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, NOVEMBER 6, 2023
5:00 P.M.

The Bettendorf City Council Committee of the Whole meeting will be open to the public. Additionally, the City of Bettendorf will broadcast this public meeting online at www.bettendorf.org/YouTube.

AGENDA

I. OPERATIONAL ITEMS

II. CONSENT AGENDA ITEMS

- Resolution approving the preliminary plat of Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development (Case 23-048) – Community Development Director Mark Hunt ***(See Consent H)***

- Resolution approving the preliminary plat of Forest Grove Landing Development, submitted by Forest Grove Landing, LLC (Case 23-070) – Community Development Director Mark Hunt ***(See Consent J)***

- Resolution approving a site development plan for 2570 Middle Road (Lot 3, Ewing Bettendorf First Addition), submitted by Switch Homes of Dubuque (Case 23-012) – Community Development Director Mark Hunt ***(See Consent L)***

- Resolution approving a site development plan for 250 35th Street (Lot 1, Frymoyer & Haggerty First Addition), submitted by Mike Janecek (Case 23-062) – Community Development Director Mark Hunt ***(See Consent M)***

- Resolution approving a site development plan for 2119 Kimberly Road, submitted by Kevin Koellner/Focus Real Estate Development (Case 23-067) – Community Development Director Mark Hunt ***(See Consent N)***

III. ITEMS ADDED BY MAYOR AND COUNCIL

IV. 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.

CITY OF BETTENDORF CITY COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL

TUESDAY, NOVEMBER 7, 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 Bettendorf Police Chaplain and Pastor of Hope Baptist Church, Pastor Mark Cannon

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. **PUBLIC HEARING**
   Regarding the approval of a Housing Agreement between the City of Bettendorf and Scott County, Iowa, for city-owned property located at 1933 Spruce Hills Drive

6. **RESOLUTION**
   Council Member Brown to present a resolution approving a Housing Agreement between the City of Bettendorf and Scott County, Iowa, for city-owned property located at 1933 Spruce Hills Drive

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 Palczynski to present the first reading of an ordinance amending Bettendorf City Code Section 6-1-322, "Vehicles Entering Stop or Yield Intersection" by adding a stop intersection on Genesis Way at Forest Grove Drive and a yield intersection on Cash's Path at Genesis Way

8. **ORDINANCE**
   Council Member Naumann to present the second 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

9. **ORDINANCE**
   Council Member Connors to present the second 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 (UHI)

10. **ORDINANCE**
    Council Member Adamson to present the second 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

11. **ORDINANCE**
    Council Member Sechser to present the second 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

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

13. **CONSENT AGENDA**

14. **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
NOVEMBER 7, 2023

ALL ITEMS APPEARING BELOW ARE CONSIDERED ROUTINE BY THE CITY COUNCIL AND SHALL BE ENACTED BY ONE MOTION. IF DISCUSSION IS DESIRED, THAT ITEM SHALL BE REMOVED AND DISCUSSED SEPARATELY

A. Minutes from October 17, 2023 (Approve and Adopt)

B. Resolution ratifying the City Administrator's commitment of $10,000 to Humility Homes and Services, Inc. for the shelter of the homeless in the greater Quad Cities for the 2023/2024 winter season. (Approve and Adopt)

C. Resolution ratifying the setting of a public hearing relating for a 100% voluntary annexation of certain property in an urbanized area to the City of Bettendorf, Iowa. (Approve and Adopt)

D. Resolution ratifying the execution of the Community Attraction and Tourism (CAT) Grant Agreement dated June 6, 2023. (Approve and Adopt)

E. Resolution amending the City's purchasing policies related to the expenditure of federal awards. (Approve and Adopt)

F. Resolution setting dates of a consultation and public hearing on a proposed Amendment No. 2 to the I-80 Urban Renewal Plan in the City of Bettendorf, Iowa. (Approve and Adopt)

G. Resolution authorizing the Director of Public Works to issue a purchase order to Focus Real Estate Development for reimbursable expenses relating to the Forest Grove Drive Reconstruction Project. (Approve and Adopt)

H. Resolution approving the preliminary plat of Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development (Case 23-048). (Approve and Adopt)

I. Resolution approving the final plat of Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development (Case 23-069). (Approve and Adopt)

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.

J. Resolution approving the preliminary plat of Forest Grove Landing Development, submitted by Forest Grove Landing, LLC (Case 23-070). (Approve and Adopt)

K. Resolution approving the final plat of Hope Heights First Addition, submitted by Youssi Investments of Iowa, LLC (Case 23-061). (Approve and Adopt)

L. Resolution approving a site development plan for 2570 Middle Road (Lot 3, Ewing Bettendorf First Addition), submitted by Switch Homes of Dubuque (Case 23-012). (Approve and Adopt)

M. Resolution approving a site development plan for 250 35th Street (Lot 1, Frymoyer & Haggerty First Addition), submitted by Mike Janecek (Case 23-062). (Approve and Adopt)

N. Resolution approving a site development plan for 2119 Kimberly Road, submitted by Kevin Koellner/Focus Real Estate Development (Case 23-067). (Approve and Adopt)

O. Resolution setting a date for public hearing for a future land use amendment for Lot 2, Coreline Addition, Urban Low Intensity (ULI) to Community Commercial (CC), submitted by Webster Properties, LLC (Case 23-071). (Approve and Adopt)

P. Resolution setting a date for public hearing on the rezoning of Lot 2, Coreline Addition, R-2, Single-Family Residence District to C-3, General Business District, submitted by Webster Properties, LLC (Case 23-068). (Approve and Adopt)

Q. Resolution approving an appeal to the offer price for a home located at 1136 Parkway Drive (Lot 17, Hawthorne Hills Eighth Addition) as a part of the Flood Grant Buyout Program (DR-4557-0045). (Approve and Adopt)

R. Resolution approving the lease of five (5) vehicles, including needed emergency equipment and installation from Enterprise Fleet Management for the Police Department. (Approve and Adopt)

S. Resolution approving the job description and recruitment process for the Operations Coordinator position in Public Works Department. (Approve and Adopt)

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.

T. Resolution approving the recruitment process for the Sanitation Worker position the Public Works Department. (Approve and Adopt)

U. Resolution approving the Civil Service List submitted for the Police Sergeant position in the Police Department. (Approve and Adopt)

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

W. Resolution approving the Civil Service List submitted for the Assistant Chief position in the Fire Department. (Approve and Adopt)

X. Resolution approving the Civil Service List submitted for the Captain position in the Fire Department. (Approve and Adopt)

Y. Resolution approving the Civil Service List submitted for the Lieutenant position in the Fire Department. (Approve and Adopt)

Z. Resolution approving alcohol license renewals and requests for Harrington's Pub; Happy Joe's Pizza; and Kwik Star #929 (Utica Ridge Place location). (Approve and Adopt)

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

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: November 7, 2023

REQUESTED BY: Troy Said, Fire Chief and Decker Ploehn, City Administrator

---

Item Title

Resolution approving a Housing Agreement with Scott County, Iowa, for city-owned property located at 1933 Spruce Hills Drive.

Explanation

The Scott County Board of Supervisors has agreed to provide county-wide paramedic level ambulance services in Scott County, Iowa, ("County") as described in Chapter 3 of the Scott County Iowa Code (Ordinance No. 23-03). The County and City of Bettendorf ("City") desire to enhance the delivery of paramedic level ambulance transportation services to residents of the City consistent with Scott County rules and regulations. The County and City desire ambulance(s) be based within the City. By entering this agreement, the City will lease housing space to the County to base one ambulance and crew at the Art Voelliger Station located at 1933 Spruce Hills Drive. The County obtained approval of the proposed agreement from the Scott County Board of Supervisors at their October 12, 2023, meeting.

Staff has determined that the Housing Agreement is in the best interest of the City and recommends approval of the same.

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

N/A

List Attachments

- Resolution
- Housing Agreement

RESOLUTION _____ - 23

RESOLUTION APPROVING A HOUSING AGREEMENT WITH SCOTT COUNTY, IOWA, FOR CITY-OWNED PROPERTY AT 1933 SPRUCE HILLS DRIVE

WHEREAS, the Scott County Board of Supervisors has agreed to provide county-wide paramedic level ambulance services in Scott County, Iowa, ("County") as described in Chapter 3 of the Scott County Iowa Code (Ordinance No. 23-03). The County and City of Bettendorf ("City") desire to enhance the delivery of paramedic level ambulance transportation services to residents of the City consistent with Scott County rules and regulations. The County and City desire ambulance(s) be based within the City; and

WHEREAS, the County obtained approval of the proposed agreement from the Scott County Board of Supervisors at their October 12, 2023 meeting; and

WHEREAS, staff determined that the proposed Housing Agreement is in the best interest of the City and recommends approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Housing Agreement between the City of Bettendorf and Scott County, Iowa for the lease of city-owned property at 1933 Spruce Hills Drive is approved and the Mayor is authorized to execute said agreement.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

ATTEST:

_____
Decker P. Ploehn, City Clerk

HOUSING AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2023, by and between Scott County, Iowa, ("County"), and the City of Bettendorf, ("City"), an Iowa municipal corporation.

RECITALS

WHEREAS, the Scott County Board of Supervisors has agreed to provide county-wide paramedic level ambulance services in Scott County, Iowa, as described in Chapter 3 of the Scott County Iowa Code (Ordinance No. 23-03); and

WHEREAS, City is a municipal corporation located in Scott County, Iowa; and

WHEREAS, County and City desire to enhance the delivery of paramedic level ambulance transportation services to residents of the City consistent with Scott County rules and regulations; and

WHEREAS, County and the City desire ambulance(s) be based within the City.

NOW, THEREFORE, it is agreed as follows:

Section 1. **Lease of Facility.** During the term of this Agreement, the City will lease to County sufficient space and facilities within the Art Voelliger Station located at 1933 Spruce Hills Drive, (the "Facility"), for County to base one ambulance and crew for the term of this Agreement. The Facility shall be an enclosed space and City shall, at its sole cost and expense, make available to County at the Facility such basic utilities as heat, electricity, water, and such other basic utilities as required from time to time to maintain County's ambulance in normal working condition. In all other respects County shall be solely responsible for the cost of maintaining the ambulance in normal working condition. The Facility shall be available to County and its authorized employees 24 hours per day, 7 days per week throughout the term of this Agreement. The parties acknowledge the reasonable likelihood that in light of the City's growth rate, additional facilities within the City may be necessary for the County's use. The parties agree to work together in good faith to amend this Agreement in the event such additional space is necessary.

Section 2. **Use of Facility.** During the term of this Agreement, County agrees that it will use the Facility as a satellite base of operations meaning that County shall base one ambulance and crew at the facility 24 hours per day, 7 days per week throughout the term of this Agreement. The Facility shall be used by the County solely for ambulance operations, and those ancillary purposes reasonably related to the County's ambulance operations in the City. Consistent with Iowa Code Chapter 142D, smoking is not allowed in the Facility.

Section 3. **Term.** The base term of this Agreement shall begin at 12:01 a.m. C.S.T. on January 1, 2024, and shall terminate on June 30, 2029, unless extended as provided below. The base term shall automatically be extended thereafter for successive twelve (12) month terms unless either party shall give the other written notice of termination at least one hundred twenty (120) days prior to the conclusion of the end of any term.

Section 4. **Compensation.** County agrees to purchase replacement chairs, beds, tables, etc. on an as needed basis as jointly agreed upon by City and County.

Section 5. **Indemnity.** Except for any negligence of City, the County will protect, defend, and indemnify City from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or

property, upon or about the Facility, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by the County or any person claiming through or under the County.

Except for any negligence of County, the City will protect, defend, and indemnify the County from and against any and all loss, costs, damage, and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, due directly or indirectly to the City's obligations under this Agreement.

Section 6. **Additional Rights.** During the term of this Agreement, the crew members assigned by County to the Facility shall be afforded the same rights and privileges to use the Art Voelliger Station as are afforded to the City's paid fire fighters. These rights include the right to use the living quarters at the Art Voelliger Station consisting of the kitchen, living room, t.v., and all similar facilities. County shall require its employees to follow all rules promulgated by the City's Fire Chief in conjunction with the use of such facilities.

Section 7. **Operation of this Agreement.** Both parties acknowledge that the effective operation of this arrangement is founded upon communication and the ability to effectively inform and cooperate in providing the optimum level of emergency health care service possible. To this end, the parties agree:

(a) To meet in person not less than bi-annually and as often as necessary to review and resolve any operating issues and problems surrounding the service agreement as well as to engage in future planning for new and improved services; and

(b) To act in good faith and with the best interest of the other party in the pursuit of this arrangement and the presentation of it to all external parties.

Section 8. **Relationship.** The parties understand and agree that nothing in this Agreement is intended or shall be construed to create an employer-employee relationship between the City and County, including any of County's officers, directors, and employees, or to allow City to exercise control or direction over the manner and method by which County, through its officers, directors, agents or employees, provide the services required by this Agreement. Nothing in this Agreement is intended or shall be construed to create a joint venture between the City and the County. Neither party shall not take any action or refrain from taking action which would mislead the public as to the true nature of the relationship between County and City.

Section 9. **Dispute Resolution.** In the event that the parties are unable to mutually agree on items in which their mutual agreement is required herein or in the event of any dispute in the interpretation or performance of this Agreement or of matters beyond the scope of this Agreement then, any quality or service issues or disagreements shall be resolved as follows and in the order of the steps stated below:

(a) **Negotiation.** Except where injunctive relief is sought, each Party shall attempt in good faith to resolve any controversy, claim or dispute of whatever nature arising out of or relating to this Agreement or the breach, termination, enforceability, or validity thereof (a "Dispute") promptly by negotiation between executives or managers who have authority to settle the Dispute and who are at a higher level of management within each of the Parties' organizations than the Parties' appointed contract managers. Each Party shall provide the other with all information and documentation relied upon by the Party to substantiate its position with respect to the Dispute.

(b) **Mediation**. If a Dispute has not been resolved through negotiation within thirty (30) business days of the initiation thereof, the Parties shall make a good faith attempt to settle the Dispute by mediation conducted by a mutually agreeable mediator in a mutually agreed upon location.

(c) **Other Legal and Equitable Remedies**. If the Parties are unable to resolve a Dispute using the mechanisms described in this section, then either Party is entitled to pursue all legal and equitable remedies.

Section 10. Notices. Any demand required to be given hereunder shall be in writing and shall be deemed to be given when sent by United States Certified or Registered Mail, return receipt requested, postage prepaid, addressed as follows:

To County: Emergency Medical Services
600 W. 4th Street
Davenport, Iowa 52801

To City: City of Bettendorf
1609 State Street
Bettendorf, Iowa 52722

Section 11. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous agreements between the parties, either oral or written. This Agreement may only be amended by writing executed by the party against whom enforcement of the amendments is sought.

Section 12. Assignability. This Agreement is not assignable by either party without the written consent of all parties to this Agreement.

Section 13. Severability. If any of the covenants or conditions of this Agreement are found invalid or unenforceable by a court of competent jurisdiction, the remaining covenants and conditions of this Agreement shall remain fully enforceable in accordance with their terms.

Section 14. Governing Law. This Agreement shall be governed and controlled by the laws of the State of Iowa.

Section 15. Change in Law. In the event of any legislative or regulatory change or determination, whether federal or state, which has or would have significant adverse impact on either party hereto in connection with the performance of this Agreement, or in the event that performance by either party of any term, covenant, condition or provision of this Agreement should for any reason be in violation of any statute, regulation, or otherwise be deemed illegal, the affected party shall have the right to require that the other party renegotiate the terms of this Agreement, such renegotiated terms to become effective no later than forty-five (45) days after receipt of written notice of such request for negotiation. If the parties fail to reach an agreement satisfactory to both parties within forty-five (45) days of the request for renegotiation, the party requesting such renegotiation may terminate this Agreement upon forty-five (45) days prior written notice to the other party or sooner if required by law. Neither party shall make payments under this Agreement which would be prohibited under state or federal law.

Section 16. Termination for Cause. This Agreement shall automatically terminate upon the occurrence of any one (1) of the following described events:

(a) Either party causes a material breach of this Agreement that is not cured within thirty (30) days from written notice of such breach having been delivered to the breaching party; and

(b) Upon the suspension or revocation of County's license to operate an ambulance service in the State of Iowa.

Signature page to follow

IN WITNESS WHEREOF, the parties have set their hands below on the date first written above.

Scott County, Iowa

By: _____
W. Ken Beck, Board Chairman

Attest:

By: _____
Tammy A. Speidel, Director
Facility & Support Services

City of Bettendorf

By: _____
Robert S. Gallagher, Mayor

Attest:

By: _____
Decker P. Ploehn, City Administrator

COUNCIL LETTER

MEETING DATE: November 7, 2023
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Ordinance amending Bettendorf City Code Section 6-1-322, "Vehicles Entering Stop or Yield Intersection" by adding a stop intersection on Genesis Way at Forest Grove Drive and a yield intersection on Cash's Path at Genesis Way.

Explanation
Public Works has recently received complaints regarding the lack of traffic control signs at the intersection of Genesis Way at Forest Grove Drive and Cash's Path at Genesis Way. The streets in Forest Grove Crossing 6th Addition have recently been paved, and more homes have also been completed in the various surround additions. The intersection at Forest Grove Drive requires a stop sign due to Forest Grove Drive being an arterial street.

The intersection of Cash's Path and Genesis Way is a four-way intersection and after a review of the intersection configuration and considering the observed traffic patterns, staff recommends installing yield signs to improve safety. 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, "VEHICLES ENTERING STOP OR YIELD INTERSECTION" BY ADDING A STOP INTERSECTION ON GENESIS WAY AT FOREST GROVE DRIVE AND A YIELD INTERSECTION ON CASH'S PATH AT GENESIS WAY

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 stop intersection:

Genesis Way at Forest Grove Drive

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

Cash's Path at Genesis Way

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

Section Four. 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 Five. 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: October 3, 2023 (SPH)
October 17, 2023 (HPH)

REQUESTED BY: Mark Hunt, Community Development 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

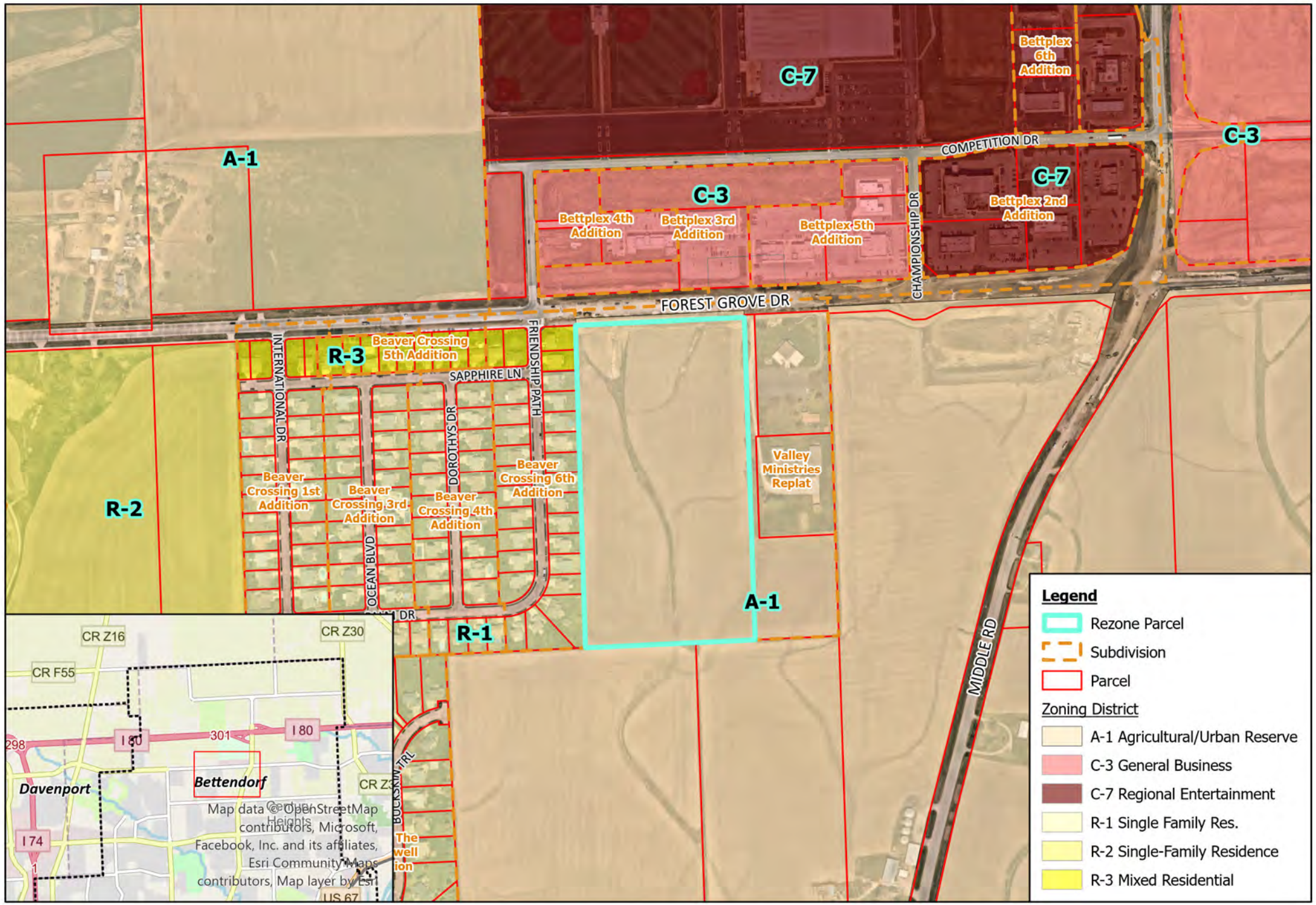
Case No. 23-058: Seitz Development
Rezone: A-1 to R-4
Aerial

Bettendorf
a premier city
IOWA

N

1 Inch = 476 Feet
Feet
0 185 370 740 1,110

Case No. 23-058: Seitz Development
Rezone: A-1 to R-4
Current Zoning

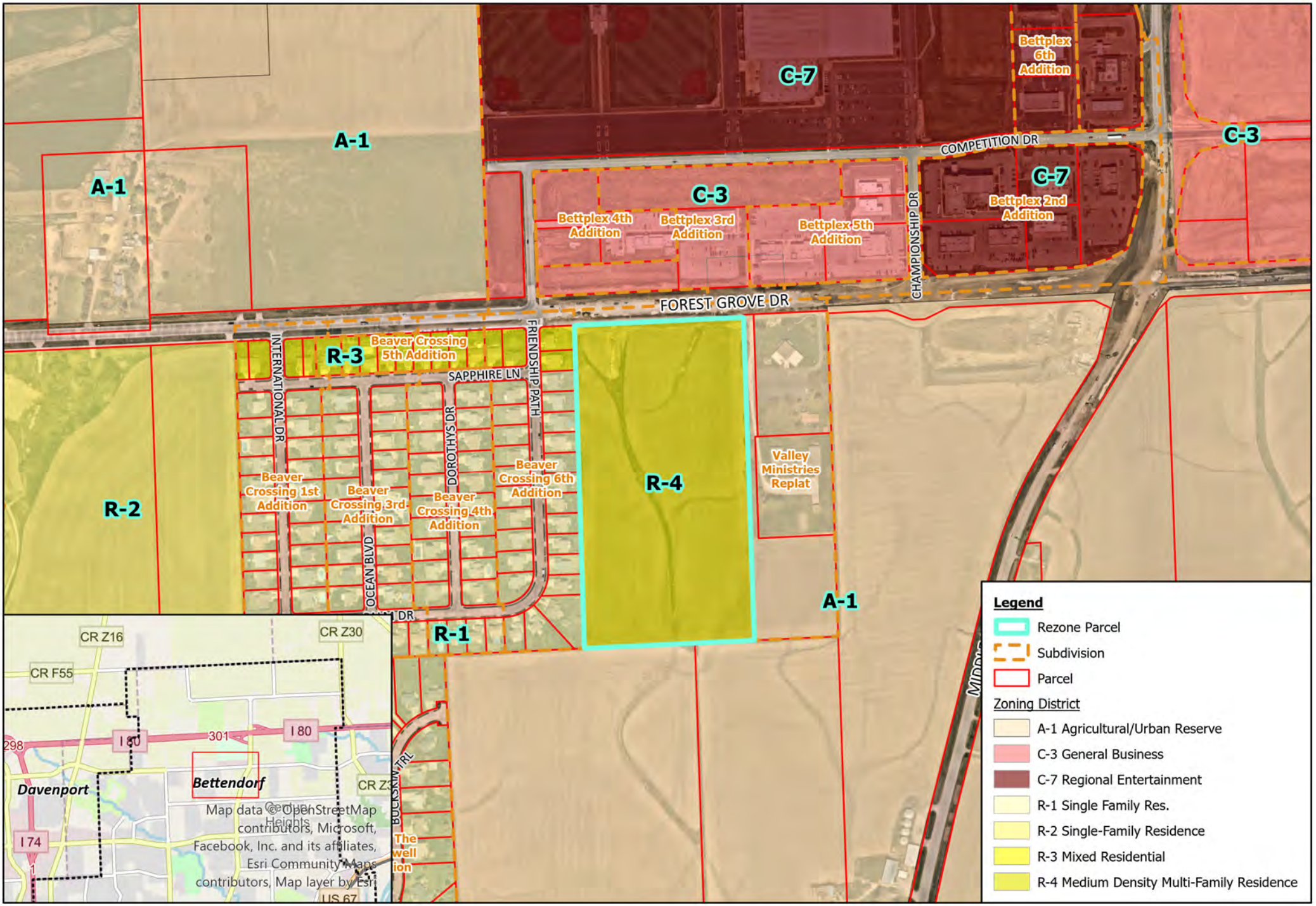


Case No. 23-058: Seitz Development
Rezone: A-1 to R-4
Proposed Zoning

Bettendorf
a premier city
IOWA

N

1 Inch = 476 Feet
0 185 370 740 1,110 Feet

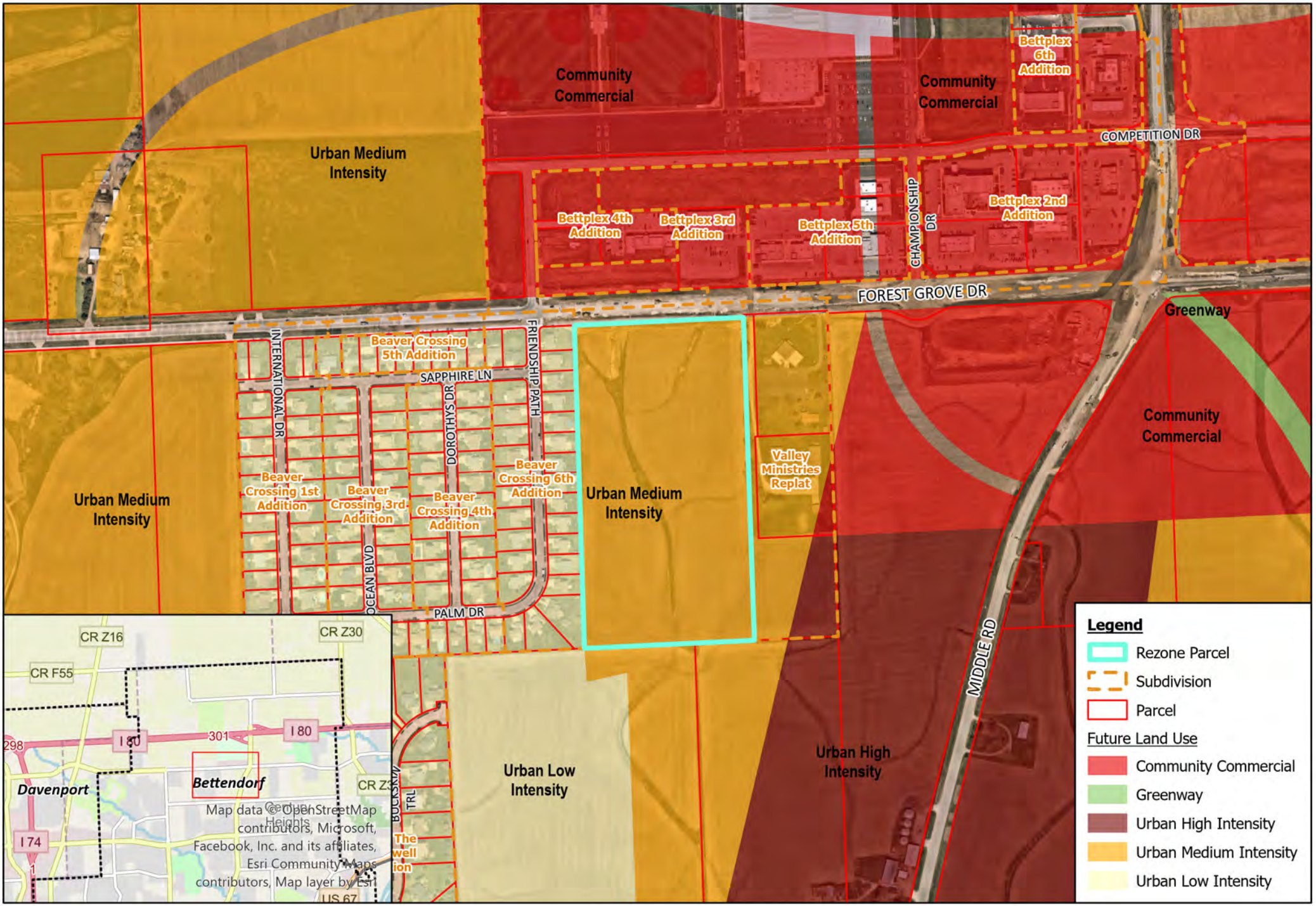


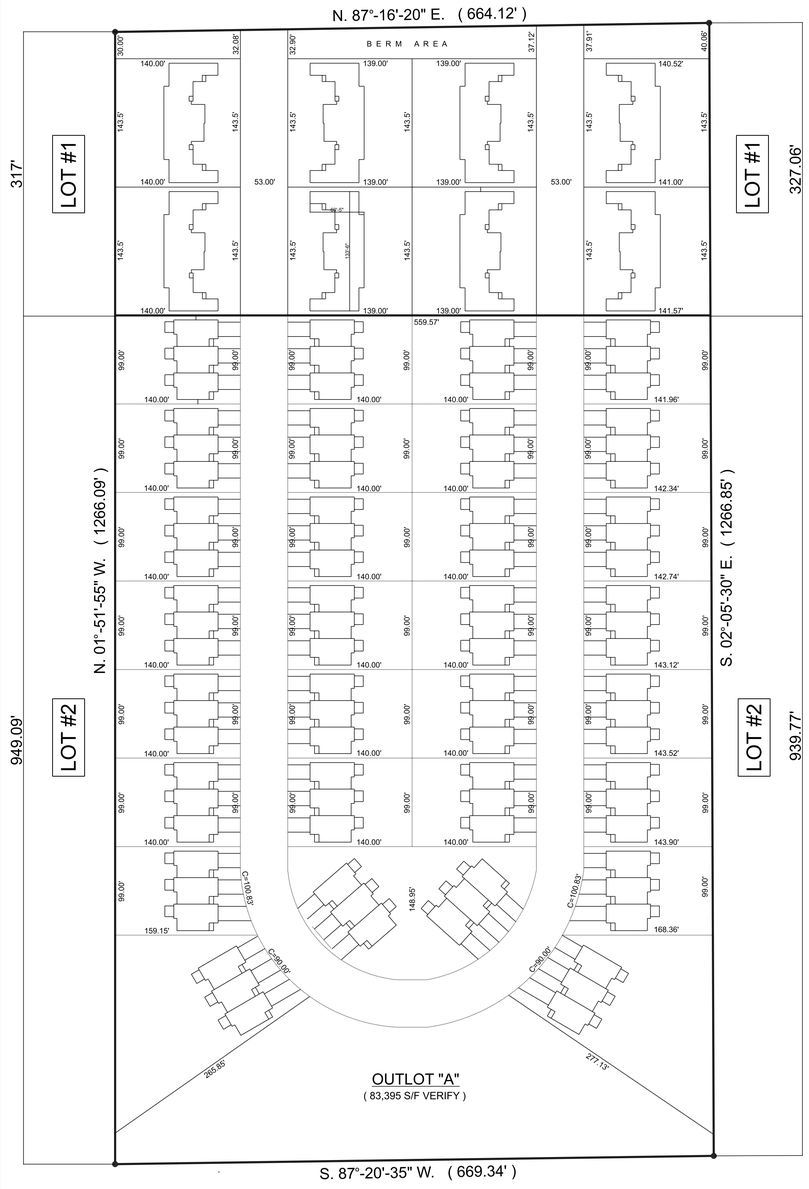
Case No. 23-058: Seitz Development
Rezone: A-1 to R-4
Adopted Future Land Use Map

Bettendorf
a premier city
IOWA

N

1 Inch = 476 Feet
Feet
0 185 370 740 1,110





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

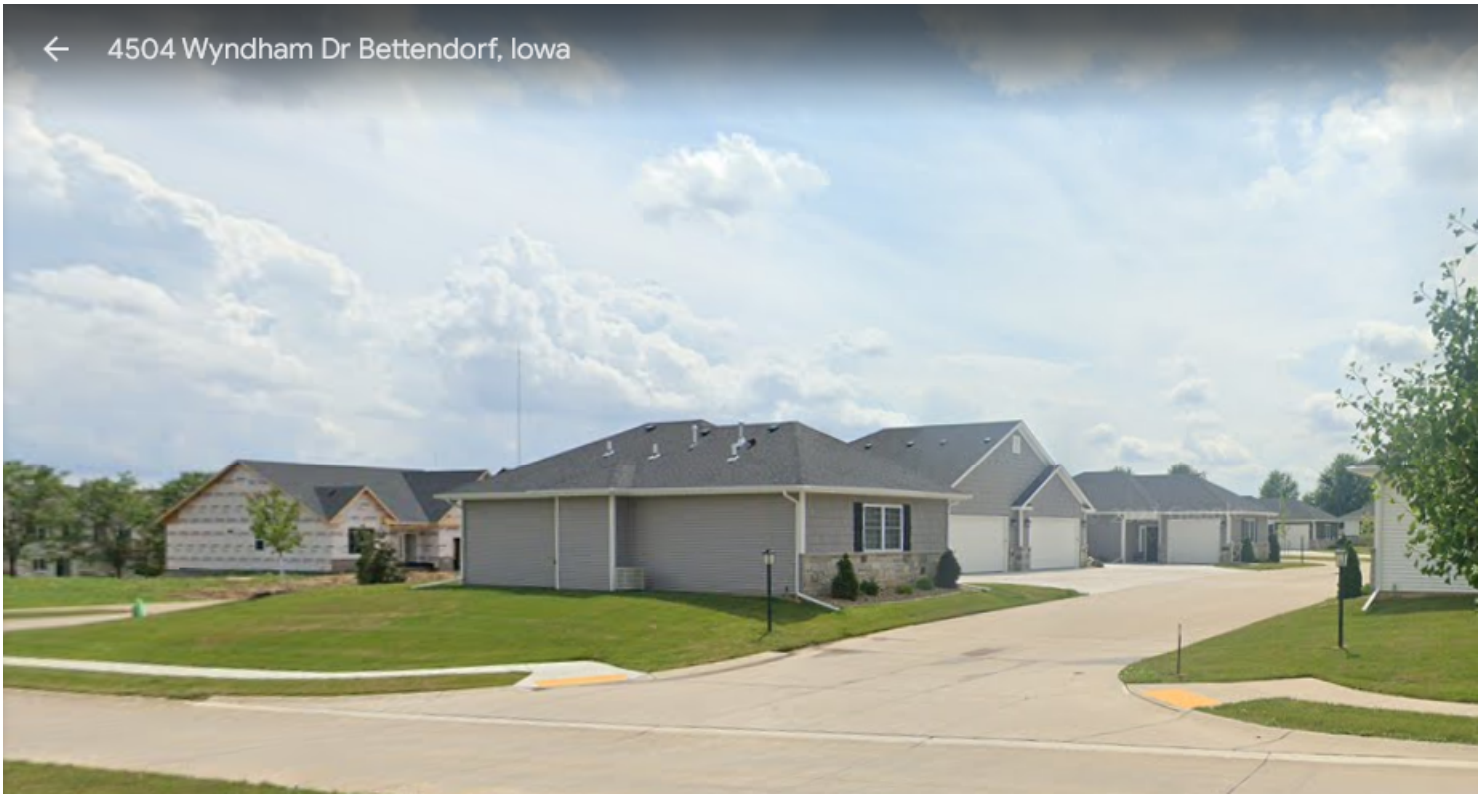
STREET BERM TO BE 5' TALL ON A 3 TO 1 SLOPE

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, Community Development 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,

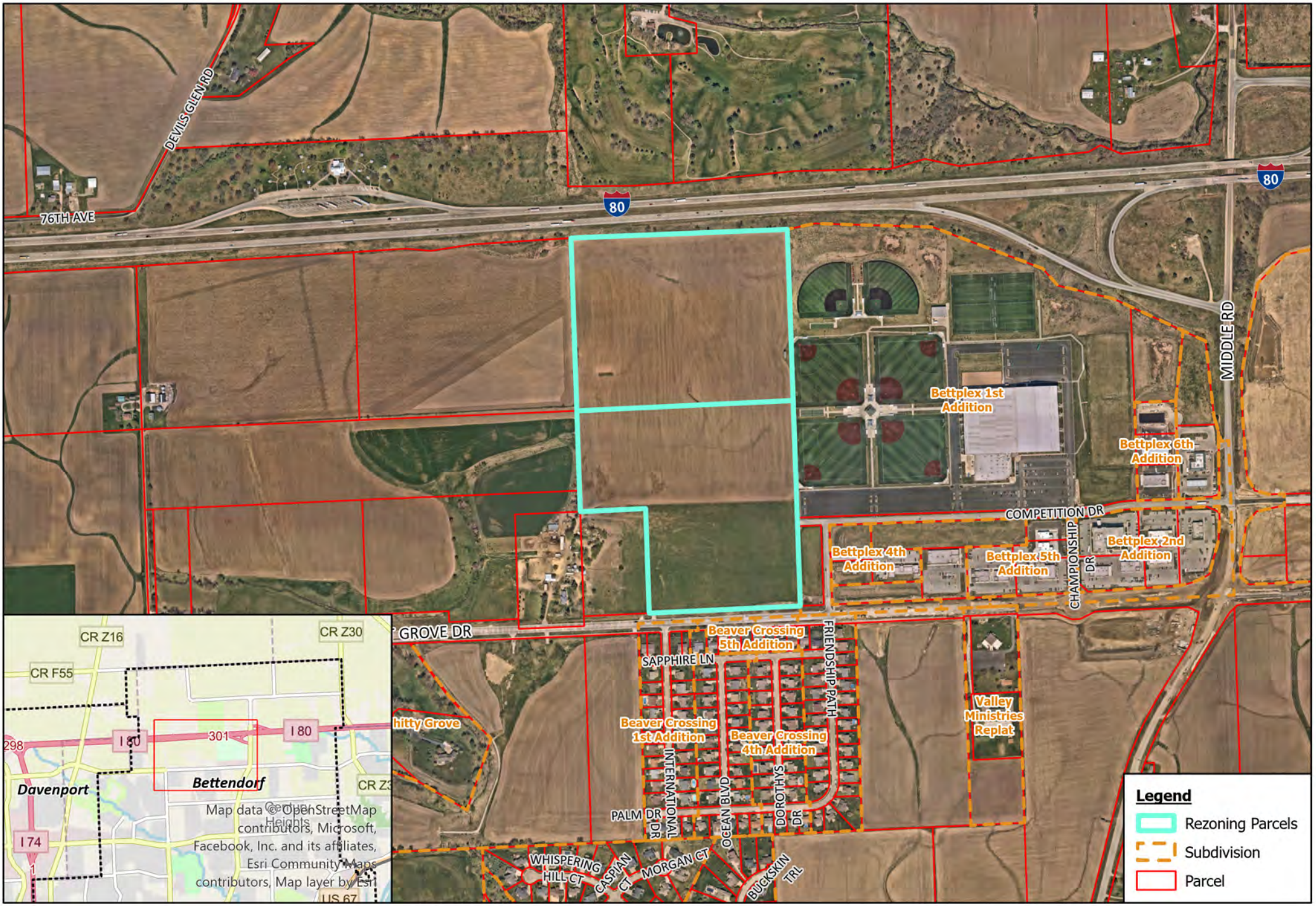
Greg Beck
City Planner

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

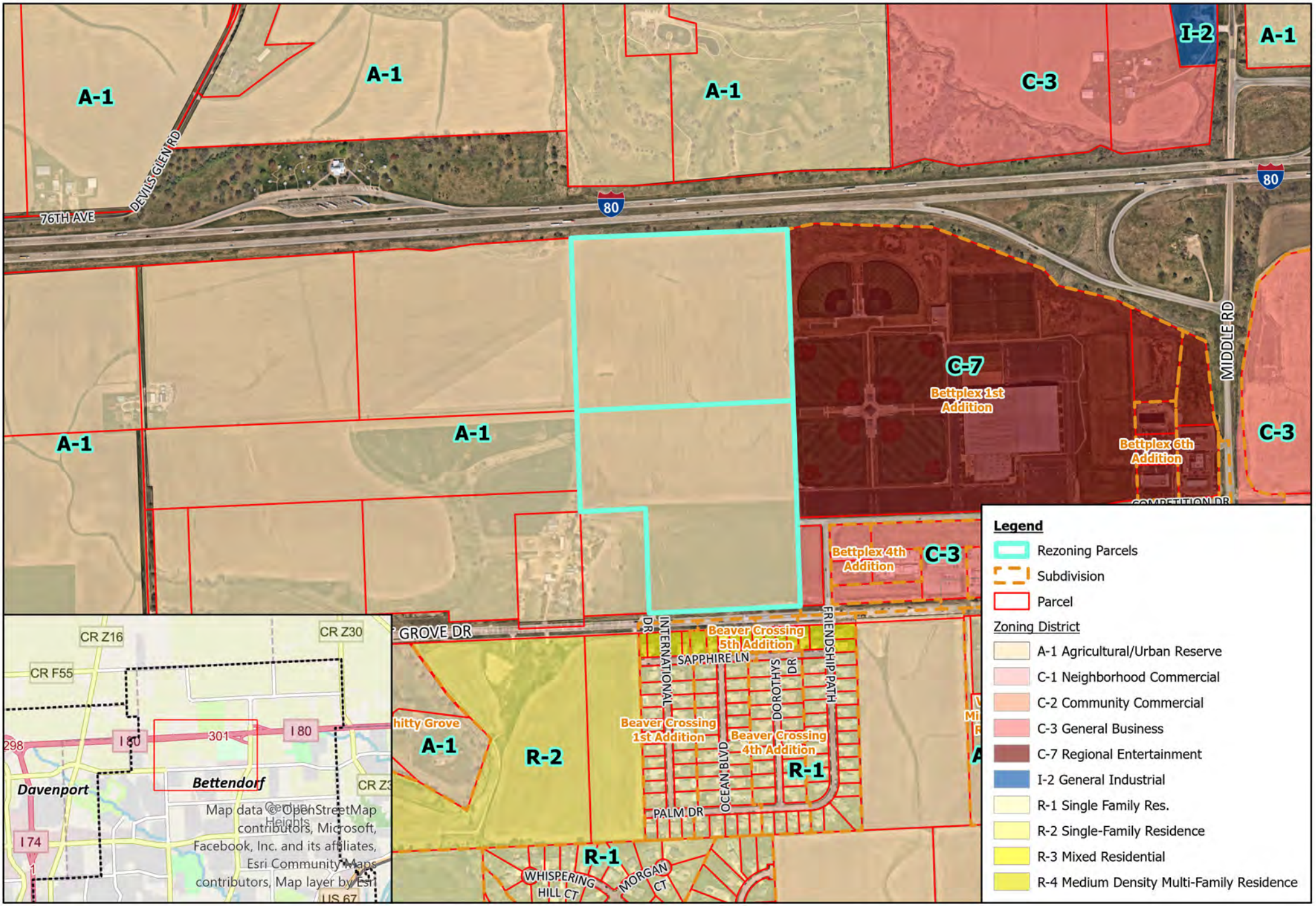


Case No. 23-059 & 23-060: Bush Development
Rezonings: A-1 to R-5; A-1 to C-3
Current Zoning

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

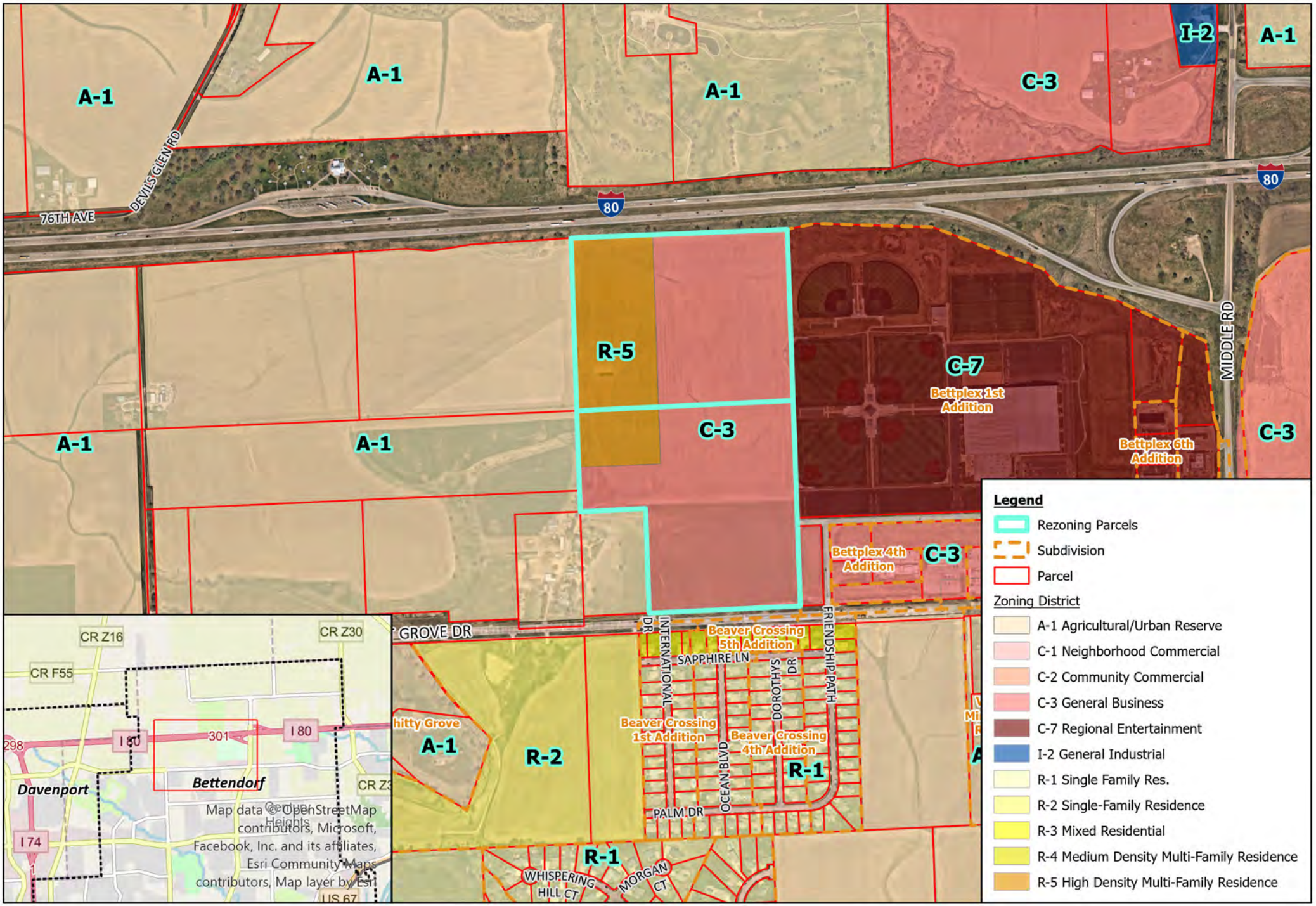
- A-1 Agricultural/Urban Reserve
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 General Business
- C-7 Regional Entertainment
- I-2 General Industrial
- R-1 Single Family Res.
- R-2 Single-Family Residence
- R-3 Mixed Residential
- R-4 Medium Density Multi-Family Residence

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

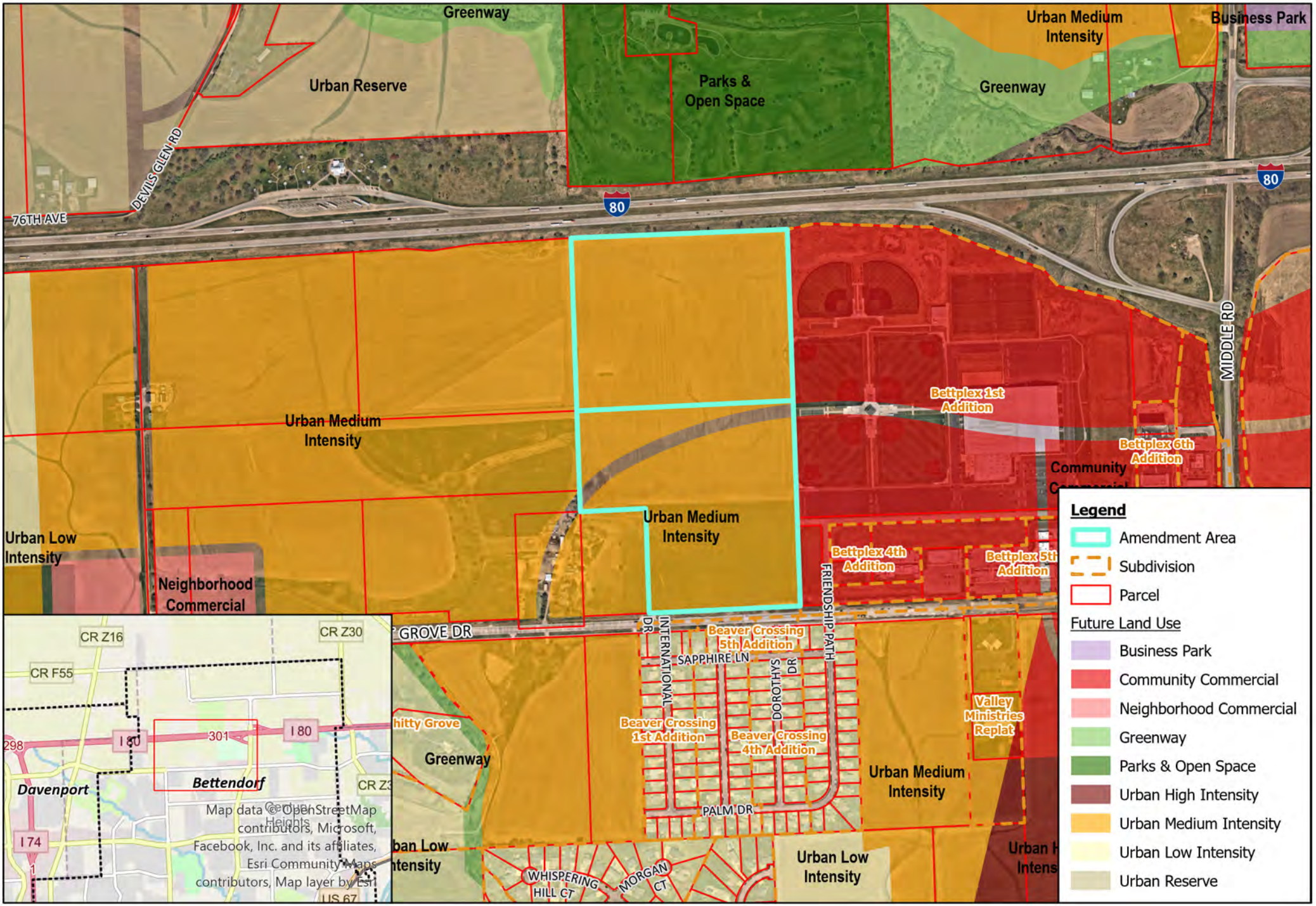
Case No. 23-066: Bush Development
FLU Amendment: UMI to UHI
Adopted Future Land Use Map

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet

0 290 580 1,160 1,740 Feet



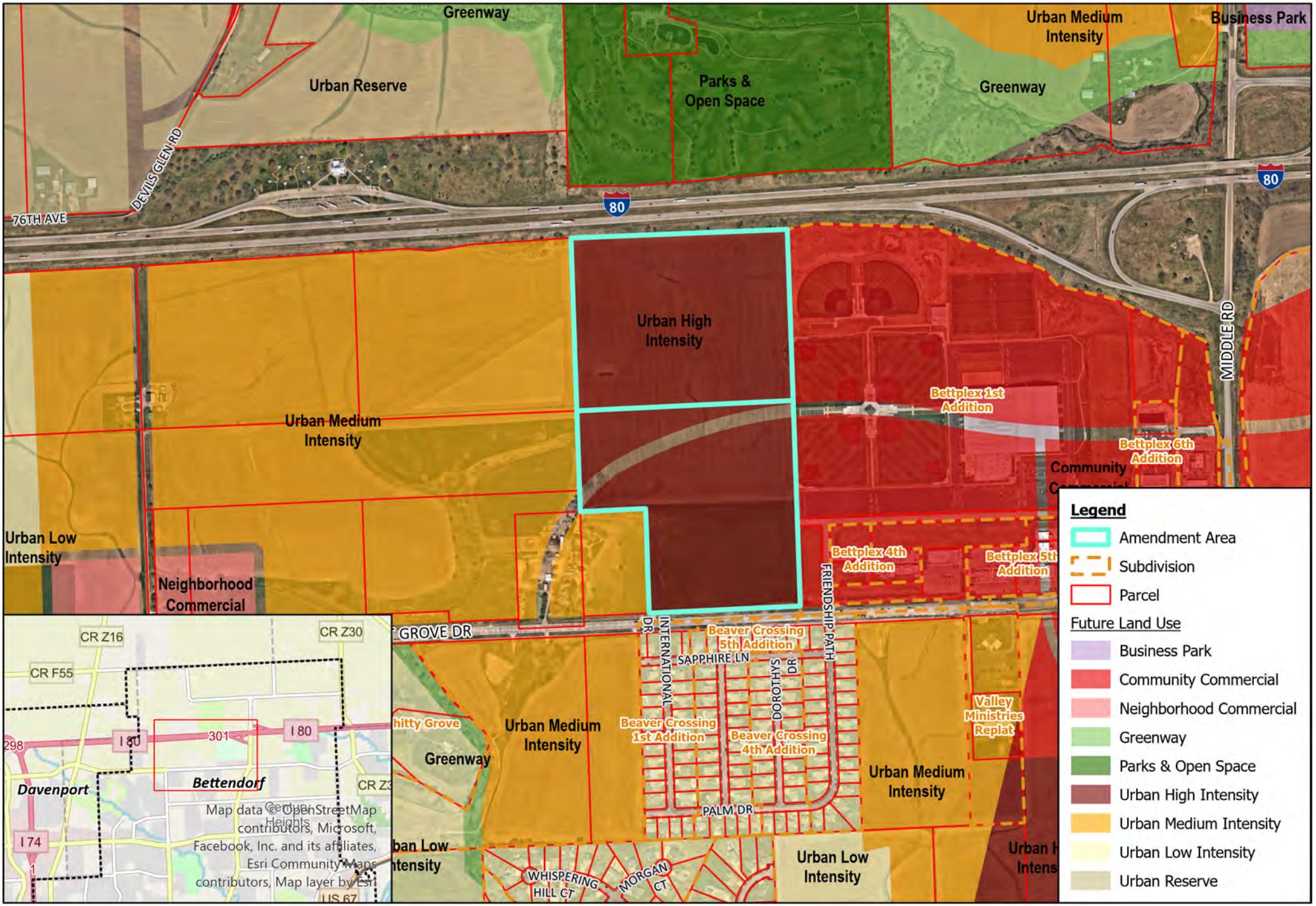
Case No. 23-066: Bush Development
FLU Amendment: UMI to UHI
Proposed Future Land Use Map

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet

0 290 580 1,160 1,740 Feet



Legend

- Amendment Area
- Subdivision
- Parcel

Future Land Use

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

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

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

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(B)(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(B)(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

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

OCTOBER 17, 2023

The City Council of Bettendorf, Iowa met in regular session on October 17, 2023, at 7:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

The City of Bettendorf broadcasted this public meeting online at www.bettendorf.org/YouTube.

Council Members Present: Adamson, Brown (Teams), Connors, Naumann (Teams), Sechser, Baden, Palczynski
Presiding: Mayor Bob Gallagher

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed by an Invocation given by Bettendorf Police Chaplain and Outreach Pastor of Mighty Fortress Community Church, Pastor Alex Sierra.

RECOGNITION
Mayor Gallagher recognized Tim and Susan Lofgren of Total Detailing Auto Spa for being selected by Iowa Senator Joni Ernst as the Small Business of the Week on July 10, 2023.

PROCLAMATIONS
Mayor Gallagher read a proclamation requested by the Bettendorf Rotary Club proclaiming October 24, 2023 at World Polio Day in the Bettendorf community.

Mayor Gallagher read a proclamation requested by the Iowa Department of Transportation proclaiming the month of November as National Alzheimer's Awareness Month in the Bettendorf Community.

PUBLIC REQUESTS OF COUNCIL
No one addressed the Council, and the session was closed.

PUBLIC HEARING REGARDING THE FAMILY MUSEUM TRAVELING GALLERY RENOVATION
Culture and Recreation Director Kim Kidwell gave an explanation of the resolution. Mayor Gallagher asked Council for any questions. None presented. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council, and the Public Hearing was closed.

RESOLUTION

Council Member Palczynski presented a resolution approving the plans, specifications, and form of contract for the Bettendorf Family Museum Traveling Gallery Renovation and made a motion to approve the resolution as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

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

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

ORDINANCE

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

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

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

ORDINANCE

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

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

Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council, and the Public Hearing was closed.

ORDINANCE

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

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

Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council, and the Public Hearing was closed.

ORDINANCE

Council Member Sechser presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located west of 4850 Competition Drive, A-1, Agricultural/ Urban Reserve District to R-5, High-Density Multi-Family Residence

District and made a motion to approve the ordinance at its first reading as presented. Council Member Palczynski seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Adamson (aye); Brown (aye); Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

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 ALVIE LANE AT SPRING CREEK DRIVE

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

ORDINANCE – THIRD AND FINAL 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

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

CONSENT AGENDA

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

SUPPLEMENTAL

Council Member Adamson requested a tour for Council of the new BearCat from Police Chief Keith Kimball.

ADJOURNMENT

There being no further business, Council Member Adamson made a motion to adjourn, and Council Member Connors seconded the motion. The meeting was adjourned at approximately 7:24 p.m.

_____

Mayor Robert S. Gallagher

Attest:

_____

City Clerk Decker P. Ploehn

CONSENT AGENDA
OCTOBER 17, 2023

ALL ITEMS APPEARING BELOW ARE CONSIDERED ROUTINE BY THE CITY COUNCIL AND SHALL BE ENACTED BY ONE MOTION. IF DISCUSSION IS DESIRED, THAT ITEM SHALL BE REMOVED AND DISCUSSED SEPARATELY

A. Minutes from October 3, 2023 (Approve and Adopt)

B. Resolution accepting improvements for the Nathan Court Reconstruction Project from Stone Haven to the end. (Approve and Adopt)

C. Resolution authorizing the purchase of yearly subscriptions for Microsoft 365 cloud-based productivity and security software and services. (Approve and Adopt)

D. Resolution setting a date for a public hearing to enter into a Housing Agreement with Scott County, Iowa, for city-owned property at 1933 Spruce Hills Drive. (Approve and Adopt)

E. Resolution establishing fees for snow removal for 2023-2024. (Approve and Adopt)

F. Resolution approving alcohol license renewals and requests for The Main Event; Cornucopia Bar; Baja Tacos & Shots; and Harris Pizza. (Approve and Adopt)

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

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Decker Ploehn, City Administrator

Item Title
Resolution ratifying the City Administrator's commitment of $10,000 to Humility Homes and Services, Inc. for the shelter of the homeless in the greater Quad Cities for the 2023/2024 winter season.

Explanation
The City of Bettendorf in conjunction with the Cities of Davenport, Moline, East Moline, and Rock Island and the Counties of Rock Island and Scott are dedicated to helping Humility Homes and Services, Inc. provide warm shelter and services for the homeless during the 2023/2024 winter season.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source: This will be funded through the current General Fund.

List Attachments
- Resolution

RESOLUTION _____ - 23

RESOLUTION RATIFYING THE CITY ADMINISTRATOR'S COMMITMENT OF $10,000 TO HUMILITY HOMES AND SERVICES, INC. FOR THE SHELTER OF THE HOMELESS DURING THE 2023/2024 WINTER SEASON

WHEREAS, the City of Bettendorf in conjunction with the cities of Davenport, Moline, East Moline, and Rock Island and the counties of Rock Island and Scott are committed to helping Humility Homes and Services, Inc. provide warm shelter and services for the greater Quad Cities area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that $10,000 shall be paid to Humility Homes and Services, Inc. for shelter and services for the homeless during the 2023/2024 winter season.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: November 7, 2023
November 21, 2023 (HPH)

REQUESTED BY: Chris Curran, City Attorney and Taylor Beswick, City Planner

Item Title
Resolution ratifying the setting of a public hearing for a 100% voluntary annexation of certain property in an urbanized area to the City of Bettendorf, Iowa.

Explanation
The City of Bettendorf has on file an application from Forest Grove Properties 2.0, LLC and Forest Grove School Preservation for a 100% voluntary annexation in an urbanized area to annex approximately 88.61 acres of land located north of 195th Street/Forest Grove Drive and west of Wells Ferry Road (as legally described on the attached Annexation Exhibit). This action is being contemplated to allow for continued growth and development of the City of Bettendorf, in accordance with its Comprehensive Plan.

The property is currently in agricultural production except for portions of road right-of-way and a 0.79 acre tract which is leased by Forest Grove School Preservation and contains a Nationally Register Historic Structure: Forest Grove School No. 5.

Pending acceptance by City Council and approval by the State of Iowa City Development Board for annexation into Bettendorf, the property owner plans to work with Windmiller Development on a proposal which consists of 70-plus single-family homes, an indoor RV storage business, and the 16-acre site of a future Pleasant Valley School District elementary school.

A public hearing is required prior to action by the City Council and notice has been published in accordance with Iowa Code Section 368.7(3).

The Planning and Zoning Commission made a recommendation for approval of the annexation request at their March 15, 2023, meeting. Since the meeting, the annexation exhibit has been amended to include additional I-80 right-of-way and reflect the leased parcel.

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) Draft resolution of approval; (B) Staff Report to Planning and Zoning 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; (E) Aerial Maps, Exhibits 1-4

RESOLUTION _____ - 23

RESOLUTION RATIFYING THE SETTING OF A PUBLIC HEARING FOR A 100% VOLUNTARY ANNEXATION OF CERTAIN PROPERTY IN AN URBANIZED AREA TO THE CITY OF BETTENDORF, IOWA

WHEREAS, the owners of property, Forest Grove Properties 2.0, LLC and Forest Grove School Preservation, generally located in unincorporated Pleasant Valley Township, have applied for 100% voluntary annexation in an urbanized area to the City of Bettendorf, Iowa; and

WHEREAS, the total property to be annexed is legally described in Exhibit A and as further delineated in Exhibit B, containing 88.61 acres; and

WHEREAS, it is in the best interest of the City of Bettendorf that said property be annexed to the city at this time; and

WHEREAS, a public hearing is required before City Council action under Iowa Code Section 368.7(3) and proper notice has been published.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that a public hearing will be held on the 21st day of November, 2023, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of a 100% voluntary annexation of certain property in an urbanized area to the City of Bettendorf, Iowa.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

ATTEST:

_____
Decker P. Ploehn, City Clerk

EXHIBIT A

Legal Description

ALL OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDAN, SCOTT COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE N87°19'32"E, 648.49 FEET; THENCE N2°10'03"W, 182.50 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 80; THENCE ALONG SAID NORTH LINE N87°47'53"E, 133.96 FEET; THENCE ALONG SAID NORTH LINE S82°18'49"E, 168.29 FEET; THENCE N87°25'03"E, 222.45 FEET TO THE CENTERLINE OF WELLS FERRY ROAD; THENCE ALONG SAID CENTERLINE S18°46'09"E, 407.67 FEET; THENCE ALONG SAID CENTERLINE 264.51 FEET ALONG A 930.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING S11°47'34"E, 263.62 FEET); THENCE ALONG SAID CENTERLINE S02°13'33", 1982.61 FEET TO THE CENTERLINE OF FOREST GROVE ROAD; THENCE SOUTHWESTERLY 350.95 FEET ALONG SAID CENTERLINE ON A 7,051.98 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY (CHORD BEARING S55º32'19”W, 350.91 FEET); THENCE ALONG SAID CENTERLINE S57º47'13”W, 543.60 FEET; THENCE ALONG SAID CENTERLINE S58º50'04”W, 206.84 FEET; THENCE ALONG SAID CENTERLINE S65º25'58”W, 218.50 FEET; THENCE ALONG SAID CENTERLINE S84º00'27”W, 174.87 FEET; THENCE N02º14'19”W, 474.45 FEET; THENCE N02°16'14"W, 2462.26 FEET TO THE POINT OF BEGINNING.

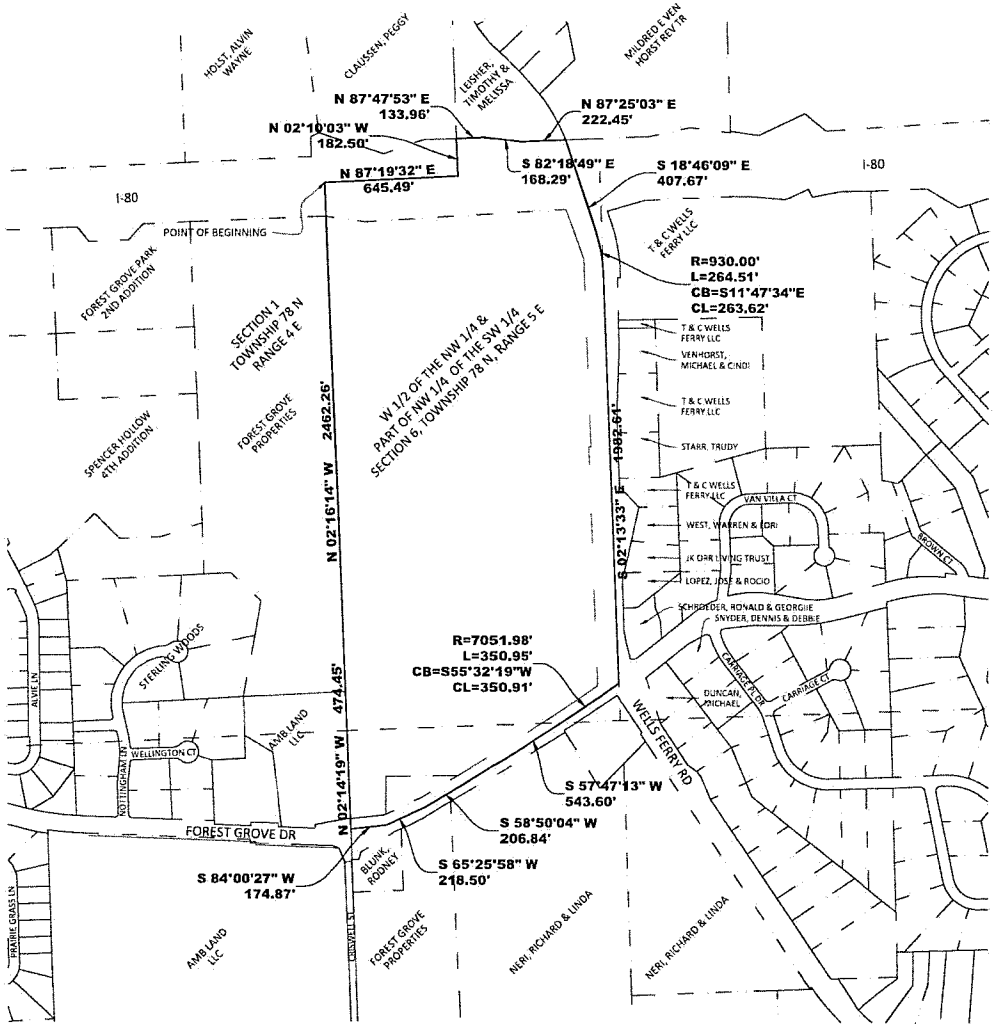
DESCRIBED AREA CONTAINS 88.61 ACRES INCLUDING PUBLIC ROAD EASEMENTS, IOWA DOT RIGHT OF WAY, AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

EXHIBIT B

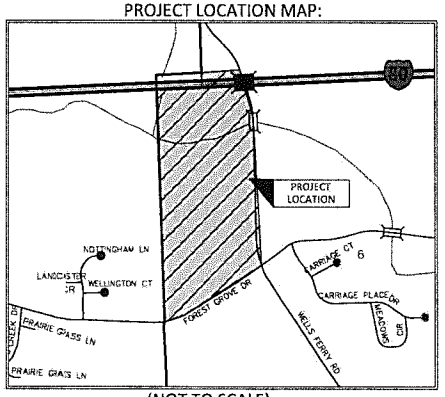
ANNEXATION EXHIBIT

FOREST GROVE

BETTENDORF, SCOTT COUNTY, IOWA



PROJECT LOCATION MAP:



(NOT TO SCALE)

LEGEND

———	PROPOSED BOUNDARY/PROPERTY LINE
- - -	EXISTING PROPERTY LINE
(R)	PREVIOUSLY RECORDED AS

APPLICANT INFORMATION:

APPLICANT:
FOREST GROVE PROPERTIES, LLC
C/O REED WINDMILLER
210 FOREST RD
DAVENPORT, IA 52803
563-271-8808
WINDMILLERDEVELOPMENT@GMAIL.COM

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRIAN BOELK
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
BBOELK@AXIOM-CON.COM

LEGAL DESCRIPTION:

ALL OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE N87°19'32"E, 648.49 FEET; THENCE N2°10'03"W, 182.50 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 80; THENCE ALONG SAID NORTH LINE N87°47'53"E, 133.96 FEET; THENCE ALONG SAID NORTH LINE S82°18'49"E, 168.29 FEET; THENCE N87°25'03"E, 222.45 FEET TO THE CENTERLINE OF WELLS FERRY ROAD; THENCE ALONG SAID CENTERLINE S18°46'09"E, 407.67 FEET; THENCE ALONG SAID CENTERLINE 264.51 FEET ALONG A 930.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING S11°47'34"E, 263.62 FEET); THENCE ALONG SAID CENTERLINE S02°13'33", 1982.61 FEET TO THE CENTERLINE OF FOREST GROVE ROAD; THENCE SOUTHWESTERLY 350.95 FEET ALONG SAID CENTERLINE ON A 7,051.98FOOT RADIUS CURVE CONCAVE NORTHWESTERLY (CHORD BEARING S55°32'19"W, 350.91 FEET); THENCE ALONG SAID CENTERLINE S57°47'13"W, 543.60 FEET; THENCE ALONG SAID CENTERLINE S58°50'04"W, 206.84 FEET; THENCE ALONG SAID CENTERLINE S65°25'58"W, 218.50 FEET; THENCE ALONG SAID CENTERLINE S84°00'27"W, 174.87 FEET; THENCE N02°14'19"W, 474.45 FEET; THENCE N02°16'14"W, 2462.26 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 88.61 ACRES INCLUDING PUBLIC ROAD EASEMENTS, IOWA DOT RIGHT OF WAY, AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

GIS PARCEL ID'S:

850601001
850617002
850633012
850633011-L

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

0 150 300
1" = 300'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: FOREST GROVE
BETTENDORF, SCOTT COUNTY, IOWA
CLIENT NAME: FOREST GROVE PROPERTIES, LLC

NOT FOR CONSTRUCTION

SHEET NAME: ANNEXATION EXHIBIT
PROJECT NO: 220199
LICENSED PROFESSIONAL: GEATER
SHEET NUMBER: 1 OF 1

Oct 10, 2023 - 8:47am S:\PROJECTS\2022\220199 - Windmiller Forest Grove\05 Design\Civil-Survey\Base\220199 Boundary.dwg

RESOLUTION _____ - 23

RESOLUTION APPROVING A 100% VOLUNTARY ANNEXATION OF CERTAIN PROPERTY IN AN URBANIZED AREA TO THE CITY OF BETTENDORF, IOWA

WHEREAS, the owners of property, Forest Grove Properties 2.0, LLC and Forest Grove School Preservation, generally located in unincorporated Pleasant Valley Township, have applied for 100% voluntary annexation in an urbanized area to the City of Bettendorf, Iowa; and

WHEREAS, the total property to be annexed is legally described in Exhibit A and as further delineated in Exhibit B, containing 88.61 acres; and

WHEREAS, it is in the best interest of the City of Bettendorf that said property be annexed to the city at this time.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the property referred to herein and described and mapped in Exhibit A and Exhibit B shall hereinafter be and become part of the City of Bettendorf, Iowa.

BE IT FURTHER RESOLVED that the city staff is hereby directed to file the appropriate documentation with the City Development Board in order to proceed with the finalization of this annexation.

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

_____
Mayor Robert S. Gallagher

ATTEST:

_____
Decker P. Ploehn, City Clerk

EXHIBIT A

Legal Description

ALL OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDAN, SCOTT COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE N87°19'32"E, 648.49 FEET; THENCE N2°10'03"W, 182.50 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 80; THENCE ALONG SAID NORTH LINE N87°47'53"E, 133.96 FEET; THENCE ALONG SAID NORTH LINE S82°18'49"E, 168.29 FEET; THENCE N87°25'03"E, 222.45 FEET TO THE CENTERLINE OF WELLS FERRY ROAD; THENCE ALONG SAID CENTERLINE S18°46'09"E, 407.67 FEET; THENCE ALONG SAID CENTERLINE 264.51 FEET ALONG A 930.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING S11°47'34"E, 263.62 FEET); THENCE ALONG SAID CENTERLINE S02°13'33", 1982.61 FEET TO THE CENTERLINE OF FOREST GROVE ROAD; THENCE SOUTHWESTERLY 350.95 FEET ALONG SAID CENTERLINE ON A 7,051.98 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY (CHORD BEARING S55º32'19”W, 350.91 FEET); THENCE ALONG SAID CENTERLINE S57º47'13”W, 543.60 FEET; THENCE ALONG SAID CENTERLINE S58º50'04”W, 206.84 FEET; THENCE ALONG SAID CENTERLINE S65º25'58”W, 218.50 FEET; THENCE ALONG SAID CENTERLINE S84º00'27”W, 174.87 FEET; THENCE N02º14'19”W, 474.45 FEET; THENCE N02°16'14"W, 2462.26 FEET TO THE POINT OF BEGINNING.

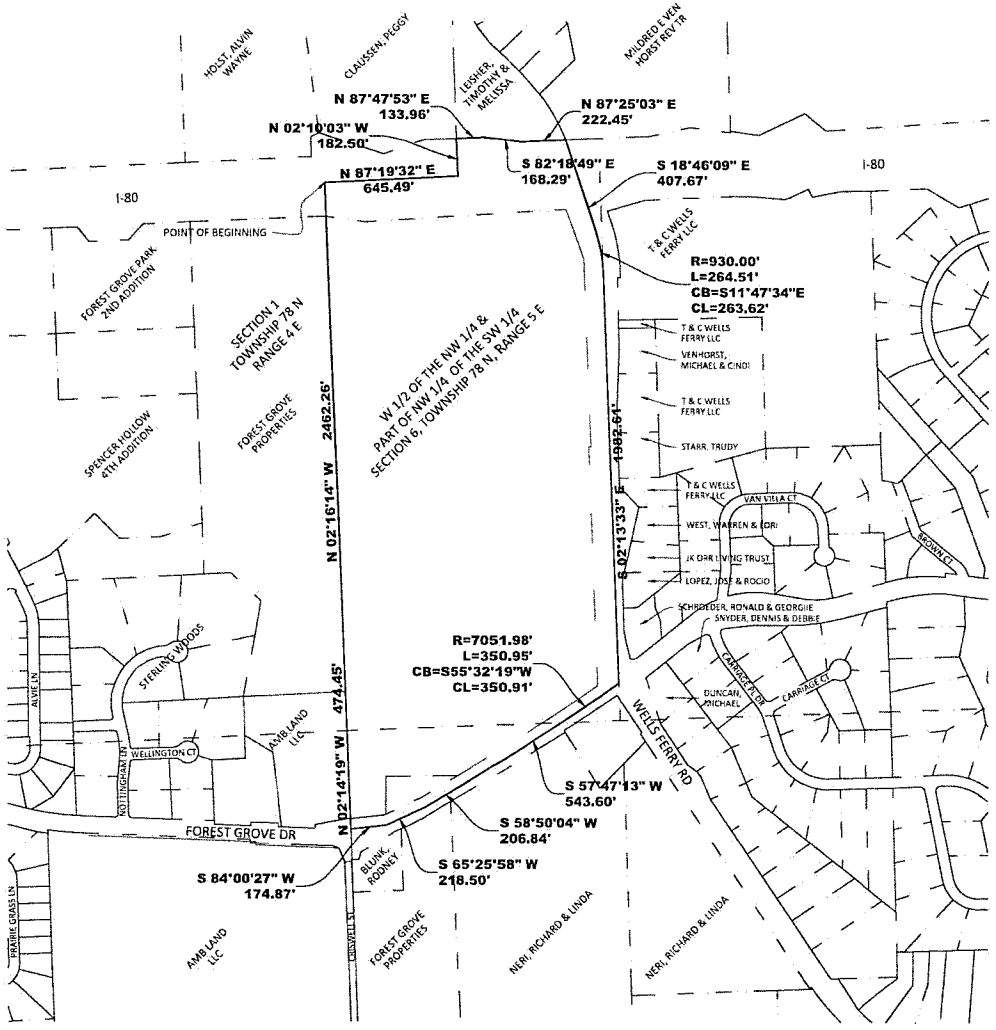
DESCRIBED AREA CONTAINS 88.61 ACRES INCLUDING PUBLIC ROAD EASEMENTS, IOWA DOT RIGHT OF WAY, AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

EXHIBIT B

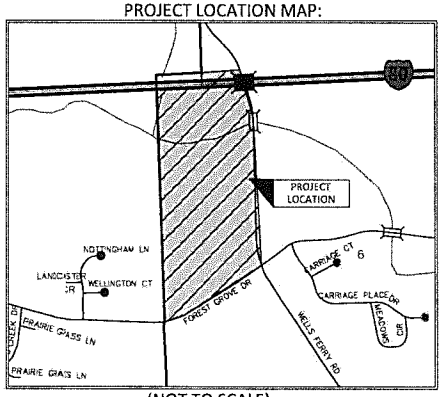
ANNEXATION EXHIBIT

FOREST GROVE

BETTENDORF, SCOTT COUNTY, IOWA



PROJECT LOCATION MAP:



(NOT TO SCALE)

LEGEND

———	PROPOSED BOUNDARY/PROPERTY LINE
- - -	EXISTING PROPERTY LINE
(R)	PREVIOUSLY RECORDED AS

APPLICANT INFORMATION:

APPLICANT:
FOREST GROVE PROPERTIES, LLC
C/O REED WINDMILLER
210 FOREST RD
DAVENPORT, IA 52803
563-271-8808
WINDMILLERDEVELOPMENT@GMAIL.COM

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRIAN BOELK
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
BBOELK@AXIOM-CON.COM

LEGAL DESCRIPTION:

ALL OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE N87°19'32"E, 648.49 FEET; THENCE N2°10'03"W, 182.50 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 80; THENCE ALONG SAID NORTH LINE N87°47'53"E, 133.96 FEET; THENCE ALONG SAID NORTH LINE S82°18'49"E, 168.29 FEET; THENCE N87°25'03"E, 222.45 FEET TO THE CENTERLINE OF WELLS FERRY ROAD; THENCE ALONG SAID CENTERLINE S18°46'09"E, 407.67 FEET; THENCE ALONG SAID CENTERLINE 264.51 FEET ALONG A 930.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING S11°47'34"E, 263.62 FEET); THENCE ALONG SAID CENTERLINE S02°13'33", 1982.61 FEET TO THE CENTERLINE OF FOREST GROVE ROAD; THENCE SOUTHWESTERLY 350.95 FEET ALONG SAID CENTERLINE ON A 7,051.98FOOT RADIUS CURVE CONCAVE NORTHWESTERLY (CHORD BEARING S55°32'19"W, 350.91 FEET); THENCE ALONG SAID CENTERLINE S57°47'13"W, 543.60 FEET; THENCE ALONG SAID CENTERLINE S58°50'04"W, 206.84 FEET; THENCE ALONG SAID CENTERLINE S65°25'58"W, 218.50 FEET; THENCE ALONG SAID CENTERLINE S84°00'27"W, 174.87 FEET; THENCE N02°14'19"W, 474.45 FEET; THENCE N02°16'14"W, 2462.26 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 88.61 ACRES INCLUDING PUBLIC ROAD EASEMENTS, IOWA DOT RIGHT OF WAY, AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

GIS PARCEL ID'S:

850601001
850617002
850633012
850633011-L

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

0 150 300
1" = 300'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: FOREST GROVE
BETTENDORF, SCOTT COUNTY, IOWA
CLIENT NAME: FOREST GROVE PROPERTIES, LLC

NOT FOR CONSTRUCTION

SHEET NAME: ANNEXATION EXHIBIT
PROJECT NO: 220199
LICENSED PROFESSIONAL: GEATER
SHEET NUMBER: 1 OF 1

Oct 10, 2023 - 8:47am S:\PROJECTS\2022\220199 - Windmiller Forest Grove\05 Design\Civil-Survey\Base\220199 Boundary.dwg

STAFF REPORT

Subject: Annexation Proposal
Author: Taylor Beswick
Department: Community Development
Date: March 15, 2023

Case No.:	23-020
Request:	100% voluntary annexation of land totaling 80.32 acres, located in unincorporated Pleasant Valley Township, Scott County.
Location:	North of Forest Grove Drive, west of Wells Ferry Road, and South of I-80.
Legal Description:	W½NW¼ and part of the NW¼SW¼ of Section 6, Township 78 N (Parcel #: 850601001, 850617002, 850633012)
Applicant:	Windmiller Development
Owner:	Forest Grove Properties, LLC
Current Land Use:	Agricultural
Proposed Land Use:	Residential, Civic (School), and Commercial

Background Information & Facts

Windmiller Development and Forest Grove Properties, LLC have applied for an annexation of property currently located east of the City corporate limits in Pleasant Valley Township. The area contemplated is bound by Interstate-80 to the north, Wells Ferry Road to the east, and Forest Grove Drive to the west and is currently be farmed (see Annexation Aerial – Attachment A and Annexation Exhibit – Attachment B). Territorial boundaries for the City are proposed to be extended to the road-centerlines of Forest Grove Drive and Wells Ferry Road and the northern boundary line of Section 6, Pleasant Valley Township. The annexation proposal is associated with a development proposal which consists of 70-plus single-family homes, an indoor RV storage business, and a 16-acre site of a future Pleasant Valley School District elementary school (see Windmiller Development Concept – Attachment C). A portion of the development concept is located in the City limits of Bettendorf, bordering Sterling Woods subdivision, Spencer Hollow Fourth Addition, and Forest Grove Park. The proposed development preserves the Nationally Registered Historic Place, Forest Grove School No. 5.

Pending review by the Planning and Zoning Commission and approval by City Council Resolution, the annexation proposal will be heard by the Iowa Economic Development Authority's City Development Board. After approval, the property may proceed to the zoning, platting, and site development stages of review with the City.

Analysis

The Comprehensive Plan established a growth policy and strategic goals to guide decisions regarding annexations. The 100% voluntary annexation proposal is consistent with the seven-point annexation strategy outlined on page 40-41 of the Comprehensive Plan (see Annexation Map and Annexation Strategies – Attachment D). The area in question is not shown on the most recently adopted Annexation Map due to the perceived un-sewerability of the site at the time of its adoption, and the proposal includes a sanitary sewer. The site is also shown on the Future Land Use map as Urban Medium Intensity (UMI) (see Bettendorf Future Land Use – Attachment E) and the Long Term Growth Area map as a Tier 1 area (see Bettendorf Long Term Growth Areas – Attachment F). In addition to the stated annexation strategies, the proposal is consistent with many Comprehensive Plan and Strategic Plan goals

adopted by the City by promoting housing development in an area with basic infrastructure connections and enhancing the quality of existing development with a proposed elementary school.

The City of Bettendorf has reviewed and accepted relatively few annexation proposals in recent times (see Bettendorf Annexation History – Attachment G). An annexation of agricultural land in the northeast quadrant of the City occurred in 2013 for the stated purpose by the owner of organizing the property in one taxing jurisdiction. Another annexation of a small industrial parcel occurred in 2012 in the southeast quadrant of the City for the purposes of development. Prior to those annexations, significant portions of the current City limits were annexed in 1969-1971. This area has mostly filled-out, except for areas located north of Interstate-80.

The proposed annexation area is located in a region of Pleasant Valley which has witnessed steady residential development in the previous decades. Parcels included in the proposal, as well as larger tracts located to the south are currently zoned Agricultural-General in Scott County (see Scott County Zoning – Attachment H). Any large-scale development would require a rezoning by Scott County. The area is shown as Future Residential and To-Be-Annexed on the Scott County Future Land Use Map (see Scott County Future Land Use – Attachment I). The development and land use policy of the Scott County Board of Supervisors is and has been to preserve land adjacent to incorporated urban areas for future annexation. The intent of this policy is to drive development into cities which can provide water services, sanitary sewer, fire, police, etc. Prior to the Windmiller Development proposal, a configuration was not available to sewer the annexation area. The developer has worked with City staff to figure out a method to provide sewer to the proposed development with one new lift station, while eliminating two existing lift stations located in Sterling Woods Subdivision and Spencer Hollow Fourth Addition. This lift station would also be able to accommodate service for future development north of Interstate-80. The City requires new developments to have sanitary sewer access, and the proposal meets this requirement.

The proposed annexation is also served by two higher functional class roads: Wells Ferry Road and Forest Grove Drive (195th Street). A future elementary school would have good access to existing and future developments in Bettendorf and Pleasant Valley. The future school would also have good access to City Police and Fire services.

In addition to the City's adopted policies for reviewing annexation proposals, the State of Iowa requires all proposals apply smart planning principles to the territory in question. Staff has is using Iowa State University's smart planning tool to further analyze the proposal. Staff contends the ten smart planning topic areas are addressed by the proposal, and will present a detailed report to the City Development Board pending permission to proceed with proposal by City Council (see Annexation Smart Planning Checklist – Attachment J).

Staff Recommendation

The proposal meets all adopted policies for consideration of annexations and development. Staff recommends the Planning and Zoning Commission recommend approval of the annexation proposal (Case No. 23-020).

Respectfully submitted,

Taylor Beswick
City Planner

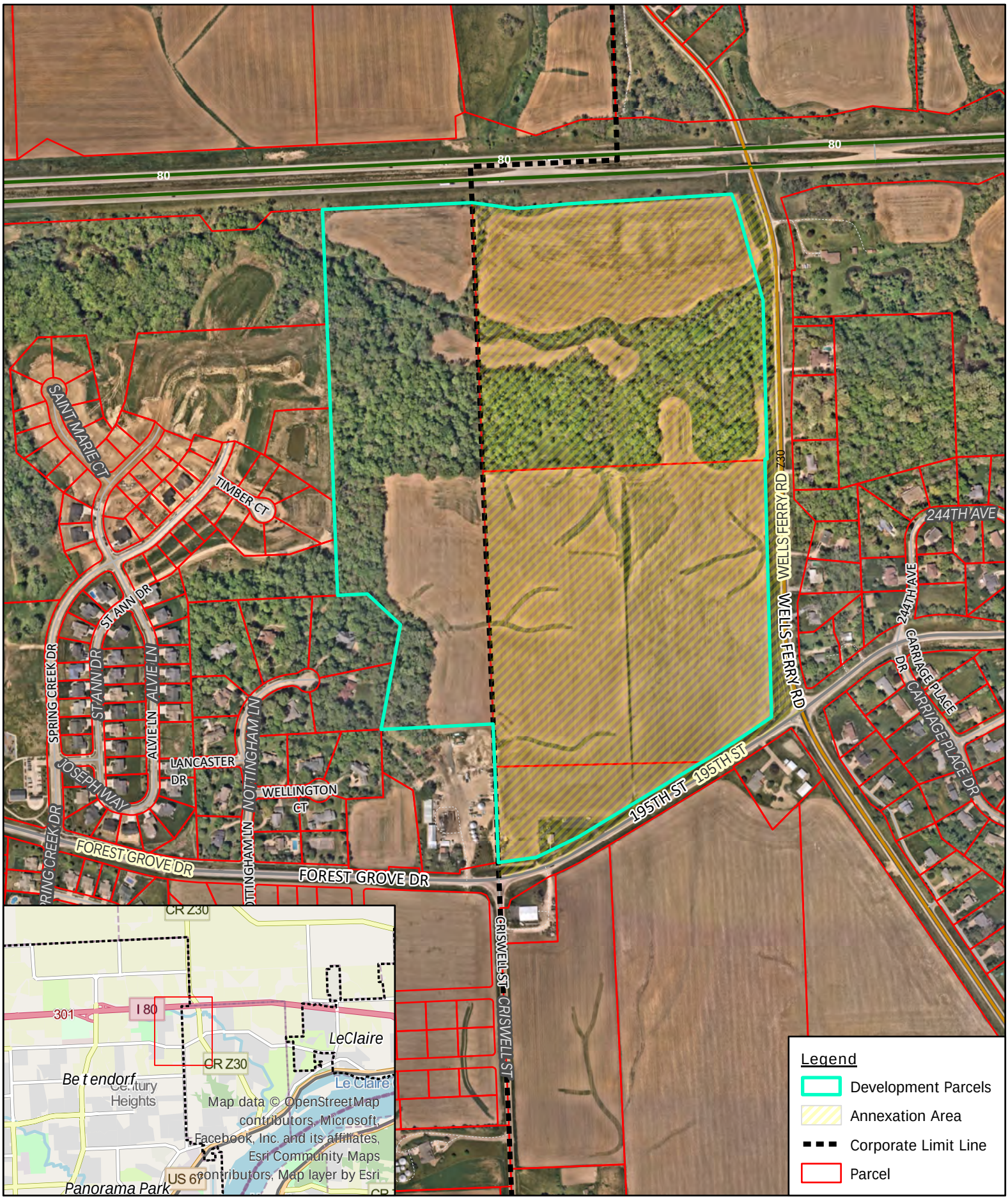
Case No. 23-020: Windmiller Development

Proposed Annexation
Aerial

1 Inch = 542 Feet

0 212.5 425 850 1,275 Feet

N

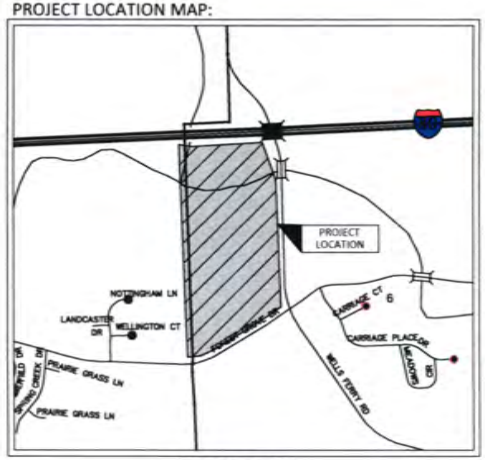


ANNEXATION EXHIBIT

FOREST GROVE

BETTENDORF, SCOTT COUNTY, IOWA

PROJECT LOCATION MAP:



(NOT TO SCALE)

APPLICANT INFORMATION:

APPLICANT:	PREPARED BY:
FOREST GROVE PROPERTIES, LLC	AXIOM CONSULTANTS, LLC
C/O REED WINDMILLER	C/O BRAD GEATER
210 FOREST RD	60 E. COURT STREET, UNIT 3
DAVENPORT, IA 52803	IOWA CITY, IOWA 52240
563-271-8808	319-519-6220
WINDMILLERDEVELOPMENT@GMAIL.COM	BGEATER@AXIOM-CON.COM

LEGAL DESCRIPTION:

ALL OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN LYING NORTH OF FOREST GROVE ROAD (195TH STREET), SOUTH OF INTERSTATE I-80, AND WEST OF WELLS FERRY ROAD (Z-30), BETTENDORF, SCOTT COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6; THENCE S02°16'15"E, 162.40 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT OF WAY OF INTERSTATE I-80 S81°58'37"E, 190.00 FEET; THENCE ALONG SAID SOUTH RIGHT OF WAY N8626'39"E, 969.92 FEET TO THE WEST RIGHT OF WAY OF WELLS FERRY ROAD; THENCE ALONG SAID WEST LINE, S20°00'16"E, 559.06 FEET TO THE SAID WEST HALF (W ½); THENCE ALONG SAID WEST LINE S02°13'33"E, 1,766.53 FEET; THENCE SOUTHWESTERLY 350.95 FEET ALONG A 7,051.98 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY (CHORD BEARING S55°32'19"W, 350.91 FEET); THENCE S57°47'13"W, 543.60 FEET; THENCE S58°50'04"W, 206.84 FEET; THENCE S65°25'58"W, 218.50 FEET; THENCE S84°00'27"W, 174.87 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE N02°14'19"W, 474.45 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE N02°16'15"W, 2,489.24 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 80.32 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

LEGEND

●	SET 5/8" Ø REBAR OPC 19828
×	SET CUT X
●	FOUND PROPERTY CORNER-AS LABELED
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
———	PROPOSED BOUNDARY/PROPERTY LINE
- - - -	EXISTING PROPERTY LINE
— —	PROPOSED EASEMENT
	EXISTING EASEMENT
- - - - -	PROPOSED SETBACK
—·—·—	SPLIT LOT LINE
(R)	PREVIOUSLY RECORDED AS

NOT FOR CONSTRUCTION

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

0 150 300
1" = 300'

DRAWING LOG

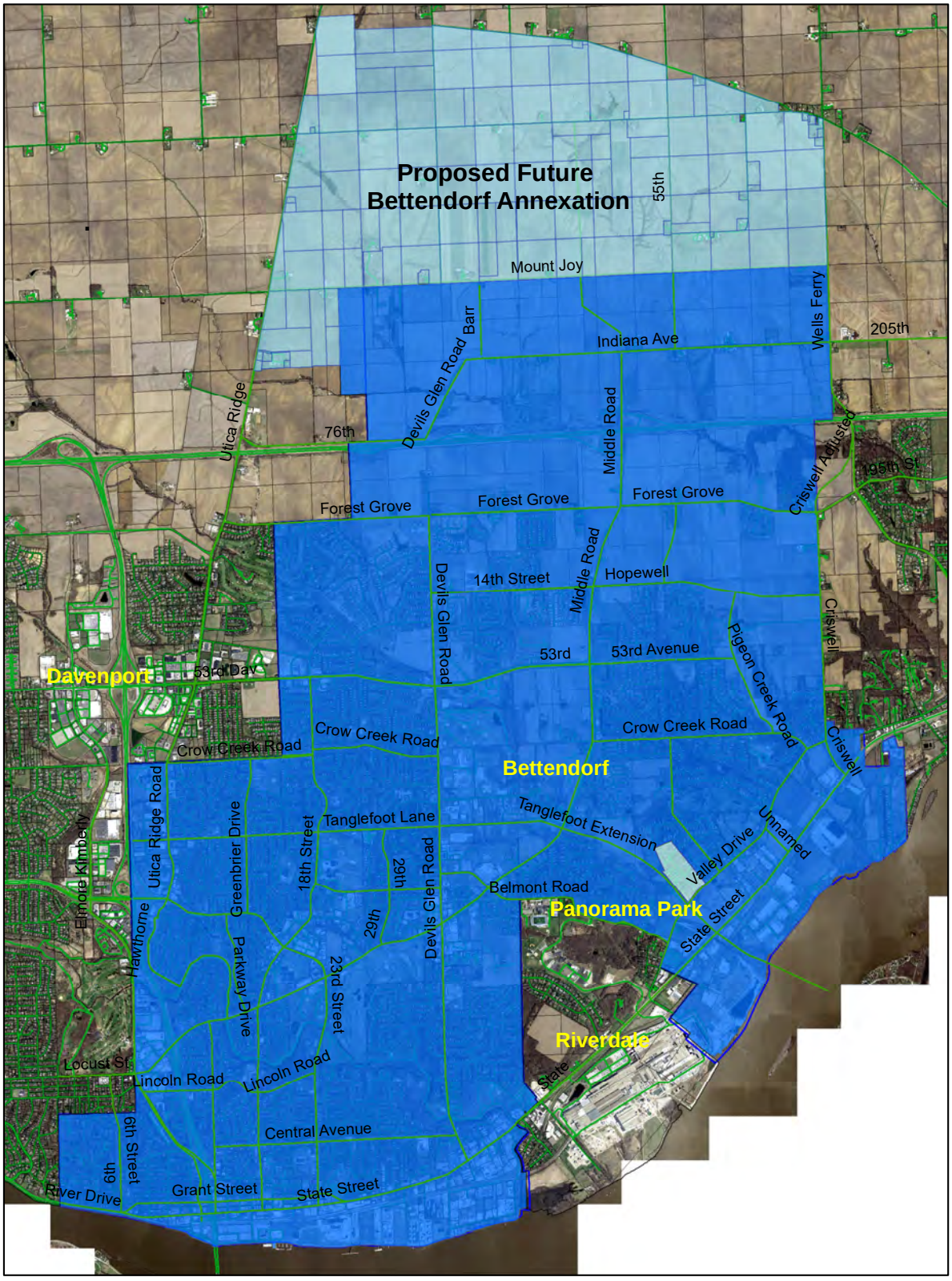
REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: FOREST GROVE
BETTENDORF, SCOTT COUNTY, IOWA
CLIENT NAME: FOREST GROVE PROPERTIES, LLC
SHEET NAME: ANNEXATION EXHIBIT
PROJECT NO: 220199
DESIGNER/PROFESSIONAL: GEATER
SHEET NUMBER: 1 OF 1

AXIOM
CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220
RV STORAGE
INTERSTATE 80
FOREST GROVE DR
FUTURE SCHOOL
WELLS FERRY RD

FIGURE 1.6 - ANNEXATION MAP

The Annexation Map shows potential long-term future annexation areas for Bettendorf, as recently proposed by the City of Bettendorf as part of a possible annexation agreement with the City of Davenport. The City should continue to work with its neighbors, Scott County, Davenport, and LeClaire, to establish annexation agreements.



ANNEXATION STRATEGY

ACTION 5: Use the annexation map and the seven-point annexation strategy to guide annexation decisions.

Figure 1.6 identifies Bettendorf's potential long term annexation area. Bettendorf currently has more than enough land to accommodate growth in the next 10-20 years (5,000 acres are available and approximately 3,000 are needed for planning purposes). Therefore, these areas represent long term interests and should not be annexed until the need for additional land is more imminent.

When the need for additional land arises, the city should use the following annexation strategy:

1: Pursue Voluntary Annexation

Bettendorf should use the "voluntary annexation" provisions of Iowa annexation law (including the 80/20 rule, see below) and avoid annexing areas under "involuntary" procedures. The drawbacks of involuntary annexations include:

- More complex annexation process
- Confrontation with land owners
- Susceptibility to court challenges
- Costly extension of city services mandated within a short time period, even if development is not imminent

The benefits of voluntary annexation are:

- Allows city to promote areas for development without having to install costly infrastructure ahead of that development. The annexation/infrastructure extension plan becomes a negotiated process between the property owner, developer and the city.
- Does not require the city to pick "winners and losers" among potential annexation areas. Instead, the private market determines development timing and location.
- Simpler process, less controversial

To make the voluntary annexation approach work the city must:

- If necessary, use the 80/20 rule for voluntary annexation, which allows up to 20% of the total annexed area to be included without consent from property owners. This allows for the "squaring off" of annexation areas to logical boundaries to avoid the creation of unincorporated "islands", which are not permitted by state law. While full consent from property owners is ideal, there may be situations where the 80/20 rule is necessary to follow state laws, and achieve long term city goals.
- Enact Parts 2-7 of this strategy.

2. Only Annex as Needed

Bettendorf should annex land only as the need arises. (As of the writing of this plan, Bettendorf has enough land in city limits to accommodate the next 20 years of projected land need.) By only annexing what is needed, when it is needed, the city avoids unnecessary maintenance of infrastructure and potential conflicts with land owners. This approach must be coupled with the creation of annexation agreements (see following page), in order to protect the city's long-term growth areas.

3. Initiate Outreach to Property Owners

Initiate ongoing communication with owners of properties in the long-term annexation areas (Figure 1.6). Communicate the potential benefit of annexation: The extension of city services/ infrastructure greatly enhances the development potential of the land and maximizes its sale value.

4: Negotiate Development Agreements

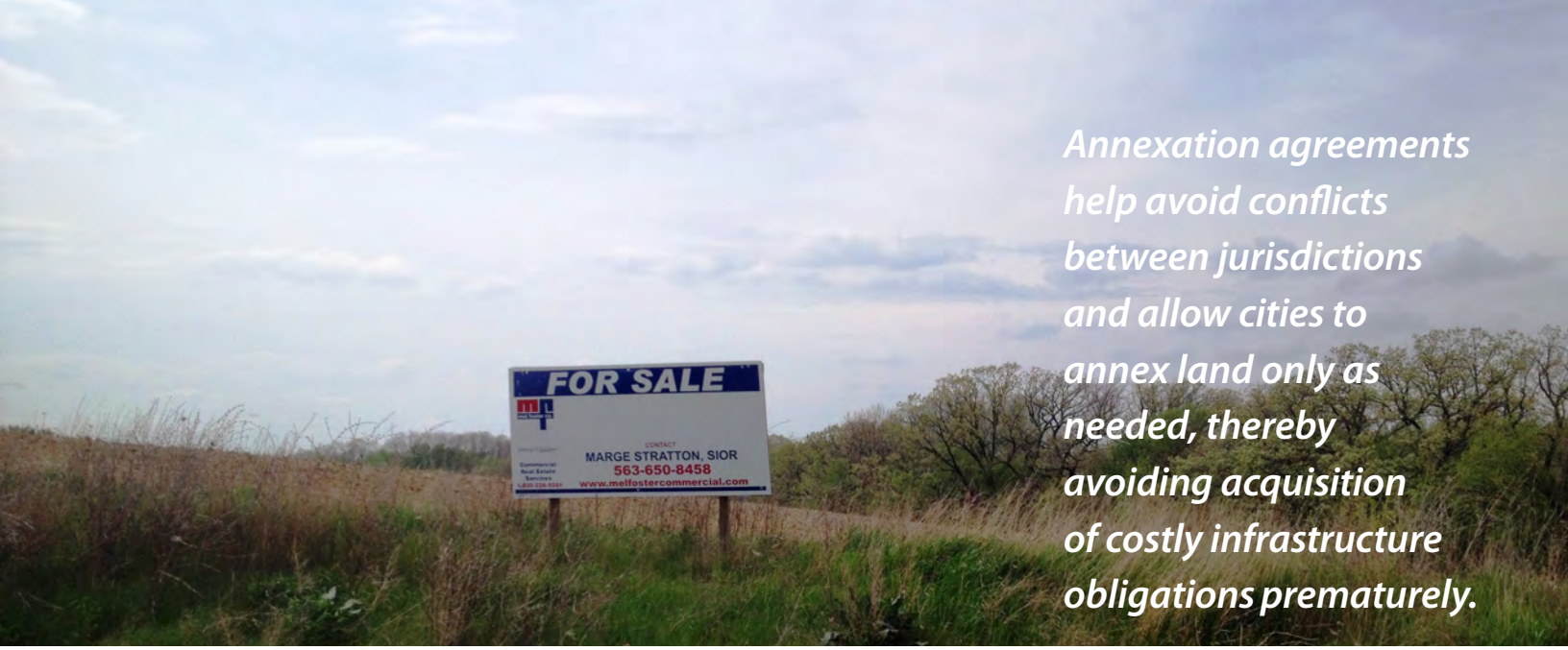
Development opportunities in the annexation priority areas should be pursued on a "negotiated development agreement" basis, with zoning, infrastructure extensions, and any applicable development incentives as part of the negotiation process. The Future Land Use Map should serve as the guide for uses within the annexation areas.

5. Wait to Zone

Annexation areas should not be zoned for future uses until the areas are voluntarily annexed and a negotiated development deal is accomplished. Discussion of appropriate zoning, consistent with the Future Land Use Map, should be a part of the negotiation process.

6. Prioritize Contiguous Parcels

Annexation priority should go to parcels contiguous to current city boundaries. It is not recommended to annex property that is not contiguous to current city property, and would not be permitted by state law in most circumstances.



Annexation agreements help avoid conflicts between jurisdictions and allow cities to annex land only as needed, thereby avoiding acquisition of costly infrastructure obligations prematurely.

7. Create Annexation Agreements

ACTION 6: Work cooperatively with Scott County, the City of Davenport and the City of LeClaire to establish annexation agreements.

An annexation agreement establishes future annexation boundaries between neighboring municipalities. The benefits of an annexation agreement include:

- Establishes common understanding between municipalities and avoids future conflicts.
- Identifies which areas can be best served with infrastructure by each municipality.
- Discourages cities from annexing property prematurely, before development is imminent. Without an annexation agreement, cities might annex property solely to protect their long-term interests. The downfall is that the city is now required to maintain streets and land that may not experience urban development for decades to come. This results in a waste of city resources.

Annexation agreements are established as an intergovernmental agreement, as allowed in Chapter 28E of the Code of Iowa.

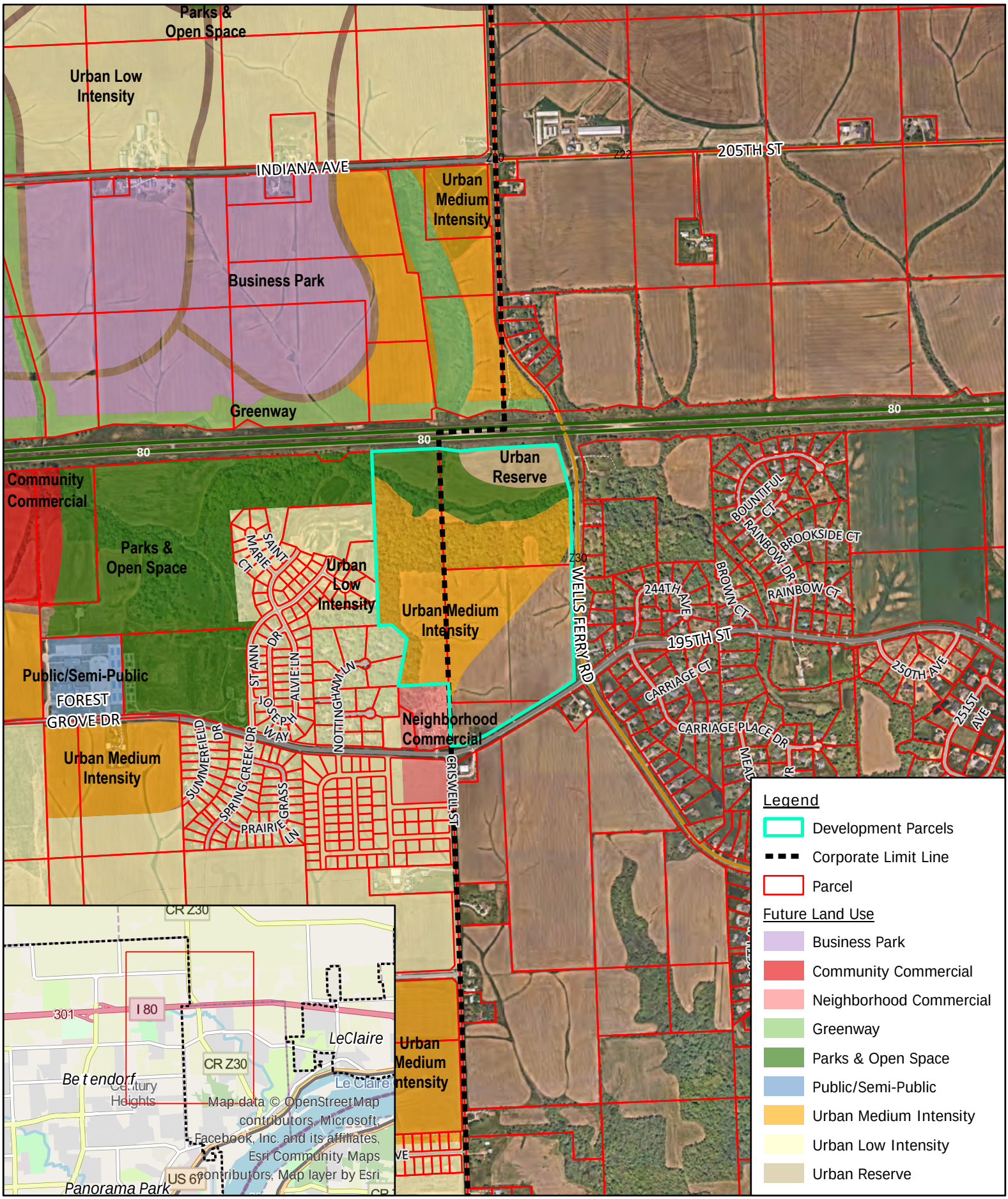
This strategy also requires working with the County to ensure that the County land use plan discourages inappropriate uses in the city's growth areas. The city may also wish to seek development review authority for unincorporated land in the city's long-term growth area.

Case No. 23-020: Windmiller Development Annexation Proposal Future Land Use

1 Inch = 1,201 Feet

0 470 940 1,880 2,820 Feet

N



Legend

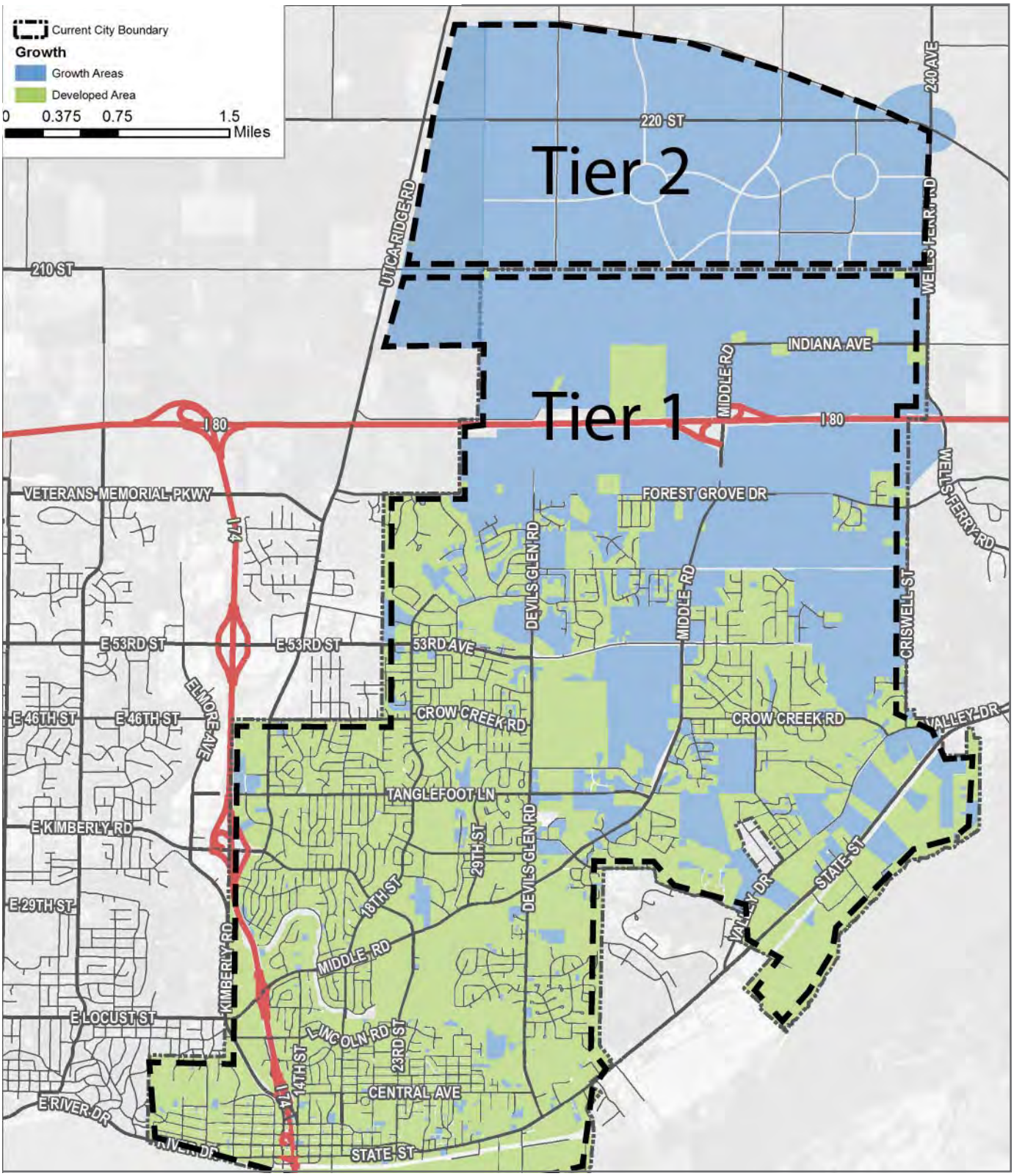
- Development Parcels
- Corporate Limit Line
- Parcel

Future Land Use

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

FIGURE 1.2 - LONG TERM GROWTH AREA (2035 AND BEYOND)

Bettendorf is expected to grow primarily to the north, to and beyond Interstate 80. Tier 1 will develop first, since it is already within city limits, is continguous to existing growth, and is more readily serviceable by infrastructure. Tier 1 contains approximately 5,000 acres, much more than the 1,500 acres needed for the next 20 years of growth.

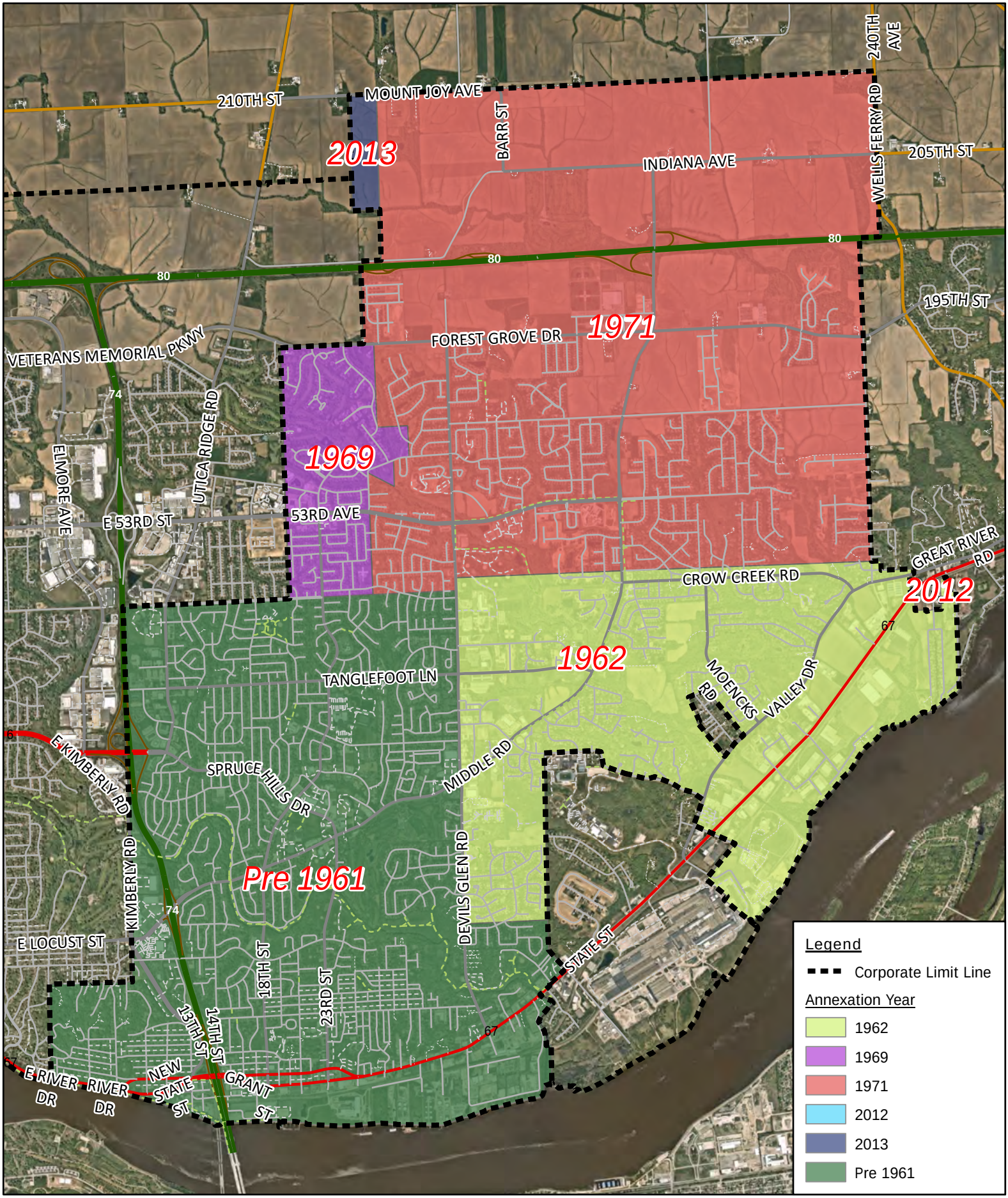


Case No. 23-020: Windmiller Development
Annexation Proposal
Annexation History

1 Inch = 3,909 Feet

0 1,500 3,000 6,000 9,000 Feet

N

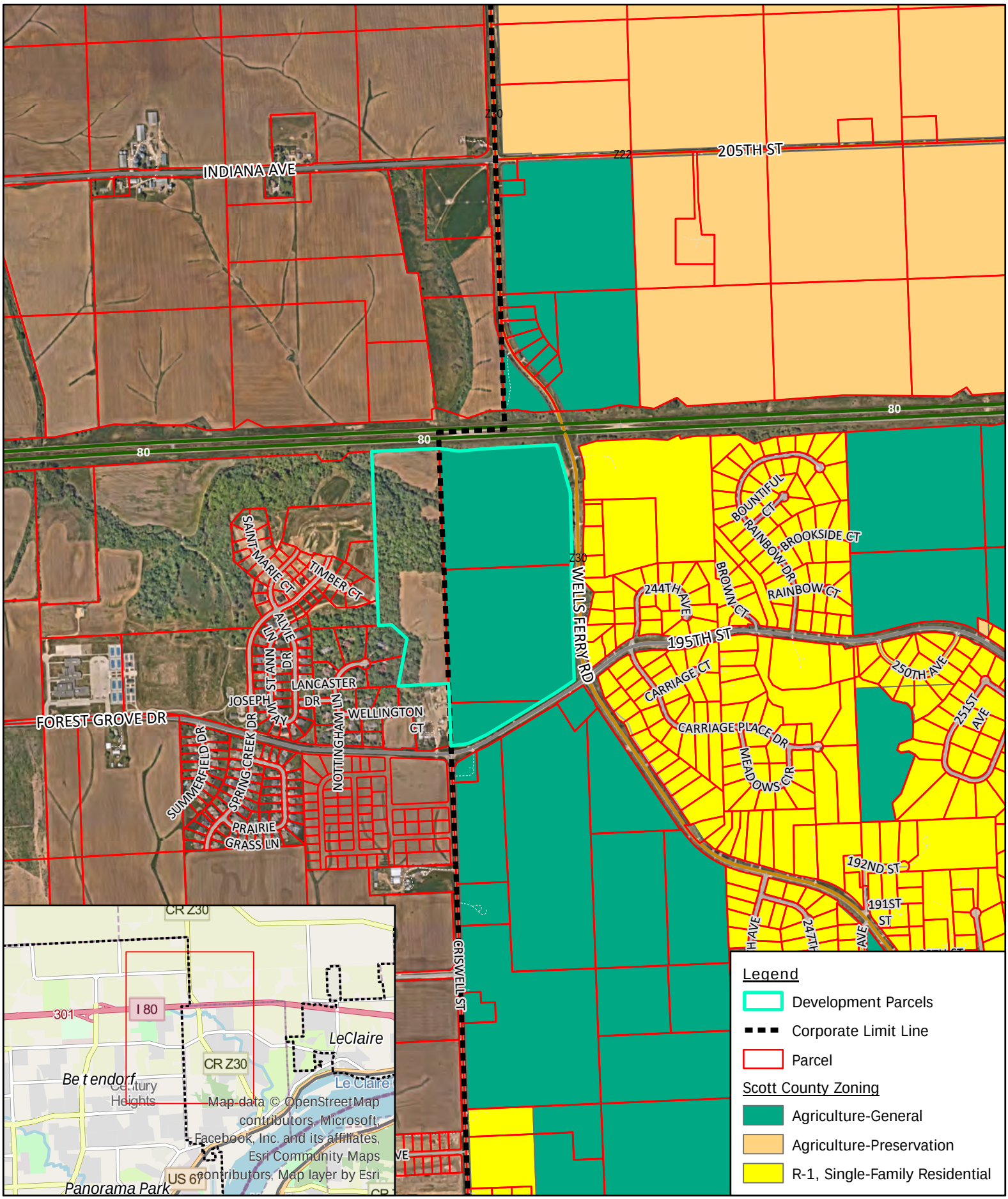


Case No. 23-020: Windmiller Development
Annexation Proposal
SC - Zoning

1 Inch = 1,201 Feet

0 470 940 1,880 2,820 Feet

N



Legend

- Development Parcels
- Corporate Limit Line
- Parcel

Scott County Zoning

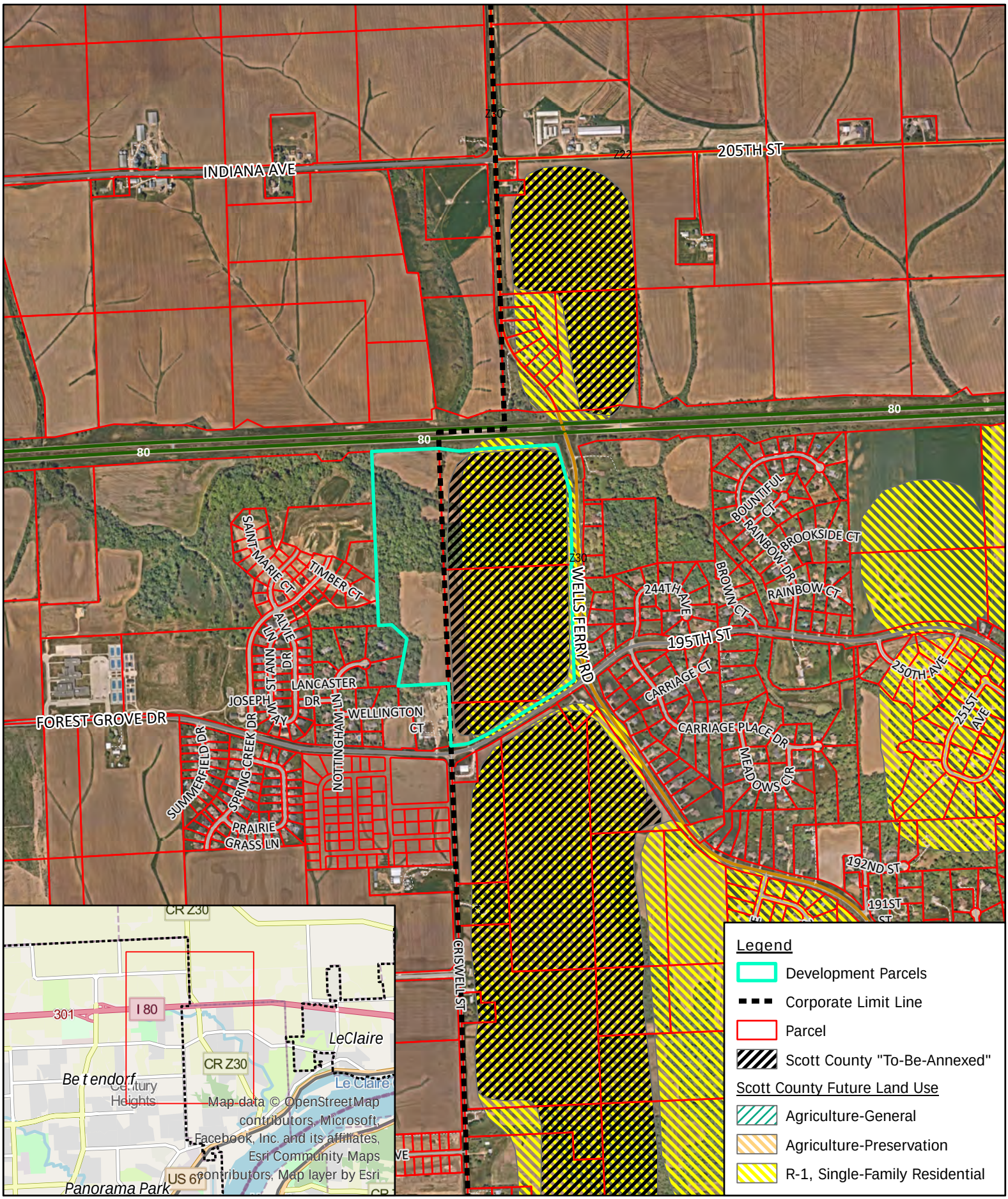
- Agriculture-General
- Agriculture-Preservation
- R-1, Single-Family Residential

Case No. 23-020: Windmiller Development
Annexation Proposal
SC - Future Land Use

1 Inch = 1,201 Feet

0 470 940 1,880 2,820 Feet

N



Legend

- Development Parcels
- Corporate Limit Line
- Parcel
- Scott County "To-Be-Annexed"

Scott County Future Land Use

- Agriculture-General
- Agriculture-Preservation
- R-1, Single-Family Residential

Annexation Smart Planning Checklist

1) Collaboration

- ☐ Were comprehensive plans of neighboring jurisdictions reviewed and considered during the annexation planning process?
- ☐ Is this annexation consistent with formal cooperative agreements on land use, transportation, annexation, etc., that may exist with neighboring jurisdictions? (28E agreements; annexation moratoria; cooperative fringe area plans, etc.).

Examples of *collaboration* include hosting open house events, conducting consultation meetings with affected stakeholders, engaging in joint planning efforts with contiguous municipalities and affected counties.

2) Efficiency, Transparency, and Consistency

- ☐ Does the community have a comprehensive plan? If so, does the plan anticipate the proposed annexation, including its anticipated fiscal impact?
- ☐ Were citizens active in the development of the comprehensive plan?
- ☐ Does the plan address the provision of services to the proposed annexation? If so, does it include a timetable for the provision of services?
- ☐ Does the community have a Capital Improvements Plan (CIP)? If so, does the CIP anticipate the provision of capital improvements to the proposed annexation?

Examples of *efficiency, transparency, and consistency* include the use of impact models to measure financial and potential social impacts of proposed plans; descriptions of services or facilities that would be included in a plan; public disclosure of development agreements between governmental agencies, quasi-governmental organizations, and private sector participants; adopted capital improvement programs; and intergovernmental (i.e., 28E) agreements pertaining to planning or the joint delivery of services.

3) Occupational Diversity

- ☐ Does the comprehensive plan designate the proposed annexation or a part of it as a potential site for commercial or industrial activity?
- ☐ If 'yes' to (a), does the comprehensive plan, or a regional economic development plan, identify the activities to be sought for placement on the land to be annexed?
- ☐ If yes to (a), will potential commercial or industrial development in this location exist in proximity to existing housing, infrastructure and transportation options?

Examples of *occupational diversity* include plan provisions that encourage the inclusion of diverse land uses and how those policies contribute to employment opportunities and stable neighborhoods; multi-modal transportation systems that address the needs of interstate commerce as well as link employment centers with residential, recreational, commercial, educational, and institutional areas.

4) Revitalization

- ☐ Does the comprehensive plan set forth a revitalization strategy?
- ☐ What impact will the proposed annexation have on revitalization strategy for established commercial, industrial or residential neighborhoods?
  - ☐ The need to dedicate resources to maintaining existing infrastructure?
  - ☐ The need to maintain a concentration of commercial activity in the revitalizing area?
  - ☐ The vacancy/occupancy rates of areas in need of revitalization, and the potential impact of the proposed annexation on these rates?

Examples of *revitalization* include plans and policies that emphasize infill development, reuse of environmentally impaired properties (e.g., brownfields), and methods to overcome blighting factors impacting certain areas of the community or region; and the use of Urban Renewal Areas (Iowa Code Chapter 403) and related statutes and programs designed to eradicate blighting conditions.

5) Housing Diversity

- ☐ Does the comprehensive plan designate proposed annexation for residential development?
- ☐ Does the comprehensive plan, or a separate housing plan, identify needed housing types in needed price ranges?
  - ☐ Is a project proposed for the annexed property that will satisfy one or more of the identified needed housing types/price ranges?
- ☐ Is the proposed annexation near public transportation (if applicable) and/or employment centers?

Examples of *housing diversity* can include housing needs studies or assessments that focus on meeting the housing needs of a diverse population; multi-modal transportation options that serve residential areas; and programs designed to rehabilitate existing housing stock.

6) Community Character

- ☐ Do municipal policies and programming activities foster the kind of development that harmonizes with or is intentionally coordinated with the character and architectural style of the community?

Examples of *community character* can include zoning overlay zones, design standard manuals, and/or financial programs that correspond to areas that are unique to a community. Some examples could include historic areas, central business districts, cultural or ethnic areas, etc.

7) Agricultural Protection and Natural Resources

- ☐ Does the comprehensive plan identify critical resource areas, i.e. wetlands, woodlands, natural prairieland, prime farmland?
- ☐ Does the comprehensive plan identify areas suitable for agricultural land preservation?
- ☐ If "yes" to the first two, is the proposed annexation outside the areas identified in the first two?
- ☐ Will the proposed annexation serve to encourage the extension of infrastructure and services to or through critical resource areas or prime agricultural land?
- ☐ Will the development of the proposed annexation likely result in conflicts with adjacent rural, non-urban land uses?

Examples of *agricultural protection and natural resources* can include efforts to identify and protect sensitive natural resources; sub-area plans that focus on future land uses and the preservation of natural areas; policies and practices that avoid the premature conversion of agricultural land and mitigate conflicting uses between urban and rural development; joint planning efforts involving county and city planning officials and/or adoption of fringe area agreements to address land development within the two-mile extraterritorial area.

8) Sustainable Design

- ☐ Will the proposed annexation result in "strip" development pattern?
- ☐ Does the comprehensive plan or other community policies promote sustainable design principles, such as storm water management, LEED construction?
- ☐ Will the proposed annexation include redevelopment of brownfield and/or grayfield sites, if such exist in proposed annexation area?

Examples of *sustainable design* can include the use of public and pedestrian transportation alternatives; policies and practices that encourage the use of sustainable design standards in buildings and public infrastructure; urban design standards that include the uses of sustainable stormwater management practices; as well as policies and practices that mitigate or avoid adverse environmental impacts (e.g., prohibition of the use of private wells, prohibit certain heavy industrial uses that pose threats to the environment).

9) Transportation Diversity

- ☐ Does the proposed annexation easily integrate into and lend support to grid networking for streets and sidewalks?
- ☐ Does the proposed annexation easily integrate into existing public transit routes (if applicable)?
- ☐ Does the proposed annexation integrate into existing trail networks (if applicable)?
- ☐ Is the proposed annexation within sufficient proximity to existing development and community amenities to promote walkability?
- ☐ Does the comprehensive plan or other community future planning scheme promote mixed use, complete streets, and walkable neighborhoods?

Examples of *transportation diversity* can include transportation master plans that provide multi-modal transportation networks including public transportation, pedestrian improvements, bike lanes, sharrows, and/or complete streets; and traffic impact models that examine transportation impacts within areas proposed for annexation.

10) Clean, Renewable, and Efficient Energy

- ☐ Do planning and development activities explicitly promote and advance clean and renewable energy use and increased energy efficiency?

Examples of *clean, renewable, and efficient energy* can include adopted plans, ordinances, and related policies that allow for the construction of alternative energy facilities (e.g., wind, landfill gas to energy, solar, hydroelectric power, etc.).

IOWA STATE UNIVERSITY
Extension and Outreach

Iowa State University Extension and Outreach programs are available to all without regard to race, color, age, religion, national origin, sexual orientation, gender identity, genetic information, sex, marital status, disability, or status as a US veteran. Inquiries can be directed to the Director of Equal Opportunity and Compliance, 3280 Beardshear Hall, (515) 294-7612.

Issued in furtherance of Cooperative Extension work, Acts of May 8 and June 30, 1914, in cooperation with the US Department of Agriculture. Cathann A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.

October 31, 2023

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

SUBJECT: Planning and Zoning Commission's decision on the annexation of property generally located northeast of the intersection of Forest Grove Drive and Criswell Street in Scott County, Iowa, submitted by Forest Grove Properties, LLC.

Honorable Mayor and Members of the City Council:

On March 15, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named annexation of property.

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

Sincerely,

Mark D. Hunt
Director, Community Development

14. Case 23-020; Annexation of property generally located northeast of the intersection of Forest Grove Drive and Criswell Street in Scott County, Iowa, submitted by Forest Grove Properties, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

Curran expressed his appreciation for Beswick's work on the proposed annexation and indicated that the annexation issue has been on the City Council's radar for a long time. He stated that the proposal meets the city's stated policy goals perfectly. He reviewed the differences between voluntary and involuntary annexations, adding that this project is 100% voluntary.

A brief discussion was held regarding the increased demand for city services that will occur as a result of annexation.

Griffith asked if storm water runoff and sanitary sewer would run south to the lift station and then to Davenport or to LeClaire. Morlok explained that storm water detention will be required and that runoff will be detained and eventually released into Spencer Creek. He added that the sanitary sewer design will have to be approved by the DNR and will be a part of the lift station system. He stated that the flows that go to the treatment plant have been drastically reduced in recent years.

> On motion by Ormsby, second by Kappeler, that the proposed annexation be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

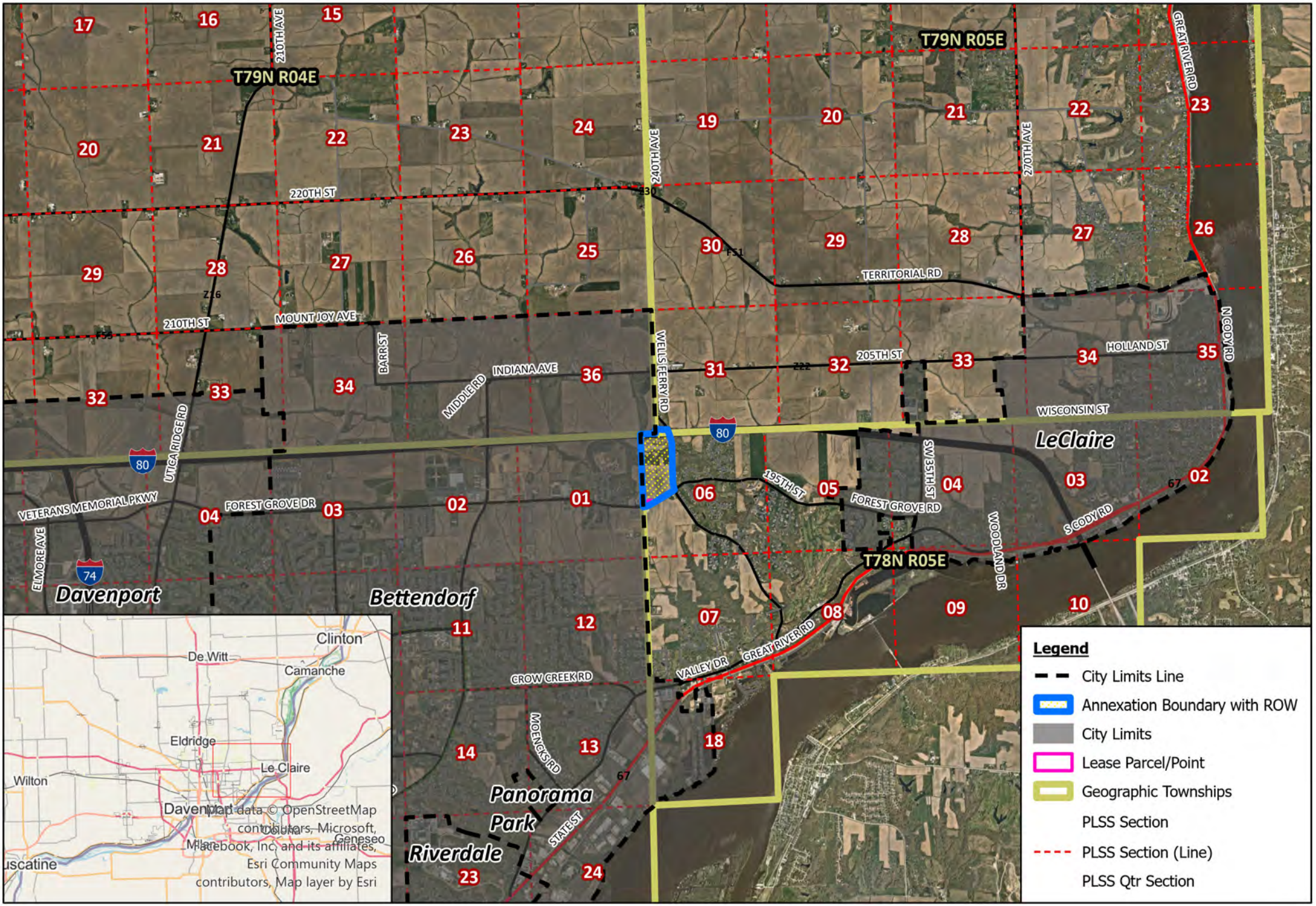
City of Bettendorf Voluntary Annexation Petition
Map Exhibit 1
Aerial

N

1 Inch = 5,208 Feet

Feet

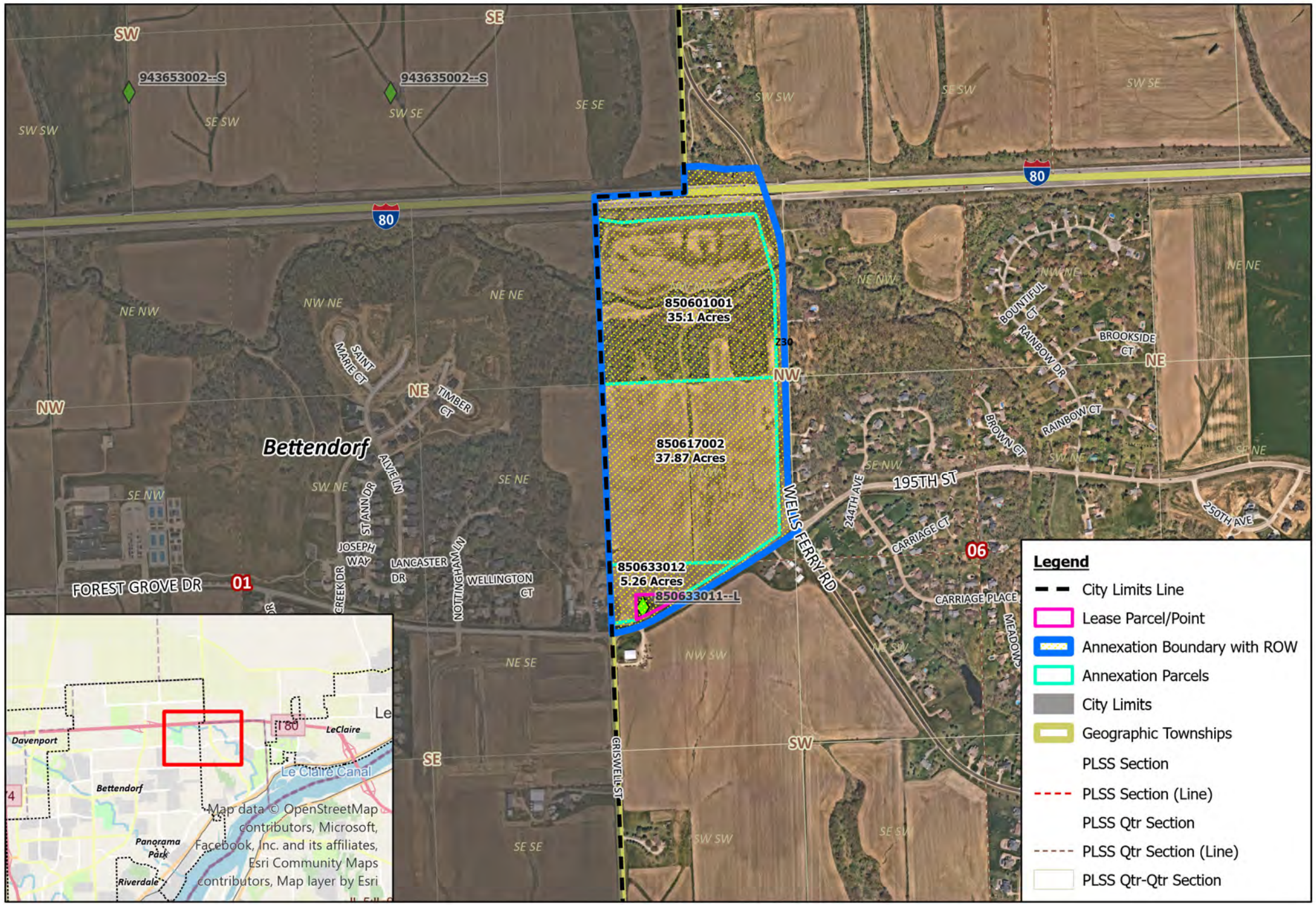
0 2,000 4,000 8,000 12,000



Legend

- City Limits Line
- Annexation Boundary with ROW
- City Limits
- Lease Parcel/Point
- Geographic Townships
- PLSS Section
- PLSS Section (Line)
- PLSS Qtr Section

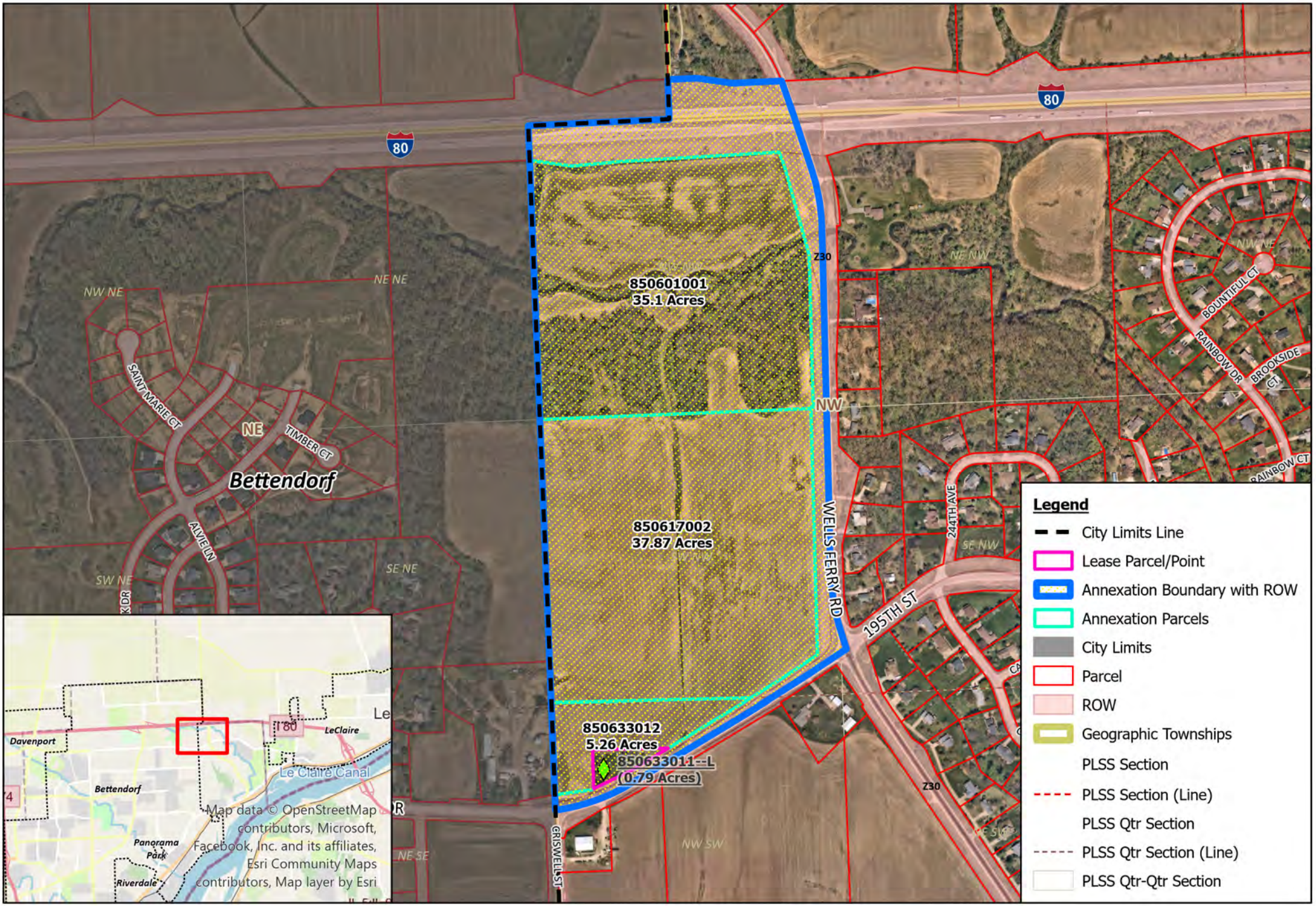
City of Bettendorf Voluntary Annexation Petition
Map Exhibit 2
Aerial



City of Bettendorf Voluntary Annexation Petition
Map Exhibit 3
Aerial

1 Inch = 559 Feet
0 220 440 880 1,320 Feet

N



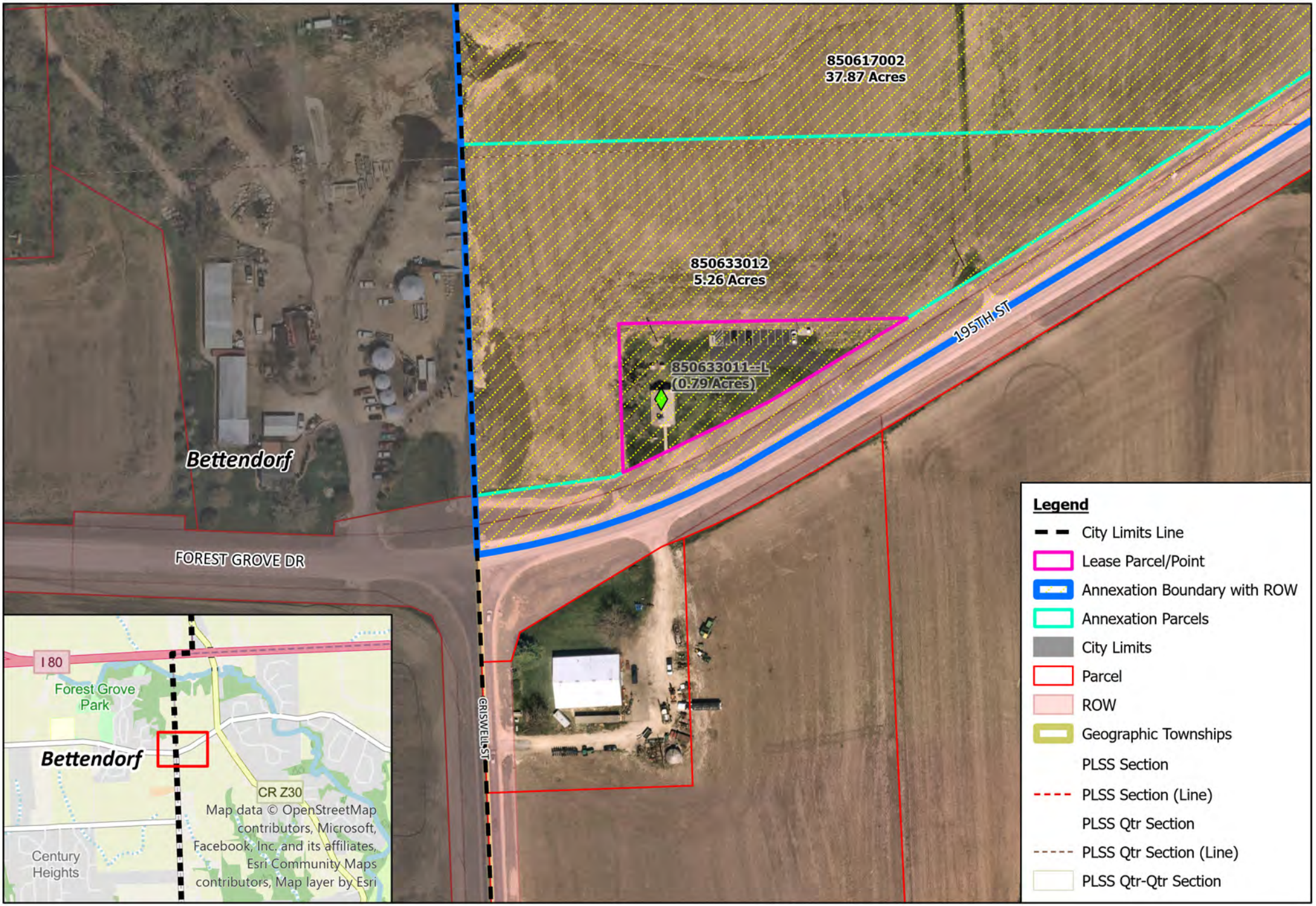
Legend

- City Limits Line
- Lease Parcel/Point
- Annexation Boundary with ROW
- Annexation Parcels
- City Limits
- Parcel
- ROW
- Geographic Townships
- PLSS Section
- PLSS Section (Line)
- PLSS Qtr Section
- PLSS Qtr Section (Line)
- PLSS Qtr-Qtr Section

City of Bettendorf Voluntary Annexation Petition
Map Exhibit 4 - Lease Parcel (Forest Grove Schoolhouse)
Aerial

1 Inch = 147 Feet
Feet
0 55 110 220 330

N



COUNCIL LETTER

MEETING DATE: November 7, 2023
REQUESTED BY: Jason Schadt, Finance Director

Item Title
Resolution approving and ratifying the execution of the Community Attraction and Tourism (CAT) Grant Agreement dated 6/6/2023.

Explanation
The City of Bettendorf has been awarded a Community Attraction and Tourism (CAT) in the amount of $790,000 to be used toward the construction of the Landing aquatic and ice rink project. To satisfy a requirement of the grant, Council must adopt a resolution approving the grant agreement (attached).

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

List Attachments
Resolution
Executed Agreement

RESOLUTION NO. _____- 23

APPROVING AND RATIFYING THE EXECUTION OF THE COMMUNITY ATTRACATION AND TOURISM (CAT) GRANT AGREEMENT FOR THE LANDING PROJECT

WHEREAS, the City of Bettendorf has been awarded a CAT Grant in the amount of $790,000 to be used for the construction of the Landing aquatic and ice rink project;and

WHEREAS, the grant agreement requires approval of the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the CAT Grant Agreement 23-CAT-029, dated June 6, 2023, is hereby approved.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Mayor, Robert S. Gallagher

Attest:

_____
Decker P. Ploehn, City Clerk

COMMUNITY ATTRACTION AND TOURISM (CAT)
GRANT AGREEMENT

RECIPIENTS: City of Bettendorf and YMCA of the Iowa Mississippi Valley
CAT AGREEMENT NUMBER: 23-CAT-029
EFFECTIVE DATE: June 1, 2023
PROJECT NAME: The Landing
TOTAL GRANT AMOUNT: $790,000
PROJECT COMPLETION DATE: June 30, 2025

This **COMMUNITY ATTRACTION AND TOURISM ("CAT") GRANT AGREEMENT** is made by and between the **Enhance Iowa Board** ("**Board**" or "**Enhance Iowa**") and the **City of Bettendorf and YMCA of the Iowa Mississippi Valley** ("**Recipients**").

WHEREAS, the Community Attraction and Tourism (CAT) Program was established by the Iowa Legislature and the Governor of Iowa to support community projects that build on Iowa's unique assets and values and expand the recreational, cultural, educational, and entertainment opportunities in Iowa.

WHEREAS, Recipients submitted an application to the Enhance Iowa Board requesting CAT assistance to help finance the Project.

WHEREAS, the Enhance Iowa Board found the Project meets the requirements established for participation in the CAT Program.

WHEREAS, the Board, on June 1, 2023, unanimously voted to award a Grant of $790,000 to Recipients to assist in funding the Project, subject to the terms and conditions herein.

NOW THEREFORE, in consideration of the mutual promises contained in this Agreement and intending to be legally bound, the Enhance Iowa Board and Recipients agree to the following terms:

ARTICLE 1
DEFINITIONS

As used in this Agreement, the following terms shall apply:

1.1 **EFFECTIVE DATE** "Effective Date" means the date stated above on which the terms of this Agreement become in force and effect.

1.2 **GRANT** "Grant" means an award of assistance for which repayment of funds is not required upon fulfillment of the conditions of the award.

1.3 **GRANT AGREEMENT or AGREEMENT** "Grant Agreement" or "Agreement" means this document, the Project budget and all of the notes, leases, assignments, mortgages, and similar documents referred to in this document and all other instruments or documents executed by Recipients or otherwise required in connection with this grant.

1.4 **PROJECT** "Project" means the detailed description of the work, services, and other obligations to be performed or accomplished by Recipients as described in this Agreement, Program Description and Budget (Exhibit

B), and the CAT Application as approved by the Board (Exhibit A).

1.5 **PROJECT COMPLETION DATE** "Project Completion Date" means June 30, 2025, which is the date by which the Project tasks are fully constructed and operational.

ARTICLE 2
GRANT AGREEMENT DURATION

2.1 **GRANT AGREEMENT DURATION** This Agreement shall be in effect on the Effective Date and shall remain in effect until after completion of each of the following:

(a) *Through Project Completion Date.* Through the Project Completion Date and for the period after Project Completion Date during which the Iowa Economic Development Authority (IEDA) will conduct Project closeout procedures to verify that the Project was completed in compliance with the Agreement.

(b) *Repayment or Payment Obligation.* Until all outstanding amounts due to the Board, if any, are received by IEDA or all outstanding obligations to the Board are satisfied in full.

(c) *Agreement End Date.* Until IEDA has completed Agreement closeout procedures and provided Recipients with written Notice of Final Agreement Closeout. This Agreement shall terminate as of the date of the Notice of Final Closeout, which date shall be the Agreement End Date.

2.2 **SURVIVAL OF OBLIGATIONS** Section 2.1 shall not abrogate or otherwise affect the obligations, terms, and conditions that survive beyond the Agreement End Date, including but not limited to the following sections of this Agreement: Section 5.4 (Accounting Records), Section 5.5 (Documentation), and Section 5.8 (Conveyance of Project Property).

ARTICLE 3
IDENTITIES OF THE PARTIES

3.1 **ENHANCE IOWA BOARD** The **Enhance Iowa Board** is a public instrumentality of the State of Iowa that was legislatively created to organize, establish, oversee, and approve the administration of the Enhance Iowa Program and the Community Attraction and Tourism Program. Iowa Code Chapter 15F authorizes the Board and its programs. The Board's address is 1963 Bell Avenue, Suite 200, Des Moines, Iowa 50315. The Enhance Iowa program is administered by IEDA. IEDA's address is 1963 Bell Avenue, Suite 200, Des Moines, Iowa 50315.

3.2 **RECIPIENTS** The City of Bettendorf is an Iowa city located at 1609 State St., Bettendorf, IA 52722. The YMCA of the Iowa Mississippi Valley is an Iowa nonprofit located at 630 E. 4th St., Davenport, IA 52801.

ARTICLE 4
FUNDING

4.1 **FUNDING SOURCE** The source of funding for the award is funds legally available to the Board in the Community Attraction and Tourism Fund established pursuant to Iowa Code Section 15F.204. The funds of the State of Iowa, other than those of the CAT Fund, are not obligated or available to meet any obligations of the Board created by this Agreement, and this Agreement shall not constitute an obligation or debt of the Board or the State except to the extent expressly described herein from funds on hand that are legally available for such purposes.

4.2 **RECEIPT OF FUNDS** All payments under this Agreement are subject to possession by the Board of sufficient funds for the CAT Program. Any termination, reduction, or delay of CAT funds to the Board may, in the Board's sole discretion, result in the termination, reduction, or delay of CAT funds to Recipients and/or termination

of this Agreement.

ARTICLE 5
TERMS OF GRANT

5.1 **GRANT** The Board shall make a Grant up to the amount first stated herein to Recipients to assist in financing the Project, all subject to Iowa Code Chapter 15F, the Board's administrative rules (261 Iowa Administrative Code Chapter 211), and the terms and conditions of this Agreement. A copy of Recipients' CAT Application describing the Project is an integral part of this Agreement and marked as Exhibit A.

5.2 **MAXIMUM PAYMENTS** It is expressly understood and agreed that the maximum amount to be paid to Recipients for Project activities shall conform to the budget as presented in the Program Description and Budget (Exhibit B). It is further understood and agreed that the total of all payments to Recipients for Project activities shall not exceed the Grant funds unless the amount is modified by written amendment of this Agreement.

5.3 **USE OF FUNDS** Recipients hereby agree to construct and operate the Project as described in their CAT Application (Exhibit A) and the Project Description and Budget (Exhibit B). Recipients shall maintain the Project in accordance with the representations in Exhibits A and B during the term of this Agreement. Recipients shall allow the Board, its internal or external auditors, IEDA, the Auditor of the State of Iowa, the Treasurer of the State of Iowa, the Attorney General of the State of Iowa, and the Iowa Division of Criminal Investigations to inspect the Project facilities at all reasonable times to monitor and evaluate performance with Iowa law and the terms of this Agreement.

5.4 **ACCOUNTING RECORDS** Recipients shall maintain books, records, and all other evidence pertaining to this Agreement in accordance with generally accepted accounting principles and such other procedures specified by the Board. Each Recipient shall account for all activity pertaining to the Agreement in a distinct and separate category within its accounting system. These records shall be available to the Board, its internal or external auditors, IEDA, the Auditor of the State of Iowa, the Treasurer of the State of Iowa, the Attorney General of the State of Iowa, and the Iowa Division of Criminal Investigations at all times during the duration of the Agreement and any extension thereof, and for three (3) years after the Agreement End Date.

5.5 **DOCUMENTATION** Within ten (10) days of receipt of a written request from the Board, Recipients shall deliver to IEDA,

(i) Copies of all agreements or documents relating to the Project;
(ii) Copies of all invoices, receipts, statements, or vouchers relating to the Project;
(iii) A list of all unpaid bills for labor and materials in connection with the Project; and
(iv) Budgets and revisions showing estimated Project costs and funds required at any given time to complete and pay for the Project.

Recipients shall be bound by Section 5.5 from the Effective Date to the date three (3) years after the Agreement End Date.

5.6 **COST VARIATION** In the event that the actual total Project Cost is less than the amount specified in Exhibit B of the Agreement, the Grant funds shall be reduced by the same ratio as the actual total Project Cost divided by the total Project Cost listed in Exhibit B. Any reimbursed excess above the reduced Grant funds amount shall be returned to IEDA.

Example:

If the total amount spent to complete the project is less than the total Project Cost specified in Exhibit B of the Grant Agreement, the Board or IEDA shall calculate the amount of Grant funds to be returned as

follows: first, the total amount spent to complete the project is subtracted from the total Project Cost listed in Exhibit B to determine the change in Project Cost. Second, the change in Project Cost is divided by the total Project Cost listed in Exhibit B. Third, this percentage is multiplied by the original Grant award. The product is the amount of the Grant award that Recipients shall return to IEDA.

Numbers from Exhibit B of the Agreement

- The funded project had a total project cost listed in Exhibit B of $1,000,000
- The funded project had a total Grant funds listed in Exhibit B of $200,000

Completed project numbers

- The project, when completed, had a total cost of $900,000

Calculation of the amount to be returned

1. The actual total Project Cost ($900,000) is subtracted from the total Project Cost listed in Exhibit B ($1,000,000). This amount equals $100,000.
2. $100,000 divided by $1,000,000 equals 10%.
3. 10% multiplied by $200,000 equals $20,000. **Recipients shall return** $20,000 to IEDA.

5.7 **PRIOR COSTS** No expenditures made prior to the Effective Date may be included as Project Costs for the purposes of this Agreement.

5.8 **CONVEYANCE OF PROJECT PROPERTY** From the Effective Date to the date three (3) years after the Agreement End Date, Recipients shall not sell, transfer, convey, assign, encumber, or otherwise dispose of all or any portion of the Project property as described in Exhibit A without the written permission of the Board. Permission may be withheld in the sole discretion of the Board.

Should the Board grant permission to Recipients to sell, transfer, convey, assign, encumber, or otherwise dispose of any Project property, Recipients shall repay the full amount of the Grant award plus a pro-rata share of the profits realized by the sale of the Project property. The percentage of profit to be allocated to the Board shall be commensurate with the financial assistance contributed to the Project by the Board. The Board may waive its right to reimbursement, in whole or in part, if the Board determines, in its sole discretion, that the public interest would best be served thereby.

ARTICLE 6
CONDITIONS TO REIMBURSEMENT AND DISBURSEMENT OF FUNDS

6.1 **CONDITIONS TO REIMBURSEMENT** All of the following conditions shall be met before IEDA disburses Grant funds to Recipients:

(a) **AGREEMENT EXECUTED** This Grant Agreement shall be properly executed and returned to the Board within forty-five (45) days of the Board's transmittal of the final Agreement to Recipients.

(b) **BINDING FINANCIAL COMMITMENTS** Recipients shall obtain, to the satisfaction of the Board, all other legally binding financial commitments necessary to complete the Project. Failure to secure and submit documentation of such commitments to IEDA by August 30, 2023 may result in the rescission of the award and termination of this Agreement.

(c) **SUBMISSION OF RECIPIENTS DOCUMENTATION** Prior to making any distribution of Grant funds, Recipients shall have submitted the following documents to IEDA:

For non profit:

(i) Certified copies of Recipient's Articles of Incorporation and By-Laws.

(ii) A certificate of incumbency naming Recipient's current officers and directors.

(iii) Documentation of satisfactory credit history with no outstanding judgments or unsatisfied liens.

(iv) A Certificate of Standing issued by the Iowa Secretary of State.

(v) A resolution of the Recipient's Board of Directors authorizing the execution and delivery by Recipients of this Agreement and such other documents as the Board or the Board's legal counsel may reasonably request and specifying the officer(s) authorized to execute the Agreement and such other documents that are necessary to bind Recipients.

(vi) Evidence acceptable to the Board or the Board's legal counsel of all other funding sources that have been committed to this Project.

(vii) A copy of Recipient's most recent annual audited financial statement and fidelity bond coverage with a minimum amount of $790,000.

(viii) Form "W-9, Request for taxpayer identification number and certification."

For City or county:

(i) A resolution of the City Council authorizing the execution and delivery by Recipients of this Agreement and such other documents as the Board or the Board's legal counsel may reasonably request and specifying the officer(s) authorized to execute the Agreement and such other documents that are necessary to bind Recipients.

(ii) Evidence acceptable to the Board or the Board's legal counsel of all other funding sources that have been committed to this Project.

(iii) Form "W-9, Request for taxpayer identification number and certification."

6.2 **REIMBURSEMENT OF FUNDS** Grant funds are disbursed on a reimbursement basis. Recipients shall request reimbursement by submitting the request in the form designated by IEDA and submitting a Project progress report as described in Section 8.1(c) (Reports). The reimbursement form shall itemize Recipients' total actual allowable expenses. Expenses shall be documented in a manner acceptable to IEDA. Recipients shall also submit a Project progress report in the form designated by IEDA with each request for reimbursement.

IEDA will review the request and, if Recipients have met the requirements for reimbursement, will make the appropriate disbursement from the CAT Fund. The reimbursement will be limited to a pro-rata portion of Recipients' allowable expenses for the relevant period. No disbursements under $500 will be made, except for the final draw of Grant funds.

(a) **RETAINAGE** Five percent (5%) of the Grant award will be withheld from disbursement until Agreement closeout procedures have been completed.

(b) **REIMBURSEMENT RATIO** When calculating the reimbursement ratio, IEDA will make an

adjustment for up to twenty-five percent (25%) of the local match amount to be in-kind donations. The reimbursement ratio is calculated by dividing the Grant funds by the difference between the total Project Cost and the adjusted in-kind allowance.

Example:

Numbers from Exhibit B of the Agreement

- Total Project Cost: $1,144,000
- Grant funds: $200,000
- Local Match: $944,000

In-kind allowance

- Local Match ($944,000) multiplied by 25% equals $236,000

Calculation of the reimbursement ratio

- The difference between the total Project Cost ($1,144,000) and the in-kind allowance ($236,000) equals $908,000.
- The Grant funds ($200,000) divided by $908,000 equals 22%.
- The reimbursement ratio of Grant funds is 22%.

(c) **METHOD OF PAYMENT** Prior to reimbursement, Recipients shall specify the account to receive funds.

(d) **SUSPENSION OF REIMBURSEMENT** Upon the occurrence of an Event of Default as defined in this Agreement by Recipients, IEDA may suspend payment to Recipients until the default has been cured to the Board's satisfaction. Notwithstanding anything to the contrary in this Agreement, upon a termination of this Agreement because of an Event of Default by Recipients, Recipients will no longer have the right to receive any reimbursements after the date of the Event of Default.

(e) **INVESTMENT OF GRANT FUNDS** In the event that the Grant funds are not immediately utilized, temporarily idle Grant funds held by Recipients may be invested, provided that such investments shall be in accordance with Iowa law, including but not limited to the provisions of Iowa Code Chapter 12C concerning the deposit of public funds. Interest accrued on temporarily idle Grant funds held by Recipients shall be credited to and expended on the Project prior to the expenditure of other Grant proceeds.

All proceeds remaining, including accrued interest, after all allowable Project costs have been paid or obligated shall be returned to IEDA within thirty (30) days after the Project Completion Date. Within ten (10) days of receipt of a written request from the Board or IEDA, Recipients shall inform the Board in writing of the amount of unexpended Grant funds in Recipients' possession or under Recipients' control, whether in the form of cash on hand, investments, or otherwise.

ARTICLE 7
REPRESENTATIONS AND WARRANTIES OF RECIPIENTS

To induce the Board to make the Grant award referred to in this Agreement, Recipients represent, covenant, and warrant that:

7.1 **AUTHORITY** Recipients are duly organized and validly existing under the laws of the State and are in good standing and have complied with all applicable laws of the State of Iowa. Recipients are duly authorized and empowered to execute and deliver this Agreement. All action on the part of each Recipient, such as appropriate resolution of its governing body for the execution and delivery of the Agreement, has been effectively taken.

7.2 **FINANCIAL INFORMATION** All financial statements and related materials concerning Recipients and the Project provided to the Board are true and correct in all material respects and completely and accurately represent the subject matter thereof as of the effective date of the statements and related materials, and no material adverse change has occurred since that date.

7.3 **APPLICATION** The contents of the CAT Application submitted by Recipients to the Board for CAT funding completely and accurately represents Recipients and the Project as of the date of submission and there has been no material adverse change in the organization, operation, Recipients' prospects, fixed properties, key personnel, or Project plan since the date Recipients submitted the CAT Application to the Board.

7.4 **LITIGATION AND OTHER CONTROVERSIES** There is no litigation or governmental proceeding pending, nor to the knowledge of Recipients, threatened, again Recipients which, if adversely determined would be substantially likely to result in any material adverse change in Recipients' ability to complete the Project or the financial condition, properties, business or operations of the Project, nor are Recipients aware of any existing basis for any such litigation or governmental proceeding.

7.5 **EFFECTIVE DATE** The covenants, warranties, and representations of this Article are made as of the date of this Agreement and shall be deemed to be renewed and restated by Recipients when each advance or request for reimbursement of funds is submitted.

7.6 **PROJECT COST** Based on all information known or that should be known by Recipients, the estimated cost of the Project is $22,937,600. If the estimated cost of the Project changes by more than five percent (5%), Recipients shall notify the Board within thirty (30) days of identifying that the Project Cost has changed. Upon notice of change in the estimated cost of the Project, the Board may exercise its discretion to adjust the reimbursement ratio accordingly.

ARTICLE 8
COVENANTS OF RECIPIENTS

8.1 **AFFIRMATIVE COVENANTS** Until the terms of this Agreement are fulfilled, Recipients covenant to the Board that:

(a) **PROJECT WORK; OPERATION AND MAINTENANCE** Recipients shall complete the Project by June 30, 2025. For the purposes of this section, "complete" means the Project is fully constructed and operational at a level acceptable to the Board. For the duration of this Agreement, Recipients shall operate and maintain the Project facilities at a level acceptable to the Board.

(b) **NOTICE OF PROCEEDINGS** Recipients shall promptly notify the Board of the initiation of any claims, lawsuits, bankruptcy proceedings, or other proceedings brought against Recipients that would adversely impact the Project.

(c) **REPORTS** Recipients shall prepare, sign, and submit the requests and reports as specified below in the form and content specified by the Board. Recipients shall review all reimbursement requests and verify that claimed expenditures are allowable costs and submit Project progress reports with each reimbursement request. Recipients shall maintain documentation adequate to support the claimed costs. Upon request of the Board or IEDA, Recipients shall submit:

(i) Annual audited financial statements.

(ii) Certified year-end financial statements or balance sheets.

(iii) Final Performance or Audit Reports.

The Board reserves the right to require more frequent submission of any of the above reports if, in the opinion of the Board, more frequent submissions would help improve Recipients' Project performance.

(d) **NOTICE OF MEETINGS** Each Recipient shall notify the Board at least ten (10) working days in advance of all meetings of its governing body at which the subject matter of this Agreement or Project is proposed to be discussed. Recipients shall provide the Board with copies of the agenda and minutes of such meetings and expressly agree that a representative of the Board may attend all such meetings for the purposes of the discussion of this Project.

(e) **INDEMNIFICATION** Recipients shall indemnify, defend, and hold harmless the Board; IEDA; the State of Iowa; and its departments, divisions, agencies, sections, commissions, officers, employees, and agents from and against all losses, liabilities, penalties, fines, damages, and claims, including but not limited to taxes, and all related costs and expenses, including but not limited to reasonable attorneys' fees and disbursements and costs of investigation, litigation, settlement, judgments, interest, and penalties arising from or in connection with any of the following:

(i) Any claim, demand, action, citation, or legal proceeding arising out of or resulting from the Project;

(ii) Any claim, demand, action, citation, or legal proceeding arising out of or resulting from a breach by Recipients of any representation or warranty made by Recipients in the Agreement;

(iii) Any claim, demand, action, citation, or legal proceeding arising out of or related to occurrences that Recipients are required to insure against as provided for in this Agreement; and

(iv) Any claim, demand, action, citation, or legal proceeding that results from an act or omission of Recipients or any of its or their agents in its capacity as an employer of a person.

(f) **RELEASE** Recipients shall release, discharge, and relinquish the Board; all Board members; IEDA; the State of Iowa; and all departments, divisions, agencies, sections, commissions, officers, employers, agents, contractors, associates, and affiliates of the State of Iowa from any and all liability resulting from or related to the termination, suspension, reduction, or delay of grant proceeds under this contract, including but not limited to a termination, suspension, reduction, or delay under the following sections of this Agreement: Section 4.2 (Receipt of Funds), Section 6.2(d) (Suspension of Reimbursement), Section 9.5 (Remedies Upon Default), Section 9.6 (Termination for Convenience), and Section 9.7 (Procedure Upon Termination).

(g) **PROJECT FEES** Recipients shall promptly pay all appraisal, survey, recording, title, license, permit, and other fees and expenses incurred incident to the Project funded by this Agreement.

(h) **INTEREST AND SURPLUS PROCEEDS** Recipients shall return all unexpended Grant funds and interest accrued on Grant funds to IEDA within thirty (30) days after the Project Completion Date.

8.2 **NEGATIVE COVENANTS** Throughout the terms of this Agreement, Recipients shall not, without prior written disclosure to the Board and prior written consent of the Board:

(a) **RECIPIENTS'S INTEREST** Assign, waive, or transfer any of Recipients' rights, powers, duties, or obligations under this Agreement.

(b) **PROPERTY/COLLATERAL** Sell, transfer, convey, assign, encumber, or otherwise dispose of any of the real property for the Project.

(c) **RESTRICTIONS** Place or permit any restrictions, covenants, or any similar limitations on the real property or the Project.

(d) **REMOVAL OF PROJECT PROPERTY** Remove from the Project site or the State all or any part of the Project property.

(e) **RECIPIENTS OWNERSHIP** Change the ownership, structure, or control of any Recipient including but not limited to, entering into any merger or consolidation with any person, firm or corporation or permitting substantial distribution, liquidation or other disposal of Recipient's assets directly associated with the Project, if such change materially affects the Project. Recipients shall notify the Board forty-five (45) days prior to any change in any Recipient's ownership, structure, or control. A change in board membership of any Recipient, which takes place in the normal course of business, does not require Board consent. The Board has sole discretion to determine whether the change materially affects the Project. The Board shall not unreasonably withhold consent and will notify Recipients prior to the expiration of the 45-day period if it determines that the change in ownership, structure, or control does not materially affect the Project and therefore does not require Board consent

(f) **RECIPIENTS OPERATION** Materially change the scope or use of the Project or the nature of the business and activities being conducted or proposed to be conducted by Recipients as described in Recipients' approved CAT Application (Exhibit A), unless the change is approved in writing by the Board. The Board shall determine the materiality of the change.

ARTICLE 9
DEFAULT; REMEDIES; AND TERMINATION

9.1 **NOTICE OF EVENT(S) OF DEFAULT** Recipients shall promptly notify the Board upon becoming aware of an actual or imminent Event of Default by Recipients.

9.2 **EVENT(S) OF DEFAULT** Each of the following shall constitute an Event of Default under this Agreement:

(a) **MATERIAL MISREPRESENTATION** Any representation, warranty or statement made or furnished to the Board by, or on behalf of, Recipients in connection with this Agreement or to induce the Board to make a Grant to Recipients shall be determined by the Board to be incorrect, false, misleading, or erroneous in any material respect when made or furnished.

(b) **NONCOMPLIANCE** Recipients fail to comply with Iowa Code Chapter 15F, the Board's administrative rules (261 Iowa Administrative Code Chapter 211), or any of the covenants, terms or conditions contained in this Agreement or documents executed pursuant to this Agreement.

(c) **FAILURE TO COMPLETE PROJECT** The Project, in the sole judgment of the Board, is not completed on or before the Project Completion Date. For the purposes of this section, "completed" means the Project is fully constructed and operational.

(d) **FAILURE TO OPERATE AND MAINTAIN** Recipients fail to operate and maintain the Project facilities for the duration of this Agreement.

(e) **RECIPIENTS CHANGES** There is a material change in any Recipient's ownership, structure, or control that occurs without the prior written disclosure to and, if required, written consent of the Board.

(f) **MISSPENDING** Recipients expends Grant funds for purposes not described in the CAT Application as approved by the Board (Exhibit A) or the Program Description and Budget (Exhibit B).

(g) **INSOLVENCY OR BANKRUPTCY** Any Recipient becomes insolvent or bankrupt, or admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors, or any Recipient applies for or consents to the appointment of a trustee or receiver for Recipient or for the major part of its property; or if a trustee or receiver is appointed for any Recipient or for all or a substantial part of the assets of any Recipient and the order of such appointment is not discharged, vacated or stayed within sixty (60) days after such appointment; or if bankruptcy, reorganization, arrangement, insolvency, or liquidation proceedings or other proceedings for relief under any bankruptcy or similar law or laws for the relief of debtors are instituted by or against any Recipient and, if instituted against any Recipient, are consented to, or, if contested by Recipient, such proceeding is not dismissed by the adverse parties or by an order, decree or judgment within sixty (60) days after such institution.

(h) **INSURANCE** Loss, theft, damage, or destruction of any substantial portion of the Project property occurs for which there is either no insurance coverage or for which, in the opinion of the Board, there is insufficient insurance coverage.

(i) **INSECURITY** The Board in good faith deems itself insecure and reasonably believes, after consideration of all the facts and circumstances then existing, that the prospect of payment and satisfaction of the obligations under this Agreement or the performance of or observance of the covenants in this Agreement or the value of its collateral is or will be materially impaired.

(j) **CONVEYANCE OF RESPONSIBILITIES** Recipients assign, waive, or transfer any of Recipients' rights, powers, duties, or obligations under this Agreement without written permission of the Board.

(k) **CONVEYANCE OF PROPERTY** Recipients sell, transfer, convey, assign, encumber, or otherwise dispose of any real property of the Project without written permission of the Board.

(l) **NO DISBURSEMENT OF FUNDS** IEDA has not disbursed CAT funds within the twelve (12) months immediately following the Effective Date.

9.4 **NOTICE OF DEFAULT** The Board shall issue a written notice of default providing therein a thirty (30) day period during which Recipients shall have an opportunity to cure. Notwithstanding this Section 9.4, if the Board determines cure is not possible or feasible, the Board may immediately deem Recipients in default without prior written notice or opportunity to cure.

9.5 **REMEDIES UPON DEFAULT** Upon the occurrence of any Event of Default, the Board shall have the right to terminate this Agreement and to require immediate repayment of the full amount of funds disbursed to Recipients under this Agreement plus interest at the rate of ten percent (10%) per annum without presentment, demand, protest, notice of protest, notice of intention to accelerate, or other notice of any kind, all of which are expressly waived by Recipients.

9.6 **TERMINATION FOR CONVENIENCE** In addition to termination due to an Event of Default or nonappropriation of CAT funds, this Agreement may be terminated in whole, or in part, when the Board and Recipients agree that the continuation of the Project would not produce beneficial results commensurate with the future disbursement of funds.

9.7 **PROCEDURE UPON TERMINATION** If this Agreement is terminated for convenience, reimbursement shall be allowed for costs expended up to the date of termination determined by the Board to be in

compliance with Iowa Code Chapter 15F, the Board's administrative rules (261 Iowa Administrative Code Chapter 211), and this Agreement. If this Agreement is terminated for an Event of Default, nonappropriation of funds, or a reduction of appropriated funds, the Board may, in its sole discretion, allow reimbursement or partial reimbursement for costs up to the date of termination determined by the Board to be in compliance with Iowa Code Chapter 15F, the Board's administrative rules (261 Iowa Administrative Code Chapter 211), and this Agreement. Recipients shall return to IEDA all unencumbered Grant funds within one (1) week of receipt of Notice of Termination. Any costs previously paid by the Board that are subsequently determined to be unallowable through audit procedures shall be returned to the Board within thirty (30) days of the disallowance.

ARTICLE 10
GENERAL TERMS AND PROVISIONS

10.1 **BINDING EFFECT** This Agreement shall be binding upon and shall inure to the benefit of the Board and Recipients and their respective heirs, successors, legal representatives, and assigns. The obligations, covenants, warranties, acknowledgments, waivers, agreements, terms, provisions, and conditions of this Agreement shall be jointly and severally enforceable against the parties to this Agreement.

10.2 **TIMELY PERFORMANCE** The parties agree that the dates and time periods specified in this Agreement are of the essence to the satisfactory performance of this Agreement.

10.3 **ENHANCE IOWA RECOGNITION** The Project shall permanently recognize, in a manner acceptable to IEDA, the financial contribution to the Project made by the State of Iowa through the Community Attraction and Tourism Program.

10.4 **COMPLIANCE WITH LAWS AND REGULATIONS**

(a) Recipients shall comply with all applicable State and federal laws, rules, ordinances, regulations and orders. Recipients shall comply with Iowa Code Chapter 15F and the Board's administrative rules (261 Iowa Administrative Code Chapter 211).

(b) Recipients shall comply with all applicable federal, state, and local laws, rules, ordinances, regulations and orders when performing within the scope of this Agreement, including without limitation, all laws applicable to the prevention of discrimination in employment, the administrative rules of the Iowa Department of Management or the Iowa Civil Rights Commission which pertain to equal employment opportunity and affirmative action, laws relating to prevailing wages, occupational safety and health standards, prevention of discrimination in employment, payment of taxes, gift laws, lobbying laws, and laws relating to the use of targeted small businesses as contractors or suppliers.

(c) Recipients declare that they have complied or will comply, in a timely fashion, with all federal, state, and local laws regarding permits, licenses, and clearances that may be required to carry out the Project.

(d) As required by Iowa Code Section 15F.106, Recipients shall provide and pay at least fifty percent (50%) of the cost of a standard medical insurance plan for all full-time employees working at the Project after the completion of the Project.

(e) The Board may consider the failure of Recipients to comply with any law or regulation as a material breach of this Agreement. In addition, Recipients may be declared ineligible for future Community Attraction and Tourism Program assistance or be subjected to other sanctions, as defined by law, for failure to comply with this section.

10.5 **SURVIVAL OF AGREEMENT** Each provision of this Agreement shall be deemed severable from

all other provisions of the Agreement and, if one or more of the provisions of the Agreement shall be declared invalid, the remaining provisions of the Agreement shall remain in full force and effect.

10.6 **CHOICE OF LAW AND FORUM** The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this Agreement without regard to any other principles of conflicts of law.

In the event any proceeding of a quasi-judicial or judicial nature is commenced in connection with this Agreement, the proceeding shall be brought in Des Moines, Iowa, in Polk County District Court for the State of Iowa, if such court has jurisdiction. If however, such court lacks jurisdiction and jurisdiction lies only in a United States District Court, the matter shall be commenced in the United States District Court for the Southern District of Iowa, Central Division.

This provision shall not be construed as waiving any immunity to suit or liability, in state or federal court, which may be available to the Enhance Iowa Board, the State of Iowa or their Board members, officers, employees or agents.

10.7 **NO THIRD-PARTY BENEFICIARIES** There are no third-party beneficiaries to this Agreement.

10.8 **MODIFICATION** Neither this Agreement nor any documents incorporated by reference in connection with this Agreement may be changed, waived, discharged, or terminated orally, but only as provided below:

(a) **WRITING REQUIRED** The Agreement may only be amended through written prior approval of the Board. Examples of situations where amendments are required include, but are not limited to, extensions for completion of Project activities and changes to the Project including, but not limited to, alteration of existing approved activities or inclusion of new activities.

(b) **BOARD REVIEW** The Board will consider whether an amendment request is so substantial as to necessitate reevaluating the Board's original funding decision on the Project. The Board will deny an amendment if it substantially alters the circumstances under which the Project funding was originally approved or if it does not meet requirements set forth in Iowa Code Chapter 15F or 261 Iowa Administrative Code Chapter 211.

10.9 **NOTICES** Whenever this Agreement requires or permits any notice or written request by one party to another, it shall be in writing, enclosed in an envelope, addressed to the party to be notified at the address heretofore stated (or at such other address as may have been designated by written notice), properly stamped, sealed and deposited in the United States Mail. Any such notice given hereunder shall be deemed delivered upon the earlier of actual receipt or three (3) days after posting. The Board may rely on the addresses of Recipients as set forth heretofore.

10.10 **WAIVERS** No waiver by the Board of any default hereunder shall operate as a waiver of any other default or of the same default on any future occasion. No delay on the part of the Board in exercising any right or remedy hereunder shall operate as a waiver thereof. No single or partial exercise of any right or remedy by the Board shall preclude future exercise thereof or the exercise of any other right or remedy.

10.11 **LIMITATION** It is agreed by Recipients that the Board shall not, under any circumstances, be obligated financially under this Agreement except to disburse funds according to the terms of the Agreement.

10.12 **ENFORCEMENT EXPENSES** Recipients shall pay upon demand all reasonable fees and expenses, including but not limited to the fees and expenses of the Board's attorneys, including the Iowa Attorney General, experts and agents, in connection with the exercise or enforcement of any of the Board's rights under the Agreement.

10.13 **HEADINGS** The headings in this Agreement are intended solely for convenience of reference and shall be given no effect in the construction and interpretation of this Agreement.

10.14 **EVENT OF BOARD DISSOLUTION** Recipients hereby acknowledge that the Enhance Iowa Board is a public instrumentality of the State of Iowa and that, in the event that the Board is dissolved for any reason, the State of Iowa is entitled to enforce any right, title, or interest held by the Board and that all Recipients' obligations hereunder are also owed to the State of Iowa.

10.15 **FINAL AUTHORITY** The Board shall have the final authority to assess whether Recipients have complied with the terms of this Agreement. The Board's decision shall be final and binding on all questions concerning the interpretation of this Agreement.

10.16 **INTEGRATION** This Agreement contains the entire understanding between Recipients and the Board relating to this Project and any representations that may have been made before or after the signing of this Agreement, which are not contained herein, are nonbinding, void, and of no effect. None of the Parties has relied on any such prior representation in entering into this Agreement.

10.17 **COUNTERPARTS** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute but the same instrument.

10.18 **DOCUMENTS INCORPORATED BY REFERENCE** The following documents are hereby incorporated by reference:

(a) Exhibit A - CAT Application, as approved by the Enhance Iowa Board. Due to its size, Exhibit A will not be attached to this Agreement, but will be kept on file at IEDA.
(b) Exhibit B - Program Description and Budget.

10.19 **ORDER OF PRIORITY** In the event of a conflict between documents, the following order of priority shall be applied:

(a) Articles 1-10 of this Grant Agreement.
(b) Exhibit B - Program Description and Budget.
(c) Exhibit A - CAT Application as approved by the Enhance Iowa Board.

IN WITNESS WHEREOF in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the above Agreement and have caused their duly authorized representatives to execute this Agreement, effective as of the Effective Date first stated.

FOR THE ENHANCE IOWA BOARD:

BY: Steve Roesner
Steve Roesner (Jun 6, 2023 15:40 CDT)

Steve Roesner, Chair

FOR RECIPEINT:

BY: Kim Kidwell
City of Bettendorf

Kim Kidwell Director of Culture & Recreation
Name/Title

FOR RECIPIENT:

BY: Brad Martell
Brad Martell (Jun 6, 2023 10:48 CDT)
YMCA of the Iowa Mississippi Valley

Brad Martell President/CEO
Name/Title

LIST OF EXHIBITS

Exhibit A	CAT Application as approved by the Enhance Iowa Board (on file with IEDA)
Exhibit B	Program Description and Budget

COUNCIL LETTER

MEETING DATE: November 7, 2023
REQUESTED BY: Jason Schadt, Finance Director

Item Title
Resolution adopting policy addendums and procedures to ensure expenditures related to the 2023 flood events are eligible for federally funded reimbursement.

Explanation
The City of Bettendorf has incurred expenses related to the flood events in the spring of 2023. Those expenditures are eligible for reimbursement with both federal and state funding. In order to maintain eligibility of reimbursement the City must have documented policies and procedures consistent with those found in 2 CFR; Part 200. In order to comply we ask for Council consideration and approval of a procurement policy addendum specific to federally funded projects.

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

List Attachments
Resolution
Procurement Policy - Addendum for Federally Funded Programs/Projects

RESOLUTION NO. _____- 23

RESOLUTION ADOPTING POLICY ADDENDUMS AND PROCEDURES TO ENSURE EXPENDITURES RELATED TO THE 2023 FLOOD EVENTS ARE ELIGIBLE FOR FEDERALLY FUNDED REIMBURSEMENT

WHEREAS, the City of Bettendorf has flood related expenditures eligible for federally funded reimbursement; and

WHEREAS, federally funded expenditures require procurement policies and procedures in accordance with federal codes described in 2 CFR; Part 200; and

WHEREAS, in addition to State of Iowa, and local codes applicable to procurement of supplies, equipment, construction and services, the attached procurement policy addendum, pertaining to federal funds shall be applicable.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the city has adopted and will maintain policies consistent with those described above and attached hereto.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Mayor, Robert S. Gallagher

Attest:

_____
Decker P. Ploehn, City Clerk

PURPOSE

The purpose of this procurement policy is to ensure that sound business judgement is utilized in all procurement transactions and that supplies, equipment, construction and services are obtained efficiently and economically and in compliance with applicable federal and state law and executive orders and to ensure that all procurement transactions will be conducted in a manner that provides full and open competition. These procedures will ensure that all solicitations incorporate clear and accurate descriptions of the technical requirements for the goods or services being procured. Chapter 26 and Section 331.341 of the Iowa Code will be followed on all applicable purchases. All other appropriate sections of the Iowa Code shall also apply.

APPLICATION

This policy applies to the procurement of all supplies, equipment, and construction and services of and for City of Bettendorf that include any federal program funding. In regards to any such federal programs, all procurement will be done in accordance with 2 CFR; Part 200. Chapter 26 and Section 331.341 of the Iowa Code will be followed on all applicable purchases. All other appropriate sections of the Iowa Code shall also apply. When federal requirements conflict with local or state requirements, the federal requirement, or most restrictive requirement will be followed.

POLICY

METHODS OF PROCUREMENT

Procurement under grants shall be made by one of the following methods, as described herein: (a) small purchase procedures; (b) sealed bids (formal advertising); (c) competitive proposals; (d) noncompetitive proposals.

A. Micro-Purchase Procedures 200.320(a)
    i. The acquisition of supplies or services, the aggregate dollar amount of which does not exceed the micro-purchase threshold - $10,000 (200.67)
    ii. To the extent practicable, must distribute micro-purchases equitably among qualified suppliers
    iii. May be awarded without soliciting competitive quotations if the non-Federal entity considers the price to be reasonable
B. Small Purchase Procedures 200.320(b)
    i. Are those relatively simple and informal procurement methods for securing services, supplies, or other property that does not cost more than the simplified acquisition threshold - $250,000 (200.88)
    ii. Price or rate quotations are to be obtained from an "adequate number" of qualified sources
C. Sealed Bidding (formal advertising) 200.320(c)
    i. Lowest priced, responsive, responsible, bidder WINS
    ii. The preferred method for construction when sealed bidding is "feasible", which is when certain conditions are present
    iii. Bids must be solicited from an "adequate number of known suppliers", providing them sufficient response time before date for the opening of bids
    iv. Bids will be opened at the time and place prescribed in the invitation for bids

v. Must publicly advertise the invitation for bids
vi. Bids must be opened publicly
vii. Other procedural requirements at 200.320(c)(2)

D. Competitive Proposals 200.320(d)
   i. Used when conditions are not appropriate for the use of sealed bids
   ii. The appropriate method when more than one source is expected to submit an offer and either a fixed-price or cost-reimbursement type contract is awarded
   iii. Awards will be made to the responsible firm whose proposal is most advantageous to the program, with ***price*** and other factors considered
   iv. Requests for proposals ***must be publicized*** and identify all evaluation factors and their relative importance
   v. Proposals must be solicited from an adequate number of qualified sources
   vi. Must have written method for conducting technical evaluations of the proposals received and for selection of the contract

E. Noncompetitive Proposals 200.320(f)
   i. Procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:
      a. **One Source**: the item is available only from a single source
      b. **Exigency/Emergency**: an exigency or emergency will not permit a delay resulting from competitive solicitation
      c. **Awarding Agency Approval:** the Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity
      d. **Inadequate Competition**: after the solicitation of a number of sources, competition is determined inadequate

CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS (200.321)

A. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
B. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
C. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
D. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
E. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
F. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (a) through (e).

DOMESTIC PREFERENCE FOR PROCUREMENTS (200.322)

A. As appropriate and to the extent consistent with law, the City of Bettendorf will to the greatest extent practicable under Federal award, provide a preference for the purchase, acquisition, or

use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

PROCUREMENT OF RECOVERED MATERIALS (200.323)

A. The City of Bettendorf and its contractors will comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

CONTRACT PRICING (200.324)

A. The cost plus a percentage of cost and percentage of construction cost method of contracting shall not be used.
B. For contracts exceeding the $250,000 threshold, the City of Bettendorf shall perform some form of cost/price analysis for every procurement action, including contract modifications, amendments, or change orders. City of Bettendorf shall make an independent estimate prior to receiving a bid or proposal.
C. City of Bettendorf shall negotiate profit as a separate element of the price for each contract in which there is no price competition and in all cases where cost analysis is performed. In determining a fair and reasonable profit, City of Bettendorf must consider the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of its record of past performance and the industry profit rates in the surrounding geographical area.

BONDING REQUIREMENTS (200.326)

A. A bid guarantee from each bidder equivalent to five percent of the bid price. The bid guarantee must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.
B. A performance bond on the part the contractor for 100 percent of the contract price must be executed in connection with a contract to secure fulfillment of all the contractor's requirements under such contract.
C. A payment bond on the part of the contractor for 100 percent of the contract price must be executed in connection with a contract to assure payment is required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

PROCUREMENT RECORDS

City of Bettendorf shall maintain records sufficient to detail the significant history of a procurement, including the rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price.

(200.325)
(a) City of Bettendorf must make available, upon request of the Federal awarding agency or pass-through entity, technical specifications on proposed procurements where the Federal awarding agency or pass-through entity believes such review is needed to ensure that the item or service specified is the one being proposed for acquisition.
(b) City of Bettendorf must make available upon request, for the Federal awarding agency or pass-through entity preprocurement review, procurement documents, such as requests for proposals or invitations for bids, or independent cost estimates, when:
(1) City of Bettendorf's procurement procedures or operation fails to comply with the procurement standards in this Part;
(2) The procurement is expected to exceed the Simplified Acquisition Threshold and is to be awarded without competition or only one bid or offer is received in response to a solicitation;
(3) The procurement, which is expected to exceed the Simplified Acquisition Threshold, specifies a "brand name" product;
(4) The proposed contract is more than the Simplified Acquisition Threshold and is to be awarded to other than the apparent low bidder under a sealed bid procurement; or
(5) A proposed contract modification changes the scope of a contract or increases the contract amount by more than the Simplified Acquisition Threshold.
(c) City of Bettendorf is exempt from the pre-procurement review in paragraph (b) of this section if the Federal awarding agency or pass-through entity determines that its procurement systems comply with the standards of this Part.
(1) City of Bettendorf may request that its procurement system be reviewed by the Federal awarding agency or pass-through entity to determine whether its system meets these standards in order for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding, and third party contracts are awarded on a regular basis;
(2) City of Bettendorf may self-certify its procurement system. Such self-certification must not limit the Federal awarding agency's right to survey the system. Under a self-certification procedure, the Federal awarding agency may rely on written assurances from City of Bettendorf that it is complying with these standards. City of Bettendorf must cite specific policies, procedures, regulations, or standards as being in compliance with these requirements and have its system available for review.

AWARDED CONTRACTS

A. City of Bettendorf will not award a contract to a party listed as debarred, suspended, or otherwise excluded in the System for Award Management (SAM). www.sam.gov (200.214)
B. Contracts awarded shall contain the applicable contract provisions described in 2 CFR 200.327 and Appendix II to Part 200.
C. City of Bettendorf will maintain written standards of conduct covering conflicts of interest and must provide for disciplinary action to be applied for violations of such standards as defined in 2 CFR 200.318 (c) (1).
   No officer, employee, or agent of the City of Bettendorf shall participate in the selection, award, or administration of a contract supported by federal grant funds, if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:
   The employee, officer, or agent:
   Any member of his/her immediate family;
   His/her partner; or
   An organization which employs, or is about to employ any of the above;
   has a financial or other interest in the firm selected for award.

City of Bettendorf officers, employees, or agents shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or subcontractors.

To the extent permitted by federal, state, or local law or regulations, violation of these standards may cause penalties, sanctions, or other disciplinary actions to be taken against City of Bettendorf's officers, employees, or agents.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (200.216)

A. The City of Bettendorf will not procure or obtain; extend or renew a contract to procure or obtain; or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
    a. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
    b. Telecommunications or video surveillance services provided by such entities or using such equipment.
    c. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Passed and adopted November 7th, 2023

COUNCIL LETTER

MEETING DATE: November 7, 2023
REQUESTED BY: Jeff Reiter, Assistant City Administrator/Economic Dev. Director

Item Title
Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 2 to the I-80 Urban Renewal Plan in the City of Bettendorf, State of Iowa.

Explanation
On April 4, 2017, by Resolution 85-17, the City Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the I-80 Urban Renewal Plan (the "Plan" or "URP") for the I-80 Urban Renewal Area (the "Area" or "Urban Renewal Area").

Then, on February 15, 2022, by Resolution 30-22, the City Council approved and adopted and Amendment No.1 to the Plan, which included certain additional agricultural property into the URP.

Within the URP, it was contemplated that the City of Bettendorf would construct a pedestrian bridge over Middle Road as an Urban Renewal Project. The City's bonding capacity within the associated URA is necessary to support the financing of this pedestrian bridge.

Staff requests at this time a Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 2 to the I-80 Urban Renewal Plan, to include estimates for potential indebtedness for the construction of this pedestrian bridge and associated Urban Renewal Projects. Per Iowa Code, a consultation with the affected taxing entities (Pleasant Valley Schools and Scott County), is required to provide them opportunity to consult on the project. Additionally, per Iowa Code, a public hearing must occur in order for the URP Amendment to occur.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
- Proposed indebtedness will be contemplated as part of the City's spring bond sale

List Attachments
- Resolution
- Proposed Amendment (Exhibit 1)
- Notice of Consultation
- Notice of Public Hearing

ITEM TO INCLUDE ON AGENDA

CITY OF BETTENDORF, IOWA
November 7, 2023
7:00 P.M.

I-80 Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 2 to the I-80 Urban Renewal Plan in the City of Bettendorf, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

November 7, 2023

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

_____

Absent: _____

Vacant: _____

* * * * * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 2 TO THE I-80 URBAN RENEWAL PLAN IN THE CITY OF BETTENDORF, STATE OF IOWA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

_____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 2 TO THE I-80 URBAN RENEWAL PLAN IN THE CITY OF BETTENDORF, STATE OF IOWA

WHEREAS, by Resolution No. 85.17, adopted April 4, 2017, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the I-80 Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the I-80 Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Scott County; and

WHEREAS, by Resolution No. 30-22, adopted February 15, 2022, this City Council approved and adopted an Amendment No. 1 to the Plan; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

COMMENCING AT THE POINT OF BEGINNING, DESCRIBED AS THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 2 TO THE SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE TO THE CENTERLINE OF SPRING CREEK DRIVE, SAID DRIVE BEING LOCATED IN HUNTINGTON MEADOWS FIRST ADDITION TO THE CITY OF BETTENDORF;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF FOREST GROVE PARK ADDITION AND ALONG SAID EAST LINE TO THE NORTHEASTERLY CORNER OF SAID FOREST GROVE PARK ADDITION;

THENCE WEST ALONG THE NORTH LINE OF SAID FOREST GROVE PARK ADDITION TO A POINT, SAID POINT BEING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SPENCER HOLLOW FIRST ADDITION OUTLOT D;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION, THRU SAID WEST LINE OF SAID OUTLOT D AND ALONG THE NORTHERLY EXTENSION OF SAID OUTLOT D TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2010-00005515, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON MARCH 1, 2010, SAID PARCEL ALSO KNOWN BY PARCEL ID #840105001;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL ID #840105001 TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE EASTERLY ALONG THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2011-00036619, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON DECEMBER 22, 2011, SAID PARCEL ALSO KNOWN BY PARCEL ID #840107004;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL ID #840107004 TO THE NORTHEASTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 80;

THENCE WESTERLY ALONG THE NORTHERN LINE OF SAID PARCEL #840107004, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL #840105001, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO A POINT ON THE EXTENSION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER EXTENDED, NORTHERLY TO THE NORTH RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID INDIANA AVENUE TO THE WEST LINE OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. TO THE POINT OF BEGINNING.

The I-80 Urban Renewal Area also includes the full right-of-way of all roads and streets within, adjacent to, or bordering the Area.

AMENDMENT NO. 1 AREA

Part of the Northwest Quarter of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the northwest corner of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along the west line of the East Half of the Northwest Quarter of said Section 1, a distance of 183.84 feet to the south right of way line of Interstate Route 80 and the Point of Beginning;

Thence North 86 degrees 16 minutes 37 seconds East along said south right of way line, a distance of 282.89 feet;

Thence easterly 296.12 feet along said south right of way line and the arc of a circle concave to the south, having a radius of 52,336.80 feet, a chord bearing of North 86 degrees 26minutes 20 seconds East, and a chord distance of 296.12 feet to the east line of a parcel conveyed by Warranty Deed recorded in Book 295 of Deeds at Page 90 in the Scott County Recorder's office;

Thence South 02 degrees 02 minutes 09 Seconds East along said East Line, a distance of 1,330.58 feet to the south line of said parcel;

Thence South 87 degrees 18 minutes 43 seconds West along said south line, a distance of 578.82 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,118.14 feet to the to the north right of way line of Forest Grove Drive;

Thence South 87 degrees 08 minutes 54 seconds West along said north right of way line, a distance of 997.86 feet to the westerly line of said parcel conveyed by Warranty Deed recorded in Book 295 of deeds at Page 90;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 574.20 feet;

Thence North 60 degrees 09 minutes 07 seconds East along said westerly line, a distance of 577.99 feet;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 335.28 feet;

Thence North 87 degrees 10 minutes 06 seconds East along said westerly line, a distance of 499.21 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence North 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,267.31 feet to the Point of Beginning.

The above described parcel contains 39.167 acres, more or less.

For the purpose of this description, bearings are based on the Iowa State Plane Coordinate System, South Zone – 1402, North American Datum of 1983.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 2 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 2 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 2 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 2 required by Section 403.5(2), Code of Iowa, as amended, shall be held on November 15, 2023, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at 2:00 P.M., and the Assistant City Administrator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 2, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF BETTENDORF, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 2 TO THE I-80 URBAN RENEWAL PLAN FOR THE CITY OF BETTENDORF, STATE OF IOWA

The City of Bettendorf, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 2:00 P.M. on November 15, 2023, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa concerning a proposed Amendment No. 2 to the I-80 Urban Renewal Plan for the I-80 Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Assistant City Administrator, or his delegate, as the designated representative of the City of Bettendorf, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 2 to the I-80 Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Bettendorf, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2023.

_____
City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 2 before the City Council at its meeting which commences at 7:00 P.M. on December 5, 2023, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Quad City Times, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 2 TO THE I-80 URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF BETTENDORF, STATE OF IOWA

The City Council of the City of Bettendorf, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on December 5, 2023 in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, to consider adoption of a proposed Amendment No. 2 to the I-80 Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Bettendorf, State of Iowa.

The Urban Renewal Area is legally described as follows:

ORIGINAL AREA

COMMENCING AT THE POINT OF BEGINNING, DESCRIBED AS THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 2 TO THE SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE TO THE CENTERLINE OF SPRING CREEK DRIVE, SAID DRIVE BEING LOCATED IN HUNTINGTON MEADOWS FIRST ADDITION TO THE CITY OF BETTENDORF;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF FOREST GROVE PARK ADDITION AND ALONG SAID EAST LINE TO THE NORTHEASTERLY CORNER OF SAID FOREST GROVE PARK ADDITION;

THENCE WEST ALONG THE NORTH LINE OF SAID FOREST GROVE PARK ADDITION TO A POINT, SAID POINT BEING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SPENCER HOLLOW FIRST ADDITION OUTLOT D;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION, THRU SAID WEST LINE OF SAID OUTLOT D AND ALONG THE NORTHERLY EXTENSION OF SAID OUTLOT D TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2010-00005515, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON MARCH 1, 2010, SAID PARCEL ALSO KNOWN BY PARCEL ID #840105001;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL ID #840105001 TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE EASTERLY ALONG THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2011-00036619, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON DECEMBER 22, 2011, SAID PARCEL ALSO KNOWN BY PARCEL ID #840107004;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL ID #840107004 TO THE NORTHEASTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 80;

THENCE WESTERLY ALONG THE NORTHERN LINE OF SAID PARCEL #840107004, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL #840105001, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO A POINT ON THE EXTENSION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER EXTENDED, NORTHERLY TO THE NORTH RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID INDIANA AVENUE TO THE WEST LINE OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. TO THE POINT OF BEGINNING.

The I-80 Urban Renewal Area also includes the full right-of-way of all roads and streets within, adjacent to, or bordering the Area.

AMENDMENT NO. 1 AREA

Part of the Northwest Quarter of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the northwest corner of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along the west line of the East Half of the Northwest Quarter of said Section 1, a distance of 183.84 feet to the south right of way line of Interstate Route 80 and the Point of Beginning;

Thence North 86 degrees 16 minutes 37 seconds East along said south right of way line, a distance of 282.89 feet;

Thence easterly 296.12 feet along said south right of way line and the arc of a circle concave to the south, having a radius of 52,336.80 feet, a chord bearing of North 86 degrees 26minutes 20 seconds East, and a chord distance of 296.12 feet to the east line of a parcel conveyed by Warranty Deed recorded in Book 295 of Deeds at Page 90 in the Scott County Recorder's office;

Thence South 02 degrees 02 minutes 09 Seconds East along said East Line, a distance of 1,330.58 feet to the south line of said parcel;

Thence South 87 degrees 18 minutes 43 seconds West along said south line, a distance of 578.82 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,118.14 feet to the to the north right of way line of Forest Grove Drive;

Thence South 87 degrees 08 minutes 54 seconds West along said north right of way line, a distance of 997.86 feet to the westerly line of said parcel conveyed by Warranty Deed recorded in Book 295 of deeds at Page 90;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 574.20 feet;

Thence North 60 degrees 09 minutes 07 seconds East along said westerly line, a distance of 577.99 feet;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 335.28 feet;

Thence North 87 degrees 10 minutes 06 seconds East along said westerly line, a distance of 499.21 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence North 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,267.31 feet to the Point of Beginning.

The above described parcel contains 39.167 acres, more or less.

For the purpose of this description, bearings are based on the Iowa State Plane Coordinate System, South Zone – 1402, North American Datum of 1983.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Bettendorf, Iowa.

The City of Bettendorf, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes

specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 2 would update the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Bettendorf, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2023.

_____

City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 2, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 2 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 7th day of November, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

EXHIBIT 1

AMENDMENT NO. 2
TO THE

I-80
URBAN RENEWAL PLAN

for the

I-80
URBAN RENEWAL AREA

CITY OF BETTENDORF, IOWA

Original Plan – April 2017
Amendment No. 1 – February 2022
Amendment No. 2 – December 2023

Amendment No. 2
to the
I-80 Urban Renewal Plan
City of Bettendorf, Iowa

INTRODUCTION

The I-80 Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the I-80 Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 2017 and amended in 2022 ("Amendment No. 1"), is being further amended by this Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment") to update the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area. This Amendment does not add property to, nor remove property from, the Area.

Except as modified by this Amendment No. 2, the provisions of the Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment No. 2 shall control. Any subsections not mentioned in this Amendment No. 2 shall continue to apply to the Plan, as amended.

DESCRIPTION OF AREA

The property included in the Original Plan, adopted in 2017, may be referred to as the "Original Subarea" of the Urban Renewal Area. The land added to the Urban Renewal Area by Amendment No. 1 may be referred to as the "Amendment No. 1 Subarea." A legal description of the Area, as amended by Amendment No. 1, is attached hereto as Exhibit A, and a map of the entire Urban Renewal Area, identifying the Original Subarea and the Amendment No. 1 Subarea, is attached as Exhibit B.

BASE VALUE

Nothing in this Amendment affects already established frozen base values for any portion of the Area included in an ordinance allowing for the division of revenue under Iowa Code Section 403.19.

AREA DESIGNATION

The Area, as amended, continues to be designated as an economic development area for the promotion of commercial and industrial development.

DEVELOPMENT PLAN/ZONING

The Urban Renewal Plan, as amended, and this Amendment are in conformity with the Premiering Bettendorf; A comprehensive Plan for Bettendorf, adopted October 6, 2015, which is the City of Bettendorf's general plan for the development of the City as a whole.

This Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, as amended, and this Amendment. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized prior to the date of this Amendment, and are continuing. Such projects are not listed in this Amendment, but consist of a variety of urban renewal projects. One project included in Amendment No. 1 is being updated herein as follows:

Project	**Estimated Date**	**Estimated cost**	**Rationale why the project promotes economic development or blight remediation**
Middle Road Public Pedestrian Bridge and Trails	2024 – 2026	$11,000,000	Public safety and economic development improvements to promote commercial and tourism development

FINANCIAL DATA

1.	July 1, 2023 constitutional debt limit:	$237,972,894
2.	Current outstanding general obligation debt:	$123,479,698
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the updated Previously Approved Urban Renewal Project has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment No. 2 are estimates only and will be incurred and spent over a number of years. In no event will the City's constitution debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the updated Previously Approved Urban Renewal Project as described above will be approximately as indicated in the adjacent column:	$11,000,000 (This amount does not include costs related to financing which may be incurred over the life of the Area.)

EFFECTIVE PERIOD

This Amendment No. 2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Urban Renewal Area and any portion thereof for the maximum period allowed by law.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan or any previous amendments in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Amendment not determined to be invalid or unconstitutional.

EXHIBIT A

LEGAL DESCRIPTION OF I-80 URBAN RENEWAL AREA, AS AMENDED

Part of Sections 1 and 2 in Township 78 North, together with part of Sections 34, 35 and 36, in Township 79 North, all located in Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows;

Beginning at the northwest corner of the southwest quarter of said Section 36;

Thence Easterly along the centerline of Indiana Avenue, a distance of 425 feet more or less to the westerly line of Scott County Parcel ID #943633004;

Thence Southerly along said westerly line, a distance of 667 feet more or less;

Thence Southeasterly along said westerly line, a distance of 676 feet more or less to the north line of the southwest quarter of the southwest quarter of said Section 36;

Thence East along said north line, a distance of 728 feet more or less to the east line of the southwest quarter of the southwest quarter of said Section 36;

Thence South along said east line, a distance of 1,121 feet more or less to the northerly right of way line of Interstate Route 80;

Thence Easterly along said northerly right of way line, a distance of 1,320 feet more or less to the east line of the southwest quarter of said Section 36;

Thence South, a distance of 282 feet more or less to the southerly right of way line of Interstate Route 80;

Thence Easterly along said southerly right of way line, a distance of 1,320 feet more or less to the east line of Forest Grove Park 2nd Addition;

Thence South along said east line, a distance of 504 feet more or less to the southerly line of Forest Grove Park 2nd Addition;

Thence West along said southerly line, a distance of 838 feet more or less;

Thence Southerly along said southerly line, a distance of 307 feet more or less;

Thence Southerly along said southerly line, a distance of 109 feet more or less;

Thence Southwesterly along said southerly line, a distance of 29 feet more or less;

Thence Northwesterly along said southerly line, a distance of 67 feet more or less;

Thence Northerly along said southerly line, a distance of 370 feet more or less;

Thence West along said southerly line, a distance of 213 feet more or less to the easterly line of Forest Grove Park 2nd Addition;

Thence Southwesterly along said easterly line, a distance of 186 feet more or less;

Thence Southerly along said easterly line, a distance of 371 feet more or less;

Thence Southeasterly along said easterly line, a distance of 271 feet more or less;

Thence Southerly along said easterly line, a distance of 141 feet more or less;

Thence Southerly along said easterly line, a distance of 124 feet more or less;

Thence Southeasterly along said easterly line, a distance of 127 feet more or less to the westerly right of way line of Spring Creek Drive

Thence Southerly along said westerly right of way line 410 feet more or less;

Thence Southerly along said westerly right of way line, a distance of 311 feet more or less;

Thence Southerly along said westerly right of way line, a distance of 90 feet more or less;

Thence Southerly along said westerly right of way line, a distance of 387 feet more or less to the center line of Forest Grove Drive;

Thence Northwesterly along said center line, a distance of 1,011 feet more or less;

Thence West along said center line, a distance of 6,328 feet more or less to the west line of the east half of the northwest quarter of said Section 2;

Thence North along said west line, a distance of 2,364 feet more or less to the southerly right of way line of Interstate Route 80;

Thence Westerly along said southerly right of way line, a distance of 1,320 feet more or less to the west line of the northwest quarter of said Section 2;

Thence North, a distance of 313 feet more or less to the northerly right of way line of Interstate Route 80;

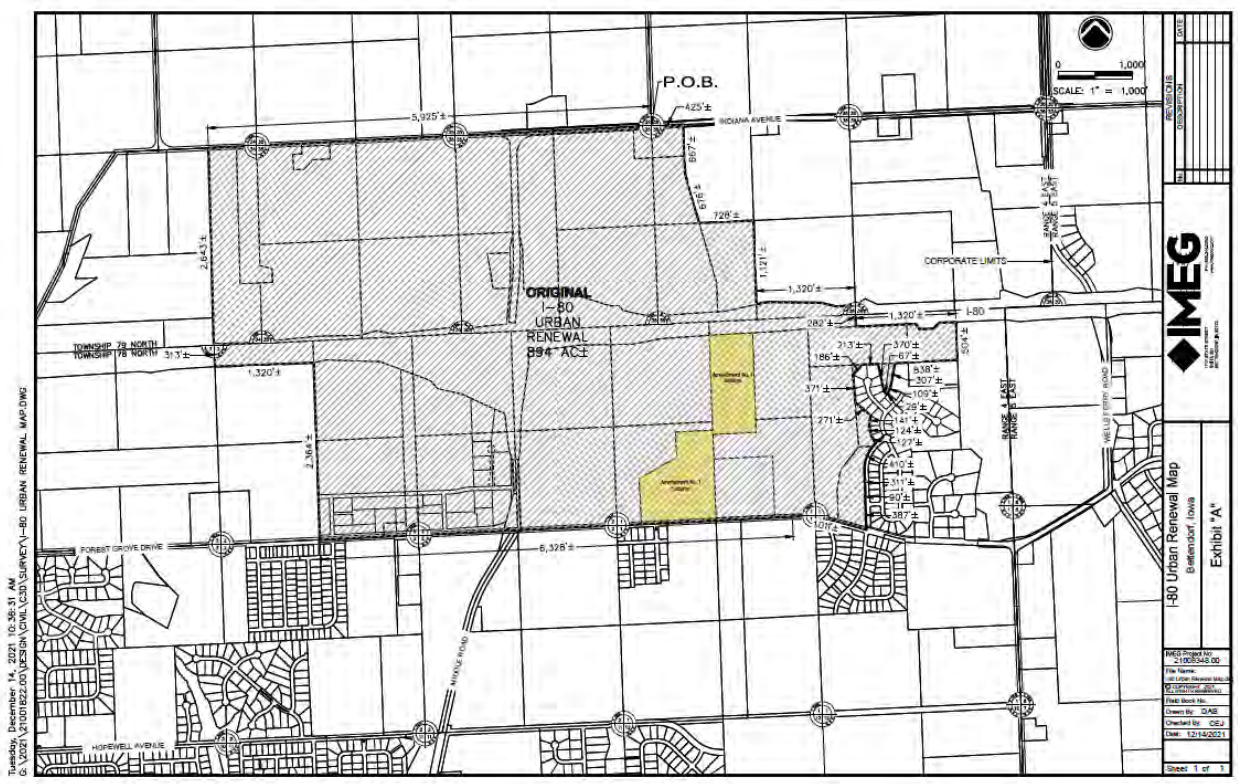
Thence North along the west line of Scott County Parcel ID #943455001, a distance of 2,643 feet more or less to the centerline of Indiana Avenue;

Thence East along said centerline, a distance of 5,925 more or less to the Point of Beginning.

The above describe parcel contains 894 acres more or less as shown by the attached Exhibit “A”.

EXHIBIT B

MAP OF I-80 URBAN RENEWAL AREA, AS AMENDED



CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

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

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

_____
City Clerk, City of Bettendorf, State of Iowa

(SEAL)

02271142-1\10216-105

COUNCIL LETTER

MEETING DATE: November 7, 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 Focus Real Estate Development for reimbursable expenses relating to the Forest Grove Drive Reconstruction Project.

Explanation
The original project phasing for the Forest Grove Drive Phase III Reconstruction Project had the intersection of Middle Road and Competition Drive being rebuilt in two stages, which would allow traffic to be maintained coming from and heading to Interstate 80. As the project neared completion of Stage 2, which just recently opened to traffic, the contractor proposed utilizing a temporary access road from Middle Rd onto private property and then onto Competition Court, which would allow them to fully close the intersection at Middle Road and Competition Drive and complete it as a single stage. Given that Stage 2 was behind their initial schedule, this potential option was very attractive in that they estimated it would come with a savings of approximately thirty-five (35) to forty-five (45) days.

Staff approached the property owner, Focus Real Estate Development, who was agreeable to allowing the temporary road to be constructed on their property as it would expedite the re-opening of the intersection which would be a benefit to all of their projects in the area. We also conferred with the Iowa Department of Transportation on how best to construct this road as it was outside of the approved project limits. Given that constraint, adding it to the project would have required additional environmental review and contractual changes that would have negated the time savings. To make this happen, staff and Focus Real Estate agreed that Focus would build the road and be reimbursed for this work per section II.A.2 of the recently approved amended development agreement for FG80.

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 PW0381 (Forest Grove Phase III Reconstruction Project). The final cost for the reimbursable is $167,439.80. The estimated costs for the original multiple stage configuration, which necessitated a significant amount of temporary pavement and additional traffic control was approximately $185,000 and was included in the approved contract for the Phase III project. That amount will be reduced from that contract and thus the overall project budget will actually be slightly reduced.

List Attachments
Resolution, Invoice.

RESOLUTION NO. _____-23

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO FOCUS REAL ESTATE DEVELOPMENT FOR REIMBURSABLE EXPENSES RELATING TO THE FOREST GROVE DRIVE RECONSTRUCTION PROJECT

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, temporary roadway improvements were needed to facilitate the construction of the Middle Road and Competition Drive intersection; and

WHEREAS, per the approved Development Agreement with Focus Real Estate Development for the FG80 Development allows for reimbursable expenses related to this work.

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 Focus Real Estate Development in the amount of $167,439.80.

Passed, Approved and Adopted this 7th day of November, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Middle Road Detour									
Line Item	Item Description	Total Quantity	Total Price	This Period Quantity	This period $	Last Period Quantity	Last Period $	Total Completed	Total $
1	Excavation Class 10	905	$14,027.50	655.00	$10,152.50	0.00	$0.00	655.00	$10,152.50
2	Topsoil, Strip, Salv. And Spread	1038	$10,380.00	519.00	$5,190.00	0.00	$0.00	519.00	$5,190.00
3	Modified Subbase	347	$17,350.00	0.00	$0.00	325.90	$16,295.00	325.90	$16,295.00
4	Granular Shoulders	289.8	$11,012.40	0.00	$0.00	268.90	$10,218.20	268.90	$10,218.20
5	Shoulder Finishing Earth	9.2	$1,380.00	9.20	$1,380.00	0.00	$0.00	9.20	$1,380.00
6	Detour Pavement	1404	$55,107.00	0.00	$0.00	1,404.00	$55,107.00	1404.00	$55,107.00
7	Granular Surfacing on Road	11.7	$585.00	12.60	$630.00	0.00	$0.00	12.60	$630.00
8	Aprons Concrete 15"	4.00	$5,204.40	0.00	$0.00	0.00	$0.00	0.00	$0.00
9	Storm Sewer Gravity Main 15"	143	$9,581.00	0.00	$0.00	145.00	$9,715.00	145.00	$9,715.00
10	Remove Storm Sewer	143	$3,146.00	0.00	$0.00	0.00	$0.00	0.00	$0.00
11	Revetment Class E	15.75	$1,543.50	18.00	$1,764.00	0.00	$0.00	18.00	$1,764.00
12	Removal of Pavement	1404	$16,848.00	0.00	$0.00	0.00	$0.00	0.00	$0.00
13	Painted Pavement Marking Durable	7.2	$1,620.00	3.60	$810.00	3.60	$810.00	7.20	$1,620.00
14	Wet Reflective Removable Tape	39.9	$3,990.00	0.00	$0.00	0.00	$0.00	0.00	$0.00
15	Pavement Marking Removed	22.3	$1,115.00	22.30	$1,115.00	0.00	$0.00	22.30	$1,115.00
16	Safety Closure	5	$4,000.00	0.00	$0.00	5.00	$4,000.00	5.00	$4,000.00
17	Temporary Barrier Rail	112.5	$2,250.00	0.00	$0.00	41.00	$820.00	41.00	$820.00
18	Mulching Bonded Fiber Matrix	0.7	$1,750.00	0.70	$1,750.00	0.00	$0.00	0.70	$1,750.00
19	Hydraulic Seeding	0.7	$1,750.00	0.70	$1,750.00	0.00	$0.00	0.70	$1,750.00
20	Stabilizing Crop	0.3	$600.00	0.30	$600.00	0.00	$0.00	0.30	$600.00
21	1.5 Ft Curb and Gutter	34	$1,700.00	0.00	$0.00	0.00	$0.00	0.00	$0.00
22	Erosion Control	1	$2,500.00	0.50	$1,250.00	0.00	$0.00	0.50	$1,250.00
			$167,439.80		$26,391.50		$96,965.20		$123,356.70

COUNCIL LETTER

MEETING DATE: November 6/7, 2023
REQUESTED BY: Mark Hunt, Community Dev. Director

Item Title

Resolution approving the preliminary plat of Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development. (Case 23-048)

Explanation

Nelson Construction and Development has submitted a preliminary plat titled Glenbrook Ridge Fourth Addition which encompasses portions of Glenbrook Ridge Third Addition and Glenbrook Ridge Second Addition and is part of the Glenbrook Ridge UMI-DCA zoning district. Additionally, portions of this proposed plat were part of the recently conditionally modified site development plan for 3150 Glenbrook Circle South.

On May 17, 2023, the Commission recommended approval of a modification to the site development plan for 3150 Glenbrook Circle South. The modification conditionally removed from the site plan two lots dedicated as greenspace and stormwater detention (Lot 2 and Outlot F in Glenbrook Ridge Third Addition). Both of these lots are proposed to be encompassed in the proposed Glenbrook Ridge Fourth Addition.

The Commission included a condition in its recommendation for approval of the site plan modification at 3150 Glenbrook Circle South requiring that a site plan for Lot 2 and Outlot F be approved by the City within six months or the lots would revert back to open space/stormwater drainage under the previous site plan. The City Council approved the modification to the 3150 Glenbrook Circle Site Development Plan, with the noted condition, on June 6, 2023. In an effort to meet the condition of the site plan modification, the applicant is first submitting a preliminary plat, as required by City code.

Preliminary plats are distinct from final plats in that they give the City a chance to view both the legal subdivision of property and a conceptual plan for the related development. Staff has serious concerns regarding the density and parking shown on the preliminary plat concept plan and recommends that the total number of units be reduced to meet the allowable density based on a buildable area that does not include the floodway and that all parking be accommodated on site. A more thorough analysis will be conducted at the site development plan phase of the City's development review process.

The Planning and Zoning Commission made a recommendation for approval of preliminary plat at their September 20, 2023 meeting with the conditions that all floodway and storm water detention or retention be placed in outlots and that an encroachment agreement from the pipeline company be obtained for any activity taking place on Outlot F.

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 Preliminary Plat; (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 THE PRELIMINARY PLAT OF GLENBROOK RIDGE FOURTH ADDITION

WHEREAS, Nelson Construction & Development has submitted the preliminary plat of Glenbrook Ridge Fourth Addition, and

WHEREAS, the Planning and Zoning Commission has reviewed said preliminary 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 preliminary 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 preliminary plat of Glenbrook Ridge Fourth Addition.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

PRELIMINARY PLAT
GLENBROOK RIDGE FOURTH ADDITION

SITE INFORMATION

PROPERTY LOCATION	3341 GLENBROOK CIRCLE SOUTH
REQUIRED PARKING	1.5 SPACES PER INDEPENDENT LIVING UNIT < 800 SQ. FT. 2.0 SPACES PER INDEPENDENT LIVING UNIT > 800 SQ. FT.
ZONING	URBAN MEDIUM INTENSITY (UMI)
FEMA FLOODWAY INFORMATION	MAP NUMBER 19163C0378G EFFECTIVE MARCH 23, 2021 100-YR FLOODPLAIN ELEVATION = 660.80 500-YR FLOODPLAIN ELEVATION = 662.00
YARD SETBACKS	
FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15 MIN. 15
REAR	25 FT
PROPOSED USE	INDEPENDENT LIVING
BUILDING TYPE PER 2015 IBC:	TYPE V-A PER 2015 IBC, BUILDING WILL BE FIRE SPRINKLED UNDERGROUND BASEMENT PARKING WITH CONCRETE WALLS AND LID/CEILING
OCCUPANCY TYPE PER 2015 IBC:	R-2 WITH ACCESSORY A-2/B

NFPA 13 SPRINKLER SYSTEM (SPRINKLERED CONCEALED SPACES OR FILL CAVITY WITH INSULATION)
2-HOUR RATED STAIR AND ELEVATOR SHAFTS
STANDPIPES IN THE STAIRCASES - THREE TOTAL STAIRCASES

MAXIMUM BUILDING HEIGHT: 40 FT AS DEFINED IN ZONING CODE

F.A.R.: MAXIMUM 0.70 ALLOWED

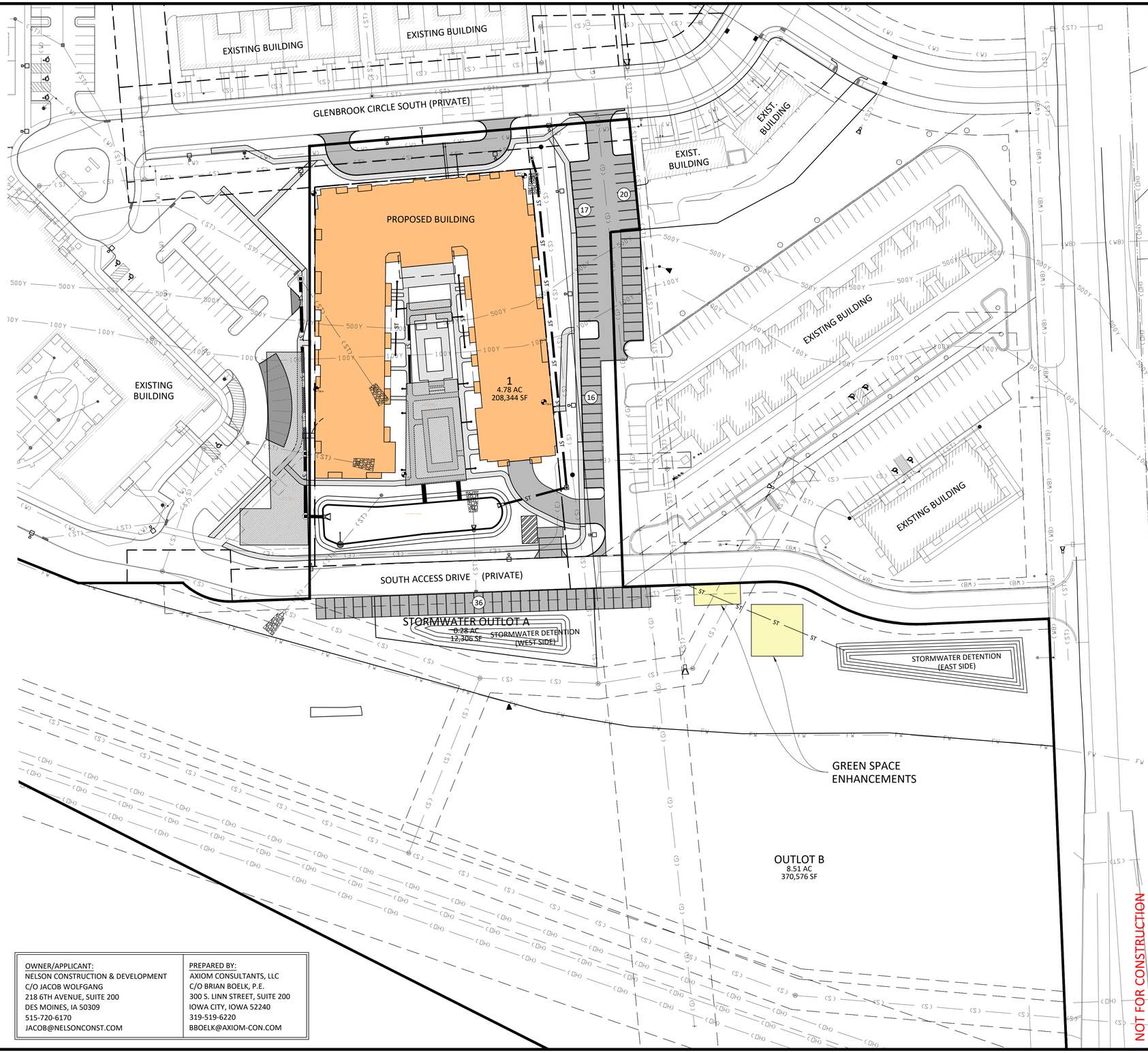
MAXIMUM DENSITY:
17 UNITS PER ACRE

LAND AREA PER UNIT REQUIRED:
2,500 SQ. FT. OF LAND AREA IS REQUIRED PER UNIT

THE DEVELOPMENT IS OUTSIDE OF THE FLOODWAY BUT DOES ENCROACH INTO THE FLOODPLAIN. BUILDING ELEVATIONS ARE ABOVE 100-YR FLOODPLAIN ELEVATION.

CONDITIONS:

1. REQUIRES WRITTEN PERMISSION FROM WILLIAMS PIPELINE CORP. FOR PROPOSED CONSTRUCTION IN THEIR EASEMENT PRIOR TO FINAL SITE PLAN APPROVAL.
2. REQUIRES WRITTEN PERMISSION FOR ENCROACHMENT INTO ADJACENT PROPERTIES FOR PARKING, ACCESS, AND STORM WATER CONVEYANCE AS REQUIRED WITH DESIGN PRIOR TO FINAL SITE PLAN APPROVAL.
3. FINAL STORMWATER MANAGEMENT CALCULATIONS TO BE COMPLETED, WITH FINAL AREA AND METHOD TO BE DETERMINED, AS PART OF SITE PLAN DEVELOPMENT. SUCH STORMWATER MANAGEMENT AREAS TO BE LOCATED WITHIN AN OUTLOT ONCE DETERMINED.



OWNER/APPLICANT:	PREPARED BY:
NELSON CONSTRUCTION & DEVELOPMENT C/O JACOB WOLFGANG 218 6TH AVENUE, SUITE 200 DES MOINES, IA 50309 515-720-6170 JACOB@NELSONCONST.COM	AXIOM CONSULTANTS, LLC C/O BRIAN BOELK, P.E. 300 S. LINN STREET, SUITE 200 IOWA CITY, IOWA 52240 319-519-6220 BBOELK@AXIOM-CON.COM

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

0 25 50
1" = 50'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
THE QUARTET SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IOWA

CLIENT NAME:
NELSON CONSTRUCTION

SHEET NAME:
PRELIMINARY PLAT

DESIGNED, DETAILED, AND CHECKED BY:
BETTIS

PROJECT NO.:
21-0071

SHEET NUMBER:
1 OF 2

NOT FOR CONSTRUCTION

PRELIMINARY PLAT
GLENBROOK RIDGE FOURTH ADDITION

GLENBROOK CIRCLE SOUTH (PRIVATE)

S 85°10'20" W 310.57'

EX. 20.00' UTILITY EASEMENT

EX. 20.00' SAN. SEWER EASEMENT

PROPOSED BUILDING

1
4.78 AC
208,344 SF

EXISTING BUILDING

EXIST. BUILDING

EXIST. BUILDING

N 05°28'52" W
107.51'

N 85°10'20" E
28.46'

EXISTING 75.00' GAS EASEMENT (WILLIAMS PIPELINE)

EXISTING 10.00' UTILITY EASEMENT

934' TO SOUTH OVERALL DEV. LINE

EXISTING BUILDING

EXISTING BUILDING

R=84.50'
L=44.71'
CB=N76°52'52"W
CL=44.19'

N 61°43'19" W
23.80'

R=165.50'
L=88.73'
CB=N77°04'54"W
CL=87.67'

N 02°02'18" W 343.85'

N 10°26'04" E 185.79'

N 63°39'59" W 223.25'

N 68°14'16" W 199.01'

S 89°54'36" W
101.66'

EXISTING SANITARY SEWER EASEMENT

S 87°53'01" W
75.04'

25' SAN. SEWER AND DRAINAGE ESMT.

31.00' ACCESS AND UTILITY EASEMENT
SOUTH ACCESS DRIVE (PRIVATE)

STORMWATER OUTLOT A
0.28 AC
12,306 SF
STORMWATER DETENTION (WEST SIDE)

STORMWATER DETENTION (EAST SIDE)

141.66'
S 87°57'35" W

121.46'
S 87°33'31" W

R=66.00'
L=52.37'
CB=N69°18'32"W
CL=51.01'

467.37'

215.86'

86.37'

108.36'

142.45'

159.70'

123.51'

306.73'

S 02°19'53" E 430.24'

S 87°14'52" W 435.75'

N 63°11'51" W 1054.46'

OUTLOT B
8.51 AC
370,576 SF

GREEN SPACE ENHANCEMENTS

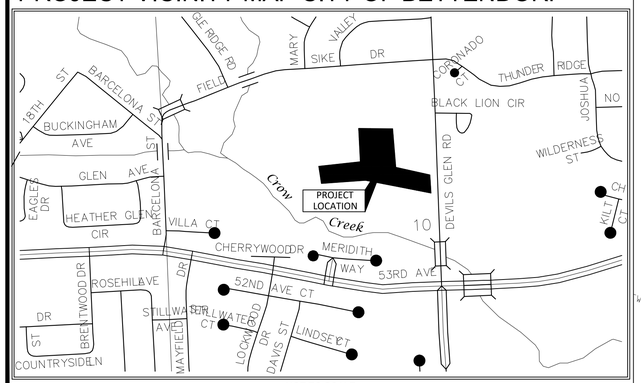
39.74'

76.11'

57.77'

6.85'

PROJECT VICINITY MAP CITY OF BETTENDORF



NOT TO SCALE

CITY OF BETTENDORF, SCOTT COUNTY, IA

NOT FOR CONSTRUCTION

Sep 26, 2023 - 4:11pm S:\PROJECTS\2021\210071\05 Design\Civil-Survey\Plats\210071 Glenbrook Ridge 4th Addition-PP.dwg

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

0 25 50
1" = 50'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
THE QUARTET SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IOWA

CLIENT NAME:
NELSON CONSTRUCTION

SHEET NAME:
PRELIMINARY PLAT

DESIGNED, DETAILED, AND CHECKED BY:
BETTIS

PROJECT NO.:
21-0071

SHEET NUMBER:
2 OF 2

STAFF REPORT

Subject: Preliminary Plat
Author: Mark D. Hunt
Department: Community Development
Date: September 20, 2023

Case No.:	23-048
Request:	Preliminary Plat of Glenbrook Ridge Fourth Addition
Location:	Near the Intersection of Devils Glen Road and Glenbrook Circle North
Description:	A replat of Lot 2, and Outlot F of Glenbrook Ridge Third Addition and Outlot A and Detention Outlot 1 of Glenbrook Ridge Second Addition
Applicant:	Nelson Construction and Development
Owner:	Nelson Development 1 LLC and Devils Glen Holdings LLC
Future Land Use:	Urban Medium Intensity (UMI)
Zoning:	Urban Medium Intensity Development Character Area (UMI-DCA)

Background Information & Facts

Nelson Construction and Development has submitted a preliminary plat titled Glenbrook Ridge Fourth Addition which encompasses portions of Glenbrook Ridge Third Addition (2020) and Glenbrook Ridge Second Addition (2019). This area is part of the Glenbrook Ridge UMI-DCA zoning district. Additionally, portions of this proposed plat were part of the recently conditionally modified site development plan for 3150 Glenbrook Circle South.

On May 17, 2023, this Commission recommended approval of a modification to site development plan for 3150 Glenbrook Circle South. The modification conditionally removed from the site plan two lots dedicated as greenspace and stormwater detention. The removed lots are currently platted as Lot 2 and Outlot F in Glenbrook Ridge Third Addition. Both of these lots are proposed to be encompassed in the proposed Glenbrook Ridge Fourth Addition.

The Commission included a condition in its recommendation for approval of the site plan modification at 3150 Glenbrook Circle South requiring that a site plan for Lot 2 and Outlot F be approved by the City within six months or the lots would revert back to open space/stormwater drainage under the previous site plan. The City Council approved the modification to the 3150 Glenbrook Circle Site Development Plan, with the noted condition, on June 6, 2023.

In an effort to meet the condition of the site plan modification, the applicant is first submitting a preliminary plat, as required by City code. A preliminary plat acts as a preview or draft of a final plat. It allows the City to consider not only the legal subdivision of property but also the uses and general concept of the proposed development. The approval of a preliminary plat does not constitute approval of the subdivision but is merely an authorization to proceed with preparation of the final plat.

ANALYSIS

Staff contends the proposed plat could be substantially improved by making the following changes:

1. **Protect and reserve the floodway** (Outlot A Glenbrook Ridge Second Addition),
2. **Protect areas occupied by pipeline easements or obtain Encroachment Agreement from the pipeline company** (Outlot F Glenbrook Ridge Third Addition),
3. **Place all proposed surface stormwater detention/retention in outlots and ensure these areas are out of the 100-year floodplain.**

1. **Protect and Reserve the Floodway:** Generally, the City requires floodway to be placed in outlots. This practice protects this environmentally sensitive area from encroachment that might adversely impact the flow of floodwaters and helps prevent inadvertent development by property owners. Staff strongly recommends that the floodway portions of the proposed plat be designated in outlots.

   It is important to note here the difference between floodway and floodplain. City code defines the floodway as, *"the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot."* Floodplain is defined in City code as any land area susceptible to being inundated by water from any source. Thus, the floodway is the part of the floodplain that must be reserved for flood discharge.

   Staff's recommendation to preserve the floodway in outlots is based on multiple City codes which are detailed below. When taken as a whole and in the context of the proposed development, these codes support the City's practice of requiring floodway to be placed in outlots.

   - *Title 12, Subdivision Regulations, 12-1-3 Planning Consultation; Factors for Consideration* - Part A of this code section requires the comprehensive plan to be reviewed to determine how the proposed plat will fit into the comprehensive plan. When reviewing the comprehensive plan, the Suitability Map on Page 22 shows the area of Outlot A to be within the highest environmental concern. The map legend notes that development is not recommended or may be prohibited in this area due to wetlands and floodplain. The following page indicates that such areas should be put into greenways in the development plan. To protect this sensitive environmental area from development staff contends it should be placed in an outlot.

     Additionally, Part C of this code section states, *"No land shall be subdivided for residential use unless adequate access to the land over improved streets or thoroughfares exists or will be considered by the commission to be unsuitable for each such use by reason of flooding or improper drainage, objectionable earth and rock formation, topography or any other feature harmful to the health and safety of possible residents and the community as a whole."* Meeting Part C requires that floodway not be platted for development but instead is held as non-developable outlots.

   - *Title 12, Subdivision Regulations, 12-2A-5 Lots* - Part E of this code section requires the depth to width ratio of the **usable area of a lot** to be at a maximum of 3.0 to 1.0. Staff's interpretation of the term useable area excludes the floodway from being part of the area used to meet the 3 to 1 ratio. The provided plat appears to meet the 3 to 1 ratio by including the floodway originally

located in Outlot A of Glenbrook Ridge Second Addition. The floodway is not part of the useable area and would best be identified as an outlot.

- *Title 13, Flood Control, 13-1-11 Floodplain Area Standards* - Part L of this code section details the requirements for subdivision lots within the floodplain. The current Outlot A when incorporated under the proposed plat does not gain the required accessibility by wheeled vehicles during a base flood, required by this code. This area appears in the proposal to remain unimproved by any new road. Thus, the City can best serve its floodplain management role by leaving this area as an undevelopable outlot in any future plats.

- *Title 13, Flood Control – 13-1-12 Floodway Area* - Part A of this code section states the, *"floodway is that portion of the floodplain which must be protected from developmental encroachment to allow the free flow of flood waters."* The best way for the City to fulfill its obligation to protect the floodway is for areas of the proposed plat occupied by the floodway to be placed in an outlot.

Evidence for the City's practice of placing floodway and similar areas in outlots can be found in Glenbrook Ridge Second Addition, where Outlot A was created to contain the floodway.

- *Glenbrook Ridge Second Addition Plat* - Outlot A, which consists almost entirely of floodway, was labeled for common open space on this 2019 plat. Note 9 of this plat states *"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."*

2. **Protect areas occupied by pipeline easements or obtain Encroachment Agreement from the pipeline company:** Generally, the City requires pipeline easements to be placed in outlots. This practice protects these areas from encroachment that might damage the pipeline, causing potential public safety issues and prevents inadvertent development by property owners. Staff strongly recommends that this pipeline easement be designated in an outlot.

   Previous plats in this area, including Glenbrook Ridge Third Addition, show the pipeline area in an outlot.

   - Generally, encroachments into pipeline easements require an encroachment agreement acknowledging the specific use or encroachment to occur in the easement. Such an agreement must be made between the City and the pipeline company. Staff have not received an encroachment agreement for this area.

   - *Glenbrook Ridge Third Addition Plat* - Outlot F is identified a common open space on this 2020 plat. It is also noted as the location of a 75-foot easement for Williams Brother's pipeline. This is an active, high-pressure pipeline that transports petroleum. Note 8 of the plat reads as follows. *"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." This plat note gives the City the right to disallow the proposed replat of Outlot F in the absence of an encroachment agreement from the pipeline company.

3. **Place all proposed surface stormwater detention/retention in outlots and ensure these areas are out of the 100-year floodplain.** The Iowa Stormwater Management Manual recommends that wet detention ponds be located outside the 100-year floodplain. City practice is that these facilities are placed in outlots.

PRELIMINARY PLAT CONCEPT ANALYSIS

As previously noted ,preliminary plats are distinct from final plats in that they give the City a chance to view both the legal subdivision of property and a conceptual plan for the related development. Staff has serious concerns regarding the density and parking shown on the preliminary plat concept plan. We recommend the following changes.

1. Reduce the total units to meet the allowed units based on a buildable area that does not include the floodway.
2. All parking must be accommodated on site. Currently it appears parking is to be placed in Outlot A to the south and on and the adjacent parcel to the east. This would be a violation of City code.

A more thorough analysis will be conducted at the site development plan phase of the City's development review process.

STAFF RECOMMENDATION

Staff recommends the Commission recommend approval of the preliminary plat only if the following conditions are met.

1. All floodway is placed in an outlot or outlots.
2. All surface stormwater detention or retention is placed in outlots.
3. Show the current Outlot F in an outlot or provide an executed encroachment agreement with the pipeline company allowing for the proposed parking and paving.
4. The preliminary plat shall not be presented to council until such time as staff has received the appropriate drawings and exhibits documenting the changes noted herein.

Respectfully,

Mark D. Hunt
Community Development Director

List of Attachments:
(A) Aerial Map
(B) Zoning Map
(C) Future Land Use Map
(D) Glenbrook Ridge Third Addition Final Plat
(E) Glenbrook Ridge Fourth Addition Preliminary Plat

Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Aerial

ATTACHMENT A

1 Inch = 209 Feet

0 80 160 320 480 Feet

N

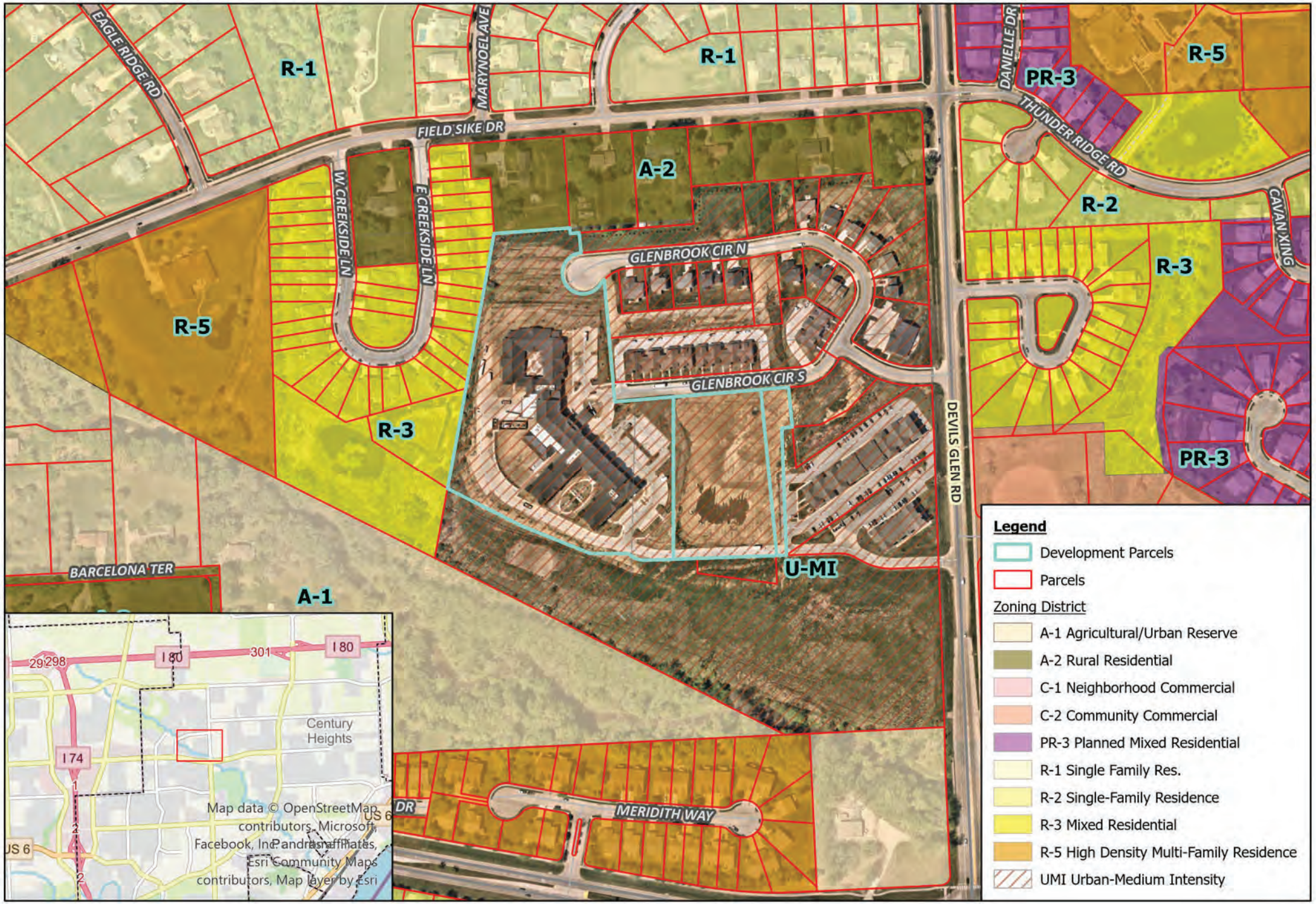
Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Zoning

ATTACHMENT B

1 Inch = 327 Feet

0 125 250 500 750 Feet

N



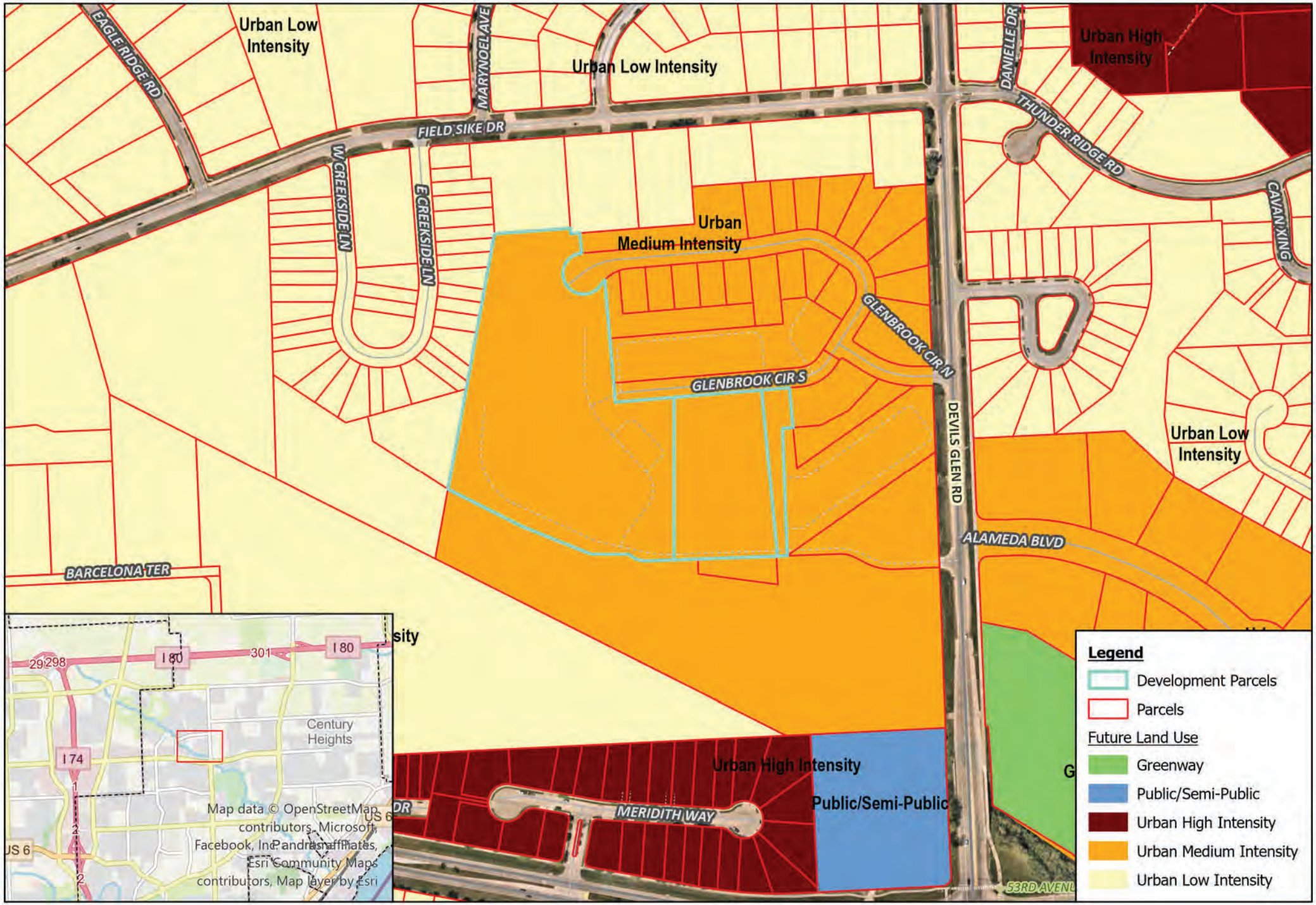
Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Future Land Use

ATTACHMENT C

1 Inch = 327 Feet

0 125 250 500 750 Feet

N



ATTACHMENT D

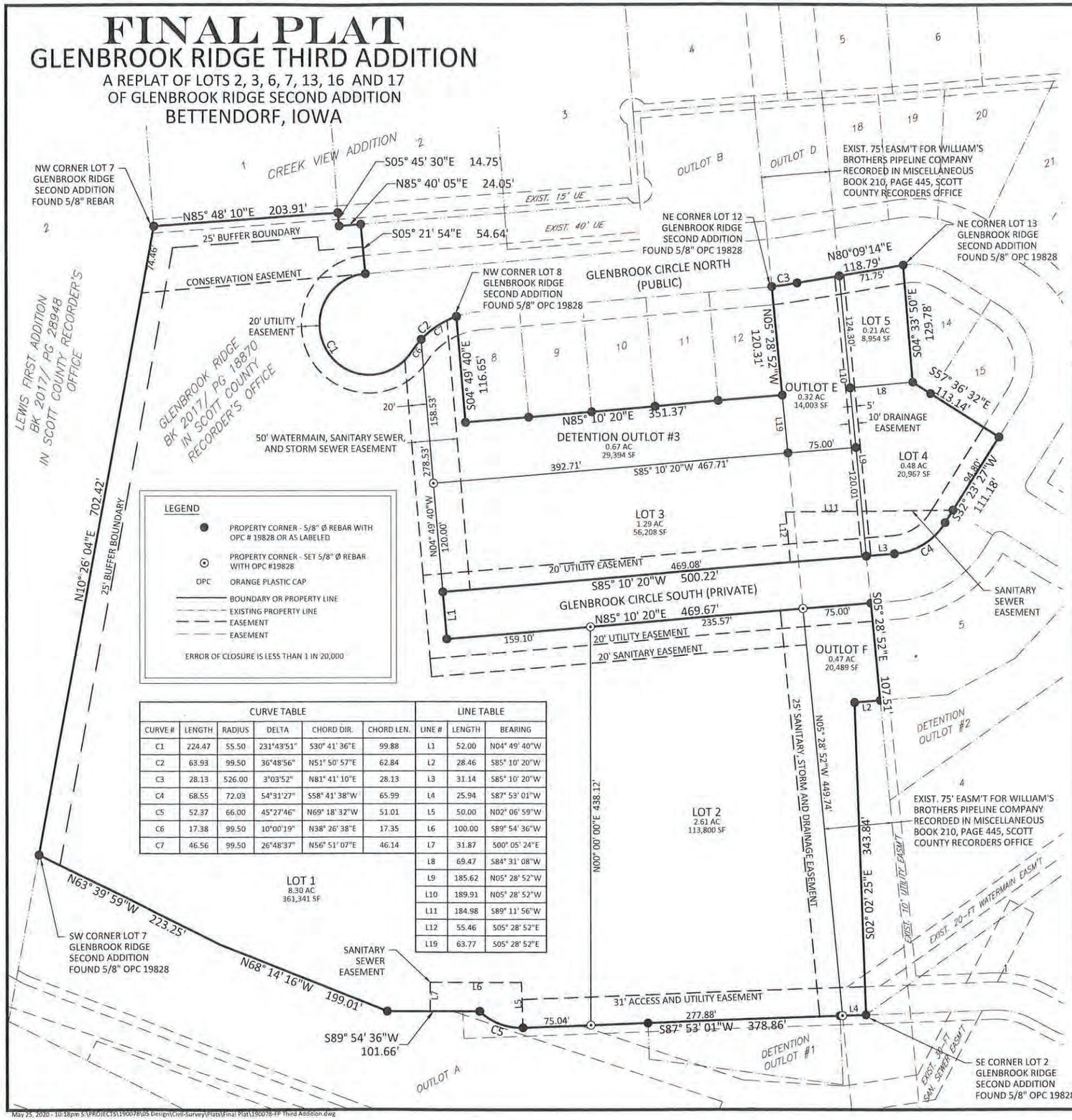
FINAL PLAT

GLENBROOK RIDGE THIRD ADDITION

A REPLAT OF LOTS 2, 3, 6, 7, 13, 16 AND 17
OF GLENBROOK RIDGE SECOND ADDITION
BETTENDORF, IOWA

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 10-78N-4E
QUARTER SECTION:
CITY: BETTENDORF
SUBDIVISION: GLENBROOK RIDGE SECOND ADDITION
BLOCK: NA
LOT(S): 2, 3, 6, 7, 13, 16, AND 17
PROPRIETOR: DEVILS GLEN HOLDING, LLC
REQUESTED BY: DEVILS GLEN HOLDING, LLC
PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. COURT ST UNIT 3 IOWA CITY, IA 52240 - PH# 319.519.6220



LEGEND

- ● PROPERTY CORNER - 5/8" Ø REBAR WITH OPC # 19828 OR AS LABELED
- ⊙ PROPERTY CORNER - SET 5/8" Ø REBAR WITH OPC #19828
- OPC ORANGE PLASTIC CAP
- BOUNDARY OR PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT
- EASEMENT

ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	224.47	55.50	231°43'51"	S30° 41' 36"E	99.88
C2	63.93	99.50	36°48'56"	N51° 50' 57"E	62.84
C3	28.13	526.00	3°03'52"	N81° 41' 10"E	28.13
C4	68.55	72.03	54°31'27"	S58° 41' 38"W	65.99
C5	52.37	66.00	45°27'46"	N69° 18' 32"W	51.01
C6	17.38	99.50	10°00'19"	N38° 26' 38"E	17.35
C7	46.56	99.50	26°48'37"	N56° 51' 07"E	46.14

LINE TABLE		
LINE #	LENGTH	BEARING
L1	52.00	N04° 49' 40"W
L2	28.46	S85° 10' 20"W
L3	31.14	S85° 10' 20"W
L4	25.94	S87° 53' 01"W
L5	50.00	N02° 06' 59"W
L6	100.00	S89° 54' 36"W
L7	31.87	S00° 05' 24"E
L8	69.47	S84° 31' 08"W
L9	185.62	N05° 28' 52"W
L10	189.91	N05° 28' 52"W
L11	184.98	S89° 11' 56"W
L12	55.46	S05° 28' 52"E
L19	63.77	S05° 28' 52"E

LEGAL DESCRIPTION

LOTS 2, 3, 6, 7, 13, 16, 17, OUTLOT E, AND DETENTION OUTLOTS 3 THRU 5 OF GLENBROOK RIDGE SECOND ADDITION AS RECORDED IN BOOK 2019, PAGE 11022 IN THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

OUTLOT INFORMATION:

1. DETENTION OUTLOT #3 FOR PUBLIC STORM WATER MANAGEMENT.
2. OUTLOT E FOR COMMON OPEN SPACE.
3. OUTLOT F FOR COMMON OPEN SPACE.

NOTES:

1. BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE , DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
5. PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0378F WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2011.
6. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
7. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY DECEMBER 31, 2020.
8. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. BLANKET ACCESS EASEMENTS ACROSS LOTS 1 AND 2 ARE GRANTED TO THE OWNERS OF ALL OF THOSE LOTS.
11. MINIMUM 4-FT WIDE SIDEWALK ON INTERIOR RIGHTS-OF-WAY.
12. ALL PRIVATE DRIVES SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS NOT FRONTING GLENBROOK CIRCLE NORTH RIGHT-OF-WAY.
13. ALL EXISTING EASEMENTS ORIGINAL TO GLENBROOK RIDGE 1ST AND 2ND ADDITION SHALL BE VACATED WITH THE RECORDING OF THIS APPROVED PLAT
14. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
15. ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
BRYCE K. DALTON
KIRTON MCCONKIE
50 E. SOUTH TEMPLE #400
SALT LAKE CITY, UT 84111
801-328-3600
BDALTON@KMCLAW.COM

OWNER:
Lot 5
SCOTT WEBSTER
PREMIER CUSTOM HOMES
5773 CALIFORNIA DRIVE
BETTENDORF, IA 52722
SMW212121@ICLOUD.COM

OWNER
Lots 1, 2 & OL F
NELSON CONSTRUCTION & DEVELOPMENT
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309

OWNER:
Lots 3, 4, Detention Outlot #3, & OL E
DEVILS GLEN HOLDING, LLC
C/O BEN EASTEP
1805 STATE STREET, #103
BETTENDORF, IA 52722
563-265-0839

ZONING:

URBAN MEDIUM INTENSITY (UMI)

SETBACKS

FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15, MIN.=15
REAR	25 FT

CITY OF BETTENDORF
BY Derek P. Leath DATE 6-4-20
ATTEST DATE

PLANNING AND ZONING
BY 5-29-20 DATE

IOWA - AMERICAN WATER CO.
BY Julie Oelender 5-26-20 DATE

MIDAMERICAN ENERGY COMPANY
BY 5-26-20 DATE

MEDIACOM
BY 5-26-20 DATE

CENTURYLINK
BY 5 26 2020 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.

Brad Geater 5/26/20
BRADLEY R. GEATER, P.L.S., P.E. DATE
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

0 30 60

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

ENGINEER:

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR:

DATE ISSUED: 2/11/2020

CURRENT REV:

PROJECT NAME: GLENBROOK RIDGE THIRD ADDITION

CLIENT NAME: DEVIL'S GLEN HOLDING, LLC

SHEET NAME: FINAL PLAT

PROJECT NUMBER: 19-0078

PROJECT MANAGER: BETTIS

SHEET NUMBER: 1 OF 1

May 25, 2020 - 10:18pm S:\PROJECTS\190078\05 Design\Civil-Survey\Plats\Final Plat\190078-FP Third Addition.dwg

PRELIMINARY PLAT
GLENBROOK RIDGE FOURTH ADDITION

SITE INFORMATION

PROPERTY LOCATION	3341 GLENBROOK CIRCLE SOUTH
REQUIRED PARKING	1.5 SPACES PER INDEPENDENT LIVING UNIT < 800 SQ. FT. 2.0 SPACES PER INDEPENDENT LIVING UNIT > 800 SQ. FT. 27 (<800 SQ.FT) @ 1.5 SPACE/UNIT = 40.5 84 (>800 SQ.FT) @ 2.0 SPACE/UNIT = 168 TOTAL: 209 SPACES (111 UNITS)
PROPOSED PARKING	209 SPOTS WITH 10 ADA STALLS 106 STALLS LOCATED UNDERGROUND 89 OFF-STREET PARKING ONSITE 14 'EXTRA' SHARED SPACES FROM WEST BUILDING (ABOVE CODE REQUIREMENT FOR THAT BUILDING)

LOT AREA CALCULATIONS:

EXISTING SITE	290,981 SF	6.68 AC	(100%)
BUILDING AREA =	0 SF	0 AC	(0%)
PAVEMENT =	11,933 SF	0.27 AC	(4%)
OPEN SPACE =	279,048 SF	6.41 AC	(96%)
PROPOSED SITE	290,981 SF	6.68 AC	(100%)
BUILDING AREA =	45,078 SF	1.03 AC	(15.4%)
PAVEMENT =	33,492 SF	0.77 AC	(11.5%)
OPEN SPACE =	212,411 SF	4.88 AC	(73.1%)

*DOES NOT INCLUDE AREA WITHIN PRIVATE STREET ROW.

ZONING	URBAN MEDIUM INTENSITY (UMI)
FEMA FLOODWAY INFORMATION	MAP NUMBER 19163C0378G EFFECTIVE MARCH 23, 2021 100-YR FLOODPLAIN ELEVATION = 660.80 500-YR FLOODPLAIN ELEVATION = 662.00
YARD SETBACKS	
FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15 MIN. 15
REAR	25 FT
PROPOSED USE	INDEPENDENT LIVING
BUILDING TYPE PER 2015 IBC:	TYPE V-A PER 2015 IBC, BUILDING WILL BE FIRE SPRINKLED UNDERGROUND BASEMENT PARKING WITH CONCRETE WALLS AND LID/CEILING
OCCUPANCY TYPE PER 2015 IBC:	R-2 WITH ACCESSORY A-2/B

NFPA 13 SPRINKLER SYSTEM (SPRINKLERED CONCEALED SPACES OR FILL CAVITY WITH INSULATION)
2-HOUR RATED STAIR AND ELEVATOR SHAFTS
STANDPIPES IN THE STAIRCASES - THREE TOTAL STAIRCASES

MAXIMUM BUILDING HEIGHT:	40 FT AS DEFINED IN ZONING CODE

FLOOR AREA

BASEMENT:	38,914 SF
FIRST FLOOR	42,400 SF
SECOND FLOOR	41,944 SF
THIRD FLOOR	41,856 SF
TOTAL:	126,200 SF

F.A.R.: 126,200/290,981= 0.43 - MAXIMUM 0.70 ALLOWED

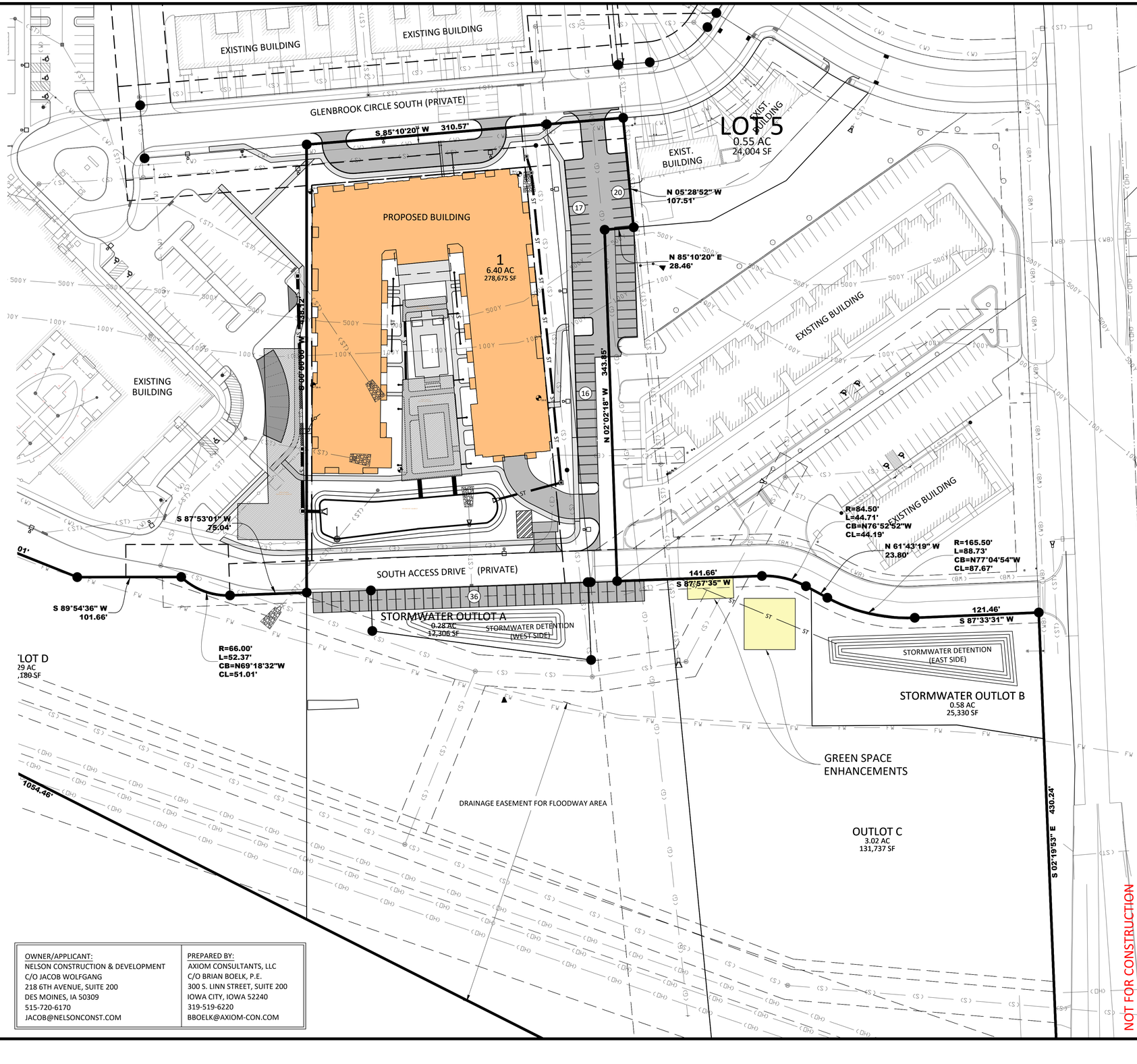
TOTAL AREA WITH BASEMENT: 165,114 SF

MAXIMUM DENSITY:
17 UNITS PER ACRE
6.40 ACRES + 0.28 ACRES -> 113 UNITS MAXIMUM
111 UNITS REQUESTED

LAND AREA PER UNIT REQUIRED:
2,500 SQ. FT. OF LAND AREA IS REQUIRED PER UNIT - 277,500 SQ. FT.
277,500 SQ. FT. < 290,981 SQ. FT

THE DEVELOPMENT IS OUTSIDE OF THE FLOODWAY BUT DOES ENCROACH INTO THE FLOODPLAIN.
BUILDING ELEVATIONS ARE ABOVE 100-YR FLOODPLAIN ELEVATION.

CONDITIONS:
1. REQUIRES WRITTEN PERMISSION FROM WILLIAMS PIPELINE CORP. FOR PROPOSED CONSTRUCTION IN THEIR EASEMENT PRIOR TO FINAL SITE PLAN APPROVAL.
2. REQUIRES WRITTEN PERMISSION FOR ENCROACHMENT INTO ADJACENT PROPERTIES FOR PARKING, ACCESS, AND STORM WATER CONVEYANCE AS REQUIRED WITH DESIGN PRIOR TO FINAL SITE PLAN APPROVAL.



OWNER/APPLICANT:	PREPARED BY:
NELSON CONSTRUCTION & DEVELOPMENT	AXIOM CONSULTANTS, LLC
C/O JACOB WOLFGANG	C/O BRIAN BOELK, P.E.
218 6TH AVENUE, SUITE 200	300 S. LINN STREET, SUITE 200
DES MOINES, IA 50309	IOWA CITY, IOWA 52240
515-720-6170	319-519-6220
JACOB@NELSONCONST.COM	BBOELK@AXIOM-CON.COM

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

0 25 50
1" = 50'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
THE QUARTET SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IOWA

CLIENT NAME:
NELSON CONSTRUCTION

SHEET NAME:
PRELIMINARY PLAT

DESIGNED, DETAILED, AND CHECKED BY:
BETTIS

PROJECT NO.:
21-0071

NOT FOR CONSTRUCTION

SHEET NUMBER:
1 OF 2

PRELIMINARY PLAT
GLENBROOK RIDGE FOURTH ADDITION

GLENBROOK CIRCLE SOUTH (PRIVATE)

S 85°10'20" W 310.57'

EX. 20.00' UTILITY EASEMENT

EX. 20.00' SAN. SEWER EASEMENT

PROPOSED BUILDING

1
6.40 AC
278,675 SF

LOT 5
0.55 AC
24,004 SF

EXIST. BUILDING

N 05°28'52" W
107.51'

N 85°10'20" E
28.46'

EXISTING 75.00' GAS EASEMENT (WILLIAMS PIPELINE)

EXISTING 10.00' UTILITY EASEMENT

934' TO SOUTH OVERALL DEV. LINE

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

N 02°02'18" W 343.85'

25' SAN. SEWER AND DRAINAGE EASMT.

S 02°00'00" W 515.27'

S 87°53'01" W
75.04'

EXISTING SANITARY SEWER EASEMENT

N 63°39'59" W 223.25'

N 10°26'04" E 185.79'

N 68°14'16" W 199.01'

S 89°54'36" W
101.66'

31.00' ACCESS AND UTILITY EASEMENT
SOUTH ACCESS DRIVE (PRIVATE)

STORMWATER OUTLOT A
0.28 AC
12,306 SF

STORMWATER DETENTION (WEST SIDE)

R=66.00'
L=52.37'
CB=N69°18'32"W
CL=51.01'

OUTLOT D
3.29 AC
143,180 SF

N 63°11'61" W 1054.46'

R=84.50'
L=44.71'
CB=N76°52'52"W
CL=44.19'

N 61°43'19" W
23.80'

R=165.50'
L=88.73'
CB=N77°04'54"W
CL=87.67'

141.66'
S 87°57'35" W

121.46'
S 87°33'31" W

STORMWATER DETENTION (EAST SIDE)

STORMWATER OUTLOT B
0.58 AC
25,330 SF

GREEN SPACE ENHANCEMENTS

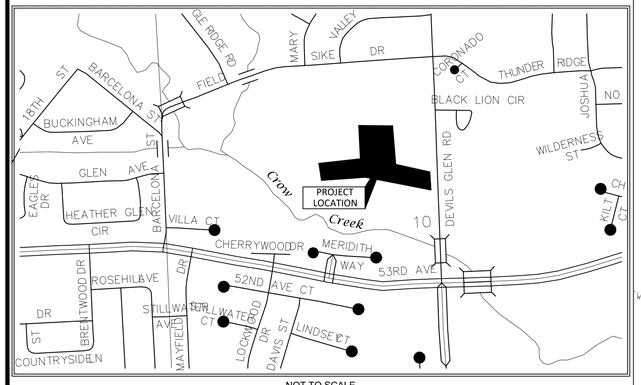
OUTLOT C
3.02 AC
131,737 SF

S 02°19'53" E 430.24'

S 87°14'52" W 435.75'

NOT FOR CONSTRUCTION

PROJECT VICINITY MAP CITY OF BETTENDORF



NOT TO SCALE

CITY OF BETTENDORF, SCOTT COUNTY, IA

Aug 29, 2023 - 3:44pm S:\PROJECTS\2021\210071\05 design\civil-survey\Plats\210071 Glenbrook Ridge 4th Addition-PP.dwg

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

0 25 50
1" = 50'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
THE QUARTET SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IOWA

CLIENT NAME:
NELSON CONSTRUCTION

SHEET NAME:
PRELIMINARY PLAT

DESIGNED, DETAILED, AND CHECKED BY:
BETTIS

PROJECT NO.:
21-0071

SHEET NUMBER:
2 OF 2

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 preliminary plat of Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development. (Case 23-048)

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 preliminary plat.

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

Sincerely,

Mark D. Hunt
Director, Community Development

4. Case 23-048 – Preliminary Plat of Glenbrook Heights Fourth Addition, submitted by Nelson Construction & Development. (Staff: Hunt)

Hunt reviewed the staff report. He added that subsequent to distribution of the staff report, the applicant agreed to modify the preliminary plat by adding outlots for the floodway and any storm water facilities and to provide an encroachment agreement from the pipeline company in order to include Outlot F in the proposed development.

Kappeler asked if it is a known fact how many units would be allowed based on the size of the developable lot. Hunt explained that the allowable density of the development will be calculated during the site development plan phase and once the size of the lot of record is known. Curran added that staff's main concern is to ensure that the floodway remains in an outlot and that future purchasers are put on notice that no structures will be allowed to be built there. He reiterated that the allowable density would be calculated during a later review phase.

Gibson asked if the proposed preliminary plat binds the Commission to approving a specific site development plan in the future. Curran explained that removing the floodway from the lot of record will give the developer a better idea of how large a building can be constructed, adding that the allowable density will be evaluated at the site plan stage. Hunt added that once the plat is finalized, the site development plan will follow the normal process. Curran commented that this is just a preliminary plat which gives the developer the go ahead to move to the final plat stage.

Kulkarni asked if the developer has an alternate design plan for the development if the required encroachment agreement cannot be obtained for Outlot F. Hunt stated that the developer has been working with the pipeline company to obtain the agreement but that if they are unsuccessful, Outlot F would remain as platted open space as it is currently shown. Satterfield commented that depending on the configuration and size of Lot 2, the building size would likely change. Hunt confirmed this, adding that the parking spaces would also have to be removed.

Brian Boelk, engineer representing the developer, explained that the preliminary plat will be modified before the City Council meeting by moving the floodway into an outlot and that currently the pipeline company has no issues with paving Outlot F for parking or a drive lane. He stated that he will continue to work toward obtaining the encroachment agreement. He indicated that the storm water detention design will continue to evolve during the full design of the site plan and will be dependent on the final density of the project. He added that the developer did hold a neighborhood meeting and that there was a positive response to the proposed project.

> On motion by Kappeler, second by Kulkarni, that the preliminary plat of Glenbrook Ridge Fourth Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: November 6/7, 2023
REQUESTED BY: Mark Hunt, Community Dev. Director

Item Title

Resolution approving the final plat of Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development. (Case 23-069)

Explanation

Nelson Construction & Development has submitted the final plat of Glenbrook Ridge Fourth Addition which encompasses portions of Glenbrook Ridge Third Addition (2020) and Glenbrook Ridge Second Addition (2019) and is part of the Glenbrook Ridge UMI-DCA zoning district. Additionally, portions of this proposed plat were part of the conditionally-modified site development plan for 3150 Glenbrook Circle South.

On May 17, 2023, the P & Z Commission recommended approval of a modification to the site development plan for 3150 Glenbrook Circle South which conditionally removed two lots dedicated as greenspace and stormwater detention. Those lots were platted as Lot 2 and Outlot F in Glenbrook Ridge Third Addition; both lots are proposed to be included in the proposed Glenbrook Ridge Fourth Addition. A resolution approving a major change to the site development plan with conditions was approved by City Council on June 6, 2023.

In an effort to meet the condition of the major change to the site development plan, the applicant submitted a preliminary plat which was conditionally recommended for approval at the September 20, 2023 Planning and Zoning Commission meeting. The preliminary plat was recommended for conditional approval by this Commission, so long as the forthcoming final plat placed all stormwater detention and floodway in outlots and an encroachment agreement was provided for the parking over the pipeline easement.

The final plat of Glenbrook Ridge Fourth Additions shows all floodway and stormwater dentition in outlots. The petitioner's engineering firm has shown clear evidence of a concerted effort to obtain the required encroachment agreement for Outlot F, but due to an ownership change at the pipeline company that process has been delayed.

The Planning and Zoning Commission made a recommendation for approval of the final plat at their October 18, 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) Resolution approving major change to the site development plan for 3150 Glenbrook Circle South; (B) 9/26/23 Preliminary Plat Glenbrook Ridge Fourth Addition; (C) 10/31/23 Final Plat Glenbrook Ridge Fourth Addition; (D) Staff Report with attachments; (E) Planning and Zoning Commission report to Mayor and City Council; (F) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

RESOLUTION APPROVING THE FINAL PLAT OF GLENBROOK RIDGE FOURTH ADDITION

WHEREAS, Nelson Construction & Development has submitted the final plat of Glenbrook Ridge Fourth 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 Glenbrook Ridge Fourth Addition.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

RESOLUTION NO. 170 - 23

RESOLUTION CONDITIONALLY APPROVING A MAJOR CHANGE TO A SITE DEVELOPMENT PLAN IN A UMI DCA DISTRICT AT 3150 GLENBROOK CIRCLE SOUTH

WHEREAS, Nelson Construction and Development has requested approval of a major change to a site development plan in a UMI DCA District for 3150 Glenbrook Circle South, and

WHEREAS, the Planning and Zoning Commission has reviewed said major change to a site development plan in a UMI DCA District and conditionally recommended approval of it, and

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

WHEREAS, conditional approval of a major change to a site development plan in a UMI DCA District does not waive any other state, federal, or local government provisions as required by law.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South subject to the following conditions:

1. Approval of the major change to the site development plan for 3150 Glenbrook Circle South by removing Lot 2 and Outlot F of Glenbrook Ridge Third Addition from approved site plan 19-100 is conditioned upon City Council approval of a site development plan for Lot 2 (potentially including Outlot F) of Glenbrook Ridge Third Addition by November 18, 2023, and in absence of approval of such site development plan, this amended site development plan shall revert to the previously-approved site development plan.

2. Conditional approval of the amended site development plan does not mandate approval of the Future Development, and the full DCA site development plan review process will be required of the Future Development.

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

R.S. Gallagher

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn

Decker P. Ploehn, City Clerk

PRELIMINARY PLAT
GLENBROOK RIDGE FOURTH ADDITION

SITE INFORMATION

PROPERTY LOCATION	3341 GLENBROOK CIRCLE SOUTH
REQUIRED PARKING	1.5 SPACES PER INDEPENDENT LIVING UNIT < 800 SQ. FT. 2.0 SPACES PER INDEPENDENT LIVING UNIT > 800 SQ. FT.
ZONING	URBAN MEDIUM INTENSITY (UMI)
FEMA FLOODWAY INFORMATION	MAP NUMBER 19163C0378G EFFECTIVE MARCH 23, 2021 100-YR FLOODPLAIN ELEVATION = 660.80 500-YR FLOODPLAIN ELEVATION = 662.00
YARD SETBACKS	
FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15 MIN. 15
REAR	25 FT
PROPOSED USE	INDEPENDENT LIVING
BUILDING TYPE PER 2015 IBC:	TYPE V-A PER 2015 IBC, BUILDING WILL BE FIRE SPRINKLED UNDERGROUND BASEMENT PARKING WITH CONCRETE WALLS AND LID/CEILING
OCCUPANCY TYPE PER 2015 IBC:	R-2 WITH ACCESSORY A-2/B

NFPA 13 SPRINKLER SYSTEM (SPRINKLERED CONCEALED SPACES OR FILL CAVITY WITH INSULATION)
2-HOUR RATED STAIR AND ELEVATOR SHAFTS
STANDPIPES IN THE STAIRCASES - THREE TOTAL STAIRCASES

MAXIMUM BUILDING HEIGHT: 40 FT AS DEFINED IN ZONING CODE

F.A.R.: MAXIMUM 0.70 ALLOWED

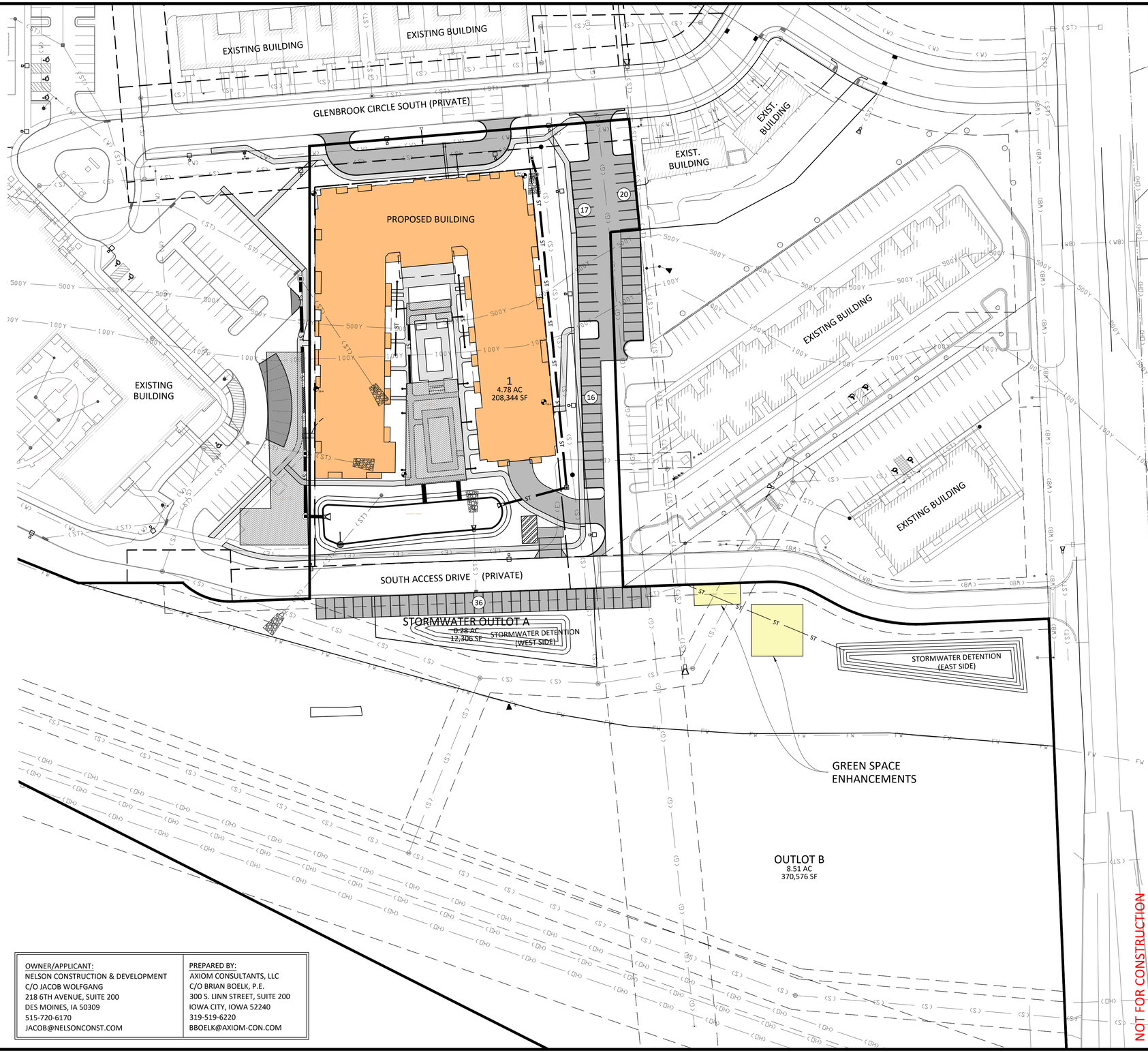
MAXIMUM DENSITY:
17 UNITS PER ACRE

LAND AREA PER UNIT REQUIRED:
2,500 SQ. FT. OF LAND AREA IS REQUIRED PER UNIT

THE DEVELOPMENT IS OUTSIDE OF THE FLOODWAY BUT DOES ENCROACH INTO THE FLOODPLAIN. BUILDING ELEVATIONS ARE ABOVE 100-YR FLOODPLAIN ELEVATION.

CONDITIONS:

1. REQUIRES WRITTEN PERMISSION FROM WILLIAMS PIPELINE CORP. FOR PROPOSED CONSTRUCTION IN THEIR EASEMENT PRIOR TO FINAL SITE PLAN APPROVAL.
2. REQUIRES WRITTEN PERMISSION FOR ENCROACHMENT INTO ADJACENT PROPERTIES FOR PARKING, ACCESS, AND STORM WATER CONVEYANCE AS REQUIRED WITH DESIGN PRIOR TO FINAL SITE PLAN APPROVAL.
3. FINAL STORMWATER MANAGEMENT CALCULATIONS TO BE COMPLETED, WITH FINAL AREA AND METHOD TO BE DETERMINED, AS PART OF SITE PLAN DEVELOPMENT. SUCH STORMWATER MANAGEMENT AREAS TO BE LOCATED WITHIN AN OUTLOT ONCE DETERMINED.



OWNER/APPLICANT:	PREPARED BY:
NELSON CONSTRUCTION & DEVELOPMENT C/O JACOB WOLFGANG 218 6TH AVENUE, SUITE 200 DES MOINES, IA 50309 515-720-6170 JACOB@NELSONCONST.COM	AXIOM CONSULTANTS, LLC C/O BRIAN BOELK, P.E. 300 S. LINN STREET, SUITE 200 IOWA CITY, IOWA 52240 319-519-6220 BBOELK@AXIOM-CON.COM

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

0 25 50
1" = 50'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
THE QUARTET SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IOWA

CLIENT NAME:
NELSON CONSTRUCTION

SHEET NAME:
PRELIMINARY PLAT

DESIGNED, DETAILED, AND CHECKED BY:
BETTIS

PROJECT NO.:
21-0071

SHEET NUMBER:
1 OF 2

NOT FOR CONSTRUCTION

PRELIMINARY PLAT
GLENBROOK RIDGE FOURTH ADDITION

GLENBROOK CIRCLE SOUTH (PRIVATE)

S 85°10'20" W 310.57'

EX. 20.00' UTILITY EASEMENT

EX. 20.00' SAN. SEWER EASEMENT

PROPOSED BUILDING

1
4.78 AC
208,344 SF

EXISTING BUILDING

EXIST. BUILDING

EXIST. BUILDING

N 05°28'52" W
107.51'

N 85°10'20" E
28.46'

EXISTING 75.00' GAS EASEMENT (WILLIAMS PIPELINE)

EXISTING 10.00' UTILITY EASEMENT

934' TO SOUTH OVERALL DEV. LINE

EXISTING BUILDING

EXISTING BUILDING

R=84.50'
L=44.71'
CB=N76°52'52"W
CL=44.19'

N 61°43'19" W
23.80'

R=165.50'
L=88.73'
CB=N77°04'54"W
CL=87.67'

N 02°02'18" W 343.85'

N 10°26'04" E 185.79'

N 63°39'59" W 223.25'

N 68°14'16" W 199.01'

S 89°54'36" W
101.66'

EXISTING SANITARY SEWER EASEMENT

S 87°53'01" W
75.04'

25' SAN. SEWER AND DRAINAGE ESMT.

31.00' ACCESS AND UTILITY EASEMENT
SOUTH ACCESS DRIVE (PRIVATE)

STORMWATER OUTLOT A
0.28 AC
12,306 SF
STORMWATER DETENTION (WEST SIDE)

STORMWATER DETENTION (EAST SIDE)

141.66'
S 87°57'35" W

121.46'
S 87°33'31" W

R=66.00'
L=52.37'
CB=N69°18'32"W
CL=51.01'

467.37'

215.86'

86.37'

108.36'

142.45'

159.70'

123.51'

306.73'

S 02°19'53" E 430.24'

S 87°14'52" W 435.75'

N 63°11'51" W 1054.46'

OUTLOT B
8.51 AC
370,576 SF

GREEN SPACE ENHANCEMENTS

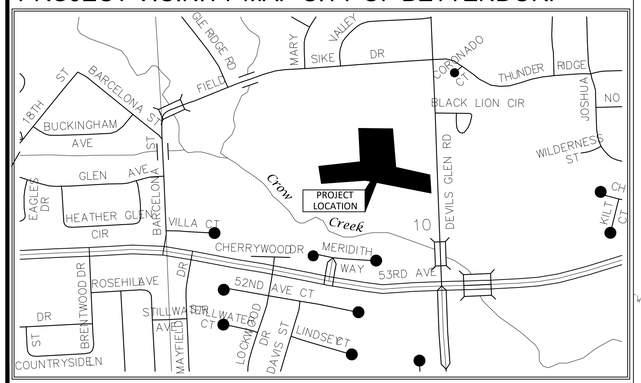
39.74'

76.11'

57.77'

6.85'

PROJECT VICINITY MAP CITY OF BETTENDORF



NOT TO SCALE

CITY OF BETTENDORF, SCOTT COUNTY, IA

NOT FOR CONSTRUCTION

Sep 26, 2023 - 4:11pm S:\PROJECTS\2021\210071\05 Design\Civil-Survey\Plats\210071 Glenbrook Ridge 4th Addition-PP.dwg

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

0 25 50
1" = 50'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
THE QUARTET SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IOWA

CLIENT NAME:
NELSON CONSTRUCTION

SHEET NAME:
PRELIMINARY PLAT

DESIGNED, DETAILED, AND CHECKED BY:
BETTIS

PROJECT NO.:
21-0071

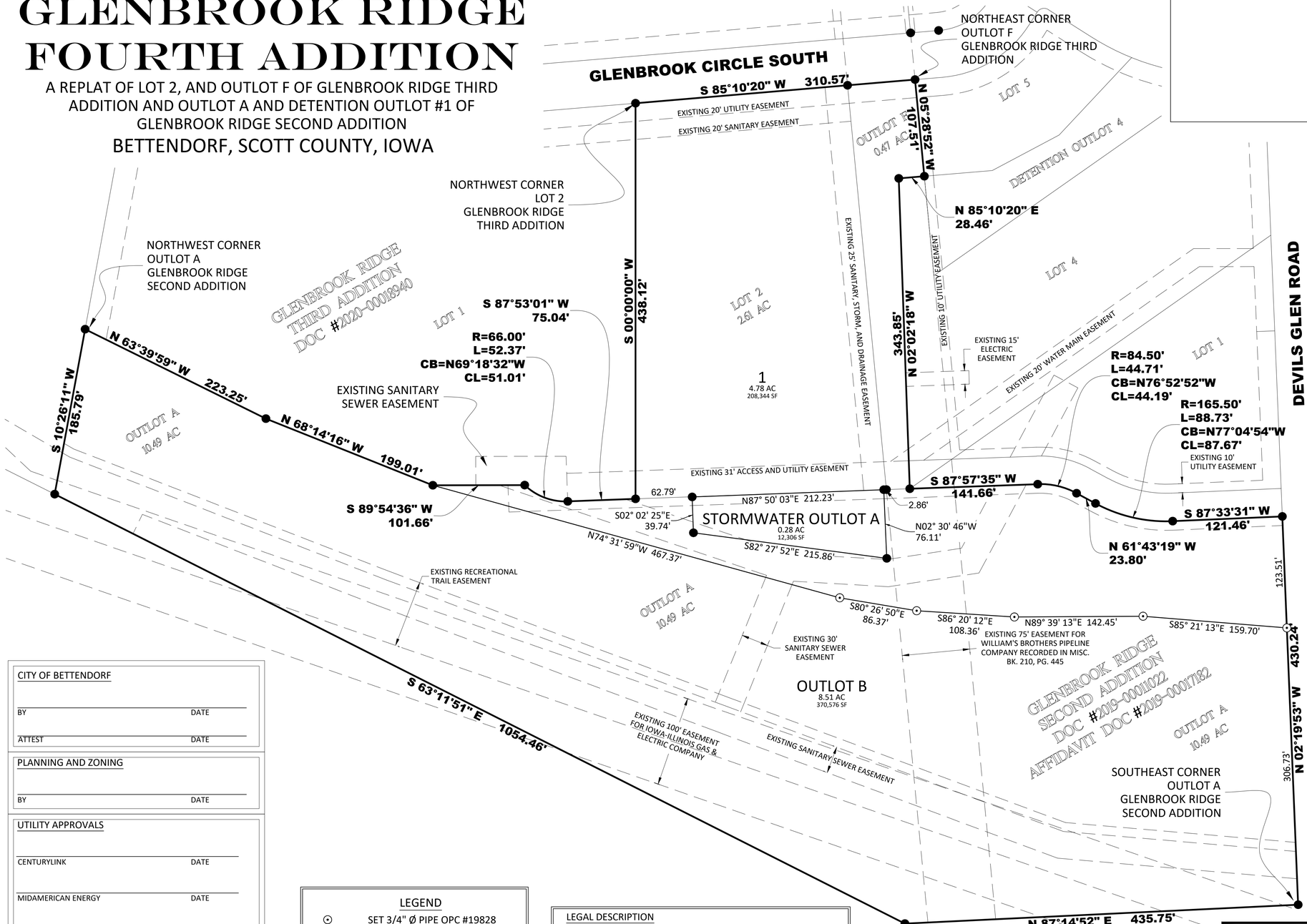
SHEET NUMBER:
2 OF 2

FINAL PLAT

GLENBROOK RIDGE FOURTH ADDITION

A REPLAT OF LOT 2, AND OUTLOT F OF GLENBROOK RIDGE THIRD ADDITION AND OUTLOT A AND DETENTION OUTLOT #1 OF GLENBROOK RIDGE SECOND ADDITION

BETTENDORF, SCOTT COUNTY, IOWA



FOR RECORDER'S USE ONLY	RECORDER'S INDEX
	COUNTY: SCOTT
	SECTION: 10-78N-4E
	QUARTER SECTION: NA
	CITY: BETTENDORF
	SUBDIVISION: GLENBROOK RIDGE FOURTH ADDITION
	BLOCK: NA
	LOT(S): 1
	PROPRIETOR: NELSON DEVELOPMENT 1, LLC
	REQUESTED BY: NELSON DEVELOPMENT 1, LLC
	PREPARED BY: AXIOM CONSULTANTS, LLC, 300 S. Clinton St. Unit 200, Iowa City, IA 52240 - PH# 319.519.6220

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

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
BRYCE K. DALTON
KIRTON MCCONKIE
50 E. SOUTH TEMPLE #400
SALT LAKE CITY, UT 84111
801-328-3600
BDALTON@KMCLAW.COM

OWNERS:
LOT 2 & OUTLOT F
NELSON DEVELOPMENT 1, LLC
C/O NELSON CONSTRUCTION & DEVELOPMENT
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309

OUTLOT A & DETENTION OUTLOT #1
DEVILS GLEN HOLDINGS, LLC
1805 STATE STREET
STE 103
BETTENDORF, IA 52722

0 30 60
1" = 60'

ZONING:

URBAN MEDIUM INTENSITY (UMI)

SETBACKS

FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15; MIN.=15
REAR	25 FT

NOTES:

1. BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE , DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
5. PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0378G WITH AN EFFECTIVE DATE OF MARCH 23, 2021.
6. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
7. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY JULY, 2024.
8. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. MINIMUM 5-FT WIDE SIDEWALK ON INTERIOR RIGHTS-OF-WAY.
11. ERROR OF CLOSURE IS LESS THAN 1 IN 20,000.
12. OUTLOT B IS FOR FLOODWAY AREA AND IS LOCATED OVER THE SOUTH END OF THIS PLAT.
13. OUTLOT A IS FOR STORMWATER MANAGEMENT AND IS SURROUNDED BY LOT 1.

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

LEGEND

⊙	SET 3/4" Ø PIPE OPC #19828
●	FOUND 5/8" Ø REBAR OPC #19828 OR AS LABELED
OPC	ORANGE PLASTIC CAP
———	PROPOSED BOUNDARY
———	EXISTING PROPERTY LINE
- - -	EXISTING EASEMENT

LEGAL DESCRIPTION

LOTS 2 AND OUTLOT F OF GLENBROOK RIDGE THIRD ADDITION AS RECORDED IN BOOK 2020, PAGE 18940 AND OUTLOT A AND DETENTION OUTLOT #1 AS RECORDED IN BOOK 2019, PAGE 11022 ALL IN THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

DESCRIBED AREA CONTAINS 13.85 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

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.

DRAFT

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

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: GLENBROOK RIDGE FOURTH ADDITION BETTENDORF, IOWA

CLIENT NAME: NELSON CONSTRUCTION

SHEET NAME: FINAL PLAT

PROJECT NO.: 21-0071

DESIGNED, DETAILED, AND CHECKED BY: BRG

SHEET NUMBER: 1 OF 1

Oct 31, 2023 - 11:25am S:\PROJECTS\2021\210071\05 Design\Civil-Survey\Plats\210071 Glenbrook Ridge 4th Addition-FP.dwg

STAFF REPORT

Subject: Final Plat
Author: Mark D. Hunt
Department: Community Development
Date: October 18, 2023

Case No.:	23-069
Request:	Final Plat of Glenbrook Ridge Fourth Addition
Location:	Near the Intersection of Devils Glen Road and Glenbrook Circle North
Description:	A replat of Lot 2, and Outlot F of Glenbrook Ridge Third Addition and Outlot A and Detention Outlot 1 of Glenbrook Ridge Second Addition
Applicant:	Nelson Construction and Development
Owner:	Nelson Development 1 LLC and Devils Glen Holdings LLC
Future Land Use:	Urban Medium Intensity (UMI)
Zoning:	Urban Medium Intensity Development Character Area (UMI-DCA)

Background Information/Case History & Facts

Nelson Construction and Development has submitted a final plat titled Glenbrook Ridge Fourth Addition which encompasses portions of Glenbrook Ridge Third Addition (2020) and Glenbrook Ridge Second Addition (2019). This area is part of the Glenbrook Ridge UMI-DCA zoning district. Additionally, portions of this proposed plat were part of the conditionally modified site development plan for 3150 Glenbrook Circle South.

On May 17, 2023, this Commission recommended approval of a modification to site development plan for 3150 Glenbrook Circle South. The modification conditionally removed from the site plan two lots dedicated as greenspace and stormwater detention. The removed lots were platted as Lot 2 and Outlot F in Glenbrook Ridge Third Addition. Both of these lots are proposed to be encompassed in the proposed Glenbrook Ridge Fourth Addition.

The Commission included a condition in its recommendation for approval of the site plan modification at 3150 Glenbrook Circle South requiring that a site plan for Lot 2 and Outlot F be approved by the City within six months or the lots would revert back to open space/stormwater drainage under the previous site plan. The City Council approved the modification to the 3150 Glenbrook Circle Site Development Plan, with the noted condition, on June 6, 2023.

In an effort to meet the condition of the site plan modification, the applicant submitted a preliminary plat, as required by City code at the September 20, 2023 Planning and Zoning Commission Meeting. The preliminary plat was recommended for conditional approval by this Commission, so long as the forthcoming final plat placed all stormwater detention and floodway in outlots, and an encroachment agreement was provided for the parking over the pipeline easement.

Thus, now before the Commission is a final plat for Glenbrook Ridge Fourth Addition. The final plat shows all floodway and stormwater dentition in outlots. The petitioner's engineering firm has shown clear evidence of a concerted effort to obtain the required encroachment agreement for Outlot F, but due to an ownership change at the pipeline company that process has been delayed.

ANALYSIS

Staff contends the proposed final plat will ultimately be able to meet the conditions outlined at the preliminary plat stage. As requested Outlot A (0.28 acres) is reserved for stormwater and Outlot B (8.51 acres) has been established to protect and preserve the floodway. Lot 1stands at 4.78 acres.

STAFF RECOMMENDATION

Staff recommends the Commission recommend approval of the final plat only if the following conditions are met.

1. Provide an executed encroachment agreement with the pipeline company for the former Outlot F allowing for the proposed parking and paving.
2. The final plat shall not be presented to council until such time as staff has received the appropriate drawings and exhibits documenting encroachment agreement for the former Outlot F.

Respectfully,

Mark D. Hunt
Community Development Director

List of Attachments:
(A) Aerial Map
(B) Zoning Map
(C) Future Land Use Map
(D) Glenbrook Ridge Third Addition Final Plat
(E) Glenbrook Ridge Fourth Addition Preliminary Plat
(F) Glenbrook Ridge Fourth Addition Final Plat

Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Aerial

ATTACHMENT A

1 Inch = 209 Feet

0 80 160 320 480 Feet

N

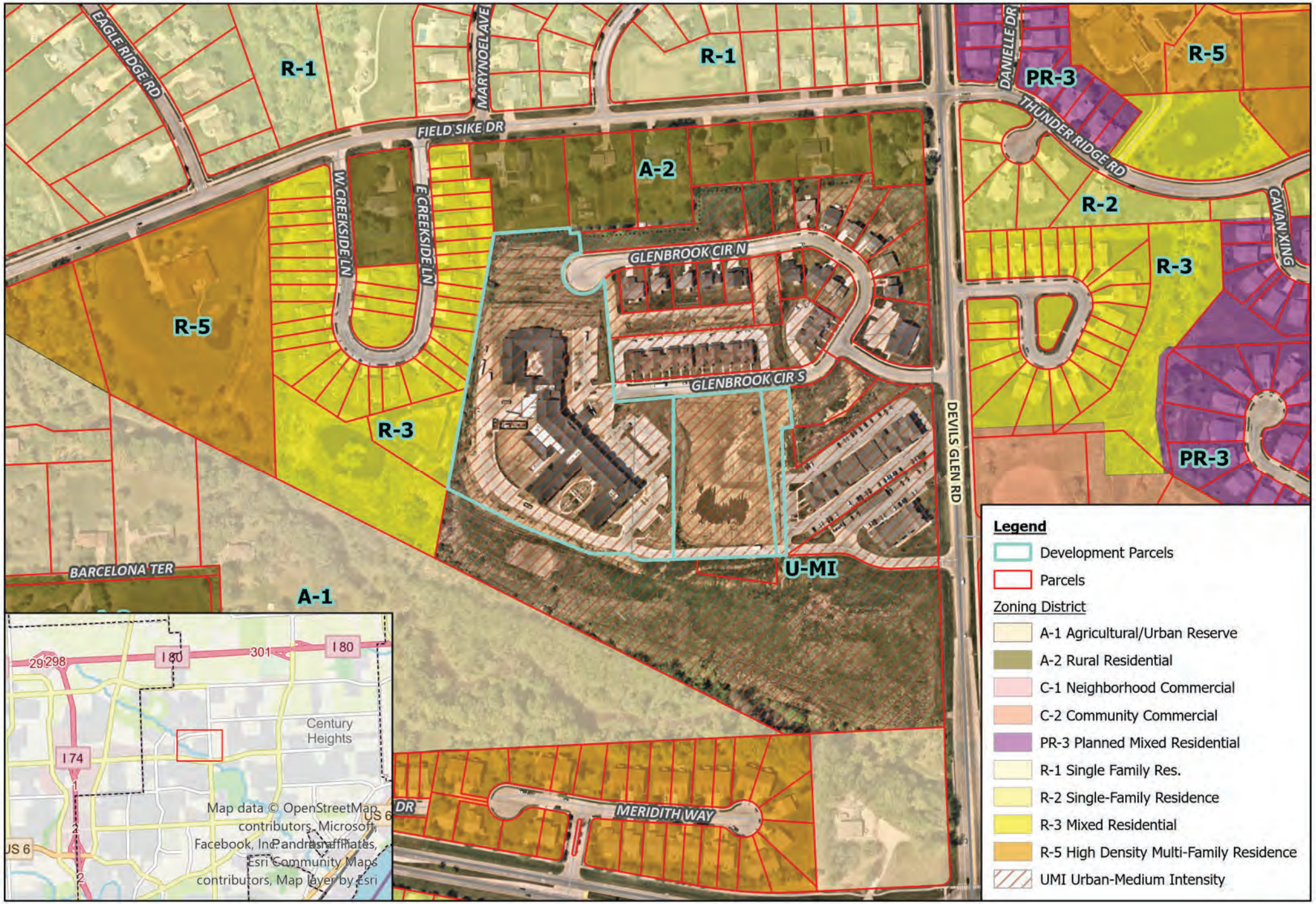
Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Zoning

ATTACHMENT B

1 Inch = 327 Feet

0 125 250 500 750 Feet

N



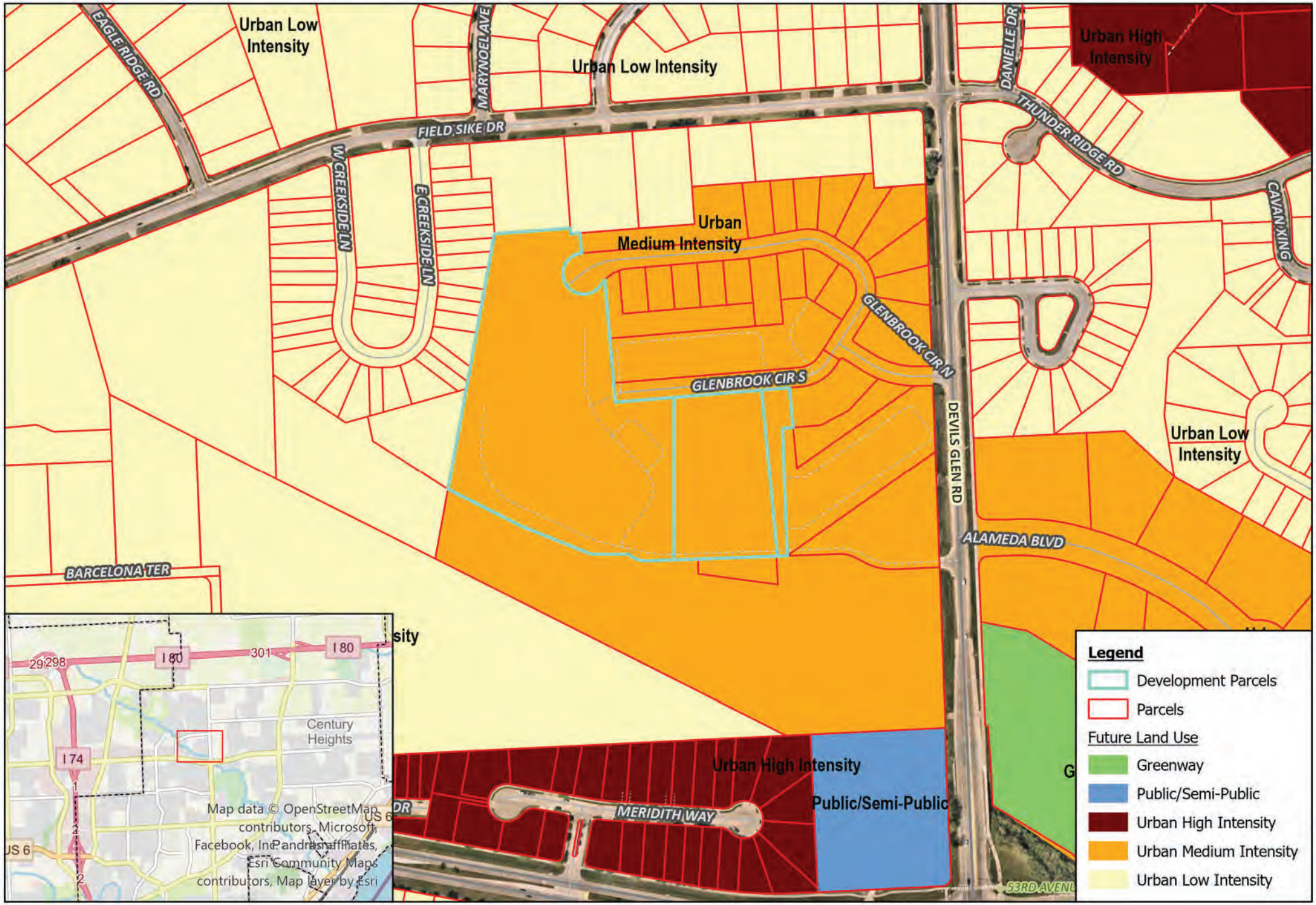
Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Future Land Use

ATTACHMENT C

1 Inch = 327 Feet

0 125 250 500 750 Feet

N



ATTACHMENT D

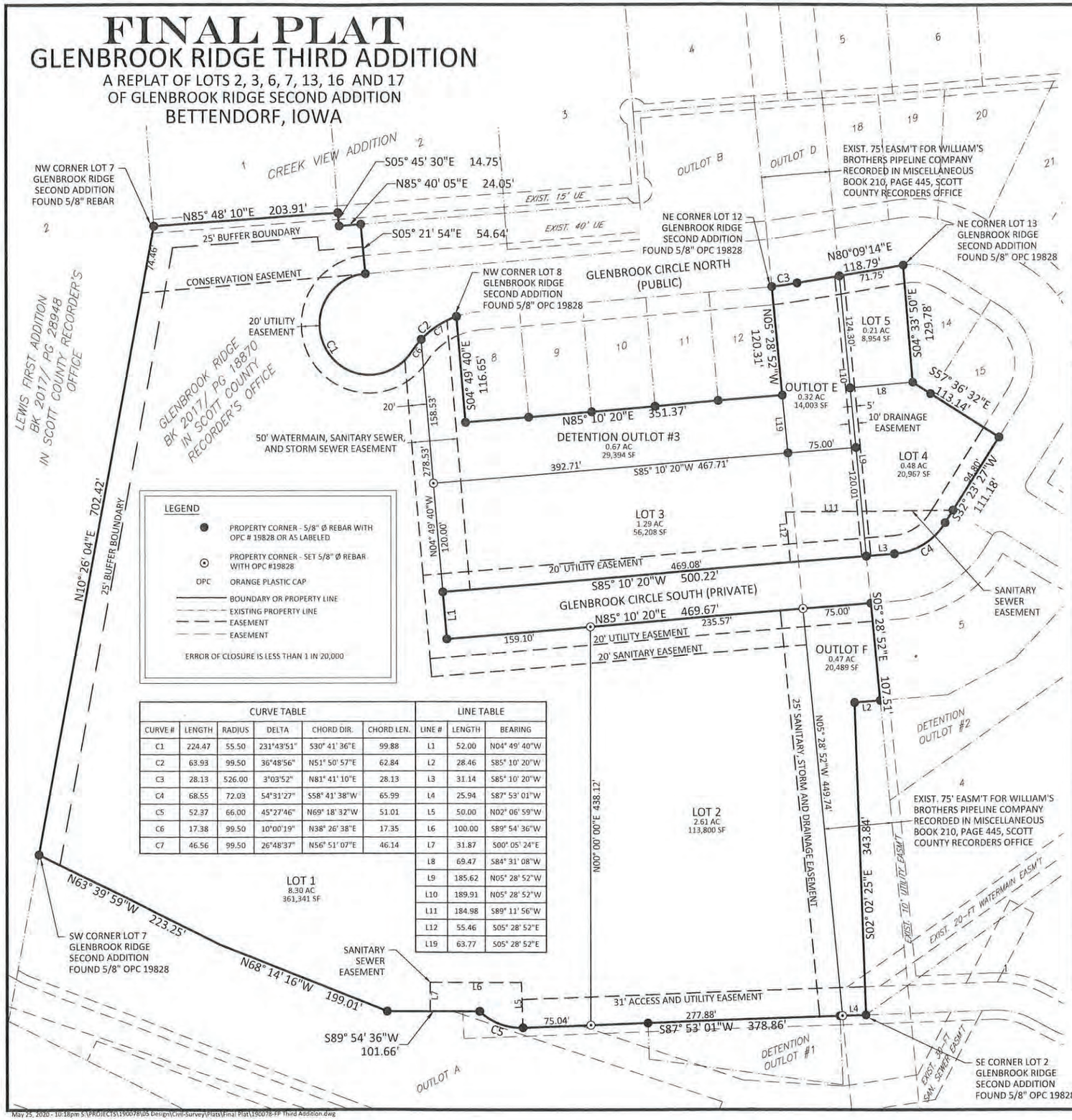
FINAL PLAT

GLENBROOK RIDGE THIRD ADDITION

A REPLAT OF LOTS 2, 3, 6, 7, 13, 16 AND 17
OF GLENBROOK RIDGE SECOND ADDITION
BETTENDORF, IOWA

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 10-78N-4E
QUARTER SECTION:
CITY: BETTENDORF
SUBDIVISION: GLENBROOK RIDGE SECOND ADDITION
BLOCK: NA
LOT(S): 2, 3, 6, 7, 13, 16, AND 17
PROPRIETOR: DEVILS GLEN HOLDING, LLC
REQUESTED BY: DEVILS GLEN HOLDING, LLC
PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. COURT ST UNIT 3 IOWA CITY, IA 52240 - PH# 319.519.6220



LEGEND

- ● PROPERTY CORNER - 5/8" Ø REBAR WITH OPC # 19828 OR AS LABELED
- ⊙ PROPERTY CORNER - SET 5/8" Ø REBAR WITH OPC #19828
- OPC ORANGE PLASTIC CAP
- BOUNDARY OR PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT
- EASEMENT

ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	224.47	55.50	231°43'51"	S30° 41' 36"E	99.88
C2	63.93	99.50	36°48'56"	N51° 50' 57"E	62.84
C3	28.13	526.00	3°03'52"	N81° 41' 10"E	28.13
C4	68.55	72.03	54°31'27"	S58° 41' 38"W	65.99
C5	52.37	66.00	45°27'46"	N69° 18' 32"W	51.01
C6	17.38	99.50	10°00'19"	N38° 26' 38"E	17.35
C7	46.56	99.50	26°48'37"	N56° 51' 07"E	46.14

LINE TABLE		
LINE #	LENGTH	BEARING
L1	52.00	N04° 49' 40"W
L2	28.46	S85° 10' 20"W
L3	31.14	S85° 10' 20"W
L4	25.94	S87° 53' 01"W
L5	50.00	N02° 06' 59"W
L6	100.00	S89° 54' 36"W
L7	31.87	S00° 05' 24"E
L8	69.47	S84° 31' 08"W
L9	185.62	N05° 28' 52"W
L10	189.91	N05° 28' 52"W
L11	184.98	S89° 11' 56"W
L12	55.46	S05° 28' 52"E
L19	63.77	S05° 28' 52"E

LEGAL DESCRIPTION

LOTS 2, 3, 6, 7, 13, 16, 17, OUTLOT E, AND DETENTION OUTLOTS 3 THRU 5 OF GLENBROOK RIDGE SECOND ADDITION AS RECORDED IN BOOK 2019, PAGE 11022 IN THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

OUTLOT INFORMATION:

1. DETENTION OUTLOT #3 FOR PUBLIC STORM WATER MANAGEMENT.
2. OUTLOT E FOR COMMON OPEN SPACE.
3. OUTLOT F FOR COMMON OPEN SPACE.

NOTES:

1. BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE , DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
5. PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0378F WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2011.
6. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
7. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY DECEMBER 31, 2020.
8. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. BLANKET ACCESS EASEMENTS ACROSS LOTS 1 AND 2 ARE GRANTED TO THE OWNERS OF ALL OF THOSE LOTS.
11. MINIMUM 4-FT WIDE SIDEWALK ON INTERIOR RIGHTS-OF-WAY.
12. ALL PRIVATE DRIVES SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS NOT FRONTING GLENBROOK CIRCLE NORTH RIGHT-OF-WAY.
13. ALL EXISTING EASEMENTS ORIGINAL TO GLENBROOK RIDGE 1ST AND 2ND ADDITION SHALL BE VACATED WITH THE RECORDING OF THIS APPROVED PLAT
14. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
15. ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
BRYCE K. DALTON
KIRTON MCCONKIE
50 E. SOUTH TEMPLE #400
SALT LAKE CITY, UT 84111
801-328-3600
BDALTON@KMCLAW.COM

OWNER:
Lot 5
SCOTT WEBSTER
PREMIER CUSTOM HOMES
5773 CALIFORNIA DRIVE
BETTENDORF, IA 52722
SMW212121@ICLOUD.COM

OWNER
Lots 1, 2 & OL F
NELSON CONSTRUCTION & DEVELOPMENT
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309

OWNER:
Lots 3, 4, Detention Outlot #3, & OL E
DEVILS GLEN HOLDING, LLC
C/O BEN EASTEP
1805 STATE STREET, #103
BETTENDORF, IA 52722
563-265-0839

ZONING:

URBAN MEDIUM INTENSITY (UMI)

SETBACKS

FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15, MIN.=15
REAR	25 FT

CITY OF BETTENDORF
BY Derek P. Leath DATE 6-4-20
ATTEST DATE

PLANNING AND ZONING
BY 5-29-20 DATE

IOWA - AMERICAN WATER CO.
BY Julie Oelender 5-26-20 DATE

MIDAMERICAN ENERGY COMPANY
BY 5-26-20 DATE

MEDIACOM
BY 5-26-20 DATE

CENTURYLINK
BY 5 26 2020 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.

Brad Geater 5/26/20
BRADLEY R. GEATER, P.L.S., P.E. DATE
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

0 30 60

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

ENGINEER:

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR:

DATE ISSUED: 2/11/2020

CURRENT REV:

PROJECT NAME: GLENBROOK RIDGE THIRD ADDITION

CLIENT NAME: DEVIL'S GLEN HOLDING, LLC

SHEET NAME: FINAL PLAT

PROJECT NUMBER: 19-0078

PROJECT MANAGER: BETTIS

SHEET NUMBER: 1 OF 1

May 25, 2020 - 10:18pm S:\PROJECTS\190078\05 Design\Civil-Survey\Plats\Final Plat\190078-FP Third Addition.dwg

PRELIMINARY PLAT
GLENBROOK RIDGE FOURTH ADDITION

SITE INFORMATION

PROPERTY LOCATION	3341 GLENBROOK CIRCLE SOUTH
REQUIRED PARKING	1.5 SPACES PER INDEPENDENT LIVING UNIT < 800 SQ. FT. 2.0 SPACES PER INDEPENDENT LIVING UNIT > 800 SQ. FT. 27 (<800 SQ.FT) @ 1.5 SPACE/UNIT = 40.5 84 (>800 SQ.FT) @ 2.0 SPACE/UNIT = 168 TOTAL: 209 SPACES (111 UNITS)
PROPOSED PARKING	209 SPOTS WITH 10 ADA STALLS 106 STALLS LOCATED UNDERGROUND 89 OFF-STREET PARKING ONSITE 14 'EXTRA' SHARED SPACES FROM WEST BUILDING (ABOVE CODE REQUIREMENT FOR THAT BUILDING)

LOT AREA CALCULATIONS:

EXISTING SITE	290,981 SF	6.68 AC	(100%)
BUILDING AREA =	0 SF	0 AC	(0%)
PAVEMENT =	11,933 SF	0.27 AC	(4%)
OPEN SPACE =	279,048 SF	6.41 AC	(96%)
PROPOSED SITE	290,981 SF	6.68 AC	(100%)
BUILDING AREA =	45,078 SF	1.03 AC	(15.4%)
PAVEMENT =	33,492 SF	0.77 AC	(11.5%)
OPEN SPACE =	212,411 SF	4.88 AC	(73.1%)

*DOES NOT INCLUDE AREA WITHIN PRIVATE STREET ROW.

ZONING	URBAN MEDIUM INTENSITY (UMI)
FEMA FLOODWAY INFORMATION	MAP NUMBER 19163C0378G EFFECTIVE MARCH 23, 2021 100-YR FLOODPLAIN ELEVATION = 660.80 500-YR FLOODPLAIN ELEVATION = 662.00
YARD SETBACKS	
FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15 MIN. 15
REAR	25 FT
PROPOSED USE	INDEPENDENT LIVING
BUILDING TYPE PER 2015 IBC:	TYPE V-A PER 2015 IBC, BUILDING WILL BE FIRE SPRINKLED UNDERGROUND BASEMENT PARKING WITH CONCRETE WALLS AND LID/CEILING
OCCUPANCY TYPE PER 2015 IBC:	R-2 WITH ACCESSORY A-2/B

NFPA 13 SPRINKLER SYSTEM (SPRINKLERED CONCEALED SPACES OR FILL CAVITY WITH INSULATION)
2-HOUR RATED STAIR AND ELEVATOR SHAFTS
STANDPIPES IN THE STAIRCASES - THREE TOTAL STAIRCASES

MAXIMUM BUILDING HEIGHT:	40 FT AS DEFINED IN ZONING CODE

FLOOR AREA

BASEMENT:	38,914 SF
FIRST FLOOR	42,400 SF
SECOND FLOOR	41,944 SF
THIRD FLOOR	41,856 SF
TOTAL:	126,200 SF

F.A.R.: 126,200/290,981= 0.43 - MAXIMUM 0.70 ALLOWED

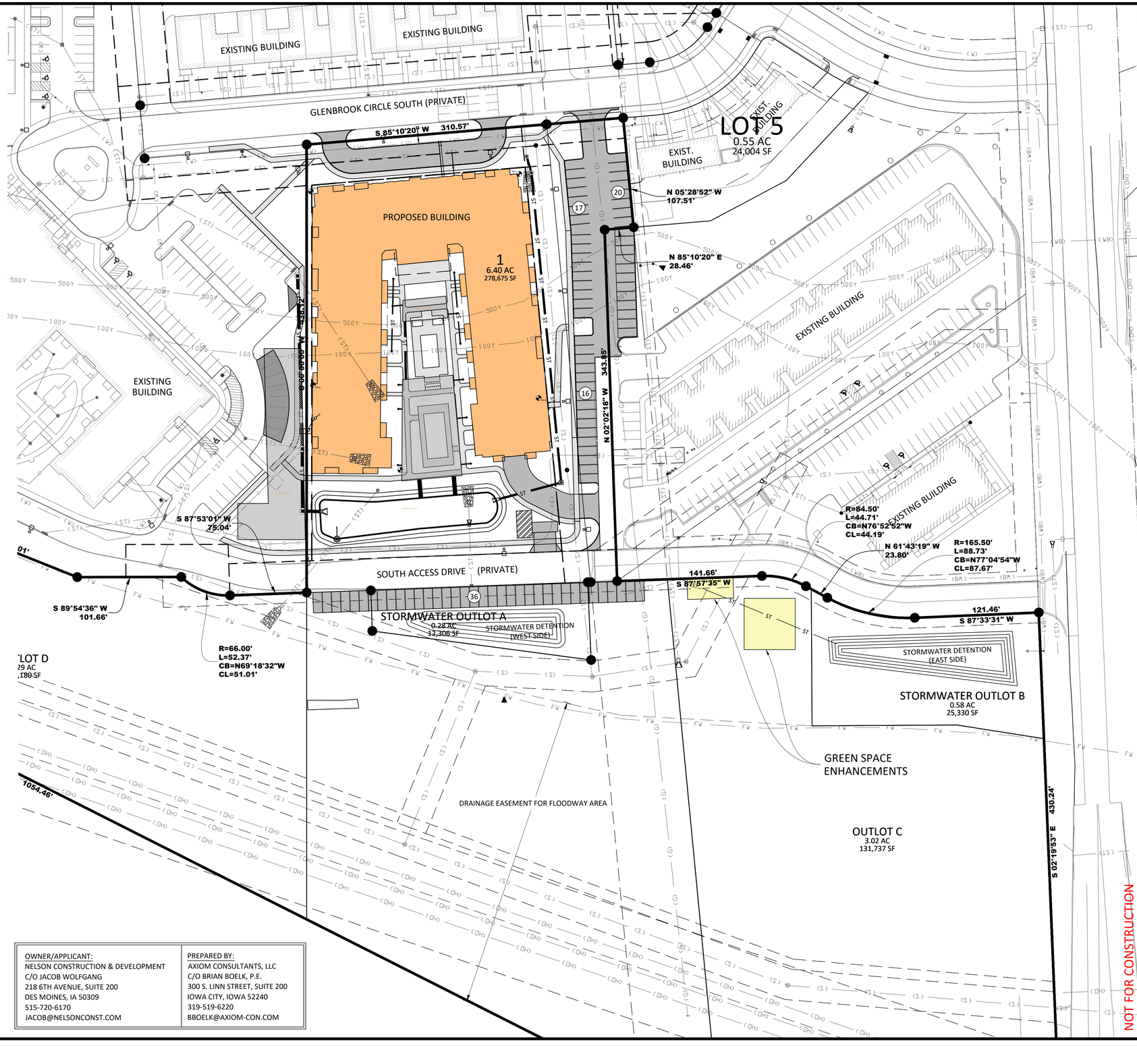
TOTAL AREA WITH BASEMENT: 165,114 SF

MAXIMUM DENSITY:
17 UNITS PER ACRE
6.40 ACRES + 0.28 ACRES -> 113 UNITS MAXIMUM
111 UNITS REQUESTED

LAND AREA PER UNIT REQUIRED:
2,500 SQ. FT. OF LAND AREA IS REQUIRED PER UNIT - 277,500 SQ. FT.
277,500 SQ. FT. < 290,981 SQ. FT

THE DEVELOPMENT IS OUTSIDE OF THE FLOODWAY BUT DOES ENCROACH INTO THE FLOODPLAIN.
BUILDING ELEVATIONS ARE ABOVE 100-YR FLOODPLAIN ELEVATION.

CONDITIONS:
1. REQUIRES WRITTEN PERMISSION FROM WILLIAMS PIPELINE CORP. FOR PROPOSED CONSTRUCTION IN THEIR EASEMENT PRIOR TO FINAL SITE PLAN APPROVAL.
2. REQUIRES WRITTEN PERMISSION FOR ENCROACHMENT INTO ADJACENT PROPERTIES FOR PARKING, ACCESS, AND STORM WATER CONVEYANCE AS REQUIRED WITH DESIGN PRIOR TO FINAL SITE PLAN APPROVAL.



OWNER/APPLICANT:	PREPARED BY:
NELSON CONSTRUCTION & DEVELOPMENT	AXIOM CONSULTANTS, LLC
C/O JACOB WOLFGANG	C/O BRIAN BOELK, P.E.
218 6TH AVENUE, SUITE 200	300 S. LINN STREET, SUITE 200
DES MOINES, IA 50309	IOWA CITY, IOWA 52240
515-720-6170	319-519-6220
JACOB@NELSONCONST.COM	BBOELK@AXIOM-CON.COM

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

0 25 50
1" = 50'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
THE QUARTET SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IOWA

CLIENT NAME:
NELSON CONSTRUCTION

SHEET NAME:
PRELIMINARY PLAT

DESIGNED, DETAILED, AND CHECKED BY:
BETTIS

PROJECT NO.:
21-0071

NOT FOR CONSTRUCTION

SHEET NUMBER:
1 OF 2

PRELIMINARY PLAT
GLENBROOK RIDGE FOURTH ADDITION

GLENBROOK CIRCLE SOUTH (PRIVATE)

S 85°10'20" W 310.57'

EX. 20.00' UTILITY EASEMENT

EX. 20.00' SAN. SEWER EASEMENT

PROPOSED BUILDING

1
6.40 AC
278,675 SF

LOT 5
0.55 AC
24,004 SF

EXIST. BUILDING

N 05°28'52" W
107.51'

N 85°10'20" E
28.46'

EXISTING 75.00' GAS EASEMENT (WILLIAMS PIPELINE)

EXISTING 10.00' UTILITY EASEMENT

934' TO SOUTH OVERALL DEV. LINE

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

N 02°02'18" W 343.85'

25' SAN. SEWER AND DRAINAGE EASMT.

S 02°00'00" W 515.27'

S 87°53'01" W
75.04'

EXISTING SANITARY SEWER EASEMENT

N 63°39'59" W 223.25'

N 10°26'04" E 185.79'

N 68°14'16" W 199.01'

S 89°54'36" W
101.66'

31.00' ACCESS AND UTILITY EASEMENT
SOUTH ACCESS DRIVE (PRIVATE)

STORMWATER OUTLOT A
0.28 AC
12,306 SF

STORMWATER DETENTION (WEST SIDE)

R=66.00'
L=52.37'
CB=N69°18'32"W
CL=51.01'

OUTLOT D
3.29 AC
143,180 SF

N 63°11'61" W 1054.46'

R=84.50'
L=44.71'
CB=N76°52'52"W
CL=44.19'

N 61°43'19" W
23.80'

R=165.50'
L=88.73'
CB=N77°04'54"W
CL=87.67'

141.66'
S 87°57'35" W

121.46'
S 87°33'31" W

STORMWATER DETENTION (EAST SIDE)

STORMWATER OUTLOT B
0.58 AC
25,330 SF

GREEN SPACE ENHANCEMENTS

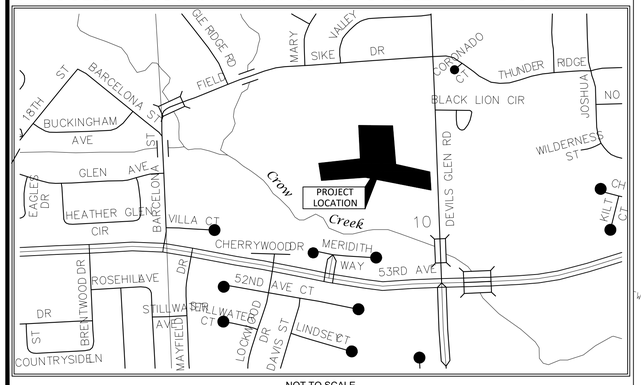
OUTLOT C
3.02 AC
131,737 SF

S 02°19'53" E 430.24'

S 87°14'52" W 435.75'

NOT FOR CONSTRUCTION

PROJECT VICINITY MAP CITY OF BETTENDORF



NOT TO SCALE

CITY OF BETTENDORF, SCOTT COUNTY, IA

Aug 29, 2023 - 3:44pm S:\PROJECTS\2021\210071\05 design\civil-survey\Plats\210071 Glenbrook Ridge 4th Addition-PP.dwg

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

0 25 50
1" = 50'

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
THE QUARTET SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IOWA

CLIENT NAME:
NELSON CONSTRUCTION

SHEET NAME:
PRELIMINARY PLAT

DESIGNED, DETAILED, AND CHECKED BY:
BETTIS

PROJECT NO.:
21-0071

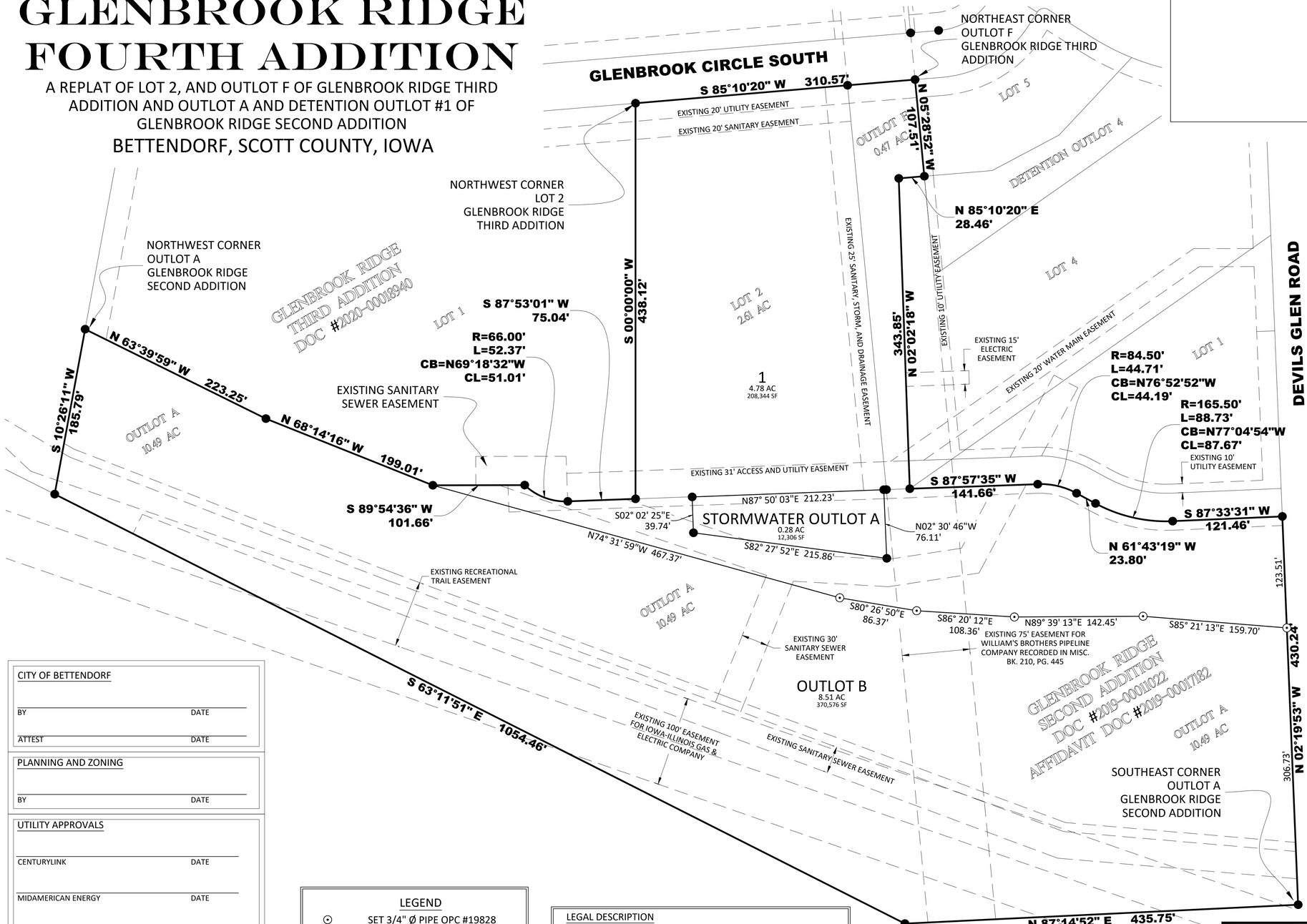
SHEET NUMBER:
2 OF 2

FINAL PLAT

GLENBROOK RIDGE FOURTH ADDITION

A REPLAT OF LOT 2, AND OUTLOT F OF GLENBROOK RIDGE THIRD ADDITION AND OUTLOT A AND DETENTION OUTLOT #1 OF GLENBROOK RIDGE SECOND ADDITION

BETTENDORF, SCOTT COUNTY, IOWA



FOR RECORDER'S USE ONLY	RECORDER'S INDEX
	COUNTY: SCOTT
	SECTION: 10-78N-4E
	QUARTER SECTION: NA
	CITY: BETTENDORF
	SUBDIVISION: GLENBROOK RIDGE FOURTH ADDITION
	BLOCK: NA
	LOT(S): 1
	PROPRIETOR: NELSON DEVELOPMENT 1, LLC
	REQUESTED BY: NELSON DEVELOPMENT 1, LLC
	PREPARED BY: AXIOM CONSULTANTS, LLC, 300 S. Clinton St. Unit 200, Iowa City, IA 52240 - PH# 319.519.6220

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

0 30 60
1" = 60'

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
BRYCE K. DALTON
KIRTON MCCONKIE
50 E. SOUTH TEMPLE #400
SALT LAKE CITY, UT 84111
801-328-3600
BDALTON@KMCLAW.COM

OWNERS:
LOT 2 & OUTLOT F
NELSON DEVELOPMENT 1, LLC
C/O NELSON CONSTRUCTION & DEVELOPMENT
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309

OUTLOT A & DETENTION OUTLOT #1
DEVILS GLEN HOLDINGS, LLC
1805 STATE STREET
STE 103
BETTENDORF, IA 52722

ZONING:

URBAN MEDIUM INTENSITY (UMI)

SETBACKS

FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15; MIN.=15
REAR	25 FT

NOTES:

1. BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE , DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
5. PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0378G WITH AN EFFECTIVE DATE OF MARCH 23, 2021.
6. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
7. ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY JULY, 2024.
8. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. MINIMUM 5-FT WIDE SIDEWALK ON INTERIOR RIGHTS-OF-WAY.
11. ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

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

LEGEND

⊙	SET 3/4" Ø PIPE OPC #19828
●	FOUND 5/8" Ø REBAR OPC #19828 OR AS LABELED
OPC	ORANGE PLASTIC CAP
———	PROPOSED BOUNDARY
———	EXISTING PROPERTY LINE
- - -	EXISTING EASEMENT

LEGAL DESCRIPTION

LOTS 2 AND OUTLOT F OF GLENBROOK RIDGE THIRD ADDITION AS RECORDED IN BOOK 2020, PAGE 18940 AND OUTLOT A AND DETENTION OUTLOT #1 AS RECORDED IN BOOK 2019, PAGE 11022 ALL IN THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

DESCRIBED AREA CONTAINS 13.85 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

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.

DRAFT

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

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: GLENBROOK RIDGE FOURTH ADDITION BETTENDORF, IOWA

CLIENT NAME: NELSON CONSTRUCTION

SHEET NAME: FINAL PLAT

DESIGNED, DETAILED, AND CHECKED BY: BRG

PROJECT NO.: 21-0071

SHEET NUMBER: 1 OF 1

Oct 06, 2023 - 2:33pm S:\PROJECTS\2021\210071\05 Design\Civil-Survey\Plats\210071 Glenbrook Ridge 4th Addition-FP.dwg

October 31, 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 Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development. (Case 23-069)

Honorable Mayor and Members of the City Council:

On October 18, 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

6. Case 23-058; Final Plat of Glenbrook Ridge Fourth Addition, submitted by Nelson Construction & Development. (Staff: Hunt)

Hunt reviewed the staff report.

Brian Boelk, engineer representing the applicant, stated that he has been working diligently to obtain the required pipeline encroachment easement, adding that because of a merger of pipeline companies, there has been a delay. He commented that there is an existing agreement for other developments in the area and that he hopes to be able to amend it to include the lot in question.

> On motion by Kappeler, second by Kulkarni, that the final plat of Glenbrook Ridge Fourth Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: November 6/7, 2023
REQUESTED BY: Mark Hunt, Community Dev. Director

Item Title

Resolution approving the preliminary plat of Forest Grove Landing, submitted by Forest Grove Landing, LLC. (Case 23-070)

Explanation

Forest Grove Landing, LLC has submitted the preliminary plat of Forest Grove Landing. The petitioner is in the process of obtaining a future land use amendment and rezoning to accommodate commercial development on the east side of the parcel adjoining the TBK sports complex and transitioning to multi-family housing on the northwest portion of the parcel.

The future land use designation for the site is Urban Medium Intensity. The land use designations of surrounding properties are Urban Low Intensity to the south, Urban Medium Intensity to the west, and Community Commercial to the east. The future land use amendment currently under consideration is from Urban Medium Intensity to Urban High Intensity which permits the proposed rezoning to C-3 and R-5. The zoning district classifications of adjacent properties include C-7 Regional Entertainment District, C-3 General Business District, R-3 Mixed Residential District, and R-2 Single-Family Residence District.

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 preliminary plat at their October 18, 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 PRELIMINARY PLAT OF FOREST GROVE LANDING

WHEREAS, Forest Grove Landing, LLC has submitted the preliminary plat of Forest Grove Landing, and

WHEREAS, the Planning and Zoning Commission has reviewed said preliminary 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 preliminary 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 preliminary plat of Forest Grove Landing.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Preliminary Plat
Author: Greg Beck
Department: Community Development
Date: October 18, 2023

Case Nos.:	23-070
Request:	Forest Grove Landing Preliminary Plat
Location:	West of 4850 Competition 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 preliminary plat titled Forest Grove Landing (see Aerial Map, Attachment A). The petitioner is in the process of future land use amendment and rezoning proceedings 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. The preliminary plat is permitted to proceed through the Planning and Zoning Commission for evaluation.

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. The land use change already being considered is from Urban Medium Intensity to Urban High Intensity. (See Present Future Land Use Map and Proposed Future Land Use Map, Attachments D and E)

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 rural areas on the edge of the City. The proposed zoning is for C-3, General Business District and R-5, High Density Multi-Family Residence District zoning (see Current Zoning Map and Proposed Zoning Map, Attachments B and C). Adjacent zoning includes:

- 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 Concept Building Plan and Preliminary Plat; Attachments 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 preliminary plat consists of Lots 1-4 and Outlots A-C.

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. International Drive provides an access originating from Forest Grove Drive to permit travel to the north. Competition Drive right-of-way will be 53-feet wide until the intersection with International Drive, when Competition Drive traveling west further widens to 66 feet to accommodate a different design. Additional right-of-way shall be provided for future connections through Lot 3 of the proposed subdivision for north-south and east-west street networks through the commercial area.

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. Sanitary sewer will be staged in from the west per an agreement with the developer.

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 preliminary plat application.

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. Any agreements necessary for the timing of improvements to be in place prior to future platting and site development plan considerations.

Respectfully submitted,

Greg Beck
City Planner

CASE NO. 23-070 FOREST GROVE CROSSING PRELIMINARY PLAT

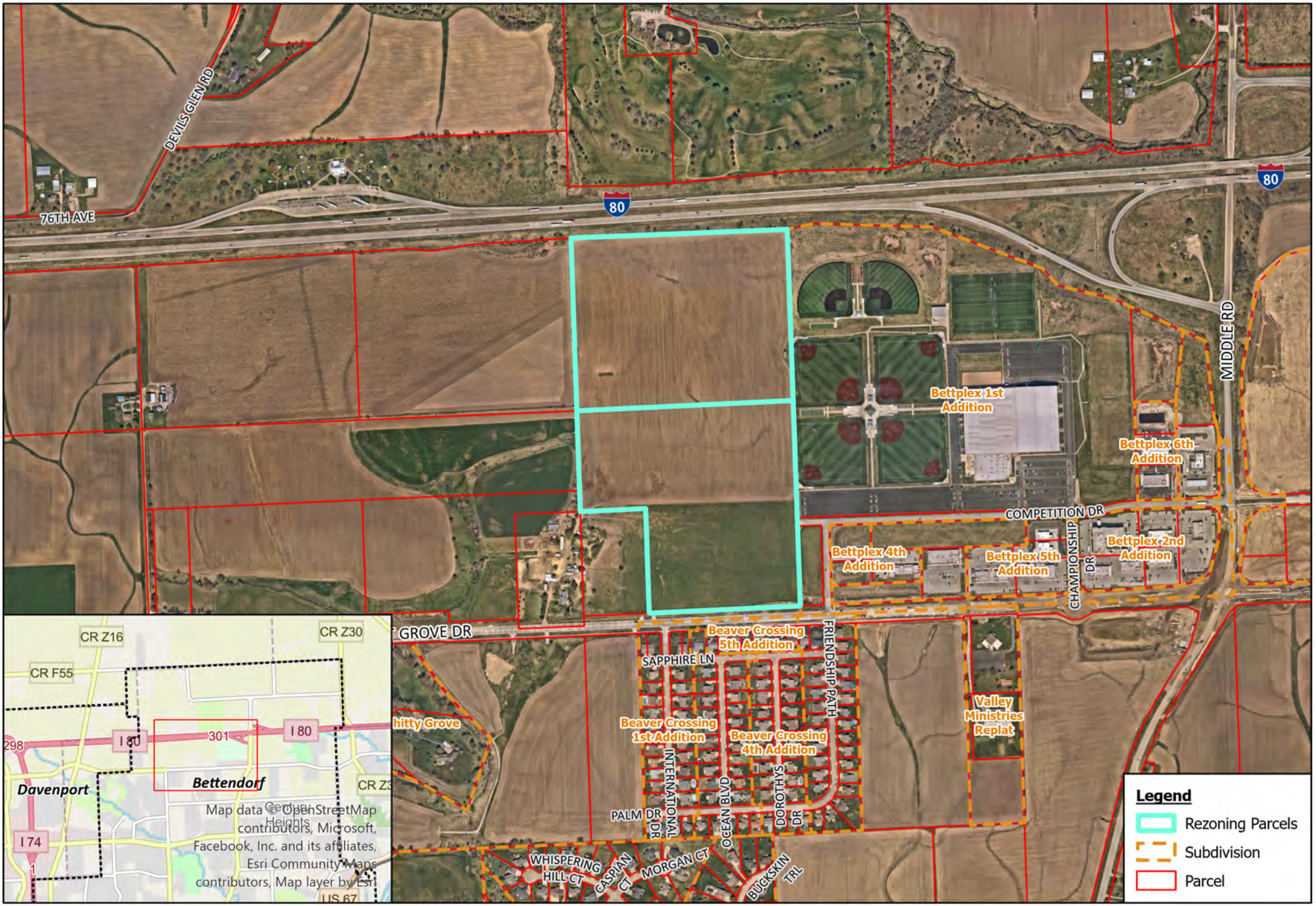
Aerial

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet

0 290 580 1,160 1,740 Feet



CASE NO. 23-070 FOREST GROVE CROSSING PRELIMINARY PLAT

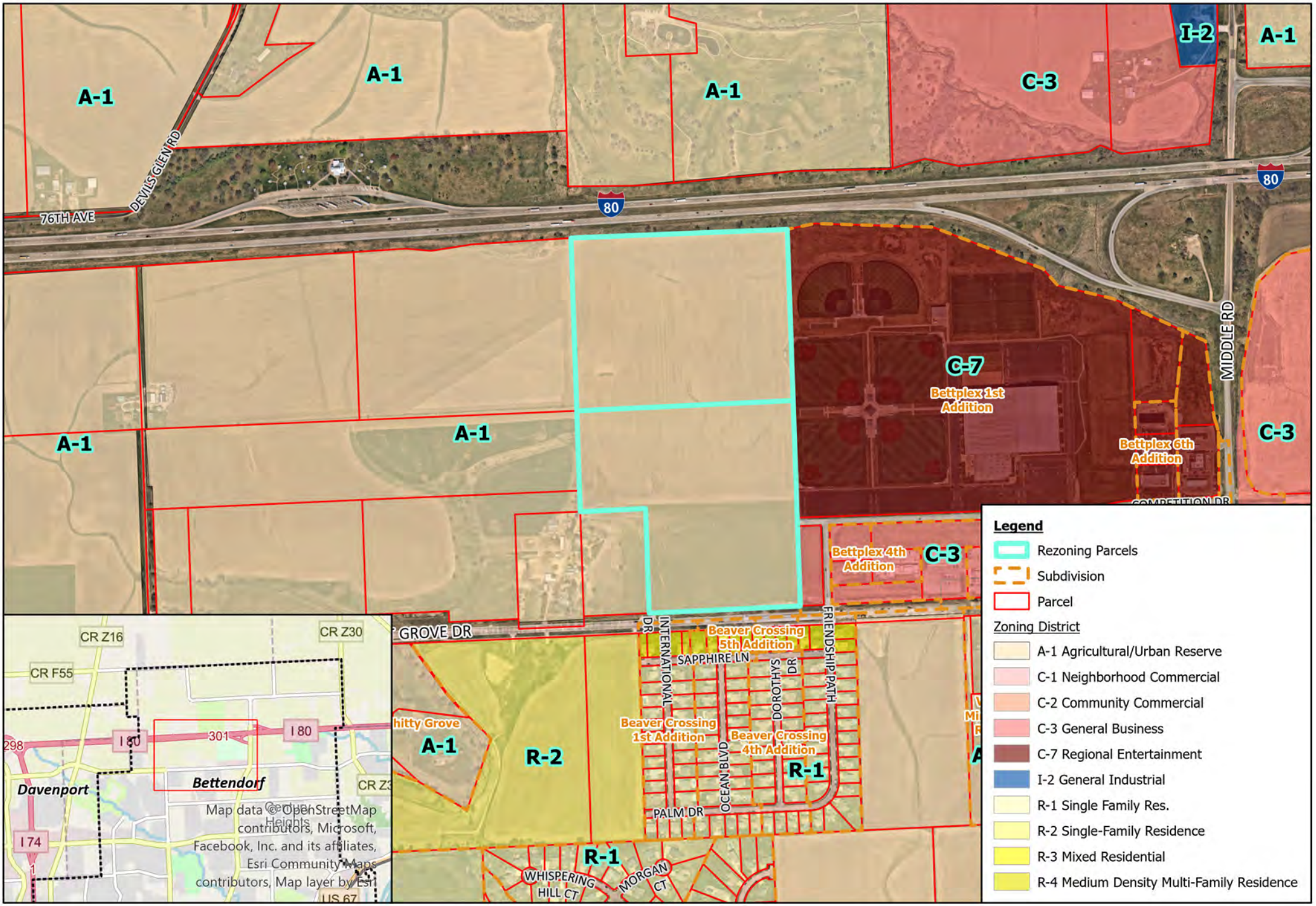
Current Zoning

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet

0 290 580 1,160 1,740 Feet



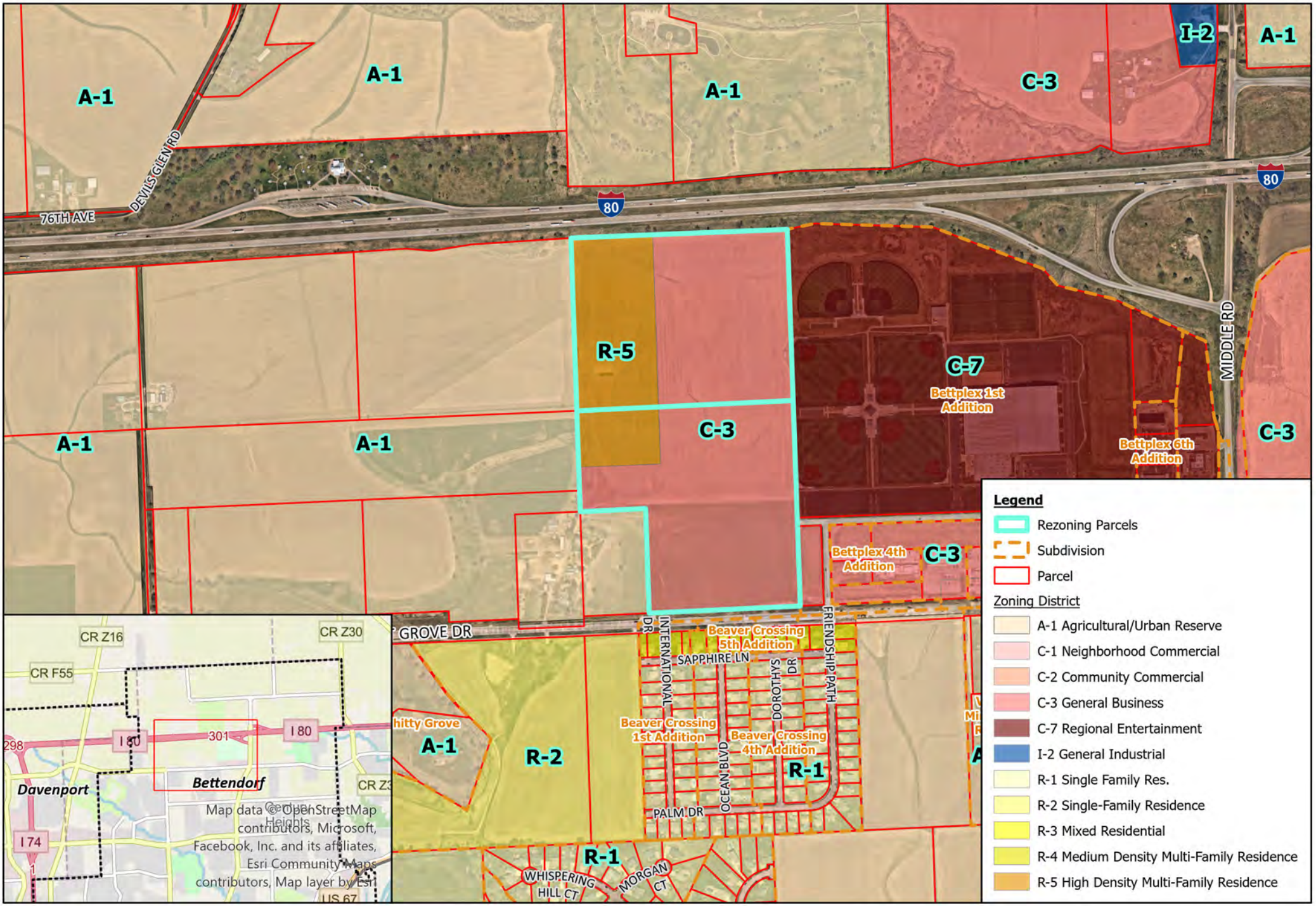
CASE NO. 23-070 FOREST GROVE CROSSING PRELIMINARY PLAT
Proposed Zoning

Bettendorf
a premier city
IOWA

N

1 Inch = 744 Feet

0 290 580 1,160 1,740 Feet



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

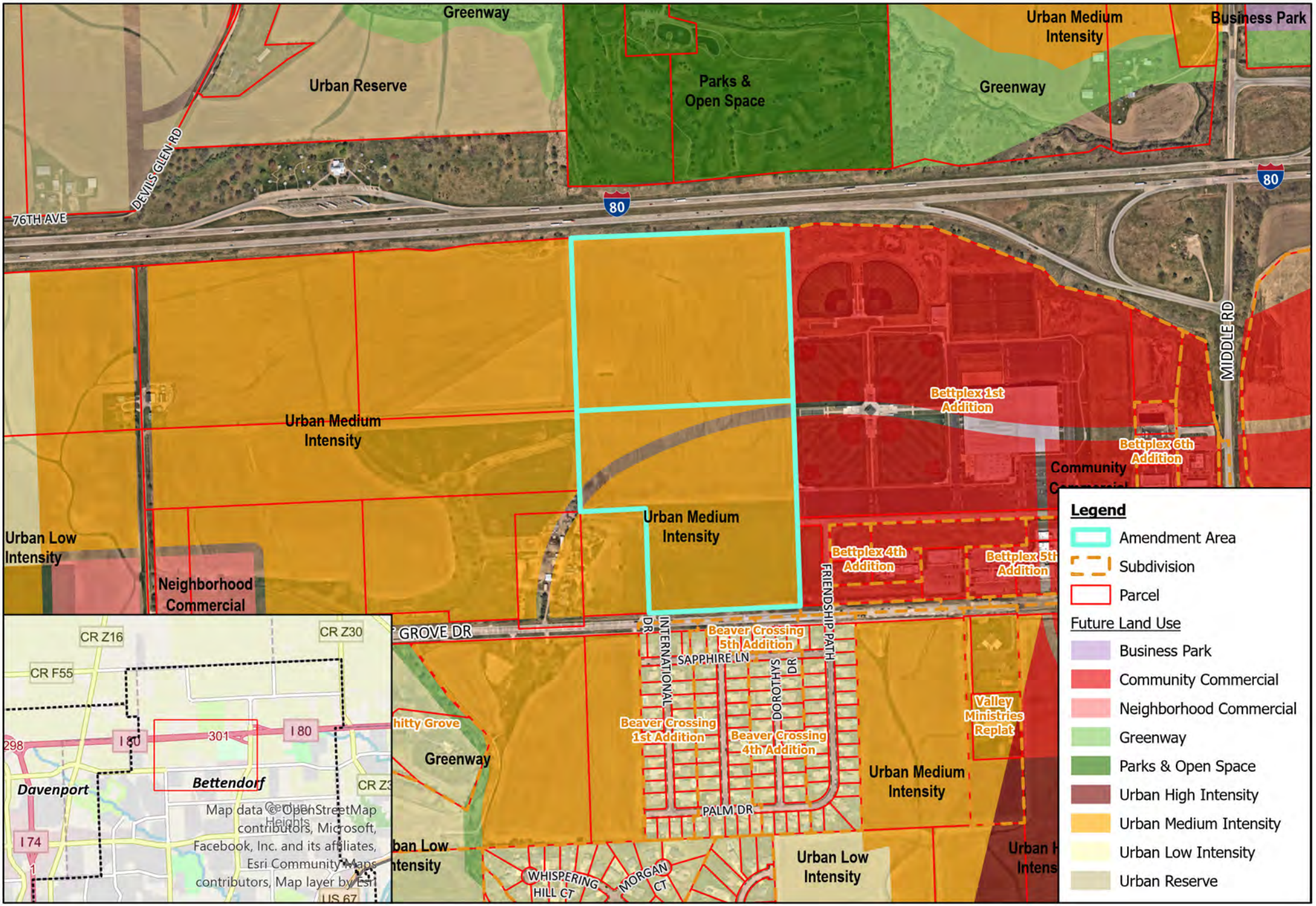
CASE NO. 23-070 FOREST GROVE CROSSING PRELIMINARY PLAT

Adopted Future Land Use Map

Bettendorf
a premier city

N

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



CASE NO. 23-070 FOREST GROVE CROSSING PRELIMINARY PLAT

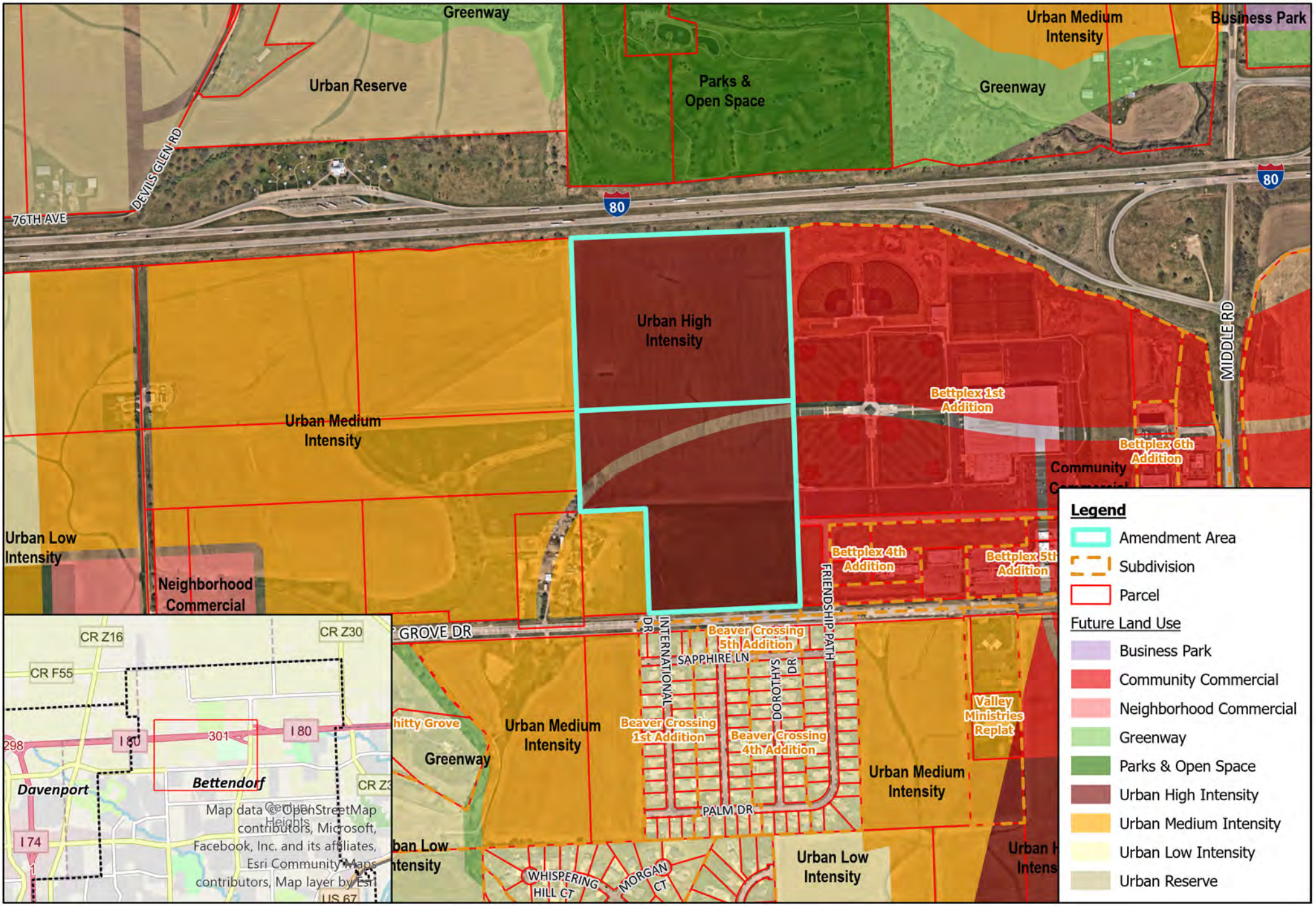
Proposed Future Land Use Map

Bettendorf
a premier city

N

1 Inch = 744 Feet

0 290 580 1,160 1,740 Feet



Legend

- Amendment Area
- Subdivision
- Parcel

Future Land Use

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

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

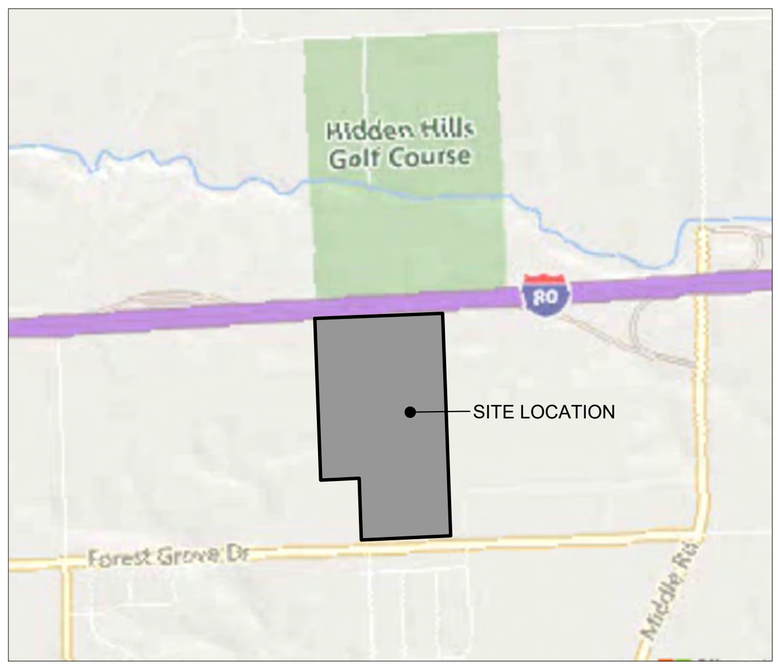
Tuesday, October 10, 2023 2:59:27 PM
G:\2023\23004499.00\DESIGN\CIVIL\C3D\SURVEY\23004499.00 PROPERTY.DWG

PRELIMINARY PLAT
FOR
FOREST GROVE LANDING
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2 , TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

DRAFT
10-10-2023

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

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



VICINITY MAP
NOT TO SCALE

OWNER / SUBDIVIDER
FOREST GROVE LANDING, LLC

Boeh Family
4150 Forest Grove Drive,
Bettendorf, IA 52722

Forest Grove Landing, LLC
A J Loss
5401 Victoria Avenue
Davenport, Iowa 52807
Phone: (563) 344-3791

LEGEND

▲	REBAR WITH CAP #13581, FOUND
△	5/8" REBAR WITH CAP #13581, SET
⊙	P.K. NAIL, SET
●	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
	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

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	530,512 SF±	12.18 AC±
LOT 2	103,795 SF±	2.38 AC±
LOT 3	1,353,282 SF±	31.07 AC±
LOT 4	433,326 SF±	9.95 AC±
LOT A	83,848 SF±	1.92 AC±
LOT B	74,025 SF±	1.70 AC±
LOT C	44,789 SF±	1.03 AC±
RIGHT OF WAY	177,799 SF±	4.08 AC±
TOTAL AREA	2,801,377 SF±	64.31 AC±

DRAFT
10-10-2023

Sheet 1 of 2

IMEG Project No: 23004499.00
File Name: 23004499.00 Property.dwg
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: ***
Date: 9/25/2023

FOREST GROVE LANDING
BETTENDORF, IOWA

PRELIMINARY PLAT

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

REVISIONS

No.	DESCRIPTION	DATE

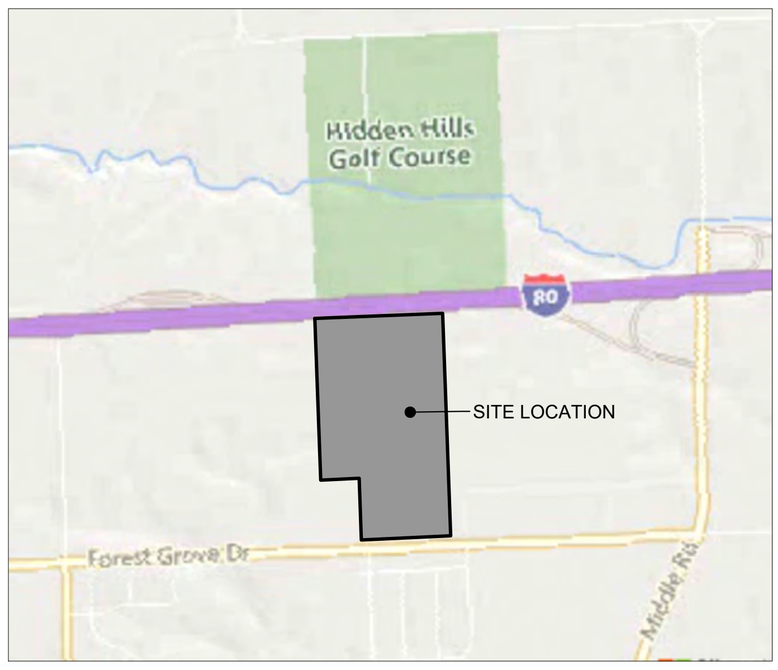
Tuesday, October 10, 2023 2:59:32 PM
G:\2023\23004499.00\DESIGN\CIVIL\C3D\SURVEY\23004499.00 PROPERTY.DWG

PRELIMINARY PLAT
FOR
FOREST GROVE LANDING
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2 , 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)

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

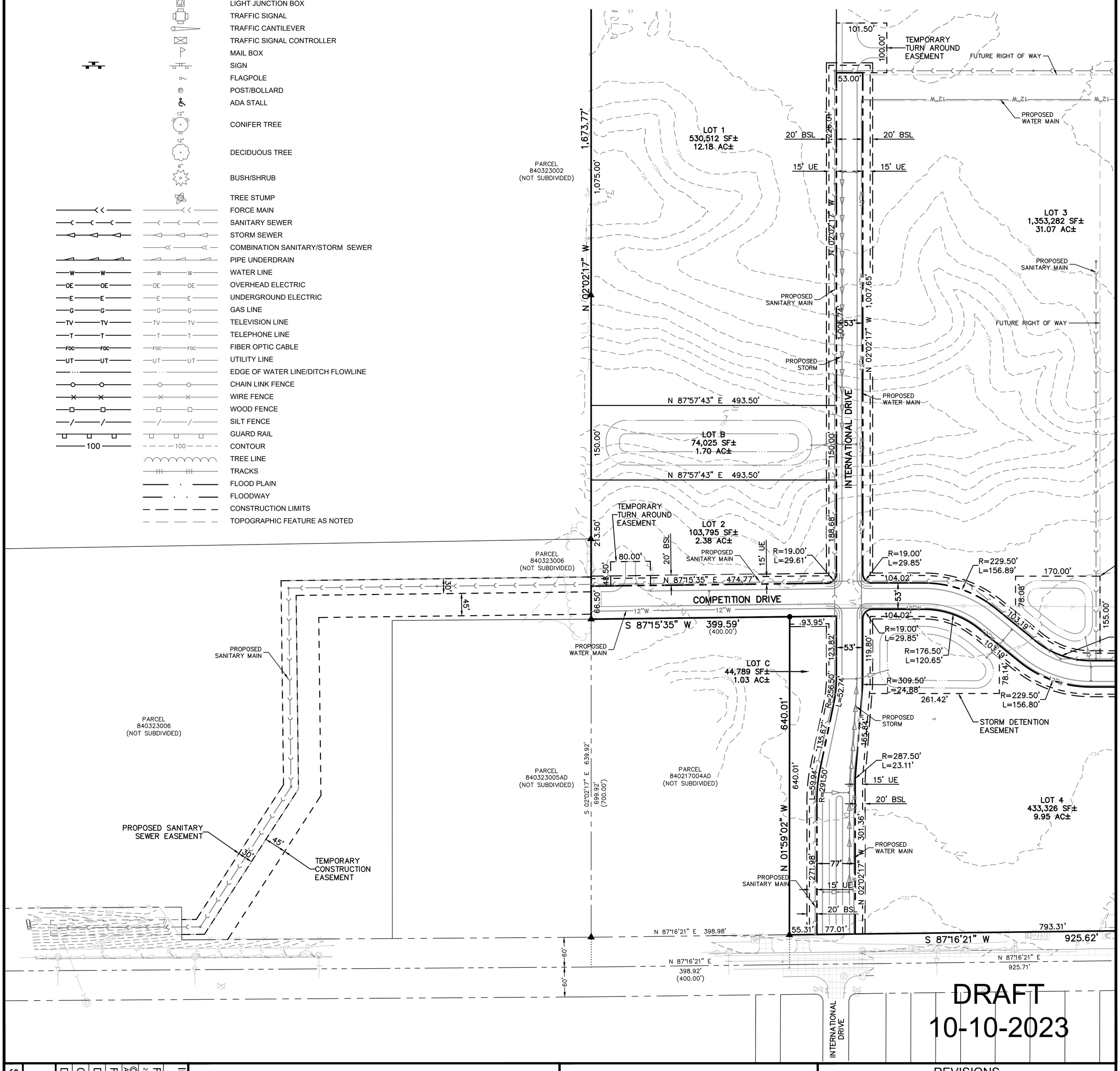
DRAFT
10-10-2023



VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
■	▭	STORM INLET
●	○	STORM INLET
■■	▭▭	STORM DOUBLE INLET
◀	◁	FLARED END SECTION
	AG	DOWNSPOUT - ABOVE GROUND
	UG	DOWNSPOUT - UNDER GROUND
⬢	⬡	SANITARY MANHOLE
▣	⊡	SANITARY/STORM CLEANOUT
	?	UNKNOWN MANHOLE
⋈	⋈	WATER VALVE
	PIV	POST INDICATOR VALVE
		HYDRANT
Ⓦ	Ⓦ	WELL
		SPRINKLER HEAD
	V	SPRINKLER BOX
W	W	WATER METER
		WATER SERVICE
		POWER POLE
		POWER POLE W/ LIGHT
		POWER POLE W/ METER
		GUY WIRE
		GUY POLE
Ⓔ	Ⓔ	ELECTRIC MANHOLE
E	E	ELECTRIC PEDESTAL/TRANSFORMER
E	E	ELECTRIC METER
		TELEPHONE POLE
Ⓣ	Ⓣ	TELEPHONE MANHOLE
T	T	TELEPHONE PEDESTAL
C	C	CABLE TV PEDESTAL
Ⓤ	Ⓤ	UTILITY MANHOLE
		UTILITY MARKER
H HH	H HH	HANDHOLE (SINGLE/ DOUBLE)
⊗	⊗	GAS VALVE
G	G	GAS METER
	A	AIR CONDITIONING UNIT
		LIGHT POLE
		VAPOR LIGHT
	J	LIGHT JUNCTION BOX
		TRAFFIC SIGNAL
		TRAFFIC CANTILEVER
		TRAFFIC SIGNAL CONTROLLER
		MAIL BOX
		SIGN
		FLAGPOLE
	P	POST/BOLLARD
		ADA STALL
	12"	CONIFER TREE
	12"	DECIDUOUS TREE
	6"	BUSH/SHRUB
		TREE STUMP
		FORCE MAIN
		SANITARY SEWER
		STORM SEWER
		COMBINATION SANITARY/STORM SEWER
		PIPE UNDERDRAIN
W W	W W	WATER LINE
OE OE	OE OE	OVERHEAD ELECTRIC
E E	E E	UNDERGROUND ELECTRIC
G G	G G	GAS LINE
TV TV	TV TV	TELEVISION LINE
T T	T T	TELEPHONE LINE
FOC FOC	FOC FOC	FIBER OPTIC CABLE
UT UT	UT UT	UTILITY LINE
		EDGE OF WATER LINE/DITCH FLOWLINE
		CHAIN LINK FENCE
		WIRE FENCE
		WOOD FENCE
		SILT FENCE
		GUARD RAIL
100	100	CONTOUR
		TREE LINE
		TRACKS
		FLOOD PLAIN
		FLOODWAY
		CONSTRUCTION LIMITS
		TOPOGRAPHIC FEATURE AS NOTED



DRAFT
10-10-2023

Sheet	2 of 2
IMEG Project No:	23004499.00
File Name:	23004499.00 Property.dwg
Date:	9/25/2023
Checked By:	***
Drawn By:	DAB
Field Book No:	

© COPYRIGHT 2023
ALL RIGHTS RESERVED

FOREST GROVE LANDING
BETTENDORF, IOWA

PRELIMINARY PLAT

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

REVISIONS

No.	DESCRIPTION	DATE

October 31, 2023

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

SUBJECT: Planning and Zoning Commission's decision on the preliminary plat of Forest Grove Landing, submitted by Forest Grove Landing, LLC. (Case 23-070)

Honorable Mayor and Members of the City Council:

On October 18, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named preliminary 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 23-070; Preliminary Plat of Forest Grove Landing, submitted by Forest Grove Landing, LLC. (Staff: Beck)

Kulkarni stated that he would abstain from discussion and voting regarding Case 23-070.

Beck reviewed the staff report. Morlok clarified details in the staff report related to typical agreements with developers regarding sizing of sewers and whether or not they will be private or public.

Kappeler stated that her interpretation of the comment in the staff report about future changes to the concept plan is that those revisions are not related to the first phase of the development. Morlok confirmed this.

> On motion by Ormsby, second by Kappeler, that the preliminary plat of Forest Grove Landing be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE:	Kappeler, Ormsby, Wennlund
NAY:	None
ABSTAIN:	Kullkarni

Motion carried.

COUNCIL LETTER

MEETING DATE: November 7, 2023
REQUESTED BY: Mark Hunt, Community Dev. Director

Item Title

Resolution approving the final plat of Hope Heights First Addition, submitted by Youssi Investments of Iowa, LLC. (Case 23-061)

Explanation

Youssi Investments of Iowa, LLC has submitted the final plat of Hope Heights First Addition. The final plat will encompass the northern half of the preliminary plat and include the outlot near the southwest corner of the preliminary plat to detain stormwater.

The land use designation is split between Urban Medium Intensity (east) and Urban Low Intensity (west), and the zoning classification is R-3, Mixed Residential District which permits all of the proposed residential 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.

The proposed subdivision contains about 8 acres for the various types of residential units. Single-family dwellings will be located on Lots 1-10 and 23-26, Lots 27-28 will be used for a duplex, and Lots 11-22 and 29-44 will contain townhome units.

The Planning and Zoning Commission made a recommendation for approval of the final plat at their October 18, 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 HOPE HEIGHTS FIRST ADDITION

WHEREAS, Youssi Investments of Iowa, LLC has submitted the final plat of Hope Heights First 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 Hope Heights First Addition.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Hope Heights Addition
Author: Greg Beck
Department: Community Development
Date: October 18, 2023

Case No.:	23-061
Request:	Hope Heights First Addition – Final Plat
Location:	SW of intersection of Hopewell Avenue and Criswell Street
Legal Description:	Parcel No. 841207003
Applicant:	Youssi Investments of Iowa, LLC
Current Zoning:	R-3, Mixed Residential District
Future Land Uses:	Urban Medium Intensity (east) Urban Low Intensity (west)

Background Information & Facts

Youssi Investments of Iowa, LLC has submitted the final plat of Hope Heights First Addition (see Aerial Map, Attachment A). The Final Plat will encompass the northern half of the preliminary plat and include the outlot near the southwest corner of the preliminary plat to detain stormwater.

Zoning, Future Land Use, and Comprehensive Plan

The zoning is R-3, Mixed Residential District, and the future land use designation is split between Urban Medium Intensity (east) and Urban Low Intensity (west) (see Zoning Map and Future Land Use Map, Attachments B and C.) All of the proposed residential uses are permitted in the R-3 zoning district. The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods and Goal G: Attract Young People.

Lot Configuration & Zoning Compliance

The proposed subdivision contains about 8 acres for the various types of residential units. Single-family dwellings will be located on Lots 1-10 and 23-26. Lots 27-28 will be used for a duplex. Lots 11-22 and 29-44 will contain townhome units (see Preliminary Plat, Previous Final Plat, and Current Final Plat, Attachments D, E and F.) The most recent proposal shows smaller single-family lots along Criswell Street.

Utilities

Utilities are present along Hopewell Avenue and Criswell Street. Storm sewer will be connected from the north under Hopewell Avenue through one 42-inch pipe and one 48-inch pipe. Sanitary sewer will come from the north under Hopewell Avenue. Electrical service is available from the west side of Criswell Street. Water is available from the south side of Hopewell Avenue and the west side of Criswell Street.

Thoroughfare Plan & Access

The subdivision will have two points of access on Hopewell Avenue. A looping street design will

permit access to each dwelling. Sandra Leigh Drive and Woody Creek Lane shall access Hopewell Avenue and connect to Faith's Way. No direct access to Criswell Street or Hopewell Avenue is permitted from any lot. A connecting street segment to the property south of the proposed subdivision is provided through the westernmost connection to Hopewell Avenue. Only one driveway per each single-family home is permitted. Turnarounds for City vehicles shall be provided at the end of each street segment.

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 rights-of-way created for the development.

Off-Street Parking

Off-street parking will be provided with at least two spaces per unit as required by code. No parking is permitted on Hopewell Avenue or Criswell Street.

Stormwater Detention

Storm water detention is accommodated in an outlot in the southwest corner of the subdivision. Any water quality features or further stormwater detention requirements would need to be evaluated by the City Engineer. Outlot A will collect storm water from this first addition.

Landscaping

A 35-foot-wide landscaped berm serving as a buffer shall be placed along Hopewell Avenue rights-of-way. Streetscape tree requirements in the Landscape Ordinance shall be used to determine the tree count. The Criswell Street side of the subdivision shall be governed by the 20-foot-deep planting strip requirement (12-2A-5 C.) or the 6-foot-high fence and tree requirement (11-11B-12).

Lighting

Any lighting will be required to be downcast on the site. Lighting location will be determined by the developer and utility company.

Floodplain

No portion of Hope Heights Addition is in the 100-year flood hazard area.

Staff Recommendation

Staff finds this final plat to be compliant with State and City law. Thus, we recommend approval with the following conditions:

1. A site development plan is required for the lots proposed to contain 3 or more residential units. The site development plan should materially reflect the concept plan.
2. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.

Respectfully submitted,

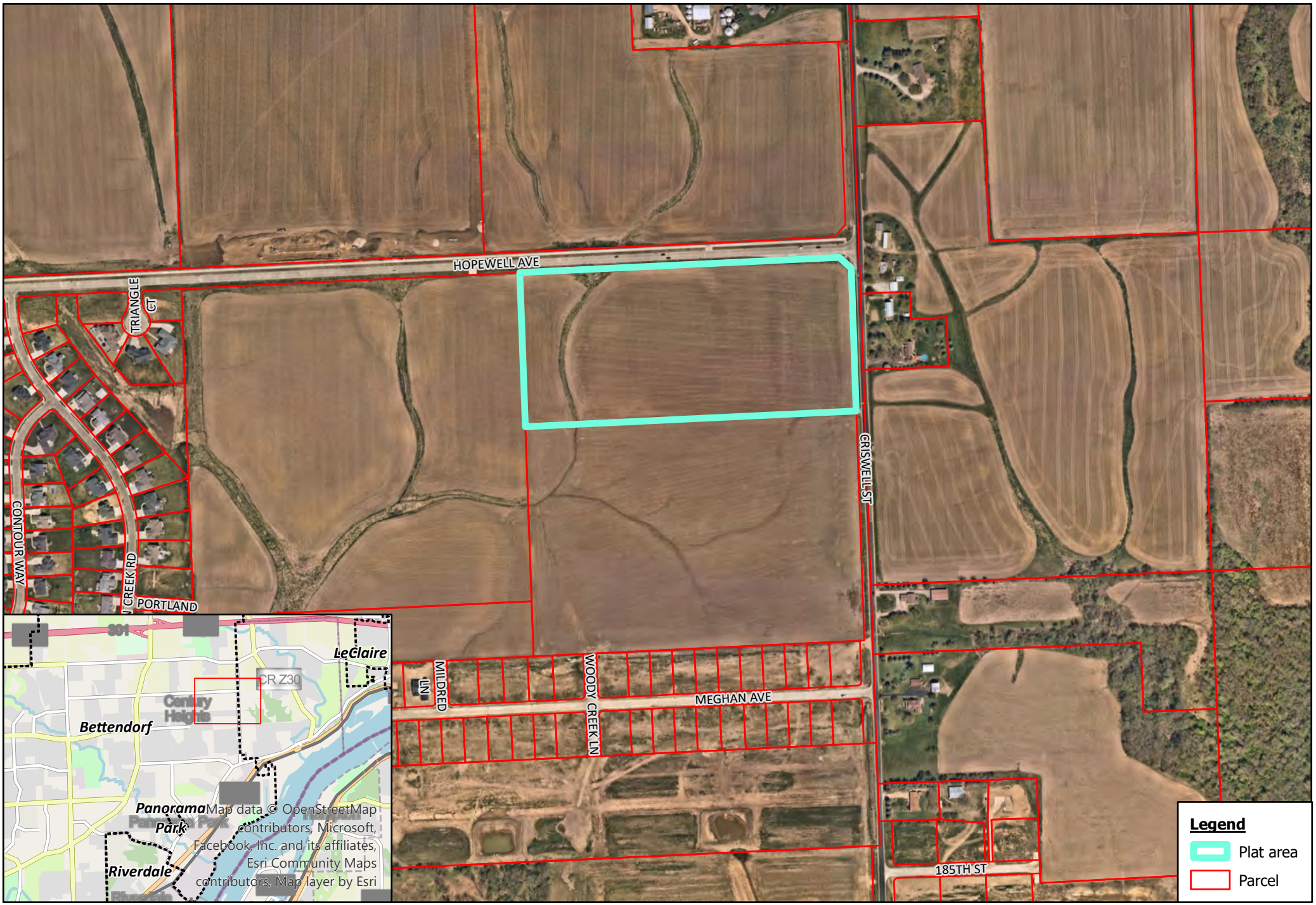
Greg Beck
City Planner

Case No. 23-061: Hope Heights 1st Final Plat Aerial

1 Inch = 476 Feet

0 185 370 740 1,110 Feet

N

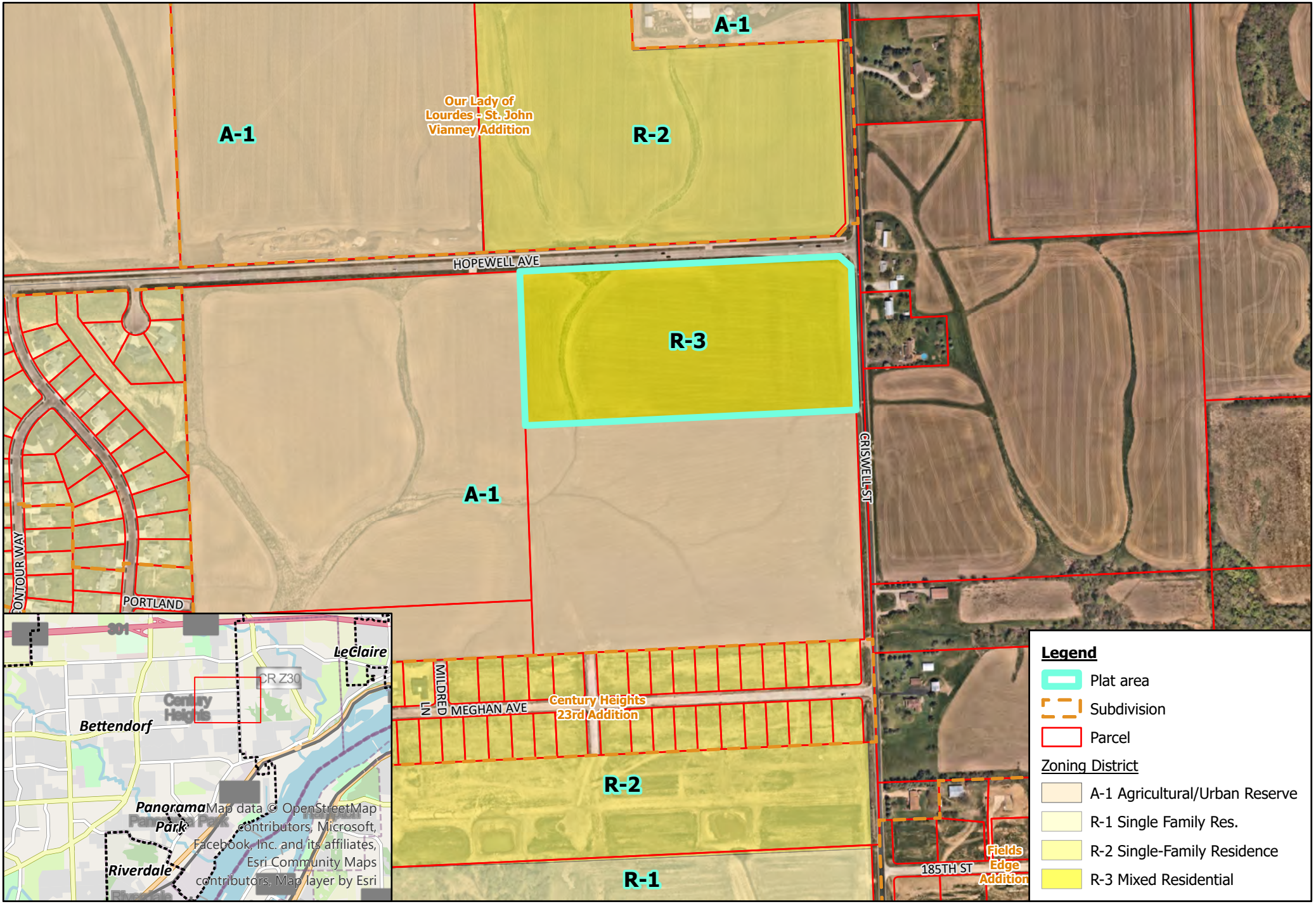


Case No. 23-061: Hope Heights 1st Final Plat Zoning Map

1 Inch = 476 Feet

0 185 370 740 1,110 Feet

N

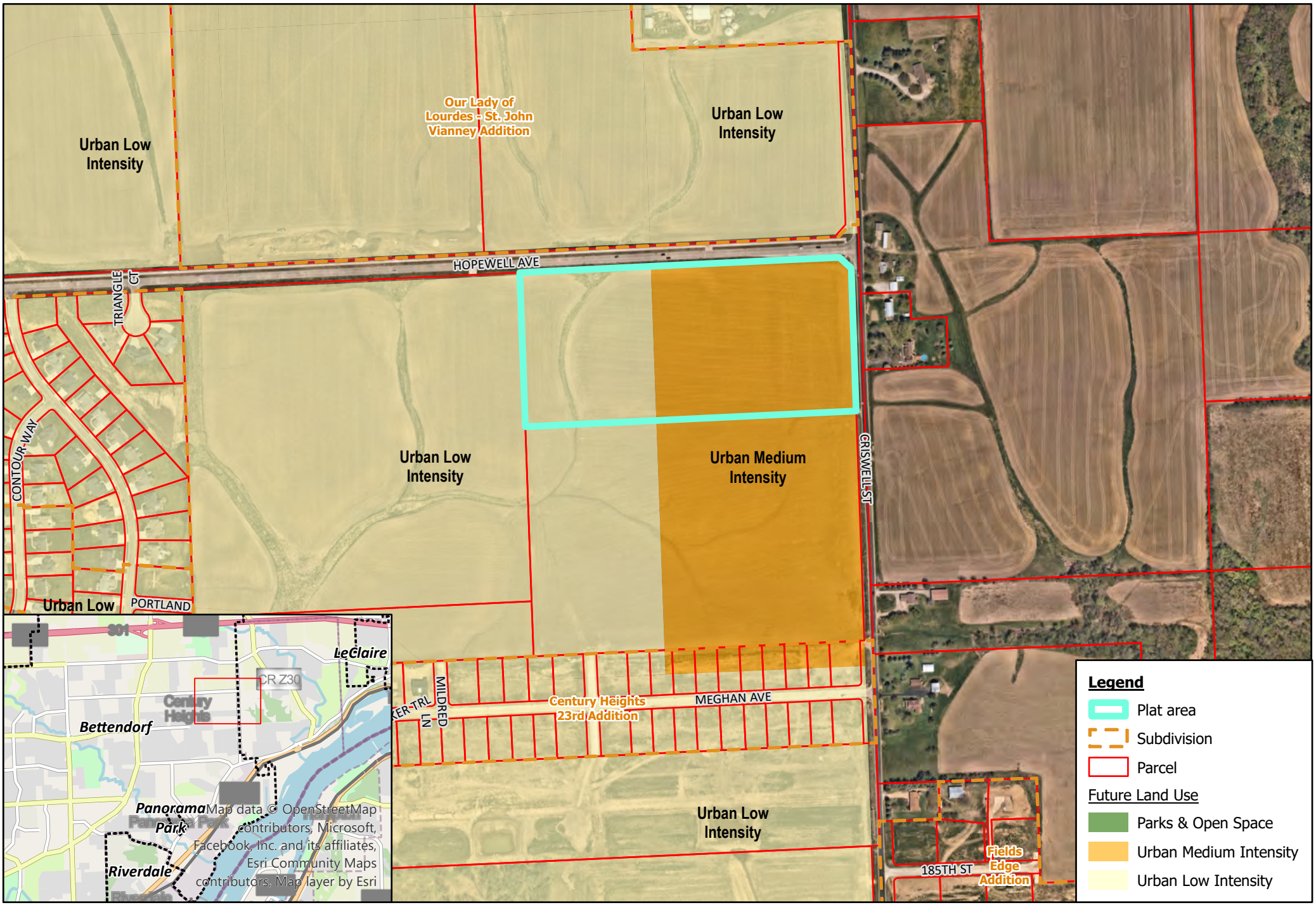


Case No. 23-061: Hope Heights 1st Final Plat
Future Land Use

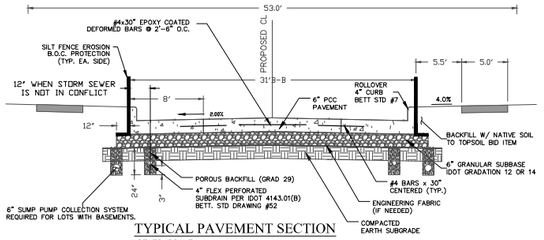
1 Inch = 476 Feet

0 185 370 740 1,110 Feet

N



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 =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

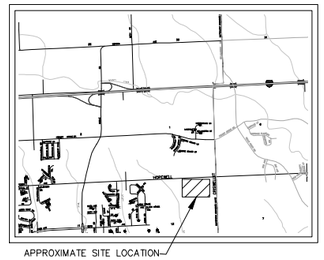


TYPICAL PAVEMENT SECTION
NOT TO SCALE

PLAT INFORMATION

1. Owner:
   Youssi Investments of Iowa, LLC
   2815 Hamson Way
   Belvidere, IL 61008
2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
3. Surveyor:
   Jerry Rogers
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
4. Attorney:
   Tom Pastrnak
   313 W. 3rd Street
   Davenport, Iowa 52801
   Ph: (563) 323-7737

SITE LOCATION MAP



PRELIMINARY PLAT
SITE PLAN

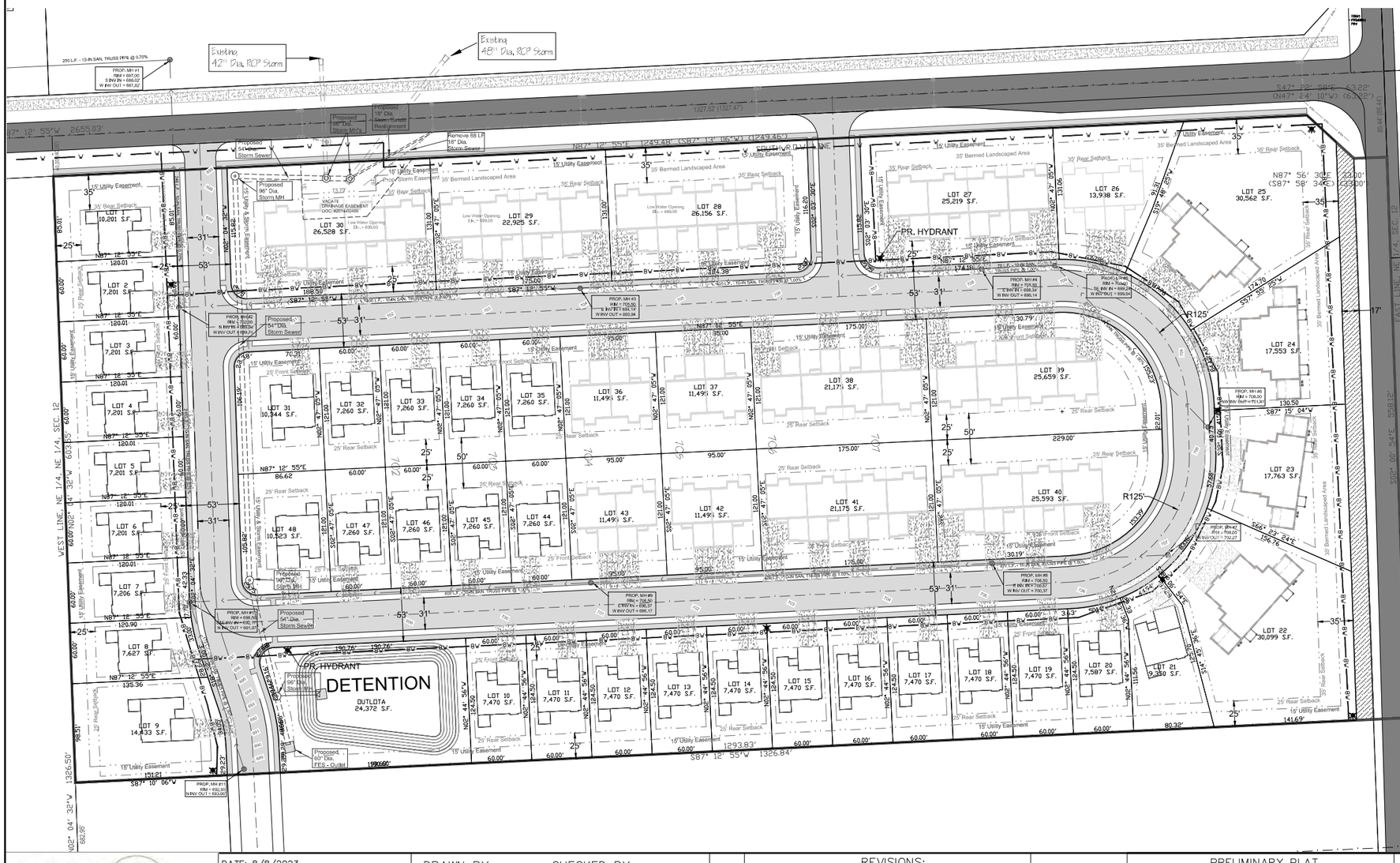
HOPE HEIGHTS ADDITION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.

IOWA ONE CALL
800.292-8989
Call 2 Working Days BEFORE YOU DIG

N
W E
S

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1" = 50' (24x36)


Existing 42" Dia. RCP Storm
Existing 48" Dia. RCP Storm
250 L.F. - 18-IN SAN. TRUSS PIPE @ 0.70%
PROP. MH #1
RIM = 697.00
S INV IN = 688.02
W INV OUT = 687.82
Proposed 96" Dia. Storm MH's
Proposed 18" Dia. Storm Sewer Realignment
Remove 88 LF 18" Dia. Storm Sewer
Proposed 54" Dia. Storm Sewer
Proposed 96" Dia. Storm MH
VACATE DRAINAGE EASEMENT DOC.#2015-00024349
Proposed 54" Dia. Storm Sewer
Proposed 54" Dia. Storm Sewer
Proposed 96" Dia. Storm MH
Proposed 54" Dia. Storm Sewer
Proposed 60" Dia. FES - Outlet
PR. HYDRANT
DETENTION
OUTLOT A
24,372 S.F.
LOT 1 10,201 S.F.
LOT 2 7,201 S.F.
LOT 3 7,201 S.F.
LOT 4 7,201 S.F.
LOT 5 7,201 S.F.
LOT 6 7,201 S.F.
LOT 7 7,206 S.F.
LOT 8 7,687 S.F.
LOT 9 14,433 S.F.
LOT 10 7,470 S.F.
LOT 11 7,470 S.F.
LOT 12 7,470 S.F.
LOT 13 7,470 S.F.
LOT 14 7,470 S.F.
LOT 15 7,470 S.F.
LOT 16 7,470 S.F.
LOT 17 7,470 S.F.
LOT 18 7,470 S.F.
LOT 19 7,470 S.F.
LOT 20 7,587 S.F.
LOT 21 9,350 S.F.
LOT 22 30,099 S.F.
LOT 23 17,763 S.F.
LOT 24 17,553 S.F.
LOT 25 30,562 S.F.
LOT 26 13,938 S.F.
LOT 27 25,219 S.F.
LOT 28 26,156 S.F.
LOT 29 22,925 S.F.
LOT 30 26,528 S.F.
LOT 31 10,344 S.F.
LOT 32 7,260 S.F.
LOT 33 7,260 S.F.
LOT 34 7,260 S.F.
LOT 35 7,260 S.F.
LOT 36 11,495 S.F.
LOT 37 11,495 S.F.
LOT 38 21,175 S.F.
LOT 39 25,659 S.F.
LOT 40 25,593 S.F.
LOT 41 21,175 S.F.
LOT 42 11,495 S.F.
LOT 43 11,495 S.F.
LOT 44 7,260 S.F.
LOT 45 7,260 S.F.
LOT 46 7,260 S.F.
LOT 47 7,260 S.F.
LOT 48 10,523 S.F.
S87° 12' 55"W 2655.03'
S87° 12' 55"W 1249.48' (S87° 13' 16"W) 1249.46'
S47° 12' 58"E 63.22' (N47° 24' 10"W) (63.22')
N87° 12' 55"E 1327.62' (1327.41')
S87° 12' 55"W 1326.84'
N02° 04' 32"W 1326.50'
EAST LINE, NE 1/4, SEC 12
S02° 00' 54"E 558.12'
N02° 00' 54"W 1327.70'
N87° 56' 30"E (S87° 58' 34"E) 35.00'
S66° 53' 34"E 156.76'
S87° 15' 04"W 130.50'
R125'
R125'
PROP. MH #2
RIM = 705.50
S INV IN = 697.34
W INV OUT = 697.14
PROP. MH #3
RIM = 705.50
E INV IN = 695.14
W INV OUT = 695.04
PROP. MH #4
RIM = 705.50
E INV IN = 695.34
W INV OUT = 695.14
PROP. MH #5
RIM = 705.50
E INV IN = 695.54
W INV OUT = 695.34
PROP. MH #6
RIM = 705.50
E INV IN = 695.74
W INV OUT = 695.54
PROP. MH #7
RIM = 705.50
E INV IN = 695.94
W INV OUT = 695.74
PROP. MH #8
RIM = 705.50
E INV IN = 696.14
W INV OUT = 695.94
PROP. MH #9
RIM = 705.50
E INV IN = 696.37
W INV OUT = 696.17
PROP. MH #10
RIM = 705.50
E INV IN = 696.57
W INV OUT = 696.37
PROP. MH #11
RIM = 705.50
E INV IN = 696.77
W INV OUT = 696.57
PROP. MH #12
RIM = 705.50
E INV IN = 696.97
W INV OUT = 696.77
PROP. MH #13
RIM = 705.50
E INV IN = 697.17
W INV OUT = 696.97
PROP. MH #14
RIM = 705.50
E INV IN = 697.37
W INV OUT = 697.17
PROP. MH #15
RIM = 705.50
E INV IN = 697.57
W INV OUT = 697.37
PROP. MH #16
RIM = 705.50
E INV IN = 697.77
W INV OUT = 697.57
PROP. MH #17
RIM = 705.50
E INV IN = 697.97
W INV OUT = 697.77
PROP. MH #18
RIM = 705.50
E INV IN = 698.17
W INV OUT = 697.97
PROP. MH #19
RIM = 705.50
E INV IN = 698.37
W INV OUT = 698.17
PROP. MH #20
RIM = 705.50
E INV IN = 698.57
W INV OUT = 698.37
PROP. MH #21
RIM = 705.50
E INV IN = 698.77
W INV OUT = 698.57
PROP. MH #22
RIM = 705.50
E INV IN = 698.97
W INV OUT = 698.77
PROP. MH #23
RIM = 705.50
E INV IN = 699.17
W INV OUT = 698.97
PROP. MH #24
RIM = 705.50
E INV IN = 699.37
W INV OUT = 699.17
PROP. MH #25
RIM = 705.50
E INV IN = 699.57
W INV OUT = 699.37
PROP. MH #26
RIM = 705.50
E INV IN = 699.77
W INV OUT = 699.57
PROP. MH #27
RIM = 705.50
E INV IN = 699.97
W INV OUT = 699.77
PROP. MH #28
RIM = 705.50
E INV IN = 700.17
W INV OUT = 699.97
PROP. MH #29
RIM = 705.50
E INV IN = 700.37
W INV OUT = 700.17
PROP. MH #30
RIM = 705.50
E INV IN = 700.57
W INV OUT = 700.37
PROP. MH #31
RIM = 705.50
E INV IN = 700.77
W INV OUT = 700.57
PROP. MH #32
RIM = 705.50
E INV IN = 700.97
W INV OUT = 700.77
PROP. MH #33
RIM = 705.50
E INV IN = 701.17
W INV OUT = 700.97
PROP. MH #34
RIM = 705.50
E INV IN = 701.37
W INV OUT = 701.17
PROP. MH #35
RIM = 705.50
E INV IN = 701.57
W INV OUT = 701.37
PROP. MH #36
RIM = 705.50
E INV IN = 701.77
W INV OUT = 701.57
PROP. MH #37
RIM = 705.50
E INV IN = 701.97
W INV OUT = 701.77
PROP. MH #38
RIM = 705.50
E INV IN = 702.17
W INV OUT = 701.97
PROP. MH #39
RIM = 705.50
E INV IN = 702.37
W INV OUT = 702.17
PROP. MH #40
RIM = 705.50
E INV IN = 702.57
W INV OUT = 702.37
PROP. MH #41
RIM = 705.50
E INV IN = 702.77
W INV OUT = 702.57
PROP. MH #42
RIM = 705.50
E INV IN = 702.97
W INV OUT = 702.77
PROP. MH #43
RIM = 705.50
E INV IN = 703.17
W INV OUT = 702.97
PROP. MH #44
RIM = 705.50
E INV IN = 703.37
W INV OUT = 703.17
PROP. MH #45
RIM = 705.50
E INV IN = 703.57
W INV OUT = 703.37
PROP. MH #46
RIM = 705.50
E INV IN = 703.77
W INV OUT = 703.57
PROP. MH #47
RIM = 705.50
E INV IN = 703.97
W INV OUT = 703.77
PROP. MH #48
RIM = 705.50
E INV IN = 704.17
W INV OUT = 703.97
PROP. MH #49
RIM = 705.50
E INV IN = 696.37
W INV OUT = 696.17
PROP. MH #50
RIM = 705.50
E INV IN = 704.37
W INV OUT = 704.17
PROP. MH #51
RIM = 705.50
E INV IN = 704.57
W INV OUT = 704.37
PROP. MH #52
RIM = 705.50
E INV IN = 704.77
W INV OUT = 704.57
PROP. MH

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR W/ YELLOW CAP #23503 = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE = ———
FENCE LINE = -x-x-x-x-x-
EASEMENT LINE = – – – – –
SETBACK LINE= – – — – –
SECTION LINE= – · – · –

PLAT INFORMATION

1. Owner:
Youssi Investments of Iowa, LLC
2841 Three Forks Rd.
Belvidere, IL 61008

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

3. Surveyor:
Jerry Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

4. Attorney:
Tom Pastrnak
313 W. 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

APPROVAL SIGNATURES:

MAYOR DATE:

CITY CLERK DATE:

CHAIRMAN PLAN & ZONE DATE:

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

METRONET DATE:

FINAL PLAT

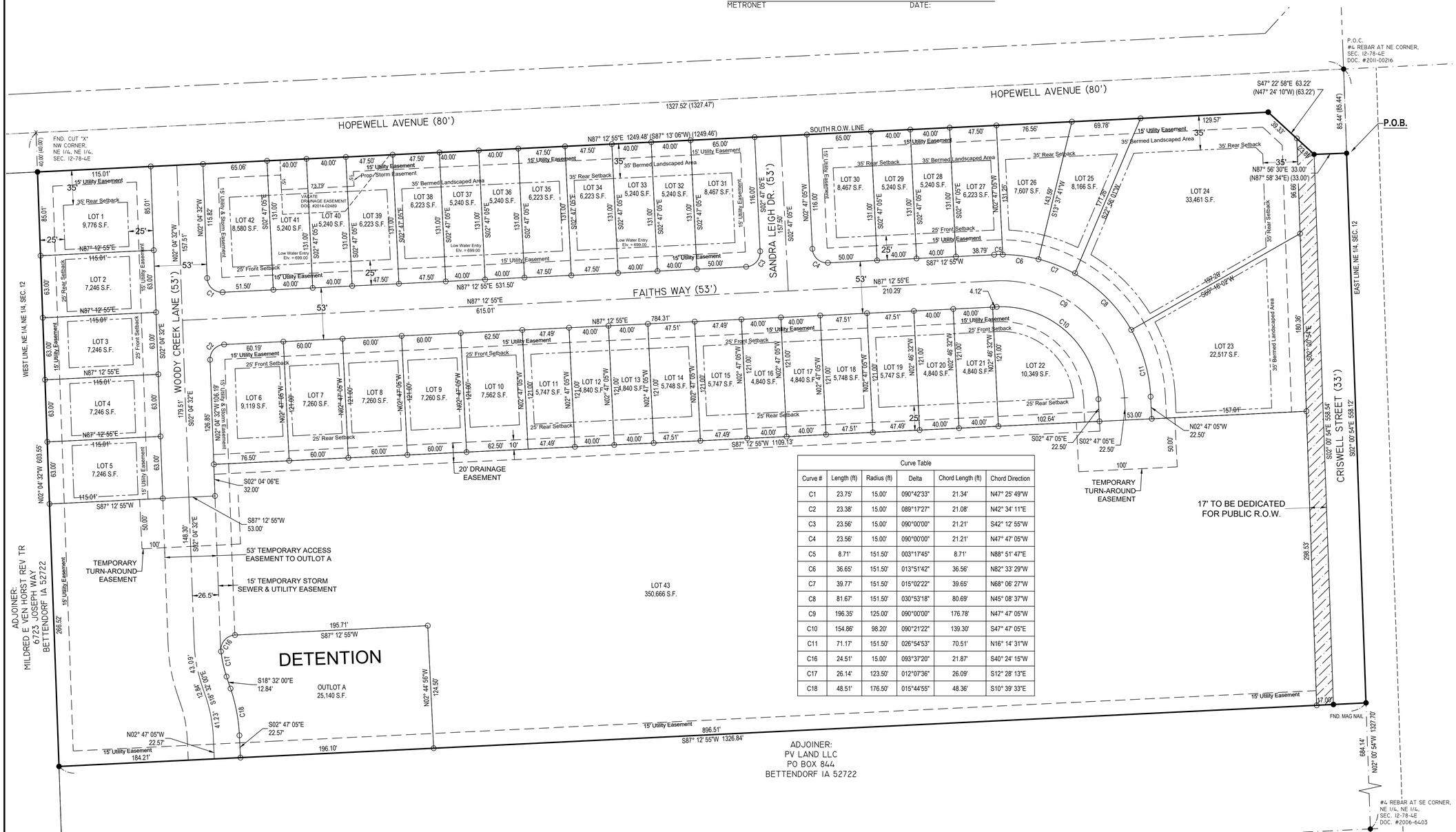
HOPE HEIGHTS FIRST ADDITION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

N W E S

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1" = 50' (24x36)



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	23.75'	15.00'	090°42'33"	21.34'	N47° 25' 49"W
C2	23.38'	15.00'	089°17'27"	21.08'	N42° 34' 11"E
C3	23.56'	15.00'	090°00'00"	21.21'	S42° 12' 55"W
C4	23.56'	15.00'	090°00'00"	21.21'	N47° 47' 05"W
C5	8.71'	151.50'	003°17'45"	8.71'	N88° 51' 47"E
C6	36.65'	151.50'	013°51'42"	36.56'	N82° 33' 29"W
C7	39.77'	151.50'	015°02'22"	39.65'	N68° 06' 27"W
C8	81.67'	151.50'	030°53'18"	80.69'	N45° 08' 37"W
C9	196.35'	125.00'	090°00'00"	176.78'	N47° 47' 05"W
C10	154.86'	98.20'	090°21'22"	139.30'	S47° 47' 05"E
C11	71.17'	151.50'	026°54'53"	70.51'	N16° 14' 31"W
C16	24.51'	15.00'	093°37'20"	21.87'	S40° 24' 15"W
C17	26.14'	123.50'	012°07'36"	26.09'	S12° 28' 13"E
C18	48.51'	176.50'	015°44'55"	48.36'	S10° 39' 33"E

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.

EXISTING ZONING
R-3
BUILDING SETBACK:
FRONT = 25'
SIDE = 5'
REAR = 25'

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

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.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.

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.

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 #19163C0379G AND 19163C0383G, EFFECTIVE DATE MARCH 23, 2021.

OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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.

TEMPORARY EASEMENTS SHALL TERMINATE WITH FUTURE ADDITIONS.

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
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

DATE: 9/12/2023

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: JDR

DRAWING LOCATION
S:\YOUSSI\CRISWELL\Criswell Pre-Plat 7-25-23.DWG

NO.	REVISIONS: DESCRIPTION	DATE

FINAL PLAT
HOPE HEIGHTS FIRST ADDITION
PARCEL ID: 841207003
BETTENDORF, IOWA

YOUSSI INVESTMENTS OF IOWA, LLC.
2841 THREE FORKS RD.
BELVIDERE, IL 61008

SHEET NO.
1 of 1

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR W/ YELLOW CAP #23503 = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE =
FENCE LINE = x x x x x x x
EASEMENT LINE = – – – – – –
SETBACK LINE= – – – – – –
SECTION LINE= – · – · – · –

PLAT INFORMATION

1. Owner:
Youssi Investments of Iowa, LLC
2841 Three Forks Rd.
Belvidere, IL 61008

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

3. Surveyor:
Jerry Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

4. Attorney:
Tom Pastrnak
313 W. 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

APPROVAL SIGNATURES:

MAYOR DATE:

CITY CLERK DATE:

CHAIRMAN PLAN & ZONE DATE:

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

METRONET DATE:

FINAL PLAT

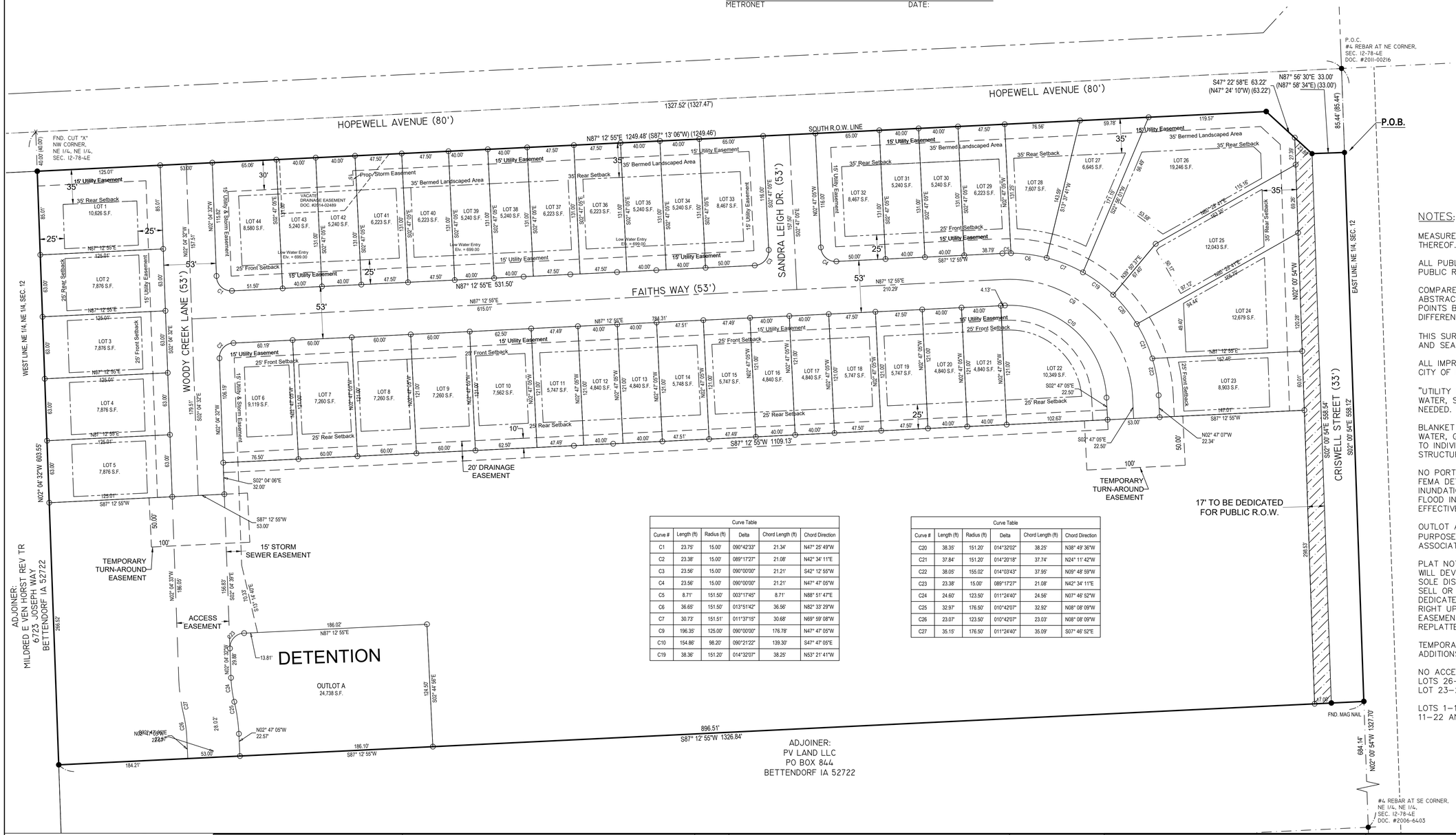
HOPE HEIGHTS FIRST ADDITION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

N W E S

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1" = 50' (24x36)



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	23.75'	15.00'	090°42'33"	21.34'	N47° 25' 49"W
C2	23.38'	15.00'	089°17'27"	21.08'	N42° 34' 11"E
C3	23.56'	15.00'	090°00'00"	21.21'	S42° 12' 55"W
C4	23.56'	15.00'	090°00'00"	21.21'	N47° 47' 05"W
C5	8.71'	151.50'	003°17'45"	8.71'	N88° 51' 47"E
C6	36.65'	151.50'	013°51'42"	36.56'	N82° 33' 29"W
C7	30.73'	151.51'	011°37'15"	30.68'	N69° 59' 08"W
C9	196.35'	125.00'	090°00'00"	176.78'	N47° 47' 05"W
C10	154.86'	98.20'	090°21'22"	139.30'	S47° 47' 05"E
C19	38.36'	151.20'	014°32'07"	38.25'	N53° 21' 41"W

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C20	38.35'	151.20'	014°32'02"	38.25'	N38° 49' 36"W
C21	37.84'	151.20'	014°20'18"	37.74'	N24° 11' 42"W
C22	38.05'	155.02'	014°03'43"	37.95'	N09° 48' 59"W
C23	23.38'	15.00'	089°17'27"	21.08'	N42° 34' 11"E
C24	24.60'	123.50'	011°24'40"	24.56'	N07° 46' 52"W
C25	32.97'	176.50'	010°42'07"	32.92'	N08° 08' 09"W
C26	23.07'	123.50'	010°42'07"	23.03'	N08° 08' 09"W
C27	35.15'	176.50'	011°24'40"	35.09'	S07° 46' 52"E

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.

EXISTING ZONING
R–3
BUILDING SETBACK:
FRONT = 25'
SIDE = 5'
REAR = 25'

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT–OF–WAY.

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.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.

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.

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 #19163C0379G AND 19163C0383G, EFFECTIVE DATE MARCH 23, 2021.

OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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.

TEMPORARY EASEMENTS SHALL TERMINATE WITH FUTURE ADDITIONS.

NO ACCES TO HOPEWELL AVENUE IS ALLOWED FOR LOT 1AND LOTS 26–44. NO ACCESS TO CRISWELL STREET IS ALLOWED FOR LOT 23–26.

LOTS 1–10 AND 23–26 SHALL BE SINGLE FAMILY HOMES, LOTS 11–22 AND LOTS 27–44 SHALL BE ATTACHED TOWNHOMES.

LICENSED LAND SURVEYOR JERRY D. ROGERS 8860 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.

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: 10/12/2023

DRAWN BY: KLC
CHECKED BY: JDR

DRAWING LOCATION
S:\YOUSSI\CRISWELL\Criswell Pre–Plat 7–25–23.DWG

NO.	REVISIONS: DESCRIPTION	DATE

FINAL PLAT
HOPE HEIGHTS FIRST ADDITION
PARCEL ID: 841207003
BETTENDORF, IOWA

YOUSSI INVESTMENTS OF IOWA, LLC.
2841 THREE FORKS RD.
BELVIDERE, IL 61008

SHEET NO.
1 of 1

October 31, 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 Hope Heights First Addition, submitted by Youssi Investments of Iowa, LLC. (Case 23-061)

Honorable Mayor and Members of the City Council:

On October 18, 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

11. Case 23-061; Final plat of Hope Heights First Addition, submitted by Youssi Investments of Iowa, LLC. (Staff: Beck) (Deferred from meeting of September 20, 2023)

Beck reviewed the staff report.

Kulkarni asked for clarification of staff's recommendation related to the turnaround required by the Fire Department. Morlok stated that the turnarounds are actually temporary and will be used for Public Works vehicles such as snow plow and refuse trucks so that the drivers do not have to back up.

> On motion by Kappeler, second by Kulkarni, that the final plat of Hope Heights First Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: November 6/7, 2023
REQUESTED BY: Mark Hunt, Community Dev. Director

Item Title

Resolution approving a site development plan for 2570 Middle Road (Lot 3, Ewing Bettendorf First Addition), submitted by Switch Homes of Dubuque. (Case 23-012)

Explanation

Switch Homes of Dubuque has resubmitted a site development plan for a multi-tenant retail structure at 2570 Middle Road after acquiring a storm sewer, access, and construction easements from the adjoining property owners to the west.

The C-2, Community Commercial zoning classification is consistent the Community Commercial future land use designation. The location, which is along an arterial street, is appropriate for commercial structures as seen in nearby developments. The proposed mix of office and restaurant with possible future retail can also be found along Spruce Hills Drive in the Cumberland Square Mall area. The proposed development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry.

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their October 18, 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 A SITE DEVELOPMENT PLAN FOR
2570 MIDDLE ROAD
LOT 3, EWING BETTENDORF FIRST ADDITION

WHEREAS, Switch Homes of Dubuque has submitted a site development plan for 2570 Middle Road (Lot 3, Ewing Bettendorf First Addition), and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for 2570 Middle Road.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Site Development Plan
Author: Greg Beck
Department: Community Development
Date: October 18, 2023

Case No.:	23-012
Request:	Site Development Plan for Commercial Strip Mall - 2570 Middle Road
Location:	Northeast of Middle Road and Spruce Hills Drive Intersection
Legal Description:	Lot 3, of Ewing Bettendorf First Addition (Parcel #: 842123203)
Applicant:	Switch Homes
Current Zoning:	C-2, Community Commercial District
Future Land Use:	CC, Community Commercial

Background Information & Facts

Switch Homes has resubmitted a site development plan after acquiring a storm sewer easement and construction easements from the west adjoining property owners. A site development plan application has been submitted for constructing a commercial building on Lot 3, Ewing Bettendorf First Addition. The lot borders Middle Road (see Aerial Photo, Attachment A).

Future Land Use and Comprehensive Plan

The C-2, Community Commercial zoning classification is consistent the Community Commercial future land use designation. The site has been zoned C-2, Community Commercial for several years (see Zoning Aerial, Attachment B). The future land use was anticipated in the 2017 Comprehensive Plan as Community Commercial (see Future Land Use Aerial, Attachment C). The location for greater intense commercial structures in the form of a multi-unit commercial buildings is appropriate fronting an arterial street, as is seen in nearby development. The mix of office and restaurant with possible future retail can be found along Spruce Hills Drive in the Cumberland Square Mall area. The proposed development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry.

Lot Configuration & Zoning Compliance

Lot 3, of Ewing Bettendorf First Addition is the location of the proposed development (see Final Plat, Attachment D). Also governing this development is the plat of Northwest Corners, which conditions the access to the lot under consideration for development (see Final Plat, Attachment E). Lot 3 is able to meet density requirements for this development. The site development plan shows the building facing west in an elongated manner (see Site Development Plan, Attachment F). The elevations show the development broken down into various units. The applicant is proposing just three units (see Elevations, Attachment H). A restaurant is on the north side of the building and has a drive-up window and an outdoor service area.

Utilities

Utilities will mainly come from the Middle Road side of the development. Water supply will be accessed from the north. Sanitary sewer will flow toward the north.

Thoroughfare Plan & Access

Access directly from this lot to Middle Road is prohibited, because of the high traffic volume and line of sight issues. A shared access as shown on the Northwest Towers plat will permit both access points to originate in the Northwest Bank parking lot.

Pedestrian and Trail Access

Pedestrian access is along Middle Road. The recreational trail along Middle Road is on the south side.

Off-Street Parking

Presently parking for the site complies with the Zoning Ordinance. Any changes to the use or subdivision of the building shall require evaluation of parking facilities on site.

Stormwater Detention

Strom water detention is met with the basin in the south portion of the lot. All calculations shall be approved by the City Engineer prior to the issuance of building permits. A water quality feature will also be a part of the detention pond. Storm water will be conveyed to the City's storm sewer along Middle Road. A recently acquired easement permits the stormwater to exit from this basin to the west to the City's storm sewer system.

Landscaping

Landscaping shall require 7 tree factors to be planted in the streetscape area facing Middle Road. 4 tree factors shall be required in the vehicular use areas of this site (see Landscape Plan, Attachment G).

Lighting

A light diagram is provided and shows the range of the illumination on site (see Illumination Plan, Attachment I). All lighting shall be downcast and required not to illuminate any area beyond Lot 3.

Floodplain

No flood plain encroaches onto the site.

Staff Recommendation

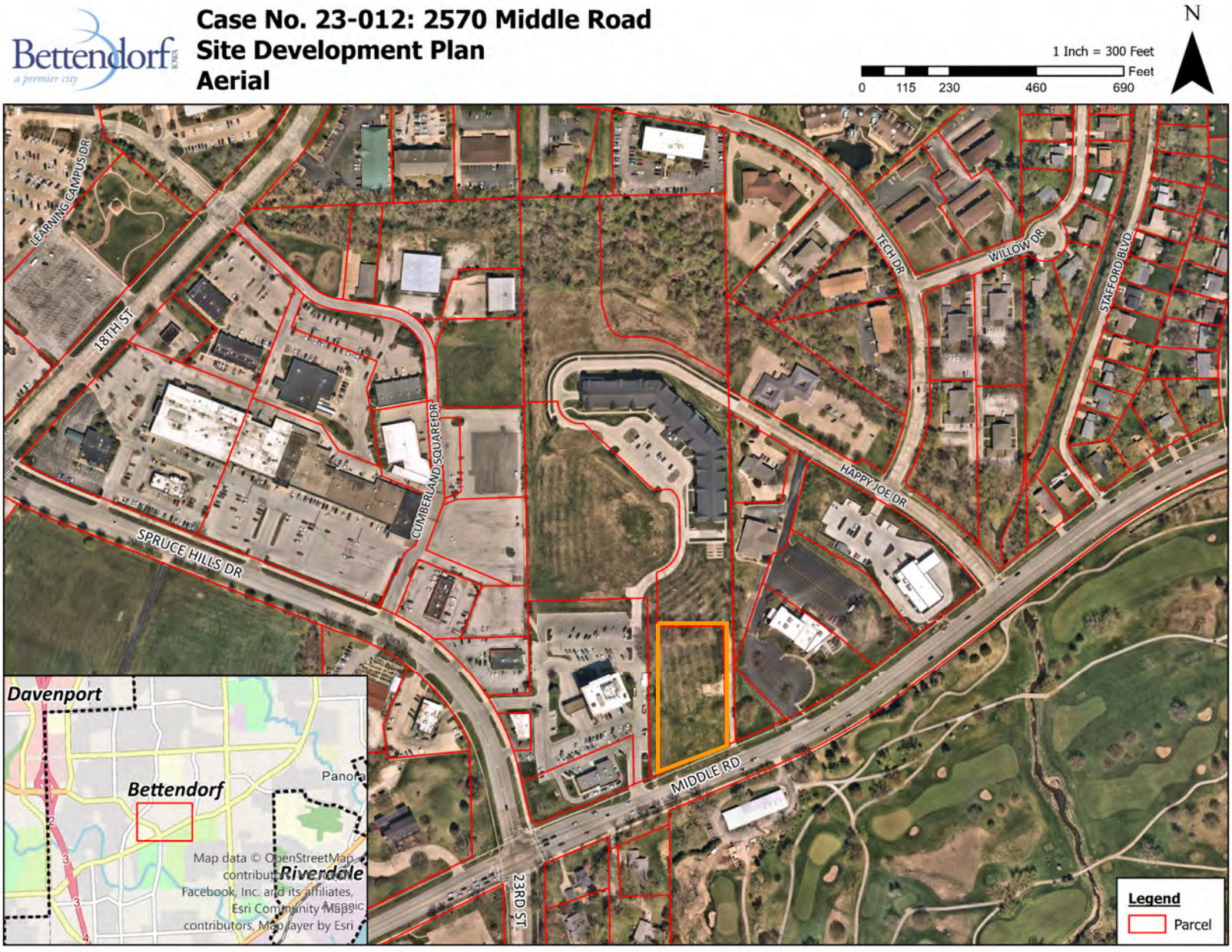
Staff recommends approval od the site development plan with the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. If needed, any documents pertaining to any construction of improvements on adjoining property to be provided the City prior to City Council consideration of the Site Development Plan.
3. No planting of trees or shrubs in easements is permitted in any easement areas.

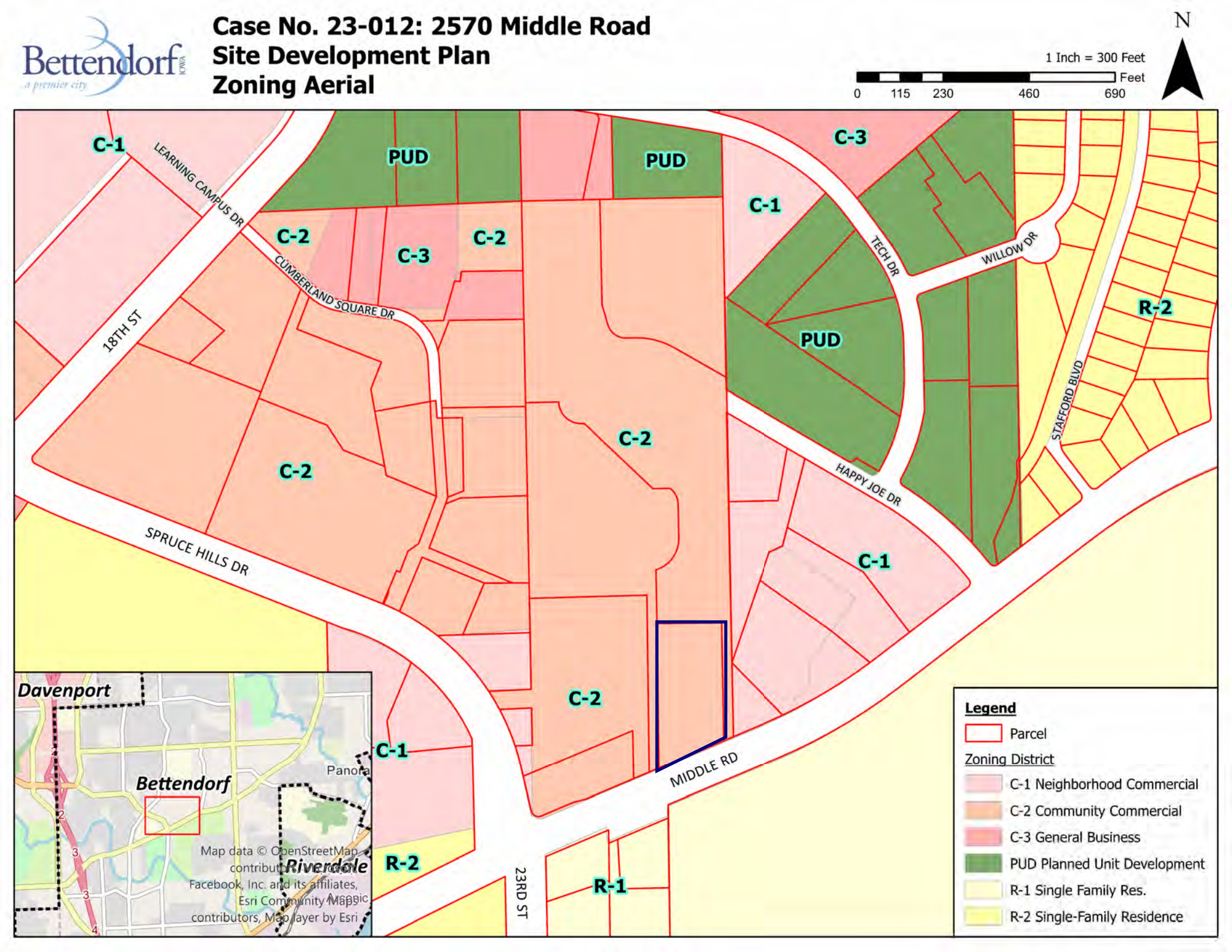
Respectfully Submitted,

Greg Beck
City Planner

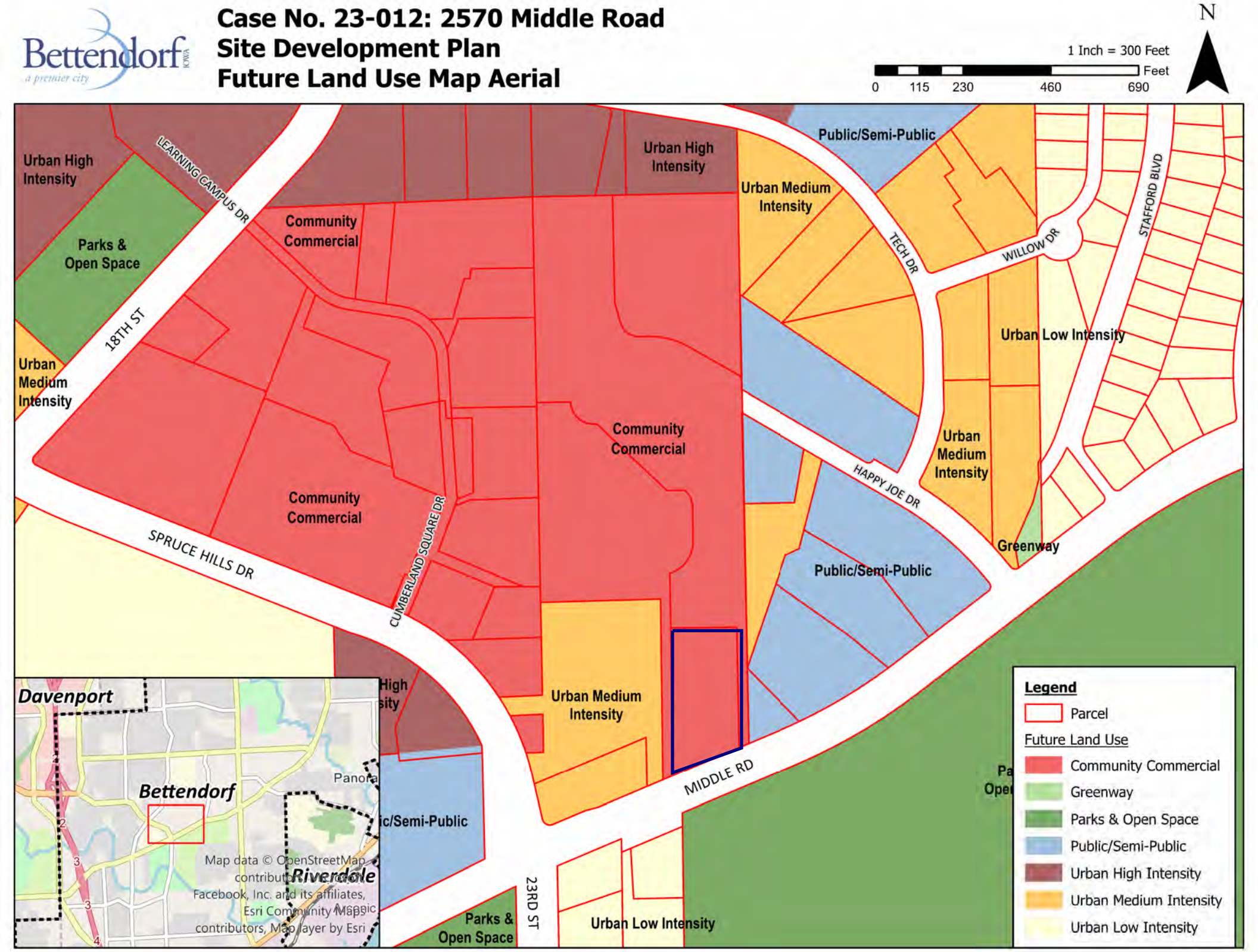
Case No. 23-012: 2570 Middle Road
Site Development Plan
Aerial



Case No. 23-012: 2570 Middle Road
Site Development Plan
Zoning Aerial



Case No. 23-012: 2570 Middle Road
Site Development Plan
Future Land Use Map Aerial



EWING BETTENDORF FIRST ADDITION

FINAL PLAT

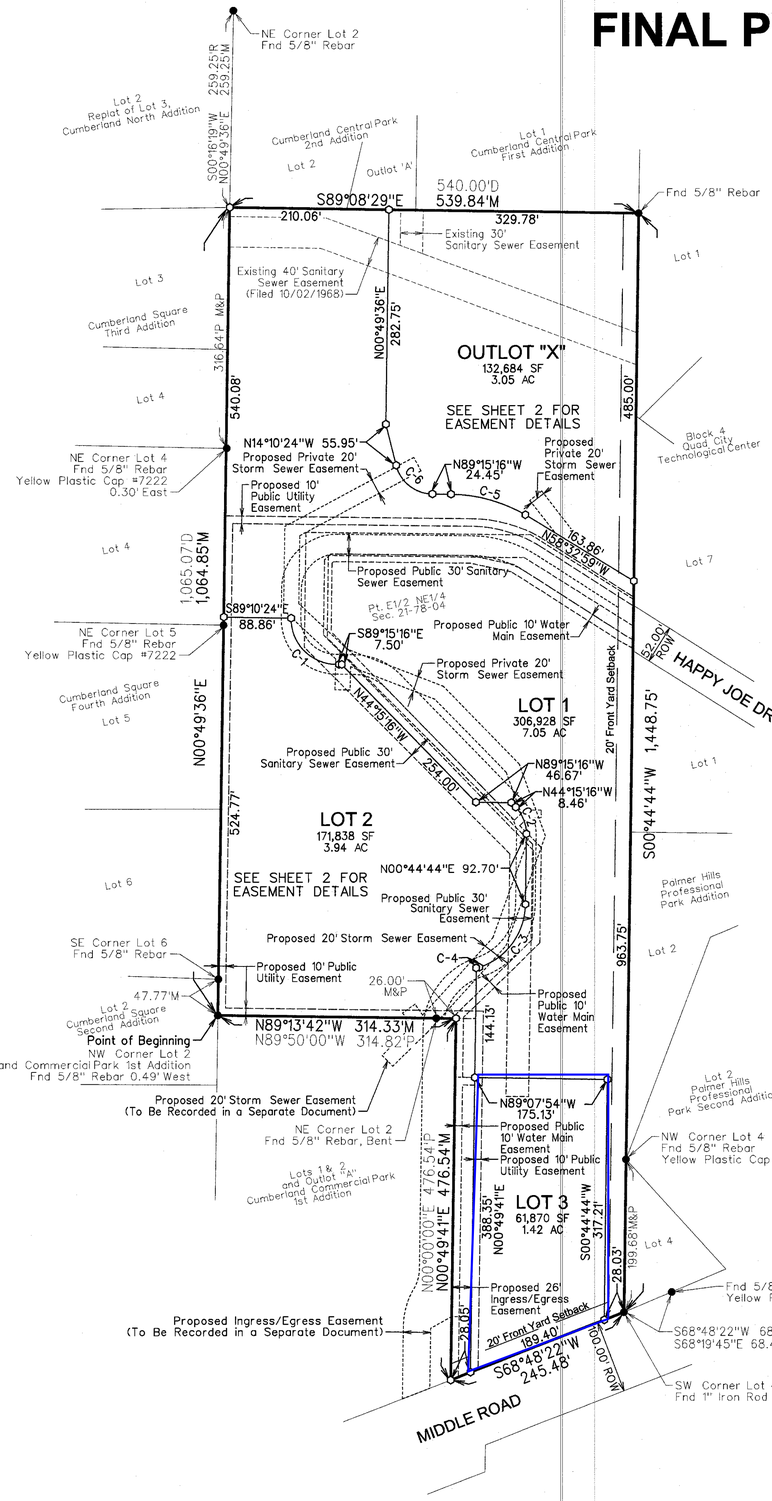
AREA ABOVE RESERVED FOR RECORDER'S STAMP

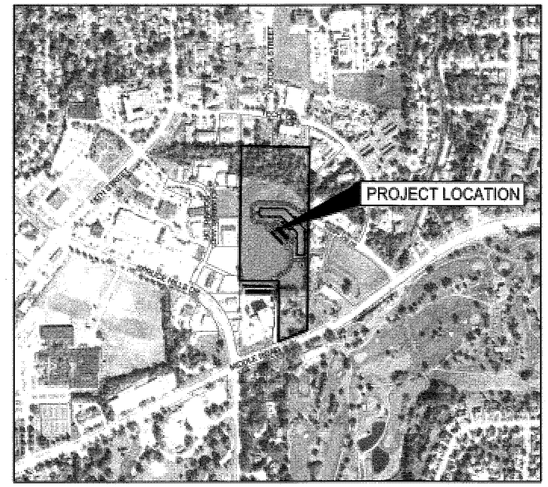
INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES. COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
SECTION 21-78-4
E 1/2 NE 1/4
REQUESTED BY:
EWING DEVELOPMENT
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	
ROW Rail	⊞	⊟
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		





VICINITY MAP

PLAT DESCRIPTION

A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, CUMBERLAND COMMERCIAL PARK 1ST ADDITION, AN OFFICIAL PLAT; THENCE NORTH 00°49'36" EAST ALONG THE EAST LINE OF CUMBERLAND SQUARE 2ND ADDITION AND CUMBERLAND SQUARE 4TH ADDITION, 1064.85 FEET TO THE SOUTHWEST CORNER OF LOT 2, CUMBERLAND CENTRAL PARK 2ND ADDITION, AN OFFICIAL PLAT; THENCE SOUTH 89°08'29" EAST ALONG THE SOUTH LINE OF SAID CUMBERLAND CENTRAL PARK 2ND ADDITION, 539.84 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CUMBERLAND CENTRAL PARK 2ND ADDITION; THENCE SOUTH 00°44'44" WEST ALONG THE WEST LINE OF QUAD CITY TECHNOLOGICAL CENTER AND PALMER HILLS PROFESSIONAL PARK, OFFICIAL PLATS, 1448.75 FEET TO THE NORTH RIGHT OF WAY LINE OF MIDDLE ROAD; THENCE SOUTH 68°48'22" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 245.48 FEET TO THE SOUTHEAST CORNER OF OUTLOT "A" OF SAID CUMBERLAND COMMERCIAL PARK 1ST ADDITION; THENCE NORTH 00°49'41" EAST ALONG THE EAST LINE OF SAID OUTLOT "A", 476.54 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A"; THENCE NORTH 89°13'42" WEST ALONG THE NORTH LINE OF SAID OUTLOT "A" AND LOT 2, A DISTANCE OF 314.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.46 ACRES (673,320 S.F.).

DATE OF SURVEY

SEPTEMBER 4, 2019

ZONING

C-2 COMMUNITY COMMERCIAL DISTRICT

OWNER/DEVELOPER

EWING LAND DEVELOPMENT AND SERVICES LLC
2521 WASHINGTON STREET
PELLA, IOWA 50219
CONTACT: HEATHER ROPP
PHONE: 641-628-0073

BULK REGULATIONS

MAXIMUM HEIGHT	=10 STORIES
FLOOR AREA RATIO	=400%
FRONT YARD SETBACK	=20 FEET
REAR YARD SETBACK	=NONE
SIDE YARD SETBACK	=NONE

ACRES

15.46 ACRES

BASIS OF BEARING

THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21 IS ASSUMED TO BEAR N00°49'36" EAST.

NOTES

1. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
2. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
3. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF THE CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
4. LOT 1 AND LOT 3 ACCESS SHALL ONLY BE THROUGH THE DRIVEWAY ON LOT 2 OR THE NORTHWEST BANK SITE (LOT 1, CUMBERLAND COMMERCIAL PARK FIRST ADDITION). NO ACCESS TO MIDDLE ROAD WILL BE ALLOWED.
5. THE MAINTENANCE OF OUTLOT "X" AND DETENTION BASIN SHALL BE SHARED BETWEEN LOTS 1 AND 2.
6. 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.

0 100
FEET

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	90° 00' 41" RT	60.00'	94.26'	60.01'	N44°15'23"W 84.86'
C-2	45°00'00" RT	50.00'	39.27'	20.71'	S21°45'16"E 38.27'
C-3	71°22'48" RT	88.00'	109.63'	63.21'	S36°26'08"W 102.68'
C-4	02°33'03" RT	88.00'	3.92'	1.96'	N70°51'01"E 3.92'
C-5	30°42'17" RT	200.00'	107.18'	54.91'	S73°54'08"E 105.90'
C-6	75°04'52" RT	50.00'	65.52'	38.42'	N51°42'50"W 60.93'

CENTURY LINK

BY _____
DATE 4 30 2020

MID AMERICAN ENERGY COMPANY

BY _____
DATE 4-30-2020

IOWA-AMERICAN WATER CO.

BY _____
DATE 4-30-2020

MEDIACOM

BY _____
DATE 4-30-20

PLAN & ZONE COMMISSION

BY _____
DATE 5-5-2020

CITY OF BETTENDORF, IOWA

BY _____
ATTEDT _____
DATE 5-5-20

MARK	DATE	BY
5	REVISED AS PER CITY	2/25/2020 RMM
4	REVISED ZONING	1/09/2020 RMM
3	REVISED PER CITY COMMENTS	1/07/2020 RMM
2	REVISED PER CITY COMMENTS	11/1/19 RMM
	REVISION	

Engineer: JAL | Checked By: EDG | Scale: 1"= 100'
Technician: RMM | Date: 09/27/19 | Filed Bk: Pg:
Project No: 1190191

Sheet 1 of 2

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 Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS _____ Date 4/9/20

License Number 19710

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:
Sheets 1 & 2 of 2

ERIN D. GRIFFIN
LICENSED PROFESSIONAL LAND SURVEYOR
19710
IOWA

EWING BETTENDORF FIRST ADDITION
FINAL PLAT
BETTENDORF, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1190191

Sheet 1 of 2

V:\Refs\Library\CADStandards\WorkSpace\Standards\Printing\Pen_Tables\date.tbl
V:\Refs\Library\CADStandards\Standards\Printing\Pen_Tables\ewingbdp.pltcfg
Snyder 1:100
4/2/2020 10:51:51 PM
RMORTENSON
V:\2019\projects\1190191\final\DWG\1190191-FPT.dgn

CENTURY LINK

BY

DATE

MID AMERICAN ENERGY COMPANY

BY

DATE

IOWA-AMERICAN WATER CO.

BY

DATE

MEDIACOM

BY

DATE

PLAN & ZONE COMMISSION

BY

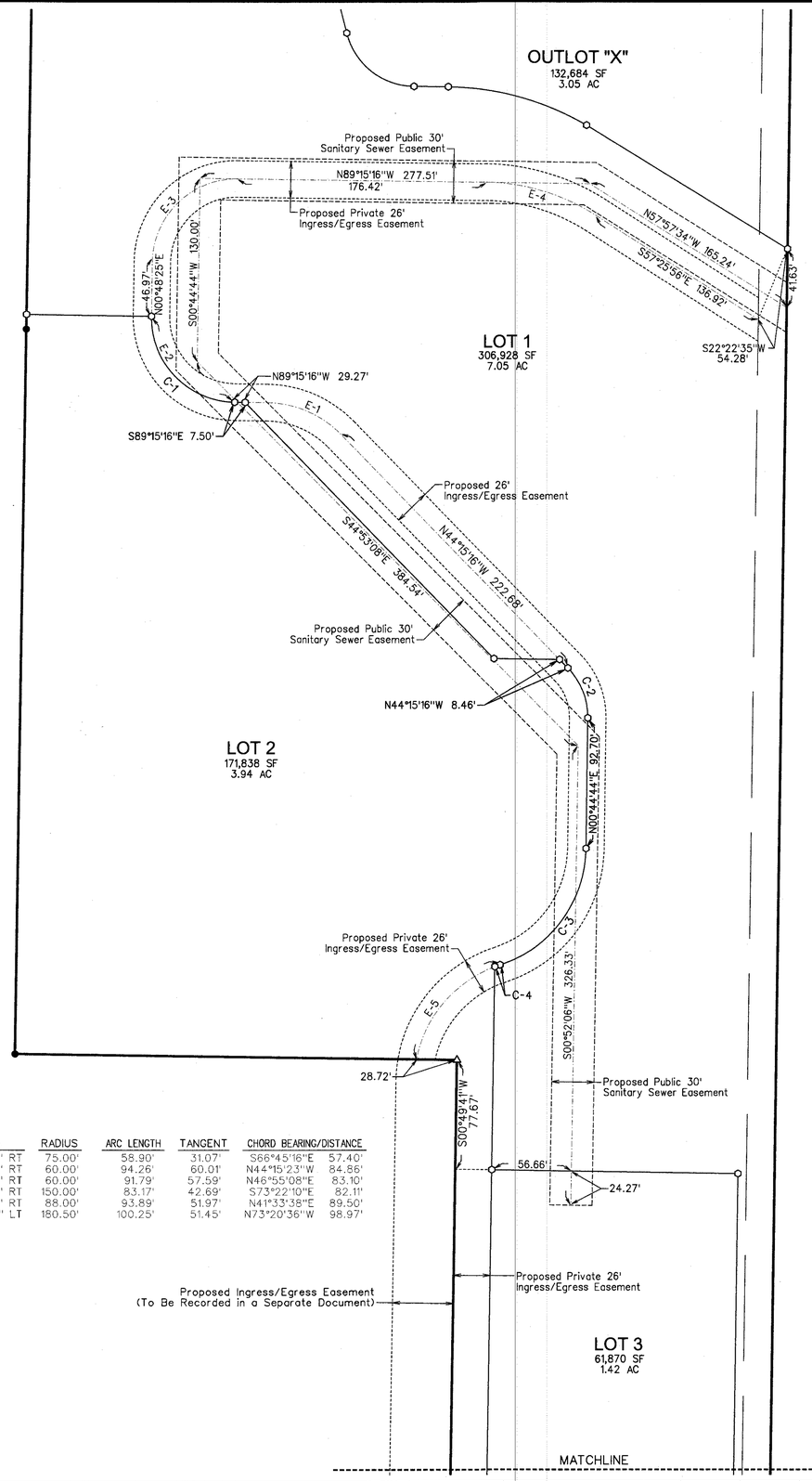
DATE

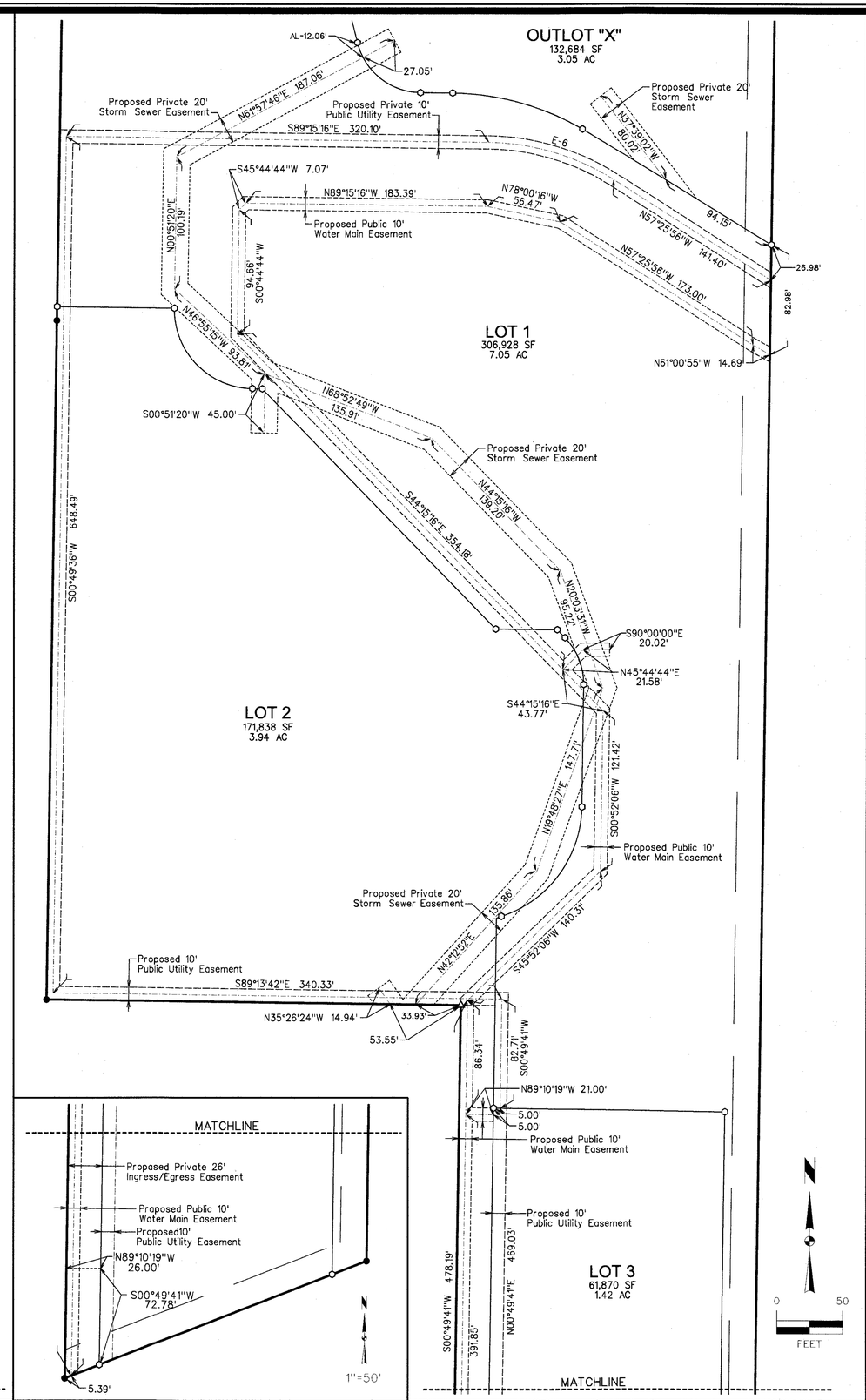
CITY OF BETTENDORF, IOWA

BY P.D. Gilmore

ATTEDT Decker P. Leach

DATE 5-5-20





CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
E-1	45° 00' 00"	RT	75.00'	58.90'	31.07'	S66°45'16"E 57.40'
E-2	90° 00' 41"	RT	60.00'	94.26'	60.01'	N44°15'23"W 84.86'
E-3	87°39'11"	RT	60.00'	91.79'	57.59'	N46°55'08"E 83.10'
E-4	31°46'12"	RT	150.00'	83.17'	42.69'	S73°22'10"E 82.11'
E-5	61°07'48"	RT	88.00'	93.89'	51.97'	N41°33'38"E 89.50'
E-6	31°49'20"	LT	180.50'	100.25'	51.45'	N73°20'36"W 98.97'

MARK	REVISION	DATE	BY
5	REVISED AS PER CITY	2/25/2020	RMM
4	REVISED ZONING	1/09/2020	RMM
3	REVISED PER CITY COMMENTS	1/07/2020	RMM
2	REVISED PER CITY COMMENTS	11/1/19	RMM

Engineer: JAL | Checked By: EDG | Scale: 1"= 50'
Technician: RMM | Date: 09/27/19 | Field Bk: Pg:

Project No: 1190191

Sheet 2 of 2

EWING BETTENDORF FIRST ADDITION

FINAL PLAT - EASEMENT DETAIL

BETTENDORF, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1190191

Sheet 2 of 2

V:\Rel\Library\CADDStandards\WorkSpace\Standards\Printing\Pen_Tables\date.tbl
V:\Rel\Projects\2019\1190191\DWG\1190191_PLAT.dgn
4/2/2020 1:52:29 PM
RMORTENSON
Sheet 2 (1pg)

PLAT OF SUBDIVISION
NORTHWEST CORNERS

A RESUBDIVISION OF CUMBERLAND COMMERCIAL PARK IST ADDITION,
ACCORDING TO THE PLAT THEROF AS RECORDED AS DOC. NO. 18240-79 AND PART OF THE SE ¼
NW ¼ OF SEC. 21-78-4 OF THE 5TH PM;
CITY OF BETTENDORF, SCOTT COUNTY, IOWA

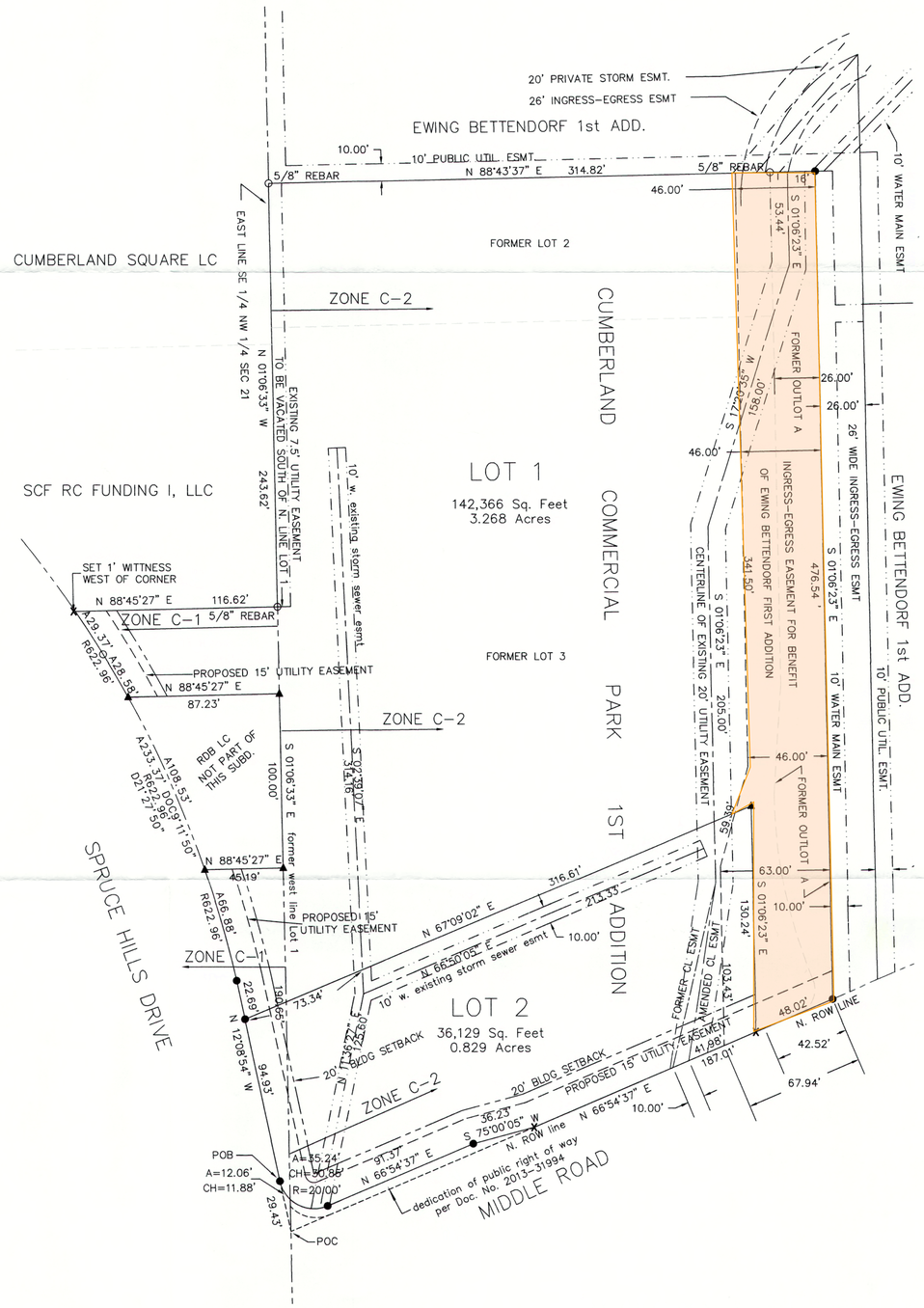
GRAPHIC SCALE
40 0 40
(IN FEET)
1 inch = 40 ft.

LEGEND

- ● SET IRON ROD WITH GREEN PLASTIC CAP, #18465
- ▲ SET 4" MAGSPIKE
- x SET CUT "X"
- ⊠ ○ FOUND AS NOTED
- 323.59' MEASURED DISTANCE
- (323.59') RECORD DISTANCE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

NOTES:

1. ALL CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA.
2. CURB RADIUS AT ALL NEW ENTRANCES AND INTERSECTIONS SHALL BE 25'.
3. 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.
4. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
5. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
6. 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.
7. BLANKET RECIPROCAL INGRESS-EGRESS EASEMENTS OVER AND ACROSS ALL LOTS



ZONING & LOT INFORMATION:

CURRENT ZONING: C-1: PART OF LOTS 1 & 2 WEST OF THE SECTION LINE
C-2: LOT 1, AND PART OF LOT 2 EAST OF THE SECTION LINE

TOTAL NUMBER OF LOTS: 2

TOTAL SITE ACREAGE: 4.097 ACRES

NOTE:

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.

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.

WE, PS Gallagher, MAYOR, AND Decker Pflocher, CITY CLERK OF THE CITY OF BETTENDORF, IOWA, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, AT A REGULAR MEETING HELD ON November 17, 2020:

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT THE PLAT OF NORTHWEST CORNERS, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY NORTHWEST BANK & TRUST COMPANY AND NIC, LLC, BE THE SAME IS HEREBY APPROVED AND ACCEPTED; AND THE DEDICATION AND GRANTING OF EASEMENTS (AND THE VACATION OF EXISTING EASEMENTS AS MAY BE SHOWN) ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT BETTENDORF, IOWA, THIS 15th DAY OF December 2020.

P.S. Gallagher
MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST: Decker P. Pflocher
CITY CLERK

PLANNING AND ZONING COMMISSION

MID AMERICAN ENERGY COMPANY
BY: _____
DATE: 12-16-20

IOWA-AMERICAN WATER COMPANY
BY: _____
DATE: 12-16-2020

CENTURYLINK
BY: _____
DATE: 12/15/2020

MEDIACOM
BY: _____
DATE: 12-15-2020

CITY OF BETTENDORF, IOWA
BY: Decker P. Pflocher
DATE: 12-18-20

PLANNING AND ZONING COMMISION
BY: _____
DATE: 12-16-20

OWNER/DEVELOPER

Northwest Bank & Trust Company
100 East Kimberly RD, Davenport, IA 52806
Ph: 563-388-2500
Contact: Joe Slavens
JBSlavens@northwestbank.com

NIC LLC
4 Woodview Way, Davenport, IA 52807
Ph: 563-388-2500
Contact: Joe Slavens
JBSlavens@northwestbank.com

ATTORNEY

Pastrnak Law Firm
313 W 3rd St Davenport, IA 52801
Ph. 563-323-7737

ENGINEER

J+M CIVIL DESIGN
2550 Middle Road, Suite 602
Bettendorf, IA 52722
563-349-0953

SURVEYOR

ABBITT SURVEY & DEVELOPMENT, PLLC
5030 38th AVE., SUITE 19
MOLINE, IL 61265
309-524-3124

jim@abbittsurvey.com

JAMES W. ABBITT JR. 18465 PROFESSIONAL LAND SURVEYOR STATE OF IOWA

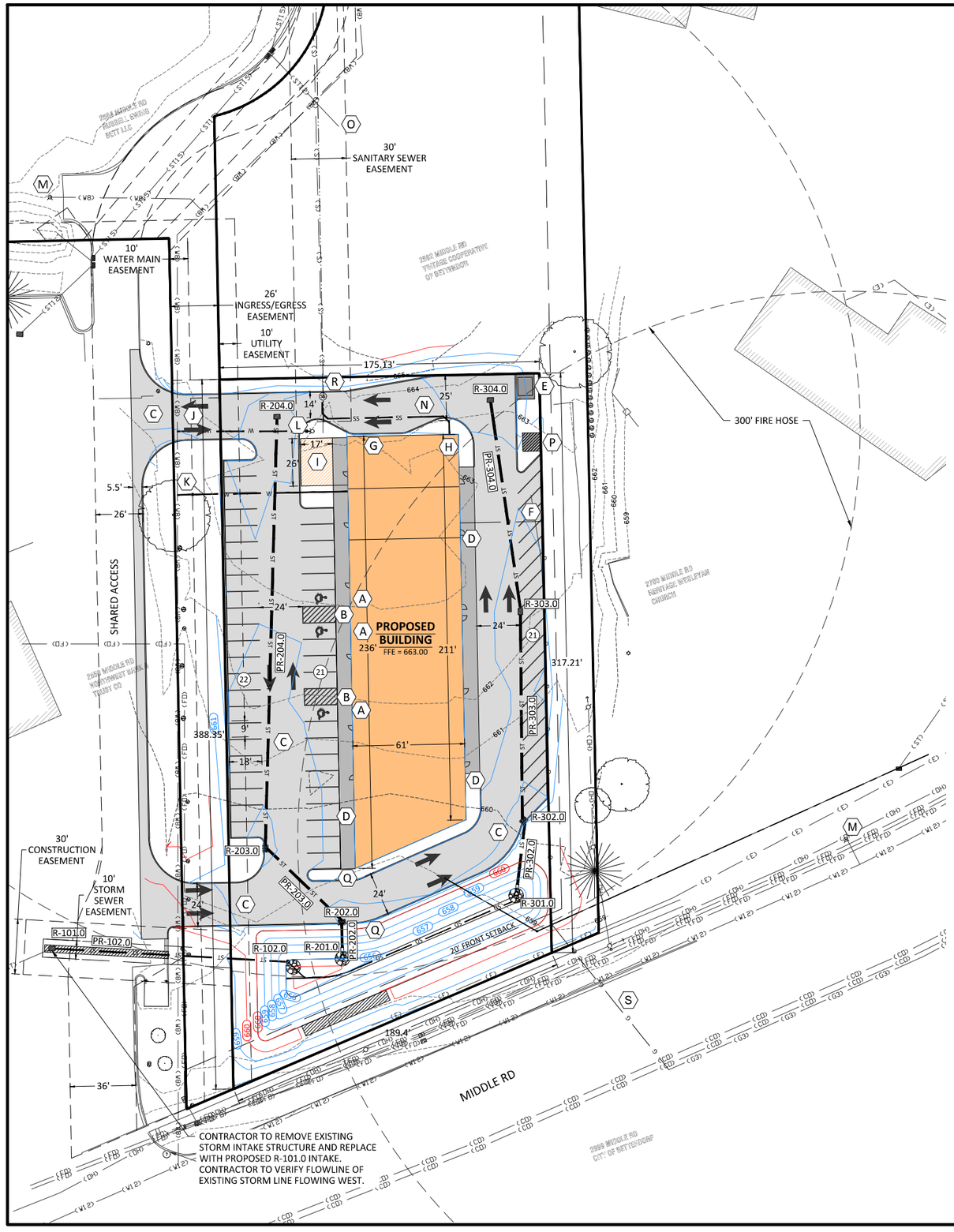
I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT IOWA MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY AND IT WAS PREPARED AND THE RELATED SURVEY WORK WAS PREFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. IOWA LICENSE NO. 18465
MY LICENSE EXPIRE DEC. 31, 2022
DATE: 12-15-20

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	10-12-20	PER CITY COMMENT LETTER DATED 10-9-20	JWA
2	10-22-20	DELETED LOT 3, INCORPORATED ITS AREA INTO LOT 1	JWA
2	12-11-20	INGRESS-EGRESS EASEMENT FOR EWING SUBDIVISION	JWA

Abbitt Survey & Development, PLLC
ABBITT SURVEY & DEVELOPMENT, PLLC.
5030 38TH AVE., SUITE 19
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 10-5-2020	SCALE: 1" = 40'	DRAWN BY: JRV	CHECKED BY: JWA
PREPARED FOR: J+M CIVIL DESIGN, 2550 Middle Road, Suite 602, Bettendorf, IA 52722, 563-349-0953		FIELD BOOK: PAGE:	
DRAWING TITLE: PLAT OF SUBDIVISION		JOB No.: 20-233-IABE-BT-J+M	



LOT INFORMATION

LOT SIZE
61,870 SF (1.42 ACRES)

CURRENT ZONING
C-2 COMMERCIAL COMMERCIAL DISTRICT

ZONING REQUIREMENTS

FRONT SETBACK	20'
SIDE SETBACK	0'
SIDE SETBACK, STREET	20'
REAR SETBACK	0'

PARKING REQUIREMENTS

GENERAL RETAIL	13,675 SF
PARKING REQUIRED	1 SPACE / 200 SF
	69 SPACES

TOTAL PARKING REQUIRED **69 SPACES**
TOTAL PARKING PROVIDED **64 SPACES**

SITE & UTILITY PLAN KEYNOTES

- (A) PROPOSED ADA PARKING SIGN.
- (B) PROPOSED ADA CURB RAMP WITH DETECTABLE WARNING SURFACE. REFER TO SUDAS DETAIL 7030.207.
- (C) PROPOSED PCC HEAVY DUTY PAVEMENT. SEE DETAIL #1, SHEET C-400.
- (D) PROPOSED PCC INTEGRAL SIDEWALK. DEE DETAIL #2, SHEET C-400.
- (E) PROPOSED DUMPSTER ENCLOSURE. SEE DETAIL #3, SHEET C-400.
- (F) 368 LF GAS SERVICE SEE MECHANICAL PLANS FOR CONTINUATION. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY ON FINAL SERVICE LOCATION AND CONNECTION.
- (G) PROPOSED DRIVE-THRU WINDOW
- (H) PROPOSED ORDER BOARD
- (I) PROPOSED OUTDOOR PATIO SEATING
- (J) PROPOSED 74 LF OF 6" PVC SCHEDULE 80 OR CLASS 200 POLYETHELENE WATER SERVICE TO HYDRANT. CONNECT TO EXISTING WATER MAIN PER IOWA AMERICAN WATER AND CITY OF BETTENDORF REQUIREMENTS. SEE PLUMBING PLANS FOR CONTINUATION.
- (K) PROPOSED 93 LF OF 2" TYPE K COPPER OR PVC SCHEDULE 80 OR CLASS 200 POLYETHELENE WATER SERVICE TO BUILDING. CONTRACTOR TO PROVIDE CURB STOP 5' FROM FACE OF BUILDING. CONNECT TO EXISTING WATER MAIN PER IOWA AMERICAN WATER AND CITY OF BETTENDORF REQUIREMENTS. SEE PLUMBING PLANS FOR CONTINUATION.
- (L) INSTALL FIRE HYDRANT ASSEMBLY
- (M) EXISTING FIRE HYDRANT ASSEMBLY
- (N) PROPOSED 6" SANITARY SEWER SERVICE (SDR 23.5, F-3 BEDDING). CONNECT TO EXISTING STUB. CONTRACTOR TO LOCATE AND VERIFY LOCATION. SEE MECHANICAL PLAN SHEET P-101 FOR CONTINUATION.
- (O) CONNECT STORM SEWER TO EXISTING STORM STUB. CONTRACTOR TO LOCATE AND VERIFY LOCATION.
- (P) PROPOSED ELECTRIC TRANSFORMER. SEE ELECTRICAL PLAN SHEET ES001 FOR CONTINUATION.
- (Q) PROPOSED "BEGIN ONE WAY" SIGN.
- (R) PROPOSED "DO NOT ENTER" SIGN.

GENERAL NOTES

1. CONNECT DOWNSPOUTS TO ADJACENT STORM SEWER WITH 6" HDPE. SEE ARCHITECTURAL PLANS FOR LOCATION.
2. WATER SERVICE TO HAVE TRACER WIRE IN ACCORDANCE WITH SUDAS AND BETTENDORF WATER DEPARTMENT REQUIREMENTS.

STORM SEWER STRUCTURES

STRUCTURE ID	TYPE	RIM / FG	INFLOW PIPE IE	OUTFLOW PIPE IE
101.0	SW-511	657.43	8" IE: 653.60 E	
102.0	PROPOSED POND OUTFALL STRUCTURE	658.00		8" IE: 654.00 W
201.0	FES	656.89	15" IE: 656.00 N	
202.0	SW-501	660.48	15" IE: 656.24 NW	15" IE: 656.14 S
203.0	SW-501	660.71	15" IE: 656.78 N	15" IE: 656.68 SE
204.0	SW-511	661.37		15" IE: 658.55 S
301.0	FES	0.89	15" IE: 656.00 N	
302.0	SW-501	660.63	15" IE: 656.61 N	15" IE: 656.51 S
303.0	SW-511	661.43	15" IE: 657.57 N	15" IE: 657.47 S
304.0	SW-511	661.27		15" IE: 658.45 S

STORM SEWER PIPE TABLE

PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT US	INVERT DS	LENGTH (FEET)	SLOPE	SIZE (IN)	NOTES
102.0	102.0	101.0	654.00	653.60	130	0.31%	8	HDPE PIPE
202.0	202.0	201.0	656.14	656.00	20	0.72%	15	CONCRETE PIPE
203.0	203.0	202.0	656.68	656.24	59	0.75%	15	CONCRETE PIPE
204.0	204.0	203.0	658.55	656.78	237	0.75%	15	CONCRETE PIPE
302.0	302.0	301.0	656.51	656.00	42	1.24%	15	CONCRETE PIPE
303.0	303.0	302.0	657.47	656.61	115	0.75%	15	CONCRETE PIPE
304.0	304.0	303.0	658.45	657.57	117	0.75%	15	CONCRETE PIPE

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

0 15 30

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	PERMIT SET	05/12/2023
B	RTC	10/10/23

PROJECT NAME: SWITCH COMMERCIAL
2570 MIDDLE ROAD
BETTENDORF, IOWA, 52722

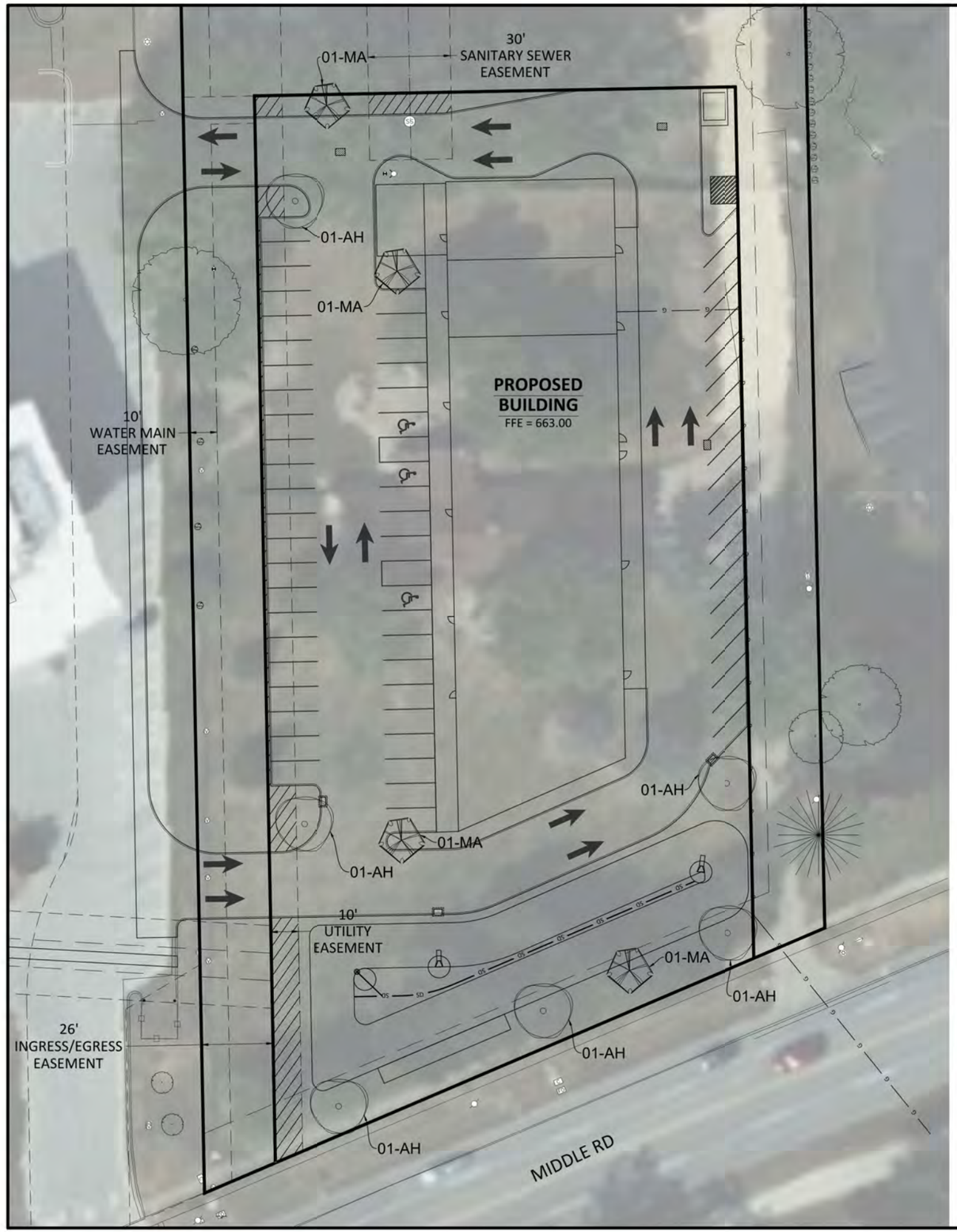
CLIENT NAME: SWITCH DEVELOPMENT

DESIGN PROFESSIONAL: BOELK

PROJECT NO.: 22-0014

SHEET NAME: OVERALL SITE & UTILITY PLAN

SHEET NUMBER
C-200



LANDSCAPE LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS UNDERSTORY
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PROHIBITED GREENSPACE AREA

LANDSCAPE PLANTING NOTES

EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION USING FENCES FIVE (5) FEET OUTSIDE THE DRIP LINE OF TREES TO BE PRESERVED.

EXISTING TREES COUNTING TOWARD TREE FACTOR CREDIT SHALL BE APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR.

ID	QTY.	BOTANICAL/COMMON NAME	MAT. SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREES						
AH	6	Alnus hisuta 'Harabin' PRAIRIE HORIZON	40' H X 30' W	BB	SEE PLAN	MIN. OF 4" TRUNK DIAMETER AT 6" ABOVE GRADE
MA	4	Maackia amurensis AMUR MAACKIA	25' H X 25' W	BB	SEE PLAN	MIN. OF 4" TRUNK DIAMETER AT 6" ABOVE GRADE
ALL PLANTS NURSERY MATCHED, QUALITY SPECIMEN; PLANS SHALL SUPERCEDE PLANT COUNTS						

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	PERMIT SET	05/12/2023
B	RTC	10/10/23

PROJECT NAME:
SWITCH COMMERCIAL
2570 MIDDLE ROAD
BETTENDORF, IOWA, 52722

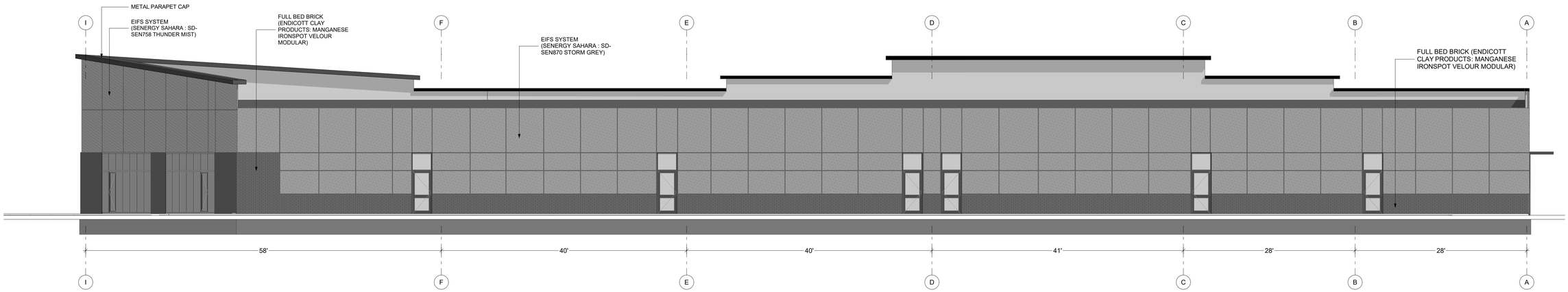
CLIENT NAME:
SWITCH DEVELOPMENT

DESIGN PROFESSIONAL:
BOELK

PROJECT NO:
22-0014

SHEET NAME:
LANDSCAPE PLAN

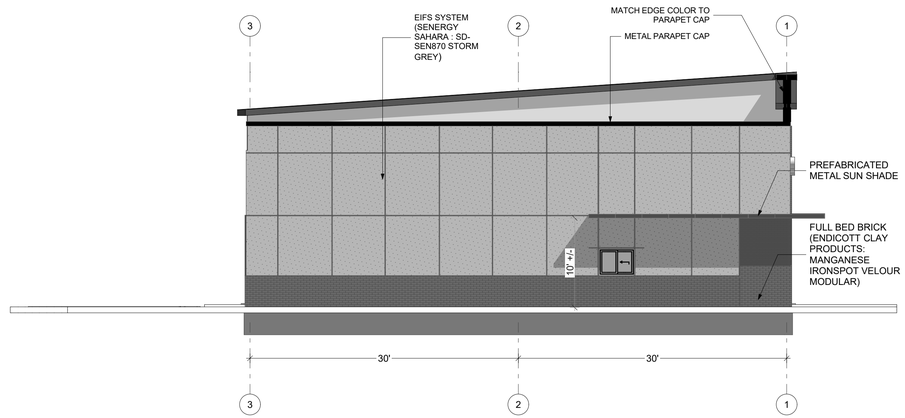
SHEET NUMBER
L-100



1 BACK ELEVATION

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

0 4' 8' 16'



2 FAST FOOD ELEVATION

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

0 4' 8' 16'

CONSTRUCTION DOCUMENTS - 95% SET NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

ARCHITECT
horizon. original. architecture.
MICHAEL@HORIZON-ARCHITECTURE.COM
PH | (563) 505-4980
WWW.HORIZON-ARCHITECTURE.COM

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: CONLON COMMERCIAL PLAZA

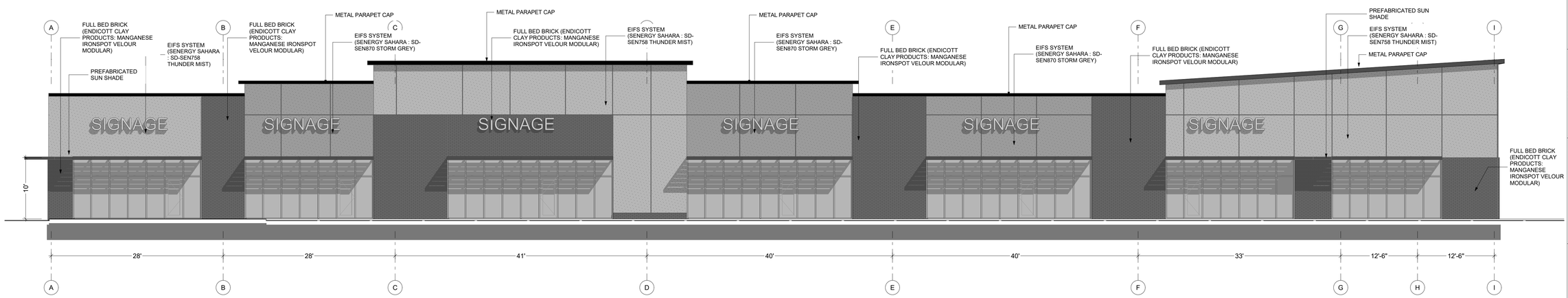
CLIENT NAME: SWITCH DEVELOPMENT

SHEET NAME: ELEVATIONS

PROJECT NO.: 21-004

DESIGN PROFESSIONAL: NOLAN

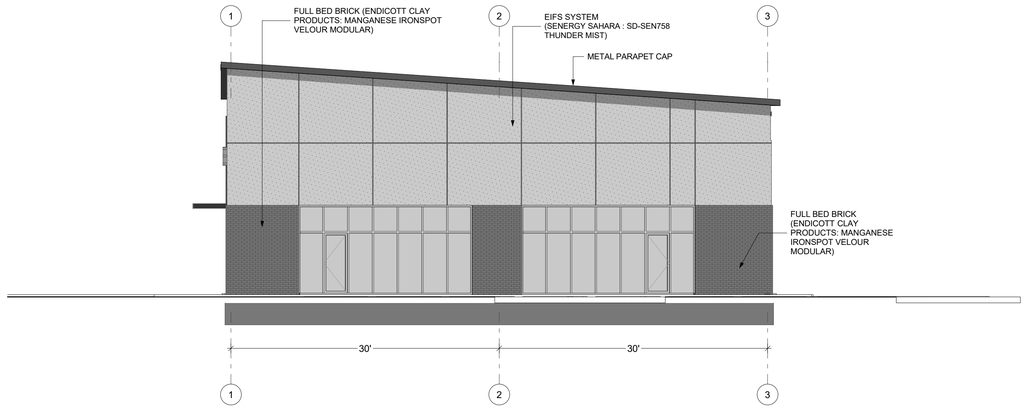
SHEET NUMBER A-202



1 FRONT ELEVATION

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

0 4' 8' 16'



2 RESTURANT ELEVATION

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

0 4' 8' 16'

CONSTRUCTION DOCUMENTS - 95% SET NOT FOR CONSTRUCTION

SHEET NUMBER A-201

SHEET NAME: ELEVATIONS

PROJECT NO.: 21-004

DESIGN PROFESSIONAL: NOLAN

CLIENT NAME: SWITCH DEVELOPMENT

PROJECT NAME: CONLON COMMERCIAL PLAZA

REV

DRAWING LOG

DESCRIPTION OF CHANGES

DATE

ARCHITECT
horizon. original. architecture.
MICHAEL@HORIZON-ARCHITECTURE.COM
PH | (563) 326-4980
WWW.HORIZON-ARCHITECTURE.COM

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, IOWA CITY, IA 52240

horizon.
original.
architecture.

SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
horizon.
original.
architecture.

SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
14
13
12
11
10
9
8
7
6
horizon.
original.
architecture.

SIGNAGE
SIGNAGE
horizon.
original.
architecture.

October 31, 2023

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

SUBJECT: Planning and Zoning Commission's decision on a site development plan for 2570 Middle Road, submitted by Switch Homes of Dubuque. (Case 23-012)

Honorable Mayor and Members of the City Council:

On October 18, 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

7. Case 23-012; Site Development Plan for 2570 Middle Road, submitted by Switch Homes of Dubuque. (Staff: Beck)

Beck reviewed the staff report.

Wennlund read a letter in opposition to the request from Ken Beck, 2507 Middle Road.

Wennlund asked for details regarding the potential requirement for a traffic study related to the project. Morlok explained that there is an agreement between the city and the property owners involved that once full buildout of the development is complete, or earlier if deemed necessary, a traffic study will be conducted that will be the mechanism to trigger any warranted improvements such as a turn lane or traffic signal at Happy Joe Drive.

A brief discussion was held regarding the configuration of the required parking. Hunt stated that the number of spaces provided meets code requirements, adding that use types must match the spaces provided. Morlok explained that potential users could be rejected if there are not enough spaces available for a particular use.

Tammy Speidel, 2592 Middle Road, expressed concern about increased traffic on their private drive, blowing trash, and road noise if the existing trees on the property are removed for construction. Boelk explained that the trees on the north side of the property will have to be removed. Morlok suggested that perhaps an agreement could be reached between the other property owner and the developer to plant the required trees on the lot to the north. Hunt commented that this would still meet the intent of the landscape ordinance.

Carol Brunner, 2592 Middle Road, expressed concern about a possible increase in traffic if motorists exit the development through the private drive to the north. She added that she would appreciate it if the trees that are installed are large enough to provide adequate screening. Boelk stated that he would follow up with the developer so that the landscaping issue can be resolved.

> On motion by Kappeler, seconded by Kulkarni, that a site development plan for 2570 Middle Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: November 6/7, 2023
REQUESTED BY: Mark Hunt, Community Dev. Director

Item Title

Resolution approving a site development plan for 250 - 35th Street (Lot 1, Frymoyer & Haggerty First Addition), submitted by Mike Janecek/Martin & Whitacre Surveyors & Engineers, Inc. (Case 23-062)

Explanation

Mike Janecek has submitted a site development plan for warehouses and office buildings for 250 - 35th Street. The future land use designation of the site is Industrial, and it is zoned I-3 Heavy Industrial which permits the proposed uses. North of the parcel, the zoning classification transitions to I-2, General Industrial District. The proposed development is consistent with Comprehensive Plan - Goal C: Attract and Retain Business and Industry.

An access easement on Lot 2, Frymoyer & Haggerty First Addition will be widened to allow connection to Lot 1 and to facilitate access. The widened access easement will be shown on a future plat. Cross easements are required between the two lots.

A variance was granted to reduce the required front yard setback from 50 feet to 20 feet along 35th Street. The contractor condos and warehousing will be rented on an individual basis.

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their October 18, 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 A SITE DEVELOPMENT PLAN FOR 250 - 35TH STREET LOT 1, FRYMOYER & HAGGERTY FIRST ADDITION

WHEREAS, Mike Janecek/Martin & Whitacre Surveyors & Engineers, Inc., has submitted a site development plan for 250 - 35th Street (Lot 1, Frymoyer & Haggerty First Addition), and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for 250 - 35th Street subject to the following conditions:

1. Cross access easements are required between Lots 1 and 2, Frymoyer & Haggerty First Addition.
2. An Agreement Not to Sever is required for Lots 1 and 2, Frymoyer & Haggerty First Addition to allow access to parking and ingress/egress from the site.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Site Development Plan
Author: Greg Beck
Department: Community Development
Date: October 18, 2023

Case No.:	23-062
Request:	Site Development Plan – Warehousing and Contractor Condos
Location:	South of the Canadian Pacific Kansas City Limited rail line and west of 35th St.
Legal Description:	Lot 1, Frymoyer and Haggerty - Parcel No. 842751201
Applicant:	Mike Janecek, Martin & Whitacre Surveyors and Engineers
Current Zoning:	I-3, Heavy Industrial District
Future Land Uses:	Industrial

Background Information & Facts

Mike Janecek has submitted a site development plan for a warehouses and office buildings for property adjacent to 250 35th Street (see Aerial Map, Attachment A). The site for this proposed development is within the Frymoyer and Haggerty First Addition which consists of two lots. The subdivision is located south of the Canadian Pacific Kansas City Limited rail line and west of 35th Street (see Final Plat, Attachment B). Lot 1 shall contain the first stage for this buildout of four storage and contractor condo buildings.

Future Land Use and Comprehensive Plan

The site has been zoned I-3 - Heavy Industrial for several decades, as are most parcels south of the railway. North of the parcel, the zoning classification transitions to I-2, General Industrial District, and the future land use designation is Industrial (see Zoning Map and Future Land Use Map, Attachments C and D.) The proposed development is consistent with Comprehensive Plan Economic Development - Goal C: Attract and Retain Business and Industry.

Lot Configuration & Zoning Compliance

Lot 1, Frymoyer and Haggerty First Addition is 1.88 acres (see Final Plat, Attachment B). A variance was granted to reduce the front yard setback from 50 feet to 20 feet facing 35th Street (see Site Development Plan, Attachment E). The contractor condos and warehousing shall be rented on an individual basis. All uses proposed on site are permitted by the Zoning Ordinance (see Elevations, Attachments F).

Utilities

Utilities exist along 35th Street and Depot Street. Sanitary sewer and water will come from the Depot Street right-of-way. Electrical service is available from the east side of 35th Street. Water is available from Depot Street.

Thoroughfare Plan & Access

The site development plan shows two entrances from 35th Street (see Site Development Plan and Site Photo Attachments E and H). An access easement on Lot 2, Frymoyer and Haggerty First Addition shall be widened to connect to Lot 1 to permit access through another entry. This will be done in a future plat. Cross easements shall be required as part of the total connection of buildings on Lots 1 and 2, Frymoyer and Haggerty Additions.

Pedestrian and Trail Access

A recreational trail is located on the north side of Lot 1 and runs south of the railway before turning south on the west side of 35th Street.

Off-Street Parking

The parking count is met given the mixture of storage, warehousing and contractor condos. These are low volume parking generating activities. 18 parking spaces are provided on-site. 16 spaces are required per the uses described by the Petitioner.

Stormwater Detention

Stormwater detention and water quality measures shall be determined, if necessary, by the City Engineer prior to the consideration of the Site Development Plan by City Council. Stormwater is conveyed to the city stormwater infrastructure along 35th Street.

Landscaping

Landscaping tree counts are met for this location with the tree factors provided by the petitioner. 11 tree factors were placed along 35th Street and 5 in the interior drive areas. The landscape plan shows the tree placements (see Landscape Plan, Attachment G). No trees shall be permitted to be planted in easement areas.

Lighting

All lighting is to be down cast and contained on site.

Floodplain

No portion of the 100-year flood event area is on the parcel being considered for the proposed development.

Staff Recommendation

Since the developer received variances for encroaching into the front yard setback and is compliant with the site development ordinance requirements, staff recommends approval of the site development plan subject to the following conditions:

1. Approval by the City Engineer of all the stormwater quality and detention infrastructure as needed.
2. Landscaping is forbidden to be planted in any public easement areas.

3. Cross easements shall be required as part of the total connection of buildings on Lots 1 and 2, Frymoyer and Haggerty Additions.
4. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
5. An Agreement Not to Sever for Lots 1 and 2, Frymoyer and Haggerty First Addition shall be required to permit access to parking and ingress and egress from the site.

Respectfully submitted,

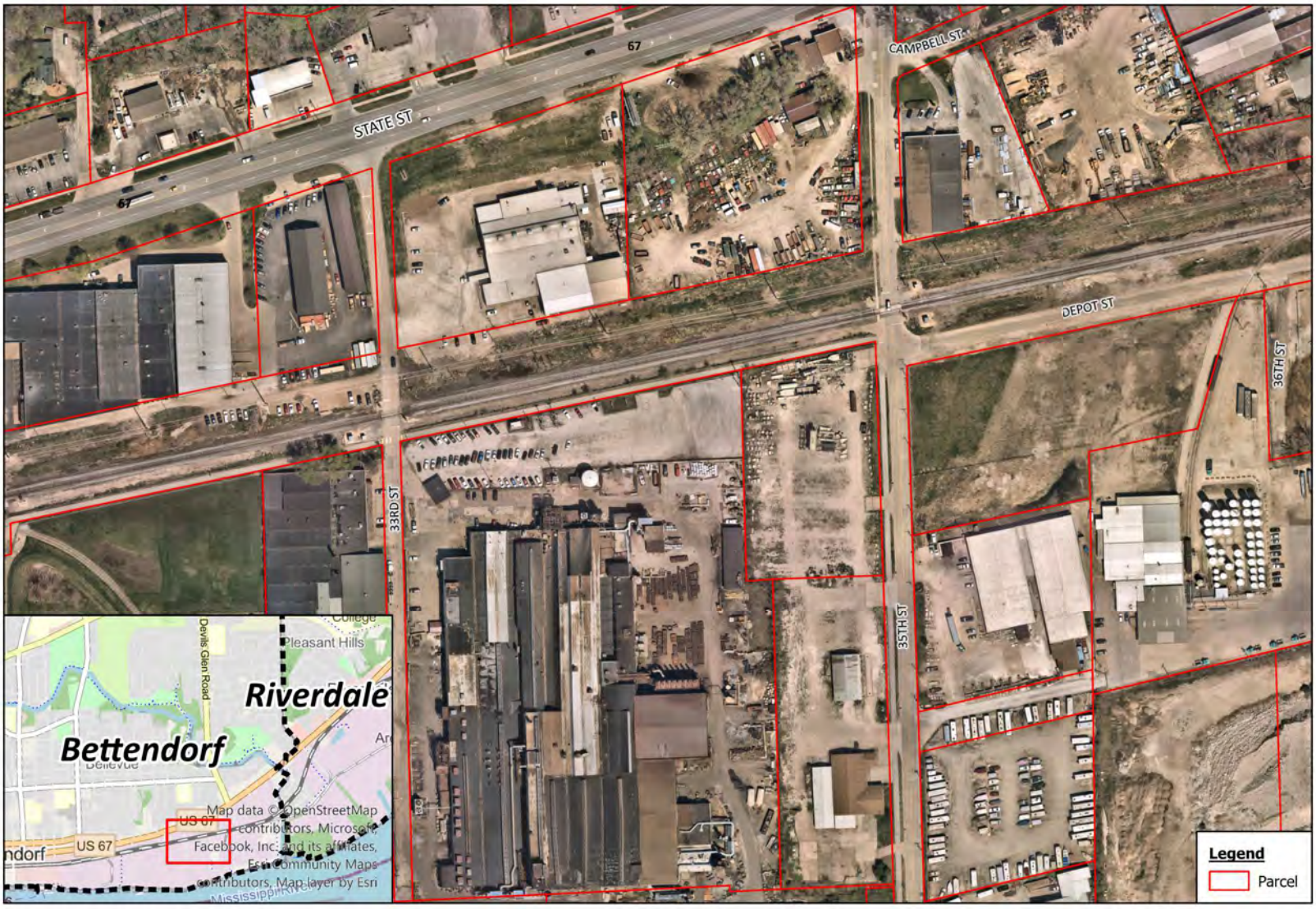
Greg Beck
City Planner

Case No. 23-062: 250 35TH ST
Site Development Plan
Zoning Map Aerial

N

1 Inch = 200 Feet

0 75 150 300 450 Feet



FINAL PLAT OF:

FRYMOYER & HAGGERTY FIRST ADDITION

TO THE CITY OF BETTENDORF, IOWA

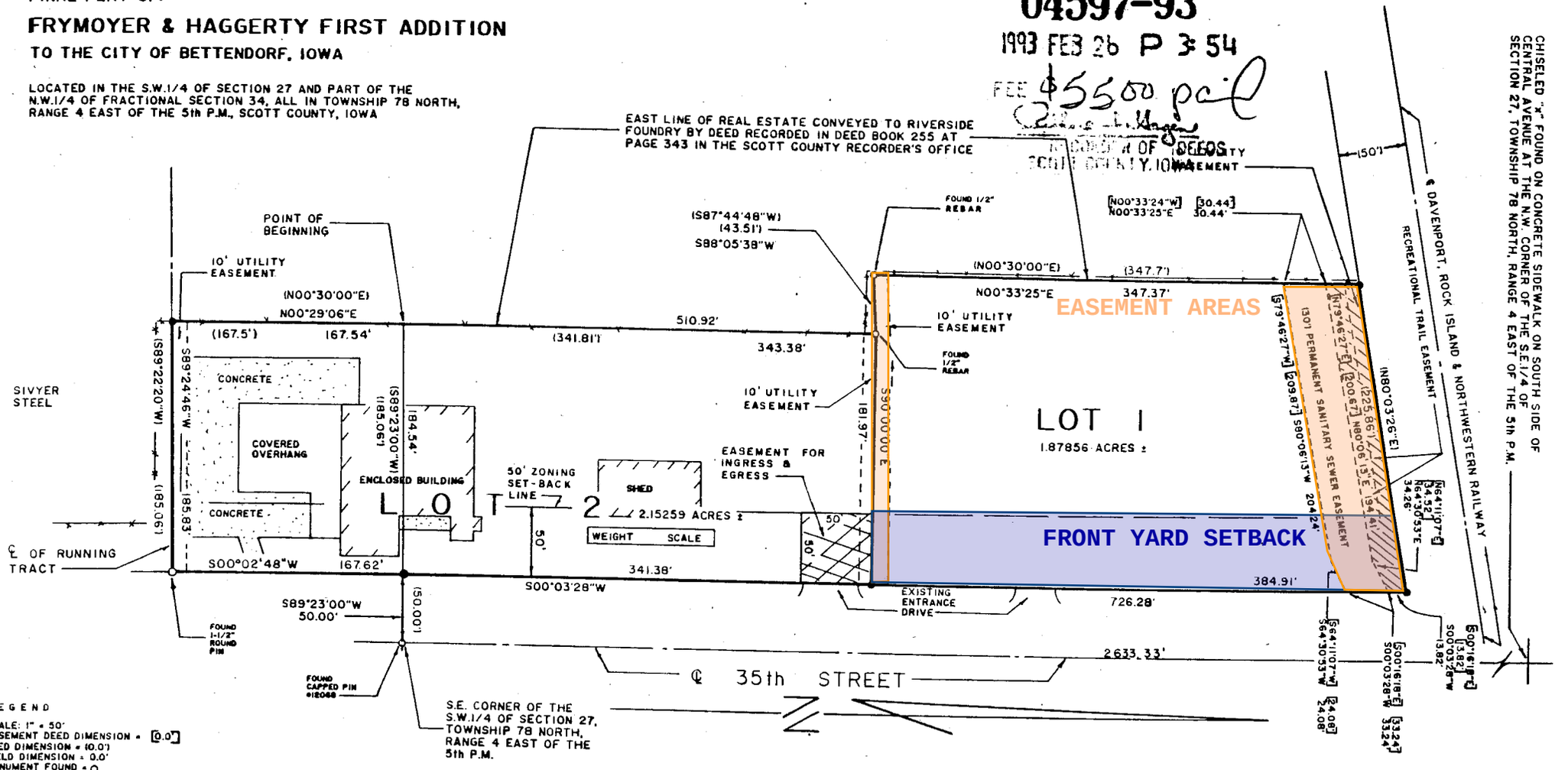
LOCATED IN THE S.W.1/4 OF SECTION 27 AND PART OF THE N.W.1/4 OF FRACTIONAL SECTION 34, ALL IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M., SCOTT COUNTY, IOWA

04597-93

1993 FEB 26 P 3:54

FEE $55.00 paid

RECORDER OF DEEDS SCOTT COUNTY, IOWA



LEGEND

SCALE: 1" = 50'
EASEMENT DEED DIMENSION = [0.0']
DEED DIMENSION = (0.0')
FIELD DIMENSION = 0.0'
MONUMENT FOUND = ○
#4 REBAR CAPPED no. 10135 SET = ●
ZONING SET-BACK LINE = — — — —
UTILITY EASEMENT = - - - - - -
EXISTING CHAIN LINK FENCE = -x-x-x-

NOTES:

MONUMENTS ARE SET IN ACCORDANCE WITH CHAPTER 409-A OF THE STATUTES OF THE STATE OF IOWA.

ZONING SET-BACK 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 REQUIREMENT SHALL GOVERN.

THE AREA SURVEYED IS IN "ZONE A" OF THE F.E.M.A. MAP PANEL 190240 0005D REVISED 12-11-79.

THE ABSTRACT OF THIS PROPERTY WAS NOT AVAILABLE TO US AT THE TIME THIS SURVEY WAS MADE. THEREFORE, IF THERE ARE ADDITIONAL EASEMENTS OR ENCUMBRANCES ON THIS PROPERTY THEY ARE NOT SHOWN.

THIS PROPERTY ZONED I-3

APPROVAL SIGNATURES

MAYOR — DATE: 2/22/93

CITY CLERK — DATE: 2-22-93

PLANNING & ZONING — DATE: 2/19/93

U.S.WEST COMMUNICATIONS — DATE: 3-5-92

IOWA-AMERICAN WATER COMPANY — DATE: 2-5-92

IOWA-ILLINOIS GAS & ELECTRIC COMPANY — DATE: 3-17-92

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY L.L. G & E. Co.

COX CABLE — DATE: 3-23-93

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D. CRAPNELL
IOWA REGISTERED LAND SURVEYOR — 1-20-92
no.10135

STATE OF IOWA — MICHAEL D. CRAPNELL — LAND SURVEYOR — No. 10135 — REGISTERED LAND SURVEYOR

0 50' 100' 150' 200' 250'

OWNED & SUBDIVIDED BY:

CHARLIE FRYMOYER
RR #1 BOX 137
TIPTON, IOWA

AND

DON HAGGERTY
BOX 481
BETTENDORF, IOWA

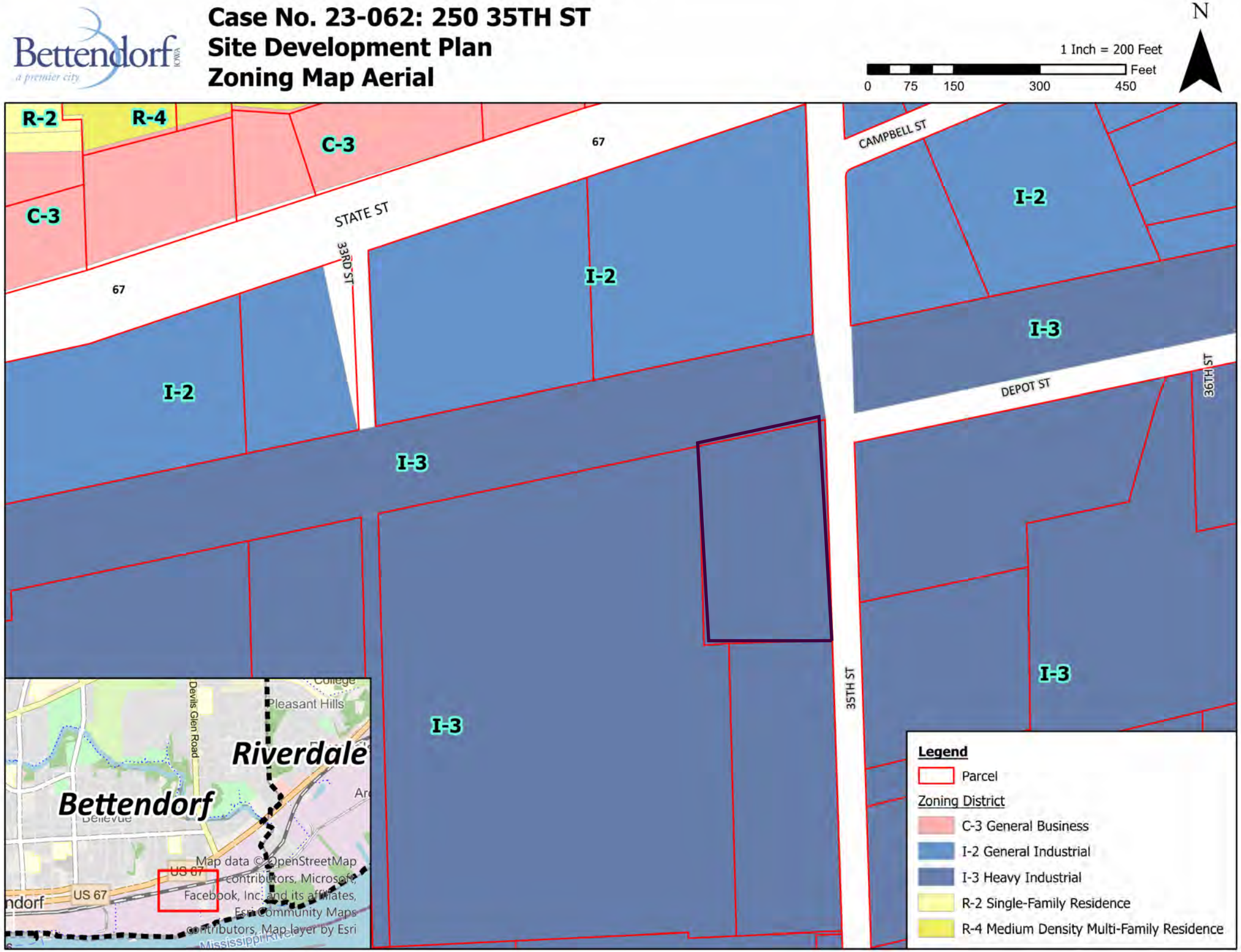
MAJOR ENGINEERING
943 STATE STREET
BETTENDORF, IOWA 52722
319-359-1741

FINAL PLAT OF:

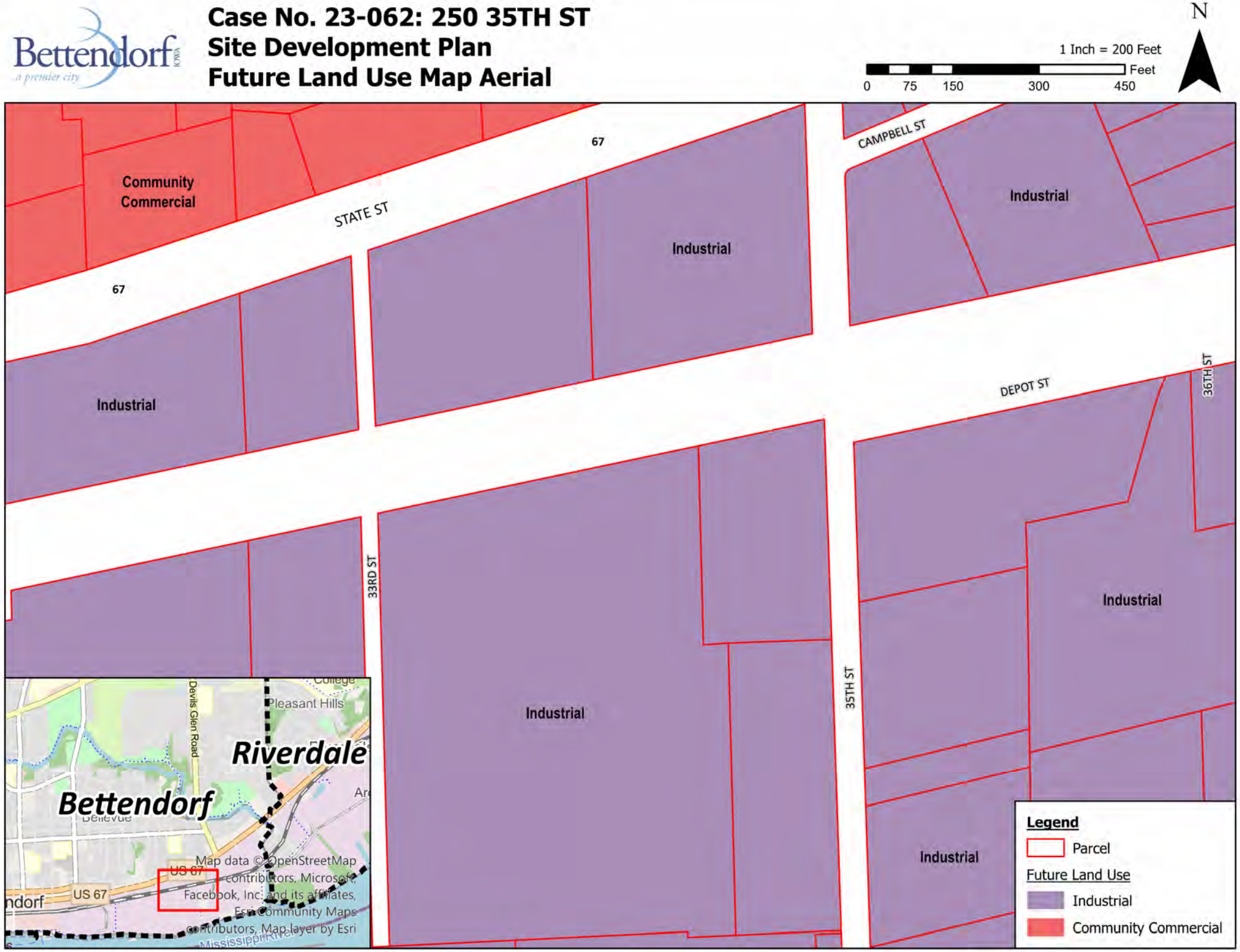
FRYMOYER & HAGGERTY FIRST ADDITION TO THE CITY OF BETTENDORF, IOWA

DATE: 1-28-92 | LOCATION: SEC. 27 & 34, T78N, R4E, 5PM

Case No. 23-062: 250 35TH ST
Site Development Plan
Zoning Map Aerial



Case No. 23-062: 250 35TH ST
Site Development Plan
Future Land Use Map Aerial



30 0 30

PROPOSED BUILDING

PROPOSED PAVEMENT

PROPOSED SIDEWALK

NOTES:

1. PROPOSED SOUTHWEST BUILDING DOES NOT REQUIRE SANITARY SEWER OR WATER SERVICE.
2. ALL PEDESTRIAN RAMPS SHALL HAVE DETECTABLE WARNINGS.
3. A VARIANCE HAS BEEN GRANTED FROM BOARD OF ADJUSTMENT TO REDUCE THE REQUIRED SETBACK ALONG 35TH STREET FROM 50 FEET TO 20 FEET.

PARKING SUMMARY:

PARKING REQUIRED: 16

PARKING PROVIDED: 18

EXISTING RAILROAD TRACKS

CANADIAN PACIFIC

DEPOT STREET

35TH STREET

PROPOSED 188 LF OF 6" WATER LINE

PROPOSED TRASH ENCLOSURE

PROPOSED 33 LF OF 2" WATER LINE WITH 2" VALVE

PROPOSED 6" SANITARY INV=563.63

PROPOSED FIRE HYDRANT, VALVE AND 4 BOLLARDS

PROPOSED 4,202 SY OF 6" PCC ON 6" ROCK BASE (USE SALVAGED ROCK IF POSSIBLE)

PROPOSED BUILDING 10,780 SF FFE=568.63

PROPOSED 175 SF OF 4" PCC SIDEWALK

PEDESTRIAN RAMP (TYP)

PROPOSED STOOP

PROPOSED 166 SF OF 4" PCC SIDEWALK

PROPOSED STOOP (TYP)

PROPOSED 96 SF OF 4" PCC SIDEWALK

PROPOSED 98 SF OF 4" PCC SIDEWALK

PROPOSED BUILDING 2,450 SF FFE=568.91

PROPOSED STOOP 5,250 SF FFE=568.82

PROPOSED 98 SF OF 4" PCC SIDEWALK

PROPOSED 6" SANITARY INV=564.19

PROPOSED STOOP

PROPOSED 94 SF OF 4" PCC SIDEWALK

PROPOSED 47 SF OF 4" PCC SIDEWALK

PROPOSED BUILDING 9,200 SF FFE=569.19

PROPOSED 177 SF OF 4" PCC SIDEWALK

PROPOSED 96 SF OF 4" PCC SIDEWALK

PROPERTY LINE

10' UTILITY EASEMENT

50'X50' ACCESS EASEMENT

PROPOSED 50' ACCESS EASEMENT

PROPOSED STORM SEWER SEE SHEET C-6

PROPOSED TRASH ENCLOSURE

10' SETBACK BUILDING

20' SETBACK

SIVYER STEEL CASTING LLC

JCO STORAGE LLC

BARTON SOLVENTS, INC.

FRYMOYER INVESTMENTS LLC

CONNECT PROPOSED 188 LF OF 6" WATER LINE AND VALVE TO EXISTING WATER MAIN

CONNECT PROPOSED 275 LF OF 6" SANITARY LINE @ 0.79% SLOPE TO EXISTING SANITARY SEWER INV=561.45 (FIELD VERIFY INVERT)

PROPOSED 108 SY OF PCC PAVEMENT ON 6" DRAINABLE BASE (IA DOT GRAD 12)

PROPOSED 387 SF OF 6" HMA ON 6" DRAINABLE BASE (IA DOT GRAD 12)

CONNECT PROPOSED 66 LF OF 6" SANITARY LINE @ 4.27% SLOPE TO EXISTING SANITARY SEWER INV=561.37 (FIELD VERIFY INVERT)

CONNECT PROPOSED 24 LF OF 2" WATER LINE AND VALVE TO EXISTING WATER MAIN

EXISTING FIRE HYDRANT TO REMAIN

PROPOSED STOOP

PROPOSED 86 SF OF 4" PCC SIDEWALK WITH 1 STEP

PROPOSED 84 SF OF 4" PCC SIDEWALK WITH 3 STEPS

PROPOSED STOOP

PROPOSED 6" SANITARY INV=563.82

PROPOSED 31 SY OF PCC PAVEMENT ON 6" DRAINABLE BASE (IA DOT GRAD 12)

CONNECT PROPOSED 65 LF OF 6" SANITARY LINE @ 5.87% SLOPE TO EXISTING SANITARY SEWER INV=560.00 (FIELD VERIFY INVERT)

PROPOSED 128 SF OF 6" HMA ON 6" DRAINABLE BASE (IA DOT GRAD 12)

CONNECT PROPOSED 27 LF OF 2" WATER LINE AND VALVE TO EXISTING WATER MAIN

PROPOSED 58 SF OF 6" HMA ON 6" DRAINABLE BASE (IA DOT GRAD 12)

EXISTING FIRE HYDRANT TO REMAIN

PLOTTED: 10/11/2023

F:\CIVIL3D PROJECTS\8948 FOCUS 35TH STREET BETTENDORF\22 PLAN SHEETS\8948 PROPOSED SITE.DWG

#	DATE	DESCRIPTION	BY
1	10/9/23	ADDRESSED CITY COMMENTS	MWJ

DESIGNED BY: MWJ
DRAWN BY: JAL
PROJECT ENGR: MWJ

Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD MUSCATINE, IOWA
PHONE (563) 263-7691 EMAIL info@martin-whitacre.com

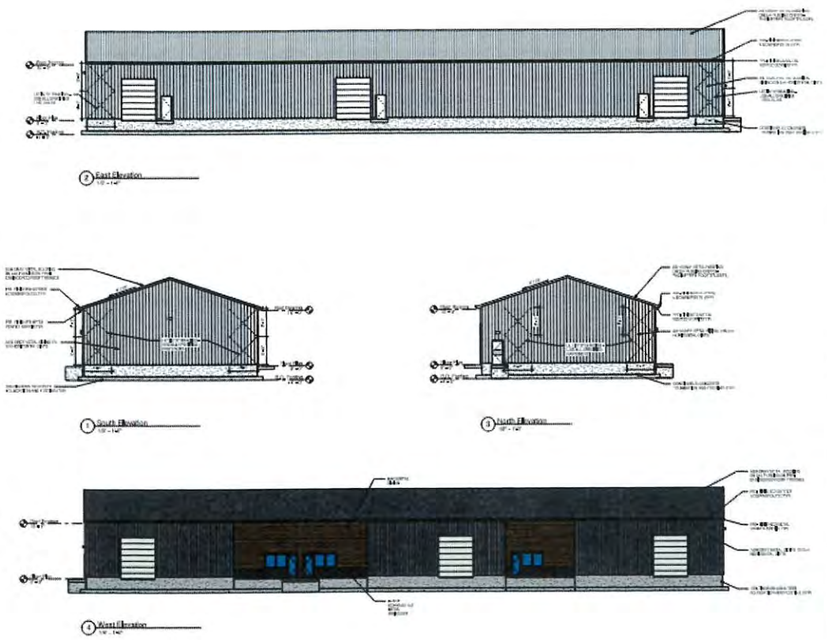
JCO STORAGE SITE IMPROVEMENTS
FOCUS REAL ESTATE
BETTENDORF, IOWA

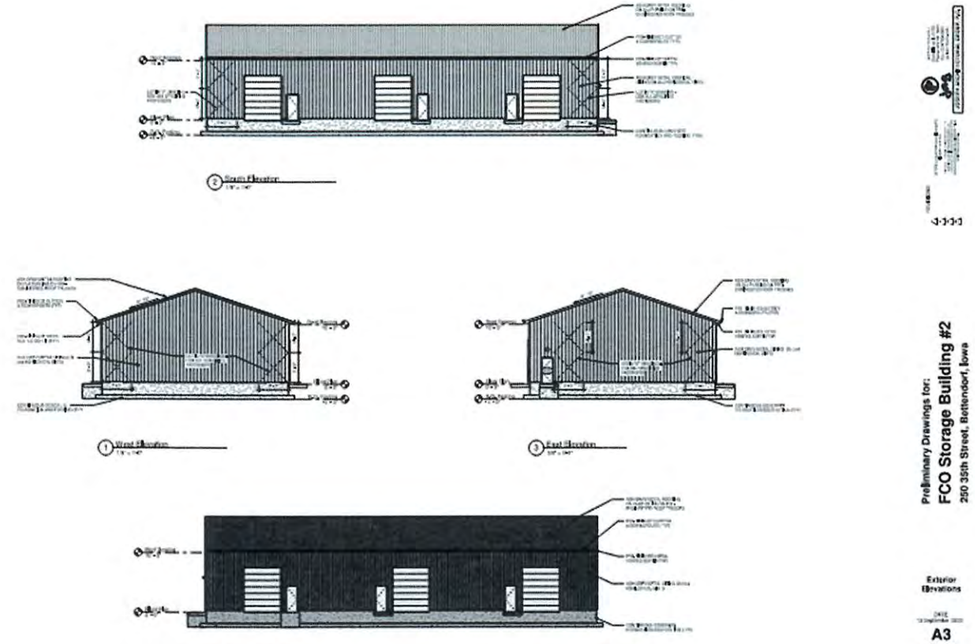
PROPOSED SITE & UTILITY PLAN

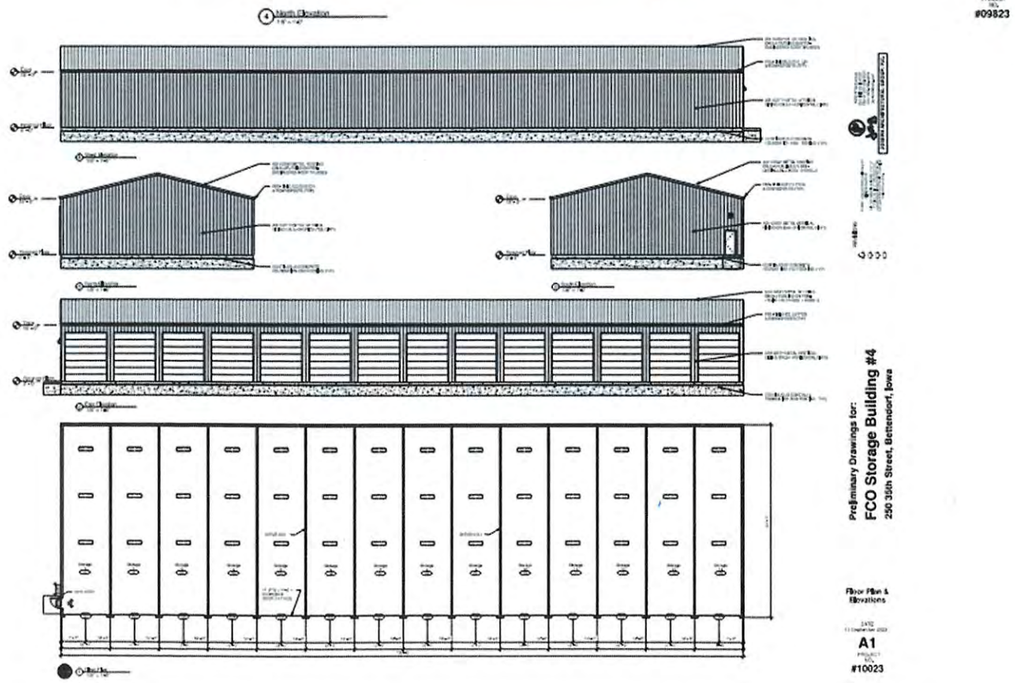
PROJ NO: 8948
CONST PROJ: 000
SCALE: 1"=30'
DATE: 10/11/23

DRAWING NO: C-5
SHEET NO: 5 OF 8

23-062 250 - 35TH ST BUILDING ELEVATIONS







30 0 30

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	I-2	I-2	I-2	I-2
Length	220'	225'	398'	355'
Bufferyard Required				
TF Required	-	-	-	-
Street Yard Landscape				
TF Required	-	-	11.26	-
Vehicular Use Area				
Vehicular Use Area	32,871 SF			
Landscape Area Required	(7%) / 2,301SF			
Parking Spaces Defined				
TF Recuired (1/500 sf)	4.60			

Required	Tree Factors (TF)	Provided
15.76		16.00

Landscape:

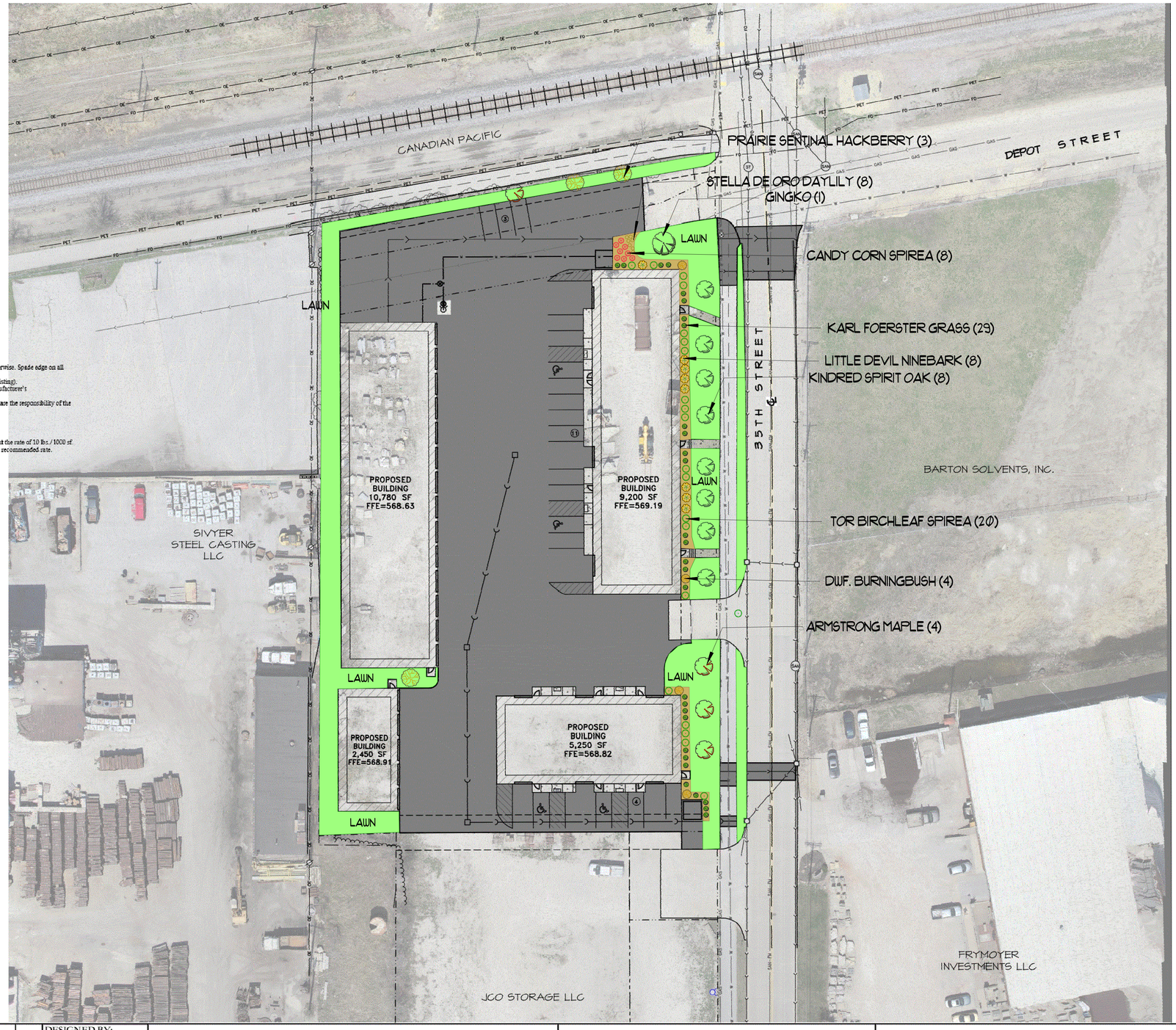
1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
3. Amend the planting backfill soil for trees and shrubs with compost (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.

Quant.	Plant Name	Size
Trees:		
8	'Kindred Spirts' Columnar Oak	2" cal.
4	'Armstrong' Maple	2" cal.
3	'Prairie Sentinel' Hackberry	2" cal.
1	'Magyar' Gingko	2" cal.
Shrubs/Grasses/Perennials:		
20	Tor Birchleaf Spirea	5 gal
29	Karl Foerster Grass	5 gal
4	Dwf. Burningbush	5 gal
8	Little Devil Ninebark	5 gal
8	Candy Corn Spirea	5 gal
8	Stella de Oro Daylily	1 gal

S.



TOM P. WILKERSON
REGISTERED LANDSCAPE ARCHITECT
IOWA

GREENSPACE ASSOCIATES
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

#	DATE	DESCRIPTION	BY

DESIGNED BY: TW
DRAWN BY:
PROJECT ENGR:

JCO STORAGE SITE IMPROVEMENTS
FOCUS REAL ESTATE
BETTENDORF, IOWA

LANDSCAPE PLAN

PROJ NO: 8948
CONST PROJ: 000
SCALE: 1"=30'
DATE: 10/10/23

DRAWING NO: L-1
SHEET NO:

PLOTTED: 9/26/2023
F:\CIVIL3D PROJECTS\8948 FOCUS 35TH STREET BETTENDORF\22 PLAN SHEETS\8948 PROPOSED SITE.DWG

SITE DEVELOPMENT PLAN PARCEL
RECREATIONAL TRAIL
DEPOT STREET
35TH STREET
06/02/2023 13:18

October 31, 2023

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

SUBJECT: Planning and Zoning Commission's decision site development plan for 250 - 35th Street, submitted by Mike Janecek. (Case 23-062)

Honorable Mayor and Members of the City Council:

On October 18, 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

8. Case 23-062; Site Development Plan for 250 - 35th Street, submitted by Mike Janecek. (Staff: Beck)

Beck reviewed the staff report.

On motion by Ormsby, second by Kappeler, that a site development plan for 250 - 35th Street be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: November 6/7, 2023
REQUESTED BY: Mark Hunt, Community Dev. Director

Item Title
Resolution approving a site development plan for 2119 Kimberly Road, submitted by Kevin Koellner/Focus Real Estate Development. (Case 23-067)

Explanation
Kevin Koellner, Focus Real Estate Development, has submitted a site development plan for a portion of an existing building at 2119 Kimberly Road. The C-2, Community Commercial zoning classification of the property is consistent the Community Commercial future land use designation and permits the proposed use. Approximately 20 percent of the building will be renovated to house an outpatient adult day health center and associated services. Additionally, the exterior of the south side of the structure will be altered to accommodate a drive-up, drop-off, and pick-up entry as shown on the site development plan.

The proposed development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry.

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their October 18, 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 A SITE DEVELOPMENT PLAN FOR 2119 KIMBERLY ROAD

WHEREAS, Kevin Koellner/Focus Real Estate Development, has submitted a site development plan for 2119 Kimberly Road, and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for 2119 Kimberly Road.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Site Development Plan
Author: Greg Beck
Department: Community Development
Date: October 18, 2023

Case No.:	23-067
Request:	Site Development Plan for Medical Facility with Exterior Addition - 2119 Kimberly Road
Location:	East of Middle Road and north of Duck Creek Plaza
Legal Description:	Sec:20 Twp:78 Rng:04PT NW SE COM 646.9' S NW COR NW SE: E 921.07' TO W/L HWY 74-S 11D18' E 172.12'-S 1D24' E 378.86'-W 964.17' -N 549.6' TO BEG & PT NW SE COM 2088.1' N SW COR SE 1/4 E 954'-S 91.3'-W 955.25' TO KIMBERLY RD-N 91.3' TO BEG. EXC N 90 FT W (Parcel #: 842037014)
Applicant:	Kevin Koellner, Focus Development
Current Zoning:	C-2, Community Commercial District

Background Information & Facts

Kevin Koellner, Focus Development, has resubmitted a site development plan for a portion of 2119 Kimberly Road. Additionally, the exterior portion of the former Hobby Lobby building will be altered on the east side of the structure. The lot borders Kimberly Road (see Aerial Photo, Attachment A).

Future Land Use and Comprehensive Plan

The C-2, Community Commercial zoning classification is consistent the Community Commercial future land use designation. The site has been zoned C-2, Community Commercial for several decades (see Zoning Aerial, Attachment B). The future land use was anticipated in the 2017 Comprehensive Plan as Community Commercial (see Future Land Use Aerial, Attachment C). The location for greater intense commercial structures in the form of a multi-unit commercial buildings is appropriate fronting an arterial street, as is seen in nearby development. This medical type of facility will provide services for seniors, which is permitted in this zoning classification. The proposed development is supportive of the Comprehensive Plan Goal C: Attract and Retain Business and Industry.

Lot Configuration & Zoning Compliance

This metes and bounds parcel at 2119 Kimberly Road is the location of the proposed development (see Sewer Map, Attachment D). The site development plan shows the drive - up, drop - off and pick - up entry to the building (see Site Development Plan, Attachment E). About 20 percent of the building will be occupied with the refurbishing to accommodate senior services (see Building Plan, Attachment F).

Utilities

Utilities will mainly come from the west side of Kimberly Road to the existing building.

Thoroughfare Plan & Access

Access directly to this lot is from Kimberly Road through two driveways.

Pedestrian and Trail Access

Pedestrian access is along the east side of Kimberly Road, as a preexisting sidewalk.

Off-Street Parking

Presently parking for the site complies with the Zoning Ordinance. Any changes to the use or subdivision of the building shall require evaluation of parking facilities on site.

Stormwater Detention

All calculations shall be approved by the City Engineer prior to the issuance of building permits. The City Engineer did not indicate the need for any storm water detention.

Landscaping

Landscaping meets the required tree count as shown on the site development plan (see Site Development Plan, Attachment E).

Lighting

All lighting shall be downcast and required not to illuminate any area beyond the parcel.

Floodplain

No flood plain encroaches onto the site.

Staff Recommendation

Staff recommends approval of the site development plan with the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. No planting of trees or shrubs in easements is permitted in any easement areas.

Respectfully Submitted,

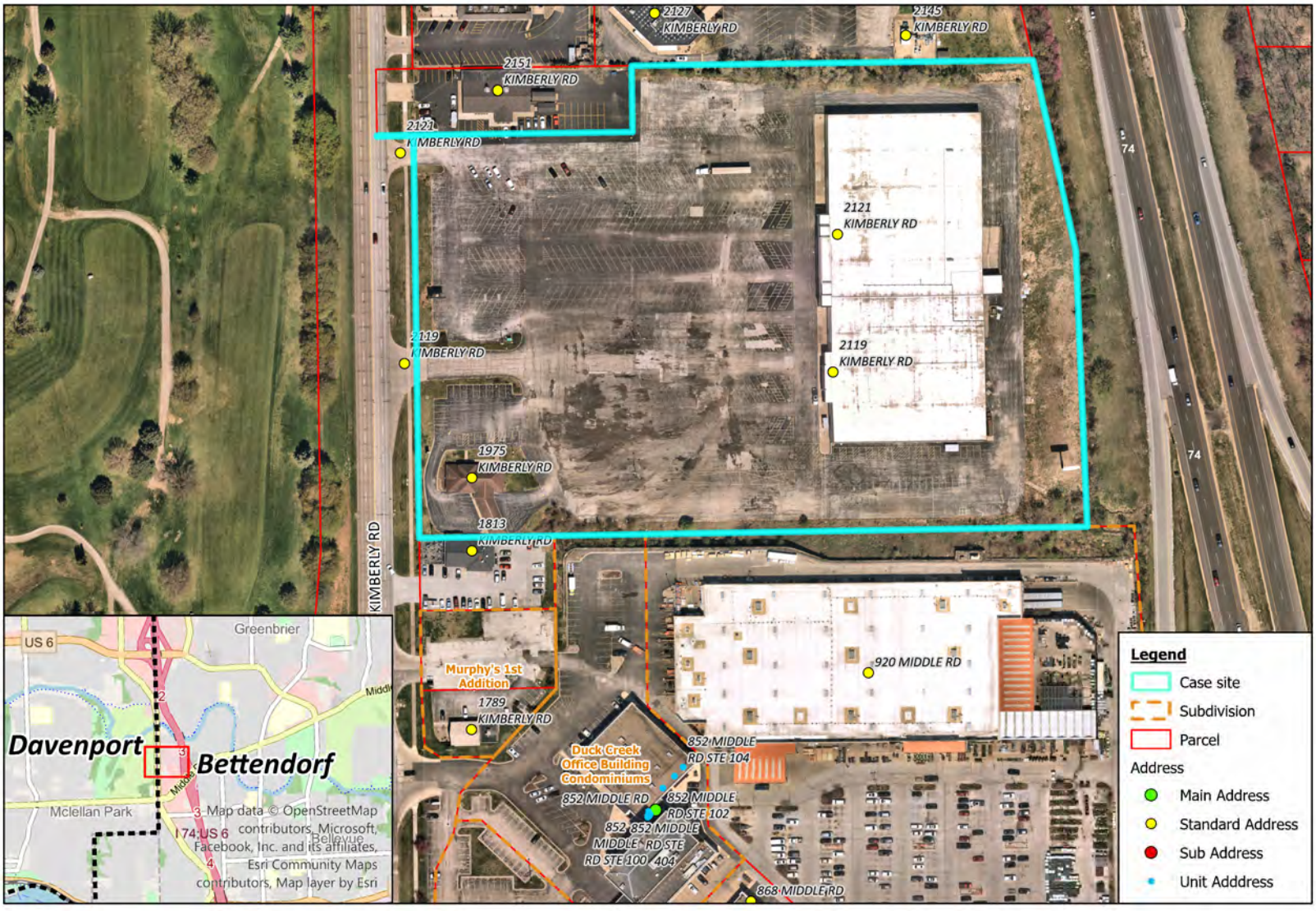
Greg Beck
City Planner

Case No. 23-067: 2119 KIMBERLY ROAD
Site Development Plan
Aerial

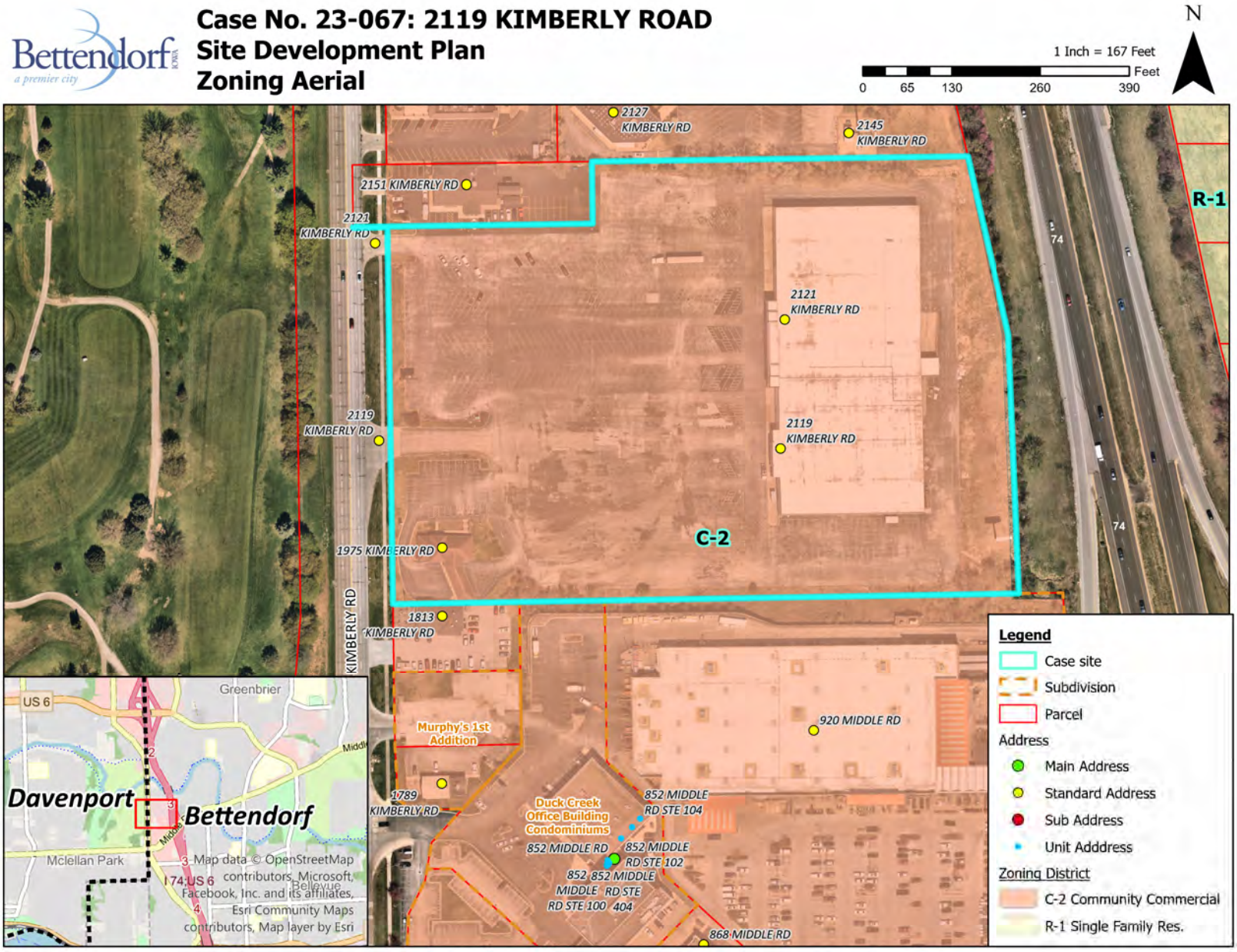
N

1 Inch = 167 Feet

0 65 130 260 390 Feet



Case No. 23-067: 2119 KIMBERLY ROAD
Site Development Plan
Zoning Aerial

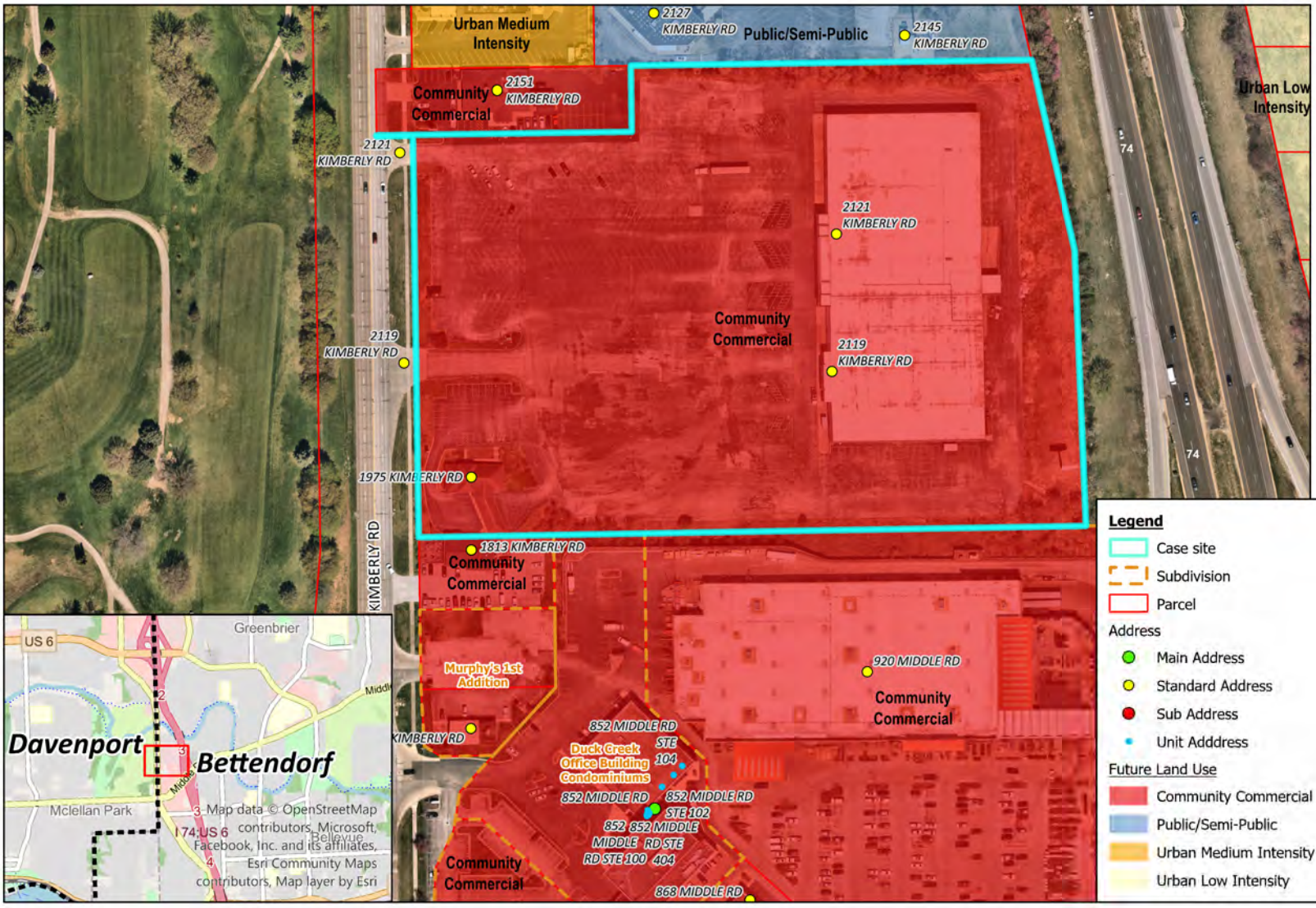


Case No. 23-067: 2119 KIMBERLY ROAD
Site Development Plan
Future Land Use Aerial

N

1 Inch = 167 Feet

0 65 130 260 390 Feet



EL RANCHO MOTEL

DUCK CREEK

STATE OF IOWA

MC DONALD'S

GOLDEN CORRAL

K-MART

PIZZA HUT

LONG JOHN SILVERS

OUTLOT B

OAKBROOK ADDITION

PARKWAY DRIVE

OAKBROOK PLACE

CITY OF DAVENPORT

CITY OF BETTENDORF

KIMBERLY ROAD

SECTION 2020 2020 CORNER

20-3

20-7

20-8

SCALE: 1"=50'

50' 0' 50' 100'

LEGEND

- SANITARY SEWER (SAN)
- STORM SEWERS (STS)
- BURIED MANHOLE
- LATERALS OR WYES UNKNOWN OR NON-EXISTING

SAN MANHOLE* 11,628-11,635

CITY OF BETTENDORF
ENGINEERING DEPARTMENT
PLAT OF
NW¼ OF SE¼ OF SECTION
20-78-4

REV. 4/4/89

Scale: 1" = 30'

2119 KIMBERLY ROAD
BETTENDORF, IOWA

Prepared by:

rtm engineering consultants
5137 Utica Ridge Road
Davenport, IA 52807
www.rtmec.com

GENERAL INFORMATION

LOCATION OF PROJECT:	2119 KIMBERLY ROAD BETTENDORF, IA 52722
STRUCTURAL	CARR ENGINEERING 3294 FIELDS DRIVE BETTENDORF, IA 52722
ARCHITECT	INVISION 303 WATSON POWELL JR. WAY: SUITE 200 DES MOINES, IOWA 50309
MEPT:	MODUS 214 E 4TH STREET WATERLOO, IA 50703

PROJECT DESCRIPTION

THE PROJECT IS A RENOVATION OF A PORTION OF AN EXISTING OFFICE AND RETAIL BUILDING. THE EXISTING STRUCTURE IS ONE (1) STORY, AND THE RENOVATED TENANT SPACE WILL HOUSE AN OUTPATIENT ADULT DAY HEALTH CENTER. NEW SPACES INCLUDE OUTPATIENT CLINIC AND THERAPY AREAS, PERSONAL CARE AREA, DAY ROOM, WARMING KITCHEN, ADMIN SUITE, AND SUPPORT SPACES. THE PRIMARY STRUCTURE IS STEEL COLUMNS & BEAMS WITH OPEN WEB STEEL TRUSSES. THE EXTERIOR ENVELOPE IS PRIMARILY COMPOSED OF CONCRETE MASONRY UNITS WITH APPLIED FINISHES. THE INTERIOR WALLS ARE PRIMARILY METAL STUD WITH GYP BD CONSTRUCTION.

APPLICABLE CODES - CITY OF BETTENDORF / STATE OF IOWA

2015 - INTERNATIONAL BUILDING CODE
2021 - INTERNATIONAL MECHANICAL CODE
2021 - UNIFORM PLUMBING CODE
2012 - INTERNATIONAL ENERGY CONSERVATION CODE
2020 - NATIONAL ELECTRICAL CODE
2015 - INTERNATIONAL FIRE CODE
2012 - NFPA 101 LIFE SAFETY CODE
2010 - ADA STANDARDS FOR ACCESSIBLE DESIGN

IT IS RECOMMENDED THAT APPLICANTS REVIEW THE CITY'S MUNICIPAL CODE FOR ANY MODIFICATIONS OR AMENDMENTS.

OCCUPANCY TYPE (CHAPTER 3)

OCCUPANCY: GROUPS B & A-3 - MIXED, NONSEPARATED OCCUPANCIES PER 508.3

BUILDING HEIGHTS AND AREAS (CHAPTER 5)

BUILDING FLOOR AREA: 94,951 SF EXISTING
PACE CLINIC AREA 21,000 SF (<38,000 MAX. ALLOWABLE - SEE BELOW)

BUILDING HEIGHT / STORIES: ALLOWABLE: 75' / 3 STORIES EXISTING: 24' / 1 STORY

MIXED, NONSEPARATED OCCUPANCIES	ALLOWABLE	ACTUAL
GROUP B CLINIC & OFFICE AREAS	92,000 SF	12,763 SF
GROUP A-3 DAY CENTER	38,000 SF	8,237 SF

USE MORE RESTRICTIVE A-3 OCCUPANCY FOR MAX. ALLOWABLE AREA AND HEIGHT.

ADJACENT TENANT SPACE - UNKNOWN FUTURE USE. ASSUME S-2 UNTIL SPACE IS OCCUPIED.

TYPES OF CONSTRUCTION (CHAPTER 6)

CONSTRUCTION TYPE: IIB (000)

STRUCTURAL FIRE RATINGS (TABLE 601)	
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS & TRUSSES	0 HR
BEARING EXTERIOR WALLS	0 HR
BEARING INTERIOR WALLS	0 HR
NONBEARING INTERIOR WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0 HR
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0 HR
FIRE RESISTANCE RATING - EXTERIOR WALLS (TABLE 602)	
X < 5'-0"	1 HR
5'-0" < X < 10'-0"	1 HR
10'-0" < X < 30'-0"	0 HR
X > 30'-0"	0 HR

FIRE & SMOKE PROTECTION (CHAPTER 9)

FIRE ALARM SYSTEM	
FIRE ALARM CONTROL PANEL:	
REMOTE ANNUNCIATOR PANEL:	
SMOKE DETECTION:	
HEAT DETECTION:	
BACKUP POWER	
SUPPRESSION - AUTOMATIC:	EXISTING SYSTEM TO BE MODIFIED
FIRE EXTINGUISHERS	

MEANS OF EGRESS (CHAPTER 10)

1004.1 DESIGN OCCUPANT LOADS - SEE PLAN

1005.3 EGRESS WIDTH - SEE PLAN
OTHER EGRESS COMPONENTS: 0.15" PER OCCUPANT WHERE PROTECTED W/ SPRINKLERS AND EMERGENCY VOICE ALARM SYSTEM

1006.2 MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE
B OCCUPANCY: 100 FEET
A OCCUPANCY: 75 FEET

1006.3 MEANS OF EGRESS - TWO REQUIRED

1009.1 ACCESSIBLE MEANS OF EGRESS - TWO REQUIRED

1010.1 MIN CLEAR WIDTH OF 32" MEASURED FROM THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES.

1013.1 EXIT SIGNS - 100 FEET OR VIEWABLE

1013.3 EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

1017.2 TRAVEL DISTANCE (MAX.)
OCCUPANCY B - 300 FEET, WITH SPRINKLER SYSTEM
OCCUPANCY A-3 - 250 FEET, WITH SPRINKLER SYSTEM

1020.2 CORRIDORS - MINIMUM WIDTH IS 44"

1029.4 DEAD ENDS SHALL NOT EXCEED 50 FEET (20 FEET IN A-3 AREAS)

PLUMBING FIXTURES (IPC CALCULATIONS)

CLASSIFICATION:	(BUSINESS (ADULT DAYCARE, OUTPATIENT CLINIC, OFFICES) ASSEMBLY (DAY CENTER)
OCCUPANCY:	B, A-3

GROUP B AREAS: 142 OCCUPANTS

WATER CLOSETS:	1:25 FOR THE FIRST 50 + 1:50 FOR THE REMAINDER > 50.
URINALS	MAY SUBSTITUTE FOR UP TO 67% OF REQUIRED WATER CLOSETS
LAVATORIES	1:40 FOR THE FIRST 80 + 1:80 FOR THE REMAINDER > 80.
DRINKING FOUNTAINS	1 PER 100
OTHER:	1 SERVICE SINK

	REQUIRED	PROVIDED
WATER CLOSETS	4	5
LAVATORIES	4	6*

*DOES NOT INCLUDE ADDITIONAL HAND WASH SINKS IN EXAM ROOMS

GROUP A-3 AREAS: 456 OCCUPANTS, 228 MALE, 228 FEMALE

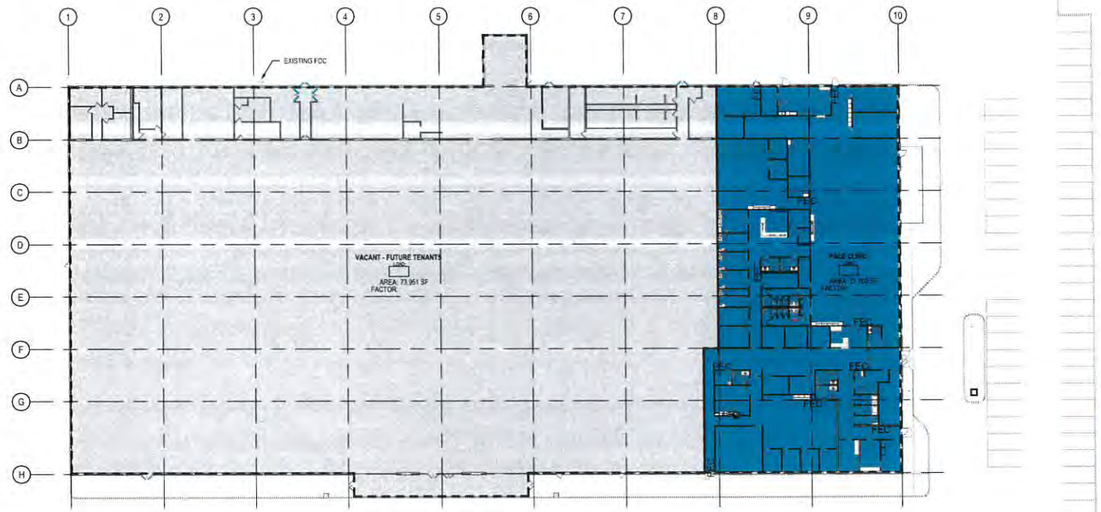
WATER CLOSETS:	MALE: 1 PER 125 FEMALE: 1 PER 65
URINALS:	MAY SUBSTITUTE FOR UP TO 67% OF REQUIRED WATER CLOSETS
LAVATORIES	1 PER 200
DRINKING FOUNTAINS	1 PER 500
OTHER:	1 SERVICE SINK

		REQUIRED	PROVIDED
MALE:	WATER CLOSETS	2	4.5
FEMALE:	WATER CLOSETS	4	4.5
	LAVATORIES:	2	5

FIXTURE CALCULATIONS BASED ON IOWA ADMINISTRATIVE CODE 481 - 70.15:
ANTICIPATED PARTICIPANTS: 50
ANTICIPATED STAFF: 50

		REQUIRED	PROVIDED
WATER CLOSETS	1 PER 10 PARTICIPANTS AND STAFF	10	5
HAND WASH SINKS:	1 PER 2 TOILETS, PROXIMATE TO TOILETS	5	11*

*DOES NOT INCLUDE ADDITIONAL HAND WASH SINKS IN EXAM ROOMS

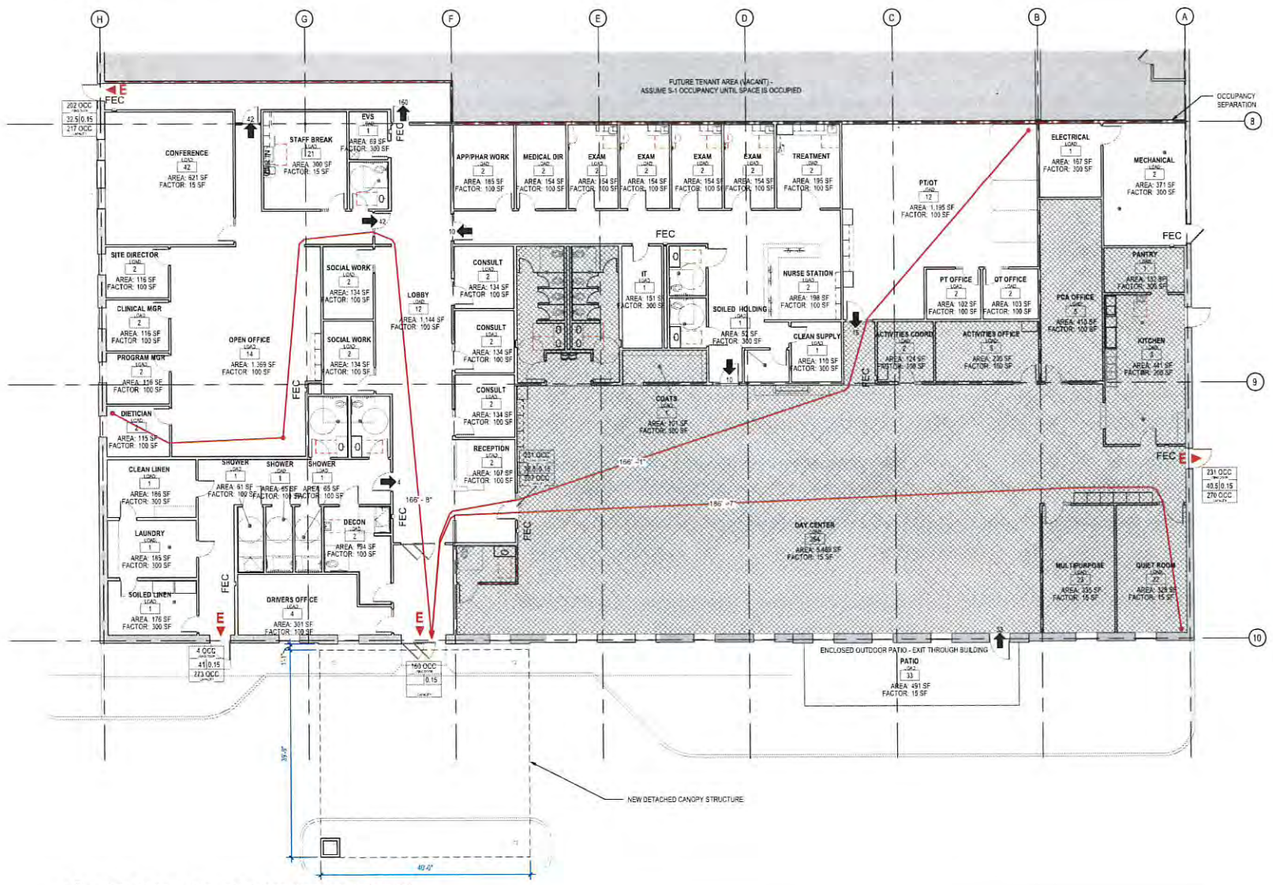


GROSS AREAS

	21,000 SF
	73,951 SF

NORTH

2 FIRST FLOOR - OVERALL CODE PLAN
1" = 30'-0"



NORTH

1 PACE CLINIC - ENLARGED CODE REVIEW PLAN
3/32" = 1'-0"

LIFE SAFETY LEGEND:

- EXIT WITH OCCUPANT LOAD SERVED
- EXIT SIGN (EDGE LIT TYPE UNLESS OTHERWISE NOTED)
- FEC — FIRE EXTINGUISHER CABINET (FEC)
- 1 HR FIRE BARRIER
- SMOKE PARTITION
- A-3 OCCUPANCY AREA
- FDC — FIRE DEPARTMENT CONNECTION (FDC)
- FACP — FIRE ALARM CONTROL PANEL
- E — BUILDING EXIT

DOOR - CODE PLAN TAG

- XX OCC / XX" — DOOR LEAF WIDTH; OCC. USING DOOR
- XXX | XXX — EGRESS CAPACITY FACTOR
- XX OCC / XXX — TOTAL AMOUNT OF OCC PERMITTED

LIFE SAFETY NOTES:

NOTE:
1. ALL FIRE EXTINGUISHERS SHALL BE SELECTED FOR THE CLASS OF HAZARD TO BE PROTECTED (SUPPLIED BY OWNER).
2. MAXIMUM TRAVEL DISTANCES FOR CLASS A FIRES = 75' USING A 2-A EXTINGUISHER RATING.
3. MAXIMUM TRAVEL DISTANCES FOR CLASS B FIRES = 50' USING A 40-B EXTINGUISHER RATING.

OCCUPANCY SCHEDULE

ROOM #	ROOM NAME	OCCUPANY TYPE	AREA	OCC. LOAD FACTOR	OCCUPANT LOAD	EXIT WIDTH TOTAL
100	VESTIBULE		197 SF	0 SF		
101	DRIVERS OFFICE		301 SF	100 SF	4	1 1/4"
102	DECON		194 SF	100 SF	2	5 5/8"
103	TOILET		69 SF	0 SF		
104	TOILET		87 SF	0 SF		
105	SHOWER		65 SF	100 SF	1	1'-4"
106	SHOWER		69 SF	100 SF	1	1'-4"
107	SHOWER		61 SF	100 SF	1	1'-4"
108	STAFF TLT		79 SF			
110	PERSONAL CARE		493 SF	0 SF		
111	SOILED LINEN		176 SF	300 SF	1	1'-4"
112	LAUNDRY		185 SF	300 SF	1	1'-4"
113	CLEAN LINEN		186 SF	300 SF	1	1'-4"
120	LOBBY		1,144 SF	100 SF	12	3 5/8"
121	RECEPTION		197 SF	100 SF	2	5 5/8"
122	CONSULT		134 SF	100 SF	2	5 5/8"
123	CONSULT		134 SF	100 SF	2	5 5/8"
124	CONSULT		134 SF	100 SF	2	5 5/8"
125	SOCIAL WORK		134 SF	100 SF	2	5 5/8"
126	SOCIAL WORK		134 SF	100 SF	2	5 5/8"
127	EVS		69 SF	300 SF	1	1'-4"
128	HALLWAY		378 SF	0 SF		
130	OPEN OFFICE		1,369 SF	100 SF	14	4 1/4"
131	STAFF TOILET		68 SF	0 SF		
132	STAFF BREAK		300 SF	15 SF	21	8 1/4"
133	CONFERENCE		621 SF	15 SF	42	1'-0 5/8"
134	SITE DIRECTOR		116 SF	100 SF	2	5 5/8"
135	CLINICAL MGR		116 SF	100 SF	2	5 5/8"
136	PROGRAM MGR		116 SF	100 SF	2	5 5/8"
137	DIETICIAN		115 SF	100 SF	2	5 5/8"
140	CIRC		750 SF	0 SF		
141	APP/PHAR WORK		185 SF	100 SF	2	5 5/8"
142	MEDICAL DIR		154 SF	100 SF	2	5 5/8"
143	EXAM		154 SF	100 SF	2	5 5/8"
144	EXAM		154 SF	100 SF	2	5 5/8"
145	EXAM		154 SF	100 SF	2	5 5/8"
146	EXAM		154 SF	100 SF	2	5 5/8"
147	TREATMENT		195 SF	100 SF	2	5 5/8"
148	IT	MECH / EQ / STOR	151 SF	300 SF	1	1'-4"
149	STAFF TOILET		68 SF	0 SF		
150	PATIENT TOILET		66 SF	0 SF		
151	NURSE STATION		198 SF	100 SF	2	5 5/8"
152	CLEAN SUPPLY		110 SF	300 SF	1	1'-4"
153	SOILED HOLDING		82 SF	300 SF	1	1'-4"
160	DAY CENTER	ASSEMBLY	5,459 SF	15 SF	364	9'-1 1/4"
161	WOMEN		209 SF	0 SF		
162	MEN		209 SF	0 SF		
163	COATS	STOR	101 SF	300 SF	1	1'-4"
164	ACTIVITIES COORD		124 SF	100 SF	2	5 5/8"
165	ACTIVITIES OFFICE		233 SF	100 SF	3	7 5/8"
166	PCA OFFICE		413 SF	100 SF	5	1 1/2"
167	KITCHEN		441 SF	200 SF	3	7 5/8"
168	PANTRY		132 SF	300 SF	1	1'-4"
169	QUIET ROOM	CLINIC	328 SF	15 SF	22	5 5/8"
170	MULTIPURPOSE	CLINIC	335 SF	15 SF	23	6 7/8"
180	PT/OT	CLINIC	1,195 SF	100 SF	12	3 5/8"
181	PT OFFICE		102 SF	100 SF	2	5 5/8"
182	OT OFFICE		103 SF	100 SF	2	5 5/8"
190	MECHANICAL		371 SF	300 SF	2	5 5/8"
191	ELECTRICAL		167 SF	300 SF	1	1'-4"
			19,830 SF	9,675 SF	584	

CLINIC / OFFICE / SUPPORT

DAY CENTER

INVISION
303 Watson Powell Jr. Way
Suite 200
Des Moines, Iowa 50309
515.633.2941
515.633.2942 Fax
www.invisionarch.com
CONSULTANT:
STRUCTURAL
CARR ENGINEERING
MEPT
MODUS

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:
DATE NAME

UNITYPOINT CLINICS
QUAD CITIES PACE CLINIC
2119 KIMBERLY ROAD, BETTENDORF, IA 52722

PROJECT NO:
22178
-
DATE:
09.13.2023
SHEET SET:
100% CONSTRUCTION DOCUMENTS

SHEET NAME:
CODE REVIEW AND LIFE SAFETY

SHEET:
G0.02

SHEET RESPONSIBILITY INITIALS

9/15/2023 10:03:52 AM Autodesk Docs://22178_UPC_Quad Cities_PACE/22178_UPC_Quad Cities_PACE_R23.rvt

THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY

GENERAL EXISTING FLOOR PLAN NOTES:

1. SHADED AREAS ARE SHOWN FOR REFERENCE ONLY AND ARE GENERALLY OUTSIDE OF PROJECT SCOPE.
2. ALL WALLS WITH SOUND BATT ATTENUATION BLANKETS ARE TO HAVE ACOUSTICAL SEALANT AT TOP AND BOTTOM. SEE WALL TYPES FOR ADDITIONAL REQUIREMENTS.
3. FACE OF NEW WALLS TO ALIGN WITH FACE OF EXISTING ADJACENT WALL, UNO.
4. WALL INFILL AT EXISTING WALLS SHALL BE SIZED TO MATCH EXISTING WALLS FACE OF NEW FINISH TO BE FLUSH WITH EXISTING FINISHED FACE ON EACH SIDE OF WALL.
5. SEE EXTERIOR AND INTERIOR ELEVATIONS FOR FURTHER CLARIFICATION OF MATERIALS / LOCATIONS / FINISHES.

GENERAL FLOOR PLAN NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS, OTHER DISCIPLINES AND SPECIFICATIONS.
2. ALL SITE INFO, FIXTURES AND EQUIPMENT SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. THE LAYOUT IS CONSIDERED CONCEPTUAL. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, LIFE-SAFETY, ETC. DOCUMENTS FOR SPECIFIC DESIGN INFORMATION.
3. ALL CONDUITS, PIPES, SPRINKLER MAINS SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK ABOVE. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF THE STRUCTURE UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. ABSOLUTELY NO OBSTRUCTIONS SHALL PREVENT A FINISHED CEILING HEIGHT NOTED ON THE DRAWINGS IN THOSE AREAS RECEIVING CEILING TREATMENT. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
4. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE. PROVIDE CONSTRUCTION AND CONTROL JOINTS IN CONCRETE SLABS ON GRADE AS SHOWN OR DETAILED ON STRUCTURAL DRAWINGS, IF NOT SHOWN, PROVIDE JOINTING PLAN.
5. PROVIDE STRUCTURAL CONCRETE STOOPS AT ALL NEW DOOR OPENINGS.

WALL LEGEND:

- EXISTING WALL
- NEW WALL CONSTRUCTION - TYP.
- NEW FULL-HEIGHT WALL CONSTRUCTION
- DEMO WALL

KEYNOTES

#	DESCRIPTION
01	PAINT EXPOSED MASONRY
02	EXPOSED STRUCTURAL COLUMN - PAINT
03	CONCRETE PATIO - SLOPE 1/4" PER FT AWAY FROM BLDG.
04	5' HIGH ALUMINUM OPEN RAIL FENCE, 3 SIDES
05	INFILL EXTERIOR OPENING WITH CMU TO MATCH EXISTING MASONRY THICKNESS

1 1ST FLOOR PLAN
1/8" = 1'-0"

NORTH

PROJECT AREA

KEY PLAN
1" = 100'-0"

NORTH

INVISION
PLANNING | ARCHITECTURE | INTERIORS

303 Watson Powell Jr. Way
Suite 200
Des Moines, Iowa 50309
515.633.2941
515.633.2942 Fax
www.invisionarch.com

CONSULTANT:
STRUCTURAL
CARR ENGINEERING

MEPT
MODUS

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:
DATE NAME

UNITYPOINT CLINICS
QUAD CITIES PACE CLINIC
2119 KIMBERLY ROAD, BETTENDORF, IA 52722

PROJECT NO: 22178
DATE: 09.13.2023
SHEET SET: 100% CONSTRUCTION DOCUMENTS
SHEET NAME: FIRST FLOOR PLAN
SHEET: A1.11

Copyright © 2023

SHEET RESPONSIBILITY:INITIALS!
9/15/2023 10:53:59 AM Autodesk Docs://22178_UPC_Quad_Cities_PACE/22178_UPC_Quad Cities_PACE - R23.rvt

October 31, 2023

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

SUBJECT: Planning and Zoning Commission's decision on a site development plan for 2119 Kimberly Road, submitted by Kevin Koellner/Focus Real Estate Development. (Case 23-067)

Honorable Mayor and Members of the City Council:

On October 18, 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

9. Case 23-067; Site Development Plan for 2119 Kimberly Road, submitted by Kevin Koellner/Focus Real Estate Development. (Staff: Beck)

Beck reviewed the staff report. Hunt read a letter regarding the request from Kamran Yousaf, 2115 Kimberly Road.

A brief conversation was held regarding the number of parking spaces available for the proposed use.

> On motion by Kulkarni, second by Kappeler, that a site development plan for 2119 Kimberly Road, be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: November 7, 2023 (SPH)
November 21, 2023 (HPH)

REQUESTED BY: Mark Hunt, Community Dev. Director

Item Title

Resolution setting a date for public hearing on an ordinance amending the future land use map for Lot 2, Coreline Addition, Urban Low Intensity (ULI) to Community Commercial (CC), submitted by Webster Properties, LLC. (Case 23-071) (11/7/23)

Public hearing and first reading of an ordinance amending the future land use map for Lot 2, Coreline Addition, Urban Low Intensity to Community Commercial, submitted by Webster Properties, LLC. (Case 23-071) (11/21/23)

Resolution setting a date for public hearing on an ordinance amending the Zoning Map for Lot 2, Coreline Addition, R-2 Single-Family Residence District to C-3 General Business District, submitted by Webster Properties, LLC. (Case 23-068) (11/7/23)

Public hearing and first reading of an ordinance amending the Zoning Map for Lot 2, Coreline Addition, R-2 Single-Family Residence District to C-3 General Business District, submitted by Webster Properties, LLC. (Case 23-068) (11/21/23)

Explanation

Webster Properties, LLC is seeking to change the future land use designation and rezone Lot 2, Coreline Addition. The proposed future land use map designation would change from ULI to UHI, and the zoning district would change from R-2 to C-3. The proposed use of the currently vacant lot is a two-unit contractor condo approximately 4,500 square feet in size.

The lot of record was established in 2017. The plat shows a flag connection onto 28th Street and another connection at the dead end of 28 ½ Street.

While the current future land use designation is ULI, it is surrounded on three sides by UHI which creates somewhat of an enclave of ULI in a predominantly UHI area.

The proposal strongly supports the following Comprehensive Plan Goals:
Economic Development. Goal C: Attract and Retain New Businesses by placing two businesses on currently vacant land in an older part of the City that could benefit from new private investment.

Downtown and Riverfront. Goal B: Revitalize the Downtown and Enhance the Riverfront as the proposed project is located in the Downtown Study Area as defined in the City's Downtown Master Plan. Redevelopment of vacant and blighted properties is a major theme of the Downtown Master Plan.

Assuming a positive outcome on the proposed future land use map amendment, the proposed rezoning would be in concert with the surrounding area and the recent pattern of development. Immediately to the south and east of the site are large tracts of C-3. On October 6, 2020 the City Council approved a site development plan for a 4,000 square foot, 2-unit contractor condo at 428 - 28 ½ Street, which is immediately

south of this property. Large tracts of R-2 exist to the north and west of this property. However, staff does note that C-3 zoning extends the length of 29th Street, just one block to the east. Additionally, the relativity minor externalities associated with a contractor condo are generally harmonious with residential uses.

The Planning and Zoning Commission made a recommendation for approval of the future land use amendment and rezoning requests at their October 18, 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 ORDINANCE AMENDING THE FUTURE LAND USE MAP FOR LOT 2, CORELINE ADDITION URBAN LOW INTENSITY (ULI) TO TO COMMUNITY COMMERCIAL (CC)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for November 21, 2023 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of an ordinance amending the future land use map for Lot 2, Coreline Addition from Urban Low Intensity (ULI) to Community Commercial (CC).

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

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

ORDINANCE NO. _____ - 23

ORDINANCE AMENDING THE BETTENDORF, IOWA FUTURE LAND USE MAP FOR LOT 2, CORELINE ADDITION URBAN LOW INTENSITY (ULI) TO COMMUNITY COMMERCIAL (CC)

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 future land use designation of Lot 2, Coreline Addition from Urban Low Intensity to Community Commercial as shown on said plan.

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
December 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 AN ORDINANCE AMENDING THE ZONING MAP FOR LOT 2, CORELINE ADDITION R-2, SINGLE-FAMILY RESIDENCE 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 November 21, 2023 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of an ordinance amending the Zoning Map for Lot 2, Coreline Addition from R-2 Single-Family Residence District to C-3 General Business District.

PASSED, APPROVED, AND ADOPTED this 7th day of November , 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

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

ORDINANCE NO. _____ - 23

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONING MAP FOR LOT 2, CORELINE ADDITION R-2 SINGLE-FAMILY RESIDENCE 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, Zoning 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 Lot 2, Coreline Addition and which is now zoned R-2 Single-Family Residence District, is hereby repealed and said described land shall hereinafter be zoned C-3, General Business District, and the following Zoning 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: Future Land Use Amendment & Rezoning
Author: Mark D. Hunt
Department: Community Development

Case No.:	23-068 (Rezoning) and 23-071 (Future Land Use Map Amendment)
Request:	Amend Future Land Use from Urban Low Intensity (ULI) to Urban High Intensity (UHI) and Rezone property from R-2, Single Family District to C-3, General Business District
Location:	429 28th Street
Legal Description:	Coreline Addition Lot 2 (Parcel #: 8427331302)
Applicant:	Webster Properties, LLC
Owner:	Coreline Investments
Future Land Use:	Urban Low Intensity (ULI)

Background Information & Facts

Webster Properties, LLC is seeking to amend the future land use designation and rezone the property located at 429 28th Street. The proposed future land use map amendment would change from ULI to UHI and the zoning would change from R-2 to C-3. The proposed use is a two-unit contractor condo. The proposed structure is about 4,500 sq. ft. The site is currently a vacant lot.

The lot of record was established in 2017. The plat shows a flag connection on to 28th Street and another connection at the dead end of 28 ½ Street.

Comprehensive Land Use Plan Analysis

While the current future land use designation is ULI it is surrounded on three sides by UHI, creating somewhat of an enclave of ULI in a predominantly UHI area.

The proposal strongly supports the following Comprehensive Plan Goals:

Economic Development

Goal C: Attract and Retain New Businesses

- The proposed project would place two businesses on currently vacant land within an older part of the City, that could benefit from new private investment.

Downtown and Riverfront

Goal B: Revitalize the Downtown and Enhance the Riverfront

- The proposed project is located in the Downtown Study Area as defined in the City's Downtown Master Plan. Redevelopment of vacant and blighted properties is a major theme of the Downtown Master Plan.

Zoning Compliance Analysis

Assuming a positive outcome on the proposed future land use map amendment, the proposed rezoning would be in concert with the surrounding area and the recent pattern of development. Immediately to the south and east of the site are large tracts of C-3. On October 6, 2020 the City Council approved a site development plan for a 4,000 sq. ft., 2-unit contractor condo at 428 28 ½ Street, which is immediately south of this property.

Large tracts of R-2 exist to the north and west of this property. However, staff does note that C-3 zoning extends the length of 29th Street, just one block to the east. Additionally, the relativity minor externalities associated with a contractor condo are generally harmonious with residential uses.

Utility Connections and Easements

This established part of the City is well served by utilities. Sanitary and storm water infrastructure are present along 28th Street. Sanitary sewer is also present at the end of 28 ½ Street. The flag portion of the lot that connects to 28th Street is covered by an ingress-egress easement of 25 ft.

Thoroughfare Plan and Pedestrian Access

The petitioner plans to use the 28 ½ Street as the main point of entry. The project does not create any new right-of-way, thus new sidewalks will not be required.

Zoning Amendment Criteria

11-15-13 Amendments in the City's Zoning Ordinance lists seven criteria that must be met to approve rezoning. For brevity those criteria are summarized as follows and include staff's conclusion for each:

1. *Conforms to the future land use map:* Should the Commission and Council agree with the Future Land Use Map amendment that criteria would met. 23-068 Staff is in favor of the Future Land Use Map amendment.
2. *Consistent with the Goals of the Comprehensive Plan:* Staff has noted in the report, how the proposal strongly aligns with two goals of two goals of the Comprehensive Plan.
3. *Will not negatively impact nearby parcels:* The proposed use is the same as an adjacent parcel. This use has not caused any negative externalities in the neighborhood for which staff are aware.
4. *Negative Externalities have been adequately considered.* Given that a similar project has been constructed in the neighborhood recently, and has not caused undue externalities, staff contends the proposed use will have a similar outcome.
5. *Adequate public utilities exist:* Public utilities exist in the area and are adequate.
6. *The pattern of Development has been considered:* Staff provided information about a similar project in the area that was approved in 2020.
7. *The proposed rezoning is in the public interest and note solely in the interest of the applicant:* There are multiple potential beneficiaries including business that will occupy the units; their customers; and nearby property owners that could benefit from the increased property values.

Staff Recommendation

Staff recommends approval of the Future Land Use Map Amendment (23-071) based on the alignment this amendment would make with the existing map and pattern of development. Staff recommends approval of

the proposed rezoning based its alignment with the Comprehensive Plan, Downtown Master Plan and pattern of development.

Respectfully submitted,

Mark D. Hunt
Community Development Director

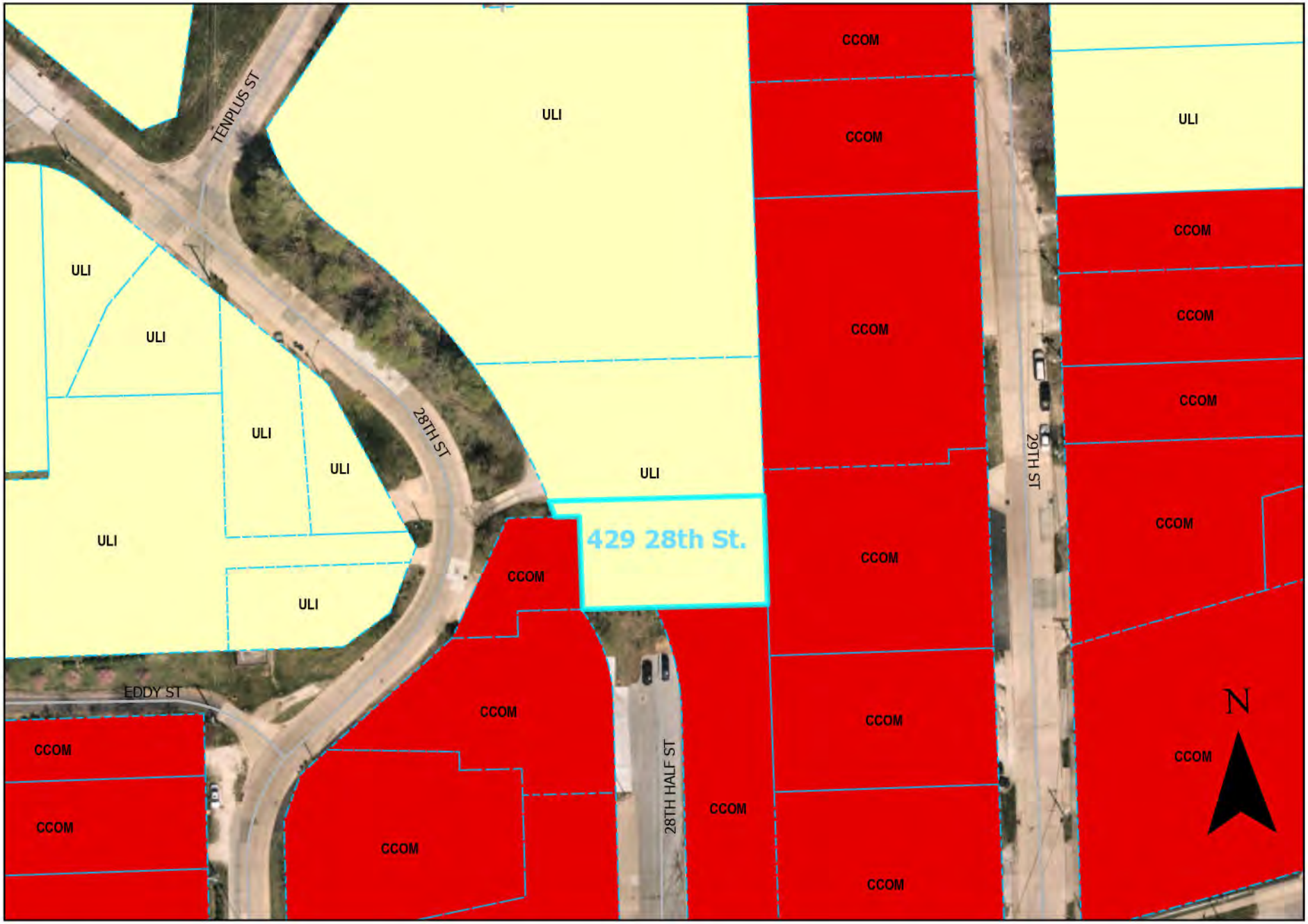
List of Attachments
(A) Aerial Map
(B) Current Future Land Use Map
(C) Proposed Future Land Use Map
(D) Current Zoning Map
(E) Proposed Zoning Map
(F) Coreline Addition Final Plat
(G) Conceptual Site Plan

(A) 23-068 and 23-071 Future Land Use Amendment and Rezoning Aerial Map

City of Bettendorf Community Development Department 10/18/23

0 12.5 25 50 75 100 125
US Feet

(B) 23-068 and 23-071 Current Future Land Use Designation



City of Bettendorf Community Development Department 10/18/23

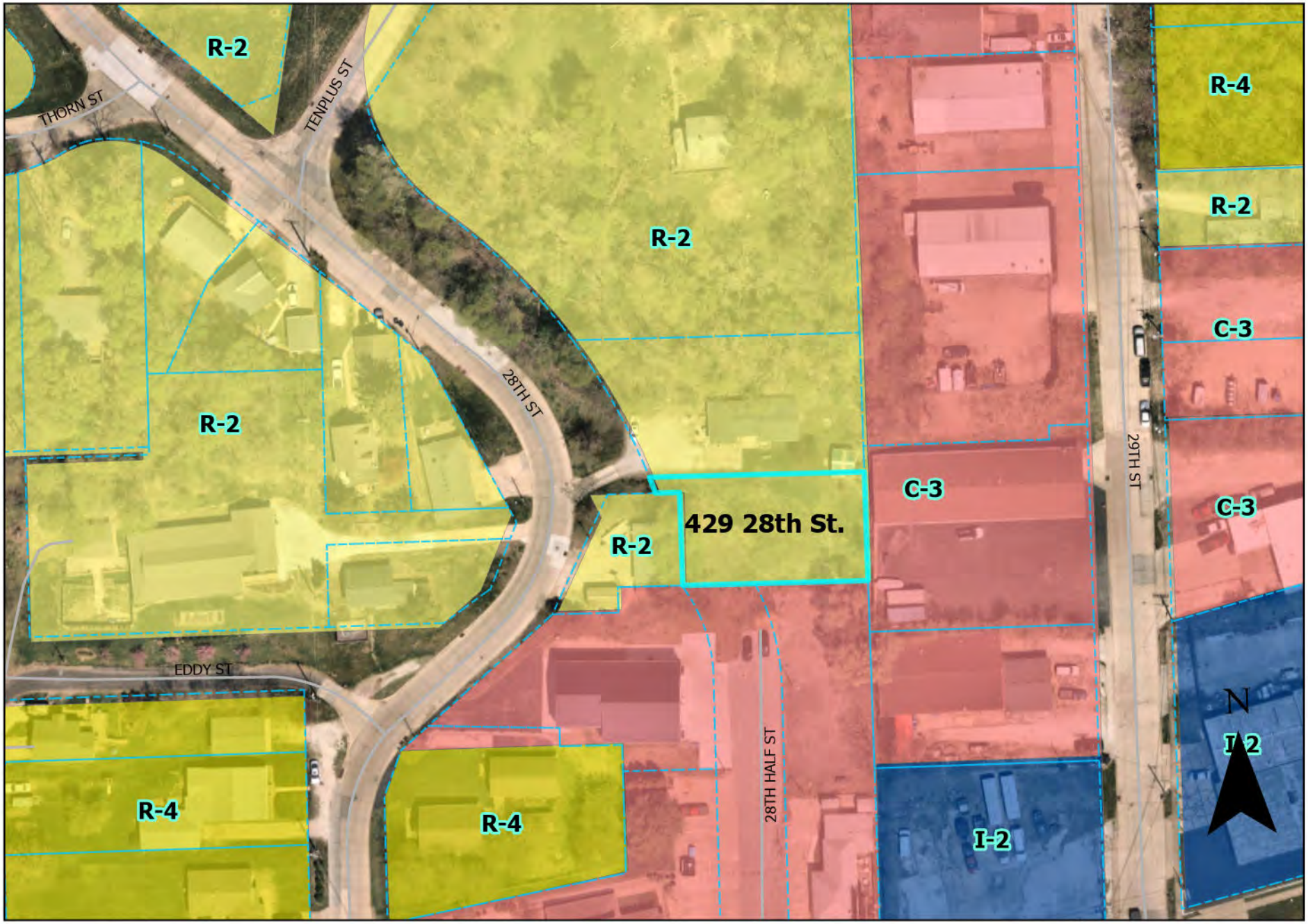
0 20 40 80 120 160 200
US Feet

(C) 23-068 and 23-071 Proposed Future Land Use Designation

City of Bettendorf Community Development Department 10/18/23

0 20 40 80 120 160 200
US Feet

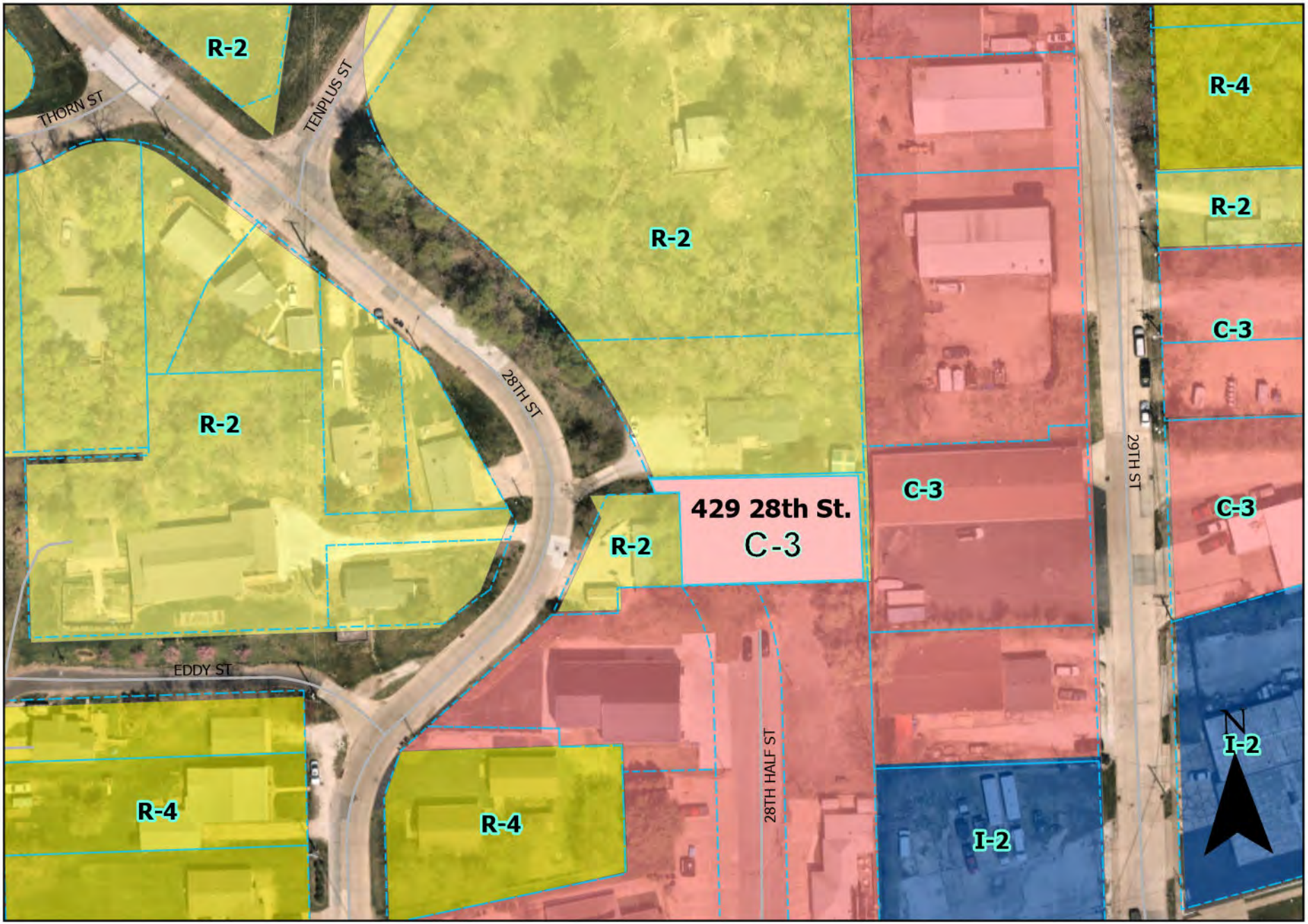
(D) 23-068 and 23-071 Current Zoning



City of Bettendorf Community Development Department 10/18/23

0 20 40 80 120 160 200
US Feet

(E) 23-068 and 23-071 Proposed Zoning



City of Bettendorf Community Development Department 10/18/23

0 20 40 80 120 160 200
US Feet

Doc ID: 021119830011 Type: PLA
Recorded: 06/28/2017 at 02:28:04 PM
Fee Amt: $57.00 Page 1 of 11
Scott County Iowa
Rita A. Vargas Recorder
File 2017-00017178

FINAL PLAT OF

CORELINE ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. AND BEING A REPLAT OF LOTS 20 AND 21 AND PART OF VACATED MISSISSIPPI BOULEVARD IN SUNNY CREST SUBDIVISION

40 0 0 10 20 40
(SCALE: 1" = 40')

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	395.00'	16°-10'-10"	111.47'	111.10'	N.28°-13'-30"W.	56.11'
2	395.00'	14°-35'-30"	100.60'	100.33'	N.29°-00'-45"W.	50.57'
3	395.00'	01°-34'-40"	10.87'	10.87'	N.20°-55'-45"W.	5.44'

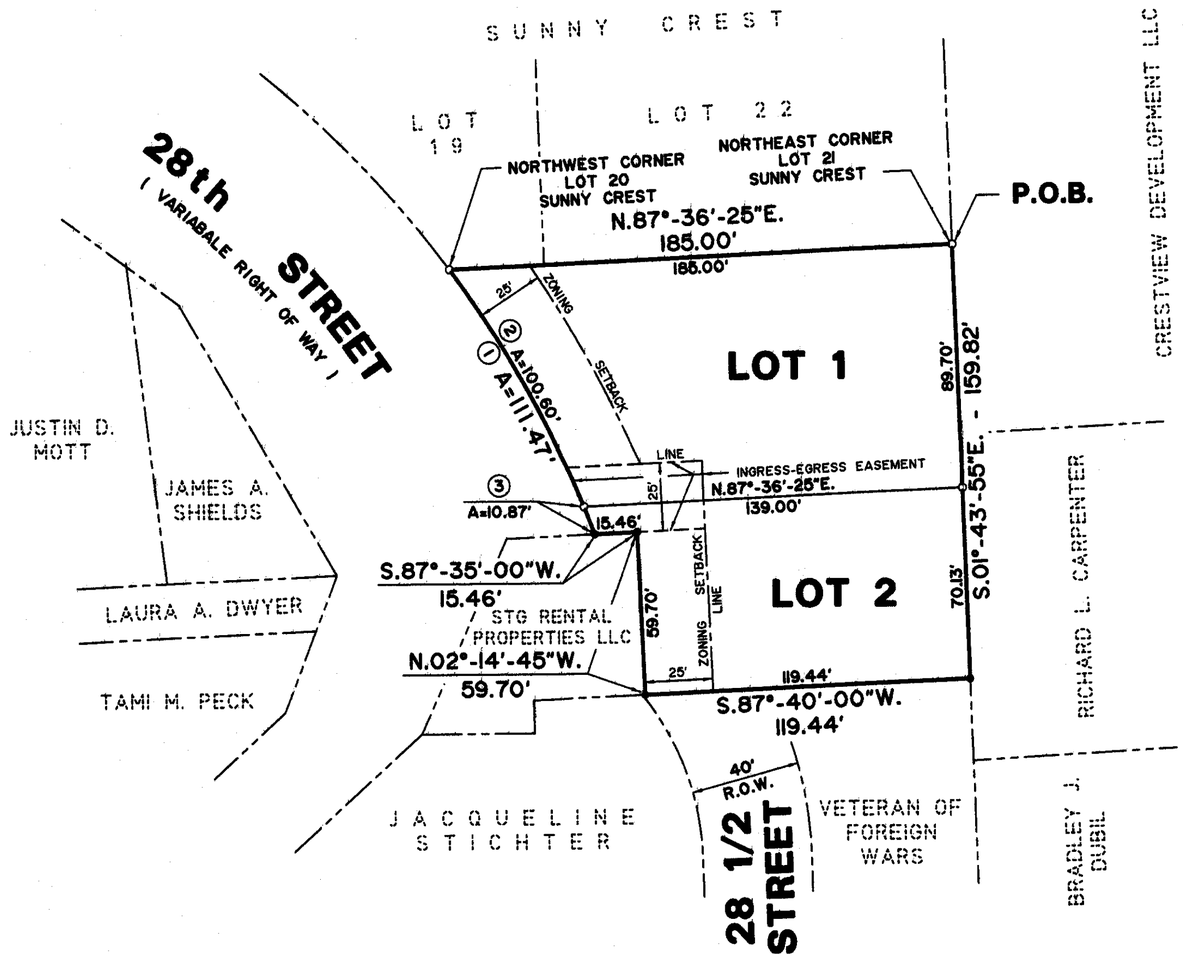
LOT AREAS	
NO.	SQUARE FEET
1	14,315
2	8,565

OWNER - DEVELOPER

CORELINE INVESTMENTS, LLC

808 28th STREET

BETTENDORF, IOWA 52722



GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS —•— (5/8"ϕ IRON PIN).

IRON MONUMENTS SET SHOWN THUS —○— (5/8"ϕ x 30" IRON PIN).

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 0.53 ACRES, MORE OR LESS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

LOTS ARE ZONED R-2 (SINGLE-FAMILY RESIDENCE DISTRICT).

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.

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.

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

LOT 2 HAS FRONT YARD FLAGGED FROM 28th STREET.

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: MARCH 27, 2017

My license renewal date is December 31, 2018

THIS SHEET ONLY

Pages or sheets covered by this seal:

DAVID L. MEYER ☆ LICENSED 7222 IOWA ☆ PROF. ENGR. & LAND SURVEYOR

MEDIACOM

BY

DATE 5/4/17

IOWA-AMERICAN WATER CO.

BY Julie J. Alexander

DATE 5-4-17

CENTURYLINK

BY

DATE 5-4-17

CITY OF BETTENDORF, IOWA

BY

ATTEST Decker P. Leach

DATE

PLAN & ZONE COMMISSION

BY

DATE 5/4/17

MIDAMERICAN ENERGY COMPANY

BY

DATE 5/4/17

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

PREPARED BY

VERBEKE - MEYER

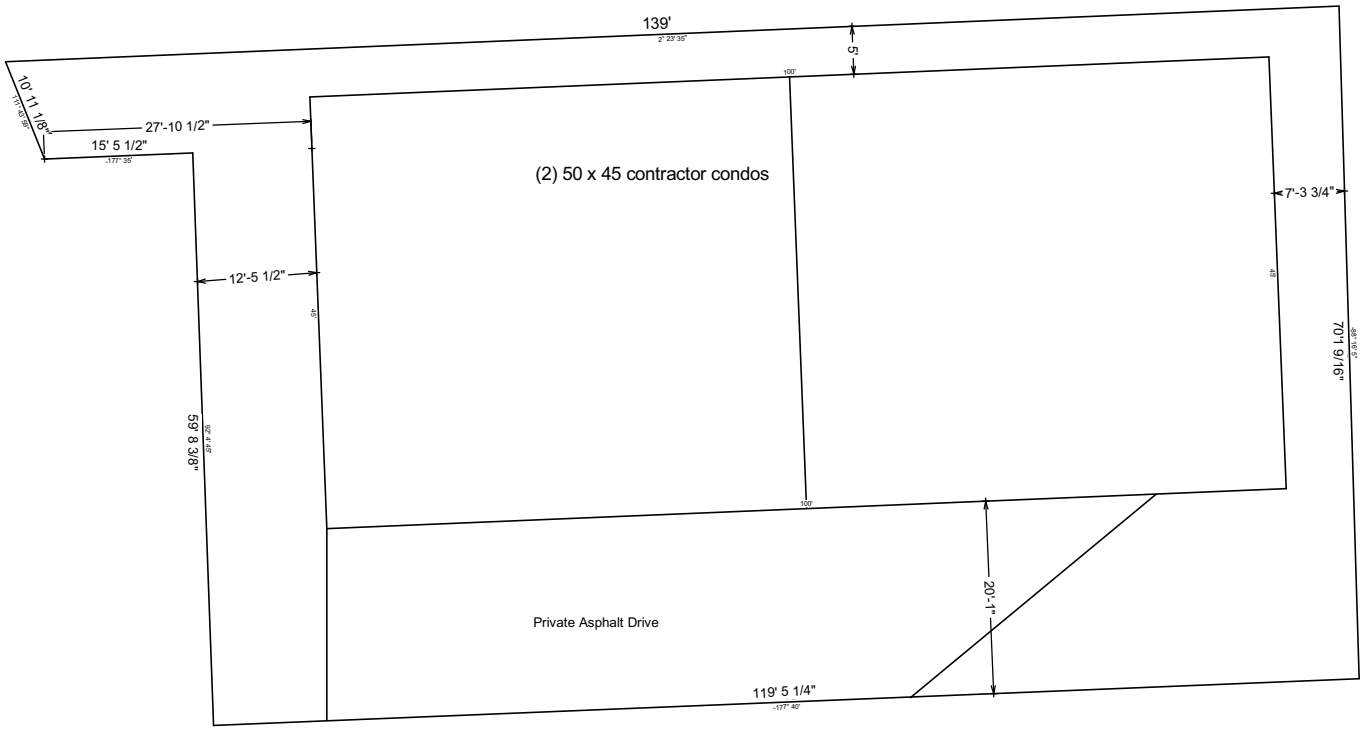
CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET

DAVENPORT, IOWA 52807

PHONE NUMBER: (563) 359 - 1348

VMCE 17160


139'
2° 23' 35"
5'
100'
10' 11 1/8"
177° 45' 58"
27'-10 1/2"
15' 5 1/2"
177° 35'
(2) 50 x 45 contractor condos
7'-3 3/4"
12'-5 1/2"
45'
59' 8 3/8"
45' 2° 23'
100'
701' 9/16"
45' 2° 23'
20'-1"
Private Asphalt Drive
119' 5 1/4"
177° 40'

October 31, 2023

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

RE: Planning and Zoning Commission's decision on the following future land use map amendment and rezoning requests for Lot 2, Coreline Addition, submitted by Webster Properties, LLC:

23-071	Urban Low Intensity to Community Commercial
23-068	R-2, Single-Family Residence District to C-3, General Business District

Honorable Mayor and Members of the City Council:

On October 18, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named future land use map amendment and rezoning requests.

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

Sincerely,

Mark D. Hunt
Director, Community Development

4. Case 23-071 – Future Land Use Amendment for Lot 2, Coreline Addition (Urban Low Intensity to Community Commercial), submitted by Webster Properties, LLC (Staff: Hunt)

5. Case 23-068 –Rezoning of Lot 2, Coreline Addition (R-2 Single-Family Residence District to C-3 General Business District), submitted by Webster Properties, LLC (Staff: Hunt)

Hunt reviewed the staff reports.

Wennlund asked if there is proof of publication for Case 23-071. Fuhrman confirmed this.

Wennlund opened the public hearing for Case 23-071.

Edgar Wymore, 429 - 28th Street, expressed concern about the size of building that would be allowed on the lot. He asked if the property has been surveyed as it appears on the aerial photo as though an existing shed on his property encroaches onto the subject lot. Wennlund explained that oftentimes the aerial photos are not necessarily accurate, adding that a survey would be the best way to determine the actual property lines. Scott Webster, the applicant, stated that the property would be surveyed on October 19.

Wymore commented that the addresses for the two lots in the subdivision are the same and asked how that would be resolved. Hunt explained that when the new structure is built, a new address will be assigned.

Wymore asked what type of impact the structure would have on his residential home and if there would be a fence installed. Webster explained that because of the topography of the lot, the rear of the building will be similar to a walkout built into the hill and that he would be willing to work with the neighbor with regard to landscaping during the site plan phase.

There being no one else present wishing to speak in favor of or in opposition to Case 23-071, Wennlund closed the public hearing.

> On motion by Ormsby, second by Kappeler, that the future land use amendment for Lot 2, Coreline Addition, Urban Low Intensity to Community Commercial, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Wennlund asked if there is proof of publication for Case 23-068. Fuhrman confirmed this.

Wennlund opened the public hearing for Case 23-068.

There being no one present wishing to speak in favor of or in opposition to Case 23-068, Wennlund closed the public hearing.

On motion by Ormsby, second by Kappeler, that the rezoning of Lot 2, Coreline Addition, R-2 to C-3, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: November 7, 2023
REQUESTED BY: Mark Hunt, Community Dev. Director

Item Title
Resolution approving an appeal to the offer price for a home located at 1136 Parkway Drive (Lot 17, Hawthorne Hills Eighth Addition) as a part of the Flood Grant Buyout Program (DR-4557-0045).

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

An offer of $148,500 was made to Mike Minnich for his home located at 1136 Parkway Drive based on an appraisal commissioned by the City in May 2021 (see 5/17/21 Appraisal – Attachment A). Subsequent to the offer, the homeowner provided an appraisal of his home, which was completed in August 2023, showing a value of $200,000 (see 8/28/23 Appraisal – Attachment B). Minnich has submitted an appeal of the offer price (see Minnich appeal – Attachment C).

Staff recommends that the City Council approve the appeal of the offer price for 1136 Parkway Drive.

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

List attachments
Resolution; (A) 5/17/21 Appraisal; (B) 8/28/23 Appraisal; (C) Minnich appeal

RESOLUTION NO. _____- 23

RESOLUTION APPROVING AN APPEAL TO THE OFFER PRICE FOR A HOME LOCATED AT 1136 PARKWAY DRIVE LOT 17, HAWTHORNE HILLS EIGHTH ADDITION AS A PART OF THE FLOOD GRANT BUYOUT PROGRAM (DR-4557-0045)

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

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

WHEREAS, the real estate known as 1136 Parkway Drive and legally described as Lot 17 of Hawthorne Hills Eighth Addition to the City of Bettendorf, Scott County, Iowa (hereinafter called "the Property"), was approved to be purchased under said grant, and

WHEREAS, Mike Minnich is the owner of the Property, and

WHEREAS, the Subgrantee offered Minnich $148,500 for the Property based on an appraisal commissioned by the City in May 2021, and

WHEREAS, Minnich, at his own expense, provided the Subgrantee an appraisal of the Property completed in August 2023 showing a value of $200,000, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Subgrantee approves the purchase price of $200,000 for the real estate located at 1136 Parkway Drive (Lot 17 of Hawthorne Hills Eighth Addition) to the City of Bettendorf, Scott County, Iowa.

PASSED, APPROVED, AND ADOPTED this 7th day of November, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

INVOICE

FROM:

Christopher D. Adams
Adams Appraisals, LLC
1812 Iowa St
Davenport, IA 52803

Telephone Number: 563-232-1408 **Fax Number:**

TO:

Mike Minnich
Mr. Michael Minnich
6453 Blackberry Ln
Bettendorf, IA 52722

E-Mail: mikeminnich@twinvm.com
Telephone Number: **Fax Number:**
Alternate Number:

INVOICE NUMBER

DATES

Invoice Date:
Due Date: 05/20/2021

REFERENCE

Internal Order #:
Lender Case #:
Client File #:
FHA/VA Case #:
Main File # on form: 21050566
Other File # on form:
Federal Tax ID: 20-1456936
Employer ID:

DESCRIPTION

Lender: Mr. Michael Minnich **Client:** Mr. Michael Minnich
Purchaser/Borrower: Minnich, Michael
Property Address: 1136 Parkway Dr
City: Bettendorf
County: Scott **State:** IA **Zip:** 52722
Legal Description: Lot 17 Hawthorne Hills 8th Add.

FEES	AMOUNT
Appraisal Request	350.00

Thanks for the opportunity to be of service to you. Don't hesitate to call if you have any questions!

Christopher D. Adams

SUBTOTAL 350.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	
		TOTAL DUE	**$** 350.00

APPRAISAL OF REAL PROPERTY

LOCATED AT

1136 Parkway Dr
Bettendorf, IA 52722
Lot 17 Hawthorne Hills 8th Add.

FOR

Mr. Michael Minnich
6453 Blackberry Ln
Bettendorf, IA 52722

OPINION OF VALUE

148,500

AS OF

05/17/2021

BY

Christopher D Adams
Adams Appraisals
1812 Iowa St
Davenport, IA 52803
(563) 232-1408
QCadamsappraisals@mchsi.com

RESIDENTIAL APPRAISAL REPORT

File No.: 21050566

SUBJECT

Property Address: 1136 Parkway Dr | City: Bettendorf | State: IA | Zip Code: 52722
County: Scott | Legal Description: Lot 17 Hawthorne Hills 8th Add.
Assessor's Parcel #: 842023417
Tax Year: 019 | R.E. Taxes: $ 2,690 | Special Assessments: $ 0 | Borrower (if applicable): Minnich, Michael
Current Owner of Record: BBEM LLC | Occupant: ☐ Owner ☐ Tenant ☒ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ 0 ☐ per year ☐ per month
Market Area Name: Hawthorne Hills 8th Add. | Map Reference: 19340 | Census Tract: 0135.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: The intended use of this appraisal is to determine the market value as of the effective date of this report.
Intended User(s) (by name or type): Michael Minnich and or City of Bettendorf (FEMA)
Client: Mr. Michael Minnich | Address: 6453 Blackberry Ln, Bettendorf, IA 52722
Appraiser: Christopher D Adams | Address: 1812 Iowa St, Davenport, IA 52803

MARKET AREA DESCRIPTION

Location:	☒ Urban	☐ Suburban	☐ Rural	Predominant Occupancy		One-Unit Housing			Present Land Use		Change in Land Use		
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%			PRICE $(000)		AGE (yrs)	One-Unit	92 %	☒ Not Likely		
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Owner					2-4 Unit	03 %	☐ Likely *	☐ In Process *	
Property values:	☒ Increasing	☐ Stable	☐ Declining	☐ Tenant		100	Low	30	Multi-Unit	03 %	* To:		
Demand/supply:	☒ Shortage	☐ In Balance	☐ Over Supply	☒ Vacant (0-5%)		180	High	80	Comm'l	02 %			
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.	☐ Vacant (>5%)		150	Pred	45		%			

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): There is a limited balance of properties on the market for the demand at the present time. There is ample financing for the qualified buyer. Rates remain near historic lows. The market is best categorized as stable with minor fluctuations which are influenced mostly by seasonal variation.

SITE DESCRIPTION

Dimensions: 91x100 | Site Area: 9,100 sf
Zoning Classification: R-1 | Description: Single Family Residential
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) Highest and best use was derived from legal permissibility and neighborhood conformity.
Actual Use as of Effective Date: 05/17/2021 | Use as appraised in this report: Single Family Residence
Summary of Highest & Best Use: Highest and best use was derived from legal permissibility and neighborhood conformity.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level on Grade
Electricity	☒	☐	MidAmerican	Street	Concrete	☒	☐	Size	Similar
Gas	☒	☐	MidAmerican	Curb/Gutter	Concrete	☒	☐	Shape	Rectangular
Water	☒	☐	Iowa Water	Sidewalk	None	☒	☐	Drainage	Average
Sanitary Sewer	☒	☐	City	Street Lights	Public	☒	☐	View	Residential
Storm Sewer	☒	☐	City	Alley	None	☐	☐		

Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No | FEMA Flood Zone AE | FEMA Map # 19163C0367G | FEMA Map Date 3/23/2021
Site Comments: No apparent adverse easements or encroachments noted. No environmental conditions noted, however, the appraiser is not an expert in this field. The subject's pacel is located in flood zone AE which may require flood insurance for mortgage purposes.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement ☐ None		Heating	
# of Units	1 ☐ Acc.Unit	Foundation	P.Concrete	Slab	0%	Area Sq. Ft.	1,172	Type	F.Air
# of Stories	1	Exterior Walls	Vinyl Siding	Crawl Space	0%	% Finished	52	Fuel	Gas
Type ☒ Det. ☐ Att. ☐		Roof Surface	Asphalt	Basement	100%	Ceiling	Drywall		
Design (Style)	Ranch	Gutters & Dwnspts.	Aluminum	Sump Pump	☐ None	Walls	Drywall	Cooling	Yes
☒ Existing ☐ Proposed ☐ Und.Cons.		Window Type	Dble Hng	Dampness	☐ None Ntd	Floor	Conc-Unf	Central	Central Air
Actual Age (Yrs.)	56	Storm/Screens	Storms	Settlement	None Noted	Outside Entry	None	Other	
Effective Age (Yrs.)	25			Infestation	Did Not Check				

Interior Description		Appliances		Attic ☐ None		Amenities		Car Storage ☐ None	
Floors	Tile,Unf Plywd / Avg	Refrigerator	☐	Stairs	☐	Fireplace(s) #	0	Garage # of cars	(4 Tot.)
Walls	Drywall / Avg	Range/Oven	☐	Drop Stair	☐	Woodstove(s) #		Attach.	2 Attached
Trim/Finish	Mahogany / Avg	Disposal	☐	Scuttle	☒	Patio	None	Detach.	
Bath Floor	C.Tile / Avg	Dishwasher	☐	Doorway	☐	Deck	Wood	Blt.-In	
Bath Wainscot	C.Tile / Avg	Fan/Hood	☐	Floor	☐	Porch	None	Carport	
Doors	Panel / Avg	Microwave	☒	Heated	☐	Fence	Wood	Driveway	2 Concrete
		Washer/Dryer	☐	Finished	☐	Pool	None	Surface	Concrete

Finished area **above** grade contains: 5 Rooms | 3 Bedrooms | 2 Bath(s) | 1,144 Square Feet of Gross Living Area Above Grade
Additional features: None Noted

Describe the condition of the property (including physical, functional and external obsolescence): The subject property is a ranch style home located in a well established neighborhood. The home is located near the public bike trail in a current flood zone location. The home has a two car attached garage along with a rear wood deck. The interior is considered to be in average condition. The carpet flooring has been removed and ready for newer carpet installation. The walls have been recently repainted. The kitchen has oak cabinetry with formica countertops. The subject has three bedrooms with one and 3/4 bathrooms on the main level. The basement offers partial finishing that includes a rec. room and two dens. The basement finishing is of average quality with finished sheetrock walls and ceilings and an unfinished concrete floor. Overall, the home conforms well to surrounding properties.

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

RESIDENTIAL APPRAISAL REPORT

File No.: 21050566

TRANSFER HISTORY

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

Data Source(s): MLS/Intax

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1136 Parkway Dr Bettendorf, IA 52722	1111 Crestview Bettendorf, IA 52722		2704 Cypress Dr Bettendorf, IA 52722		2626 Heather Ln Bettendorf, IA 52722	
Proximity to Subject		0.09 miles SW		0.19 miles NW		0.11 miles NE	
Sale Price	$		$ 134,109		$ 140,000		$ 153,900
Sale Price/GLA	$ /sq.ft.	$ 139.70 /sq.ft.		$ 138.89 /sq.ft.		$ 153.29 /sq.ft.	
Data Source(s)		QC421883		QC4210608;DOM 30		QC4216826	
Verification Source(s)		Rltr, MLS, Assessor, Ext Obsrvtn		Rltr, MLS, Assessor, Ext Obsrvtn		MLS, Assessor, Ext Obsrvtn, Rltr	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	ArmLth		ArmLth		ArmLth	
Concessions	N/A	Conv:0		Conv;2500	-2,500	Conv; 3600	-3,600
Date of Sale/Time	N/A	03/17/2021		06/18/2020		01/25/2021	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Res:Flood Zone	Res:Flood Zone		Res:Flood Zone		Res:Flood Zone	
Site	9,100 sf	5,000	+4,000	7405 sf	0	9450	
View	Residential	N;Res;		N;Res;		N;Res;	
Design (Style)	Ranch	Ranch		Ranch		Split Level	
Quality of Construction	Vinyl Siding	Vinyl Siding		Frame Siding	+4,000	Alum,Frame S	0
Age	56	61		60		57	
Condition	Average	Average		Average-Good	-5,000	Good	-10,000
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 2	5 / 3 / 1.1	-1,500	5 / 3 / 1.0	+3,000	5 / 3 / 1	+3,000
Gross Living Area	1,144 sq.ft.	960 sq.ft.	+4,600	1,008 sq.ft.	+3,400	1,004 sq.ft.	+3,500
Basement & Finished	1144sf600sfin	960sf605sfin		1008sf440sfin	0	732sf560sfin	0
Rooms Below Grade	1rr0br0.0ba2o	1rr0br0.0ba1o		1rr1br1.0ba0o	0	1rr0br0.1ba0o	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	F.Air & C.Air	F.Air & C.Air		F.Air & C.Air		F.Air & C.Air	
Energy Efficient Items	Typical	None		Typical		None	
Garage/Carport	2 Attached	1 Attached	+4,000	2 Detached		1 Built-in	+4,000
Porch/Patio/Deck	Deck	Patio	0	Patio	0	Patio	
Net Adjustment (Total)		☒ + ☐ -	$ 11,100	☒ + ☐ -	$ 2,900	☐ + ☒ -	$ -3,100
Adjusted Sale Price of Comparables			$ 145,209		$ 142,900		$ 150,800

Summary of Sales Comparison Approach: All four comparable homes are located in close proximity to the subject. All four comparables are located in the Flood Zone and have similar marketability. Sale 1 is located on a smaller parcel that is slightly inferior in value to the subject. Sales 2, 3 and listing 4 all have additional interior upgrades and improvement and superior in overall condition. Sales 2 and 3 both lack a second bathroom above grade while sale 1 has a smaller half bath off the master. Sales 1, 3, and listing 4 are all adjusted for the smaller single car garage. All three sales are good indicators of value and have sold under similar market conditions. The opinion of value per the sales comparison approach is $148,500.00.

Indicated Value by Sales Comparison Approach $ 148,500

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

RESIDENTIAL APPRAISAL REPORT

File No.: 21050566

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Site values were determined from limited land sales for established areas (Sales Comparison) and or the Allocation or Extraction Method whichever is applicable. The allocation method is typically used when a newer construction home is built. The extraction method takes into consideration the sales price of the property and the contributory value of its improvements.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data:

Quality rating from cost service: Effective date of cost data:

Comments on Cost Approach (gross living area calculations, depreciation, etc.): The Cost Approach is not applicable due to the age of the property and the difficulty estimating the depreciation of the improvements. Estimates could not reflect accurate Cost Approach data.

OPINION OF SITE VALUE			=$ 26,500
DWELLING	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
			=$
Garage/Carport	Sq.Ft. @ $		=$
Total Estimate of Cost-New			=$
Less Depreciation	Physical	Functional	External =$( )
Depreciated Cost of Improvements			=$
"As-is" Value of Site Improvements			=$
			=$
			=$
INDICATED VALUE BY COST APPROACH			=$

Estimated Remaining Economic Life (if required): 40 Years

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM):

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 148,500 **Cost Approach (if developed) $** **Income Approach (if developed) $**

Final Reconciliation: Primary consideration is given to the sales comparison approach. Secondary considerations is given to the cost approach and income approach if applicable. The final opinion of market value is $148,500.00.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 148,500 **, as of:** 05/17/2021 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☒ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☒ INVOICE

SIGNATURES

Client Contact: Mike Minnich Client Name: Mr. Michael Minnich

E-Mail: mikeminnich@twinvm.com Address: 6453 Blackberry Ln, Bettendorf, IA 52722

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Christopher D Adams	Supervisory or Co-Appraiser Name:
Company: Adams Appraisals	Company:
Phone: (563) 232-1408 Fax: (563) 323-1767	Phone: Fax:
E-Mail: QCadamsappraisals@mchsi.com	E-Mail:
Date of Report (Signature): 05/27/2021	Date of Report (Signature):
License or Certification #: CR02415 State: IA	License or Certification #: State:
Designation: Adams Appraisals, LLC	Designation:
Expiration Date of License or Certification: 06/30/2022	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 05/17/2021	Date of Inspection:

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

ADDITIONAL COMPARABLE SALES

File No.: 21050566

SALES COMPARISON APPROACH

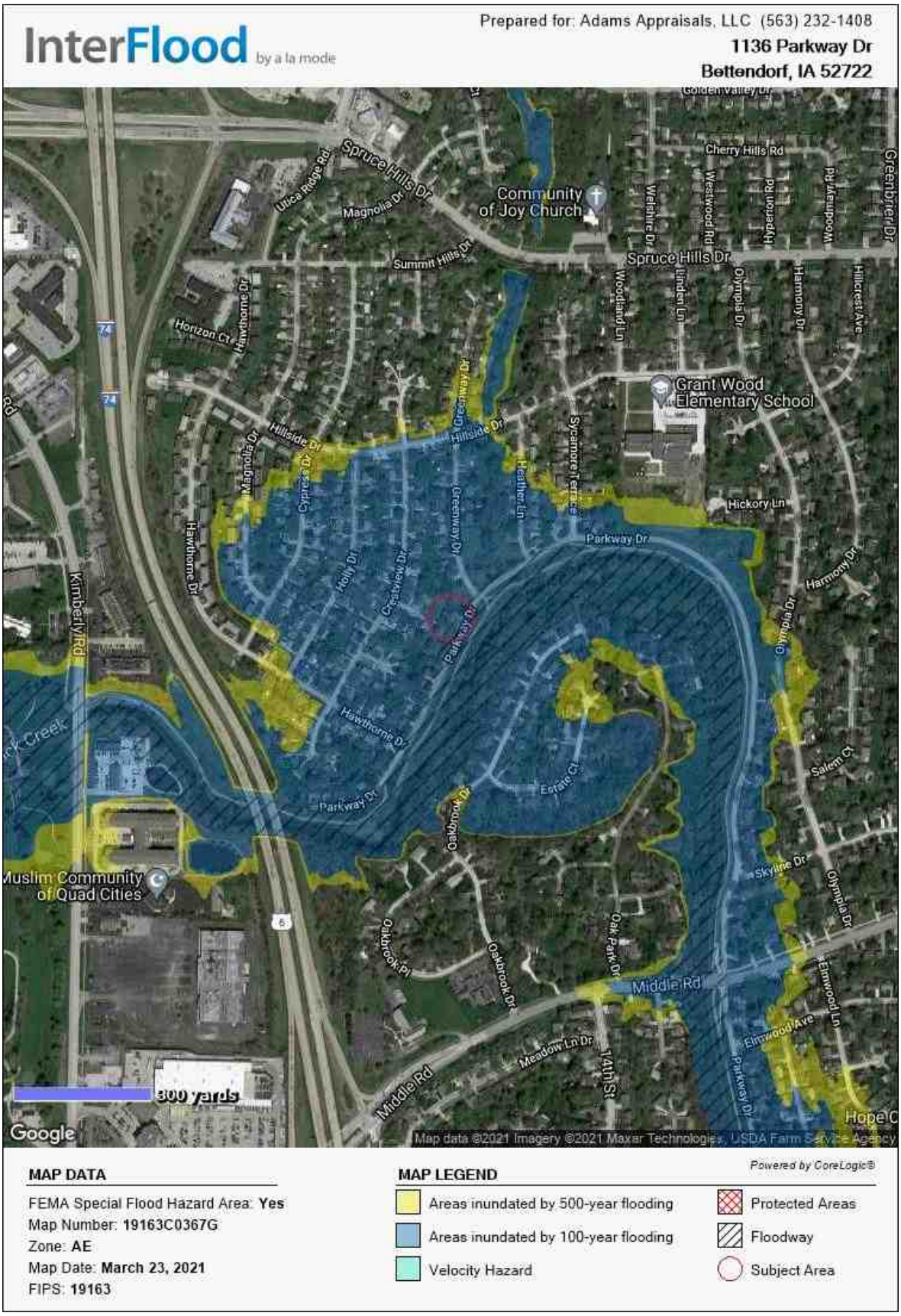
FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	1136 Parkway Dr Bettendorf, IA 52722	1631 Parkway Dr Bettendorf, IA 52722					
Proximity to Subject		0.65 miles SE					
Sale Price	$	$	164,900	$		$	
Sale Price/GLA	$ /sq.ft.	$ 128.83 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)		QC4221472					
Verification Source(s)		Rltr, MLS, Assessor, Ext Obsrvtn					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	Listing					
Concessions	N/A	100%LP-SP;0					
Date of Sale/Time	N/A	Active					
Rights Appraised	Fee Simple	Fee Simple					
Location	Res:Flood Zone	Res:Flood Zone					
Site	9,100 sf	8400 sf	0				
View	Residential	N;Res;					
Design (Style)	Ranch	Split Level					
Quality of Construction	Vinyl Siding	Frame Siding	+4,000				
Age	56	63					
Condition	Average	Good	-10,000				
Above Grade Total / Bdrms / Baths	5 / 3 / 2	5 / 3 / 2.0	0	/ /		/ /	
Gross Living Area	1,144 sq.ft.	1,280 sq.ft.	-3,400	sq.ft.		sq.ft.	
Basement & Finished	1144sf600sfin	576sf450sfin	0				
Rooms Below Grade	1rr0br0.0ba2o	1rr0br0.1ba0o	0				
Functional Utility	Average	Average					
Heating/Cooling	F.Air & C.Air	F.Air & C.Air					
Energy Efficient Items	Typical	None					
Garage/Carport	2 Attached	1ga1dw	+4,000				
Porch/Patio/Deck	Deck	Deck, Patio	-1,500				
Net Adjustment (Total)		☐ + ☒ -	$ -6,900	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables			$ 158,000		$		$

Summary of Sales Comparison Approach

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

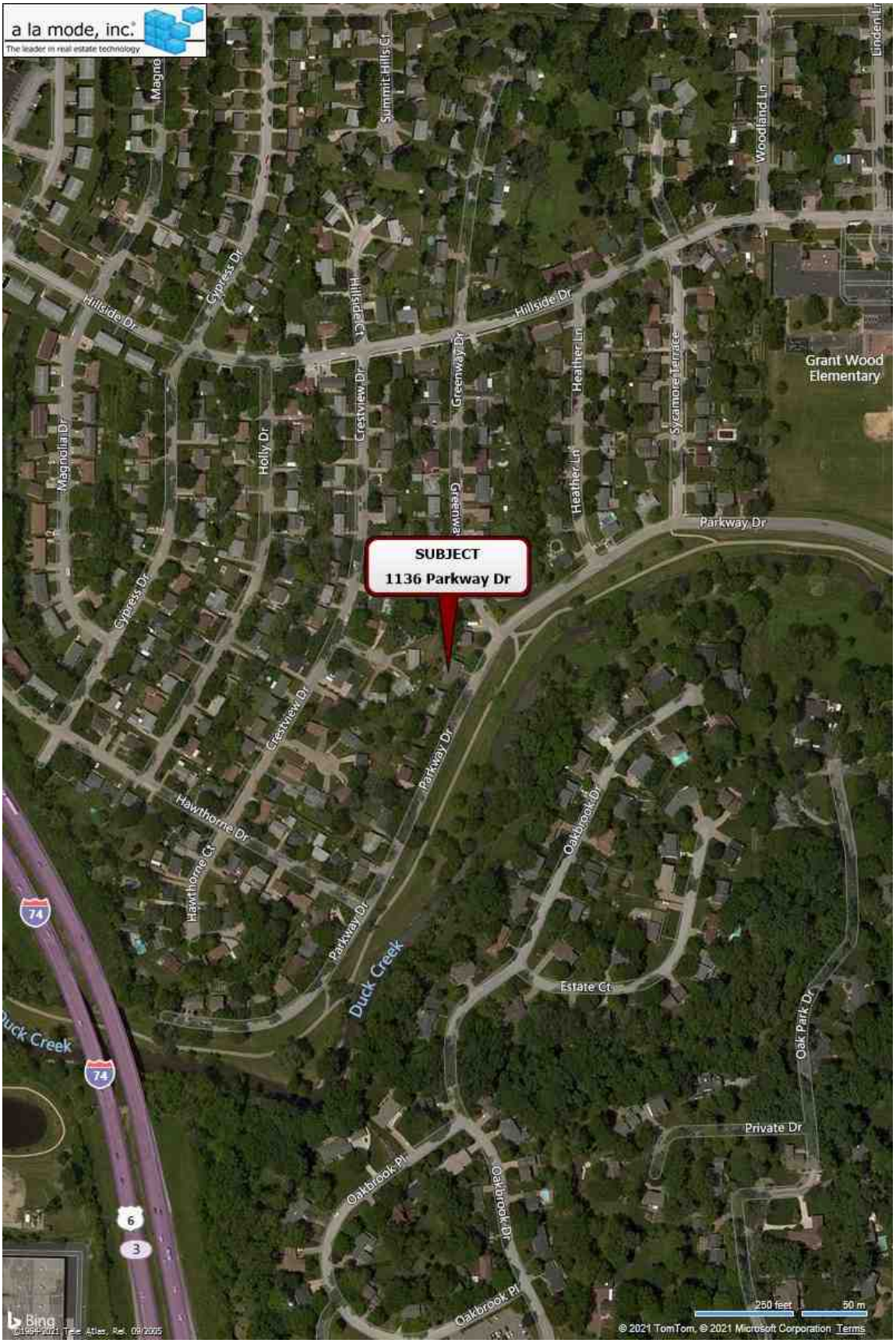
Flood Map

Borrower	Minnich, Michael						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Mr. Michael Minnich						



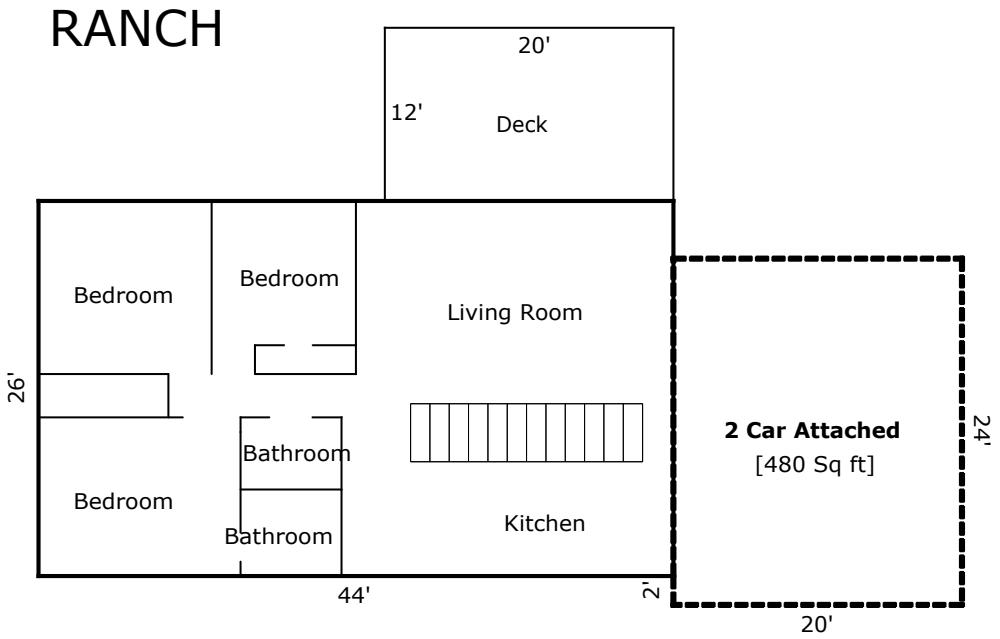
Location Map

Borrower	Minnich, Michael						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Mr. Michael Minnich						



Building Sketch

Borrower	Minnich, Michael						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Mr. Michael Minnich						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1144 Sq ft	44 × 26 = 1144
Total Living Area (Rounded):	**1144 Sq ft**	
Non-living Area		
2 Car Attached	480 Sq ft	24 × 20 = 480

Comparable Photo Page

Borrower	Minnich, Michael						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Mr. Michael Minnich						

Comparable 1

1111 Crestview

Prox. to Subject	0.09 miles SW
Sale Price	134,109
Gross Living Area	960
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.1
Location	Res:Flood Zone
View	N;Res;
Site	5,000
Quality	Vinyl Siding
Age	61

Comparable 2

2704 Cypress Dr

Prox. to Subject	0.19 miles NW
Sale Price	140,000
Gross Living Area	1,008
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	Res:Flood Zone
View	N;Res;
Site	7405 sf
Quality	Frame Siding
Age	60

Comparable 3

2626 Heather Ln

Prox. to Subject	0.11 miles NE
Sale Price	153,900
Gross Living Area	1,004
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Res:Flood Zone
View	N;Res;
Site	9450
Quality	Alum,Frame S
Age	57

Comparable Photo Page

Borrower	Minnich, Michael						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Mr. Michael Minnich						

Comparable 4

1631 Parkway Dr

Prox. to Subject	0.65 miles SE
Sale Price	164,900
Gross Living Area	1,280
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	Res:Flood Zone
View	N;Res;
Site	8400 sf
Quality	Frame Siding
Age	63

Comparable 5

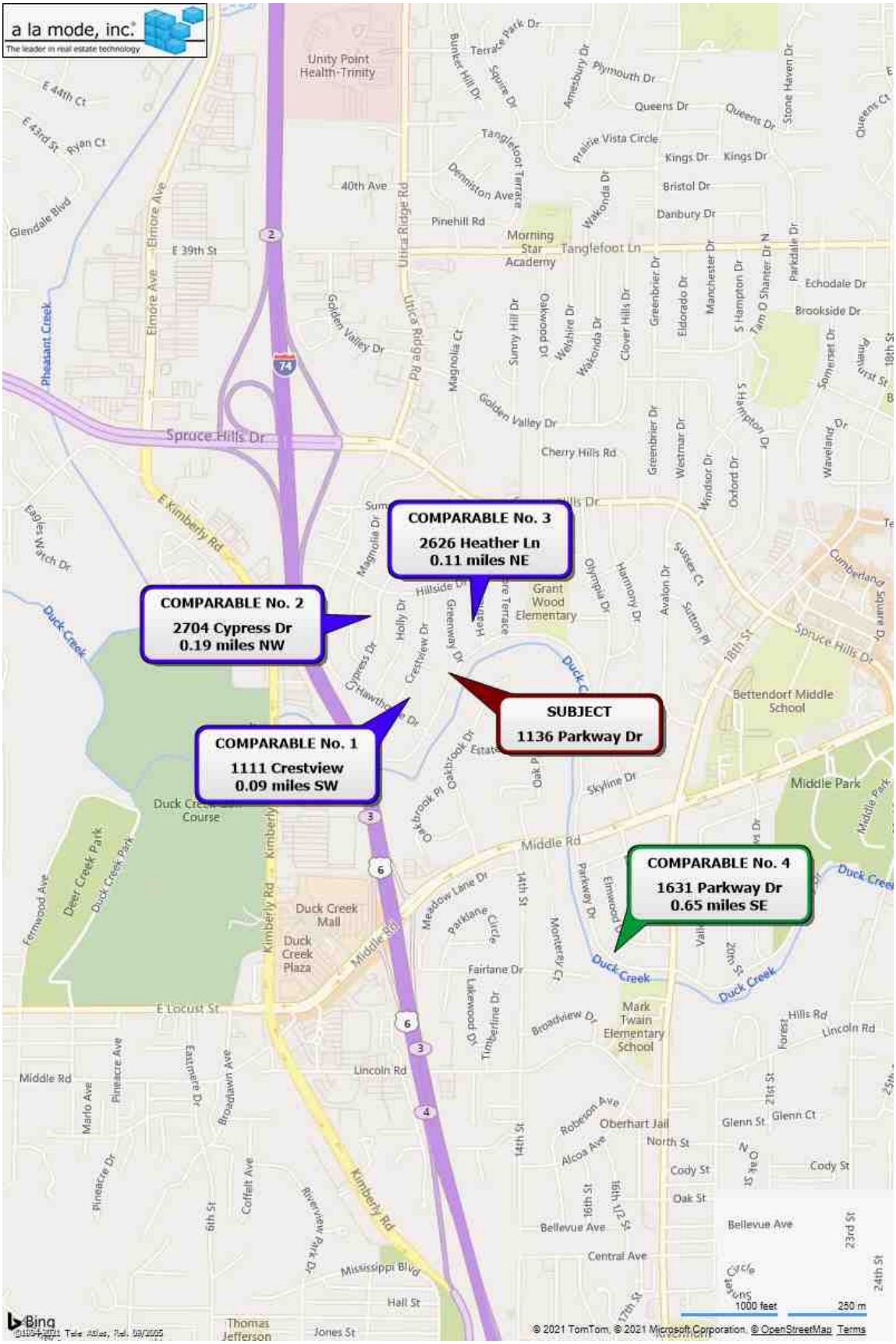
Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

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

Location Map

Borrower	Minnich, Michael						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Mr. Michael Minnich						



Subject Photo Page

Borrower	Minnich, Michael						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Mr. Michael Minnich						

Subject Front

1136 Parkway Dr

Sales Price	
Gross Living Area	1,144
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	Res:Flood Zone
View	Residential
Site	9,100 sf
Quality	Vinyl Siding
Age	56

Subject Rear

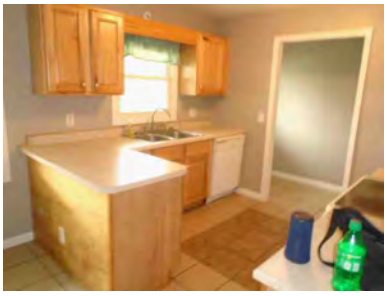
Subject Street

Photograph Addendum

Borrower	Minnich, Michael						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Mr. Michael Minnich						

REAR VIEW

VIEW OF LOT



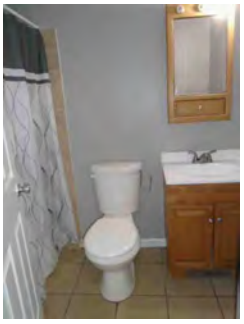
KITCHEN

INF. DINING

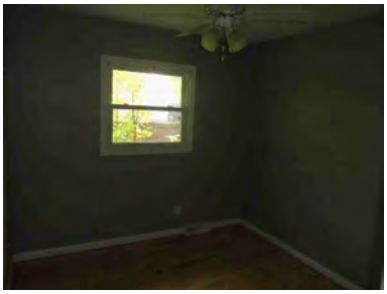
BEDROOM

LIVING RM

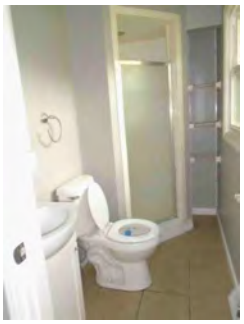
BEDROOM



BATHROOM

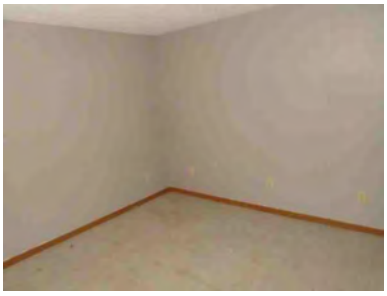


BEDROOM



BATHROOM

DEN - BSMNT



DEN - BSMNT

DEN - BSMNT (2ND PHOTO)

REC. RM

MECHANICALS

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.

2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

Form ACR2_DEFD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

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

5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

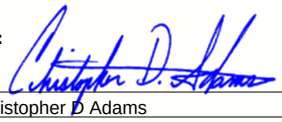
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.

10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 1136 Parkway Dr, Bettendorf, IA 52722

APPRAISER:

Signature: 

Name: Christopher D Adams

Title: Adams Appraisals, LLC

State Certification #: CR02415

or State License #:

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

Date Signed: 05/27/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

Title:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

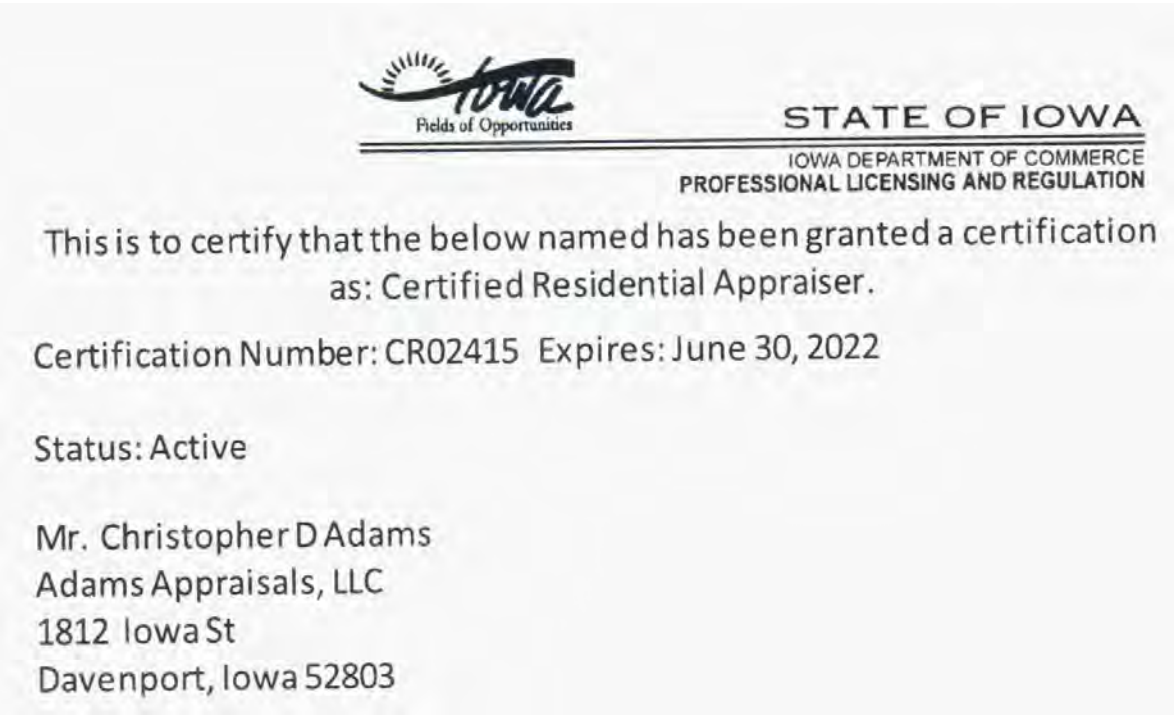
Date Signed:

☐ Did ☐ Did Not Inspect Property

Form ACR2_DEFD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

LICENSES - IOWA

Borrower	Minnich, Michael						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Mr. Michael Minnich						



Fields of Opportunities

STATE OF IOWA

IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

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

Certification Number: CR02415 Expires: June 30, 2022

Status: Active

Mr. Christopher D Adams
Adams Appraisals, LLC
1812 Iowa St
Davenport, Iowa 52803

CAUTION

U.S. Department of
Housing and Urban
Development
Federal Housing Administration (FHA)

OMB Approval No: 2502-0538 (exp. 04/30/2018)

For Your Protection: Get a Home Inspection

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

Evaluate the physical condition: structure, construction, and mechanical systems; Identify items that need to be repaired or replaced; and
Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

You Must Ask for a Home Inspection

A home inspection will only occur if you arrange for one. FHA does not perform a home inspection.

Decide early. You may be able to make your contract contingent on the results of the inspection.

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection and does not replace a home inspection. Appraisals estimate the value of the property for lenders. An appraisal is required to ensure the property is marketable. Home inspections evaluate the condition of the home for buyers.

FHA Does Not Guarantee the Value or Condition of your Potential New Home

If you find problems with your new home after closing, FHA cannot give or lend you money for repairs, and FHA cannot buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Radon Gas Testing and other safety/health issues

The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all houses should be tested for radon. For more information on radon testing, call the toll-free National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236.

Ask your home inspector about additional health and safety tests that may be relevant for your home.

Be an Informed Buyer

It is your responsibility to be an informed buyer. You have the right to carefully examine your potential new home with a qualified home inspector. To find a qualified home inspector ask for references from friends, realtors, local licensing authorities and organizations that qualify and test home inspectors.

HUD-92564-CN (6/14)

CAUTION

CAUTION

CAUTION

FROM:

DataSource Appraisal

630 River Dr Suite 201
Bettendorf, IA 52722-4878

Telephone Number: (563) 355-9310 Fax Number: (563) 355-9306

TO:

Private

,

Telephone Number: Fax Number:
Alternate Number: E-Mail:

INVOICE NUMBER
082325Y1G
DATE
08/30/2023
REFERENCE
Internal Order #: 082325Y1G
Lender Case #:
Client File #:
Main File # on form: 082325Y1G
Other File # on form:
Federal Tax ID: 36-4193316
Employer ID:

Lender: Private Client: Private
Purchaser/Borrower: N/A
Property Address: 1136 Parkway Dr
City: Bettendorf
County: Scott State: IA Zip: 52722
Legal Description: Lot 17, Hawthorne Hills 8th Addition to the City of Bettendorf, Iowa

GP	300.00
	300.00

Check #: Date: Description:
Check #: Date: Description:
Check #: Date: Description:

300.00

Please Return This Portion With Your Payment

FROM:

Private

,

Telephone Number: Fax Number:
Alternate Number: E-Mail:

AMOUNT DUE: $ 300.00

AMOUNT ENCLOSED: $ _____

INVOICE NUMBER
082325Y1G
DATE
08/30/2023
REFERENCE
Internal Order #: 082325Y1G
Lender Case #:
Client File #:
Main File # on form: 082325Y1G
Other File # on form:
Federal Tax ID: 36-4193316
Employer ID:

TO:

DataSource Appraisal

630 River Dr Suite 201
Bettendorf, IA 52722-4878

APPRAISAL OF REAL PROPERTY

LOCATED AT:
1136 Parkway Dr
Lot 17, Hawthorne Hills 8th Addition to the City of Bettendorf, Iowa
Bettendorf, IA 52722

FOR:
Private
6453 Blackberry Ln, Bettenodrf, IA 52722

AS OF:
08/28/2023

BY:
Stephen D. Evans

RESIDENTIAL APPRAISAL REPORT

File No.: 082325Y1G

SUBJECT

Property Address: 1136 Parkway Dr | City: Bettendorf | State: IA | Zip Code: 52722
County: Scott | Legal Description: Lot 17, Hawthorne Hills 8th Addition to the City of Bettendorf, Iowa
Assessor's Parcel #: 842023417
Tax Year: 2022 | R.E. Taxes: $ 2,844 | Special Assessments: $ 0 | Borrower (if applicable): N/A
Current Owner of Record: BBEM LLC | Occupant: ☐ Owner ☒ Tenant ☐ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ 0 ☐ per year ☐ per month
Market Area Name: Bettendorf | Map Reference: 19340 | Census Tract: 0135.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: To assist owner in decision making regarding possible sale.
Intended User(s) (by name or type): BBEM LLC (Mike Minnich)
Client: Private | Address: c/o Mike Minnich, 6453 Blackberry Lane, Bettendorf, IA 52722
Appraiser: Stephen D. Evans | Address: 630 River Drive, Suite 201, Bettendorf, IA 52722

MARKET AREA DESCRIPTION

Location:	☒ Urban	☐ Suburban	☐ Rural
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%
Growth rate:	☐ Rapid	☒ Stable	☐ Slow
Property values:	☐ Increasing	☒ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.

Predominant Occupancy: ☐ Owner ☐ Tenant ☐ Vacant (0-5%) ☐ Vacant (>5%)

One-Unit Housing	PRICE $(000)	AGE (yrs)
Low	140	30
High	250	70
Pred	210	50

Present Land Use	
One-Unit	80 %
2-4 Unit	2 %
Multi-Unit	6 %
Comm'l	2 %
Park/Grnsp	10 %

Change in Land Use: ☐ Not Likely ☐ Likely * ☒ In Process * * To: Greenspace from Single Family Residential

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Sales of area properties in subject's and surrounding neighborhoods indicate stable property values. Area sales indicate a list/sell ratio of 96%, and typical marketing times of under 90 days. These figures have been stable over the past 12 months. Sellers occasionally offer sales or financing concessions of 3 to 5%. Financing is readily available from a variety of sources.

SITE DESCRIPTION

Dimensions: 91 x 100 | Site Area: 9,100 sf
Zoning Classification: R | Description: Single Family Residence District
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) The existing improvements contribute significant value that is financially feasible, legal, and maximizes the productiveness of the subject parcel.
Actual Use as of Effective Date: Single Family Residential | Use as appraised in this report: Single Family Residential
Summary of Highest & Best Use: The existing improvements contribute significant value that is financially feasible, legal, and maximizes the productiveness of the subject parcel.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	
Gas	☒	☐	
Water	☒	☐	
Sanitary Sewer	☒	☐	
Storm Sewer	☒	☐	

Off-site Improvements	Type	Public	Private
Street	Concrete	☒	☐
Curb/Gutter	Concrete	☒	☐
Sidewalk	None	☐	☐
Street Lights	Overhead	☒	☐
Alley	None	☐	☐

Topography	Level
Size	Typical for the area
Shape	Rectangular
Drainage	Appears Adequate
View	Residential

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No | FEMA Flood Zone AE | FEMA Map # 19163C0367G | FEMA Map Date 3/23/2021
Site Comments: There were no adverse easements or encroachments apparent. The property conforms well with surrounding properties, and nothing adverse is noted. The location within flood hazard area AE is not unusual for the area, and is not considered adverse, but due to this designation/location, the subject is best compared to other properties with similar designation.

DESCRIPTION OF THE IMPROVEMENTS

General Description	
# of Units	1 ☐ Acc.Unit
# of Stories	1
Type	☒ Det. ☐ Att. ☐
Design (Style)	Ranch
	☒ Existing ☐ Proposed ☐ Und.Cons.
Actual Age (Yrs.)	58
Effective Age (Yrs.)	30

Exterior Description	
Foundation	PrdConc/Avg
Exterior Walls	Vinyl/Good
Roof Surface	Arch/Good
Gutters & Dwnspts.	Aluminum/Avg
Window Type	DH/Avg
Storm/Screens	Individual/Avg

Foundation	
Slab	No
Crawl Space	No
Basement	Full
Sump Pump	☒
Dampness	☐ None
Settlement	None
Infestation	None

Basement	☐ None
Area Sq. Ft.	1,144
% Finished	
Ceiling	
Walls	
Floor	
Outside Entry	

Heating	
Type	
Fuel	Nat Gas
Cooling	
Central	X
Other	

Interior Description		Appliances		Attic ☐ None		Amenities		Car Storage ☐ None	
Floors		Refrigerator	☐	Stairs	☐	Fireplace(s) #	Woodstove(s) #	Garage	# of cars (Tot.)
Walls		Range/Oven	☐	Drop Stair	☐	Patio		Attach.	
Trim/Finish		Disposal	☐	Scuttle	☐	Deck		Detach.	
Bath Floor		Dishwasher	☐	Doorway	☐	Porch		Blt.-In	
Bath Wainscot		Fan/Hood	☐	Floor	☐	Fence		Carport	
Doors		Microwave	☐	Heated	☐	Pool		Driveway	
		Washer/Dryer	☐	Finished	☐			Surface	Concrete

Finished area above grade contains: 6 Rooms | 3 Bedrooms | 2.0 Bath(s) | 1,144 Square Feet of Gross Living Area Above Grade
Additional features: Slider to deck, fence ,, two conforming bedroom, informal rec room,
Describe the condition of the property (including physical, functional and external obsolescence): ;--;Bathrooms-remodeled-eleven to fifteen years ago;Newer roof and siding, front door, windows, interior trim, flooring, pnd counters and cabinets, vinyl planking, fence , furnace and air

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

RESIDENTIAL APPRAISAL REPORT

File No.: 082325Y1G

TRANSFER HISTORY

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

Data Source(s): Assessor Records, QCARA MLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: None
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1136 Parkway Dr Bettendorf, IA 52722	2618 Crestview Dr Bettendorf, IA 52722		2707 Holly Dr Bettendorf, IA 52722		2701 Sycamore Ter Bettendorf, IA 52722	
Proximity to Subject		0.10 miles NW		0.15 miles NW		0.15 miles NE	
Sale Price	$		$ 134,000		$ 155,000		$ 256,000
Sale Price/GLA	$ /sq.ft.	$ 132.94 /sq.ft.		$ 153.77 /sq.ft.		$ 172.51 /sq.ft.	
Data Source(s)	Interior Observ	QCARA #QC4242844;DOM 5		QCARA #QC4241804;DOM 3		QCARA #QC4239674;DOM 3	
Verification Source(s)	Assr Records	Assr Records		Assr Records		Assr Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		Cash No Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		06/29/2023		05/12/2023		02/27/2023	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential-Fld	Residential-Fld		Residential-Fld		Residential-Fld	
Site	9,100 sf	6200 sf	0	6000 sf	0	8190 sf	0
View	Residential	Residential		Residential		Residential	
Design (Style)	Ranch	Ranch		Ranch		Colonial	0
Quality of Construction	Average	Average		Average		Average	
Age	58	63	0	63	0	57	0
Condition	Average	Poor	+26,800	Average		Above Average	-25,600
Above Grade Room Count	Total 6 Bdrms 3 Baths 2.0	Total 6 Bdrms 3 Baths 1.0	+4,000	Total 6 Bdrms 3 Baths 1	+4,000	Total 6 Bdrms 4 Baths 1.1	+2,000
Gross Living Area	1,144 sq.ft.	1,008 sq.ft.	+3,400	1,008 sq.ft.	+3,400	1,484 sq.ft.	-8,500
Basement & Finished Rooms Below Grade	1144sf 700 fin	1008sf 0 fin	0 +3,500	1008sf 0 fin	0 +3,500	728sf 425 fin	0 +2,750
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FA/CAC	FA/CAC		FA/CAC		FA/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2gd1dw		1gd1dw	+5,000	2ga2dw	
Porch/Patio/Deck	Deck,Fence	Fence	+3,000	Deck,Pat,Fnc	0	Deck,Fence	
Net Adjustment (Total)		☒ + ☐ -	$ 40,700	☒ + ☐ -	$ 15,900	☐ + ☒ -	$ -29,350
Adjusted Sale Price of Comparables			$ 174,700		$ 170,900		$ 226,650

Summary of Sales Comparison Approach: This report contains four sold comparables which provide a reasonable basis of comparison to the subject. Collectively, they are reasonable substitutes for the subject property, as all three are located in the flood hazard area. The range of values is much wider than preferred, but the subject falls in the middle with respect to condition and gross living area, and as a result - value.

GLA adjustment of $25 gives about 20% weight to the prevailing price per square foot of the comparables. Site sizes vary, but relative values are similar, so no adjustment is made. The subject has superior condition as compared to Sale 1, and a 20% adjustment is applicable. The subject has inferior condition as compared to Sales 3 & 4, and a 10$ adjustment is applicable. Adjustments are based upon survey of other appraisers and agents in this market area, as well as paired sales where possible. The value range is far wider than preferred, b**ut the estimate of value is near the middle of the range of the adjusted values.**

Indicated Value by Sales Comparison Approach $ 200,000

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

RESIDENTIAL APPRAISAL REPORT

File No.: 082325Y1G

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data:

Quality rating from cost service: Effective date of cost data:

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

OPINION OF SITE VALUE			=$
DWELLING	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
			=$
Garage/Carport	Sq.Ft. @ $		=$
Total Estimate of Cost-New			=$
Less Depreciation	Physical	Functional	External =$( )
Depreciated Cost of Improvements			=$
"As-is" Value of Site Improvements			=$
			=$
			=$
INDICATED VALUE BY COST APPROACH			=$

Estimated Remaining Economic Life (if required): Years

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM):

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 200,000 Cost Approach (if developed) $ Income Approach (if developed) $

Final Reconciliation The three traditional approaches were considered. The Sales Comparison Approach was given the most consideration, due to the fact that it reflects the actions of typical buyers and sellers in the market. The Cost Approach is not applicable due to the subject's age. The Income Approach is not applicable, due to lack of rental data available to produce a reliable GRM.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 200,000 , as of: 08/28/2023 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains _____ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☐ Scope of Work	☐ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

SIGNATURES

Client Contact: Client Name: Private

E-Mail: Address: c/o Mike Minnich, 6453 Blackberry Lane, Bettendorf, IA 52722

APPRAISER

Appraiser Name: Stephen D. Evans
Company:
Phone: (563) 355-9310 Fax: (563) 355-9306
E-Mail: appraisals@datasourceappraisal.com
Date of Report (Signature):
License or Certification #: 556.001949 State: IL
Designation:
Expiration Date of License or Certification: 09/30/2019
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 08/28/2023

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: Fax: (563) 355-9306
E-Mail:
Date of Report (Signature):
License or Certification #: State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection:

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Assumptions, Limiting Conditions & Scope of Work

File No.: 082325Y1G

Property Address: 1136 Parkway Dr	City: Bettendorf	State: IA	Zip Code: 52722
Client: Private	Address:		
Appraiser: Stephen D. Evans	Address: 630 River Drive, Suite 201, Bettendorf, IA 52722		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

— The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

— The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

— If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirement applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

— An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

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

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

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Certifications

File No.: 082325Y1G

Property Address: 1136 Parkway Dr City: Bettendorf State: IA Zip Code: 52722

Client: Private Address:

Appraiser: Stephen D. Evans Address: 630 River Drive, Suite 201, Bettendorf, IA 52722

APPRAISER'S CERTIFICATION

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

— The statements of fact contained in this report are true and correct.

— The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

— I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

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

— I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

— My engagement in this assignment was not contingent upon developing or reporting predetermined results.

— My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

— My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

— I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

— Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

— Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

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

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

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

Client Contact: Client Name: Private

E-Mail: Address:

SIGNATURES

APPRAISER

Appraiser Name: Stephen D. Evans

Company:

Phone: (563) 355-9310 Fax: (563) 355-9306

E-Mail: appraisals@datasourceappraisal.com

Date Report Signed:

License or Certification #: 556.001949 State: IL

Designation:

Expiration Date of License or Certification: 09/30/2019

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 08/28/2023

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax: (563) 355-9306

E-Mail:

Date Report Signed:

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

ADDITIONAL COMPARABLE SALES

File No.: 082325Y1G

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4	+(-) $ Adjust.	COMPARABLE SALE # 5	+(-) $ Adjust.	COMPARABLE SALE # 6	+(-) $ Adjust.
Address	1136 Parkway Dr Bettendorf, IA 52722	1214 Hillside Dr Bettendorf, IA 52722					
Proximity to Subject		0.19 miles N					
Sale Price	$	$ 215,500		$		$	
Sale Price/GLA	$ /sq.ft.	$ 203.30 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)	Interior Observ	QCARA #QC4242014;DOM 2					
Verification Source(s)	Assr Records	Assr Records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sales or Financing Concessions		ArmLth Conv;0					
Date of Sale/Time		06/01/2023					
Rights Appraised	Fee Simple	Fee Simple					
Location	Residential-Fld	Residential-Fld					
Site	9,100 sf	9584 sf	0				
View	Residential	Residential					
Design (Style)	Ranch	Ranch					
Quality of Construction	Average	Average					
Age	58	60	0				
Condition	Average	AboveAverage	-21,550				
Above Grade Room Count	Total 6 / Bdrms 3 / Baths 2.0	Total 5 / Bdrms 3 / Baths 1.1	+2,000	Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	1,144 sq.ft.	1,060 sq.ft.	+2,100	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	1144sf / 700 fin	1060sf / 760 fin	0 / 0				
Functional Utility	Average	Average					
Heating/Cooling	FA/CAC	FA/CAC					
Energy Efficient Items	None	None					
Garage/Carport	2ga2dw	1ga1dw	+5,000				
Porch/Patio/Deck	Deck,Fence	Deck,Fnc,Shd	0				
Net Adjustment (Total)		☐ + ☒ -	$ -12,450	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables			$ 203,050		$		$

Summary of Sales Comparison Approach

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

082325Y1G

Borrower	N/A			
	1136 Parkway Dr			
	Bettendorf	Scott	IA	52722
Lender/Client	Private			

APPRAISAL AND REPORT IDENTIFICATION

☒
☐

ADDITIONAL CERTIFICATIONS

-
-
-
-
-
-
-
-

PRIOR SERVICES

☒

☐

PROPERTY INSPECTION

☐
☒

APPRAISAL ASSISTANCE

None

ADDITIONAL COMMENTS

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

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

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ 90
☒ 90

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Stephen D. Evans	
556.001949	
IL	
09/30/2019	
08/28/2023	☐ ☐ ☐

STATE OF IOWA

IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

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

Certification Number: CR01603 Expires: June 30, 2024

Status: Active

Stephen D Evans
DATASOURCE APPRAISAL
630 RIVER DR
BETTENDORF, Iowa 52722

State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
556.001949

This person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2023

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

STEPHEN D EVANS
2622 AVALON DRIVE
BETTENDORF, IA 52722

MARIO TRETO, JR.
ACTING SECRETARY

LAURIE MURPHY
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

Subject Photo Page

Borrower	N/A						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Private						

Subject Front

1136 Parkway Dr

Sales Price	
Gross Living Area	1,144
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential-Fld
View	Residential
Site	9,100 sf
Quality	Average
Age	58

Subject Rear

Subject Street

Subject Photo Page

Borrower	N/A						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Private						

Subject Front

1136 Parkway Dr

Sales Price	
Gross Living Area	1,144
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential-Fld
View	Residential
Site	9,100 sf
Quality	Average
Age	58

Subject Rear

Subject Street

Comparable Photo Page

Borrower	N/A						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Private						

Comparable 1

2618 Crestview Dr

Prox. to Subject	0.10 miles NW
Sale Price	134,000
Gross Living Area	1,008
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	Residential-Fld
View	Residential
Site	6200 sf
Quality	Average
Age	63

Comparable 2

2707 Holly Dr

Prox. to Subject	0.15 miles NW
Sale Price	155,000
Gross Living Area	1,008
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	Residential-Fld
View	Residential
Site	6000 sf
Quality	Average
Age	63

Comparable 3

2701 Sycamore Ter

Prox. to Subject	0.15 miles NE
Sale Price	256,000
Gross Living Area	1,484
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	1.1
Location	Residential-Fld
View	Residential
Site	8190 sf
Quality	Average
Age	57

Comparable Photo Page

Borrower	N/A						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Private						

Comparable 4

1214 Hillside Dr

Prox. to Subject	0.19 miles N
Sale Price	215,500
Gross Living Area	1,060
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.1
Location	Residential-Fld
View	Residential
Site	9584 sf
Quality	Average
Age	60

Comparable 5

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

Comparable 6

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

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE PROFESSIONAL ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NRE40PL100461-00 **Renewal of:** New

1. **Named Insured:** DataSource Appraisal & Title, Ltd.
2. **Address:** 630 River Dr, Ste 201
   Bettendorf, IA 52722
3. **Policy Period:** **From: June 25, 2023** **To: June 25, 2024**
   12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.
4. **Limit of Liability:**
   A. Each **Claim** Limit of Liability **$ 1,000,000**
   B. Policy Aggregate Limit of Liability **$ 1,000,000**
5. **Deductible:** **$ 5,000** Each **Claim**
6. **Policy Premium:** **$ 6003**
7. **Retroactive Date: Full Prior Acts**
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
   OREP Insurance Services: info@orep.org
   6353 El Cajon Blvd, Suite 124-605
   San Diego, CA 92115
9. **Program Administrator:** OREP Insurance Services, LLC – info@orep.org
10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: June 7, 2023 By: Isaac Peck
Authorized Representative

N DEC 40001 04 22

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

Errors and Omissions Insurance

Phone: 888-347-5273
Fax: 619-704-0567
6353 El Cajon Blvd, Suite 124-605
San Diego, 92115 CA
CA License #0K99465

6/13/2023

Daniel Jackson
DataSource Appraisal & Title LTD
630 River Dr, Ste 201
Bettendorf, IA 52722
danjackson3575@gmail.com

RE: Real Estate Appraisers Errors and Omissions Insurance
Insurance Company: Accelerant National Insurance Company
Named Insured: Daniel Jackson
Policy Number: NRE40PL100461-00
Issued By: OREP
Policy Term: 6/25/2023 - 6/25/2024
Retroactive Date: 1/1/1901

This note is to confirm that the application on file for the above named insured shows the following appraisers listed:

Licensed Professionals:

Daniel Jackson
Thomas Cox
Stephen Evans
Paul Holst
Jason Purcell
Heather Richie
Justin Schroeder
Jason Thompson
Quinlan Demay

Isaac Peck

Isaac Peck
OREP Insurance Services, LLC
888-347-5273
6353 El Cajon Blvd, Suite 124-605
San Diego, 92115 CA
CA License #4116465

Location Map

Borrower	N/A						
Property Address	1136 Parkway Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	Private						

National Flood Hazard Layer FIRMette

FEMA

90°31'15"W 41°33'7"N

90°30'38"W 41°32'40"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR [illegible] PANEL D[illegible]T

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elev — *Zone A, V, A99*
- With BFE or Depth — *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile — *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard — *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. — *Zone X*
- Area with Flood Risk due to Levee — *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard — *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard — *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/1/2023 at 2:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the f[illegible]ng m[illegible] elements do not appear: basemap imagery, flo[illegible] labels, legend, scale bar, map creation date, commun[illegible]der tars, FIRM panel number, and FIRM effective date. [illegible] imag[illegible]or unmapped and unmodernized areas cannot be [illegible]d for regulatory purposes.

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

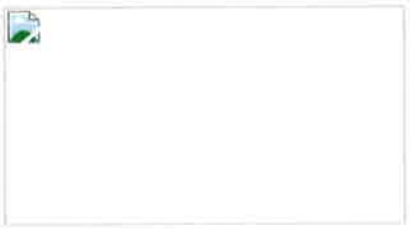
TIM STECKER, Marketing Director

Stecker Graphics | 2215 4th Ave | Rock Island, IL

Office: 309.283.7623

Cell: 563.343.9197
e:
w:

Check out some of our videos !



---------- Forwarded message ---------
From: **MIKEMINNICH** <mminnich@mchsi.com>
Date: Thu, Sep 21, 2023 at 12:58 PM
Subject: 1136 Parkway Drive Bettendorf Re: Flood Buyout Program Property Purchase Offer
To: <tim@steckergraphics.com>

September 21, 2023

City of Bettendorf
1609 State Street
Bettendorf, IA 52722

Re: Flood Buyout Program Property Purchase Offer

City Of Bettendorf:

Although we still want to participate in this program and we are still planning on the City purchasing our property (located at 1136 Parkway Drive, Bettendorf, IA), we want to respectfully decline the purchase offer
of $148,500.

The reason we are declining the offer is we feel that our house is worth significantly more than $148,500. The offer was based on
the appraisal that was done a couple years ago and we feel that the housing market prices in our community have significantly
increased in the time since the appraisal was done. Also, we have done quite a few improvements since the previous appraisal, and
that has added more value to this home.

Please find attached an updated appraisal which we have paid for. This appraisal shows a value of $200,000, which we feel is a fair value.

If you should have any questions or concerns, please feel free to give us a call at the number below. We appreciate your time and consideration
With this matter.

Sincerely,

COUNCIL LETTER

MEETING DATE: November 7, 2023
REQUESTED BY: Keith Kimball – Chief of Police

Item Title
Resolution approving the lease of five (5) vehicles, including needed emergency equipment and installation from Enterprise Fleet Management for the police department.

Explanation
During the last fiscal year, the Finance Department and Police Department evaluated different methods to obtain vehicles for city use. This included negotiations and a master lease agreement with Enterprise Fleet Management that was approved by City Council on 09/20/2022 (Resolution 276-22).

The Police department has taken possession of five (5) vehicles from Enterprise. Two vehicles are part of regular vehicle replacement, two vehicles are additional vehicles to supplement police patrol needs, and one vehicle is a replacement for a vehicle that was totaled in a collision in October of 2022.

Each vehicle requires a separate lease agreement contract with Enterprise.

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

List Attachments
Resolution
Leases

RESOLUTION NO. - 23

RESOLUTION APPROVING THE LEASE OF FIVE (5) VEHICLES FROM ENTERPRISE FLEET MANAGEMENT FOR THE POLICE DEPARTMENT

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Chief of Police be authorized to lease five (5) vehicles, including needed emergency equipment and installation from Enterprise Fleet Management for the police department.

Five (5) 2023 Ford Police Interceptor Utilities:

VIN 1FM5K8AW9PNA03618
VIN 1FM5K8AW1PNA03600
VIN 1FM5K8AW5PNA03650
VIN 1FM5K8AB1PGA19460
VIN 1FM5K8AB3PGA36728

PASSED, APPROVED, and ADOPTED this 7th day of November 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Open - End (Equity) Lease Schedule

Quote No: 7058936

Supplemental to and part of Master Equity Lease Agreement date: 09/27/2022

1. Lessee Name	City of Bettendorf, Iowa			**Delivery Date**	10/18/2023
Address	1609 State St			**Customer#**	576699
City	Bettendorf	**State**	IA	**Postal Code**	52722-4937
ATTN					
Driver		**Alternate Driver**	Andrew		
Address	1609 State St	**Garage County**	SCOTT		
City	BETTENDORF	**State**	IA	**Postal Code**	52722-4937

2. Lease Term Commencing on the delivery date of the vehicle and ending 36 months after the first full monthly rental payment date. with an option to continue month-to-month for an unlimited period of time.

3. Vehicle Description **Year** 2023 **Make** Ford **Model** Police Interceptor Utility
Series Base All-Wheel Drive
License # TitleOnly **Unit #** 26R3JM **Replacement Unit #** **VIN#** 1FM5K8AW1PNA03600

4. Monthly Rental and Other Payments Due

4A. Calculation of Monthly Rental

***** Report is based on *****
***** Delivery/Activation Date *****

$65,300.34	Capitalized Price of Vehicle
$0.00	Initial License Fee
$0.00	One-Time Registration Fee on Leased Vehicles
$0.00	Other
$0.00	Extended Mechanical Service Program
$0.00	Less Gain Applied From Prior Unit
$9,431.67	Less Capitalized Price Reduction
$55,868.67	Total Capitalized Amount (Delivered Price)
$1,257.05	Depreciation Reserve @2.25%
$336.99	Monthly Lease Charge
$1,594.04	**Total Monthly Rental Excluding Additional Services**

Additional Services

$0.00	Full Maintenance[1]	**Contract Miles**	0	**Overmileage Charge**	$0.0000 Per Mile
	Incl: # Brake Sets (1 Set = 1Axle) 0	**# Tires**	0	**Loaner Vehicle Not Included**	
	Master Policy Enrollment Fees				
$0.00	Physical Damage Management			Comp/Collision Deductible	0/0
$0.00	Commercial Automobile Liability Enrollment				
	Liability Limit	$0.00			
$1,594.04	Monthly Rental Sub-Total				
$0.00	Use Tax	5.0000		State	IA
$1,594.04	**Total Monthly Rental Including Additional Services**				

4B. Initial Charges

$719.89	Pro-Rated Rental
$1,594.04	First Month's Rental
$0.00	Security Deposit
$9,431.67	Capitalized Price Reduction
$0.00	One-Time Registration Fee on Leased Vehicles on Capitalized Price Reduction
$0.00	Tax on Gain On Prior
$0.00	Tax on Incentive (Taxable Incentive Total : $0.00)
$3,626.85	License and Certain Other Charges
$0.00	Aftermarket Equipment
$240.00	Other: (See Page 2)
$15,612.45	**Total Initial Charges**

4C. Service Charge **$400.00** **Service Charge Due at Lease Termination**
4D. Reduced Book Value **$10,614.87** **Reduced Book Value at Lease Termination**

Quote based on estimated annual mileage of **30,000**
Special Provisions

As set forth in the Master Open - End (Equity) Lease Agreement, the terms and provisions contained in this schedule shall be conclusive and binding on Lessee unless Lessee objects in writing to the same within ten (10) days after the date of delivery of the vehicle.

Enterprise FM Trust, a Delaware statutory trust, is the owner of the vehicle covered by this Schedule. Enterprise FM Trust (not Enterprise Fleet Management) is and shall be deemed to be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. All rental and other payments owed by the Lessee with respect to such vehicle under the Master Open - End (Equity) Lease Agreement shall be paid to Enterprise Fleet Management in its capacity as the servicer for Enterprise FM Trust. All references in Sections 11(a) and 12 of the Master Open - End (Equity) Lease Agreement to the "Lessor" shall include any servicer(s) and/or other agent(s) for or of Enterprise FM Trust. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

[1]The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Open - End (Equity) Lease Schedule

Quote No: 7058936

Aftermarket Equipment Totals

Description	(B)illed or (C)apped	Price
Total Billed		$0.00
Utility Lights - SAE Extra Parts + Missing Karl items	C	$13,376.46
Lighting - Wrecked Upfit	C	$4,921.88
Legacy Graphics	C	$565.00
Total Capitalized		$18,863.34
Total		$18,863.34

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	$140.00
Pricing Plan Delivery Charge	B	$100.00
Total Billed		$240.00
Courtesy Delivery Fee	C	$0.00
Total Capitalized		$0.00
Total		$240.00

***** Report is based on *****
***** Delivery/Activation Date *****

Enterprise | FLEET MANAGEMENT

Open - End (Equity) Lease Schedule

Quote No: 7058952

Supplemental to and part of Master Equity Lease Agreement date: 09/27/2022

1. Lessee Name City of Bettendorf, Iowa — **Delivery Date** 10/17/2023
Address 1609 State St — **Customer#** 576699
City Bettendorf — **State** IA — **Postal Code** 52722-4937
ATTN
Driver — **Alternate Driver** Andrew
Address 1609 State St — **Garage County** SCOTT
City BETTENDORF — **State** IA — **Postal Code** 52722-4937

2. Lease Term Commencing on the delivery date of the vehicle and ending 36 months after the first full monthly rental payment date. with an option to continue month-to-month for an unlimited period of time.

3. Vehicle Description **Year** 2023 **Make** Ford **Model** Police Interceptor Utility
Series Base All-Wheel Drive
License # TitleOnly **Unit #** 26R3K7 **Replacement Unit #** **VIN#** 1FM5K8AW5PNA03650

4. Monthly Rental and Other Payments Due

4A. Calculation of Monthly Rental

*** Report is based on ***
*** Delivery/Activation Date ***

$66,881.76	Capitalized Price of Vehicle
$0.00	Initial License Fee
$0.00	One-Time Registration Fee on Leased Vehicles
$0.00	Other
$0.00	Extended Mechanical Service Program
$0.00	Less Gain Applied From Prior Unit
$9,939.88	Less Capitalized Price Reduction
$56,941.88	Total Capitalized Amount (Delivered Price)
$1,281.19	Depreciation Reserve @2.25%
$343.89	Monthly Lease Charge
$1,625.08	**Total Monthly Rental Excluding Additional Services**

Additional Services

$0.00	Full Maintenance[1]	**Contract Miles** 0	**Overmileage Charge**	$0.0000 Per Mile
	Incl: # Brake Sets (1 Set = 1Axle) 0	**# Tires** 0	**Loaner Vehicle Not Included**	
	Master Policy Enrollment Fees			
$0.00	Physical Damage Management		Comp/Collision Deductible	0/0
$0.00	Commercial Automobile Liability Enrollment			
	Liability Limit	$0.00		
$1,625.08	Monthly Rental Sub-Total			
$0.00	Use Tax	5.0000	State	IA
$1,625.08	**Total Monthly Rental Including Additional Services**			

4B. Initial Charges

$786.33	Pro-Rated Rental
$1,625.08	First Month's Rental
$0.00	Security Deposit
$9,939.88	Capitalized Price Reduction
$0.00	One-Time Registration Fee on Leased Vehicles on Capitalized Price Reduction
$0.00	Tax on Gain On Prior
$0.00	Tax on Incentive (Taxable Incentive Total : $0.00)
$3,506.45	License and Certain Other Charges
$0.00	Aftermarket Equipment
$240.00	Other: (See Page 2)
$16,097.74	**Total Initial Charges**

4C. Service Charge **$400.00** **Service Charge Due at Lease Termination**
4D. Reduced Book Value **$10,819.04** **Reduced Book Value at Lease Termination**

Quote based on estimated annual mileage of **30,000**

Special Provisions

As set forth in the Master Open - End (Equity) Lease Agreement, the terms and provisions contained in this schedule shall be conclusive and binding on Lessee unless Lessee objects in writing to the same within ten (10) days after the date of delivery of the vehicle.

Enterprise FM Trust, a Delaware statutory trust, is the owner of the vehicle covered by this Schedule. Enterprise FM Trust (not Enterprise Fleet Management) is and shall be deemed to be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. All rental and other payments owed by the Lessee with respect to such vehicle under the Master Open - End (Equity) Lease Agreement shall be paid to Enterprise Fleet Management in its capacity as the servicer for Enterprise FM Trust. All references in Sections 11(a) and 12 of the Master Open - End (Equity) Lease Agreement to the "Lessor" shall include any servicer(s) and/or other agent(s) for or of Enterprise FM Trust. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

[1]The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Open - End (Equity) Lease Schedule

Quote No: 7058952

Aftermarket Equipment Totals

Description	(B)illed or (C)apped	Price
Total Billed		$0.00
Lighting	C	$19,879.76
Legacy Graphics	C	$565.00
Total Capitalized		$20,444.76
Total		$20,444.76

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	$140.00
Pricing Plan Delivery Charge	B	$100.00
Total Billed		$240.00
Courtesy Delivery Fee	C	$0.00
Total Capitalized		$0.00
Total		$240.00

***** Report is based on *****
***** Delivery/Activation Date *****

enterprise | FLEET MANAGEMENT

Open - End (Equity) Lease Schedule

Quote No: 6807116

Supplemental to and part of Master Equity Lease Agreement date: 09/27/2022

1. Lessee Name City of Bettendorf, Iowa — **Delivery Date** 10/18/2023
Address 1609 State St — **Customer#** 576699
City Bettendorf — **State** IA — **Postal Code** 52722-4937
ATTN
Driver — **Alternate Driver** Client to Provide
Address 1609 State St — **Garage County** SCOTT
City BETTENDORF — **State** IA — **Postal Code** 52722-4937

2. Lease Term Commencing on the delivery date of the vehicle and ending 36 months after the first full monthly rental payment date. with an option to continue month-to-month for an unlimited period of time.

3. Vehicle Description **Year** 2023 **Make** Ford **Model** Police Interceptor Utility
Series Base All-Wheel Drive
License # TitleOnly **Unit #** 26G5QP **Replacement Unit #** **VIN#** 1FM5K8AW9PNA03618

4. Monthly Rental and Other Payments Due

4A. Calculation of Monthly Rental

*** Report is based on ***
*** Delivery/Activation Date ***

$66,442.80	Capitalized Price of Vehicle
$0.00	Initial License Fee
$0.00	One-Time Registration Fee on Leased Vehicles
$0.00	Other
$0.00	Extended Mechanical Service Program
$0.00	Less Gain Applied From Prior Unit
$9,720.40	Less Capitalized Price Reduction
$56,722.40	Total Capitalized Amount (Delivered Price)
$1,191.17	Depreciation Reserve @2.10%
$352.70	Monthly Lease Charge
$1,543.87	**Total Monthly Rental Excluding Additional Services**

Additional Services

$0.00	Full Maintenance[1]	**Contract Miles** 0	**Overmileage Charge**	$0.0000 Per Mile
	Incl: # Brake Sets (1 Set = 1Axle) 0	**# Tires** 0	**Loaner Vehicle Not Included**	
	Master Policy Enrollment Fees			
$0.00	Physical Damage Management		Comp/Collision Deductible	0/0
$0.00	Commercial Automobile Liability Enrollment			
	Liability Limit	$0.00		
$1,543.87	Monthly Rental Sub-Total			
$0.00	Use Tax	5.0000	State	IA
$1,543.87	**Total Monthly Rental Including Additional Services**			

4B. Initial Charges

$697.23	Pro-Rated Rental
$1,543.87	First Month's Rental
$0.00	Security Deposit
$9,720.40	Capitalized Price Reduction
$0.00	One-Time Registration Fee on Leased Vehicles on Capitalized Price Reduction
$0.00	Tax on Gain On Prior
$0.00	Tax on Incentive (Taxable Incentive Total : $0.00)
$3,549.85	License and Certain Other Charges
$0.00	Aftermarket Equipment
$240.00	Other: (See Page 2)
$15,751.35	**Total Initial Charges**

4C. Service Charge **$400.00** **Service Charge Due at Lease Termination**
4D. Reduced Book Value **$13,840.28** **Reduced Book Value at Lease Termination**

Quote based on estimated annual mileage of **30,000**

Special Provisions

As set forth in the Master Open - End (Equity) Lease Agreement, the terms and provisions contained in this schedule shall be conclusive and binding on Lessee unless Lessee objects in writing to the same within ten (10) days after the date of delivery of the vehicle.

Enterprise FM Trust, a Delaware statutory trust, is the owner of the vehicle covered by this Schedule. Enterprise FM Trust (not Enterprise Fleet Management) is and shall be deemed to be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. All rental and other payments owed by the Lessee with respect to such vehicle under the Master Open - End (Equity) Lease Agreement shall be paid to Enterprise Fleet Management in its capacity as the servicer for Enterprise FM Trust. All references in Sections 11(a) and 12 of the Master Open - End (Equity) Lease Agreement to the "Lessor" shall include any servicer(s) and/or other agent(s) for or of Enterprise FM Trust. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

[1]The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Open - End (Equity) Lease Schedule

Quote No: 6807116

Aftermarket Equipment Totals

Description	(B)illed or (C)apped	Price
Total Billed		**$0.00**
Lighting - Slick Top	C	**$19,440.80**
Legacy Graphics	C	**$565.00**
Total Capitalized		**$20,005.80**
Total		**$20,005.80**

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	**$140.00**
Pricing Plan Delivery Charge	B	**$100.00**
Total Billed		**$240.00**
Courtesy Delivery Fee	C	**$0.00**
Total Capitalized		**$0.00**
Total		**$240.00**

***** Report is based on *****
***** Delivery/Activation Date *****

Enterprise | FLEET MANAGEMENT

Open - End (Equity) Lease Schedule

Quote No: 7227276

Supplemental to and part of Master Equity Lease Agreement date: 09/27/2022

1. Lessee Name City of Bettendorf, Iowa — **Delivery Date** 10/03/2023
Address 1609 State St — **Customer#** 576699
City Bettendorf — **State** IA — **Postal Code** 52722-4937
ATTN
Driver — **Alternate Driver** Andrew
Address 1609 State St — **Garage County** SCOTT
City BETTENDORF — **State** IA — **Postal Code** 52722-4937

2. Lease Term Commencing on the delivery date of the vehicle and ending 36 months after the first full monthly rental payment date. with an option to continue month-to-month for an unlimited period of time.

3. Vehicle Description **Year** 2023 **Make** Ford **Model** Police Interceptor Utility
Series Base All-Wheel Drive
License # titleonly **Unit #** 26ZK4S **Replacement Unit #** **VIN#** 1FM5K8AB3PGA36728

4. Monthly Rental and Other Payments Due

4A. Calculation of Monthly Rental

***** Report is based on *****
***** Delivery/Activation Date *****

$68,419.24	Capitalized Price of Vehicle
$0.00	Initial License Fee
$0.00	One-Time Registration Fee on Leased Vehicles
$0.00	Other
$0.00	Extended Mechanical Service Program
$0.00	Less Gain Applied From Prior Unit
$10,550.00	Less Capitalized Price Reduction
$57,869.24	Total Capitalized Amount (Delivered Price)
$1,302.06	Depreciation Reserve @2.25%
$348.05	Monthly Lease Charge
$1,650.11	**Total Monthly Rental Excluding Additional Services**

Additional Services

$0.00	Full Maintenance[1]	**Contract Miles** 0	**Overmileage Charge**	$0.0000 Per Mile
	Incl: # Brake Sets (1 Set = 1Axle) 0	**# Tires** 0	**Loaner Vehicle Not Included**	
	Master Policy Enrollment Fees			
$0.00	Physical Damage Management		Comp/Collision Deductible	0/0
$0.00	Commercial Automobile Liability Enrollment			
	Liability Limit	$0.00		
$1,650.11	Monthly Rental Sub-Total			
$0.00	Use Tax	5.0000	State	IA
$1,650.11	**Total Monthly Rental Including Additional Services**			

4B. Initial Charges

$1,543.65	Pro-Rated Rental
$1,650.11	First Month's Rental
$0.00	Security Deposit
$10,550.00	Capitalized Price Reduction
$0.00	One-Time Registration Fee on Leased Vehicles on Capitalized Price Reduction
$0.00	Tax on Gain On Prior
$0.00	Tax on Incentive (Taxable Incentive Total : $0.00)
$3,597.88	License and Certain Other Charges
$1,100.00	Aftermarket Equipment
$240.00	Other: (See Page 2)
$18,681.64	**Total Initial Charges**

4C. Service Charge **$400.00** **Service Charge Due at Lease Termination**
4D. Reduced Book Value **$10,995.08** **Reduced Book Value at Lease Termination**

Quote based on estimated annual mileage of **30,000**

Special Provisions

As set forth in the Master Open - End (Equity) Lease Agreement, the terms and provisions contained in this schedule shall be conclusive and binding on Lessee unless Lessee objects in writing to the same within ten (10) days after the date of delivery of the vehicle.

Enterprise FM Trust, a Delaware statutory trust, is the owner of the vehicle covered by this Schedule. Enterprise FM Trust (not Enterprise Fleet Management) is and shall be deemed to be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. All rental and other payments owed by the Lessee with respect to such vehicle under the Master Open - End (Equity) Lease Agreement shall be paid to Enterprise Fleet Management in its capacity as the servicer for Enterprise FM Trust. All references in Sections 11(a) and 12 of the Master Open - End (Equity) Lease Agreement to the "Lessor" shall include any servicer(s) and/or other agent(s) for or of Enterprise FM Trust. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

[1]The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Open - End (Equity) Lease Schedule

Quote No: 7227276

Aftermarket Equipment Totals

Description	(B)illed or (C)apped	Price
Legacy Auto Transporter - estimated	B	$1,100.00
Total Billed		$1,100.00
Custom Equipment - SAE Customs#4237 Estimated	C	$21,599.24
Total Capitalized		$21,599.24
Total		$22,699.24

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	$140.00
Pricing Plan Delivery Charge	B	$100.00
Total Billed		$240.00
Courtesy Delivery Fee	C	$0.00
Total Capitalized		$0.00
Total		$240.00

***** Report is based on *****
***** Delivery/Activation Date *****

Enterprise | FLEET MANAGEMENT

Open - End (Equity) Lease Schedule

Quote No: 7230488

Supplemental to and part of Master Equity Lease Agreement date: 09/27/2022

1. Lessee Name City of Bettendorf, Iowa — **Delivery Date** 10/03/2023

Address 1609 State St — **Customer#** 576699

City Bettendorf — **State** IA — **Postal Code** 52722-4937

ATTN

Driver — **Alternate Driver** Andrew

Address 1609 State St — **Garage County** SCOTT

City BETTENDORF — **State** IA — **Postal Code** 52722-4937

2. Lease Term Commencing on the delivery date of the vehicle and ending 36 months after the first full monthly rental payment date, with an option to continue month-to-month for an unlimited period of time.

3. Vehicle Description **Year** 2023 **Make** Ford **Model** Police Interceptor Utility

Series Base All-Wheel Drive

License # titleonly **Unit #** 26ZK3R **Replacement Unit #** **VIN#** 1FM5K8AB1PGA19460

4. Monthly Rental and Other Payments Due

4A. Calculation of Monthly Rental

***** Report is based on *****
***** Delivery/Activation Date *****

$68,419.24	Capitalized Price of Vehicle
$0.00	Initial License Fee
$0.00	One-Time Registration Fee on Leased Vehicles
$0.00	Other
$0.00	Extended Mechanical Service Program
$0.00	Less Gain Applied From Prior Unit
$10,550.00	Less Capitalized Price Reduction
$57,869.24	Total Capitalized Amount (Delivered Price)
$1,302.06	Depreciation Reserve @2.25%
$348.05	Monthly Lease Charge
$1,650.11	**Total Monthly Rental Excluding Additional Services**

Additional Services

$0.00	Full Maintenance[1]	**Contract Miles** 0	**Overmileage Charge**	$0.0000 Per Mile
	Incl: # Brake Sets (1 Set = 1Axle) 0	**# Tires** 0	**Loaner Vehicle Not Included**	
	Master Policy Enrollment Fees			
$0.00	Physical Damage Management		Comp/Collision Deductible	0/0
$0.00	Commercial Automobile Liability Enrollment			
	Liability Limit	$0.00		
$1,650.11	Monthly Rental Sub-Total			
$0.00	Use Tax	5.0000	State	IA
$1,650.11	**Total Monthly Rental Including Additional Services**			

4B. Initial Charges

$1,543.65	Pro-Rated Rental
$1,650.11	First Month's Rental
$0.00	Security Deposit
$10,550.00	Capitalized Price Reduction
$0.00	One-Time Registration Fee on Leased Vehicles on Capitalized Price Reduction
$0.00	Tax on Gain On Prior
$0.00	Tax on Incentive (Taxable Incentive Total : $0.00)
$3,597.88	License and Certain Other Charges
$1,100.00	Aftermarket Equipment
$240.00	Other: (See Page 2)
$18,681.64	**Total Initial Charges**

4C. Service Charge **$400.00** **Service Charge Due at Lease Termination**

4D. Reduced Book Value **$10,995.08** **Reduced Book Value at Lease Termination**

Quote based on estimated annual mileage of **30,000**

Special Provisions

As set forth in the Master Open - End (Equity) Lease Agreement, the terms and provisions contained in this schedule shall be conclusive and binding on Lessee unless Lessee objects in writing to the same within ten (10) days after the date of delivery of the vehicle.

Enterprise FM Trust, a Delaware statutory trust, is the owner of the vehicle covered by this Schedule. Enterprise FM Trust (not Enterprise Fleet Management) is and shall be deemed to be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. All rental and other payments owed by the Lessee with respect to such vehicle under the Master Open - End (Equity) Lease Agreement shall be paid to Enterprise Fleet Management in its capacity as the servicer for Enterprise FM Trust. All references in Sections 11(a) and 12 of the Master Open - End (Equity) Lease Agreement to the "Lessor" shall include any servicer(s) and/or other agent(s) for or of Enterprise FM Trust. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

[1]The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Open - End (Equity) Lease Schedule

Quote No: 7230488

Aftermarket Equipment Totals

Description	(B)illed or (C)apped	Price
Legacy Auto Transporter	B	$1,100.00
Total Billed		$1,100.00
Custom Equipment - SAE #4237 Estimated	C	$21,599.24
Total Capitalized		$21,599.24
Total		$22,699.24

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	$140.00
Pricing Plan Delivery Charge	B	$100.00
Total Billed		$240.00
Courtesy Delivery Fee	C	$0.00
Total Capitalized		$0.00
Total		$240.00

***** Report is based on *****
***** Delivery/Activation Date *****

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Kathleen Richlen, HR Director

Item Title

Resolution approving the job description and recruitment process for the Operations Coordinator position in the Public Works Department.

Explanation

Due to the promotion of the Operations Coordinator to Transit Manager, the Operations Coordinator position is currently vacant. Staff is requesting approval to recruit for the position.

The Operations Coordinator 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 Operations Coordinator position is a full-time union position with a salary range of $52,565.55 to $76,876.80 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
Job Description

RESOLUTION - 23

RESOLUTION APPROVING THE JOB DESCRIPTION AND RECRUITMENT PROCESS FOR THE OPERATIONS COORDINATOR POSITION IN THE PUBLIC WORKS DEPARTMENT

WHEREAS current Operations Coordinator position is vacant due to a promotion; and

WHEREAS staff reviewed the job description and updated to reflect duties of position; and

WHEREAS City Council wishes to approve the job description and recruitment process for the Operations Coordinator position in the Public Works Department.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the job description and recruitment process for the Operations Coordinator position is hereby approved.

PASSED, APPROVED and ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

JOB DESCRIPTION

Title: Operations Coordinator
Grade: 113
FLSA: Nonexempt
Department: Public Works

GENERAL SUMMARY:

Under the general direction of the Public Works Operation Manager, provides operation and administrative support for Public Works management staff in the Operations Division.

PRIMARY RESPONSIBILITIES AND DUTIES:

1. Answers the telephone, takes messages, directs calls, and responds to requests for information from concerned citizens.

2. Monitors the radio frequencies for both Public Works Operations and the Transit System. Maintains location of transit vehicles and coordinates request for action involving all other operations activities.

3. Processes and monitors all Operation Division invoices and billings.

4. Types and prepares reports, memos, e-mail messages and other correspondence as requested, in support of Public Works Managers. Maintains pertinent records and files for the Operations Division as required.

5. Prepares and processes the Operations Division of Public Works bi-weekly payroll based on time sheets submitted by staff**.**

6. Monitors, records, and ensures compliance with Public Works staff training and continuing education requirements. Orders, tracks, and records all required safety clothing for Operations staff.

7. Assists Public Works Management in the preparation of request for proposals**,** technical specifications, contract documents, cost estimates, and various Council letters and Resolutions for City Council action.

8. Responsible for all the data entry into the Public Works Department work order system as necessary.

9. Responsible for scheduling and assigning daily bus routes and drivers in an efficient and effective routing system; Schedules all extra trip assignments; Monitors bus assignments, driver assignments, and updates bus drivers on daily vehicle status. Monitors and oversees call offs and shift changes as required. Assists in resolving scheduling conflicts, "no-shows", and cancellations. Oversees and provides input to route changes/emergency needs due to inclement weather or other situations that demand attention. Responds to inquiries from both callers and visitors regarding transit services.

10. Responsible for being on a two (2) week rotational on-call schedule to call in substitute transit drivers after hours when other transit drivers call in for an emergency or illness.

11. Responsible for bank deposits from daily transit funds and sale of garbage and yard stickers and dog tag sales.

12. Prepares monthly report to the Finance Department for Public Works car wash usage. Assign and distribute vehicle wash cards to employees as needed.

NON-ESSENTIAL RESPONSIBILITIES AND DUTIES:

1. Performs other duties as assigned.

KNOWLEDGE, SKILLS, AND ABILITIES REQUIRED:

Education:
Requires a level of knowledge normally acquired through the successful completion of high school or an equivalent GED certification with one year of college or business school level courses in basic and intermediate level accounting desirable.

Experience:
One to two (2) years of experience in office management and progressively responsible administrative work. Has the ability to operate a personal computer using program applications, such as Microsoft Office products (Word, Excel, Outlook), and other software appropriate to assigned duties and responsibilities. The successful candidate must possess a valid driver's license.

Interpersonal Skill:
Requires excellent interpersonal and customer service skills necessary to effectively communicate with co-workers, other City employees, contractors, vendors, and residents respond to requests made by the public. Must be an effective team player and requires the ability to work independently.

Analytical Ability:
Must have general knowledge of office administration and be able to operate associated office equipment. Must be able to identify and analyze problems and be able to adjust priorities when interruptions occur. Has the ability to handle multiple tasks at once, with tact and professionalism.

Working Conditions:
Performs work in a normal office environment.

Physical Effort:
Requires lifting, moving, loading, or positioning materials weighing up to 20 lbs. Stooping and bending is also a part of the job.

WORK SCHEDULE:
Work schedule is generally 8:30 a.m. to 5:00 p.m. Monday through Friday with a half hour unpaid lunch. Hours may vary based on flexible scheduling or needs of the department.

REPORTING RELATIONSHIPS:

A. Reports to: Public Works Operations Manager

B. Supervises: Job is not responsible for the supervision of other employees.

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Kathleen Richlen, HR Director

Item Title

Resolution approving the recruitment process for the Sanitation Worker position in the Public Works Department.

Explanation

Due to a voluntary resignation, the Sanitation Worker position is currently vacant. Staff is requesting approval to recruit for the position.

The Sanitation Worker 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 Sanitation Worker position is a full-time union position with a salary range of $46,051.82 to $67,352.27 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 SANITATION WORKER POSITION IN THE PUBLIC WORKS DEPARTMENT

WHEREAS current Sanitation worker position is vacant due to voluntary resignation; and

WHEREAS City Council wishes to approve the recruitment process for the Sanitation Worker 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 Sanitation Worker position is hereby approved.

PASSED, APPROVED and ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Kathleen Richlen, HR Director

Item Title

Resolution approving the Civil Service List submitted for the Police Sergeant position in the Police Department

Explanation

Due to a retirement, a sergeant position is currently vacant. Staff conducted the recruitment process and received eleven (11) internal applicants.

Through the Civil Service process and testing, the Civil Service Commissioners approved a list of four (4) applicants.

The Civil Service List will be valid for one (2) years.

The Police Sergeant position is a full time, union position with a current salary range of $74,706 to $105,565 annually.

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

Budget contemplates the position.

List Attachments

Resolution
Civil Service List

RESOLUTION - 23

RESOLUTION APPROVING THE CIVIL SERVICE LIST SUBMITTED FOR THE POLICE SERGEANT POSITION IN THE POLICE DEPARTMENT

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on October 25th, 2023 for the Police Sergeant position is hereby approved.

PASSED, APPROVED and ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA 1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

October 25, 2023

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Police Sergeant – Bettendorf Police Department.

1. Matt Poirier
2. Zach Schwarz
3. Wyatt Flickinger
4. Matt Broders

This certified list will expire October 24, 2025

Respectfully,

Ralph W. Heninger
Civil Service Commissioner

Matthew DeBisschop
Civil Service Commissioner

Jean Z. Dickson
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Kathleen Richlen, HR Director

Item Title

Resolution approving the Civil Service List submitted for the Police Officer position in the Police Department

Explanation

Due to a retirement, a Police Sergeant position is currently vacant. Through the promotion process, a police officer position will become vacant. Staff conducted the recruitment process and received twenty-one (21) applicants.

Through the Civil Service process and testing, the Civil Service Commissioners approved a list of one (1) applicant.

The Civil Service List will be valid for one (1) year.

The Police Officer position is a full time, union position with a current salary range of $59,516 through $92,075 annually.

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

Budget contemplates the position.

List Attachments

Resolution
Civil Service List

RESOLUTION - 23

RESOLUTION APPROVING THE CIVIL SERVICE LIST SUBMITTED FOR THE POLICE OFFICER POSITION IN THE POLICE DEPARTMENT

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on October 25th, 2023 for the Police Officer position is hereby approved.

PASSED, APPROVED and ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA 1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

October 25, 2023

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Police Officer – Bettendorf Police Department.

1 Brandon Pate

This certified list will expire October 24, 2024

Respectfully,

Ralph W. Heninger
Civil Service Commissioner

Matthew DeBisschop
Civil Service Commissioner

Jean Z. Dickson
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Kathleen Richlen, HR Director

Item Title

Resolution approving the Civil Service List submitted for the Assistant Fire Chief position in the Fire Department.

Explanation

Due to the promotion of the Assistant Fire Chief, that position is currently vacant. Staff conducted the recruitment process and received four (4) internal applicants.

The Civil Service List will be valid for two (2) years.

The Assistant Chief position is a full time non-union, management position with a current salary range of $82,762 through $132,551 annually.

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

Budget contemplates the position.

List Attachments

Resolution
Civil Service List

RESOLUTION - 23

RESOLUTION APPROVING THE CIVIL SERVICE LIST SUBMITTED FOR THE ASSISTANT FIRE CHIEF POSITION IN THE FIRE DEPARTMENT

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on October 26th, 2023 for the Assistant Fire Chief position is hereby approved.

PASSED, APPROVED and ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA 1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

October 26, 2023

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Assistant Fire Chief – Bettendorf Fire Department.

1. Matt Lawson
2. Bill McDonald
3. Thom Scheetz

This certified list will expire October 25, 2025

Respectfully,

Ralph W. Heninger
Civil Service Commissioner

Matthew DeBisschop
Civil Service Commissioner

Jean Z. Dickson
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Kathleen Richlen, HR Director

Item Title

Resolution approving the Civil Service List submitted for the Captain position in the Fire Department.

Explanation

Due to the promotion of the Assistant Fire Chief, that position is currently vacant. Due to the promotion process, a captain position could become vacant. Staff conducted the recruitment process and received six (6) internal applicants.

The Civil Service List will be valid for two (2) years.

The Captain position is full time union position with a current salary range of $72,652 to $105,143 annually.

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

Budget contemplates the position.

List Attachments

Resolution
Civil Service List

RESOLUTION - 23

RESOLUTION APPROVING THE CIVIL SERVICE LIST SUBMITTED FOR THE CAPTAIN POSITION IN THE FIRE DEPARTMENT

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on October 26th, 2023 for the Captain position is hereby approved.

PASSED, APPROVED and ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA 1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

October 26, 2023

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Fire Captain – Bettendorf Fire Department.

1. Shane Peitscher
2. Todd Akers
3. Kyle Priest
4. Mike Martin

This certified list will expire October 25, 2025

Respectfully,

Ralph W. Heninger
Civil Service Commissioner

Matthew DeBisschop
Civil Service Commissioner

Jean Z. Dickson
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Kathleen Richlen, HR Director

Item Title

Resolution approving the Civil Service List submitted for the Lieutenant position in the Fire Department.

Explanation

Due to the promotion of the Assistant Fire Chief, that position is currently vacant. Due to the promotion process, a lieutenant position could become vacant. Staff conducted the recruitment process and received seven (7) internal applicants.

The Civil Service List will be valid for two (2) years.

The Lieutenant position is full time union position with a current salary range of $66,047 to $95,584 annually.

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

Budget contemplates the position.

List Attachments

Resolution
Civil Service List

RESOLUTION - 23

RESOLUTION APPROVING THE CIVIL SERVICE LIST SUBMITTED FOR THE LIEUTENANT POSITION IN THE FIRE DEPARTMENT

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on October 26th, 2023 for the Lieutenant position is hereby approved.

PASSED, APPROVED and ADOPTED this 7th day of November, 2023.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

Bettendorf IOWA 1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

October 26, 2023

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Fire Lieutenant – Bettendorf Fire Department.

1. Ian Barnhouse
2. Brian Moriarty
3. Jeremy Smith

This certified list will expire October 25, 2025

Respectfully,

Ralph W. Heninger
Civil Service Commissioner

Matthew DeBisschop
Civil Service Commissioner

Jean Z. Dickson
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Michelle Spencer, Sr. Admin. Assistant

Item Title
Resolution approving alcohol license renewals and requests.

Explanation
The Licensing of businesses contribute to the mission of a growing, competitive business environment. The applicant for Harrington's Pub, Happy Joe's Pizza, and Kwik Star #929 (Utica Ridge Place location) 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 ALCOHOL LICENSE RENEWALS AND REQUESTS

WHEREAS, the City Council of the City of Bettendorf, Iowa has received application for the following alcohol license renewals and/or requests:

renewals for Harrington's Pub; Happy Joe's Pizza; and Kwik Star #929 (Utica Ridge Place location)

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Iowa Code Chapter 123 the applications be approved; and

BE IT FURTHER RESOLVED that the City Clerk is herewith directed to certify to the Iowa Department of Commerce, Alcoholic Beverages Division, the City Council's approval of said applications.

PASSED, APPROVED AND ADOPTED this 7th day of November, 2023

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	FMLY MUSEUM/ARTS &SCIENCE	55500002013500		NIABI ZOO	11/08/2023	123531	10172023	28,469.63	2023 ZOOSEUM SALES NOV 22 - OCT 15, 2023
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**28,469.63**	
	GENERAL FUND	00100002330000		WAGEWORKS	10/13/2023	2400206	INV5726060	7,282.62	FLEX CLAIMS
		00100002330000		WAGEWORKS	10/17/2023	2400207	INV57247600	7,150.34	FLEX CLAIMS
		00100002330000		WAGEWORKS	10/03/2023	2400205	INV5699134	4,066.64	FLEX CLAIMS
	GENERAL FUND - Summary							**18,499.60**	
	LIABILITY CLEARING ACCT.	81000002052300		CITY OF BETTENDORF/125 PLAN	11/03/2023	123443	20231103	1,653.79	PAYROLL SUMMARY
		81000002051500		AFLAC	10/20/2023	2400213	PR DATE 10/20	116.40	CI WRAP CONTRIBUTIONS
		81000002052300		LINCOLN LIFE	11/03/2023	123445	20231103	1,056.09	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	11/03/2023	123441	20231103	4,983.53	PAYROLL SUMMARY
		81000002052000		UNITED WAY QUAD CITIES	10/20/2023	2400210	PR DATE 10/20	803.62	10/20/23 CONTRIBUTIONS
		81000002051900		COLLECTION SERVICES CENTER	10/20/2023	2400221	2375579	1,825.42	CHILD/SPOUSE SUPPORT
		81000002052300		CITY OF BETTENDORF/125 PLAN	11/03/2023	123442	20231103	2,122.23	PAYROLL SUMMARY
		81000002052800		ICMA RETIREMENT TRUST - 457	10/20/2023	2400211	7945034A	4,008.98	457 LOAN PAYMENTS
		81000002059900		CITY OF BETTENDORF	10/20/2023	123412	20231020	245.23	PAYROLL SUMMARY
		81000002051500		LEGALSHIELD	10/20/2023	123417	20231020	55.83	PAYROLL SUMMARY
		81000002051500		AMERICAN FUNDS ROTH IRA WIRE	10/20/2023	2400223	5304-6141-85510	25.00	AFTER TAX ROTH IRA CONTRIBUTIONS
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	10/20/2023	123422	20231020	61.10	PAYROLL SUMMARY
		81000002052300		AFLAC	10/20/2023	2400222	558944	1,507.46	AFLAC PRE TAX
		81000002051200		MUNICIPAL FIRE & POLICE	10/20/2023	2400212	10/20 PAY DATEB	9,561.91	EMP SHARE FIRE PENSION
		81000002052100		CITY OF BETTENDORF	11/03/2023	123440	20231103	17,936.34	PAYROLL SUMMARY

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002051900		STATE DISBURSEMENT UNIT	10/20/2023	123421	20231020	596.15	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	10/20/2023	123416	20231020	1,653.79	PAYROLL SUMMARY
		81000002052200		CITY OF BETTENDORF	11/03/2023	123440	20231103A	180.00	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	10/20/2023	123414	20231020	5,008.53	PAYROLL SUMMARY
		81000002050200		MUNICIPAL FIRE & POLICE	10/20/2023	2400212	10/20 PAY DATEA	39,137.53	CITY SHARE POLICE PENSION
		81000002050600		TREASURER,STATE OF IOWA	10/20/2023	2400217	0-004-585-825	26,856.98	10/20 PAY DATE IA W/H TAX
		81000002050900		INTERNAL REVENUE SERVICE	10/20/2023	2400216	4503872B	25,809.50	MEDICARE W/H TAX
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	10/20/2023	123411	20231020	102.00	PAYROLL SUMMARY
		81000002059900		IOWA C.O.P.S.	10/20/2023	2400215	PR DATE 10/20	40.00	10/20 CONTRIBUTIONS
		81000002050500		INTERNAL REVENUE SERVICE	10/20/2023	2400216	4503872	79,511.83	FEDERAL W/H
	LIABILITY CLEARING ACCT.	81000002059900		MARSHA L COMBS-SKINNER	10/20/2023	123419	20231020	141.24	PAYROLL SUMMARY
		81000002052300		NATIONWIDE RETIREMENT SOLUTIONS	10/20/2023	2400220	PR 10.20.23	760.04	457 CONTRIBUTIONS
		81000002051500		LEGALSHIELD	11/03/2023	123444	20231103	55.83	PAYROLL SUMMARY
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	10/20/2023	123410	20231020	219.46	PAYROLL SUMMARY
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	11/03/2023	123446	20231103	300.30	PAYROLL SUMMARY
		81000002059900		CITY OF BETTENDORF	11/03/2023	123439	20231103	245.23	PAYROLL SUMMARY
		81000002052300		ICMA RETIREMENT TRUST - 457	10/20/2023	2400211	7945034	58,048.81	457 CONTRIBUTIONS
		81000002052300		CITY OF BETTENDORF/125 PLAN	10/20/2023	123415	20231020	2,122.23	PAYROLL SUMMARY
		81000002051500		AFLAC	10/20/2023	2400222	558944A	1,085.64	AFLAC AFTER TAX CONTRIBUTIONS
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	11/03/2023	123437	20231103	50.00	PAYROLL SUMMARY
		81000002050400		MUNICIPAL FIRE & POLICE	10/20/2023	2400212	10/20 PAY	23,375.92	CITY SHARE FIRE PENSION

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
							DATEC		
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	11/03/2023	123448	20231103	61.10	PAYROLL SUMMARY
		81000002052300		GREAT AMERICAN PLAN ADMINISTRATORS	10/20/2023	2400214	PR DATE 10/06	642.90	10/20 CONTRIBUTIONS
		81000002051500		ICMA RETIREMENT TRUST - 457	10/20/2023	2400211	6545928	3,648.34	AFTER TAX ROTH IRA
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	10/20/2023	123409	20231020	50.00	PAYROLL SUMMARY
		81000002050700		ILLINOIS DEPARTMENT OF REVENUE	10/20/2023	2400218	0-893-639-632	3,381.57	ILLINOIS STATE W/H TAX
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	11/03/2023	123438	20231103	223.38	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	81000002052100		CITY OF BETTENDORF	10/20/2023	123413	20231020	17,896.48	PAYROLL SUMMARY
		81000002050800		INTERNAL REVENUE SERVICE	10/20/2023	2400216	4503872A	71,519.92	FICA W/H TAX
		81000002052200		CITY OF BETTENDORF	10/20/2023	123413	20231020A	172.50	PAYROLL SUMMARY
		81000002052300		ICMA RETIREMENT TRUST - 457	09/08/2023	2400197	7752513B	-147.45	457 CONTRIBUTION CORRECTION TO 2400120
		81000002052300		LINCOLN LIFE	10/20/2023	123418	20231020	1,052.74	PAYROLL SUMMARY
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	10/20/2023	123420	20231020	300.30	PAYROLL SUMMARY
		81000002051000		IPERS COLLECTIONS	10/20/2023	2400219	121081667	36,576.98	EMPLOYEE SHARE IPERS
		81000002051100		MUNICIPAL FIRE & POLICE	10/20/2023	2400212	10/20 PAY DATE	16,009.22	EMPLOYEE SHARE POLICE PENSION
		81000002051000		IPERS COLLECTIONS	10/20/2023	2400219	121081667A	54,700.60	CITY SHARE IPERS
		81000002051900		STATE DISBURSEMENT UNIT	11/03/2023	123447	20231103	596.15	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT. - Summary							**517,948.67**	
		56000002010400		FOOD DRINK FRIENDS INC.	10/13/2023	2400208	10082023B	-309.29	OCT 2 - OCT 8 CREDIT CARD FEES
	PALMER HILLS GOLF COURSE	56000002010400		FOOD DRINK FRIENDS INC.	10/12/2023	2400200	10012023	9,333.27	SEPT-OCT 1 CREDIT CARD PAYMENTS
		56000002010900		FOOD DRINK FRIENDS INC.	10/12/2023	2400200	10012023A	42.03	SEPT-OCT 1 GIFT CARD PAYMENTS

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	PALMER HILLS GOLF COURSE	56000002010900		FOOD DRINK FRIENDS INC.	10/13/2023	2400208	10082023A	153.30	OCT 2 - OCT 8 GIFT CARD PAYMENTS
		56000002010400		FOOD DRINK FRIENDS INC.	10/12/2023	2400200	10012023B	-318.80	SEPT-OCT 1 CREDIT CARD FEES
		56000002010400		FOOD DRINK FRIENDS INC.	10/13/2023	2400208	10082023	9,046.70	OCT 2 - OCT 8 CREDIT CARD PAYMENTS
	PALMER HILLS GOLF COURSE - Summary							**17,947.21**	
	SEWER UTILITY	52000001130000		IRENE OLSON	11/08/2023	123504	1809 NORTH ST	60.23	SEWER REFUND
		52000001130000		TIMOTHY SULZNER	11/08/2023	123575	3924PARTRIDGE	483.45	SEWER REFUND
		52000002211000		TREASURER, STATE OF IOWA	10/24/2023	2400224	4528529	5,301.57	MONTHLY RETURN MAY
		52000001130000		SHEILA CULVER	11/08/2023	123564	2905 WILLOW DR	14.47	SEWER REFUND
		52000001130000		DON MONICAL	11/08/2023	123473	2026 RIDGEWAYCT	112.31	SEWER REFUND
	SEWER UTILITY - Summary							**5,972.03**	
	SOLID WASTE/ RECYCLING ENT	55000002219900		WASTE COMMISSION OF SCOTT CO.	11/08/2023	123583	24-B01	19,415.64	CLOSED LOOP JULY,AUG.SEPT 2023
		55000002211000		TREASURER, STATE OF IOWA	10/24/2023	2400224	4528529B	55.26	MONTHLY RETURN MAY
	SOLID WASTE/RECYCLING ENT - Summary							**19,470.90**	
	STORM WATER UTILITY	58000002211000		TREASURER, STATE OF IOWA	10/24/2023	2400224	4528529A	3,334.52	MONTHLY RETURN MAY
	STORM WATER UTILITY - Summary							**3,334.52**	
	TRANSIT	58500003440000		IOWA DEPARTMENT OF TRANSPORTATION	10/25/2023	123425	86038180	270.00	REFUND FED GRANT MISTAKE
		58500003440000		IOWA DEPARTMENT OF TRANSPORTATION	10/25/2023	123425	86038179	261.00	REFUND FED GRANT MISTAKE
	TRANSIT - Summary							**531.00**	
- Summary								**612,173.56**	
CAPITAL PROJECTS	AQUATIC CENTER FUND	57550504992290	2PL005	TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK09506	2,566.40	THE LANDING PCC CYLINDER TESTING, PROJ MNGR
		57550504992290	2PL005	RDG PLANNING & DESIGN, INC.	11/08/2023	123547	55302	22,384.05	#11 AMEND 1 THE LANDING THRU 9.30.23
	AQUATIC CENTER FUND - Summary							**24,950.45**	

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		40050504802299	CD0067	DAVENPORT ELECTRIC CONTRACT	11/08/2023	123471	52910	3,179.00	HANGING LIGHTED ST NAME MAPLECREST & UTICA RIDGE
		40050504802307	PW0562	REPUBLIC COMPANIES	11/08/2023	123549	6221230-00	5.76	CONDUIT STRAP
		40050504802307	2CD009	VAN METER INDUSTRIAL INC.	11/08/2023	123581	S012918588.001	702.05	4" PVC 90'S
		40050504802307	PW0562	TERRY-DURIN COMPANY	11/08/2023	123572	146813-00	272.06	CARRIER & SPLICES COUPLINGS
		40050504802299	PW0407	AMERICORE, LLC	10/18/2023	123403	1295	8,195.95	DECORATIVE CONCRETE I-74 & RIVER DR
		40050504802290	PW0581	TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK09460	232.00	PINEACRE DR RECONST PCC TESTING, PROJ MNGR
		40050504802299	PW0562	QUAD CITY CUSTOM SIGNS	11/08/2023	123542	101123	7,082.45	DEPOSIT FOR LIGHT BOXES
		40050504802307	PW0562	REPUBLIC COMPANIES	11/08/2023	123549	6218231-00	317.30	1/2 INCH CONDUIT FOR PHOTO EYES
		40050504802290	PW0550	TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK09467	164.00	2023 SIDEWALK REPAIR TESTING, PROJ MNGR
		40050504807071	PW0381	MIDDLE & 80 LLC	10/26/2023	123433	840203201	30,400.00	row aquisition 840203201
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802307	PW0562	TERRY-DURIN COMPANY	11/08/2023	123572	145726-01	43.33	2" SPLIT 90
		40050504802290	CD0113	OLSSON INC.	11/08/2023	123532	474535	7,420.34	#4 FG9 DG TRAFFIC SIGNAL THRU 10/07/23
		40050504802307	2CD011	MOBOTREX, INC.	11/08/2023	123527	269191	1,964.00	TRAFFIC LIGHT COLORS
		40050504802299	PW0583	UNCOMMON GROUND	11/08/2023	123579	45194	276.00	IRRIGATION SYSTEM REPAIR
		40050504802290	PW0553	TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK08958	476.00	2023 ALLEY REHAB PCC CYL TESTING, PROJ MNGR
		40050504802307	2CD009	TERRY-DURIN COMPANY	11/08/2023	123572	146722-00	3,000.00	BORE DUCT
		40050504802290	PW0577	TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK09520	558.00	2023 FULL DEPTH PATCH PCC CYLINDER TESTING
		40050504802307	PW0562	REPUBLIC COMPANIES	11/08/2023	123549	6218265-00	1,277.36	LIGHTING CONTACTOR
		40050504802307	PW0381	TERRY-DURIN COMPANY	11/08/2023	123572	146308-00	4,800.00	HAND HOLES
		40050504802299	PW0513	BRAUN, JASON	10/25/2023	123423	101723	1,500.00	REPLACE CURB & GUTTER NORFOLK CT
		40050504807074	PW0562	LAW OFFICE OF JAY SOMMERS, P.C.	10/13/2023	2400209	1120 PARKWAY DR	175,369.87	PURCHASE OF 1120 PARKWAY DR

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		40050504802299	2CD009	HUL CON CORPORATION	11/08/2023	123492	1100	1,989.00	CONDUIT BORE
		40050504802299	PK0165	ABCREATIVE	11/08/2023	123450	23113 - FINAL	234,559.10	MEIER PARK PLAYGROUND EQUIPMENT REPLACEMENT
		40050504802299	2CD009	CDB UTILITY CONTRACTORS	11/08/2023	123464	8170	850.00	REPLACE HAND HOLE ON MIDDLE
		40050504802307	CD0082	GRAYBAR (DATA)	11/08/2023	123484	9334166014	277.23	CAT5 ENDS
		40050504802307	PW0381	RIVERSTONE GROUP INC.	11/08/2023	123554	1247638	85.13	ROCK SCREENINGS AT FOREST GROVE
		40050504807071	PW0381	MIDDLE & 80 LLC	10/26/2023	123433	840219103	34,300.00	row aquisition 840219103
		40050504802299	PW0582	WALTER D. LAUD INC.	11/08/2023	123582	5	10,994.10	#5 RETAINAGE DAVIS ST RECONSTR
		40050504802290	PW0585	TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK09012	152.00	DG SIDEWALK @ THE GROVES PCC CYLINDER TESTING
		40050504807074	PW0562	METRO WIRE & CABLE CORP	11/08/2023	123521	55116858	7,249.13	MAIN LIGHTING WIRE
	CAPITAL PROJECTS	40050504802290	PW0555	TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK09513	536.00	2023 ST RESURF PCC CYL TESTING
CAPITAL PROJECTS		40050504802307	CD0082	GRAYBAR (DATA)	11/08/2023	123484	9334143613	1,037.05	FIBER HOUSING & TOOL
		40050504802299	PW0562	MEDIC STRIPING	11/08/2023	123520	1390	1,834.45	STRIPING FOR DETOUR PAVEMENT
		40050504802299	PW0562	N.J. MILLER INC.	11/08/2023	123530	10	253,397.81	#10 FG PHASE IV 10.1.23 TO 10.22.23
		40050504802307	2CD011	TERRY-DURIN COMPANY	11/08/2023	123572	145726-00	394.33	COUPLINGS FOR CONDUIT
		40050504802299	PW0513	MEDIC STRIPING	11/08/2023	123520	1397	1,250.00	DG CROSSWALK IN MMA
		40050504802299	PW0585	DAVENPORT ELECTRIC CONTRACT	11/08/2023	123471	52891	2,953.50	DRILLING CROSSWALKS DG SIDEWALK EXT
		40050504802307	PW0562	TERRY-DURIN COMPANY	11/08/2023	123572	146581-00	4,900.00	HAND HOLES
		40050504802299	PW0513	AMERICORE, LLC	10/18/2023	123403	1298	8,852.00	PATCHING DG & TANGLEFOOT AND 23RD AND MIDDLE
	CAPITAL PROJECTS	**- Summary**						**812,846.30**	
		00350504802299	DT0033	CORN CRIB NURSERY	11/08/2023	123468	4867	6,362.59	PALMER SIGN LANDSCAPE & PINE TREES
	DOWNTOWN IMPROVEMENTS	00350504802307	DT0033	CORN CRIB NURSERY	11/08/2023	123468	4918	3,855.00	BOULDERS FOR PALMER HILLS SIGN
		00350504802304	DT0033	CORN CRIB NURSERY	11/08/2023	123468	4920	3,800.00	PW SIGN

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	DOWNTOWN IMPROVEMENTS - Summary							**14,017.59**	
CAPITAL PROJECTS	SEWER UTILITY	52050504992290	SW0097	MSA PROFESSIONAL SERVICES, INC	11/08/2023	123529	R08963026.0-3	1,800.00	#3 TANGLEWOOD SANITARY SEWER EXL
		52050504992290	SW0103	MCCLURE ENGINEERING CO	11/08/2023	123519	148271	61,915.00	#7 SPENCER CREEK LIFT STATION THRU 09/30/23
		52050504992290	SW0103	TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK14099	29,369.00	#1 SPENCER CRK LIFT STATION 7.9.23 TO 9.30
	SEWER UTILITY - Summary							**93,084.00**	
	STORM WATER UTILITY	58050504992299	SM0144	BIENIEK TREE SERVICE	11/08/2023	123462	60649	4,500.00	LAGOON DYING COTTONWOOD
		58050504992299	SM0144	BIENIEK TREE SERVICE	11/08/2023	123462	60702	300.00	MIDDLE WATERLESS HANGER
		58050504992299	SM0144	BIENIEK TREE SERVICE	11/08/2023	123462	60650	4,250.00	MCMANUS PARK REMOVALS - 2
	STORM WATER UTILITY - Summary							**9,050.00**	
CAPITAL PROJECTS - Summary								**953,948.34**	
CITY ADMINISTRATION	GENERAL FUND	00141014601304		BETTENDORF ROTARY CLUB	11/08/2023	123460	8976	200.00	DUES & MEALS FOR CITY ADMINISTRATOR, D.PLOEHN
		00141014602306		IMPERIAL	11/08/2023	123498	288002:311043	184.80	COFFEE SUPPLIES FOR CITY HALL AND POLICE DEPT.
		00141014602306		IMPERIAL	11/08/2023	123498	288002:314649	100.35	COFFEE SUPPLIES FOR CITY HALL AND POLICE DEPT.
		00141014601301		ICMA	11/08/2023	123496	103023	1,200.00	2024 ANNUAL MEMBERSHIP DUES FOR D.PLOEHN
		00141014601301		ICMA	11/08/2023	123496	103023A	1,189.00	2024 ANNUAL MEMBERSHIP DUES FOR J.REITER
	GENERAL FUND - Summary							**2,874.15**	
CITY ADMINISTRATION - Summary								**2,874.15**	
COMMUNITY DEVELPMENT	GENERAL FUND	00130034542299		SCOTT COUNTY SHERIFF'S OFFICE	11/08/2023	123560	23005872	64.44	CITATION SERVICE ATTEMPT 9/18 NIEHAUS 23-1441
		00130064161303		ICC	11/08/2023	123495	1001769834	104.24	TRAINING BOOKS FOR PERMIT TECH CERT
		00130034542307		ADVANTAGE ADVERTISING	11/08/2023	123453	2145740AV9	263.63	LOGO POLO SHIRTS BUILDING INSPECTORS

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
COMMUNITY DEVELPMENT	GENERAL FUND	00130034542299		KIMBERLY'S KLEANING	11/08/2023	123512	9-08-23	1,280.00	MOW VACANT LOTS 9/8/23
		00130064162290		B & F CONSTRUCTION CODE SERVICES,IN	11/08/2023	123458	62954	1,020.00	BLDG, FIRE PLAN REVIEW 204 - 36TH ST
		00130064162290		B & F CONSTRUCTION CODE SERVICES,IN	11/08/2023	123458	63011	4,490.63	BLDG, FIRE, HIGH HAZ PLAN REVIEW 204 - 36TH ST
		00130064161304		ZACH CAIN	11/08/2023	123590	102023	115.28	EICCC MEETING 10/20 ZACH CAIN - MILEAGE
		00130034542299		KIMBERLY'S KLEANING	11/08/2023	123512	10-18-23	1,280.00	MOW VACANT LOTS 10/18/23
		00130014542290		FRESH START LIVING QC	10/25/2023	123424	951864	2,525.00	SCANNING OF PLANNING FILES 9/21-10/6/23
		00130034542299		KIMBERLY'S KLEANING	11/08/2023	123512	2536-1019	210.00	2536 MAGNOLIA DR 23-1818 DEBRIS REMOVAL
		00130024532290		RDG PLANNING & DESIGN, INC.	11/08/2023	123547	55303	8,000.00	WMP PLAN UPDATE
		00130034542299		KIMBERLY'S KLEANING	11/08/2023	123512	2519-1019	175.00	2519 HAWTHORNE DR 23-1815 DEBRIS REMOVAL
	GENERAL FUND - Summary							**19,528.22**	
COMMUNITY DEVELPMENT - Summary								**19,528.22**	
ECONOMIC DEVELOPMENT	GENERAL FUND	00135034807074		PIGOTT,INC	11/08/2023	123537	138723	5,679.76	COMMUNICATIONS OFFICE FURNITURE
		00135014512249		TAG COMMUNICATIONS INC.	11/08/2023	123569	026877	2,160.00	BAND WORDMARK
		00135014512290		TWIN STATE TECHNICAL SERVICES, LTD	11/08/2023	123578	86174	142.50	BETTEVENTS.ORG ASSISTANCE /MAINTENANCE
	GENERAL FUND - Summary							**7,982.26**	
ECONOMIC DEVELOPMENT - Summary								**7,982.26**	
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511014942307		QUADIENT LEASING USA	11/08/2023	123543	Q1006656	229.28	POSTAGE METER LEASE
		55511014942307		ARAMARK - CHICAGO	11/08/2023	123457	6150256035	59.96	FIRST AID SUPPLIES
		55511014942307		ARAMARK - CHICAGO	10/18/2023	123404	6150247813	59.96	FIRST AID SUPPLIES
		55511014942307		ARAMARK - CHICAGO	10/18/2023	123404	6150251280	59.96	FIRST AID SUPPLIES
		55511014942290		WESTERN ILLINOIS UNIVERSITY	11/08/2023	123585	10162023A	762.00	SAM COOLING GRAD ASSISTAN T AT FAMILY MUSEUM NOV

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511014942290		WESTERN ILLINOIS UNIVERSITY	11/08/2023	123585	10162023	1,142.50	ELI SADLER GRADUATE ASSIS TANT AT FAMILY MUSEUM NOV
		55511024942290		HOWELL, GABRIELLA	11/08/2023	123491	10132023	400.00	ART ACADEMY ASSISTANT 8/2 0-10/14, 2023
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**2,713.66**	
FAMILY MUSEUM	**- Summary**							**2,713.66**	
FINANCE	GENERAL FUND	00102024612307		ARAMARK - CHICAGO	10/18/2023	123404	6150254828	79.95	FIRST AID
		00102024612307		CULLIGAN OF DAVENPORT	11/08/2023	123470	0515523	14.45	WATER
		00102024612307		CULLIGAN OF DAVENPORT	11/08/2023	123470	0516050	14.45	WATER
		00102024612307		ARAMARK - CHICAGO	10/18/2023	123404	6150251275	79.95	FIRST AID
		00102024612307		CULLIGAN OF DAVENPORT	10/18/2023	123406	0515186	23.95	WATER
		00102024612307		CULLIGAN OF DAVENPORT	11/08/2023	123470	0515800	23.95	WATER
		00102024612307		ARAMARK - CHICAGO	11/08/2023	123457	6150265172	29.98	FIRST AID
		00102024612307		ARAMARK - CHICAGO	11/08/2023	123457	6150258271	29.98	FIRST AID
	GENERAL FUND - Summary							**296.66**	
	INFORMATION SERVICES	68802314942130		IDEMIA	11/08/2023	123497	163610	7,482.00	WORKSTATION MAINT & SUPP.
		68802314942130		ONENECK IT SOLUTIONS LLC	11/08/2023	123533	INV000040689	937.50	CISCO MONTHLY PHONE MAINT
		68802314942130		BLUMIRA	11/08/2023	123463	12607	24,786.00	SUBSCRIPTION FOR BLUMIRA
		68802314941304		GRIMM, JOHN	11/08/2023	123486	10052023	127.07	EMPLOYEE MILEAGE REIMBURSEMENT 194 MILES
	INFORMATION SERVICES - Summary							**33,332.57**	
	SEWER UTILITY	52002044902299		MIDWEST MAILWORKS INC.	11/08/2023	123524	245418	24.29	FINAL BILLS 10/06/23
	SEWER UTILITY - Summary							**24.29**	
	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	11/08/2023	123524	245418B	24.27	FINAL BILLS 10/06/23
	STORM WATER UTILITY - Summary							**24.27**	
FINANCE	**- Summary**							**33,677.79**	

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00104154142111		IOWA AMERICAN WATER COMPANY	11/08/2023	123499	334067OCT23	128.00	WATER USAGE/ST2
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	11/08/2023	123455	0076758-IN	20.19	LICENSE PLATE LIGHT/E1
		00104154142111		IOWA AMERICAN WATER COMPANY	11/08/2023	123499	061239OCT23	27.36	HYDRANT/ST2
		00104154142108		MID AMERICAN ENERGY	10/18/2023	123408	0520000014Oct23	1,153.79	5002 CROW CREEK RD FIRE STATION
		00104154142299		THYMET PEST CONTROL	11/08/2023	123574	143280	58.00	MONTHLY SERVICE/ST4
		00104104142101		SHERWIN WILLIAMS CO.	11/08/2023	123566	1990-6	117.55	PAINT SPRAY RENTAL/ST4 PAINT SUPPLIES
		00104114142106		TRI-STATE FIRE CONTROL, INC.	11/08/2023	123576	163176	2,356.00	MSA HYDRO TEST
		00104154142111		IOWA AMERICAN WATER COMPANY	11/08/2023	123499	062188OCT23	61.86	HYDRANT/ST4
FIRE	GENERAL FUND	00104114141209		PANTHER UNIFORMS INC.	11/08/2023	123535	27630	90.00	DUTY SHOES/MORIARTY
		00104154142299		THYMET PEST CONTROL	11/08/2023	123574	142901	58.00	MONTHLY SERVICE/ST2
		00104154142108		MID AMERICAN ENERGY	10/18/2023	123408	2768069013Oct23	43.05	24495 VALLEY DR PLES VAL FIRE DEPT
		00104154142101		ADEL WHOLESALERS, INC.	11/08/2023	123452	2119903	34.44	THERMAL COUPLER/ST3
		00104104141303		GONZALES MATTHEW	10/26/2023	123432	101821	52.04	REIMB MEALS/IFSI ACADEMY
		00104154142108		MID AMERICAN ENERGY	10/18/2023	123408	1809077019Oct23	429.70	1933 SPRUCE HILLS FIRE STATION
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	11/08/2023	123455	0076720-IN	754.10	PUMP REPAIR/E2
		00104154142106		SCHEBLER COMPANY	11/08/2023	123558	0000239845	667.00	CHANNEL/RAM SLED REPAIR
		00104154142111		IOWA AMERICAN WATER COMPANY	11/08/2023	123499	144400OCT23	179.45	WATER USAGE/ST4
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	11/08/2023	123455	0076733-IN	155.11	LATCH/E1
	GENERAL FUND	**- Summary**						**6,385.64**	
FIRE	**- Summary**							**6,385.64**	
HUMAN	GENERAL FUND	00142014662342		HY-VEE, INC. PW & AD	11/08/2023	123494	0007	255.00	EMPLOYEE TRAINING SUPPLIES

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
RESOURCES	GENERAL FUND	00142014662342		HY-VEE, INC. PW & AD	11/08/2023	123494	0028	215.00	SAFETY TRAINING FOOD
		00142014662342		HY-VEE, INC. PW & AD	11/08/2023	123494	0010	295.00	SUPERVISOR TRAINING SUPPLIES
		00142014662342		HY-VEE, INC. PW & AD	11/08/2023	123494	0013	397.50	EMPLOYEE TRAINING SUPPLIES
		00142014662213		HOLMES MURPHY & ASSOCIATES	11/08/2023	123490	731548	2,500.00	INS G-PEPM CONSULTING FEE INSTALLMENT 2 OF 12
		00142014662213		GENESIS OCCUPATIONAL HEALTH	11/08/2023	123480	181444B	137.00	TESTING
		00142014662213		CHAMPS TROPHY	11/08/2023	123465	3466	3.25	APPRECIATION PLATE
		00142014662213		RADIOLOGY GROUP, P.C., S.C.	11/08/2023	123545	10142023	60.00	PHYSICAL
	GENERAL FUND	**- Summary**						**3,862.75**	
HUMAN RESOURCES	**- Summary**							**3,862.75**	
LEGAL	GENERAL FUND	00140014632290		AHLERS & COONEY, P.C.	11/08/2023	123454	849245	50.00	2023 LABOR & EMPLOYMENT SEMINAR
		00140014632290		AHLERS & COONEY, P.C.	11/08/2023	123454	854420	1,584.00	PROFESSIONAL SERVICES THROUGH 10/15/2023
	GENERAL FUND	**- Summary**						**1,634.00**	
LEGAL	**- Summary**							**1,634.00**	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	10/13/2023	2400204	10062023	112,117.07	MEDICAL CLAIMS 10/01-10/06/23
		68601064942294		DELTA DENTAL	10/02/2023	2400199	352050000202359	7,266.93	DENTAL CLAIMS 09/19-09/25/23
		68601064942297		ROCK VALLEY PHYSICAL THERAPY	11/08/2023	123555	1553	1,075.00	WELLNESS FOR LIFE LOW RISK
		68601064942296		EMPLOYEE BENEFIT SYSTEM	10/06/2023	2400201	10042023	1,020.80	VISION CLAIMS CKS 2514-2518
		68601064942294		DELTA DENTAL	10/16/2023	2400203	352050000202361	4,038.35	DENTAL CLAIMS 10/03-10/09/23
		68601064942297		YMCA OF IOWA MISSISSIPPI VALLEY	11/08/2023	123589	10/2023BETT	2,180.00	MONTHLY FEES
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	10/13/2023	2400204	10062023A	-39,806.46	STOP LOSS REIMBURSEMENTS
		68601064942283		EMPLOYEE BENEFIT SYSTEM	11/08/2023	123479	000040304	824.72	MONTHLY BILLING FOR 11/1/2023

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	EMPLOYEE INSURANCE	68601064942296		EMPLOYEE BENEFIT SYSTEM	10/13/2023	2400202	10112023	770.50	VISION CLAIMS CKS 2519-2521
		68601064942294		DELTA DENTAL	10/10/2023	2400198	352050000202360	6,602.05	DENTAL CLAIMS 09/26-10/02/23
	EMPLOYEE INSURANCE - Summary							**96,088.96**	
		00101014602213		SCOTT COMMUNITY COLLEGE FOUNDATION	11/08/2023	123559	2023-0010	500.00	SCC BASH 2023 SPONSORSHIP
		00101014602213		GRABER, EDMUND C.	11/08/2023	123482	092623	1,832.00	CONSULTING SERVICES FOR SEPT 1 - 30, 2023
		00101014602307		JOHN MOHR PHOTOGRAPHY	11/08/2023	123507	12619	210.00	NEW FIRE CHIEF TROY SAID SWEARING IN PICTURES
		00101014602290		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	123505	1034836	540.93	LODGING FOR STRATEGIST LYLE SUMEK, GOAL SETTING
		00101014602340		IPROMOTEU	11/08/2023	123503	2178523AV9	414.93	FLEXIBLE FOLDING NYLON DISC FAN
		00101014602352		QUAD CITY ARTS,INC.	10/25/2023	123426	5712	10,000.00	FESTIVAL OF TREES PARADE SPONSER 2023
MAYOR & COUNCIL	GENERAL FUND	00101014602213		BI-STATE REGIONAL COMMISSION	11/08/2023	123461	1773	5,572.00	MEMBER DUES 10/1/23 - 12/31/23
		00101014601304		WATERFRONT DELI & RESTAURANT	11/08/2023	123584	101423	177.85	GOAL SETTING MAYOR/COUNCL CITY ADMNS & LYLE SUMEK
		00101014601304		HY-VEE, INC. PW & AD	11/08/2023	123494	821802	157.00	GOAL SETTING DEPT HEADS AND STRATEGIST LYLE SUMEK
		00101014602340		GLASS BLAST	11/08/2023	123481	108979	109.00	RECOGNITION PLAQUE FOR TOTAL DETAILING AUTO SPA
		00101014602340		LOGO PRO, LLC	11/08/2023	123515	22963	827.72	STAINLESS STEEL LOGO'D TUMBLERS
		00101014602290		LYLE SUMEK ASSOCIATES, INC.	10/13/2023	123398	21-1004A	383.74	STRATEGIC PLANNING WORK SHOP - EXPENSES
		00101014602349		ACT II TRANSPORTATION	11/08/2023	123451	00050499	1,200.00	CITIZENS ACADEMY BUS TOUR
		00101014602213		GRABER, EDMUND C.	11/08/2023	123482	102623	1,832.00	CONSULTING SERVICES FOR OCTOBER 1 - 31, 2023
	GENERAL FUND - Summary							**23,757.17**	
	RISK MANAGEMENT	68401054942276		DAVENPORT ELECTRIC CONTRACT	11/08/2023	123471	52908	1,792.00	ACCIDENT 23-23918 SETTING NEW LIGHT POLE

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
MAYOR & COUNCIL	RISK MANAGEMENT	68401054942276		MOBOTREX, INC.	11/08/2023	123527	269266	9,765.00	ACCIDENT 23-2395 TRAFFIC CABINET & POLE
		68401054942260		PRESTIGE AUTO BODY LLC	11/08/2023	123541	20351	4,333.37	REAR COLLISION DAMAGE
	RISK MANAGEMENT - Summary							**15,890.37**	
MAYOR & COUNCIL - Summary								**135,736.50**	
PARKS & RECREATION	GENERAL FUND	00107124502299		CORN CRIB NURSERY	11/08/2023	123468	4919	2,850.00	FALL ANNUALS @ CH
		00107404462307	FEST01	MID AMERICAN ENERGY	10/18/2023	123408	2783157001Oct23	10.00	2513 18th st
	GENERAL FUND - Summary							**2,860.00**	
	PALMER HILLS GOLF COURSE	56007134942299		FOOD DRINK FRIENDS INC.	10/12/2023	2400200	10012023D	4,000.00	OCT 2023 GRILL PAYMENTS
	PALMER HILLS GOLF COURSE - Summary							**4,000.00**	
	ROAD USE FUND	20607094502299		EMERALD TREES, INC.	11/08/2023	123478	1594	3,568.25	FALL '23 TREES
		20607094502299		WILLOWAY NURSERIES, INC.	11/08/2023	123588	INV0163914	1,851.05	TREES
		20607084202299		A CUT ABOVE LAWN AND LANDSCAPE	11/08/2023	123449	10111967	4,254.00	#14 ROW MOWING 10/2 10/09
	ROAD USE FUND - Summary							**9,673.30**	
PARKS & RECREATION - Summary								**16,533.30**	
POLICE	GENERAL FUND	00103154102299		HUMANE SOCIETY OF SCOTT COUNTY	11/08/2023	123493	1715	3,838.36	MONTHLY FEE (JUNE)
		00103104101303		IOWA LAW ENFORCEMENT ACADEMY	11/08/2023	123500	324759	150.00	DT INST RECERT/FLICKINGER
		00103114101209		UNIFORM DEN, INC.	11/08/2023	123580	114432	91.95	UNIFORM WEAR/HIMMELMAN
		00103154102299		HUMANE SOCIETY OF SCOTT COUNTY	11/08/2023	123493	1716	3,953.51	MONTHLY FEE (JULY)
		00103154102299		SCOTT COUNTY SHERIFF'S OFFICE	11/08/2023	123560	2024-24	2,075.00	BOOKING FEES (SEPT)
		00103184102304		STREICHER'S INC	11/08/2023	123568	I1659571	61.30	AMMUNITION
		00103114102205		JO DUMOULIN	11/08/2023	123506	399863	9.60	WITNESS FEE

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
POLICE	GENERAL FUND	00103114101209		UNIFORM DEN, INC.	11/08/2023	123580	113857-03	697.50	UNIFORM WEAR/SNYDER
		00103114101209		UNIFORM DEN, INC.	11/08/2023	123580	113729	128.90	UNIFORM WEAR/SALSBERRY
		00103114102205		HELENA LAVERTY	11/08/2023	123488	402438A	12.86	WITNESS FEE
		00103114102104		RACOM	11/08/2023	123544	FB198818	532.90	RADIO INSTALL/BEARCAT
		00103114102205		SHEILA VENS	11/08/2023	123565	430458A	12.86	WITNESS FEE
		00103114101209		UNIFORM DEN, INC.	11/08/2023	123580	114101-01	44.95	UNIFORM WEAR/THOMAS
		00103154102299		HUMANE SOCIETY OF SCOTT COUNTY	11/08/2023	123493	1717	3,953.51	MONTHLY FEE (AUG)
		00103114101209		UNIFORM DEN, INC.	11/08/2023	123580	114323	6.00	EMBLEM REMOVAL/J NELSON
		00103154102299		HUMANE SOCIETY OF SCOTT COUNTY	11/08/2023	123493	1718	3,953.51	MONTHLY FEE (SEPT)
		00103114102205		RAYMOND METZGER	11/08/2023	123546	430458	11.55	WITNESS FEE
		00103114101209		UNIFORM DEN, INC.	11/08/2023	123580	113359-02	66.95	UNIFORM WEAR/GUSTA
		00103114102205		JORDYN MUDGE	11/08/2023	123509	406341A	12.86	WITNESS FEE
		00103114102205		STEPHANIE LITTY	11/08/2023	123567	402438	6.31	WITNESS FEE
		00103114101209		UNIFORM DEN, INC.	11/08/2023	123580	113340-01	59.95	UNIFORM WEAR/Z NELSON
		00103114101209		WHITEHAVEN ANIMAL HOSPITAL	11/08/2023	123587	369319	239.59	K9 RINGO VACCINES
		00103154102299		MOTOROLA SOLUTIONS	11/08/2023	123528	8230424664	4,825.00	IN-CAR WARRANTY 11/29/23-11/28/24
		00103114101209		UNIFORM DEN, INC.	11/08/2023	123580	114473	91.00	EMBLEM ALTERATIONS/ CHAPLAINS
		00103114101209		UNIFORM DEN, INC.	11/08/2023	123580	113728	39.95	UNIFORM WEAR/BRODERS
		00103114102205		KAREN FOLIN	11/08/2023	123510	406341	12.86	WITNESS FEE
		00103114102104		RACOM	11/08/2023	123544	FB199203	13.00	RADIO ANTENNA/203/21915
		00103164102304		RACOM	11/08/2023	123544	FB194700	491.04	BIKE RACKS/PATROL VEHS
	GENERAL FUND	**- Summary**						**25,392.77**	
POLICE	**- Summary**							**25,392.77**	

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	FMLY MUSEUM/ARTS &SCIENCE	55505254942108	2400FM	MID AMERICAN ENERGY	10/18/2023	123408	5437075010Oct23	2,539.39	2900 LEARNING CAMPUS DR UTILITIES
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**2,539.39**	
		00105254642101	2400CC	GRAINGER	11/08/2023	123483	9883519895	108.84	DOOR KICK PLATE - COMM CENT
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	0066118026Oct23	29.46	6160 FOREST GROVE SIREN
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	0294104008Oct23	19.00	3800 HOPEWELL AV SIREN
		00105254642101	2400MC	GRAINGER	11/08/2023	123483	9809723316	52.32	LOCK OUT, TAG OUT - MAINT CTR
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	2481112030Oct23	10.00	1730 18TH ST SPEED SIGN
		00105264642307	2401CC	SCRUB PUB	11/08/2023	123561	4588	40.50	LAUNDRY SERVICE - COMM CENT
		00105724422299		S J SMITH CO. INC.	11/08/2023	123556	714314	63.00	RENTAL FOR DG SHOP
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	9324072027Oct23	57.58	1738 GRANT ST
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	2649077012Oct23	22.98	710 14TH ST SIREN
PUBLIC WORKS		00105264642299	2401MC	THYMET PEST CONTROL	11/08/2023	123574	142872	58.00	PEST CONTROL - MAINT CENT
	GENERAL FUND	00105254642101	2400MC	CRESCENT PARTS & EQUIP	11/08/2023	123469	20034381-00	29.82	FAN BELT - MAINT CENT
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	4567141006Oct23	10.00	3025 CENTRAL AVE SPEED SIGN
		00105254642101	2400CC	GRAINGER	11/08/2023	123483	9875622236	87.73	DOOR KICK PLATE - COMM CENT
		00105264642299	2401LB	THYMET PEST CONTROL	11/08/2023	123574	143233	60.00	PEST CONTROL - LIBRARY
		00105254642101	2400LB	GRAINGER	11/08/2023	123483	3024790619	-547.79	ROOF TOP FAN RETURN
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	1109158001Oct23	10.00	6163 CROW CREEK SPEED SIGN
		00105724422323		PETERSEN PLUMBING & HEATING	11/08/2023	123536	250638S	1,530.00	WINTERIZATION OF LINCOLN PARK
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	6555102004Oct23	10.00	1417 18TH ST SPEED SIGN
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	4860074047Oct23	10.33	125 13TH ST STE 2
		00105254642108	2400MC	MID AMERICAN ENERGY	10/18/2023	123408	2607077010Oct23	6,564.40	4403 DEVILS GLEN RD UTILITIES
		00105254642108	2400LB	MID AMERICAN ENERGY	10/18/2023	123408	1873064001Oct23	51.30	2850 18TH - FAYE'S FIELD

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	0874092000Oct23	14.21	580 BELMONT RD SIREN
		00105254642108	2400MC	MID AMERICAN ENERGY	10/18/2023	123408	1151140012Oct23	11.44	4403 DEVILS GLEN RD UTILITIES
		00105724422325		PPG ARCHITECTURAL FINISHES	11/08/2023	123540	945220000603	79.20	PAINT FOR FIELDS
		00105254642108	2400CH	MID AMERICAN ENERGY	10/18/2023	123408	1410077011Oct23	4,541.64	1609 STATE ST UTILITIES
		00105724422299		S J SMITH CO. INC.	11/08/2023	123556	6574199	18.40	TIP FOR WELDER
		00105264642299	2401CC	THYMET PEST CONTROL	11/08/2023	123574	143092	63.00	PEST CONTROL - COMM CENT
		00105254642101	2400LB	GRAINGER	11/08/2023	123483	9770742295	1.40	FAN BELT - LIBRARY
		00105254642101	2400LB	ADEL WHOLESALERS, INC.	11/08/2023	123452	2119619	2.69	PLUMBING PARTS - LIBRARY
		00105254642108	2400LB	MID AMERICAN ENERGY	10/18/2023	123408	5563075014Oct23	4,191.01	2950 LEARNING CAMPUS DR UTILITIES
		00105724422310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2009809B	28.42	SAFETY SHIRTS - SUMMER
		00105254642101	2400LB	GRAINGER	11/08/2023	123483	9770742261	160.25	FAN MOTOR - LIBRARY
PUBLIC WORKS	GENERAL FUND	00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	5177129000Oct23	10.00	1640 MISSISSIPPI BV SPEED SIGN
		00105724422325		SEVEN CITIES SOD	11/08/2023	123563	57292	298.20	SOD - MEIER PARK
		00105724422299		PLEASANT VALLEY REDI-MIX INC.	11/08/2023	123539	60457	1,386.00	CONCRETE POUR - CROW CREEK
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	0458134029Oct23	10.22	6405 CROW CREEK SPEED SIGN
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	1620077016Oct23	136.85	935 21ST ST TOWER
		00105254642299	2400MC	ELECTRICAL ENGINEERING & EQUIP. CO.	11/08/2023	123477	7541542-00	770.00	GENERATOR PM - MAINT CENT
		00105724422323		SENECA COMPANIES	11/08/2023	123562	2223771 RI	168.35	CAP FOR WELL HOLE
		00105724422325		PPG ARCHITECTURAL FINISHES	11/08/2023	123540	945220000595	79.20	PAINT FOR FIELDS
		00105724422323		RIVERBEND SIGNWORKS	11/08/2023	123553	11824S	127.14	PLAQUES FOR CROW CREEK
		00105724422299		S J SMITH CO. INC.	11/08/2023	123556	714315	10.50	EQUIPMENT RENTAL - DG
		00105724422325		CITY OF DAVENPORT	11/08/2023	123466	1333738	30.00	BRUSH REMOVAL

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	GENERAL FUND	00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	3556024003Oct23	12.32	1423 HILLSIDE SIREN
		00105254642101	2400MC	WHITE ROOFING CO., INC.	11/08/2023	123586	41104	3,893.00	SKYLIGHTS - MAINT CENT
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	1263125143Oct23	10.00	6721 FOREST GROVE RD SPEED SIGN
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	2340117004Oct23	22.75	3311 CENTRAL AV SIREN
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	0227015128Oct23	10.00	2235 18TH ST SPEED SIGN
		00105254642101	2400MC	GRAINGER	11/08/2023	123483	9770742279	12.94	EYE WASH STATION TAGS - MAINT CTR
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	0033042051Oct23	10.00	5939 FOREST GROVE SPEED SIGN
		00105724422310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2008170B	708.02	SAFETY CLOTHING - SUMMER AND WINTER
		00105254642101	2400MC	JOHNSTONE SUPPLY	11/08/2023	123508	5337635	34.20	FOAM INSULATION TAPE - MAINT CENT
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	5232147028Oct23	147.05	5860 MIDDLE RD, AERATORS
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	4839074038Oct23	131.27	125 13TH ST GAS/ELEC
		00105254642101	2400CH	CRESCENT PARTS & EQUIP	11/08/2023	123469	20034490-00	35.91	FAN BELT - PD, RTU - CITY HALL
		00105254642108	2400OT	MID AMERICAN ENERGY	10/18/2023	123408	6919127003Oct23	10.16	2518 18TH ST SPEED SIGN
	GENERAL FUND	**- Summary**						**25,453.21**	
	MUNICIPAL GARAGE	68305204942324		EASTERN IOWA TIRE, INC.	11/08/2023	123475	100149645	2,460.35	STOCK TIRES
		68305204942324		MHC KENWORTH	11/08/2023	123522	T01135600188446	183.91	STOCK AIR FILTERS
		68305204942104		MARTIN EQUIPMENT OF ILLINOIS, INC.	11/08/2023	123518	753918	612.15	INSPEC FOR 0432
		68305204942324		REXCO EQUIPMENT CO.	11/08/2023	123550	P43565	33.19	WIPER ARM 1114
		68305204942324		THOMPSON TRUCK & TRAILER INC.	11/08/2023	123573	X103136435:01	308.68	SEALS FOR 1801
		68305204942324		THOMPSON TRUCK & TRAILER INC.	11/08/2023	123573	X103136718:01	158.11	DOOR SEAL FOR 1629
		68305204942324		BAUER BUILT, INC.	11/08/2023	123459	230120762	644.20	STOCK TIRES
		68305204942324		DAVIS EQUIPMENT CORP	11/08/2023	123472	JI83492	283.25	LEVER FOR 1813
		68305204942324		REXCO EQUIPMENT CO.	11/08/2023	123550	P43511	20.75	PRIMER PUMP 1114

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	11/08/2023	123518	757491	-195.08	SHAFT - RETURN
		68305204942104		HENDERSON PRODUCTS	11/08/2023	123489	384358	3,524.68	INSTALL ON SPOTS 2306
		68305204942324		MILLS CHEVROLET COMPANY	11/08/2023	123526	5147109	162.14	STOCK PADS
		68305204942324		THOMPSON TRUCK & TRAILER INC.	11/08/2023	123573	X103136835:01	-215.62	DOOR SEAL RETURN
		68305204942104		MILLS CHEVROLET COMPANY	11/08/2023	123526	6340619	149.49	ALIGNMENT 1916OR 1801
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	11/08/2023	123518	757698	219.96	LOCKS FOR 1411
		68305204942324		KILBURG EQUIPMENT, LLC.	11/08/2023	123511	3519	658.99	ACTUATORS STOCK
		68305204942324		SAFETY VISION INC	11/08/2023	123557	0700889-IN	364.50	STOCK CABLE
		68305204942324		REXCO EQUIPMENT CO.	11/08/2023	123550	P43557	92.48	WIPERS 1114
		68305204942324		GREEN BUICK GMC INC.	11/08/2023	123485	160106	59.23	OIL COOLER LINES
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		MIDWEST WHEEL COMPANIES INC.	11/08/2023	123525	3442741-00	977.20	STOCK BRAKES
		68305204942104		LINDQUIST FORD, INC.	11/08/2023	123513	247924	1,102.69	TRANS REPAIR
		68305204942324		LINDQUIST FORD, INC.	11/08/2023	123513	387870	155.79	COIL FOR 1405
		68305204942324		LINDQUIST FORD, INC.	11/08/2023	123513	387880	60.04	TRANS TUBE 1407
		68305204942324		MACQUEEN EQUIPMENT	11/08/2023	123516	P21211	459.93	LIGHTS STOCK
		68305204942324		MILLS CHEVROLET COMPANY	11/08/2023	123526	5147113	172.08	ROTORS 1924
		68305204942324		RIVER VALLEY TURF	11/08/2023	123552	01-108424	111.60	BELT FOR 1309
		68305204942324		EASTERN IOWA TIRE, INC.	11/08/2023	123475	100149020	1,725.25	TIRES - STOCK
		68305204942104		H & H CAR CARE & TOWING, LLC	11/08/2023	123487	27913	180.00	TOW FOR 1703
		68305204942104		HENDERSON PRODUCTS	11/08/2023	123489	384460	3,524.68	INSTALL ON SPOT 2303
		68305204942324		BOYLERS ORNAMENTAL IRON, INC.	10/18/2023	123405	080823	88.80	MATERIAL FOR 1818
		68305204942310		REFLECTIVE APPAREL	11/08/2023	123548	2008170E	296.67	SAFETY CLOTHING - SUMMER AND WINTER

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				FACOTRY INC					
		68305204942319		THOMPSON TRUCK & TRAILER INC.	11/08/2023	123573	R103036717:01	103.90	SCAN TOOL CABLE
		68305204942324		GREEN BUICK GMC INC.	11/08/2023	123485	CM159848	-200.00	CORES - RETURN
		68305204942324		MACQUEEN EQUIPMENT	11/08/2023	123516	P21300	302.12	FITTINGS FOR 2304
		68305204942104		MARTIN EQUIPMENT OF ILLINOIS, INC.	11/08/2023	123518	754065	1,610.69	1518 REPAIR FOR LOCK
		68305204942324		MHC KENWORTH	11/08/2023	123522	T01135600188645	34.88	BELT FOR 2204
		68305204942324		THOMPSON TRUCK & TRAILER INC.	11/08/2023	123573	X103136719:01	1,822.37	SEAT FOR 1801
		68305204942324		GREEN BUICK GMC INC.	11/08/2023	123485	160014	5.17	SEAL FOR 1630
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	11/08/2023	123518	757360	261.52	SHAFT FOR 1411
		68305204942324		LINDQUIST FORD, INC.	11/08/2023	123513	248236	1,066.37	HEAD FOR 2309
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		EASTERN IOWA TIRE, INC.	11/08/2023	123475	100142383	766.20	TIRE MOUNT
		68305204942324		THOMPSON TRUCK & TRAILER INC.	11/08/2023	123573	X103136732:01	94.89	STOCK BELT
		68305204942351		PLEASANT VALLEY COMMUNITY	11/08/2023	123538	24-32	40,708.52	FUEL - JULY 2023
		68305204942324		MARTIN EQUIPMENT OF ILLINOIS, INC.	11/08/2023	123518	756878	1,142.15	ARM/SHAFT FOR 1411
		68305204942352		RILCO FLUID CARE, INC.	11/08/2023	123551	490300	314.60	DEF
		68305204942324		MHC KENWORTH	11/08/2023	123522	T01135600188550	951.81	STOCK AIR FILTERS
		68305204942324		EASTERN IOWA TIRE, INC.	11/08/2023	123475	100149324	3,177.60	STOCK TIRES
		68305204942324		GREEN BUICK GMC INC.	11/08/2023	123485	160064	75.53	TRANS TUBE FOR 1630
		68305204942324		THOMPSON TRUCK & TRAILER INC.	11/08/2023	123573	X103136915:01	93.02	1727 FUEL CAP
		68305204942324		TRUCK COUNTRY OF IOWA	11/08/2023	123577	X106502389:01	58.86	BELT
		68305204942324		THOMPSON TRUCK & TRAILER	11/08/2023	123573	X103136801:01	124.73	STOCK GLASS

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				INC.					
		68305204942324		THOMPSON TRUCK & TRAILER INC.	11/08/2023	123573	X103136620:01	42.21	CAP FOR 1613
		68305204942351		PLEASANT VALLEY COMMUNITY	11/08/2023	123538	24.33	50,944.00	FUEL - AUGUST 2023
		68305204942352		RILCO FLUID CARE, INC.	11/08/2023	123551	491767	3,617.05	OILS
	MUNICIPAL GARAGE	68305204942324		GREEN BUICK GMC INC.	11/08/2023	123485	160095	148.47	SHAFT FOR 1703
		68305204942324		MACQUEEN EQUIPMENT	11/08/2023	123516	P21319	933.11	WATER PUMP FOR 2204
		68305204942307		S J SMITH CO. INC.	11/08/2023	123556	714145	189.00	GAS FOR WELDING
		68305204942324		MACQUEEN EQUIPMENT	11/08/2023	123516	P21326	1,755.51	AUX PUMP FOR 2204
		68305204942324		TERMINAL SUPPLY COMPANY	11/08/2023	123570	76647-00	538.08	LIGHT BAR
		68305204942324		MHC KENWORTH	11/08/2023	123522	T01135600188998	212.98	COOLANT LINES FOR 1801
	MUNICIPAL GARAGE - Summary							**129,275.43**	
PUBLIC WORKS	PALMER HILLS GOLF COURSE	56005254942101	2400GC	MECHANICAL BUILDING REPAIR	10/18/2023	123407	40243	350.96	REACH-IN FREEZER SEAL PALMER
		56005254942101	2400GC	MECHANICAL BUILDING REPAIR	10/18/2023	123407	40912	339.38	UPRIGHT FREEZER SEAL - PALMER
	PALMER HILLS GOLF COURSE - Summary							**690.34**	
	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	0101045009Oct23	53.37	3744 18TH ST SIGNAL
		20605014292306		ARAMARK - CHICAGO	11/08/2023	123457	6150256041	29.98	FIRST AID -ENG
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2719143005Oct23	78.07	5220 18TH ST TRAFFIC LIGHT
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	3683050001Oct23	10.00	1381 TANGLEFOOT LN SIGN
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1956077014Oct23	17.37	2002 MIDDLE RD SIGNAL
		20605304222108		MID AMERICAN ENERGY	10/18/2023	123408	1389077012Oct23	18,476.77	CITY WIDE STREET LIGHTING
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2901141022Oct23	33.78	1201 GRANT ST SIGNAL
		20605304222108		MID AMERICAN ENERGY	10/18/2023	123408	3760028000Oct23	14.96	799 RIVER DR STREET LIGHT
		20605144232307		IOWA PRISON INDUSTRIES	11/08/2023	123502	036645	5,657.50	SIGN PARTS

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1977077015Oct23	40.00	2420 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	3666140033Oct23	29.97	1413 GRANT STREET SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	5659149005Oct23	435.96	1298 BROWN ST SIGNAL
		20605304222108		MID AMERICAN ENERGY	10/18/2023	123408	3483023003Oct23	50.19	1170 STATE ST LED STREET LIGHTS
		20605014292306		ARAMARK - CHICAGO	11/08/2023	123457	6150259656	29.98	FIRST AID SUPPLY
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	0792135005Oct23	70.33	3801 DEVILS GLEN RD SIGNAL
		20605124242307		COMPASS MINERALS AMERICA	11/08/2023	123467	1235388	33,012.54	ROAD DE-ICING SALT
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1578077016Oct23	75.00	3720 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	4861136001Oct23	44.27	2044 GRANT ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2439077017Oct23	13.64	2600 62ND ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2363131010Oct23	48.83	3301 DEVILS GLEN RD
PUBLIC WORKS	ROAD USE FUND	20605114202310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2009809A	347.63	SAFETY SHIRTS - SUMMER
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2163016038Oct23	10.16	1514 TANGLEFOOT LN SIGN
		20605014292306		IMPERIAL	11/08/2023	123498	288002:314657	77.70	COFFEE
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	5361111000Oct23	149.44	1802 STATE ST TRAFFIC SIGNAL
		20605304222108		MID AMERICAN ENERGY	10/18/2023	123408	5684139006Oct23	113.12	2300 STATE ST LIGHTS
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2103077019Oct23	36.12	1515 SPRUCE HILLS DR SIGNAL
		20605114202310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2008170A	903.27	SAFETY CLOTHING - SUMMER AND WINTER
		20605114202299		OVERLAND SYSTEMS, INC.	11/08/2023	123534	34147	825.00	HAUL STREET SWEEPINGS
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	0962160002Oct23	26.20	1602 GRANT ST STREET LIGHTS
		20605114202307		RIVERSTONE GROUP INC.	11/08/2023	123554	1249400	378.00	UPM MIX
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1053077014Oct23	21.91	2222 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	11/08/2023	123523	545128682	49.68	LIGHTING CAMERA
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1893077014Oct23	46.24	1000 MIDDLE RD SIGNAL

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	0855064004Oct23	45.57	835 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1347077010Oct23	31.01	3122 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	4434078024Oct23	34.59	3430 E LOCUST ST DAV SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	5953124003Oct23	38.45	3420 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1725077018Oct23	96.06	3882 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2460077019Oct23	45.63	2123 DEVILS GLEN RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	0215129008Oct23	31.86	4401 DEVILS GLEN RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2217031004Oct23	10.00	1405 GRANT ST SIGNAL
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	11/08/2023	123514	D31967	235.00	YELLOW ADA PANEL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1599077017Oct23	35.84	3550 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2643072006Oct23	45.98	5293 DEVILS GLEN RD
PUBLIC WORKS	ROAD USE FUND	20605124242307		COMPASS MINERALS AMERICA	11/08/2023	123467	1233740	13,107.98	ROAD DE-ICING SALT
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1914077012Oct23	41.19	1800 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2796063007Oct23	49.03	4605 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1935077013Oct23	55.85	2010 SPRUCE HILLS DR SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1171111005Oct23	35.87	4505 UTICA RIDGE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	4304170001Oct23	27.09	4319 BELMONT RD SIGNAL
		20605124242307		COMPASS MINERALS AMERICA	11/08/2023	123467	1234561	16,482.55	ROAD DE-ICING SALT
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1515077013Oct23	49.95	401 26TH ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	6667159008Oct23	47.70	2261 53RD AV SIGNAL
		20605304232108		MID AMERICAN ENERGY	11/08/2023	123523	545115743	16.08	LIGHTING CAMERA
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2502077018Oct23	18.49	2501 18TH ST SIGNAL
		20605024252307		ALTORFER RENTS	11/08/2023	123456	PC180019400	59.40	GREEN MARKING PAINT
		20605304222108		MID AMERICAN ENERGY	10/18/2023	123408	0167073002Oct23	71.47	320 15TH ST LIGHTS

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1431077012Oct23	28.17	600 RIVER DR SIGNAL
		20605304222108		MID AMERICAN ENERGY	10/18/2023	123408	4043138016Oct23	384.07	199 22ND ST LIGHTING CAB
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	5800119002Oct23	73.99	2055 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1830077011Oct23	32.42	3029 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1683077019Oct23	26.88	901 SPRUCE HILLS DR SIGNAL
		20605024252299		TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK09001	350.00	WILDERNESS POINTE 2ND TESTING, PROJ MNGR
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2481077010Oct23	31.85	3323 18TH ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1662077018Oct23	31.51	999 1/2 MIDDLE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	4503122047Oct23	62.13	316 23RD ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2649005060Oct23	139.06	1355 GRANT ST SIGNALS
		20605114202307		RIVERSTONE GROUP INC.	11/08/2023	123554	1245956	112.00	UPM MIX
PUBLIC WORKS	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1239129009Oct23	24.56	4801 DEVILS GLEN RD
		20605014292306		ARAMARK - CHICAGO	10/18/2023	123404	6150251277	29.98	FIRST AID SUPPLY - ENG
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	6683130009Oct23	68.70	4502 UTICA RIDGE RD SIGNAL
		20605304222108		MID AMERICAN ENERGY	10/18/2023	123408	0336073059Oct23	43.22	431 17TH ST PARKING LOT
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2124077010Oct23	62.02	3200 UTICA RIDGE RD SIGNAL
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	11/08/2023	123514	D30442	3,242.34	SEALANT, SURFACE TACK
		20605304232108		MID AMERICAN ENERGY	11/08/2023	123523	545148708	41.25	LIGHTING CAMERA
		20605114202307		MANATT'S INC.	11/08/2023	123517	5107908	487.41	GRAVEL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	5995115007Oct23	34.35	3780 UTICA RIDGE RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	4547102005Oct23	50.07	1700 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1641077017Oct23	26.55	1140 MEADOW LN DR SIGNAL
		20605024252299		TERRACON CONSULTANTS, INC.	11/08/2023	123571	TK09527	416.00	MISC PATCH REPAIRS PCC CYLINDER TESTING

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	ROAD USE FUND	20605124242307		COMPASS MINERALS AMERICA	11/08/2023	123467	1233939	15,462.28	ROAD DE-ICING SALT
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1638111009Oct23	31.67	1401 KIMBERLY RD SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	0955078004Oct23	86.67	1602 STATE ST SIGNALS
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	5043087050Oct23	34.58	405 17TH SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	0885152036Oct23	294.44	1599 GRANT ST LIGHT CONTROLLER
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	5699146002Oct23	68.97	4261 MIDDLE RD SIGNAL
		20605114202307		RIVERSTONE GROUP INC.	11/08/2023	123554	1247637	285.60	UPM MIX
		20605124242307		COMPASS MINERALS AMERICA	11/08/2023	123467	1236775	18,974.99	ROAD DE-ICING SALT
		20605014292306		ARAMARK - CHICAGO	11/08/2023	123457	6150263123	29.98	FIRST AID SUPPLY
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	11/08/2023	123514	D29807	135.78	SURFACE TACK
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	2523077019Oct23	30.14	2901 18TH ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	4623158003Oct23	11.36	315 BELMONT RD CROSSWALKS
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	1494077015Oct23	37.08	1801 STATE ST SIGNAL
		20605304232108		MID AMERICAN ENERGY	11/08/2023	123523	545119379	25.00	LIGHTING CAMERA
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	4818074020Oct23	25.35	125 13TH STREET LIGHT
		20605304232108		MID AMERICAN ENERGY	10/18/2023	123408	5766100007Oct23	14.46	1493 MIDDLE RD CAMERA
	ROAD USE FUND	**- Summary**						**133,266.50**	
	SEWER UTILITY	52005104902299		IOWA ONE CALL	11/08/2023	123501	255437	984.60	1094 EMAILS - SEPT 2023
		52005104902108		MID AMERICAN ENERGY	10/18/2023	123408	1326077019Oct23	324.16	1 21ST ST PUMP STATION
		52005104902108		MID AMERICAN ENERGY	10/18/2023	123408	2166077012Oct23	16.59	7807 MIDDLE RD LIFT STATION
		52005104902310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2009809C	233.62	SAFETY SHIRTS - SUMMER
		52005104902310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2008170C	552.32	SAFETY CLOTHING - SUMMER AND WINTER
		52005104902108		MID AMERICAN ENERGY	10/18/2023	123408	4943155009Oct23	18.65	4134 DEPOT ST, WASTE GRINDER

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	SEWER UTILITY	52005104902108		MID AMERICAN ENERGY	10/18/2023	123408	1557077015Oct23	38.35	3500 ELM ST LIFT STATION
		52005104902307		GRAINGER	11/08/2023	123483	9883519887	119.84	PVC, TUBING
		52005104902213		CITY OF DAVENPORT	11/08/2023	123466	1333905	125,996.90	SEPT 2023 SEWAGE TREATMENT PLANT
		52005104902108		MID AMERICAN ENERGY	10/18/2023	123408	2397077018Oct23	111.78	3480 ELM ST PUMP STATION
		52005104902108		MID AMERICAN ENERGY	10/18/2023	123408	1613130007Oct23	36.06	6876 FOREST GROVE RD
		52005104902108		MID AMERICAN ENERGY	10/18/2023	123408	2137169005Oct23	49.15	3500 ELM ST STORM PUMPS
	SEWER UTILITY - Summary							**128,482.02**	
	SOLID WASTE/ RECYCLING ENT	55005094912310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2009809	233.63	SAFETY SHIRTS - SUMMER
		55005094912310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2008170	1,441.10	SAFETY CLOTHING - SUMMER AND WINTER
		55005094912310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2009377	50.07	SAFETY SHIRT - WINTER
		55005094912310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2009812	260.48	SAFETY SHIRTS - SUMMER
		55005094912299		MIDWEST MAILWORKS INC.	11/08/2023	123524	245418A	24.27	FINAL BILLS 10/06/23
	SOLID WASTE/RECYCLING ENT - Summary							**2,009.55**	
	STORM WATER UTILITY	58005194932307		MANATT'S INC.	11/08/2023	123517	5117635	451.41	1725 PLUMBTREE RD
		58005194932310		REFLECTIVE APPAREL FACOTRY INC	11/08/2023	123548	2008170D	552.32	SAFETY CLOTHING - SUMMER AND WINTER
	STORM WATER UTILITY - Summary							**1,003.73**	
	TRANSIT	58505074921209		DYNEKIE JOHNSON	11/08/2023	123474	102323	50.21	WORK PANTS - DYNEKIE JOHNSON
		58505474922108		MID AMERICAN ENERGY	10/18/2023	123408	2607077010Oct23	279.22	VEHICLE WASH UTILITY ALLOCATION
		58505274922105		ECK'S AUTO SHINE	11/08/2023	123476	292	180.00	BUS WASHING- 10/7 & 10/14
		58505074922307		GRAINGER	11/08/2023	123483	9855885464	97.35	SAFETY FLASHLIGHTS FOR BUSES
	TRANSIT - Summary							**606.78**	
PUBLIC WORKS - Summary								**423,326.95**	

City of Bettendorf Council Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
Overall - Summary								**2,245,769.89**	

City of Bettendorf QCWCC Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		59020014942299		THE GREEN THUMBERS	11/08/2023	3591	1-761028	325.00	QCWCC PLANT MAINT
		59020014942299		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523M	4,012.78	CONTRACT SERVICES
		59020014942299		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523H	65.05	CONTRACT SERVICES
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523C	7,019.20	FINANCE SALARY/BENEFITS
		59020014942108		MID AMERICAN ENERGY	11/08/2023	3588	545740353	28.27	QCWCC POWER BILLS
		59020014942203		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523A	650.00	ADVERTISING/PRODUCTION
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523D	2,150.51	FACILITY MAINT SALARY
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523K	48,777.85	SALARY WAGES AND BENEFITS
		59020014942329		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523J	5,172.31	BEVERAGE INVOICES
		59020014942108		MID AMERICAN ENERGY	11/08/2023	3588	545732759	8,654.15	QCWCC POWER BILLS
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION	59020014942304		TRI-CITY ELECTRIC CO	11/08/2023	3592	297588	320.00	QCWCC RTU BREAKER ISSUE
		59020014942306		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523L	1,613.83	GENERAL OFFICE SUPPLIES
		59020014942290		REPUBLIC SERVICES #400	11/08/2023	3589	0400-002298317	445.95	QCWCC GARBAGE BILLS
		59020014942106		STATE OF IOWA - ELEVATOR SAFETY	11/08/2023	3590	278690	165.00	QCWCC ELEVATOR INSPECTION
		59020014942306		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523E	426.42	SUPPLIES
		59020014942101		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523F	2,230.51	REPAIRS AND MAINT.
		59020014942111		IOWA AMERICAN WATER COMPANY	11/08/2023	3586	779052OCT23	61.86	QCWCC WATER BILLS
		59020014942109		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523G	569.15	MEDIACOM
		59020014942355		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523B	1,901.96	FEES AND LICENSES
		59020014942106		STATE OF IOWA - ELEVATOR SAFETY	11/08/2023	3590	278691	175.00	QCWCC ELEVATOR INSPECTION
		59020014942328		ISLE OF CAPRI BETTENDORF, L.C.	11/08/2023	3587	102523I	29,013.43	FOOD INVOICES
	QC WATERFRONT CONVENTION - Summary							**113,778.23**	
QC WATERFRONT CONV CTR - Summary								**113,778.23**	
Overall - Summary								**113,778.23**	

City of Bettendorf Parks Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00100003540104	BCC002	TRAVIS PERKINS	10/25/2023	123431	101623	69.00	CC ROOM REFUND
	GENERAL FUND - Summary							**69.00**	
	PALMER HILLS GOLF COURSE	56000002011800		JON WADDELL GOLF SHOP LLC	10/25/2023	123428	SEPT23E	2,831.00	LESSONS
		56000002011600		JON WADDELL GOLF SHOP LLC	10/25/2023	123428	SEPT23A	32,365.22	PROSHOP PAYABLES
		56000002011000		M & M GOLF CARS, LLC	11/08/2023	123598	093023A	25.00	50% OF CART PAYABLES - TE MPO WALK
		56000002011600		JON WADDELL GOLF SHOP LLC	10/25/2023	123428	SEPT23C	-970.95	CITY'S 3%
		56000002011400		JON WADDELL GOLF SHOP LLC	10/25/2023	123428	SEPT23D	828.85	CLUB REPAIR
		56000002011000		M & M GOLF CARS, LLC	11/08/2023	123598	093023	15,156.30	25.89% OF CART PAYABLES
		56000002011600		JON WADDELL GOLF SHOP LLC	10/25/2023	123428	SEPT23B	2,324.23	PROSHOP TAX
	PALMER HILLS GOLF COURSE - Summary							**52,559.65**	
	- Summary							**52,628.65**	
CAPITAL PROJECTS	PALMER HILLS GOLF COURSE	56050504992299	2GC004	WENDLING QUARRIES, INC.	11/08/2023	123603	985412	653.78	BUNKER SAND
	PALMER HILLS GOLF COURSE - Summary							**653.78**	
CAPITAL PROJECTS - Summary								**653.78**	
PARKS & RECREATION	GENERAL FUND	00107404462108	FEST01	MID AMERICAN ENERGY	10/18/2023	123401	4683007002SEP23	10.00	4th of July
		00107404462108	FEST01	MID AMERICAN ENERGY	10/18/2023	123401	8803133008SEP23	10.00	Temp III 4th of July
		00107404462108	FEST01	MID AMERICAN ENERGY	10/18/2023	123401	4385143004SEP23	10.00	4th of July
		00107404462108	FEST01	MID AMERICAN ENERGY	10/18/2023	123401	6523111018SEP23	10.00	4th of July
		00107404462108	FEST01	MID AMERICAN ENERGY	10/18/2023	123401	8183122001SEP23	10.00	Temp 4th of July
		00107034432299	REC023	QUAD CITIES MUSIC, LLC	11/01/2023	123436	091323A	541.80	SEPTEMBER 2023 SESSION-PM T2:QC MUSIC THERAPY CLASS
		00107034432233	REC008	DORTCH, HENRY	10/25/2023	123427	103123A	60.00	OCTOBER UMP PAY
		00107034432233	REC006	MITCHELL, DYLAN	10/25/2023	123429	103123	120.00	OCTOBER UMP PAY

City of Bettendorf Parks Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00107034432233	REC006	DORTCH, HENRY	10/25/2023	123427	103123	210.00	OCTOBER UMP PAY
		00107034432233	REC008	TAYLOR, DAMOND	10/25/2023	123430	103123	120.00	OCTOBER UMP PAY
		00107404462108	FEST01	MID AMERICAN ENERGY	10/18/2023	123401	0207029002SEP23	10.00	4th of July
		00107034432350		ART MONUMENTS IN STONE CO.	11/08/2023	123593	100323	123.50	DOG BRICKS - POLLARD & LY NN
	GENERAL FUND - Summary							**1,235.30**	
	PALMER HILLS GOLF COURSE	56007114942310		ARAMARK - CHICAGO	11/08/2023	123592	6150257634	14.99	FIRST AID SUPPLIES
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150219563	29.98	FIRST AID SUPPLIES
		56007154942325		D & K PRODUCTS	11/08/2023	123596	72280IN	980.00	GREENS FERTILIZER
		56007154942325		ADVANCED TURF SOLUTIONS	11/08/2023	123591	SO1135027	219.23	FERTILIZER
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150243668	25.00	TOWELS/APRONS/MAT SERVICE
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150212739	29.98	FIRST AID SUPPLIES
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150254215	25.00	APRONS/TOWELS/MAT SERVICE
PARKS & RECREATION		56007154942299		MILLENNIUM WASTE, INC.	11/08/2023	123600	3573855T081	160.17	GARBAGE SERVICE
		56007154942325		D & K PRODUCTS	11/08/2023	123596	72802IN	1,595.30	SNOW MOLD TREATMENT
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150261112	29.98	FIRST AID SUPPLIES
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150247215	25.00	APRONS/TOWELS/MAT SERVICE
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150236711	29.98	FIRST AID SUPPLIES
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150240218	25.00	TOWELS/APRONS/MAT SERVICE
		56007154942299		BOYLERS ORNAMENTAL IRON, INC.	11/08/2023	123594	23242402	85.00	CUP PULLERS
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150250643	29.98	FIRST AID SUPPLIES
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150261109	25.00	APRONS/TOWELS/MAT SERVICE
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150243671	29.98	FIRST AID SUPPLIES
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150250640	25.00	APRONS/TOWELS/MAT SERVICE
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150195515	25.00	TOWELS/APRONS/MAT SERVICE

City of Bettendorf Parks Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150222845	29.98	FIRST AID SUPPLIES
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150202118	25.00	APRONS/TOWELS/MAT SERVICE
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150229770	29.98	FIRST AID SUPPLIES
		56007154942299		RILCO FLUID CARE, INC.	11/08/2023	123601	RFC13824	152.04	PARTS WASHER SERVICE
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150215920	29.98	FIRST AID SUPPLIES
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150195518	29.98	FIRST AID SUPPLIES
		56007154942111		IOWA DNR	11/08/2023	123597	10014-2024	115.00	ANNUAL WATER USE FEE FOR CALENDAR YEAR 2024
		56007114942310		ARAMARK - CHICAGO	11/08/2023	123592	6150250644	14.99	FIRST AID SUPPLIES
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150257633	29.98	FIRST AID SUPPLIES
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150226342	25.00	APRONS/TOWELS/MAT SERVICE
		56007114942310		ARAMARK - CHICAGO	11/08/2023	123592	6150247219	14.99	FIRST AID SUPPLIES
PARKS & RECREATION	PALMER HILLS GOLF COURSE	56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150209016	29.98	FIRST AID SUPPLIES
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150198544	29.98	FIRST AID SUPPLIES
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150202121	29.98	FIRST AID SUPPLIES
		56007154942324		MULGREW OIL & PROPANE	10/18/2023	123402	1359871	2,103.14	GASOLINE
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150236708	25.00	APRONS/TOWELS/MAT SERVICE
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150247218	29.98	FIRST AID SUPPLIES
		56007114942110		CENTURY LINK	11/08/2023	123595	5633328703NOV	118.19	TELEPHONE - 10/16-11/15
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150257630	25.00	APRONS/TOWELS/MAT SERVICE
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150205604	29.98	FIRST AID SUPPLIES
		56007154942310		ARAMARK - CHICAGO	11/08/2023	123592	6150254218	29.98	FIRST AID SUPPLIES
		56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150229767	25.00	APRONS/TOWELS/MAT SERVICE
		56007154942325		MENARDS, INC.	11/08/2023	123599	20226	53.91	FLOWER BULBS
		56007114942310		ARAMARK - CHICAGO	11/08/2023	123592	6150254219	14.99	FIRST AID SUPPLIES

City of Bettendorf Parks Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PARKS & RECREATION	PALMER HILLS GOLF COURSE	56007154942299		ARAMARK - CHICAGO	11/08/2023	123592	6150198541	25.00	APRONS/TOWELS/MAT SERVICE
	PALMER HILLS GOLF COURSE - Summary							**6,476.60**	
PARKS & RECREATION	**- Summary**							**7,711.90**	
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	0763124005SEP23	52.35	CC Pk Entrance Restroom Alcoa Grant Building
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	5112101010SEP23	32.30	DG Park Restroom
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	7653169001SEP23	49.50	Forest Grove Park Shelter
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2473159007SEP23	34.48	CC Pk Dog Park Lights
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1305077018SEP23	64.07	Edgewood Park
		00105254642108	2400CC	MID AMERICAN ENERGY	10/18/2023	123401	0948077018SEP23	89.34	Community Center Alcoholics Anonymous
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2082077011SEP23	12.85	CC Park Irrigation and Soccer shelter
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	4755166000SEP23	10.86	Middle Pk Playground Shelter Lights
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2271077015SEP23	227.99	CC Park Garage/Pump House
PUBLIC WORKS	GENERAL FUND	00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2355077023SEP23	10.00	DG Park Shelter 2
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	0408058021SEP23	212.73	CC Park DekHockey
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	0322079001SEP23	13.53	Dog Park Lights
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	0459012030SEP23	11.98	Middle Park Gazebo
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2229077029SEP23	11.26	DG Park Shelter 1
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1872077013SEP23	17.12	Meier Park 600 Grant Street
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	3207166036SEP23	37.33	Park Lagoon South Fountai West Pole
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1363053047SEP23	1,055.34	Riverfront Trail Lights
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	0045153004SEP23	10.00	Eagles Landing Shelter
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1221077017SEP23	91.39	DG Park Baseball Field
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1242077018SEP23	23.14	DG Park Stone House

City of Bettendorf Parks Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	0632145009SEP23	28.44	6000 Forest Grove Rd
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	3578121009SEP23	12.39	Field Sike Park
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2586077012SEP23	36.99	McManus Park
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2250077014SEP23	15.71	CC Park 4Plex Parking Lot
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1263077019SEP23	52.16	Leach Park
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	5076157007SEP23	357.08	CC Park Dekhockey & Lights Fields 2&3
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	5718088005SEP23	70.80	CC Park Concession Stand
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	0400125000SEP23	10.79	Lincoln Park Splash Pad
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1331090009SEP23	49.95	CC Park Lights Field 5
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1767077010SEP23	252.58	DG Park Archery Bldg
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1788077011SEP23	41.36	Park Lagoon Warming House Lights
PUBLIC WORKS	GENERAL FUND	00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	6684072018SEP23	10.00	Optimist Park
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2418077016SEP23	11.28	McManus Park
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1032077013SEP23	44.83	VMP Band Shell
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	0927077017SEP23	72.15	Scheck Park Shelter & Security Lights
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2031156000SEP23	14.37	Bush Scenic Overlook
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1368027009SEP23	46.20	CC Park Lights 4 Plex
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	0839154004SEP23	10.00	CC Park Lights Field 7
		00105254642108	2400CC	MID AMERICAN ENERGY	10/18/2023	123401	0969077019SEP23	650.54	Community Center - Bldg
		00105254642108	2400PM	MID AMERICAN ENERGY	10/18/2023	123401	2628077011SEP23	11.44	CC Pk Garage Pk Maint by PW building
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1746077019SEP23	1,053.92	Street Lights Parks Dept
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2040077019SEP23	222.74	CC Park Lights Field 1
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1179077017SEP23	49.95	Park Lagoon North Fountai House East Pole
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1452077013SEP23	25.59	Leach Park

City of Bettendorf Parks Accounts Payable, 11/07/2023 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	GENERAL FUND	00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	1200077016SEP23	46.19	DG Park Garage
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2061077010SEP23	48.32	CC Park Shelter 3 and RR at Field 5
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	2843096000SEP23	10.33	Centennial Garden
		00105724422108		MID AMERICAN ENERGY	10/18/2023	123401	7118127018SEP23	72.82	Kiwanis Park
	GENERAL FUND - Summary							**5,396.48**	
	PALMER HILLS GOLF COURSE	56005254942101	2400GC	UTILITY EQUIPMENT CO.	11/08/2023	123602	10105129-000	820.78	WASH PAD REPAIR
		56005254942108	2400GC	MID AMERICAN ENERGY	10/18/2023	123401	1116077014SEP23	113.96	PHGC Maintenance Bldg
		56005254942108	2400GC	MID AMERICAN ENERGY	10/18/2023	123401	1137077015SEP23	696.75	PHGC Pump House
		56005254942108	2400GC	MID AMERICAN ENERGY	10/18/2023	123401	4278125007SEP23	1,582.09	PHGC Clubhouse
		56005254942108	2400GC	MID AMERICAN ENERGY	10/18/2023	123401	0549137076SEP23	69.89	PHGC Sign
	PALMER HILLS GOLF COURSE - Summary							**3,283.47**	
PUBLIC WORKS - Summary								**8,679.95**	
Overall - Summary								**69,674.28**	