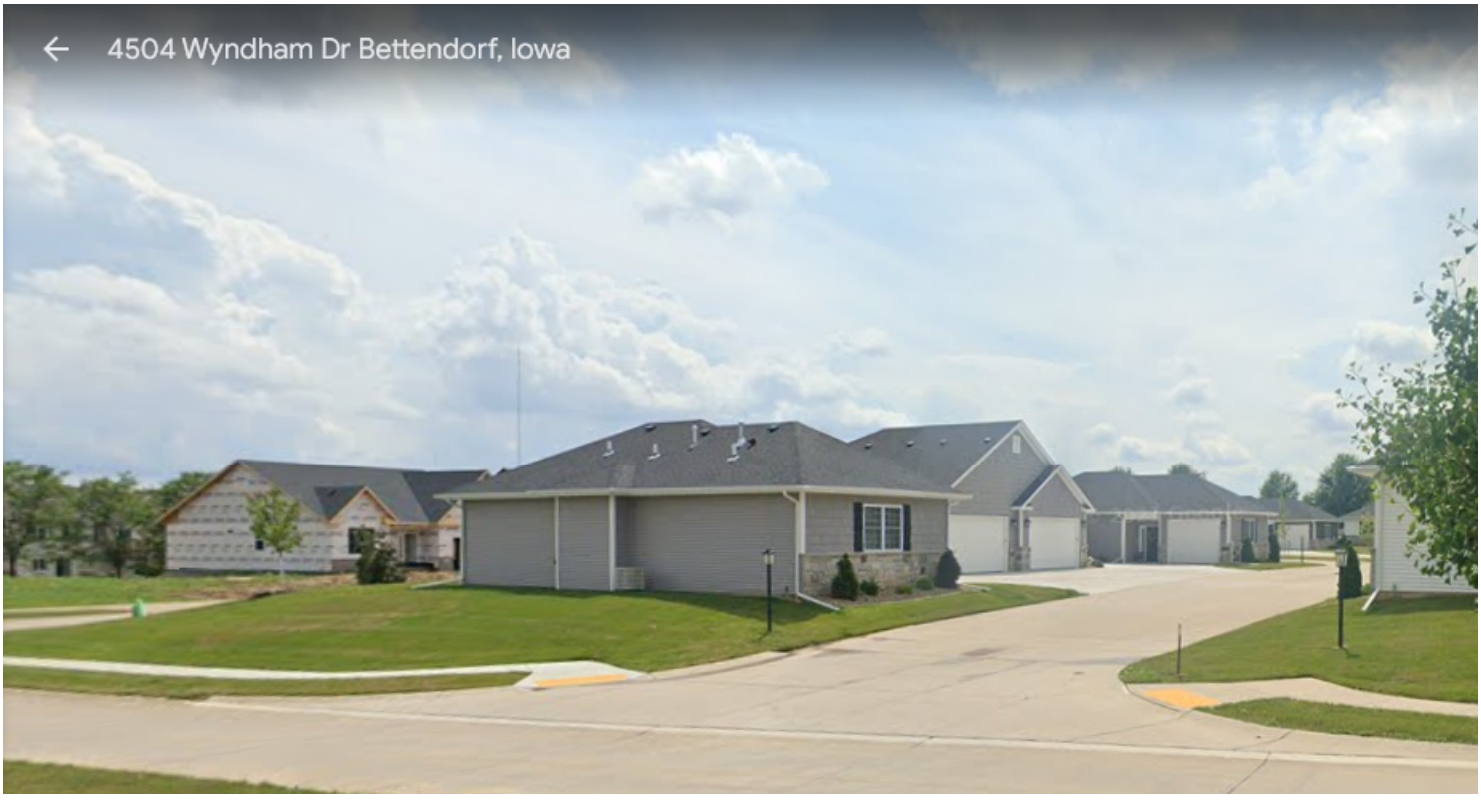
SCALE: 1"=40'

0 40 80

TWO STORY FAMILY TOWNHOUSES



SINGLE STORY MULTI-FAMILY



September 27, 2023

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

SUBJECT: Planning and Zoning Commission's decision on the rezoning of property generally located on the south side of the 4700 block of Forest Grove Drive, A-1 to R-4, submitted by Forest Grove Holdings, LLC. (Case 23-058)

Honorable Mayor and Members of the City Council:

On September 20, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named 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

5. Case 23-058; Rezoning of property generally located on the south side of the 4700 block of Forest Grove Drive (A-1 Agricultural/Urban Reserve District to R-4 Medium-Density Multi-Family Residence District), submitted by Forest Grove Holdings, LLC. (Staff: Beck)

Beck reviewed the staff report. Hunt commented that the developer held a neighborhood meeting regarding the project.

A brief discussion was held regarding buffering requirements for the adjoining undeveloped properties.

Ormsby commented that the staff report states that all parking for the project is required to be on site and asked if this would preclude on-street parking. Morlok explained that driveway placement and on-street parking would be evaluated during the preliminary plat stage.

Wennlund opened the public hearing and asked if there is proof of publication. Fuhrman confirmed this.

There being no one present wishing to speak in favor of or in opposition to the request, Wennlund closed the public hearing.

> On motion by Kappeler, second by Satterfield, that the rezoning of property generally located on the south side of the 4700 block of Forest Grove Drive, A-1 to R-4, be recommended for approval subject to staff recommendations.
>
> ROLL CALL ON MOTION
>
> AYE: Gibson, Kappeler, Kulkarni, Ormsby, Satterfield, Stoltenberg, Wennlund
> NAY: None

Motion carried.

COUNCIL LETTER

MEETING DATE: October 3, 2023 (SPH)
October 17, 2023 (HPH)

REQUESTED BY: Mark Hunt, Comm Dev Director

Item Title

Resolution setting a date for public hearing on an amendment to the Future Land Use Map for property generally located west of 4850 Competition Drive, Urban Medium Intensity (UMI) to Urban High Intensity (UHI), submitted by Forest Grove Landing, LLC. (Case 23-066) (10/3/23)

Public hearing and first reading of an ordinance amending the Future Land Use Map for property generally located west of 4850 Competition Drive, Urban Medium Intensity (UMI) to Urban High Intensity (HI), submitted by Forest Grove Landing, LLC. (Case 23-066) (10/17/23)

Resolution setting a date for public hearing on the rezoning of property generally located west of 4850 Competition Drive, A-1 Agricultural/Urban Reserve District to C-3 General Business District, submitted by Forest Grove Landing, LLC. (Case 23-059) (10/3/23)

Public hearing and first reading of an ordinance rezoning property generally located west of 4850 Competition Drive, A-1 Agricultural/Urban Reserve District to C-3 General Business District, submitted by Forest Grove Landing, LLC. (Case 23-059) (10/17/23)

Resolution setting a date for public hearing on the rezoning of property generally located west of 4850 Competition Drive, A-1 Agricultural/Urban Reserve District to R-5 High-Density Multi-Family Residence District, submitted by Forest Grove Landing, LLC. (Case 23-060) (10/3/23)

Public hearing and first reading of an ordinance rezoning property generally located west of 4850 Competition Drive, A-1 Agricultural/Urban Reserve District to R-5 High-Density Multi-Family Residence District, submitted by Forest Grove Landing, LLC. (Case 23-060) (10/17/23)

Explanation

Forest Grove Landing, LLC has submitted requests to amend the Future Land Use Map and to rezone property located west of the TBK sports complex in order to accommodate commercial development on the east side of the parcel and transitioning to multi-family housing on the northwest portion of the parcel.

The petitioner would like to change the future land use designation from UMI to UHI which permits the proposed rezoning to C-3 and R-5. Nearby parcels are Urban Low Intensity (ULI) (south), UMI (west), and Community Commercial (CC) (east). Adjacent zoning district classifications include C-7 Regional Entertainment District, C-3 General Business District, R-3 Mixed Residential District, and R-2 Single-Family Residence District.

The parcel contains 61.53 acres for the proposed commercial and multi-family residence project areas. The concept shows eight multi-family residential buildings and a variety of commercial buildings. The concept plan configuration may change depending on the commercial clientele.

The applicant has indicated the first phase of the buildout will concentrate on the commercial area nearest Forest Grove Drive and the multi-family residential area on the west side of the parcel. The commercial

buildings will accommodate various office and retail operations mainly in single-story structures. The multi-family residential buildings will be three stories in height.

The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods and Goal C: Attract and Retain Business and Industry.

The Planning and Zoning Commission made a recommendation for approval of the future land use amendment and rezoning requests at their September 20, 2023 meeting.

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

N/A

List attachments

Resolutions; 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 ON AN AMENDMENT TO THE FUTURE LAND USE MAP FOR PROPERTY GENERALLY LOCATED WEST OF 4850 COMPETITION DRIVE URBAN MEDIUM INTENSITY (UMI) TO URBAN HIGH INTENSITY (UHI)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for October 17, 2023 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of an amendment to the Future Land Use Map for property generally located west of 4850 Competition Drive from UMI to UHI and which is legally described as:

That part of the west half of the northwest quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, that lies south of Interstate Route 80 and north of Forest Grove Drive, in the City of Bettendorf, Scott County, Iowa; excepting the south 700 feet of the west 400 feet of the northwest quarter of said Section 2; also excepting the north 1,400 feet of the west 500 feet of that part of that part of the west half of the northwest quarter of said Section 2, that lies south of Interstate Route 80, in the City of Bettendorf, Scott County, Iowa.

and

The north 1,400 feet of the west 500 feet of that part of the west half of the northwest quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, that lies south of Interstate Route 80, in the City of Bettendorf, Scott County, Iowa.

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 FUTURE LAND USE MAP FOR PROPERTY GENERALLY LOCATED WEST OF 4850 COMPETITION DRIVE URBAN MEDIUM INTENSITY (UMI) TO URBAN HIGH INTENSITY (UHI)

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA,

WHEREAS, the City Council desires to amend the Future Land Use Map by changing the land use designation of a parcel generally located west of 4850 Competition Drive from UMI to UHI as shown on said plan and which is legally described as:

That part of the west half of the northwest quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, that lies south of Interstate Route 80 and north of Forest Grove Drive, in the City of Bettendorf, Scott County, Iowa; excepting the south 700 feet of the west 400 feet of the northwest quarter of said Section 2; also excepting the north 1,400 feet of the west 500 feet of that part of that part of the west half of the northwest quarter of said Section 2, that lies south of Interstate Route 80, in the City of Bettendorf, Scott County, Iowa.

and

The north 1,400 feet of the west 500 feet of that part of the west half of the northwest quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, that lies south of Interstate Route 80, in the City of Bettendorf, Scott County, Iowa.

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 (Ordinance 11-23)
June 2023 (Ordinance 12-23)
November 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 publication 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

RESOLUTION NO. _____ - 23

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON THE REZONING OF PROPERTY GENERALLY LOCATED WEST OF 4850 COMPETITION DRIVE A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO C-3 GENERAL BUSINESS DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for October 17, 2023 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of rezoning property generally located west of 4850 Competition Drive from A-1 Agricultural/Urban Reserve District to C-3 General Business District and which is legally described as:

That part of the west half of the northwest quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, that lies south of Interstate Route 80 and north of Forest Grove Drive, in the City of Bettendorf, Scott County, Iowa; excepting the south 700 feet of the west 400 feet of the northwest quarter of said Section 2; also excepting the north 1,400 feet of the west 500 feet of that part of that part of the west half of the northwest quarter of said Section 2, that lies south of Interstate Route 80, in the City of Bettendorf, Scott County, Iowa.

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 WEST OF 4850 COMPETITION DRIVE A-1 AGRICULTURAL/URBAN RESERVE DISTRICT TO C-3, GENERAL BUSINESS 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 west of 4850 Competition Drive and which is legally described as:

That part of the west half of the northwest quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, that lies south of Interstate Route 80 and north of Forest Grove Drive, in the City of Bettendorf, Scott County, Iowa; excepting the south 700 feet of the west 400 feet of the northwest quarter of said Section 2; also excepting the north 1,400 feet of the west 500 feet of that part of that part of the west half of the northwest quarter of said Section 2, that lies south of Interstate Route 80, in the City of Bettendorf, Scott County, Iowa.

and which is now zoned A-1 Agricultural/Urban Reserve District is hereby repealed and said described land shall hereinafter be zoned C-3, General Business 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 publication 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

RESOLUTION NO. _____ - 23

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON THE REZONING OF PROPERTY GENERALLY LOCATED WEST OF 4850 COMPETITION DRIVE A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-5 HIGH-DENSITY MULTI-FAMILY RESIDENCE DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for October 17, 2023 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of rezoning property generally located west of 4850 Competition Drive from A-1 Agricultural/Urban Reserve District to R-5 High-Density Multi-Family Residence District and which is legally described as:

The north 1,400 feet of the west 500 feet of that part of the west half of the northwest quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, that lies south of Interstate Route 80, in the City of Bettendorf, Scott County, Iowa.

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 WEST OF 4850 COMPETITION DRIVE A-1 AGRICULTURAL/URBAN RESERVE DISTRICT TO R-5, HIGH-DENSITY MULTI-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 west of 4850 Competition Drive and which is legally described as:

The north 1,400 feet of the west 500 feet of that part of the west half of the northwest quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, that lies south of Interstate Route 80, in the City of Bettendorf, Scott County, Iowa.

and which is now zoned A-1 Agricultural/Urban Reserve District is hereby repealed and said described land shall hereinafter be zoned R-5 High-Density Multi-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 publication 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: 4200-4500 North of Forest Grove Drive
Author: Greg Beck
Department: Community Development
Date: September 20, 2023

Background Information & Facts

Case Nos.:	23-59, 23-060, 23-066
Request:	Rezoning and Future Land Use Map Amendment.
Location:	4200-4500 Blk Forest Grove Drive
Legal Description:	Sec 02Twp:78 Rng:04SW NW EX S 700' W 400' &EXC CITY ROW PER DEED 2015-23474 - Parcel No. 840217005
Applicant:	Forest Grove Landing, LLC
Current Zoning:	A-1 Agricultural/Urban Reserve District
Proposed Zoning:	C-3 General Business District and R-5 high Density Multi-family Residence District
Future Land Use:	Urban Medium Intensity
Proposed Future Land Use:	Urban High Intensity

Background Information
Forest Grove Landing, LLC has submitted a request to amend the Future Land Use Map and rezone ground immediately west of the TBK sports complex (see Aerial Map, Attachment A). The petitioner is proposing the future land use amendment and rezonings to accommodate commercial areas on the east side of the parcel adjoining TBK's sports complex and transitioning to multi-family housing on the west side of the parcel.

Future Land Use and Comprehensive Plan
The future land use designation for the site is Urban Medium Intensity. Areas of Urban Low Intensity exits to the south. Urban Medium Intensity is present to the west and Community Commercial exists to the east. (see Future Land Use Map Attachment D). The land use change requested is from Urban Medium Intensity to Urban High Intensity.

Urban High Intensity designations permits rezoning to C-3 and R-5. The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods and Goal C: Attract and Retain Business and Industry.

Lot Configuration & Zoning Compliance
The site is currently zoned A-1 as is customary for formerly rural areas on the edge of the City. Adjacent zoning includes (see Current Zoning Map, Attachment A):

- C-7 Regional Entertainment District,
- C-3 General Business District,
- R-3 Mixed Residential,
- R-2 Single Family Residential.

The parcel contains 61.53 acres for the proposed commercial and multi-family residence project areas (see Proposed Zoning Map, Concept Plan and Concept Building Plan; Attachments B, F and G). The concept shows

eight multi-family buildings and a variety of commercial buildings. The concept plan configuration may change depending on the commercial clientele.

The applicant has indicated the first phase of the buildout will concentrate on the commercial area nearest Forest Grove Drive and the multi-family area on the west side of the parcel (Phase I Concept, Attachment H). The commercial buildings shall accommodate different office and retail operations mainly in single story structures (See Elevations, Attachment I). The multi-family buildings shall be three stories in height (See Multi-Family Buildings, Attachment J).

Thoroughfare Plan & Access
Two access points from Forest Grove Drive are anticipated. Continuation of Competition Drive from the TBK sports complex is through the proposed subdivision to the western boundary is proposed. An additional access to the north from the TBK site is possible.

Utilities
Utilities are present along Forest Grove Drive and from the TBK sports complex. Evaluation of utility connections shall be conducted at the time of site development plan submittals.

Pedestrian and Trail Access
Sidewalks of 5 feet in width shall be required throughout the entire proposed subdivision. The recreational trail on the north side of Forest Grove Drive will be required at 10 feet in width.

Off-Street Parking
All parking for the multi-family buildings shall be required to be on site. Any unit above 800 square feet shall require 2 parking spaces. All apartments less than 800 square feet in space shall have 1 ½ parking spaces per unit. All commercial parking shall be based on type of use.

Stormwater Detention
Storm water detention is accommodated by outlots north and south of the multi-family section of this proposed development. The first phase of the commercial development shall maintain a storm water detention area. Any water quality features or further stormwater detention requirements would need to be evaluated by the City Engineer.

Landscaping
Landscaping shall be required in all vehicular use areas, buffer yard areas and streetscape areas per the Landscape Ordinance.

Lighting
Any lighting from the commercial and multi-family residence portions of the development shall be required to be downcast.

Floodplain
No portion of the acreage is in a flood hazard area.

Staff Recommendation
Since the proposed development is similar to the pattern of development nearby and what is found adjoining Interstate 80 in other metropolitan areas, staff would support the land use amendment and rezoning requests. 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.

Respectfully submitted,

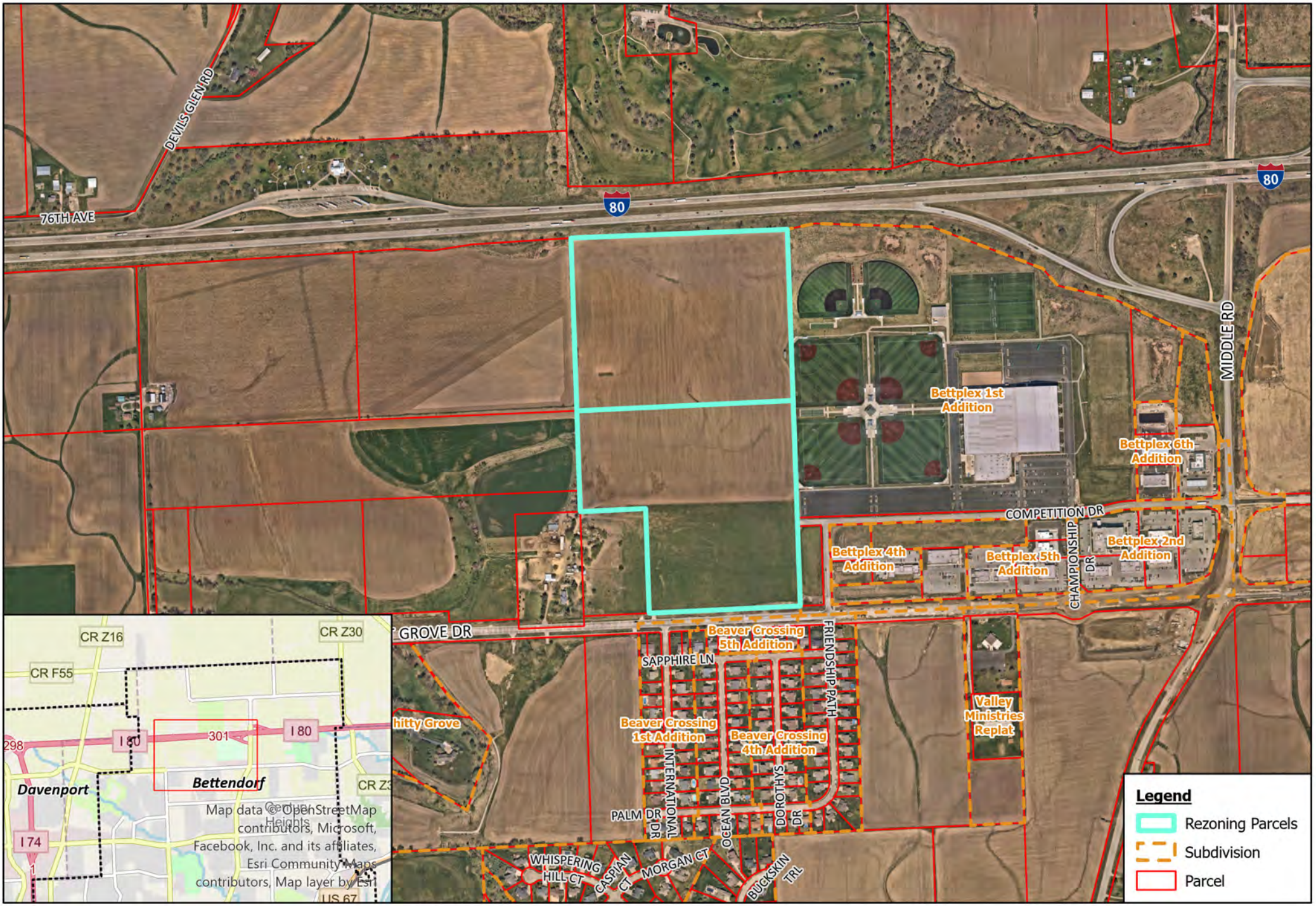
Greg Beck
City Planner

Case No. 23-059 & 23-060: Bush Development
Rezonings: A-1 to R-5; A-1 to C-3
Aerial

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet
Feet
0 290 580 1,160 1,740

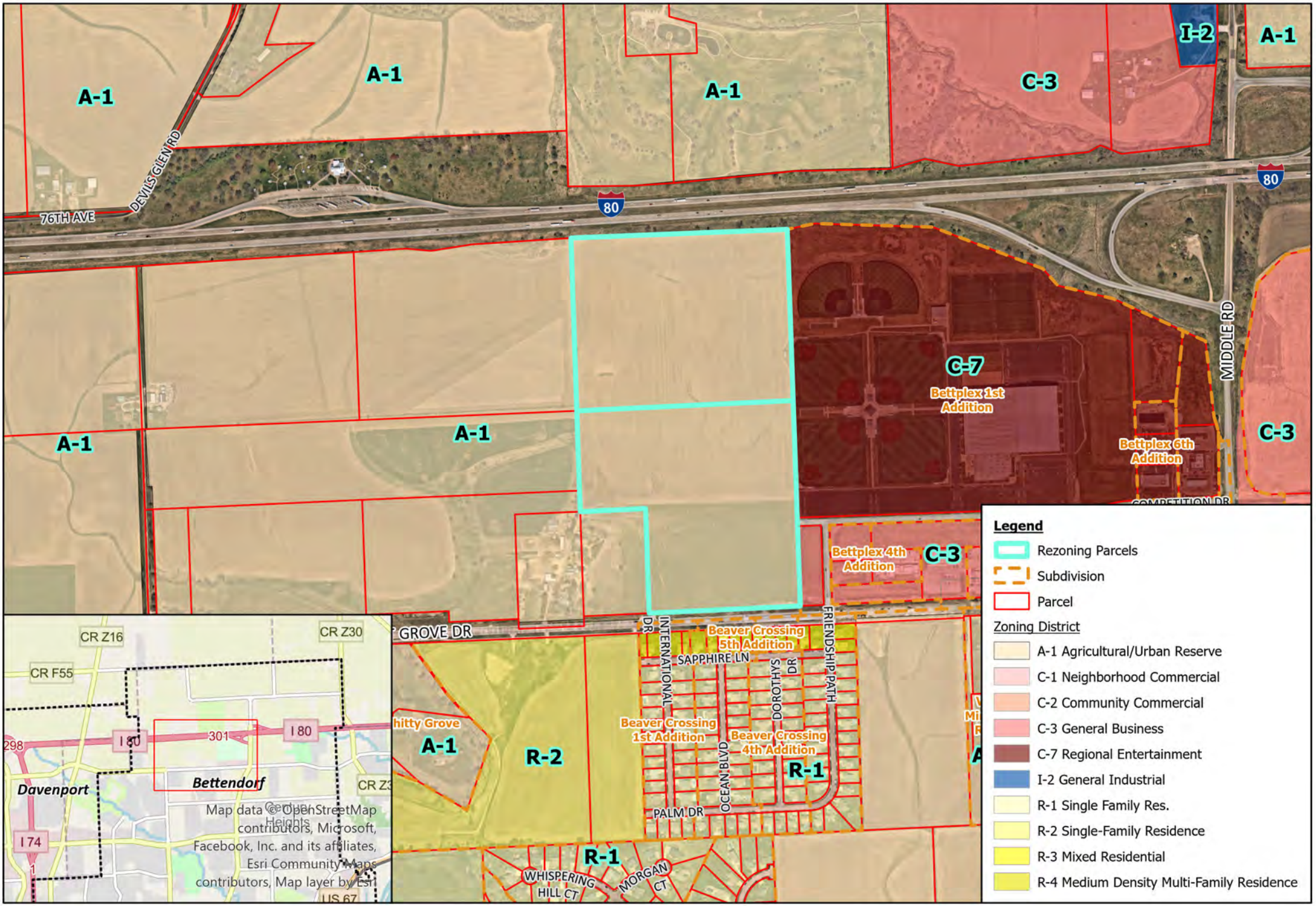


Case No. 23-059 & 23-060: Bush Development
Rezonings: A-1 to R-5; A-1 to C-3
Current Zoning

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet
Feet
0 290 580 1,160 1,740



Legend

- Rezoning Parcels
- Subdivision
- Parcel

Zoning District

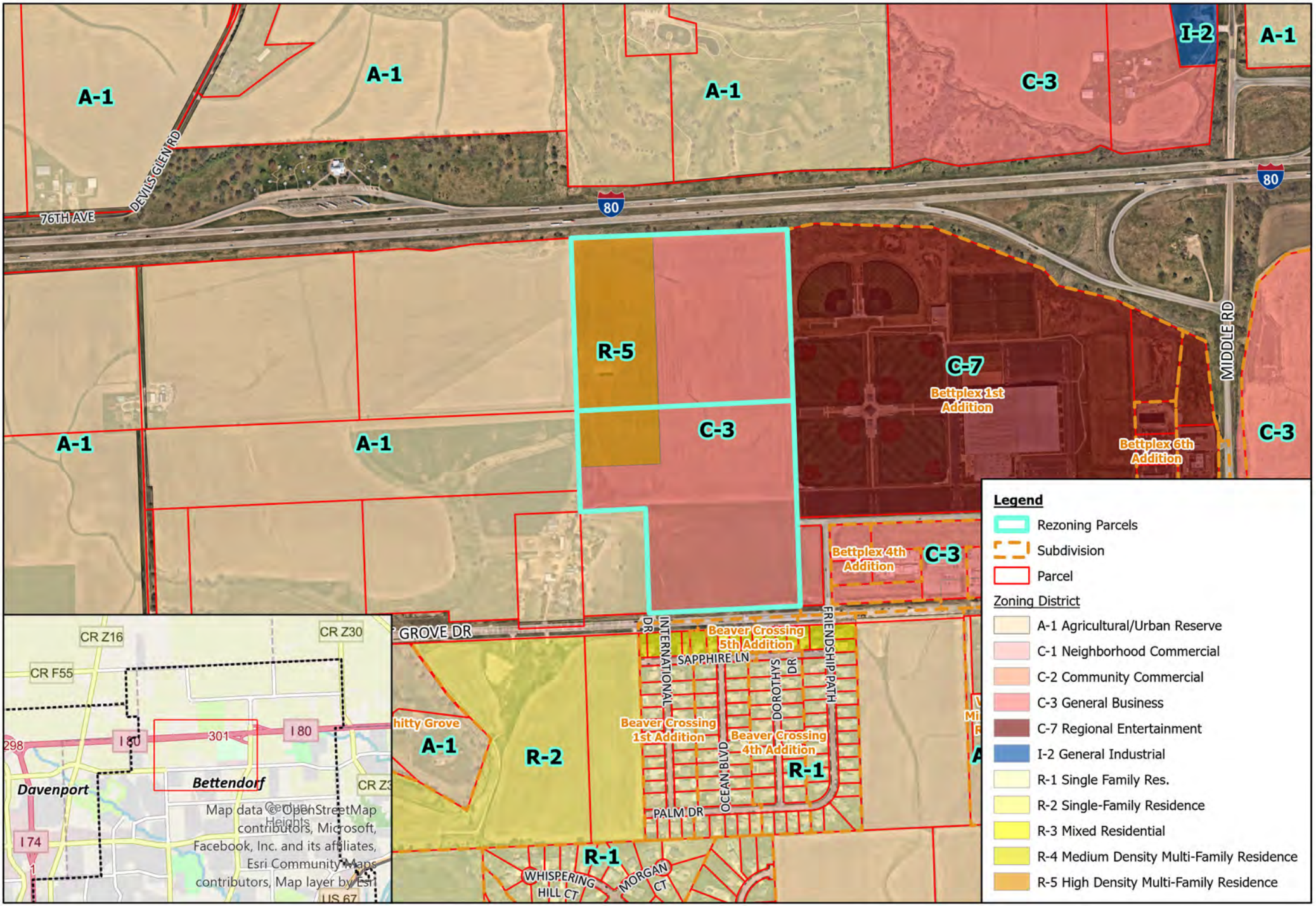
- A-1 Agricultural/Urban Reserve
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 General Business
- C-7 Regional Entertainment
- I-2 General Industrial
- R-1 Single Family Res.
- R-2 Single-Family Residence
- R-3 Mixed Residential
- R-4 Medium Density Multi-Family Residence

Case No. 23-059 & 23-060: Bush Development
Rezonings: A-1 to R-5; A-1 to C-3
Proposed Zoning

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet
Feet
0 290 580 1,160 1,740



Legend

- Rezoning Parcels
- Subdivision
- Parcel

Zoning District

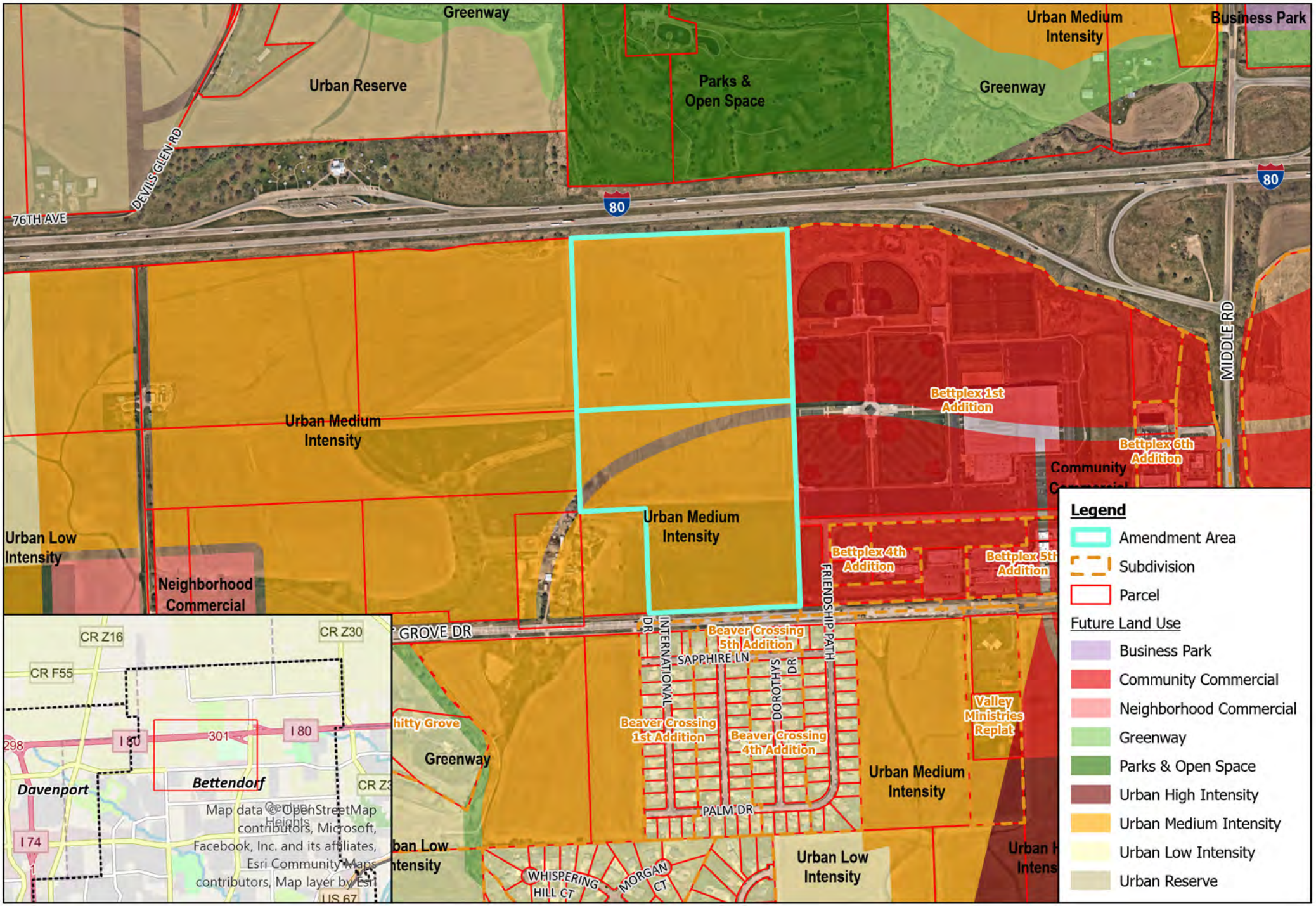
- A-1 Agricultural/Urban Reserve
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 General Business
- C-7 Regional Entertainment
- I-2 General Industrial
- R-1 Single Family Res.
- R-2 Single-Family Residence
- R-3 Mixed Residential
- R-4 Medium Density Multi-Family Residence
- R-5 High Density Multi-Family Residence

Case No. 23-066: Bush Development
FLU Amendment: UMI to UHI
Adopted Future Land Use Map

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet
Feet
0 290 580 1,160 1,740

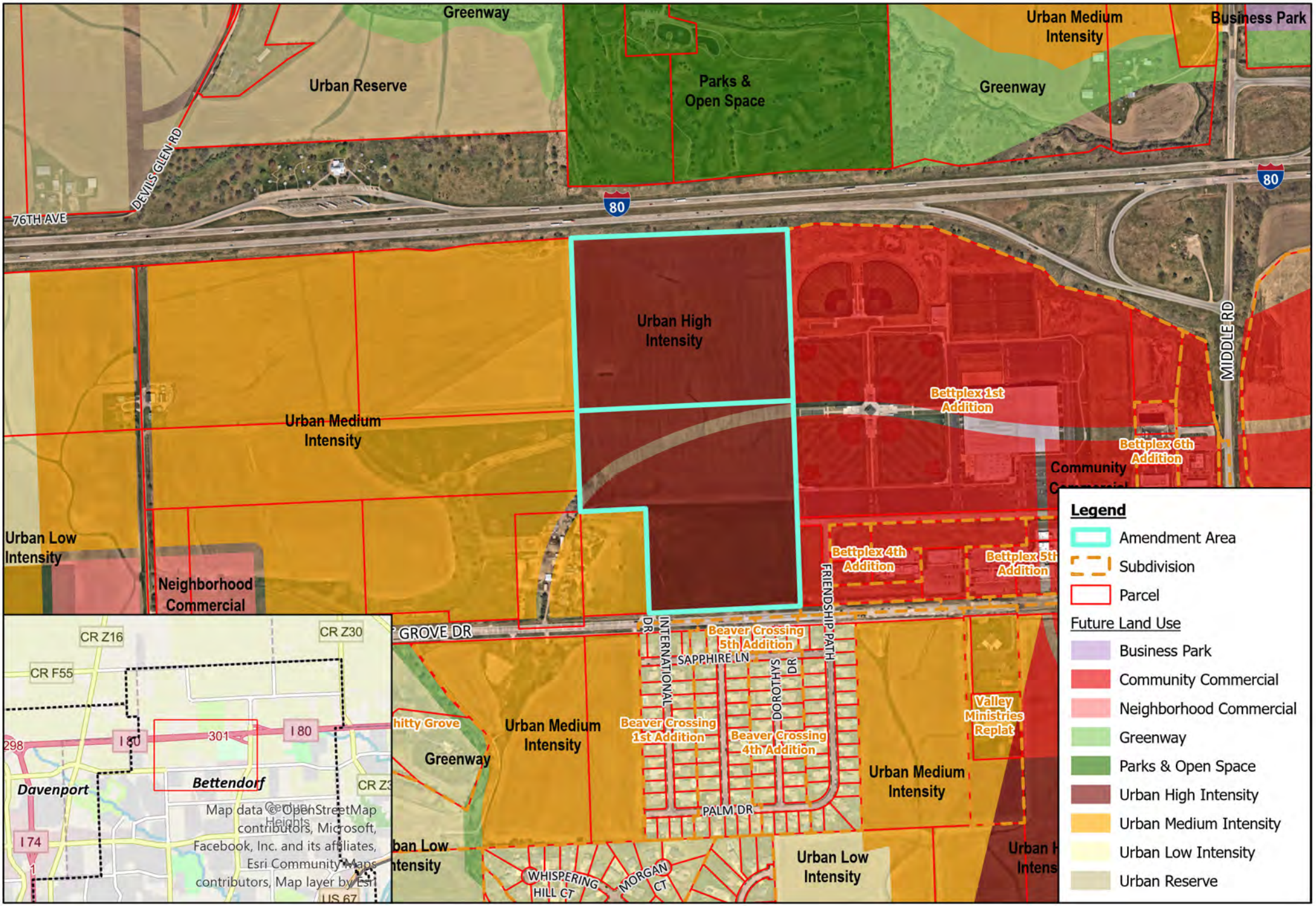


Case No. 23-066: Bush Development
FLU Amendment: UMI to UHI
Proposed Future Land Use Map

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet
Feet
0 290 580 1,160 1,740



INTERSTATE 80

R-5

13.54 ACRES

C-3

47.99 ACRES

COMPETITION DRIVE

FRIENDSHIP PATH

FOREST GROVE DRIVE

INTERNATIONAL DRIVE

ZONING MAP

63.31 ACRES

NORTH

0' 25' 50' 100'

08.23.2023

FRIENDSHIP PATH

INTERSTATE 80

DETENTION
AREA TBD

2
RETAIL ANCHOR
3.5 ACRES

3
HOTEL
3.30 ACRES

4
HOTEL
3.30 ACRES

R-5, High Density Multi-Family Residence District (Proposed)

MULTI-FAMILY HOUSING
12.10 ACRES

16
1.73 ACRES

24
RETAIL SHOPPING
0.95 ACRES

17
RETAIL SHOPPING
0.88 ACRES

5
MIXED-USE
0.94 ACRES

15
1.95 ACRES

23
RETAIL SHOPPING
0.95 ACRES

18
RETAIL SHOPPING
0.88 ACRES

6
MIXED-USE
0.95 ACRES

FIRST PHASE

DETENTION
AREA TBD

LATER PHASE CONCEPT

14
1.95 ACRES

22
RETAIL SHOPPING
0.95 ACRES

19
RETAIL SHOPPING
0.88 ACRES

7
MIXED-USE
0.94 ACRES

18
1.06 ACRES

17
1.06 ACRES

13
FINANCIAL
1.73 ACRES

21
RETAIL SHOPPING
0.95 ACRES

20
RETAIL SHOPPING
0.88 ACRES

8
MIXED-USE
0.95 ACRES

COMPETITION DRIVE

C-3, GENERAL BUSINESS DISTRICT (PROPOSED)

FIRST PHASE
RETENTION POND
1.68 ACRES

12
EV STATION
2.02 ACRES

11
MOB
1.11 ACRES

10
PHARMACY
1.43 ACRES

9
RESTAURANT
LOCALLY OWNED
2.55 ACRES

NA

FRIENDSHIP PATH

FOREST GROVE DRIVE

INTERNATIONAL DRIVE

PHASE-1
63.31 ACRES

NORTH

0' 25' 50' 100'

08.22.2023

FRIENDSHIP PATH

INTERSTATE 80

DETENTION

COMMERCIAL DEVELOPMENT (C-3)

MULTI-FAMILY
HOUSING (R-5)

DETENTION

COMMERCIAL DEVELOPMENT (C-3)

COMMERCIAL DEVELOPMENT (C-3)

MIXED-USE COMMERCIAL
DEVELOPMENT (C-3)

COMPETITION DRIVE

DETENTION POND

COMMERCIAL DEVELOPMENT (C-3)

FRIENDSHIP PATH

FOREST GROVE DRIVE

INTERNATIONAL DRIVE

FRIENDSHIP PATH

MASTER PLAN
PHASE-1

63.31 ACRES

NORTH

0' 25' 50' 100'

09.01.2023


SIGNAGE



Front Elevation



Rear Elevation



Front Elevation



Rear Elevation

September 27, 2023

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

SUBJECT: Planning and Zoning Commission's decision on a future land use amendment for property generally located west of 4850 Competition Drive, UMI to UHI, submitted by Forest Grove Landing, LLC. (Case 23-066)

Planning and Zoning Commission's decision on the rezoning of property generally located west of 4850 Competition Drive, A-1 to C-3, submitted by Forest Grove Landing, LLC. (Case 23-059)

Planning and Zoning Commission's decision on the rezoning of property generally located west of 4850 Competition Drive, A-1 to R-5, submitted by Forest Grove Landing, LLC. (Case 23-060)

Honorable Mayor and Members of the City Council:

On September 20, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named future land use amendment and rezoning requests.

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 23-066; Future Land Use Amendment for property generally located west of 4850 Competition Drive (UMI Urban Medium Intensity to UHI Urban High Intensity), submitted by Forest Grove Landing, LLC. (Staff: Beck)

7. Case 23-059; Rezoning of property generally located west of 4850 Competition Drive (A-1 Agricultural/Urban Reserve District to C-3 General Business District), submitted by Forest Grove Landing, LLC. (Staff: Beck)

8. Case 23-060; Rezoning of property generally located west of 4850 Competition Drive (A-1 Agricultural/Urban Reserve District to R-5 High-Density Multi-Family Residence DIstrict), submitted by Forest Grove Landing, LLC. (Staff: Beck)

Kulkarni stated that he would abstain from discussion and voting regarding Cases 23-066, 23-059, and 23-060.

Beck reviewed the staff report. Hunt commented that the developer held a neighborhood meeting regarding the project.

Kappeler asked if there would be any roundabouts west of Championship Drive. Morlok explained that he would anticipate another roundabout to be built at International Drive but likely not until full buildout.

Wennlund opened the public hearing for Cases 23-066, 23-059, and 23-060 and asked if there is proof of publication. Fuhrman confirmed this.

Wennlund stated that a letter from Roy Shipp, 4202 Sapphire Lane, expressing opposition to the requests was received and distributed to the Commission members for their review.

Shipp expressed concern about lighting from the development shining into his windows and suggested that the proposed commercial businesses be located further north and the residential portion of the development along Forest Grove Drive.

There being no one else present wishing to speak in favor of or in opposition to the requests, Wennlund closed the public hearing.

Kappeler commented that residential development trends are changing and that single-family homes are not necessarily what current buyers want. She added that the city is doing a good job of providing a lot of opportunities for developers to diversify. Wennlund concurred, adding that Shipp's comment regarding the location of residential on the south side and commercial on the north side is atypical of the normal course of development as businesses like to be in close proximity to the road and homeowners don't like commercial traffic driving through their neighborhood to reach the businesses.

> On motion by Stoltenberg, seconded by Kappeler, that a future land use amendment for property generally located west of 4850 Competition Drive, UMI to UHI, be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE: Gibson, Kappeler, Ormsby, Satterfield, Stoltenberg, Wennlund
NAY: None
ABSTAIN: Kulkarni

Motion carried.

On motion by Stoltenberg, seconded by Kappeler, that the rezoning of property generally located west of 4850 Competition Drive, A-1 to C-3, be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE: Gibson, Kappeler, Ormsby, Satterfield, Stoltenberg, Wennlund
NAY: None
ABSTAIN: Kulkarni

Motion carried.

On motion by Stoltenberg, seconded by Kappeler, that the rezoning of property generally located west of 4850 Competition Drive, A-1 to R-5, be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE: Gibson, Kappeler, Ormsby, Satterfield, Stoltenberg, Wennlund
NAY: None
ABSTAIN: Kulkarni

Motion carried.

COUNCIL LETTER

MEETING DATE: October 3rd, 2023

REQUESTED BY: Kathleen Richlen, HR Director

Item Title

Resolution approving the recruitment process for the Light Equipment Operator - Parks Division in the Public Works Department.

Explanation

Due to a retirement, the Light Equipment Operator position in Parks is vacant.

The Light Equipment Operator – Parks Division position is a Civil Service Union Position. The recruitment process will be dictated by both the Employee Handbook and the Civil Service process. The following steps will be followed:

1. Position posted internal lateral for 5 business days
2. Position posted internal promotional for 5 business days (if applicable)
3. Position posted external (if applicable)

All applicants must meet the minimum qualifications of the job description in order to be considered a viable candidate. The recruitment process may include testing and the final civil service interview. The recruitment process can take a minimum of a week depending on the qualified internal applicants through internal lateral step, and up to a minimum of 3 months with external postings and testing.

The Light Equipment Operator – Parks Division is a full-time union position with a salary range of $48,286.16 to $69,586.82 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

RESOLUTION - 23

RESOLUTION APPROVING THE RECRUITMENT PROCESS FOR THE LIGHT EQUIPMENT OPERATOR POSITION - PARKS DIVISION IN THE PUBLIC WORKS DEPARTMENT

WHEREAS, the current Light Equipment Operator – Parks Division retired, therefore leaving the position vacant; and

WHEREAS, City Council wishes to approve the recruitment process for the Light Equipment Operator – Parks Division position in the Public Works Department.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the recruitment process for the Light Equipment Operator – Parks Division position in the Public Works Department is hereby approved.

PASSED, APPROVED and ADOPTED this 3rd day of October, 2023.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

COUNCIL LETTER

MEETING DATE: October 3, 2023

REQUESTED BY: Jason Schadt, Finance Director

Item Title

Resolution authorizing the purchase of chinaware and silverware for the QC Waterfront Convention Center as proposed by Wilson Restaurant Supply, Inc., in the amount of $29,782.38.

Explanation

Wilson Restaurant Supply, Inc. has been the supplier of chinaware and silverware for the QC Waterfront Convention Center for 7+ years. The Isle of Capri has a purchasing agreement through Caesar's with Wilson Restaurant Supply for set, competitive pricing in today's market.

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

N/A

List Attachments

- Resolution
- Quote

RESOLUTION NO. _____- 23

RESOLUTION AUTHORIZING THE PURCHASE OF CHINAWARE AND SILVERWARE FOR THE QC WATERFRONT CONVENTION CENTER AS PROPOSED BY WILSON RESTAURANT SUPPLY, INC., IN THE AMOUNT OF $29,782.38

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 Isle of Capri has a purchasing agreement with Wilson Restaurant Supply for set, competitive pricing in today's market.

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 Wilson Restaurant Supply in the amount $29,782.38.

PASSED, APPROVED, AND ADOPTED this 3rd day of October, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

WILSON
Restaurant Supply, Inc.

Quote

09/13/2023

To:
Lumiere Place
Mitchell Bub
999 N. Second St.
St. Louis , MO 63102
mbub@lumiereplace.com

Project:
Isle Bettendorf- Oneida- Botticelli

From:
Wilson Restaurant Supply
Chad Mast
5746 Westminster Dr.
Cedar Falls, IA 50613
(319) 277-9000
(319) 277-9000 104 (Contact)
(319)277-9007 (Fax)
chadm@wilsonrs.com

Item	Qty	Description	Sell	Sell Total
1	66 dz	**PLATE, CHINA** 1880 Hospitality Model No. R4570000134 Packed 3 dz Oneida® - Plate, 8" dia., round, steep rim, embossed, porcelain, bright white, Sant' Andrea®, Botticelli (must be purchased in case quantities) (limited lifetime no-chip warranty)	$179.49	$11,846.34
		ITEM TOTAL:		**$11,846.34**
2	10 dz	**PLATE, CHINA** 1880 Hospitality Model No. R4570000152 Packed 1 dz Oneida® - Plate, 10-5/8" dia., round, steep rim, embossed, porcelain, bright white, Sant' Andrea®, Botticelli (limited lifetime no-chip warranty)	$215.53	$2,155.30
		ITEM TOTAL:		**$2,155.30**
3	40 dz	**DINNER FORK** 1880 Hospitality Model No. T057FDNF Packed 1 dz Oneida® - Dinner Fork, 7-7/8", with textured handle, 18/10 stainless steel, Jade™	$113.69	$4,547.60
		ITEM TOTAL:		**$4,547.60**
4	50 dz	**DESSERT FORK** 1880 Hospitality Model No. T057FDEF Packed 1 dz Oneida® - Dessert/Salad Fork, 7", with textured handle, 18/10 stainless steel, Jade™	$101.72	$5,086.00
		ITEM TOTAL:		**$5,086.00**

WILSON
Restaurant Supply, Inc.

Item	Qty	Description	Sell	Sell Total
5	27 dz	**DINNER KNIFE** 1880 Hospitality Model No. T057KPTF Packed 1 dz Oneida® - Dinner Knife, 9-1/2", with textured handle, 18/10 stainless steel, Jade™	$116.56	$3,147.12
			ITEM TOTAL:	**$3,147.12**
6	34 dz	**COFFEE / TEASPOON** 1880 Hospitality Model No. T057STSF Packed 1 dz Oneida® - Teaspoon, 6-1/4", with textured handle, 18/10 stainless steel, Jade™	$73.53	$2,500.02
			ITEM TOTAL:	**$2,500.02**
		Total		$29,282.38

-Applicable Sales Tax & Freight are Not Included, Unless Specified on the Quote.

Acceptance: _____ Date: _____

Printed Name: _____

freight est.- 500-

29,782.38

COUNCIL LETTER

MEETING DATE: October 3, 2023

REQUESTED BY: Michelle Spencer, Sr. Admin. Assistant

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 Travelin' Tom's Coffee and Holey Donuts have submitted the necessary documentation to issue the respective license and/or permits as required by City of Bettendorf's City Code, Title 3, Chapter 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

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 for the following mobile food unit requests:

Travelin' Tom's Coffe (annual license) and Holey Dounts (special event)

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Bettendorf City Code, Title 3, Chapter 13, the aforementioned renewals and/or requests is hereby approved.

PASSED, APPROVED AND ADOPTED this 3rd day of October, 2023

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: October 3, 2023

REQUESTED BY: Michelle Spencer, Sr. Admin. Assistant

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 applicant QC Mart (Grant St location); Central Standard; Courtyard by Marriott; Malibu Jack's; and Crawford Brew Works has 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:

renewals for QC Mart (Grant St location) and Central Standard; a new license for Courtyard by Marriott and Malibu Jack's; and an extended outdoor service area for Crawford Brew Works (October event)

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 3rd day of October, 2023

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00100002330000		WAGEWORKS	09/06/2023	2400134	INV5594440	27,568.81	FLEX CLAIMS
	GENERAL FUND - Summary							**27,568.81**	
		81000002051500		AFLAC	09/22/2023	2400158	224866A	1,045.20	AFLAC AFTER TAX CONTRIBUTIONS
		81000002051000		IPERS COLLECTIONS	09/22/2023	2400155	121076580	36,693.34	EMPLOYEE SHARE IPERS
		81000002052800		ICMA RETIREMENT TRUST - 457	09/08/2023	2400120	7752513A	3,715.98	457 LOAN PAYMENTS
		81000002050200		MUNICIPAL FIRE & POLICE	09/08/2023	2400121	09/08 PAY DATEA	39,097.61	CITY SHARE POLICE PENSION
		81000002051900		COLLECTION SERVICES CENTER	09/22/2023	2400157	2361525	1,825.42	CHILD/SPOUSE SUPPORT
		81000002051500		AMERICAN FUNDS ROTH IRA WIRE	09/22/2023	2400159	0788-6710-44212	25.00	AFTER TAX ROTH IRA CONTRIBUTIONS
		81000002050600		TREASURER,STATE OF IOWA	09/08/2023	2400126	PR 9.08.23	26,802.42	09/08 PAY DATE IA W/H TAX
		81000002052300		ICMA RETIREMENT TRUST - 457	09/22/2023	2400147	6776250	58,778.22	457 CONTRIBUTIONS
	LIABILITY CLEARING ACCT.	81000002050900		INTERNAL REVENUE SERVICE	09/22/2023	2400152	90402767B	26,439.30	MEDICARE W/H TAX
		81000002050400		MUNICIPAL FIRE & POLICE	09/08/2023	2400121	09/08 PAY DATEC	25,310.90	CITY SHARE FIRE PENSION
		81000002052300		CITY OF BETTENDORF/125 PLAN	09/22/2023	123038	20230922	1,719.43	PAYROLL SUMMARY
		81000002050800		INTERNAL REVENUE SERVICE	09/22/2023	2400152	90402767A	70,985.48	FICA W/H TAX
		81000002050700		ILLINOIS DEPARTMENT OF REVENUE	09/22/2023	2400154	0-838-598-096	3,508.37	ILLINOIS STATE W/H TAX
		81000002052300		CITY OF BETTENDORF/125 PLAN	09/22/2023	123037	20230922	2,122.23	PAYROLL SUMMARY
		81000002052300		AFLAC	09/22/2023	2400158	224866	1,547.90	AFLAC PRE TAX
		81000002050600		TREASURER,STATE OF IOWA	09/22/2023	2400153	0-004-297-772	30,785.12	09/22 PAY DATE IA W/H TAX
		81000002050900		INTERNAL REVENUE	09/08/2023	2400125	44036901B	25,764.38	MEDICARE W/H TAX

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				SERVICE					
		81000002052300		NATIONWIDE RETIREMENT SOLUTIONS	09/08/2023	2400129	09/08/23 PR	1,009.17	457 CONTRIBUTIONS
		81000002051000		IPERS COLLECTIONS	09/08/2023	2400128	121075238	36,805.27	EMPLOYEE SHARE IPERS
		81000002050700		ILLINOIS DEPARTMENT OF REVENUE	09/08/2023	2400127	0-190-287-312	3,482.08	ILLINOIS STATE W/H TAX
		81000002052300		CITY OF BETTENDORF/125 PLAN	09/22/2023	123036	20230922	5,008.53	PAYROLL SUMMARY
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	09/22/2023	123033	20230922	102.00	PAYROLL SUMMARY
		81000002059900		CITY OF BETTENDORF	09/22/2023	123034	20230922	245.23	PAYROLL SUMMARY
		81000002059900		MARSHA L COMBS-SKINNER	09/22/2023	123041	20230922	141.24	PAYROLL SUMMARY
		81000002052300		GREAT AMERICAN PLAN ADMINISTRATORS	09/08/2023	2400123	PR DATE 09/08	663.96	09/08 CONTRIBUTIONS
	LIABILITY CLEARING ACCT.	81000002051900		COLLECTION SERVICES CENTER	09/08/2023	2400130	2354191	1,825.42	CHILD/SPOUSE SUPPORT
		81000002052000		UNITED WAY QUAD CITIES	09/22/2023	2400146	PR DATE 09/22	803.62	09/22/23 CONTRIBUTIONS
		81000002052300		GREAT AMERICAN PLAN ADMINISTRATORS	09/22/2023	2400150	PR DATE 09/22	665.01	09/22 CONTRIBUTIONS
		81000002050800		INTERNAL REVENUE SERVICE	09/08/2023	2400125	44036901A	70,988.50	FICA W/H TAX
		81000002051200		MUNICIPAL FIRE & POLICE	09/22/2023	2400148	09/22 PAY DATEB	10,397.76	EMP SHARE FIRE PENSION
		81000002051500		AMERICAN FUNDS ROTH IRA WIRE	09/08/2023	2400131	7281-6512-63318	25.00	AFTER TAX ROTH IRA CONTRIBUTIONS
		81000002051000		IPERS COLLECTIONS	09/22/2023	2400155	121076580A	55,069.40	CITY SHARE IPERS
		81000002050200		MUNICIPAL FIRE & POLICE	09/22/2023	2400148	09/22 PAY DATEA	40,247.32	CITY SHARE POLICE PENSION
		81000002050500		INTERNAL REVENUE SERVICE	09/08/2023	2400125	44036901	78,666.14	FEDERAL W/H
		81000002050500		INTERNAL REVENUE SERVICE	09/22/2023	2400152	90402767	95,983.90	FEDERAL W/H

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	09/22/2023	123031	20230922	50.00	PAYROLL SUMMARY
		81000002052000		UNITED WAY QUAD CITIES	09/08/2023	2400119	PR DATE 09/08	803.62	09/08/23 CONTRIBUTIONS
		81000002050400		MUNICIPAL FIRE & POLICE	09/22/2023	2400148	09/22 PAY DATEC	25,419.30	CITY SHARE FIRE PENSION
		81000002051500		AFLAC	09/08/2023	2400122	PR DATE 09/08	116.40	CI WRAP CONTRIBUTIONS
		81000002051000		IPERS COLLECTIONS	09/08/2023	2400128	121075238A	55,237.16	CITY SHARE IPERS
		81000002051100		MUNICIPAL FIRE & POLICE	09/08/2023	2400121	09/08 PAY DATE	15,992.92	EMPLOYEE SHARE POLICE PENSION
		81000002059900		IOWA C.O.P.S.	09/22/2023	2400151	PR DATE 092223	40.00	09/22 CONTRIBUTIONS
		81000002052300		ICMA RETIREMENT TRUST - 457	09/08/2023	2400120	7752513	56,848.75	457 CONTRIBUTIONS
		81000002051500		ICMA RETIREMENT TRUST - 457	09/22/2023	2400147	6534311	4,198.22	AFTER TAX ROTH IRA
	LIABILITY CLEARING ACCT.	81000002052300		NATIONWIDE RETIREMENT SOLUTIONS	09/22/2023	2400156	PR 09.22.23	946.88	457 CONTRIBUTIONS
		81000002052300		LINCOLN LIFE	09/22/2023	123040	20230922	1,064.00	PAYROLL SUMMARY
		81000002051200		MUNICIPAL FIRE & POLICE	09/08/2023	2400121	09/08 PAY DATEB	10,353.44	EMP SHARE FIRE PENSION
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	09/22/2023	123042	20230922	300.30	PAYROLL SUMMARY
		81000002052100		CITY OF BETTENDORF	09/22/2023	123035	20230922	18,108.67	PAYROLL SUMMARY
		81000002051500		LEGALSHIELD	09/22/2023	123039	20230922	55.83	PAYROLL SUMMARY
		81000002051100		MUNICIPAL FIRE & POLICE	09/22/2023	2400148	09/22 PAY DATE	16,463.18	EMPLOYEE SHARE POLICE PENSION
		81000002052800		ICMA RETIREMENT TRUST - 457	09/22/2023	2400147	6776250A	3,715.98	457 LOAN PAYMENTS
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	09/22/2023	123032	20230922	223.87	PAYROLL SUMMARY
		81000002051500		AFLAC	09/22/2023	2400149	PR DATE 09/22	116.40	CI WRAP CONTRIBUTIONS
		81000002059900		IOWA C.O.P.S.	09/08/2023	2400124	PR DATE 09/08	40.00	09/08 CONTRIBUTIONS

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	09/22/2023	123044	20230922	61.10	PAYROLL SUMMARY
		81000002051500		ICMA RETIREMENT TRUST - 457	09/08/2023	2400120	6220989	4,219.40	AFTER TAX ROTH IRA
	LIABILITY CLEARING ACCT.	81000002052200		CITY OF BETTENDORF	09/22/2023	123035	20230922A	172.50	PAYROLL SUMMARY
		81000002051900		STATE DISBURSEMENT UNIT	09/22/2023	123043	20230922	346.15	PAYROLL SUMMARY
		81000002052900		MADISON NATIONAL LIFE INSURANCE CO	09/05/2023	2400132	09302023	1,872.37	VOLUNTARY LIFE INSURANCE SEPT.
	LIABILITY CLEARING ACCT. - Summary							**975,062.29**	
		56000002010400		FOOD DRINK FRIENDS INC.	09/05/2023	2400141	08272023B	-470.20	AUG 21 - AUG 27 CREDIT CARD FEES
		56000002010400		FOOD DRINK FRIENDS INC.	09/12/2023	2400137	09032023B	-369.55	AUG 28 - SEPT 3 CREDIT CARD FEES
		56000002010400		FOOD DRINK FRIENDS INC.	09/12/2023	2400137	09032023	10,620.76	AUG 28 - SEPT 3 CREDIT CARD PAYMENTS
	PALMER HILLS GOLF COURSE	56000002010900		FOOD DRINK FRIENDS INC.	09/12/2023	2400137	09032023A	129.43	AUG 28 - SEPT 3 GIFT CARD PAYMENTS
		56000002010900		FOOD DRINK FRIENDS INC.	09/05/2023	2400141	08272023A	61.02	AUG 21 - AUG 27 GIFT CARD PAYMENTS
		56000002010400		FOOD DRINK FRIENDS INC.	09/12/2023	2400137	09032023C	19.91	AUG 28 - SEPT 3 CC OVER SHORT
		56000002010400		FOOD DRINK FRIENDS INC.	09/05/2023	2400141	08272023	14,459.50	AUG 21 - AUG 27 CREDIT CARD PAYMENTS
	PALMER HILLS GOLF COURSE - Summary							**24,450.87**	
		52000001130000		ADELAIDE MILFORD	10/04/2023	123052	3618MAGNOLIA CT	30.25	SEWER REFUND
		52000001130000		TYLER TISUE	10/04/2023	123155	2241WAVELAND DR	783.37	SEWER REFUND
	SEWER UTILITY	52000001130000		PAMELA LEWANDOWSKI	10/04/2023	123120	121 SHORT ST	2,134.14	SEWER REFUND
		52000002211000		TREASURER, STATE OF IOWA	09/18/2023	2400145	4202655	5,390.88	MONTHLY RETURN MAY
		52000001130000		JOHN ORTEGA	10/04/2023	123092	2360WESTDALE	3,300.00	SEWER REFUND

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
							CT		
	SEWER UTILITY	52000001130000		KARI ROGERS	10/04/2023	123095	2121 LUNDY LN	29.06	SEWER REFUND
	SEWER UTILITY - Summary							**11,667.70**	
	SOLID WASTE/RECYCLING ENT	55000002211000		TREASURER, STATE OF IOWA	09/18/2023	2400145	4202655B	10.65	MONTHLY RETURN MAY
	SOLID WASTE/RECYCLING ENT - Summary							**10.65**	
	STORM WATER UTILITY	58000002211000		TREASURER, STATE OF IOWA	09/18/2023	2400145	4202655A	2,640.13	MONTHLY RETURN MAY
	STORM WATER UTILITY - Summary							**2,640.13**	
- Summary								**1,041,400.45**	
	AQUATIC CENTER FUND	57550504992290	2PL005	RDG PLANNING & DESIGN, INC.	10/04/2023	123132	55045	19,724.40	#10 AMEND 1 THE LANDING THRU 8.31.23
	AQUATIC CENTER FUND - Summary							**19,724.40**	
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802307	PW0562	GRAYBAR (DATA)	10/04/2023	123077	9333762013	311.97	WIRE FOR LIGHTS
		40050504802290	PW0573	IMEG CORP	10/04/2023	123085	23003781.00 - 1	2,937.50	#1 2023 NBIS BRIDGE INSP. 6.1.23 TO 6.30.23
		40050504802215	PW0381	ALTORFER RENTS	10/04/2023	123055	D4422901	1,982.92	MINI EXCAVATOR FOR FOREST GROVE
		40050504802290	PW0573	IMEG CORP	10/04/2023	123085	23003781.00 - 2	2,937.50	#2 2023 WBIS BRIDGE INSP
		40050504802307	2CD010	TERRY-DURIN COMPANY	10/04/2023	123149	142708-1	45.50	CONDUIT & COUPLINGS
		40050504802299	PW0522	HAWKEYE PAVING CORPORATION	10/04/2023	123083	5	37,766.76	PE #5 RETAINAGE 23RD ST RESURFACING
		40050504802290	CD0108	REKOR RECOGNITION SYSTEMS	09/27/2023	123046	INV-0003405	42,900.00	REKOR SCOUT 1 YEAR
		40050504802307	PW0585	PLEASANT VALLEY REDI-MIX INC.	10/04/2023	123125	60771	526.00	CONCRETE
		40050504802299	PW0562	N.J. MILLER INC.	10/04/2023	123117	8	103,647.90	PE #8 FOREST GROVE DR PH. 4 THRU 9.17.23
	CAPITAL PROJECTS - Summary							**193,056.05**	

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
CAPITAL PROJECTS	SEWER UTILITY	52050504992290	SW0103	MCCLURE ENGINEERING CO	10/04/2023	123109	147349	61,000.00	#6 SPENCER CRK LIFT STATION THRU 8.26.23
	SEWER UTILITY - Summary							**61,000.00**	
CAPITAL PROJECTS - Summary								**273,780.45**	
CITY ADMINISTRATION	GENERAL FUND	00141024612244		MERCHANT SERVICES	09/05/2023	2400143	823D	62.74	BANKCARD FEES BUSINESS LIC
		00141014601304		BI-STATE REGIONAL COMMISSION	10/04/2023	123061	0011128	25.35	IA INTERGOV MTG 9/14/23 CITY ADMNS D. PLOEHN
		00141014602306		IMPERIAL	10/04/2023	123086	288002:303994	104.90	COFFEE SUPPLIES FOR CITY HALL & POLICE DEPT.
		00141014602306		DES MOINES STAMP MFG COMPANY	10/04/2023	123069	1222734	1,215.00	RAPID PRINT DATE & TIME STAMPER
		00141024612214		QUAD CITY TIMES	10/04/2023	123130	163686	44.30	PUBLISH ORDINANCE 20-23
		00141024612214		QUAD CITY TIMES	10/04/2023	123130	164050	550.26	PUBLISH CITY COUNCIL MTG MINUTES 9/5/23 MEETING
		00141014601304		BI-STATE REGIONAL COMMISSION	10/04/2023	123061	0011123	19.33	MAC MTG 9/1/23 CITY ADMNS D. PLOEHN
	GENERAL FUND - Summary							**2,021.88**	
CITY ADMINISTRATION - Summary								**2,021.88**	
COMMUNITY DEVELPMENT	GENERAL FUND	00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	10/04/2023	123144	16-906A	75.00	16 RIVERVIEW LN 23-1457 LAWN SERVICE
		00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	10/04/2023	123144	23005490	34.97	CITATION SERVICE 8/15/23 LLEWELLYN 23-1025
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	7/28/2023	1,200.00	MOW VACANT LOTS 7/28/23
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	2627-29	40.00	2627-29 MAGNOLIA DR DEBRIS REMOVAL 23-1321
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	3403-805	40.00	3403 OVERLAND DR 23-1353 MOW LAWN
		00130034542299		KIMBERLY'S KLEANING	10/04/2023	123097	16-909	750.00	16 RIVERVIEW LN 23-1457 LAWN CLEANUP
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	8-4-23	200.00	3254 MOENCKS CT 23-1159 LAWN SERVICE

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	630-816	70.00	630 RIVERVIEW TR 23-1288 REMOVE OVERGROWTH ON SW
		00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	10/04/2023	123144	23005506	41.80	CITATION SERVICE 8/15/23 LLEWELLYN 23-1025
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	5589-808	75.00	5589 PIGEON CREEK RD CUT LAWN 23-1236
		00130064162244		MERCHANT SERVICES	09/05/2023	2400143	823A	1,819.58	BANKCARD FEES INSPECTIONS
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	2727-811	80.00	2727 MAGNOLIA DR 23-1336 REMOVE TRASH
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	2758-804	80.00	2758 BELLEVUE AV 23-1234 CUT GRASS
		00130024532214		QUAD CITY TIMES	10/04/2023	123130	161057	29.37	NOTICE OF PUBLIC HEARING BOA 8/10/23
COMMUNITY DEVELPMENT	GENERAL FUND	00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	8-4-23-1	200.00	3260 MOENCKS CT 23-1158 LAWN SERVICE
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	3003-811	110.00	3003 WINDSOR DR 23-0817 LAWN SERVICE/TRIM BUSHES
		00130034542299		KIMBERLY'S KLEANING	09/20/2023	123028	OVERPAY	-1,000.00	2564 MIDDLE RD 23-00-7 DOUBLE PAY
		00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	10/04/2023	123144	23005507	44.83	CITATION SERVICE 8/10/23 KOST 23-1306
		00130034542299		KIMBERLY'S KLEANING	10/04/2023	123097	2252-908	75.00	2252 BELLEVUE AV 23-1465 LAWN SERVICE
		00130034542299		KIMBERLY'S KLEANING	10/04/2023	123097	9-18-23	1,280.00	MOW VACANT LOTS 9/18/23
		00130034542299		KIMBERLY'S KLEANING	10/04/2023	123097	8-4-23A	1,200.00	MOW VACANT LOTS 8/4/23
	GENERAL FUND - Summary							**6,445.55**	
COMMUNITY DEVELPMENT - Summary								**6,445.55**	
		00135014512249		TAG COMMUNICATIONS INC.	10/04/2023	123148	026662	480.00	PUBLIC WORKS DIVISION LOGOS
ECONOMIC DEVELOPMENT	GENERAL FUND	00135014512299		TWIN STATE TECHNICAL SERVICES, LTD	10/04/2023	123154	86677	456.00	WEBSITE MAINTENANCE/ TROUBLESHOOTING
		00135014512249		TAG COMMUNICATIONS	10/04/2023	123148	026661	640.00	FIRE DEPT BADGE REFRESH

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
ECONOMIC DEVELOPMENT	GENERAL FUND			INC.					
	GENERAL FUND - Summary							**1,576.00**	
ECONOMIC DEVELOPMENT - Summary								**1,576.00**	
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511024942313		PARAMBATHU VEETIL, ASHWINI	10/04/2023	123122	VEETIL	127.00	REFUND FOR OVERPAYMENT OF CLASS CANCELLED
		55511014942244		VANTIV INTEGRATED PAYMENTS	09/06/2023	2400144	823	1,765.33	BANKCARD FEES MUSEUM
		55511014942307		ARAMARK - CHICAGO	10/04/2023	123057	6150244306	59.96	MUSEUM FIRST AID SUPPLIES
		55511014942130		EXPLORER SYSTEMS INC	10/04/2023	123075	206700	3,750.00	VERSAI SOFTWARE SUPPORT
		55511014942290		WESTERN ILLINOIS UNIVERSITY	10/04/2023	123158	SADLER	1,142.50	ELI SADLER GRADUATE ASSIS TANT - FAMILY MUSEUM
		55511054942337		PENGUIN RANDOM HOUSE	10/04/2023	123123	1080617127	2.99	STORE MERCHANDISE
		55511014942307		ARAMARK - CHICAGO	10/04/2023	123057	6150240847	59.96	MUSEUM FIRST AID SUPPLIES
		55511014942290		WESTERN ILLINOIS UNIVERSITY	10/04/2023	123158	COOLING	762.00	SAM COOLING GRADUATE ASSI STANT - FAMILY MUSEUM
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**7,669.74**	
FAMILY MUSEUM - Summary								**7,669.74**	
FINANCE	ELEC.EQUIP.REPLACEMENT FD	40202434807074		BERRYDUNN	10/04/2023	123060	434465	3,825.00	ERP IMPLEMENTATION CONSULTING
	ELEC.EQUIP.REPLACEMENT FD - Summary							**3,825.00**	
	GENERAL FUND	00102024612307		ARAMARK - CHICAGO	10/04/2023	123057	6150244301	79.95	FIRST AID
		00102024611304		CHRISTY ZEMO	09/20/2023	123027	PR CONFERENCE	229.25	ROUND TRIP TO DES MOINES FOR MILEAGE REIMBURSMENT
		00102014612290		S&P GLOBAL RATINGS	10/04/2023	123141	11461440	15,000.00	S & P ANALYTICAL SERVICES
		00102024612307		ARAMARK - CHICAGO	10/04/2023	123057	6150216546	79.95	FIRST AID SUPPLIES
		00102024612307		PROFORMA XTREME	10/04/2023	123127	BT51002349A	388.56	2023 W-2 & 1099 ENVELOPES
		00102014612244		MERCHANT SERVICES	09/05/2023	2400143	823F	16.63	BANKCARD FEES 1% SW1,SW2.SW3

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00102024612307		CULLIGAN OF DAVENPORT	10/04/2023	123067	0513904	23.95	WATER
		00102024612307		ARAMARK - CHICAGO	10/04/2023	123057	6150247808	79.95	FIRST AID
		00102024612307		CULLIGAN OF DAVENPORT	10/04/2023	123067	0514181	14.45	WATER
	GENERAL FUND - Summary							**15,912.69**	
	INFORMATION SERVICES	68802314942130		ONENECK IT SOLUTIONS LLC	10/04/2023	123119	INV000040101	937.50	CISCO PHONE MONTHLY MAINT.
		68802314942307		CDW GOVERNMENT INC.	10/04/2023	123062	LS45435	1,208.07	HDMI WIRELESS CONVERTER
	INFORMATION SERVICES - Summary							**2,145.57**	
FINANCE	SEWER UTILITY	52002044902299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244776	41.32	LATE NOTICES
		52002044902299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244792	76.45	DELINQUENT NOTICES
		52002044902244		AUTHORIZE.NET	09/05/2023	2400142	823	32.00	ONLINE PYMT GATEWAY
		52002044902299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244772	38.25	FINAL BILLS
		52002044902244		MERCHANT SERVICES	09/05/2023	2400143	823G	5,572.47	BANKCARD FEES UT SW1,SW2
		52002044902299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244926	455.61	01 BILLS
		52002044902204		AMERICAN WATER-SEWER USAGE DATA	10/04/2023	123056	4000266525	1,202.80	SEWER DATA USAGE
	SEWER UTILITY - Summary							**7,418.90**	
	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244792B	76.44	DELINQUENT NOTICES
		58002194932299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244776B	41.31	LATE NOTICES
		58002194932299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244772B	38.23	FINAL BILLS
		58002194932299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244926B	455.60	01 BILLS

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	STORM WATER UTILITY - Summary							**611.58**	
FINANCE	VEHICLE REPLACEMENT FUND	40102424807074		RELIANT FIRE APPARATUS, INC	10/04/2023	123133	I23-22706	278,539.00	2022 HEAVY RESCUE
	VEHICLE REPLACEMENT FUND - Summary							**278,539.00**	
FINANCE	**- Summary**							**308,452.74**	
FIRE	GENERAL FUND	00104154142111		IOWA AMERICAN WATER COMPANY	10/04/2023	123089	061239SEP23	27.36	HYDRANT/ST2
		00104014142307		MAUSSER, BRADY	10/04/2023	123108	3154814	56.33	REIMB BRKFAST SANDWICHES SIVYER STEEL FIRE
		00104184142106		LIGHTING MAINTENANCE INC.	10/04/2023	123101	13574	399.63	SIREN REPAIR #9
		00104134142310		SCOTT COUNTY EMERGENCY MANAGEMENT	10/04/2023	123143	2024-2	442.00	MEDICAL GLOVES
		00104114141209		PANTHER UNIFORMS INC.	10/04/2023	123121	27395	423.60	CLASS A UNIFORM/KILLEAN
		00104154142299		THYMET PEST CONTROL	10/04/2023	123151	142183	58.00	MONTHLY SERVICE/ST2
		00104154142101		JOHNSTONE SUPPLY	10/04/2023	123094	5333643	479.01	CO2 NO2 SENSOR/ST1
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	10/04/2023	123054	0076489-IN	372.90	WIPER SWITCH/E4
	GENERAL FUND - Summary							**2,258.83**	
FIRE	**- Summary**							**2,258.83**	
HUMAN RESOURCES	GENERAL FUND	00142014662213		CHAMPS TROPHY	10/04/2023	123063	3441	3.25	BRASS PLATE FOR RETIREMENT CLOCK
		00142014661304		RICHLEN, KATHLEEN	10/04/2023	123135	09182023	30.00	PER DIEM
		00142014662213		TSS THE SAFETY SPECIALISTS	10/04/2023	123153	69685	362.50	TESTING
		00142014662213		GENESIS OCCUPATIONAL HEALTH	10/04/2023	123076	203743	158.00	TESTING
		00142014661304		RICHLEN, KATHLEEN	10/04/2023	123135	09182023A	84.76	PERSONAL VEHICLE USEAGE REIMBURSMENT

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
HUMAN RESOURCES	GENERAL FUND	00142014662213		PERSONAL ASSISTANCE SERVICES	10/04/2023	123124	13002	2,060.40	QUARTERLY EAP SERVICES 10/01/2023 TO 12/31/2023
		00142014662342		LOGO PRO, LLC	10/04/2023	123104	22791	398.36	NON-WOVEN SHOPPER TOTE
		00142014662342		LOGO PRO, LLC	10/04/2023	123104	22706	498.23	SPECTRUM FOLDING UMBRELLA
	GENERAL FUND - Summary							**3,595.50**	
HUMAN RESOURCES - Summary								**3,595.50**	
LEGAL	GENERAL FUND	00140014632290		AHLERS & COONEY, P.C.	10/04/2023	123053	852093	5,775.00	PROFESSIONAL SERVICES THROUGH 9/15/2023
	GENERAL FUND - Summary							**5,775.00**	
LEGAL - Summary								**5,775.00**	
LIBRARY	GENERAL FUND	00106014402244		MERCHANT SERVICES	09/05/2023	2400143	823B	276.38	BANKCARD FEES LIBRARY
	GENERAL FUND - Summary							**276.38**	
LIBRARY - Summary								**276.38**	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	09/08/2023	2400133	09012023	79,150.17	MEDICAL CLAIMS 09/01
		68601064942288		MADISON NATIONAL LIFE INSURANCE CO	09/05/2023	2400132	09302023A	13,245.14	LIFE AND LTD SEPT.
		68601064942294		DELTA DENTAL	09/05/2023	2400140	352050000202355	8,595.90	DENTAL CLAIMS 08/22-08/28/2023
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	09/01/2023	2400138	06302023	1,684.30	MEDICAL CLAIMS 07/29-07/31/2023
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	09/01/2023	2400139	08252023A	-3,207.25	STOP LOSS REIMBURSEMENTS
		68601064942283		WELLMARK BLUE CROSS & BLUE SHIELD	09/01/2023	2400138	06302023B	13,591.65	ADMIN FEES JULY
		68601064942283		EMPLOYEE BENEFIT SYSTEM	10/04/2023	123074	000039958	662.60	MONTHLY BILLING
		68601064942296		EMPLOYEE BENEFIT SYSTEM	09/07/2023	2400135	09062023	3,481.27	VISION CLAIMS CKS 2489-2498
		68601064942284		WELLMARK BLUE CROSS	09/01/2023	2400138	06302023C	1,366.80	AGGREGATE JULY

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				& BLUE SHIELD					
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	09/08/2023	2400133	09012023A	-4,569.66	STOP LOSS REIMBURSEMENTS
	EMPLOYEE INSURANCE	68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	09/01/2023	2400139	08252023	81,948.26	MEDICAL CLAIMS 08/19-08/25/2023
		68601064942285		WELLMARK BLUE CROSS & BLUE SHIELD	09/01/2023	2400138	06302023D	43,487.70	SPECIFIC JULY
		68601064942294		DELTA DENTAL	09/11/2023	2400136	352050000202356	3,689.95	DENTAL CLAIMS 08/29-09/05/23
MAYOR & COUNCIL	**EMPLOYEE INSURANCE - Summary**							**243,126.83**	
	GENERAL FUND	00101014602213		RIVER ACTION, INC.	10/04/2023	123138	1256	7,353.00	CATALYST FOR CHANGE 2023
		00101014601304		BI-STATE REGIONAL COMMISSION	10/04/2023	123061	0011109	56.20	CEO/CAO MTG 8/18/23 MAYOR GALLAGHER & D. PLOEHN
	GENERAL FUND - Summary							**7,409.20**	
	RISK MANAGEMENT	68401054942292		IMWCA	10/04/2023	123087	INV89082	1,229.73	LARGE DED PMT FY1819 08/01/23 TO 08/31/23
	RISK MANAGEMENT - Summary							**1,229.73**	
MAYOR & COUNCIL - Summary								**251,765.76**	
	GENERAL FUND	00107124502299		GREENSPACE ASSOCIATES, INC.	10/04/2023	123079	131323	4,352.70	#5 LANDSCAPE MAINT PROG SEPT.
		00107034432244		MERCHANT SERVICES	09/05/2023	2400143	823E	182.18	BANKCARD FEES REC ONLINE
	GENERAL FUND - Summary							**4,534.88**	
PARKS & RECREATION	LIFE FITNESS CTR FUND	57007034942350		AAA RENTS INC.	10/04/2023	123050	95849	515.00	TENT FOR DOGFEST
		57007034942350		PS3 ENTERPRISES, INC	10/04/2023	123128	154360	380.00	DOGFEST PORTA-POTTIES
	LIFE FITNESS CTR FUND - Summary							**895.00**	
	PALMER HILLS GOLF COURSE	56007114942244		MERCHANT SERVICES	09/05/2023	2400143	823C	1,135.19	BANKCARD FEES GOLF RANGE BALLS
		56007134942299		FOOD DRINK FRIENDS INC.	09/12/2023	2400137	09032023D	4,000.00	SEPT 2023 GRILL PAYMENT

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	PALMER HILLS GOLF COURSE - Summary							**5,135.19**	
PARKS & RECREATION	ROAD USE FUND	20607084202299		A CUT ABOVE LAWN AND LANDSCAPE	10/04/2023	123049	10111965	4,254.00	#12 ROW MOWING 9/4 & 9/11
	ROAD USE FUND - Summary							**4,254.00**	
PARKS & RECREATION - Summary								**14,819.07**	
		00103114101209		RAY O'HERRON CO.INC.	10/04/2023	123131	2294678	844.14	BADGES
		00103114101209		RAY O'HERRON CO.INC.	10/04/2023	123131	2294392	358.15	BADGES
		00103114101209		UNIFORM DEN, INC.	10/04/2023	123156	113857-01	490.60	UNIFORM/SNYDER
		00103114101209		SYCAMORE POLICE DEPARTMENT	10/04/2023	123147	2	255.00	BALLISTIC VEST/NELSON
		00103164102307		LIFELOC TECHNOLOGIES, INC.	10/04/2023	123100	387674	1,093.43	PORTABLE BREATH TESTERS
		00103104101303		IOWA LAW ENFORCEMENT ACADEMY	10/04/2023	123090	324713	7,100.00	ILEA PD ACADEMY/SNYDER
POLICE	GENERAL FUND	00103104101303		IOWA LAW ENFORCEMENT ACADEMY	10/04/2023	123090	324608	425.00	FIREARMS INSTR SCHOOL M POIRIER
		00103114101209		UNIFORM DEN, INC.	10/04/2023	123156	114101	89.90	UNIFORM SHIRTS/THOMAS
		00103114101209		UNIFORM DEN, INC.	10/04/2023	123156	113296-01	164.50	UNIFORM PANTS/PIAZZA
		00103114101209		RAY O'HERRON CO.INC.	10/04/2023	123131	2295569	997.10	BADGES
		00103154102299		SCOTT COUNTY SHERIFF'S OFFICE	10/04/2023	123144	2024-18	2,000.00	BOOKING FEES (AUG)
		00103114101209		UNIFORM DEN, INC.	10/04/2023	123156	113918	59.95	UNIFORM SHORTS/NELSON
		00103014102307		DRESCHER, SARA J.	10/04/2023	123070	0674	350.00	SHADOW BOX/C THOMAS
		00103114102104		L-TRON CORPORATION	10/04/2023	123099	682002	1,221.00	TRACS BARCODE SCANNERS
	GENERAL FUND - Summary							**15,448.77**	
POLICE - Summary								**15,448.77**	
PUBLIC WORKS	FMLY MUSEUM/ARTS &SCIENCE	55505254942307	2400FM	CRESCENT PARTS & EQUIP	10/04/2023	123066	20032330-00	308.20	AIR FILTERS - FAM MUS

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	FMLY MUSEUM/ARTS &SCIENCE - Summary							308.20	
PUBLIC WORKS	GENERAL FUND	00105724422299		AVENUE RENTAL, INC.	10/04/2023	123058	137076	130.00	RENTAL FOR CONCRETE
		00105724422104		TNT LANDSCAPING	10/04/2023	123152	41185	780.08	VENTRAC REPAIRS, BRUSH
		00105724422104		MTI DISTRIBUTING	10/04/2023	123116	1405207-00	458.83	BLADES - 4100D
		00105724422325		PPG ARCHITECTURAL FINISHES	10/04/2023	123126	945220000525	61.93	PAINT FOR FIELDS
		00105254642307	2400LB	CRESCENT PARTS & EQUIP	10/04/2023	123066	20032325-00	311.33	AIR FILTERS - LIBRARY
		00105254642307	2400MC	CRESCENT PARTS & EQUIP	10/04/2023	123066	20032347-00	75.82	V-BELTS FOR MECHANICS COMPRESSOR - MAINT CTR
		00105254642101	2400CH	KLINE SEWER & DRAIN	10/04/2023	123098	17831	150.00	CLEAN URINAL DRAIN - CITY HALL
		00105264642307	2401CH	INTERSTATE BATTERY OF THE	10/04/2023	123088	276117	199.90	AUTO SCRUBBER - BATTERIES CITY HALL
		00105254642101	2400MC	JOHNSTONE SUPPLY	10/04/2023	123094	5333733	33.85	NUT DRIVER - MAINT CENT
		00105724422325		PPG ARCHITECTURAL FINISHES	10/04/2023	123126	945220000533	123.86	PAINT FOR FIELDS
		00105254642101	2400MC	VAN METER INDUSTRIAL INC.	10/04/2023	123157	S012898288.001	266.91	BALLASTS - MAINT CENT
		00105254642307	2400CC	CRESCENT PARTS & EQUIP	10/04/2023	123066	20032417-00	84.16	AIR FILTERS - COMM CENT
		00105254642307	2400LB	CRESCENT PARTS & EQUIP	10/04/2023	123066	20032345-00	21.92	FAN BELT - LIBRARY
		00105254642101	2400MC	CRESCENT PARTS & EQUIP	10/04/2023	123066	20032346-00	50.99	TOOL BAG - MAINT CTR
		00105724422299		S J SMITH CO. INC.	10/04/2023	123140	710028	65.10	GAS, O2 SUPPLY
		00105724422104		TNT LANDSCAPING	10/04/2023	123152	41188	1,577.45	VENTRAC REPAIR
		00105254642101	2400CC	CRESCENT ELECTRIC SUPPLY CO.	10/04/2023	123065	S511760118.001	21.52	EXIT SIGN - COMM CTR
		00105264642307	2401CC	SCRUB PUB	10/04/2023	123145	4525	45.00	LAUNDRY SERVICE - COMM CENT
		00105254642307	2400MC	CRESCENT PARTS & EQUIP	10/04/2023	123066	20032324-00	117.13	AIR FILTERS - MAINT CTR

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	GENERAL FUND	00105724422104		TNT LANDSCAPING	10/04/2023	123152	41148	348.46	VENTRAC REPAIR
		00105254642101	2400MC	NOTT COMPANY	10/04/2023	123118	4645784-00	39.89	OIL LINE PLUGS/CAPS - MAINT CTR
		00105254642101	2400MC	REPUBLIC COMPANIES	10/04/2023	123134	6215232-00	7.04	20A WALL SWITCHES - MAINT CENT - PARKS MAINT
		00105254642101	2400MC	CRESCENT ELECTRIC SUPPLY CO.	10/04/2023	123065	S511760179.001	21.52	EXIT SIGN - MAINT CTR
		00105724422325		SEVEN CITIES SOD	10/04/2023	123146	56865	40.00	SOD DEPOSIT
		00105724422310		QUAD CITY SAFETY, INC.	10/04/2023	123129	3090870D	258.02	SAFETY GLOVES & EARPLUGS
		00105724422325		SEVEN CITIES SOD	10/04/2023	123146	56777	405.00	SOD
		00105724421209		HANDICAPPED DEVELOPMENT CENTER	10/04/2023	123082	090623C	192.00	CLOTHING ORDER - PARK MAI NTENANCE
		00105724422299		S J SMITH CO. INC.	10/04/2023	123140	710029	12.10	GAS SUPPLY
		00105724422325		D & K PRODUCTS	10/04/2023	123068	71625IN	31.86	STARTER FERTILIZER
		00105254642307	2400CH	CRESCENT PARTS & EQUIP	10/04/2023	123066	20032331-00	205.30	AIR FILTERS - CITY HALL
		00105724422323		ADEL WHOLESALERS, INC.	10/04/2023	123051	2117482	114.25	PLUMBING HOUSE
	GENERAL FUND - Summary							**6,251.22**	
	MUNICIPAL GARAGE	68305204942324		INTERSTATE BATTERY OF THE	10/04/2023	123088	10059531	434.85	BATTERIES
		68305204942104		SATIN'S NORTHPARK GLASS	10/04/2023	123142	F-11423	330.00	WINDSHIELD FOR 1629
		68305204942104		MITCH'S AUTOMOTIVE	10/04/2023	123115	4120	228.88	OIL SERVICE 1418
		68305204942324		THOMPSON TRUCK & TRAILER INC.	10/04/2023	123150	X103135966:01	528.71	SEAT FOR 1022
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	10/04/2023	123107	747721	3,125.65	ROTO LOCK 1518
		68305204942324		EASTERN IOWA TIRE, INC.	10/04/2023	123071	100147719	4,177.77	STOCK TIRES
		68305204942324		MHC KENWORTH	10/04/2023	123110	T01135600186699	284.20	FILTERS STOCK

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942324		LINDQUIST FORD, INC.	10/04/2023	123102	387663	64.87	OIL FOR 2118
		68305204942324		ELLIOTT EQUIPMENT CO.	10/04/2023	123073	175168	1,209.65	STOCK
		68305204942352		RILCO FLUID CARE, INC.	10/04/2023	123136	487885	286.00	COOLANT
		68305204942324		MIDWEST WHEEL COMPANIES INC.	10/04/2023	123113	3380813-00	86.78	MIRROR
		68305204942324		BAUER BUILT, INC.	10/04/2023	123059	230120134	338.68	TIRES - STOCK
		68305204942324		MHC KENWORTH	10/04/2023	123110	T01135600186858	249.60	FILTERS STOCK
		68305204942352		RILCO SAFETY SUPPLY	10/04/2023	123137	486567	286.00	DEF
		68305204942324		THOMPSON TRUCK & TRAILER INC.	10/04/2023	123150	X103135584:01	476.43	INTAKE PIPE FOR 1726
		68305204942324		LINDQUIST FORD, INC.	10/04/2023	123102	387662	45.82	AIR FILTER FOR 2118
		68305204942104		EASTERN IOWA TIRE, INC.	10/04/2023	123071	100147713	1,808.10	STOCK TIRES
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		KILBURG EQUIPMENT, LLC.	10/04/2023	123096	3457	178.13	ARM REST FOR 1802
		68305204942324		LINDQUIST FORD, INC.	10/04/2023	123102	387601	22.72	JET KIT - 1215
		68305204942324		GREEN BUICK GMC INC.	10/04/2023	123078	159846	289.20	HOSE FOR 1630
		68305204942104		LINDQUIST FORD, INC.	10/04/2023	123102	245804	245.94	ENG LIGHT 2006
		68305204942324		THOMPSON TRUCK & TRAILER INC.	10/04/2023	123150	X103135756:01	1,085.11	PUMP 1023
		68305204942307		S J SMITH CO. INC.	10/04/2023	123140	709865	195.30	GAS/PROPANE
		68305204942324		EASTERN IOWA TIRE, INC.	10/04/2023	123071	100147715	3,422.52	STOCK TIRES
		68305204942307		QUAD CITY SAFETY, INC.	10/04/2023	123129	3090869	600.00	GLOVES
		68305204942324		EASTERN IOWA TIRE, INC.	10/04/2023	123071	100148054	246.00	TIRES FOR 1918
		68305204942324		THOMPSON TRUCK & TRAILER INC.	10/04/2023	123150	X103135579:01	-148.92	MIRROR - RETURN
		68305204942324		ELLIOTT EQUIPMENT CO.	10/04/2023	123073	175247	1,680.35	DEF TANK
		68305204942324		HENDERSON PRODUCTS	10/04/2023	123084	382807	287.98	BEARINGS STOCK

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

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		68305204942307		1ST AYD CORPORATION	10/04/2023	123159	PSI641233	442.93	PARTS CLEANER
		68305204942104		EASTERN IOWA TIRE, INC.	10/04/2023	123071	100147718	1,205.40	STOCK TIRES
		68305204942324		THOMPSON TRUCK & TRAILER INC.	10/04/2023	123150	X103135906:01	-317.46	CORES
		68305204942324		THOMPSON TRUCK & TRAILER INC.	10/04/2023	123150	X103135545:01	148.92	MIRROR
		68305204942324		MACQUEEN EQUIPMENT	10/04/2023	123105	P20993	966.63	BEARING FOR 1305
		68305204942324		EASTERN IOWA TIRE, INC.	10/04/2023	123071	100147703	4,018.25	STOCK TIRES
		68305204942324		THOMPSON TRUCK & TRAILER INC.	10/04/2023	123150	X103135923:01	39.94	1805 ABS BLOCK
		68305204942104		H & H CAR CARE & TOWING, LLC	10/04/2023	123080	54522	675.00	1802 TOW
		68305204942324		HENDERSON PRODUCTS	10/04/2023	123084	383122	697.36	CYLINDER FOR 0918
		68305204942324		HENDERSON PRODUCTS	10/04/2023	123084	383211	395.54	STOCK HYDRO MOTOR
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		MHC KENWORTH	10/04/2023	123110	T01135600187016	25.91	STOCK FUEL FILTER
		68305204942324		THOMPSON TRUCK & TRAILER INC.	10/04/2023	123150	X103135925:01	1,284.00	MIRROR/GRASS FOR 1801
		68305204942104		MILLS CHEVROLET COMPANY	10/04/2023	123114	6338146	75.46	OIL SERVICE
		68305204942324		MACQUEEN EQUIPMENT	10/04/2023	123105	P20942	376.26	LOCKS FOR 1305
		68305204942324		MIDWEST WHEEL COMPANIES INC.	10/04/2023	123113	3395990-00	-250.78	CORES
		68305204942352		RILCO FLUID CARE, INC.	10/04/2023	123136	487861	3,628.35	OIL
		68305204942324		MIDWEST WHEEL COMPANIES INC.	10/04/2023	123113	3390230-00	899.72	BRAKES STOCK
		68305204942104		MILLS CHEVROLET COMPANY	10/04/2023	123114	6337063	1,464.95	A/C WORKON 1915
		68305204942324		EASTERN IOWA TIRE, INC.	10/04/2023	123071	100148067	1,461.20	STOCK TIRES
		68305204942324		THOMPSON TRUCK & TRAILER INC.	10/04/2023	123150	X103135986:01	330.30	ABS VALVE 1805

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	MUNICIPAL GARAGE - Summary							**39,634.20**	
	PALMER HILLS GOLF COURSE	56005254942101	2400GC	KLINE SEWER & DRAIN	10/04/2023	123098	17837	225.00	CLEAN URINAL DRAIN - PALM ER
		56005254942101	2400GC	MBRINC.	09/20/2023	123029	40231	156.25	REFRIGERATOR SEALS - PALMER HILLS
	PALMER HILLS GOLF COURSE - Summary							**381.25**	
	ROAD USE FUND	20605114202310		QUAD CITY SAFETY, INC.	10/04/2023	123129	3091477A	1,245.00	SAFETY GLOVES
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	10/04/2023	123103	D15091	2,070.54	SURFACE TACKS
		20605114202307		RIVERSTONE GROUP INC.	10/04/2023	123139	1238612	310.80	UPM MIX
		20605114202307		MANATT'S INC.	10/04/2023	123106	5112372	789.97	CONCRETE - 203 CUSTER TERRACE
		20605304232108		MID AMERICAN ENERGY	10/04/2023	123111	544218859	4.03	LIGHTING CAMERA
		20605014292306		ARAMARK - CHICAGO	10/04/2023	123057	6150244303	29.98	FIRST AID SUPPLY - ENG
		20605114202310		QUAD CITY SAFETY, INC.	10/04/2023	123129	3090870A	258.03	SAFETY GLOVES & EARPLUGS
PUBLIC WORKS		20605114201209		HANDICAPPED DEVELOPMENT CENTER	10/04/2023	123082	090623A	132.00	CLOTHING ORDER - OPERATIO NS
		20605144232307		IOWA PRISON INDUSTRIES	10/04/2023	123091	036789	361.90	SIGNS
		20605304232108		MID AMERICAN ENERGY	10/04/2023	123111	544251856	44.37	LIGHTING CAMERA
		20605304232108		MID AMERICAN ENERGY	10/04/2023	123111	544012029	29.46	LIGHTING CAMERA
		20605304232108		MID AMERICAN ENERGY	10/04/2023	123111	544019634	62.13	6002 MIDDLE RD CAMERA
		20605114202307		RIVERSTONE GROUP INC.	10/04/2023	123139	1240573	683.20	UPM MIX
	ROAD USE FUND - Summary							**6,021.41**	
	SEWER UTILITY	52005104902213		CITY OF DAVENPORT	09/27/2023	123045	1333685	224,259.80	JUNE 2023 SEWAGE TREATMENT PLANT
		52005104902310		RILCO SAFETY SUPPLY	10/04/2023	123137	543386	30.00	RAIN GEAR
		52005104901209		HANDICAPPED DEVELOPMENT CENTER	10/04/2023	123082	090623B	132.00	CLOTHING ORDER - OPERATIO NS
		52005104902310		QUAD CITY SAFETY, INC.	10/04/2023	123129	3091477B	1,245.00	SAFETY GLOVES

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	SEWER UTILITY	52005104902310		QUAD CITY SAFETY, INC.	10/04/2023	123129	3090870B	258.03	SAFETY GLOVES & EARPLUGS
	SEWER UTILITY - Summary							**225,924.83**	
	SOLID WASTE/RECYCLING ENT	55005094912310		QUAD CITY SAFETY, INC.	10/04/2023	123129	3090870	258.03	SAFETY GLOVES & EARPLUGS
		55005164912299		CITY OF DAVENPORT	10/04/2023	123064	1333510	3,440.00	COMPOST - JULY 2023
		55005094912299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244772A	38.23	FINAL BILLS
		55005094912244		MERCHANT SERVICES	09/05/2023	2400143	823H	5,596.94	BANKCARD FEES RECYCLE SW1,SW2 50% PW
		55005164912299		CITY OF DAVENPORT	10/04/2023	123064	1333542	3,240.00	COMPOST - AUGUST 2023
		55005094911209		HANDICAPPED DEVELOPMENT CENTER	10/04/2023	123082	090623	132.00	CLOTHING ORDER - OPERATIO NS
		55005094912299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244776A	41.31	LATE NOTICES
		55005094912310		QUAD CITY SAFETY, INC.	10/04/2023	123129	3091477	1,245.00	SAFETY GLOVES
PUBLIC WORKS		55005094912299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244926A	455.60	01 BILLS
		55005094912299		MIDWEST MAILWORKS INC.	10/04/2023	123112	244792A	76.44	DELINQUENT NOTICES
	SOLID WASTE/RECYCLING ENT - Summary							**14,523.55**	
	STORM WATER UTILITY	58005194932307		MANATT'S INC.	10/04/2023	123106	5113711	300.94	CONCRETE - 588 BELMONT
		58005194932307		MANATT'S INC.	10/04/2023	123106	5112195	451.41	CONCRETE - 4875 WHITE POST RD
		58005194932310		QUAD CITY SAFETY, INC.	10/04/2023	123129	3090870C	258.03	SAFETY GLOVES & EARPLUGS
		58005194932307		MANATT'S INC.	10/04/2023	123106	5113269	376.18	5246 SURREY DR - CONCRETE
		58005194932307		HAHN READY MIX COMPANY	10/04/2023	123081	442251	1,279.58	CONCRETE - FOX RIDGE
		58005194932299		MANATT'S INC.	10/04/2023	123106	5111970	300.94	CONCRETE - 4400 WINSTON P LACE
		58005194932310		QUAD CITY SAFETY, INC.	10/04/2023	123129	3091477C	1,245.00	SAFETY GLOVES
		58005194932244		MERCHANT SERVICES	09/05/2023	2400143	823I	5,572.47	BANKCARD FEES STRM WTR SW1 SW2

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	STORM WATER UTILITY - Summary							9,784.55	
PUBLIC WORKS	TRANSIT	58505274922105		ECK'S AUTO SHINE	10/04/2023	123072	289	140.00	BUS WASHING - 9/2 & 9/9
		58505174922351		JOHNSON OIL COMPANY	10/04/2023	123093	7718092	37.83	FUEL FOR 2214
		58505074922244		MERCHANT SERVICES	09/05/2023	2400143	823J	24.47	BANKCARD FEES 50% PW
		58505274922105		ECK'S AUTO SHINE	10/04/2023	123072	290	160.00	BUS WASHING - 9/9 & 9/16
	TRANSIT - Summary							362.30	
PUBLIC WORKS	- Summary							303,191.51	
Overall - Summary								2,238,477.63	

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00100002330000		WAGEWORKS	08/22/2023	2400105	INV5539032	5,254.09	FLEX CLAIMS
	GENERAL FUND - Summary							**5,254.09**	
	- Summary							**5,254.09**	
FINANCE	ELEC.EQUIP.REPLACEMENT FD	40202434708005		ENTERPRISE FM TRUST	08/21/2023	2400114	FBN4810080A	156.39	LEASE INTEREST 26G59H
		40202434708005		ENTERPRISE FM TRUST	08/21/2023	2400114	FBN4810080E	237.70	LEASE INTEREST 26G5NF
		40202434708007		ENTERPRISE FM TRUST	08/21/2023	2400114	FBN4810080B	782.96	LEASE PRINCIPAL AUG 2023 26G5BG
		40202434708007		ENTERPRISE FM TRUST	08/21/2023	2400114	FBN4810080	792.00	LEASE PRINCIPAL AUG 2023 26G59H
		40202434708007		ENTERPRISE FM TRUST	08/21/2023	2400114	FBN4810080D	1,003.44	LEASE PRINCIPAL AUG 2023 26G5NF
		40202434708005		ENTERPRISE FM TRUST	08/21/2023	2400114	FBN4810080C	154.60	LEASE INTEREST 26G5BG
	ELEC.EQUIP.REPLACEMENT FD - Summary							**3,127.09**	
FINANCE	**- Summary**							**3,127.09**	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942294		DELTA DENTAL	08/28/2023	2400110	352050000202354	6,960.01	DENTAL CLAIMS 08/15-08/21/2023
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	08/18/2023	2400112	08112023	51,690.18	MEDICAL CLAIMS 08/05 - 08/11/2023
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	08/11/2023	2400111	08042023A	-157.56	STOP LOSS REIMBURSEMENTS
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	08/25/2023	2400113	08182023	86,691.55	MEDICAL CLAIMS 08/15-08/18/2023
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	08/11/2023	2400111	08042023	55,721.32	MEDICAL CLAIMS 08/01-08/04/2023
		68601064942294		DELTA DENTAL	08/14/2023	2400108	352050000202352	4,366.47	DENTAL CLAIMS 08/01-08/07/2023
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	08/18/2023	2400112	08112023A	-1,564.23	STOP LOSS REIMBURSEMENTS
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	08/25/2023	2400113	08182023	-20,350.15	STOP LOSS REIMBURSEMENTS
		68601064942296		EMPLOYEE BENEFIT SYSTEM	08/17/2023	2400107	08162023	3,338.40	VISION CLAIMS CKS 2481-2488
		68601064942296		EMPLOYEE BENEFIT SYSTEM	08/10/2023	2400106	08092023	1,040.43	VISION CLAIMS CKS 2477-2480

City of Bettendorf Council Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942294		DELTA DENTAL	08/21/2023	2400109	352050000202353	2,097.94	DENTAL CLAIMS 08/08-08/14/2023
	EMPLOYEE INSURANCE - Summary							**189,834.36**	
MAYOR & COUNCIL - Summary								**189,834.36**	
Overall - Summary								**198,215.54**	

City of Bettendorf QCWCC Accounts Payable, 10/03/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION	59020014942101		EASTERN IOWA OVERHEAD DOOR	10/04/2023	3575	2878	321.00	FIX BACK DOOR QCWCC
		59020014942290		REPUBLIC SERVICES #400	10/04/2023	3576	0400-002291769	445.95	QCWCC GARBAGE BILLS
		59020014942299		THE GREEN THUMBERS	10/04/2023	3577	1-753429	55.00	QCWCC PLANT MAINT
	QC WATERFRONT CONVENTION - Summary							**821.95**	
QC WATERFRONT CONV CTR - Summary								**821.95**	
Overall - Summary								**821.95**	

City of Bettendorf Parks Accounts Payable, 10/03/2023 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
00105724422299		MILLENNIUM WASTE, INC.	10/04/2023	123167	3557779T081	265.00	DUMPSTER FOR SOFTBALL TOU RNAMENT
00105724422299		PS3 ENTERPRISES, INC	10/04/2023	123168	153231	441.00	PORTA POTS - DEK HOCKEY
00105724422323		SHAW ELECTRIC INC.	10/04/2023	123170	111336	2,230.00	ELECTRICAL HOOK UPS FOR D RINKING FOUNTAINS
00107034432233	REC017	SCHNEIDER, CADE	10/04/2023	123169	091523	84.00	9/1-9/15 REF PAYMENT
00107034432299	REC021	JACOBY, EMLYN	09/27/2023	123047	092323	875.00	FALL SOCCER PROGRAM MANAG ER 9/10/23-09/23/23
00107034432299	REC062	JONES, LINDA	09/27/2023	123048	093023	620.00	COOKING 9/9 & BABYSITTING 9/23 CLASS INSTRUCTION
56000002011000		M & M GOLF CARS, LLC	10/04/2023	123166	08312023A	25.00	50% OF CART PAYABLES - TE MPO WALK
56000002011000		M & M GOLF CARS, LLC	10/04/2023	123166	08312023	20,137.90	25.89% OF CART PAYABLES
56000002011400		JON WADDELL GOLF SHOP LLC	10/04/2023	123165	AUGUST23D	699.80	CLUB REPAIR
56000002011600		JON WADDELL GOLF SHOP LLC	10/04/2023	123165	AUGUST23A	30,902.97	PROSHOP PAYABLES
56000002011600		JON WADDELL GOLF SHOP LLC	10/04/2023	123165	AUGUST23C	-940.40	CITY'S 3%
56000002011600		JON WADDELL GOLF SHOP LLC	10/04/2023	123165	AUGUST23B	2,212.30	PROSHOP TAX
56000002011800		JON WADDELL GOLF SHOP LLC	10/04/2023	123165	AUGUST23E	4,310.00	LESSONS
56000002011900		JON WADDELL GOLF SHOP LLC	10/04/2023	123165	AUGUST23F	443.68	TAX EXEMPT SALES
56000002012600		PETTY CASH - PARK BOARD	09/20/2023	123030	083123	413.75	TIP REPLACEMENT
56000002012600		PETTY CASH - PARK BOARD	09/20/2023	123030	073123	433.00	TIP REPLACEMENT
56005264942299	2401GC	JANUS BUILDING SERVICES, INC.	10/04/2023	123164	13844	60.00	WINDOW WASHING
56007114942307		FIBERBUILT	10/04/2023	123162	SIP08797	250.00	RANGE SUPPLIES
56007134942326	PHG014	COCA-COLA ATLANTIC BOTTLING CO	10/04/2023	123160	4117864	83.52	POP FOR RESALE
56007134942327	PHG014	IOWA BEVERAGE SYSTEMS INC	10/04/2023	123163	W-4872095	25.15	BEER FOR RESALE
56007134942327	PHG014	IOWA BEVERAGE SYSTEMS INC	10/04/2023	123163	W-4865294	55.00	BEER FOR RESALE
56007134942327	PHG014	7G DISTRIBUTING LLC	10/04/2023	123173	178680	23.50	BEER FOR RESALE
56007154942299		MILLENNIUM WASTE, INC.	10/04/2023	123167	3558192T081	145.17	GARBAGE SERVICE
56007154942304		D & K PRODUCTS	10/04/2023	123161	70931IN	565.52	WATERHOSE
56007154942307		UNITED LABORATORIES INC.	10/04/2023	123171	INV387312	491.56	URINAL CLEANER

City of Bettendorf Parks Accounts Payable, 10/03/2023 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
56007154942325		D & K PRODUCTS	10/04/2023	123161	71504IN	3,519.20	GREENS FERTILIZER
56007154942325		D & K PRODUCTS	10/04/2023	123161	06322CM	-55.66	CREDIT - D & K LOYALTY CR EDIT 2022 SEASON
56007154942325		D & K PRODUCTS	10/04/2023	123161	70929IN	4,960.54	GREENS FERTILIZER
56007154942325		D & K PRODUCTS	10/04/2023	123161	06218CM	-238.58	CREDIT FOR 2023 BASF EARL Y ORDER REBATE
56007154942325		D & K PRODUCTS	10/04/2023	123161	70930IN	350.00	FAIRWAY FERTILIZER
56007154942325		WENDLING QUARRIES, INC.	10/04/2023	123172	978274	3,136.73	TOP DRESSING SAND
Overall - Total						**76,524.65**	