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, DECEMBER 4, 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

- Public Hearing and resolution regarding the proposed Amendment No. 2 to the I-80 Urban Renewal Plan – Assistant City Administrator Jeff Reiter ***(See Items to Appear 6 & 7)***

II. CONSENT AGENDA ITEMS

- Resolution approving a site development plan for 6822 Hopewell Avenue (Lot 1, Our Lady of Lourdes/St. John Vianney First Addition), submitted by Joel Purcell/ Russell Construction (Case 23-073) – Community Development Director Mark Hunt ***(See Consent Agenda C)***

- Resolution approving a site development plan for 5235 Competition Drive (Lot 4, FG80 Holdings Third Addition), submitted by Dan Huber/ Frontier Hospitality Group (Case 23-077) – Community Development Director Mark Hunt ***(See Consent Agenda D)***

- Resolution approving a site development plan for Lot 2, FG80 Holdings Fourth Addition, submitted by Kevin Koellner/Focus Real Estate Development (Case 23-078) – Community Development Director Mark Hunt ***(See Consent Agenda E)***

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.

- Resolution setting a public hearing on an Ordinance Amending Title 10, Chapter 4, Building and Development of the Bettendorf City Code – Electrical Code and Regulations (Section 10-4B-3: Application for Permit; Fees) (Case 23-082) – Community Development Director Mark Hunt ***(See Consent Agenda G)***

- Resolution setting a public hearing on an Ordinance Amending Title 10, Chapter 5, Building and Development of the Bettendorf City Code – Mechanical Code and Regulations (Section 10-5-4: Fees Established; Payment Prerequisite to Issuance of Permit) (Case 23-083) – Community Development Director Mark Hunt ***(See Consent Agenda H)***

III. REMAINING CONSENT AGENDA ITEMS

IV. ITEMS ADDED BY MAYOR AND COUNCIL

V. EXECUTIVE SESSION – Pursuant to Iowa Code Section 21.5(1)(i) for the purpose of discussing the performance evaluation of the City Attorney

VI. ADJOURN

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILLARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 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, DECEMBER 5, 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 Pastor Rich Pokora of All Saints Lutheran Church

4. **RECOGNITION**
   - Presentation of the GFOA Awards
   - Presentation of the Festival of Trees Parade Award

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

6. **PUBLIC HEARING**
   Regarding the proposed Amendment No. 2 to the I-80 Urban Renewal Plan

7. **RESOLUTION**
   Council Member Naumann to present a resolution determining an area of the city to be an Economic Development Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interests of the public health, safety, or welfare of the residents of the city; designating such area as appropriate for Urban Renewal Projects; and adopting Amendment No. 2 to the I-80 Urban Renewal Plan

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.

8. **PUBLIC HEARING**
   Regarding the Heatherstone Road Streambank Stabilization Project

9. **RESOLUTION**
   Council Member Palczynski to present a resolution approving the plans, specifications, and form of contract for the Heatherstone Road Streambank Stabilization Project

10. **ORDINANCE**
    Council Member Brown to present the second reading of an ordinance amending Bettendorf, Iowa Future Land Use Map for Lot 2, Coreline Addition from Urban Low Intensity (ULI) to Community Commercial (CC) (Case 23-071)

11. **ORDINANCE**
    Council Member Baden to present the second reading of an ordinance amending Bettendorf, Iowa, Zone Map, Lot 2, Coreline Addition, R-2, Single-Family Residence District to C-3, General Business District (Case 23-068)

12. **ORDINANCE**
    Council Member Adamson to present the third and final 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

13. **RESOLUTION**
    Council Member Sechser to present a resolution awarding the contract and approving the contract and bond for the Family Museum Traveling Gallery Renovation

14. **RESOLUTION – *Item added at request of Council Members Palczynski and Adamson at Committee of the Whole 12/4/2023***
    Council Member Baden to present a Resolution approving a site development plan for 6822 Hopewell Avenue (Lot 1, Our Lady of Lourdes-St. John Vianney Frist Addition), submitted by Joel Purcell/ Russell Construction (Case 23-073)

15. **CONSENT AGENDA**

16. **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
DECEMBER 5, 2023

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

A. Minutes from November 21, 2023 (Approve and Adopt)

B. Resolution accepting improvements for the 2023 Intake Repair Program. (Approve and Adopt)

C. ***MOVED TO ITEMS TO APPEAR #14 AT REQUEST OF COUNCIL MEMBERS PALCYZNSKI AND ADAMSON AT COMMITTEE OF THE WHOLE 12/4/2023***

D. Resolution approving a site development plan for 5235 Competition Drive (Lot 4, FH80 Holdings Third Addition), submitted by Dan Huber/ Frontier Hospitality Group (Case 23-077). (Approve and Adopt)

E. Resolution approving a site development plan for Lot 2, FG80 Holdings Fourth Addition, submitted by Kevin Koellner/Focus Real Estate Development (Case 23-078). (Approve and Adopt)

F. Resolution approving a 6-month extension of the site development plan deadline related to 3150 Glenbrook Circle South (Case 22-097). (Approve and Adopt)

G. Resolution setting a date for public hearing on an ordinance amending Title 10, Chapter 4, Building and Development of the Bettendorf City Code – Electrical Code and Regulations (Section 10-4B-3: Application for Permit; Fees) (Case 23-082). (Approve and Adopt)

H. Resolution setting a date for public hearing on an ordinance amending Title 10, Chapter 5, Building and Development of the Bettendorf City Code – Mechanical Code and Regulations (Section 10-5-4: Fees Established; Payment Prerequisite to Issuance of Permit) (Case 23-083). (Approve and Adopt)

I. Resolution approving compensation effective July 3, 2023 for the City Attorney. (Approve and Adopt)

J. 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: December 5, 2023

REQUESTED BY: Jeff Reiter, Assistant City Administrator/ Economic Development

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Item Title

Resolution determining an area of the city to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety, or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the I-80 Urban Renewal Plan

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 approving 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 occurred and minutes and letters associated with that consultation are provided to this Council.

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)
- Consultation Meeting Minutes and County Board Letter
- Support Documents for Urban Renewal Proceedings

ITEMS TO INCLUDE ON AGENDA

CITY OF BETTENDORF, IOWA
December 5, 2023
7:00 P.M.

I-80 Urban Renewal Plan

- Public hearing on the proposed Amendment No. 2 to the I-80 Urban Renewal Plan

- Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 2 to the I-80 Urban Renewal Plan

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.

December 5, 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: _____

* * * * * * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 2 to the I-80 Urban Renewal Plan, the Mayor first asked for the report of the Assistant City Administrator, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the Assistant City Administrator, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that _____ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Amendment No. 2 to the I-80 Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 2 TO THE I-80 URBAN RENEWAL PLAN" and moved:

☐ that the Resolution be adopted.

☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ _____.M. on the _____ day of _____, 2023, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 2 TO THE I-80 URBAN RENEWAL PLAN

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; and

WHEREAS, a proposed Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file 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, by resolution adopted on November 7, 2023, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 2 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 2 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Assistant City Administrator, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 2 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Quad City Times, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 2, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 2 concerning the area of the City of Bettendorf, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 2 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development,

or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 2 to the I-80 Urban Renewal Plan of the City of Bettendorf, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 2 to the I-80 Urban Renewal Plan for the City of Bettendorf, State of Iowa"; Amendment No. 2, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 2 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 2 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 2 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Scott County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 2, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 5th day of December, 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

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)

02272289-1\10216-105

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;

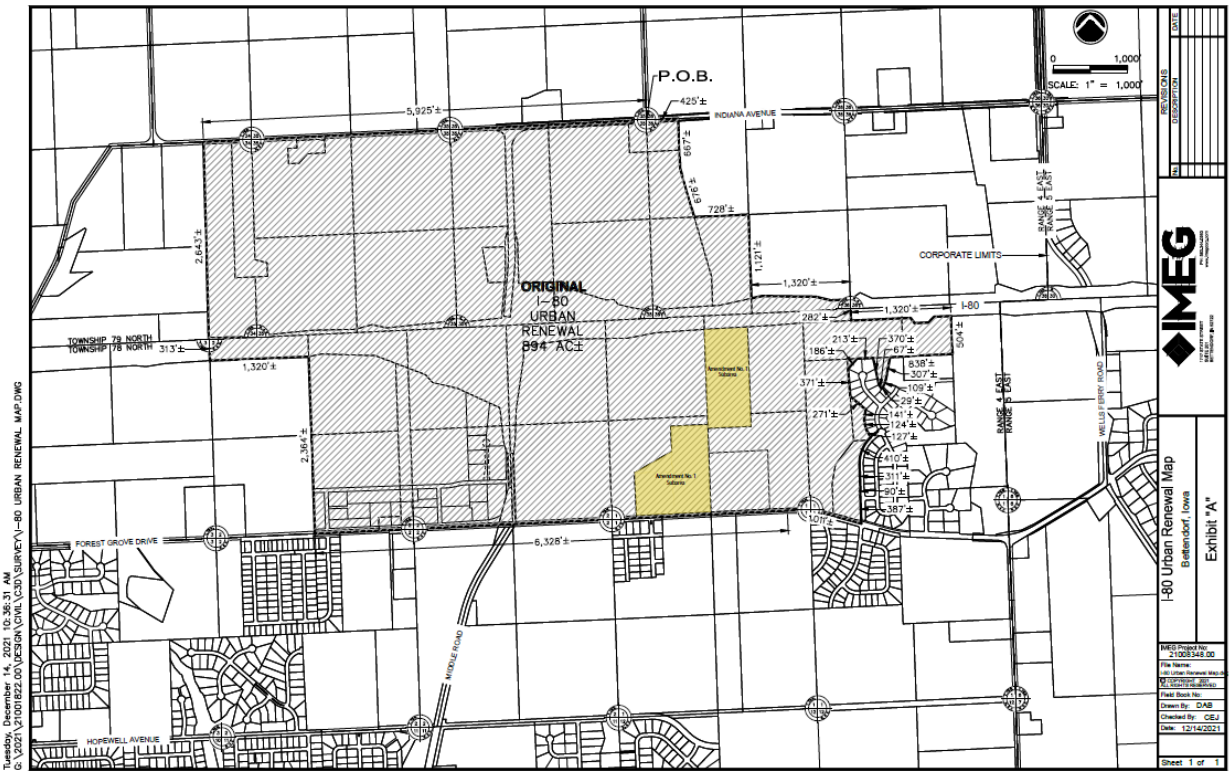
Thence North along the west line of Scott County Parcel ID #943455001, a distance of 2,643 feet more or less to the centerline of Indiana Avenue;

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



I-80 URBAN RENEWAL PLAN AMENDMENT NO. 2

CONSULTATION WITH AFFECTED TAXING ENTITIES
November 15, 2023
2:00pm
BETTENDORF CITY HALL
1609 STATE STREET
BETTENDORF, IA 52722

MEETING MINUTES

ATTENDEES:

DAVID FARMER	**–**	SCOTT COUNTY
CHRIS STILL	**–**	SCOTT COUNTY
JEFF REITER	**–**	CITY OF BETTENDORF

PLEASANT VALLEY COMMUNITY SCHOOL DISTRICT DID NOT SEND REPRESENTATION, BUT BRIAN STRUSZ, SUPERINTENDENT, HAS SINCE FOLLOWED UP AND COMMENTED THAT THE SCHOOL DISTRICT SUPPORTS THE CITY OF BETTENDORF AND THIS INITIATIVE FOR THE SAKE OF CONSTRUCTING THE CITY'S NEW PEDESTRIAN BRIDGE.

This Consultation Meeting was to discuss Amendment No.2 and update to the I-80 Urban Renewal Plan (URP) at I-80 and Middle Road in Bettendorf. While Scott County was in attendance, Pleasant Valley (PV) Schools did not send representation, but has since followed up. Pleasant Valley Superintendent, Brian Strusz contacted City staff with general questions and comments. Generally speaking, the represented taxing entities remained neutral on the subject matter, but PV did note that they are supportive of the pedestrian bridge construction.

David Farmer, representing Scott County, questioned what was being planned with this Amendment. Reiter stated that this Amendment was being done to provide the City with necessary bonding capacity to construct the planned pedestrian bridge over Middle Road. Furthermore, Reiter stated that at this time there were no other public or private projects contemplated. Mr. Farmer further asked if there were any other substantive changes to this URP outside the scope of what was part of Amendment No. 1, which occurred in 2022. Reiter stated that there was not.

With this being financed with City bonding capacity, Mr. Farmer reminded Mr. Reiter of the County's position on use of TIF incentives. For the sake of this project, and that it was being constructed to support economic development, and to provide a safety alternative for pedestrian traffic, the County would likely write a Letter of Concurrence to the City.

Mr. Farmer asked if any other funding sources were being used, or if any other sources of dollars were sought. Mr. Reiter emphasized that the City had submitted both State and Federal grant applications to try and secure funds for this pedestrian bridge project, but both were unsuccessful. Mr. Farmer understood the need for the City to use TIF notes to finance this project, in light of the denied grant applications. Mr. Farmer asked why not GO Bonds, to which Mr. Reiter stated that the City's portion of the 25% TIF increment that is being secured through the terms of its Development Agreement with the private developers is being used to back the TIF notes. Also, this financing maneuver would not negatively impact the City's debt margin. To which Mr. Farmer understood and concurred with.

Mr. Farmer commented that the use of TIF revenue, and the length of the incentives should be condensed as much as possible, as both of their Boards (Scott County and PV) have positions that the use of incentives should be the shortest term possible to support a project. Mr. Reiter emphasized that this was the City's intent. Furthermore, Mr. Reiter emphasized that based on the anticipated cost of construction, the City's portion of the TIF increment would be more than adequate to cover the financing costs.

Mr. Farmer commented that generally, the Scott County Board of Supervisors has opposed the use of TIF for general municipal improvements, yet they see the value in supporting positive economic development projects and public safety when they have a favorable impact on the region. In this case, he would be discussing this Amendment No. 2 with the County Board next week, and he anticipated that they will be offering a Letter of Concurrence to the City.

Mr. Still asked how long they had to provide any comments back to the City, for which Mr. Reiter stated that they had no later the seven days after the Consultation Meeting. Mr. Farmer stated that they would follow up with any comments or further questions within that timeframe, and they thanked the City staff for their time.

BOARD OF SUPERVISORS
600 West Fourth Street
Davenport, Iowa 52801-1030
Office: (563) 326-8749
Fax: (563) 328-3285
E-Mail: board@scottcountyiowa.gov

Ken Beck, Chair
John Maxwell, Vice-Chair
Jean Dickson
Ross Paustian
Rita Rawson

November 21, 2023

Mayor Robert Gallagher, Jr.
Bettendorf City Council Members
Bettendorf City Hall
1609 State Street
Bettendorf, IA 52722

RE: **City of Bettendorf's proposed Amendment No. 2 to the I-80 Urban Renewal Plan**

Dear Mayor Gallagher and Council Members:

Thank you for the opportunity to comment on the proposed amendment No. 2 to the I-80 Urban Renewal Plan. The Scott County Board of Supervisors has reviewed the information provided to our TIF Review Committee by Jeff Reiter, Bettendorf Director of Economic Development. The Board supports the use of TIF as an economic development incentive for I-80 Urban Renewal Plan area along Middle Rd. The proposed and current developments will increase the tax base of the community. The existing Bettplex development has already proven that this type of use can draw 1.5 million people a year to Scott County. The continued development in this area should attract more sporting events and visitors to the Quad Cities area and help grow our tourism economy. The Amendment No. 2 is designed to leverage a safe walkway, including a pedestrian bridge across middle road, amongst the development.

The Board does not support the use of TIF to fund public improvements which could be incurred by the entire town rather than a shared expense. We understand alternative funding measures and grants were considered. Future development not captured by the incremental tax financing, may offset the shared expense over the life of the project and be available to the taxing bodies. The Board has always encouraged TIF rebates or incremental financing to be for the least amount and the shortest length of time necessary to make a project feasible.

The Scott County Board of Supervisors appreciates its opportunity to comment on this TIF Plan and is excited by the development along a highly visible entrance to the Quad City area. The Board is delighted to have this facility located in Scott County. The Board hopes to continue the spirit of cooperation with the City of Bettendorf on economic development projects and we look forward to working with you in the future.

Sincerely,

Ken Beck, Chair
Scott County Board of Supervisors

cc: Scott County Board of Supervisors
Mahesh Sharma, Scott County Administrator
Decker Ploehn, Bettendorf City Administrator

COUNTY RECORDER'S CERTIFICATE

I, _____, County Recorder of Scott County, State of Iowa, hereby certify on the _____ day of _____, 2023, there was filed in my office a copy of the Amendment No. 2 to the I-80 Urban Renewal Plan and the Resolution adopting same for the I-80 Urban Renewal Area, of the City of Bettendorf, State of Iowa, all duly certified, for recording and the same is recorded in Book _____ at Page _____ of the records in my office.

Dated this _____ day of _____, 2023.

_____
County Recorder of Scott County, State of Iowa

(COUNTY SEAL)

02272295-1\10216-105

URBAN RENEWAL
TRANSCRIPT CERTIFICATE

I, the undersigned, being first duly sworn, do hereby depose and certify that I am the duly appointed, qualified and acting City Clerk of the City of Bettendorf, State of Iowa, and that as such City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officials, and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that the transcript hereto attached is a true and complete copy of all the corporate records in relation to the authorization of the Amendment No. 2 to the I-80 Urban Renewal Plan of the City, and that the transcript hereto attached contains a true and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time, in relation to the authorization of Amendment No. 2 to the I-80 Urban Renewal Plan, and that the Council consists of a Mayor and six (6) Council Members, and that such offices were duly and lawfully filled by the individuals listed in the attached transcript as of the dates and times referred to therein.

I further certify that the City is and throughout the period of such proceedings has been governed under the form of municipal government authorized by Chapter 372, Code of Iowa, under the provisions of its charter as recorded with the Secretary of State.

I further certify that all meetings of the City Council of the City at which action was taken in connection with the above named Urban Renewal Plan and Urban Renewal Area were open to the public at all times in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and was duly given at least twenty-four hours prior to the commencement of the meeting by notification of the communications media having requested such notice and posted on a bulletin board or other prominent place designated for the purpose and easily accessible to the public at the principal office of the Council all pursuant to the provisions and in accordance with the conditions of the local rules of the Council and Chapter 21, Code of Iowa.

I further certify that attached hereto are true and accurate copies of the following:

1. Amendment No. 2 to the I-80 Urban Renewal Plan (You do not need to attach the Amendment to this Certificate if you have attached such Amendment and its exhibits to the Authorizing Resolution labeled "Exhibit 1".);

2. Report of Assistant City Administrator, or his delegate, to the City Council with respect to the consultation held with affected taxing entities on the Amendment No. 2 to the I-80 Urban Renewal Plan, with attached copies of any and all written recommendations made with respect thereto and the responses of the City to any such recommendations.

WITNESS my hand and the seal of the City hereto attached this _____ day of _____, 2023, at Bettendorf, Iowa.

_____
City Clerk, City of Bettendorf, State of Iowa

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

Subscribed and sworn to before me by _____, on this _____ day of _____, 2023.

_____
Notary Public in and for the State of Iowa

(SEAL)

Attach items listed above to this Transcript Certificate and send certificate and attachments to Ahlers & Cooney.

02272294-1\10216-105

COUNCIL LETTER

MEETING DATE: December 5, 2023
REQUESTED BY: Patrick Lynch, P.E., Assistant City Engineer

Item Title
Public hearing for the Heatherstone Road Streambank Stabilization Project.

Resolution approving the plans, specifications and form of contract for the Heatherstone Road Streambank Stabilization Project.

Explanation
The proposed improvements consist of installing approximately 260 cubic yards of gabion baskets along the eroded banks of Pigeon Creek between Heatherstone Road and Crow Creek Road. The project will also include minimal tree clearing and earth excavation as well as topsoil stripping and respreading, seeding, placement of rip rap and other work associated with stabilizing the eroded banks.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project SM0148 was approved with a total budget of $325,000.00 within the Community Improvement Program (CIP).

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

RESOLUTION NO. _____-23

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE HEATHERSTONE ROAD STREAMBANK STABILIZATION PROJECT

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

Heatherstone Road Streambank Stabilization Project

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

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 5th day of December, 2023,

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

Passed, Approved and Adopted this 5th day of December, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

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 th day of ove er, 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 th day of ove er , 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

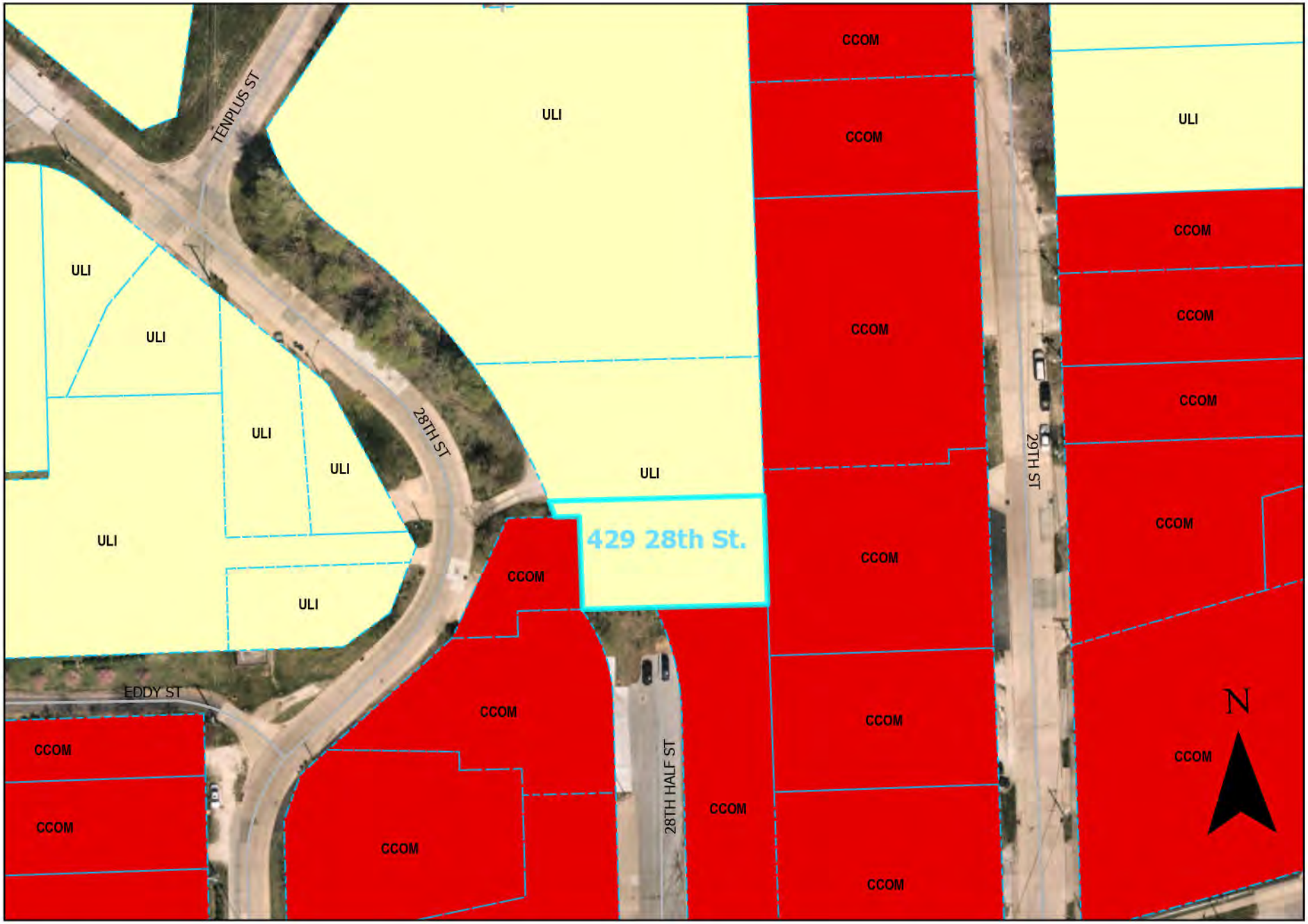
(A) 23-068 and 23-071 Future Land Use Amendment and Rezoning Aerial Map



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

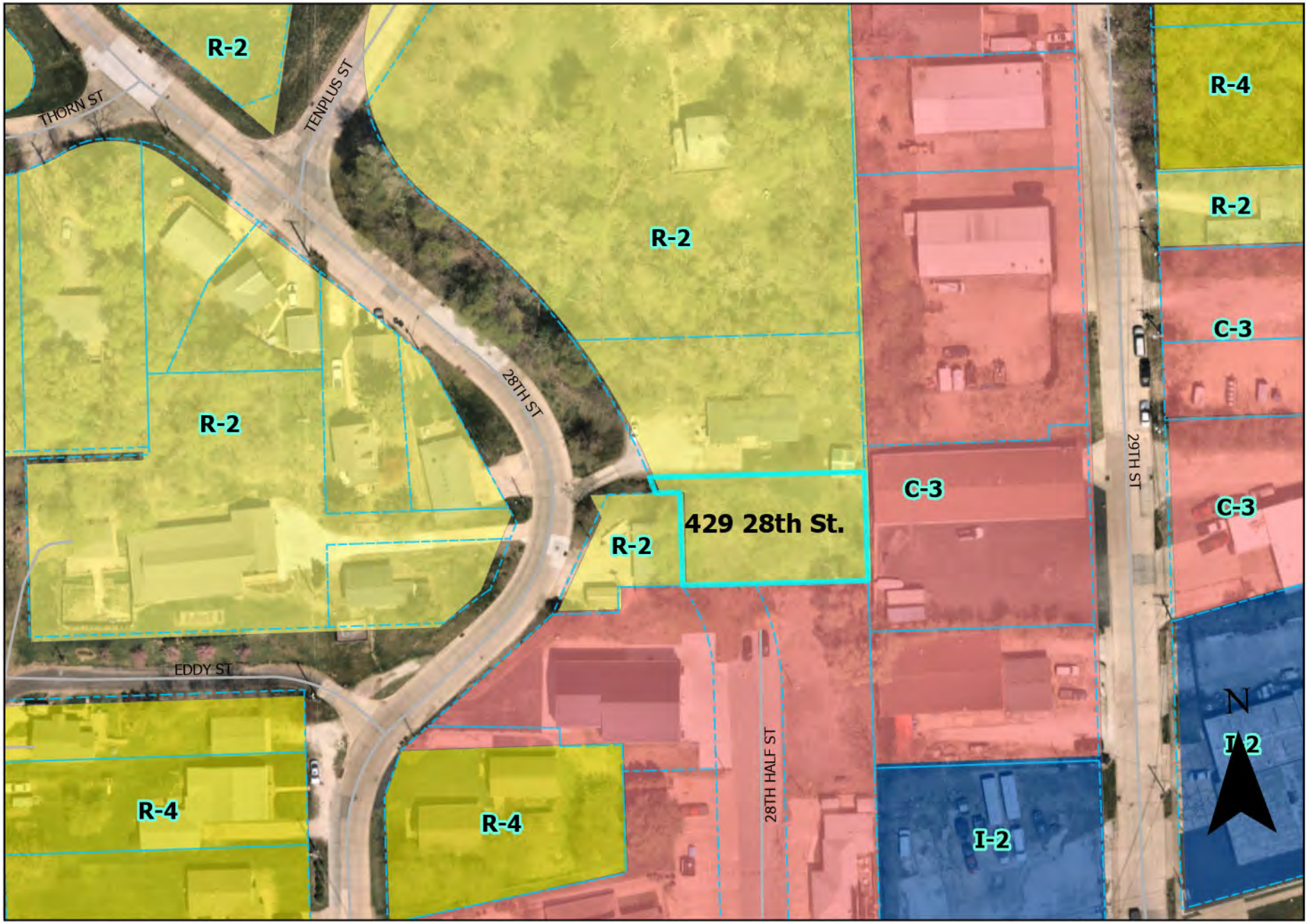
(C) 23-068 and 23-071 Proposed Future Land Use Designation



City of Bettendorf Community Development Department 10/18/23

0 20 40 80 120 160 200
US Feet

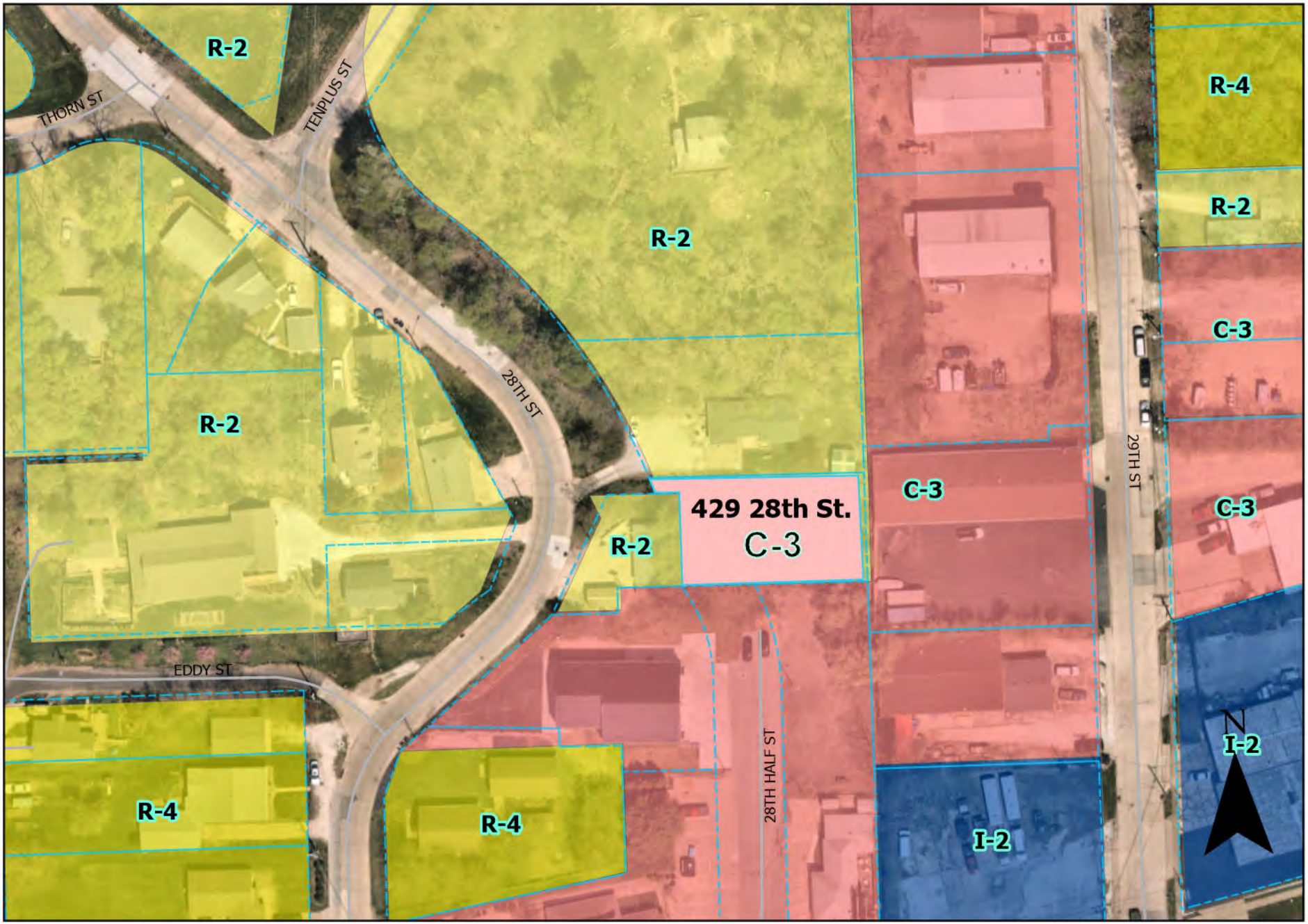
(D) 23-068 and 23-071 Current Zoning



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'

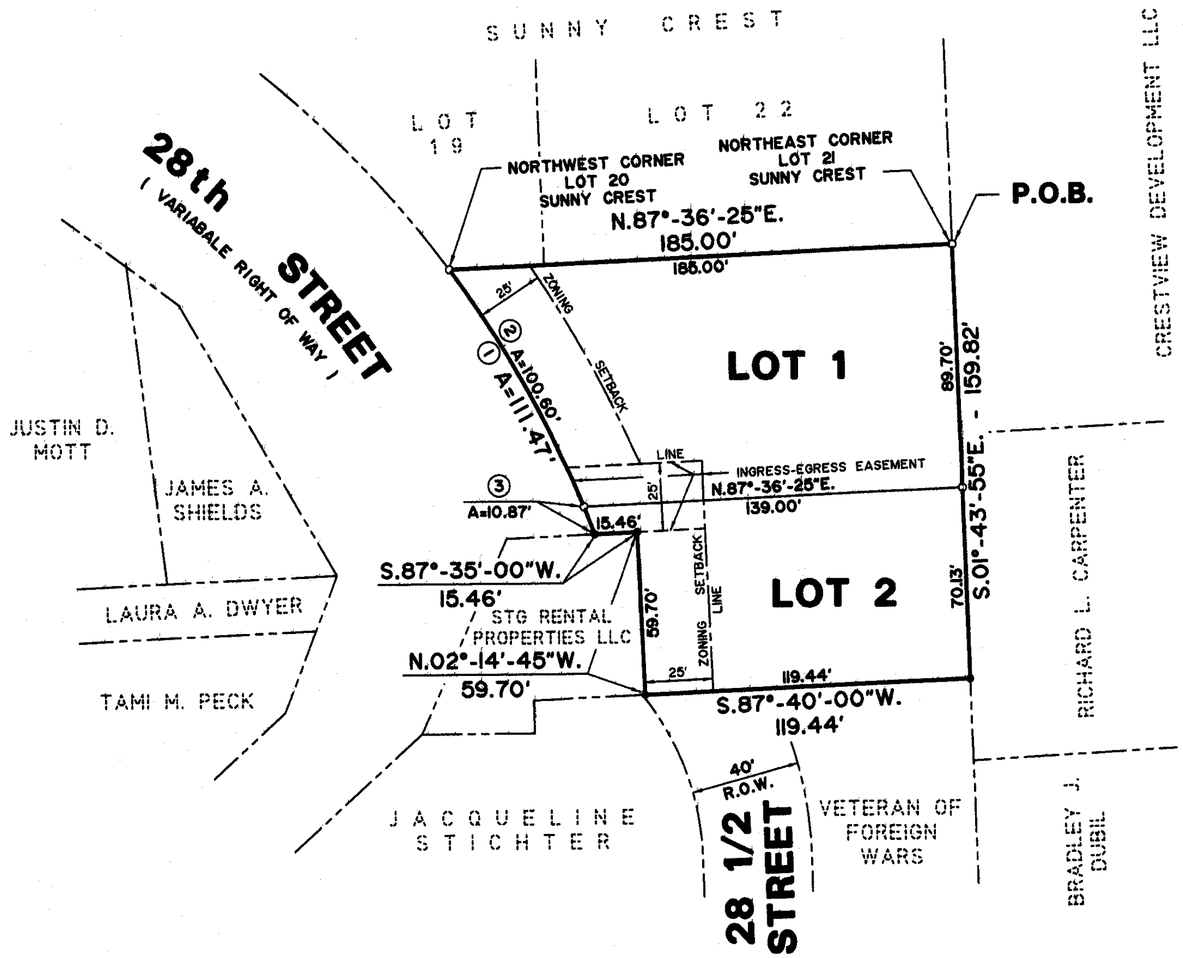
LOT AREAS	
NO.	SQUARE FEET
1	14,315
2	8,565

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

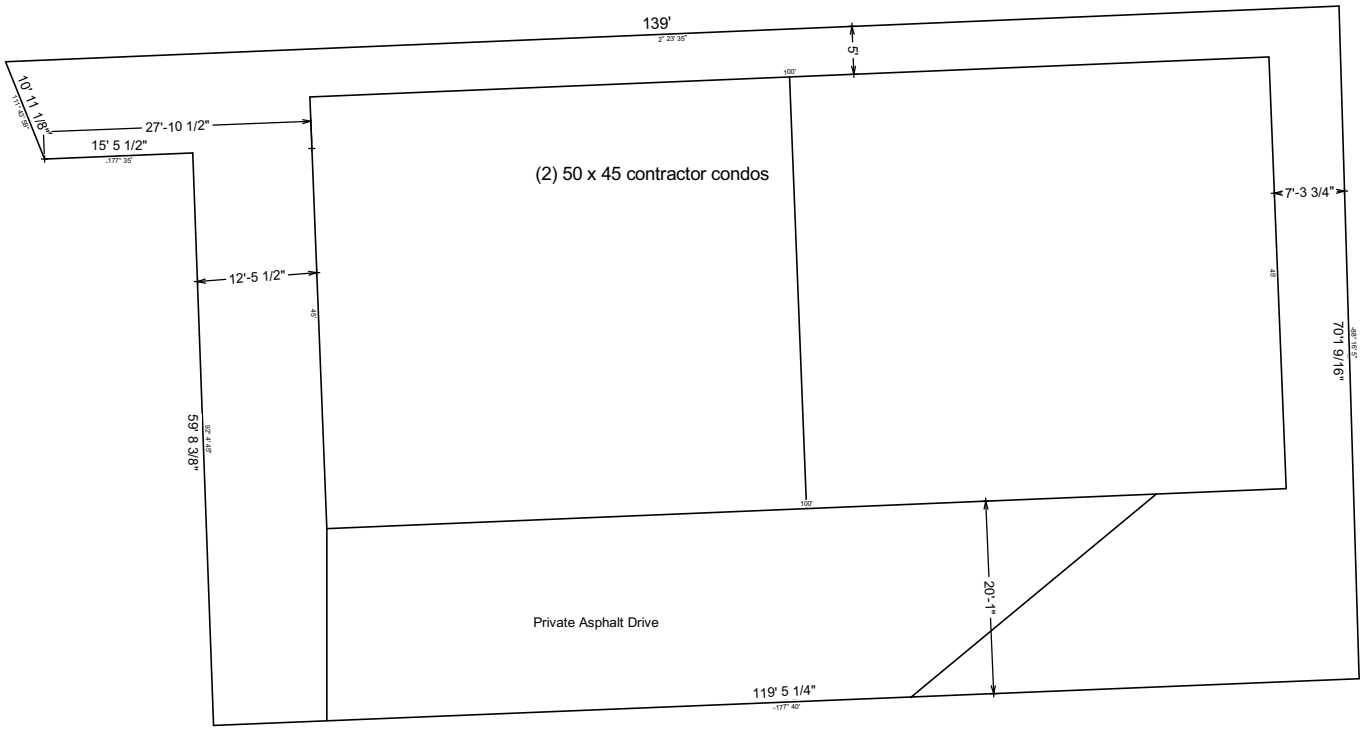
CONSULTING ENGINEERS, P.C.

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: 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: December 5, 2023
REQUESTED BY: Kim Kidwell, Culture & Recreation Director

Item Title
Resolution awarding the contract and approving the contract and bond for the Family Museum Traveling Gallery Renovation.

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

Bids were received on November 28, 2023. Kidzibits, Inc. of St. Paul, MN was the low bidder of one (1) bid received at $749,520.00. The designer's estimate for the project was $837,900.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The total project cost is estimated at $850,000, which includes this contract as well as some additional work that will be done under other contracts such as flooring and a new mural.

The current Community Improvement Program (CIP) has an approved budget of $250,000 in City funding, as well as an additional $310,000 from fundraising efforts that has been committed. Those amounts leave of a budget shortfall of approximately $250,000. Additional funding requests have been submitted including a grant and a request to the Family Museum Foundation. We are confident we will be able to close this gap before project completion.

List Attachments
Resolution, Bid Tabulation, and Contract.

RESOLUTION NO. _____-23

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE FAMILY MUSEUM TRAVELING GALLERY RENOVATION

WHEREAS, plans, specifications, and form of contract were approved by this City Council for the construction of improvements to the Family Museum of said City; namely, the

Family Museum Traveling Gallery Renovation

WHEREAS, bids were accepted for the construction of the above project on the 28th day of November, 2023, with Kidzibits, Inc. submitting the lowest responsible bid in the amount of $749,520.00 and

WHEREAS, appropriately executed contract and bond have been submitted by the Contractor in conformance with the plans and specifications as described above.

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

1. The bid of Kidzibits, Inc. is hereby accepted for the Bettendorf Family Museum Traveling Gallery Renovation Project in the amount of $749,520.00.

2. The Mayor and City Administrator are hereby authorized to sign the contract for the construction of said project.

3. The award of contract under this resolution is expressly subject to the bidder providing all necessary bonds and insurance documents; on the bidder's signing of the contract as provided in the notice to bidders, and no further facts or issues coming to light between the passage of this resolution and the actual signing of the contract by a representative of the City such as would cause the City to reconsider, defer, to stop the decision to enter into the contract.

4. A total purchase order amount of $775,000.00, which contains a contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 5th day of December, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Bettendorf Family Museum Traveling Gallery Renovation Project				Kidzibits, Inc.	
				Total Price	$749,520.00
Line #	Description	QTY	UOM	Unit	Extended
1	Base Bid Complete	1	LS	**$749,520.00**	$749,520.00

FORM OF CONTRACT

THIS CONTRACT, made the 5th day of December, A.D., 2023, by and between Kidzibits, Inc. , hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

WITNESSETH, That the Contractor and the City for the consideration stated herein agree as follows:

ARTICLE I. SCOPE OF WORK - The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and transportation services required to perform and complete in a workmanlike manner all the work required in connection to remove and replace the existing roof for the **Bettendorf Family Museum Traveling Gallery Renovation Project**, all in strict accordance with the plans and specifications, including any and all addenda prepared by the Engineering Division of the Public Works Department of the City of Bettendorf, Iowa, which plans and specifications are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

ARTICLE II. THE CONTRACT PRICE - The City shall pay to the Contractor for the performance of this contract, subject to any additions or deductions provided therein, in current funds, the contract price of:

Seven Hundred Forty-Nine Thousand, Five Hundred Twenty Dollars and no/100 ($749,520.00)

computed as follows:

Item No.	Item Description	Units	Quantity	Unit Price	Total Price
1	Base Bid Complete	LS	1	$ 749,520.00	$ 749,520.00
				Total Base Bid:	**$ 749,520.00**

ARTICLE III. UNIT PRICES FOR CHANGES- Not applicable to this contract.

ARTICLE IV. PAYMENTS- Payments are to be made to the Contractor in accordance with and subject to the provisions embodied in the documents made a part of this Contract.

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

All work on this contract shall be completed no later than September 27th, 2024. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City.

ARTICLE VI. COMPONENT PARTS OF THIS CONTRACT - This contract consists of the following component parts, all of which are as fully a part of this contract as if herein set out verbatim, or, if not attached, as if hereto attached. In the event that any provision in any of the component parts of this contract conflicts with any provision in any other of the component parts, the provision in the first item listed shall control over the second item listed, which shall control over the third item listed, etc.

1) Addenda to Project Documents
2) Special Conditions
3) Plan Drawings
4) Contract With The City
5) Contractor's Performance and Payment and Maintenance Bond
6) Contractor's Proposal
7) Notice To Bidders
8) Instruction To Bidders
9) Non-Collusion Affidavit

IN WITNESS WHEREOF, the parties hereto have caused this Instrument to be executed in three original counterparts the date and year first above written.

Kidzibits, Inc.
(Contractor)

By _____

_____

_____
Title

ATTEST:

_____

_____

Title

CITY OF BETTENDORF, IA

_____
Robert S. Gallagher
Mayor

ATTEST:

_____
Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 20____.

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

NOVEMBER 21, 2023

The City Council of Bettendorf, Iowa met in regular session on November 21, 2023, at 7:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

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

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

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

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed by an Invocation given by Bettendorf Police and Fire Chaplain and Pastor of Asbury United Methodist Church, Pastor Tom Carver.

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

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

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

PUBLIC HEARING REGARDING A 100% ANNEXATION OF CERTAIN PROPERTY IN AN URBANIZED AREA TO THE CITY OF BETTENDORF, IOWA
Community Development Director Mark Hunt gave an explanation of the resolution. Mayor Gallagher asked Council for any questions. None presented. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written

correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council, and the Public Hearing was closed.

RESOLUTION

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

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

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

ORDINANCE

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

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

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

ORDINANCE

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

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

ORDINANCE – SECOND READING REGARDING AMENDING BETTENDORF CITY CODE SECTION 6-1-322, "VEHICLES ENTERING A STOP OR YIELD INTERSECTION" BY ADDING A STOP INTERSECTION ON GENESIS WAY AT FOREST GROVE DRIVE AND A YIELD INTERSECTION ON CASH'S PATH AT GENESIS WAY

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

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

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

ORDINANCE – THIRD AND FINAL READING REGARDING AN AMENDMENT TO THE FUTURE LAND USE MAP FOR PROPERTY GENERALLY LOCATED WEST OF 4850 COMPETITION DRIVE, URBAN MEDIUM INTENSITY (UMI) TO URBAN HIGH INTENSITY (UHI) (CASE 23-066)

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

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

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

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

Council Member Naumann presented the third and final reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located west of 4850 Competition Drive, A-1, Agricultural/ Urban Reserve District to R-5, High-Density Multi-Family Residence District and made a motion to approve the ordinance at its final reading as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed unanimously.

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

Council Member Brown presented a resolution approving a professional services agreement with Bray Architects for the police station and city hall renovation feasibility study project, and made a motion to approve the resolution as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Connors (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); Adamson (aye); and Brown (aye). The motion passed unanimously.

CONSENT AGENDA

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

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

SUPPLEMENTAL

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

ADJOURNMENT

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

_____

Mayor Robert S. Gallagher

Attest:

_____

City Clerk Decker P. Ploehn

CONSENT AGENDA
NOVEMBER 21, 2023

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

A. Minutes from November 7, 2023 (Approve and Adopt)

B. Resolution receiving the FY22/23 Annual Street Finance Report. (Approve and Adopt)

C. Resolution approving the City's FY22/23 Annual Urban Renewal Report. (Approve and Adopt)

D. Resolution approving an Addendum to a 28E Intergovernmental Agreement dated December 12, 2007, between Scott County, Iowa, City of Davenport, Iowa, City of Bettendorf, Iowa, Davenport Hospital Ambulance Corporation d/b/a MEDIC EMS and the Scott County Emergency Management Commission for the Scott County Emergency Communications Center. (Approve and Adopt)

E. Resolution approving a cost share agreement with Criswell & Forest, LLC for a sanitary sewer extension along East Pigeon Creek. (Approve and Adopt)

F. Resolution setting the date for a public hearing and directing the advertising for bids for the Heatherstone Road Streambank Stabilization Project. (Approve and Adopt)

G. Resolution accepting improvements for the Devils Glen Road Sidewalk Extension. (Approve and Adopt)

H. Resolution approving the revenue contract extension for Transit Advertising with Admospheres Media & Marketing. (Approve and Adopt)

I. Resolution approving a professional services agreement with HDR Engineering, Inc. for the West Bridge Master Plan Project. (Approve and Adopt)

J. Resolution approving a federal aid agreement for congressionally directed funding for the Middle Road Reconstruction Preliminary Engineering Project. (Approve and Adopt)

K. Resolution authorizing the Director of Public Works to issue a change order to Walter D. Laud for pavement patching at the Public Works salt domes. (Approve and Adopt)

L. Resolution authorizing the Director of Culture and Recreation, or her designee, to issue a purchase order to D & K Products for chemicals and fertilizer for the maintenance of Palmer Hills Golf Course. (Approve and Adopt)

M. Resolution approving the replacement of the breathing air cascade compressor for the Spruce Hills Fire Station, and the purchase of two breathing air cascade systems; one for the Surrey Heights Fire Station, one for the State Street Fire Station; total cost not to exceed $117,490. (Approve and Adopt)

N. Resolution approving the Civil Service List submitted for the Custodian position in the Public Works Department. (Approve and Adopt)

O. Resolution approving alcohol license renewals and requests for Surestay Hotel Plus; Hilton Garden Inn Bettendorf; and Red Ginger. (Approve and Adopt)

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

COUNCIL LETTER

MEETING DATE: December 5, 2023
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer

Item Title
Resolution accepting improvements for the 2023 Intake Repair Program.

Explanation
This repair project included removal and replacement or repair and adjustment of storm water catch basins (curb drop inlets) at various locations in Bettendorf. Work will require repair or replacement of structure tops, or removal of the intake walls down to or including the concrete base, and reconstruction of the walls, pavement box-out, and adjacent pavement patching. Steel castings will be reused unless broken or in need of updating.

Langman Construction of Rock Island, Illinois has satisfactorily completed all work on the project. The final construction cost for the project was $189,722.75.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project (SM0138) was approved with a total budget of $250,000 within the Community Improvement Program (CIP).

List Attachments
Resolution, CIP Worksheet, and Contractor Evaluation Report.

RESOLUTION NO. _____-23

RESOLUTION ACCEPTING IMPROVEMENTS FOR THE 2023 INTAKE REPAIR PROGRAM

WHEREAS, on the 4th day of October, 2022, the City of Bettendorf entered into contract with Langman Construction for the construction of certain improvements to the street system of said City; namely, the

2023 Intake Repair Program

WHEREAS, the contractor has completed the construction of the improvements in the City in substantial compliance with the terms and conditions of the contract and plans and specifications.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the project is adopted as having been completed in substantial compliance with the specifications and contract. The total project cost thereof is hereby determined to be $189,814.75.

Passed, Approved and Adopted this 5th day of December, 2023.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description:	**2023 Intake Repair Program**		
Project Manager:	Brian Fries	**Project #:**	SM0138
CIP Budget:	250,000.00	**FY Budgeted:**	22/23
		Resol. for award:	298-22
Funding Source:	G.O. Bonds		
Purchase Order Amount:	250,000.00		
Final Total Project Cost:	189,814.75		

Change Orders Detail **(Insert Rows/Categories as Necessary)**

CO Number	Description		Actual
			-
			-
			-
	Total Change Orders Amount		-

Project Cost Summary **(Insert Rows/Categories as Necessary)**

Expenditure Category	Vendor / Description		Actual
Construction Contract	Langman Construction		189,722.75
Testing	Terracon		92.00
	Final Total Project Cost		189,814.75

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

Projects: SM0138 - 2023 Intake Repair Program

Contractor: Langman Construction (Vendor #4316) [x] Primary [ ] Subcontrac

	Point Range	Score		Points Earned
WORK PERFORMANCE: 55%				
A. Completion on schedule	0 to 3	2.0	x 0.275 =	0.55
B. Quality of the finished product	0 to 3	3.0	x 0.275 =	0.83
CONTINUITY OF WORK SCHEDULE: 20%				
C. Minimum gaps between work days	0 to 3	1.0	x 0.20 =	0.20
ORGANIZATION / MANAGEMENT: 15%				
D. Coordination with suppliers, other contractors and utilities, and engineer	0 to 3	1.0	x 0.05 =	0.05
E. Adequate and competent labor force	0 to 3	3.0	x 0.05 =	0.15
F. Inappropriate behavior, language, dealing with citizens, attitude	0 to 3	3.0	x 0.05 =	0.15
EQUIPMENT: 10%				
G. Equipment on project	0 to 3	3.0	x 0.05 =	0.15
H. General project safety, signage and traffic control	0 to 3	3.0	x 0.05 =	0.15
		Initial Rating:		2.23
Liens Filed - If lien(s) have been filed	0 or -1			0.00
		Final Rating:		2.23

Ratings:

Less than 1 -	Contractor not allowed to work on City of Bettendorf contracts for five years.
Between 1 and 2 -	Contractor to appear before City Council with proof of changes/adjustments in organization.
Greater than 2 -	Satisfactory work.

REMARKS: *(Required for Item(s) rated less than 2.)*

C Took several months (after completion) to get the chimney seals installed. Multiple days between work, LCI crews on other projects.

D Difficult at times scheduling work due to gaps in working days

Field Inspector — Date

Chief Inspector 11/16/23 — Date

Engineer 11/16/23 — Date

Contractor — Date

COUNCIL LETTER

MEETING DATE: December 4/5, 2023
REQUESTED BY: Mark Hunt

Item Title

Resolution approving a site development plan for 6822 Hopewell Avenue (Lot 1, Our Lady of Lourdes-St. John Vianney First Addition), submitted by Joel Purcell/Russell Construction. (Case 23-073)

Explanation

Joel Purcell of Russell Construction has submitted a site development plan for a school building and associated parking located at 6822 Hopewell Avenue (Lot 1, Our Lady of Lourdes–St. John Vianney Addition). The property is shown as Urban Low Intensity on the Future Land Use Map and is located in the R-2, Single-Family Residence District. The proposed St. Joan of Arc School consists of a two-story, 60,975 square foot building, associated parking, and playgrounds. The building will house a Pre-K/daycare and a K-8 elementary/middle school. The overall site has space for a future church and associated parking which are not part of this site development plan review. Renderings of the proposed buildout have been provided and show brick art deco architectural elements and design. A conceptual layout and floor plans are also included with the submitted renderings.

The development proposal also supports Goal E: Enhance Community Design and Character in the Comprehensive Plan:

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their November 15, 2023 meeting subject to two conditions which have since been addressed.

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) 11/27/23 Site Development Plan; (B) Staff Report with attachments; (C) Planning and Zoning Commission report to Mayor and City Council; (D) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR 6822 HOPEWELL AVENUE LOT 1, OUR LADY OF LOURDES-ST. JOHN VIANNEY FIRST ADDITION

WHEREAS, Joel Purcell/Russell Construction has submitted a site development plan for 6822 Hopewell Avenue (Lot 1, Our Lady of Lourdes-St. John Vianney 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 6822 Hopewell Avenue.

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

SITE INFORMATION

ZONING DISTRICT: R-2 LOW DENSITY HOUSING	
SITE LOCATION: LOT 1 6900 HOPEWELL AVENUE, BETTENDORF, IOWA	
TOTAL LOT 1 AREA	1,267,160 S.F. ±
	29.09 ACRES ±
FRONT YARD REQUIRED	25'
SIDE YARD REQUIRED	10'
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	60975 S.F
REQUIRED PARKING = 189 SPACES	
PROVIDED = 281 (INCLUDING 20 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 181,802 S.F. ±	

CONSTRUCTION ACTIVITY DESCRIPTION:
The construction includes 1 proposed building, associated parking lots and utilities. A future church and parking lot are also accounted for in the above calculations.

LEGAL DESCRIPTION

LOT 1 AS SHOWN IN THE FINAL PLAT OF OUR LADY OF LOURDES- ST.JOHN VIANNEY ADDITION SITUATED IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA; BEING LEGALLY DESCRIBED IN THE PLAT OF SUBDIVISION RECORDED ON DECEMBER 21, 2022, AS DOCUMENT NUMBER 2022-00031410 IN THE OFFICE OF THE RECORDER FOR SCOTT COUNTY, IOWA.

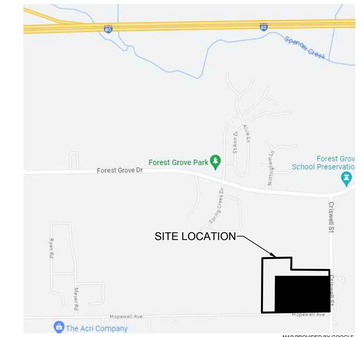
811 Know what's below. Call before you dig.

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

ARCHITECTS
BRAY ARCHITETS
220 EMERSON PLACE SUITE 301
DAVENPORT, IA 52801
PHONE: 563-526-6050

OWNER
OUR LADY OF LOURDES CATHOLIC CHURCH
1414 MISSISSIPPI BLVD
BETTENDORF, IA
PHONE: 563-359-0345

50 0 50 100
SCALE: 1" = 50 '



VICINITY MAP
NOT TO SCALE
MAP PROVIDED BY GOOGLE

LEGEND

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

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "II-B" PER THE 2015 INTERNATIONAL BUILDING CODE.
9. SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE EDUCATION "E" PER THE 2015 INTERNATIONAL BUILDING CODE.
10. THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
11. WATER AND SANITARY SERVICES WILL BE CONNECTED TO CITY-OWNED MAINS. WATER SHALL BE DUCTILE IRON PIPE WITHIN THE CITY OWNED RIGHT OF WAY, AND PVC ON OUR LADY OF LOURDES PROPERTY. SANITARY SHALL BE PVC IN ITS ENTIRETY.

No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	11/27/2023

REVISIONS

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

ST. JOAN OF ARC CATHOLIC SCHOOL
BETTENDORF, IA

SITE DEVELOPMENT PLAN - NO FUTURE WORK SHOWN

IMEG Project No: 23005035.00
File Name: 23005035.00 CITY SITE PLAN.dwg
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: LKS
Checked By: RJJ
Date: 11/07/2023

C-2

Sheet 1 of 2

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

Signature 10/24/2023 Date

ROBERT J. JURKOWSKI 21646 PROFESSIONAL ENGINEER IOWA

Robert J. Jurkowski
License No. 21646
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: ALL CIVIL SHEETS

Monday, November 27, 2023 4:11:54 PM
G:\2023\23005035.00\DESIGN\CIVIL\CSP\PLOT\23005035.00 CITY SITE PLAN.DWG

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: November 15, 2023

Case No.:	23-073
Request:	Site Development Plan for a private school (Pre-K/daycare and K-8).
Location:	6822 Hopewell Avenue, northwest corner of Criswell Street and Hopewell Avenue
Legal Description:	Lot 1, Our Lady of Lourdes–St. John Vianney Addition (Parcel #: 840155101)
Applicant:	Joel Purcell DBA Russell Construction
Current Zoning:	R-2, Single-Family Residence District
Future Land Use:	ULI, Urban Low Intensity

Background Information & Facts

Joel Purcell of Russell Construction has submitted a site development plan for a school building and associated parking located at 6822 Hopewell Avenue (Lot 1, Our Lady of Lourdes–St. John Vianney Addition) (see Aerial Map - Attachment A). The property is located in the R-2, Single-Family Residence District (see Zoning Map - Attachment B). The proposed St. Joan of Arc School consists of a two-story, 60,975 square foot building, associated parking, and playgrounds (see Site Development Plan - Attachment C). The building will house a Pre-K/daycare and a K-8 elementary/middle school. The overall site has space for a future church and associated parking which are not part of this site development plan review. Renderings of the proposed buildout have been provided and show brick art deco architectural elements and design. A conceptual layout and floor plans are also included with the submitted renderings (see Attachment D – Development Renderings).

Future Land Use and Comprehensive Plan

The development area is shown as Urban Low Intensity (ULI) on the Future Land Use Map (see Attachment E – Future Land Use Map). The proposal is consistent with the character and uses anticipated in an ULI area. The development proposal also supports the following priority in the Comprehensive Plan:

> Goal E: Enhance Community Design and Character.

Lot Configuration & Zoning Compliance

The proposed use is classified as a primary educational facility which is permitted in the R-2 District. The lot has front yards on Hopewell Avenue and Criswell Street. The proposed structure is compliant with the 25-foot building setback in the R-2 District and all additional bulk standards and regulations including floor area, height, and setbacks.

Utilities & Refuse

The utilities have been reviewed by staff and are deemed sufficient for the proposed construction. One dumpster is located along the east side of the building. A dumpster area is proposed near the north entrance

of the building but not shown clearly on the site plan. Staff recommends it be delineated clearly on the site plan prior to City Council approval.

Thoroughfare Plan & Access

Vehicular access is shown via two curb cuts, one on Hopewell Avenue and one on Criswell Street. A fire lane has been provided on the east side of the proposed school. The site layout (see Attachment F – School Site Layout) shows multiple drop-off/pickup lanes for students. At the west entrance 17 spaces are provided, at the north entrance 11 spaces, and the east entrance 11 spaces.

Pedestrian and Trail Access

A sidewalk is shown along the private drive connecting to the existing Hopewell Avenue bike/ped trail. Interior sidewalks are provided adjacent to the school entrances and playgrounds. No sidewalks or trails exist on Criswell Street and will not until it is reconstructed with curb and gutter. Repaving/reconstruction of Criswell Street is scheduled in 2026, but the existing ditches will remain. Staff will not recommend interior sidewalk connections to Criswell Street until there is a safe pedestrian path or sidewalk.

Off-Street Parking

The site plan for the school provides a total of 204 parking stalls, including 6 ADA spaces. The total number of spaces meets the requirements for daycare and primary school uses. Per 2010 ADA Standards for Accessible Design, a total of 7 parking spaces are required for a facility with 201-300 parking spaces. Per the off-street parking schedule, the requirement is met based on the defined uses of early childcare and primary school. The future church and associated parking are not considered in the analysis and will be reviewed as a separate site development plan when the applicant is ready for submittal.

Stormwater Detention

A proposed stormwater detention area is shown south of the building along Hopewell Avenue. In addition, two ponds providing water quality for the site are shown west of the Hopewell Avenue private drive connection. All stormwater calculations for the development have been sized for the future church and associated parking and have been deemed sufficient by City Engineering staff.

Landscaping

The proposed development shows a total of 194 tree factors located in various areas of the site (see Attachment G – Landscape Plan). The proposal meets the City's landscape requirements for the proposed school and future church at the site.

Staff Recommendation

Staff contends the proposed development meets site development standards and code requirements. Staff recommends approval of Case No. 23-077, site development plan for 6822 Hopewell Avenue with the following conditions:

1. Label and delineate the dumpster area on the site plan.
2. Provide at least 7 ADA parking spaces for the school.

Respectfully submitted,

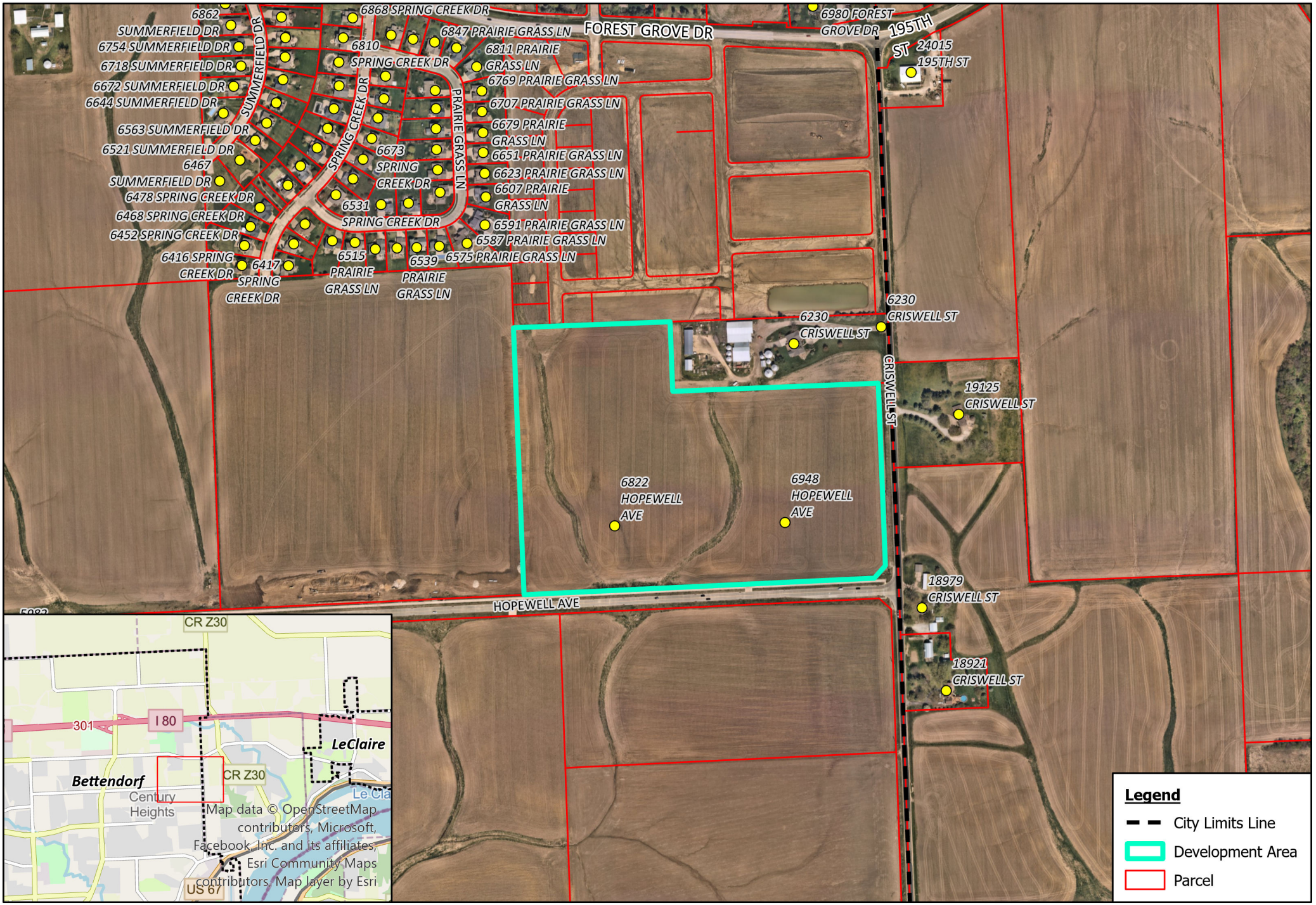
Taylor Beswick
Senior City Planner

Case No. 23-073: 6822 Hopewell Avenue
Site Development Plan: Private School
Aerial

Bettendorf
a premier city
IOWA

N

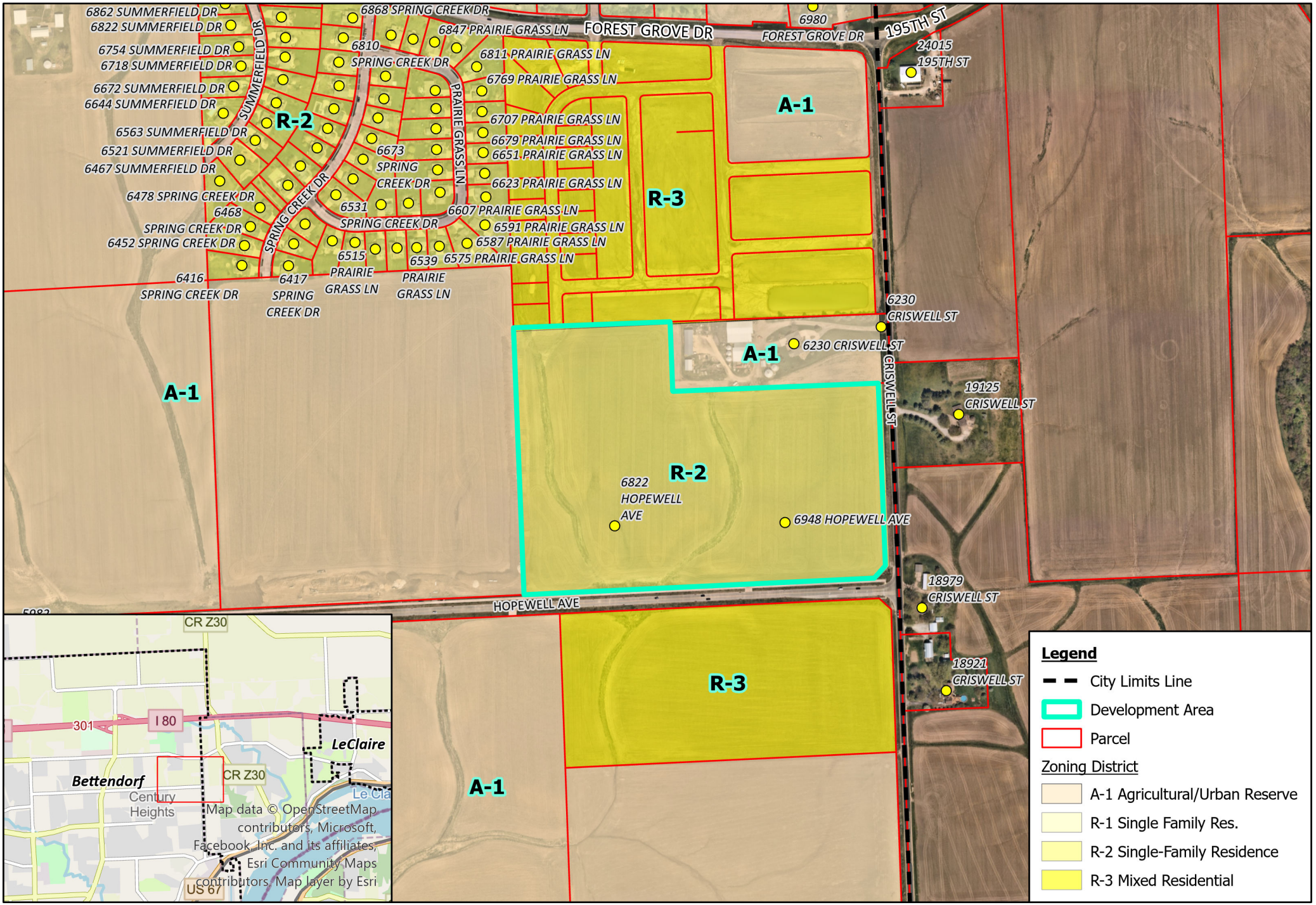
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Feet
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Legend

- City Limits Line
- Development Area
- Parcel

Case No. 23-073: 6822 Hopewell Avenue
Site Development Plan: Private School
Zoning



SITE INFORMATION

ZONING DISTRICT: R-2 LOW DENSITY HOUSING	
SITE LOCATION: LOT 1 6900 HOPEWELL AVENUE, BETTENDORF, IOWA	
TOTAL LOT 1 AREA	1,267,160 S.F. ±
	29.09 ACRES ±
FRONT YARD REQUIRED	25'
SIDE YARD REQUIRED	10'
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	60975 S.F
REQUIRED PARKING = 189 SPACES	
PROVIDED = 281 (INCLUDING 20 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 181,802 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 1 proposed building, associated parking lots and utilities. A future church and parking lot are also accounted for in the above calculations.	

LEGAL DESCRIPTION

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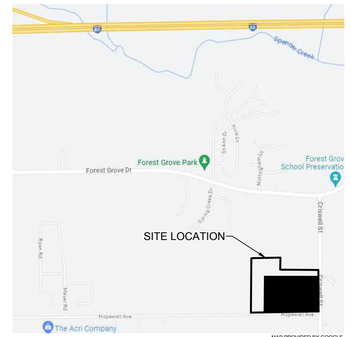
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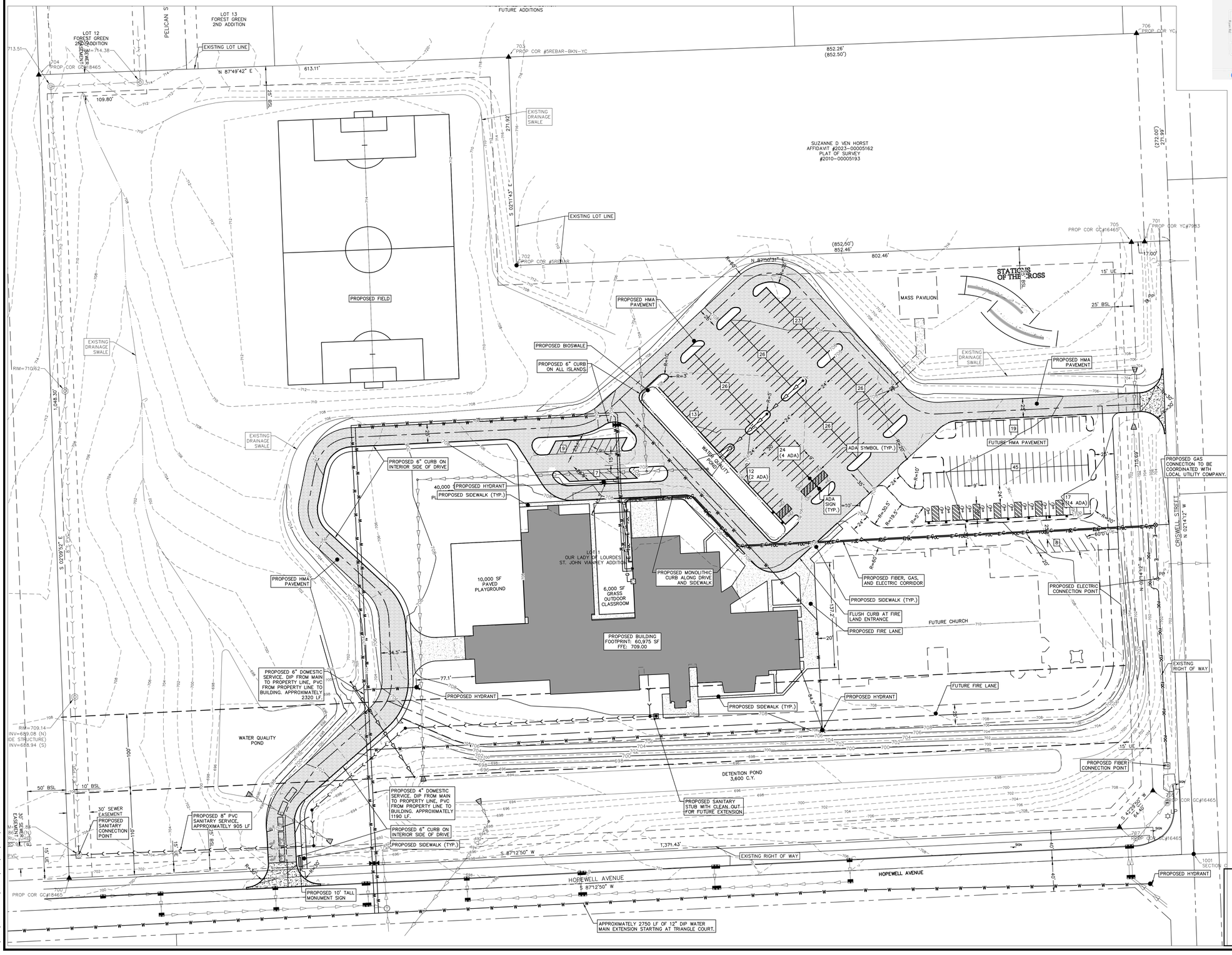
ARCHITECTS
BRAY ARCHITETS
220 EMERSON PLACE SUITE 301
DAVENPORT, IA 52801
PHONE: 563-526-6050

OWNER
OUR LADY OF LOURDES CATHOLIC CHURCH
1414 MISSISSIPPI BLVD
BETTENDORF, IA
PHONE: 563-359-0345

50 0 50 100
SCALE: 1" = 50 '



VICINITY MAP
NOT TO SCALE
MAP PROVIDED BY GOOGLE



LEGEND

- STORM INLET
- FLARED END SECTION
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
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No.	REVISIONS DESCRIPTION	DATE

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

ST. JOAN OF ARC CATHOLIC SCHOOL
BETTENDORF, IA

SITE DEVELOPMENT PLAN

IMEG Project No: 23005035.00

File Name: 23005035.00 CITY SITE PLAN.dwg

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Field Book No: ####

Drawn By: LKS

Checked By: RJJ

Date: 11/07/2023

C-1

Sheet 1 of 2

ROBERT J. JURKOWSKI 21646 PROFESSIONAL ENGINEER IOWA

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

Signature 10/24/2023 Date

Robert J. Jurkowski
License No. 21646
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: ALL CIVIL SHEETS

Tuesday, November 7, 2023 11:58:49 AM
G:\2023\23005035.00\DESIGN\CIVIL\CAD\PLOT\23005035.00 CITY SITE PLAN.DWG

SITE INFORMATION

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SITE LOCATION: LOT 1 6900 HOPEWELL AVENUE, BETTENDORF, IOWA	
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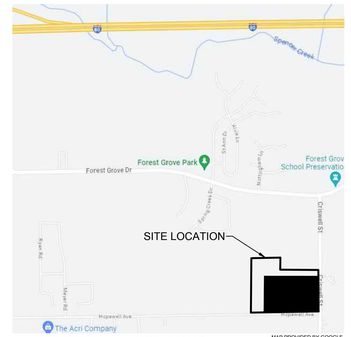
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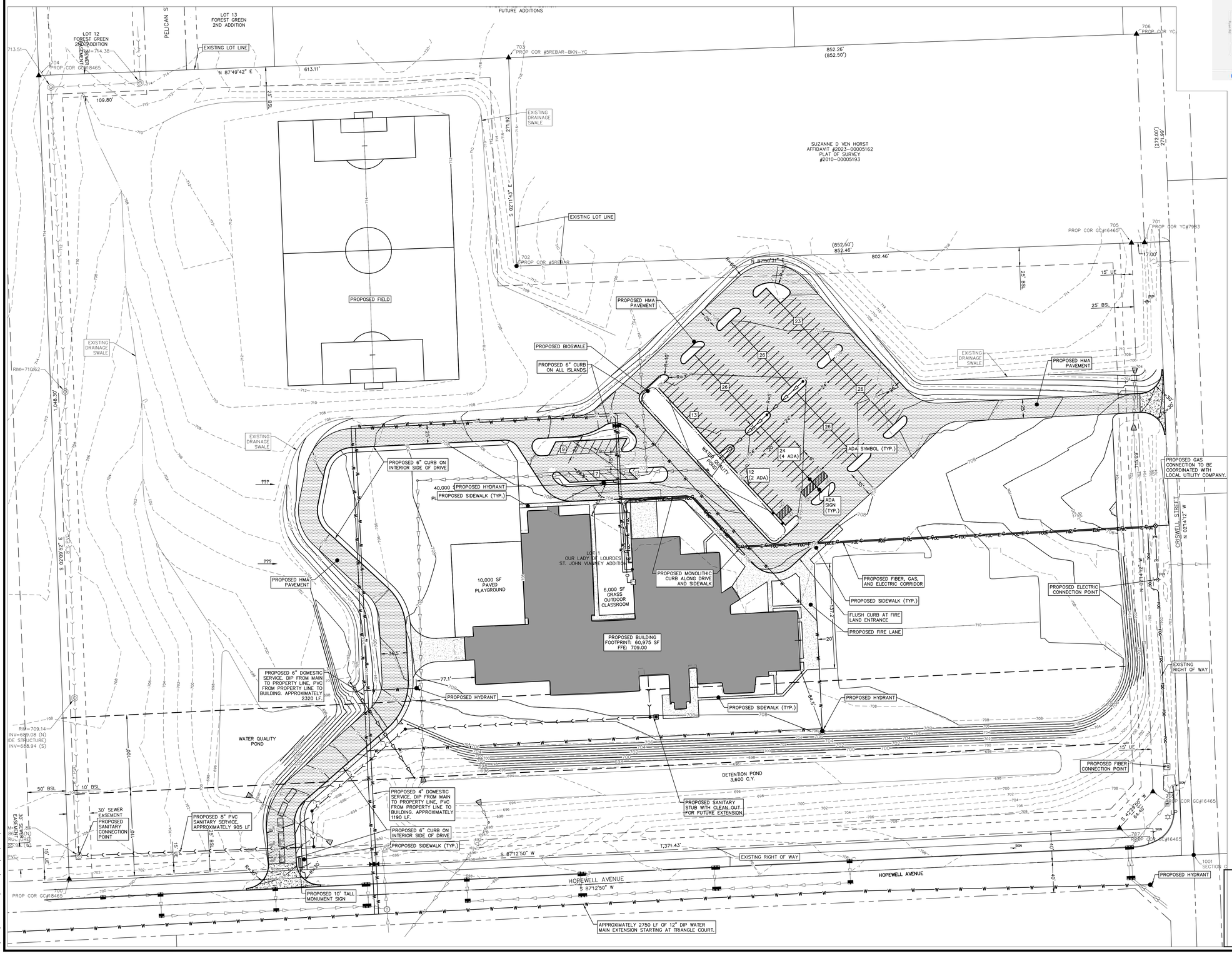
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1414 MISSISSIPPI BLVD
BETTENDORF, IA
PHONE: 563-359-0345

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SCALE: 1" = 50 '



VICINITY MAP
NOT TO SCALE
MAP PROVIDED BY GOOGLE



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- FLARED END SECTION
- SANITARY MANHOLE
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REVISIONS

No.	DESCRIPTION	DATE

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

ST. JOAN OF ARC CATHOLIC SCHOOL
BETTENDORF, IA

SITE DEVELOPMENT PLAN - NO FUTURE WORK SHOWN

IMEG Project No: 23005035.00
File Name: 23005035.00 CITY SITE PLAN.dwg
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Field Book No: ####
Drawn By: LKS
Checked By: RJJ
Date: 11/07/2023

C-2

Sheet 1 of 2

ROBERT J. JURKOWSKI 21646 PROFESSIONAL ENGINEER IOWA

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

Signature 10/24/2023 Date

Robert J. Jurkowski
License No. 21646
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: ALL CIVIL SHEETS

Tuesday, November 7, 2023 11:58:52 AM
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St. Joan of Arc
Catholic School

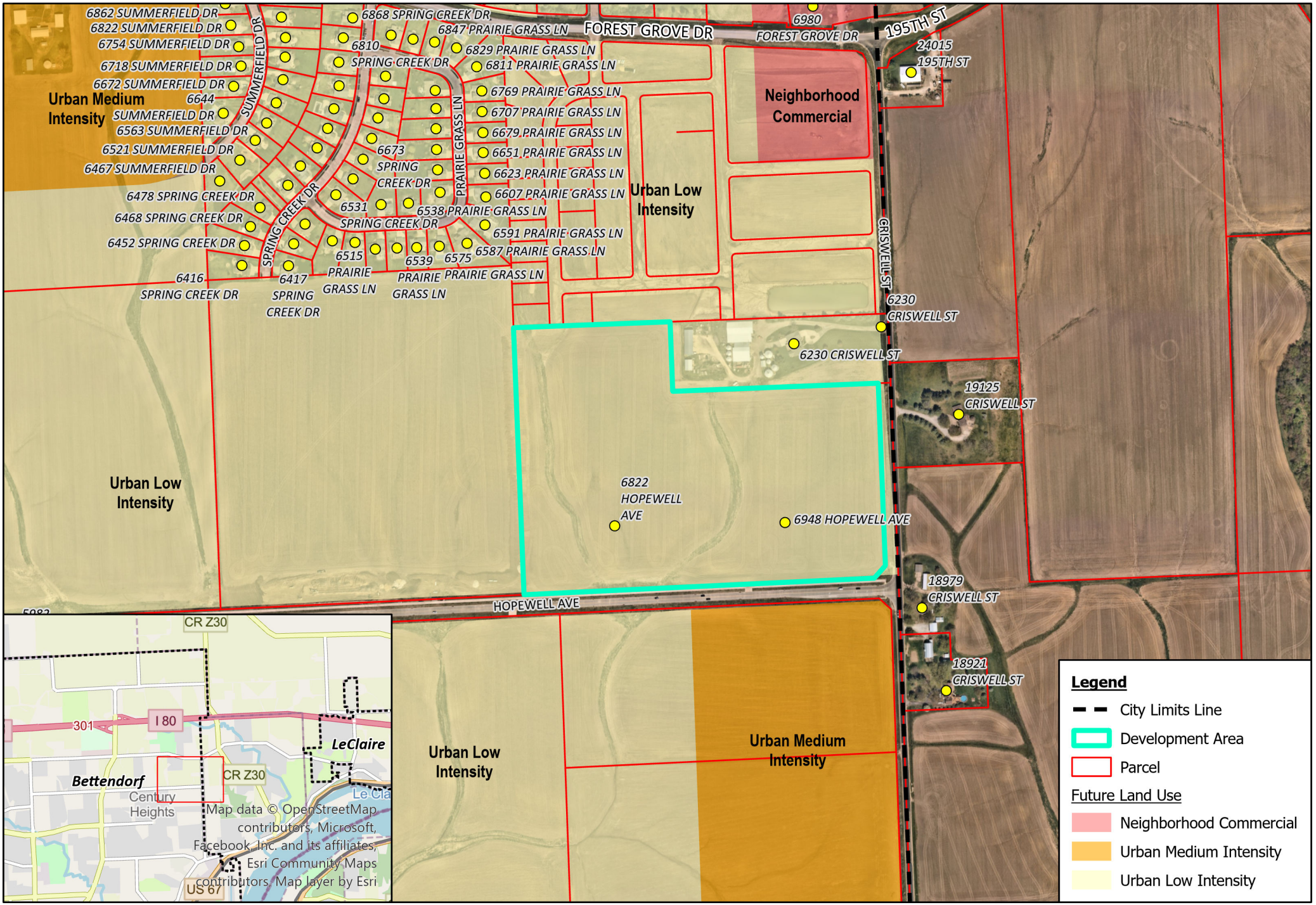


Case No. 23-073: 6822 Hopewell Avenue
Site Development Plan: Private School
Future Land Use

Bettendorf
a premier city
IOWA

N

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





1 A0.0 SITE PLAN_PARKING
Scale: 1" = 40'-0"

Autodesk Docs://3610 - Our Lady of Lourdes - Saint John Vianney/3610 St Joan of Arc PK-8 SITE_ELEM.rvt
10/18/2023 3:59:20 PM

BRAY ARCHITECTS

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801
T: 563.326.6050

Milwaukee • Sheboygan • Moline

www.brayarch.com

Project Title:
New Facility
St. Joan of Arc School
6900 Hopewell Avneue
Bettendorf, Iowa 52522

REVISIONS:

#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Project Number:
3610

Issued For:
DESIGN DEVELOPEMENT
10/11/2023

Sheet Title:
SITE PLAN

Sheet Number:
A0.0

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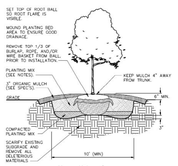
Landscape Plan

(For Review 10.23.2023)

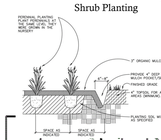
Planting Details



Shrub Planting

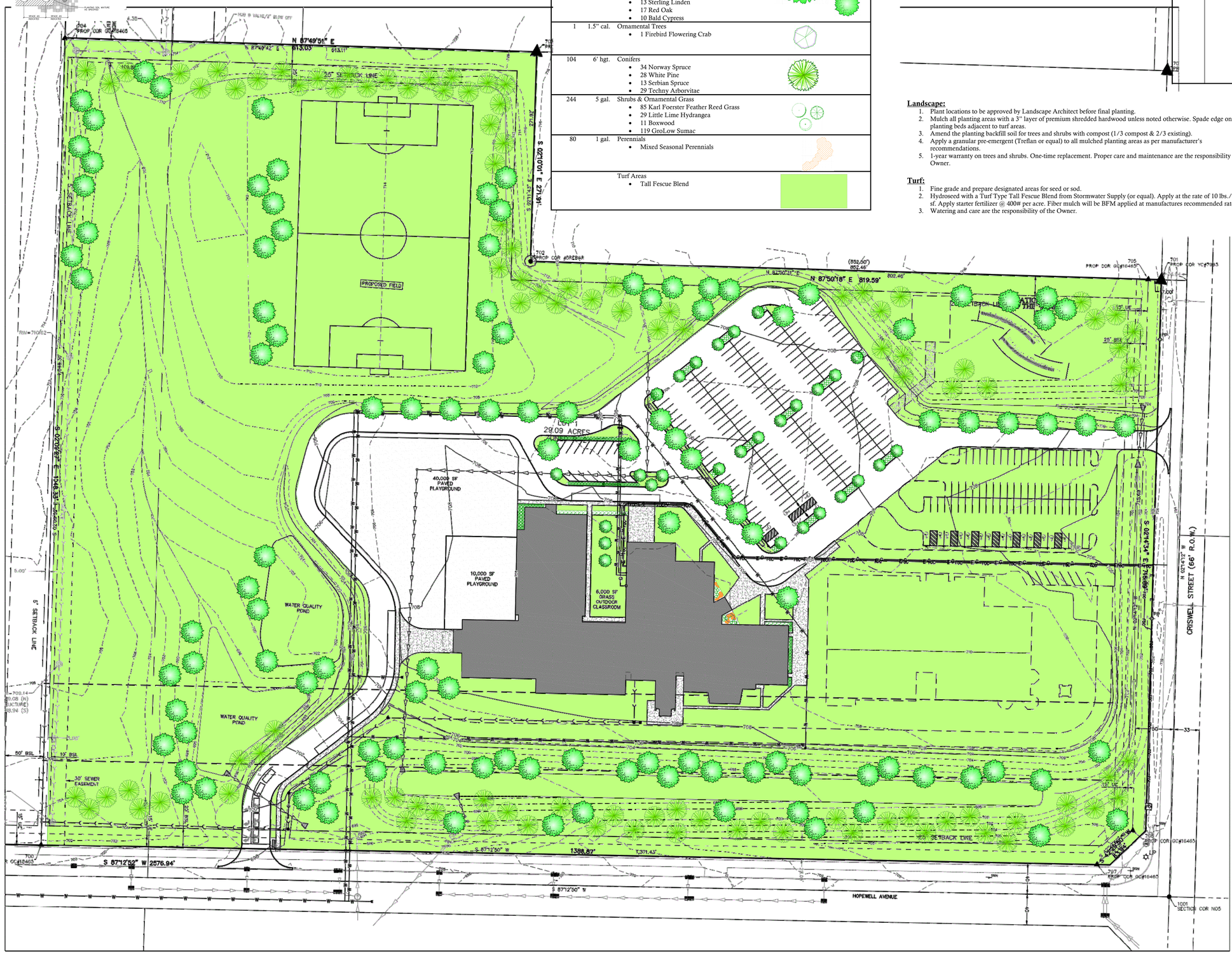


Tree Planting



Plant Schedule

Qty.	Size	Name
142	2" cal.	Canopy Trees • 28 Red Sunset Maple • 07 Armstrong Gold Maple • 21 Princeton Sentry Columnar Gingko • 29 Heritage White Oak • 17 Espresso Coffeetree • 13 Sterling Linden • 17 Red Oak • 10 Bald Cypress
1	1.5" cal.	Ornamental Trees • 1 Firebird Flowering Crab
104	6' hgt.	Conifers • 34 Norway Spruce • 28 White Pine • 13 Serbian Spruce • 29 Techny Arborvitae
244	5 gal.	Shrubs & Ornamental Grass • 85 Karl Foerster Feather Reed Grass • 29 Little Lime Hydrangea • 11 Boxwood • 119 GroLow Sumac
80	1 gal.	Perennials • Mixed Seasonal Perennials
		Turf Areas • Tall Fescue Blend



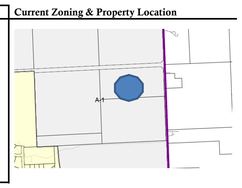


Landscape Requirements

Property Line	North	South	East	West	Total
Adjacent Zoning	C6	C6	C6	C6	
Length	1,703'	1,371'	370'	1,048'	
Bufferyard Required					
TF Required	NA	NA	NA	NA	
Street Yard Landscape					
TF Required (1/700 sf)	NA	NA			
Vehicular Use Area					
Vehicular Use Area	98,000 sf				
Landscape Area Required	NA				
Parking Spaces Defined	182				
TF Required (1/500 sf)	194				

Tree	Factors
Required	Provided
194.0	194.0

Current Zoning & Property Location



Landscape:

1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
3. Amend the planting backfill soil for trees and shrubs with compost (1/3 compost & 2/3 existing).
4. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
5. 1-year warranty on trees and shrubs. One-time replacement. Proper care and maintenance are the responsibility of the Owner.

Turf:

1. Fine grade and prepare designated areas for seed or sod.
2. Hydroseed with a Turf Type Tall Fescue 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.

bray architects

Milwaukee
828 North 9th Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan • Davenport • Moline

www.brayarch.com

Project Title:
NEW FACILITY
ST. JOAN OF ARC CATHOLIC SCHOOL
6900 HOPEWELL AVENUE
BETTENDORF, IOWA 52722

REVISIONS:

DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Project Number:
3587

Issued For:
CITY SITE PLAN REVIEW
10/24/2023

Sheet Title:

Sheet Number:

Mark A. Slifka
REGISTERED LANDSCAPE ARCHITECT
ILLINOIS #157-000751 IOWA #00483

GREENSPACE ASSOCIATES
6748 VALLEY DR. BETTENDORF, IOWA 52722
563-355-8146 563-355-8155 fax
sales@greenspaceassociates.com
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

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Autodesk Docs://3587 - Site School Dirrect/3587_Site CVSD_Aimee.rvt
11/14/2022 3:08:08 PM

November 27, 2023

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

SUBJECT: Planning and Zoning Commission's decision on a site development plan for 6822 Hopewell Avenue, submitted by Joel Purcell/Russell Construction. (Case 23-073)

Honorable Mayor and Members of the City Council:

On November 15, 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

5. Case 23-073; Site Development Plan for 6822 Hopewell Avenue, submitted by Joel Purcell/Russell Construction. (Staff: Beswick)

Beswick reviewed the staff report.

Kappeler asked if the label on the water quality pond adjacent to the parking lot is accurate as the landscape plan shows trees in that location. Fries explained that it is a water quality pond there and that there is storm sewer to carry the water to the west and then south into the detention pond. He added that certain types of landscaping would be allowed there. Mark Miller, architect for the project, explained that there had been a misunderstanding between the engineer and the landscape architect with regard to the plantings that would be installed there. He stated that the landscape plan would be updated.

A brief discussion was held regarding the forthcoming paving project on Criswell Street and how it would affect sidewalk installation, service walk connections, future turn lanes, and who would be responsible for the associated costs.

Kulkarni commented that there does not appear to be a pedestrian access from the parking lot. Hunt commented that it is likely that the developer will take that into consideration when the parking lot is striped.

> On motion by Kappeler, second by Kulkarni, that a site development plan for 6822 Hopewell Avenue be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: December 4/5, 2023
REQUESTED BY: Mark Hunt

Item Title

Resolution approving a site development plan for 5235 Competition Drive (Lot 4, FG 80 Holdings Third Addition), submitted by Dan Huber/Frontier Hospitality Group. (Case 23-077)

Explanation

Dan Huber of Frontier Hospitality Group has submitted a site development plan for one building and associated parking located at 5235 Competition Drive (Lot 4, FG 80 Holdings Third Addition). The property is located in the C-3, General Business District. The building is proposed to be a 4-story Springhill Suites by Mariott Hotel with 86 rooms. Renderings of the proposed buildout have been provided and contain modern architectural elements and design which are compatible with surrounding commercial development in the Iron Tee Golf complex development area. The proposed development shows a total of 19.5 tree factors located primarily in the streetscape buffer areas of the development

The development area is shown as Community Commercial (CC) on the Future Land Use Map. The proposal is consistent with uses and character envisioned in a CC area. The development proposal also supports the following priorities in the Comprehensive Plan: Goal C: Attract and Retain Business and Industry and Goal E: Enhance Community Design and Character.

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their November 15, 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 5235 COMPETITION DRIVE LOT 4, FG 80 HOLDINGS THIRD ADDITION

WHEREAS, Dan Huber/Frontier Hospitality Group has submitted a site development plan for 5235 Competition Drive (Lot 4, FG 80 Holdings Third 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 5235 Competition Drive.

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: November 15, 2023

Case No.:	23-077
Request:	Site Development Plan for a hotel.
Location:	5235 Competition Drive
Legal Description:	Lot 4, FG 80 Holdings 3rd Addition (Parcel #: 840207102)
Applicant:	Dan Huber DBA Frontier Hospitality Group
Current Zoning:	C-3, General Business District
Future Land Use:	CC, Community Commercial

Background Information & Facts

Dan Huber doing business as Frontier Hospitality Group has submitted a site development plan for one building and associated parking located at 5235 Competition Drive (Lot 4, FG 80 Holdings Third Addition) (see Aerial Map - Attachment A). The property is located in the C-3, General Business District (see Zoning Map - Attachment B). The building is proposed to be a Springhill Suites by Mariott hotel consisting of four stories and with 86 rooms (see Site Development Plan - Attachment C). Renderings of the proposed buildout have been provided and contain modern architectural elements and design which are compatible with surrounding commercial development in the Iron Tee Golf complex development area (see Attachment D – Development Renderings).

Future Land Use and Comprehensive Plan

The development area is shown as Community Commercial (CC) on the Future Land Use Map (see Attachment E – Future Land Use Map). The proposal is consistent with uses and character envisioned in a CC area. The development proposal also supports the following priorities in the Comprehensive Plan:

Goal C: Attract and Retain Business and Industry
Goal E: Enhance Community Design and Character.

Lot Configuration & Zoning Compliance

The proposed use is classified as lodging, which is permitted in the C-3 District. The lot has two front yards on Competition Drive. The C-3 building setback of 20 feet is met for the proposed structure. The applicant requested a variance to allow parking to encroach 8 feet into the required front yard setback. The Board of Adjustment granted the variance request (Case No. 23-076). All additional bulk standards and regulations are met for the development including floor area, height, and setbacks.

Utilities & Refuse

The utilities have been reviewed by staff and are deemed sufficient for the proposed construction. One dumpster is located along the southeast side of the building. The dumpster is shown with screening and has sufficient access for trucks.

Thoroughfare Plan & Access

Vehicular access is shown via two curb cuts on Competition Drive, one northwest of the structure and one east of the structure. The curb cuts each align with curb cuts across the street which enhances turning movements and safety.

Pedestrian and Trail Access

A bike/ped trail is shown in the right-of-way along the south side of Competition Drive. Service walks have been provided which connect to the trail and to adjacent commercial developments.

Off-Street Parking

The site plan shows a total of 91 parking stalls, including 4 ADA spaces. Per the off-street parking schedule, the requirement is met based on the defined use of lodging, requiring one space per room and one space per employee. Cross parking easements exist between some adjacent lots allowing for more parking if needed.

Stormwater Detention

Stormwater detention is provided offsite in a regional pond. All stormwater calculations for the development have been reviewed, and the off-site detention does have sufficient capacity.

Landscaping

The proposed development shows a total of 19.5 tree factors located primarily in the streetscape buffer areas of the development (see Attachment F – Landscape Plan).

Staff Recommendation

Staff contends the proposed development meets site development standards and code requirements. Staff recommends approval of Case No. 23-077, site development plan for 5235 Competition Drive.

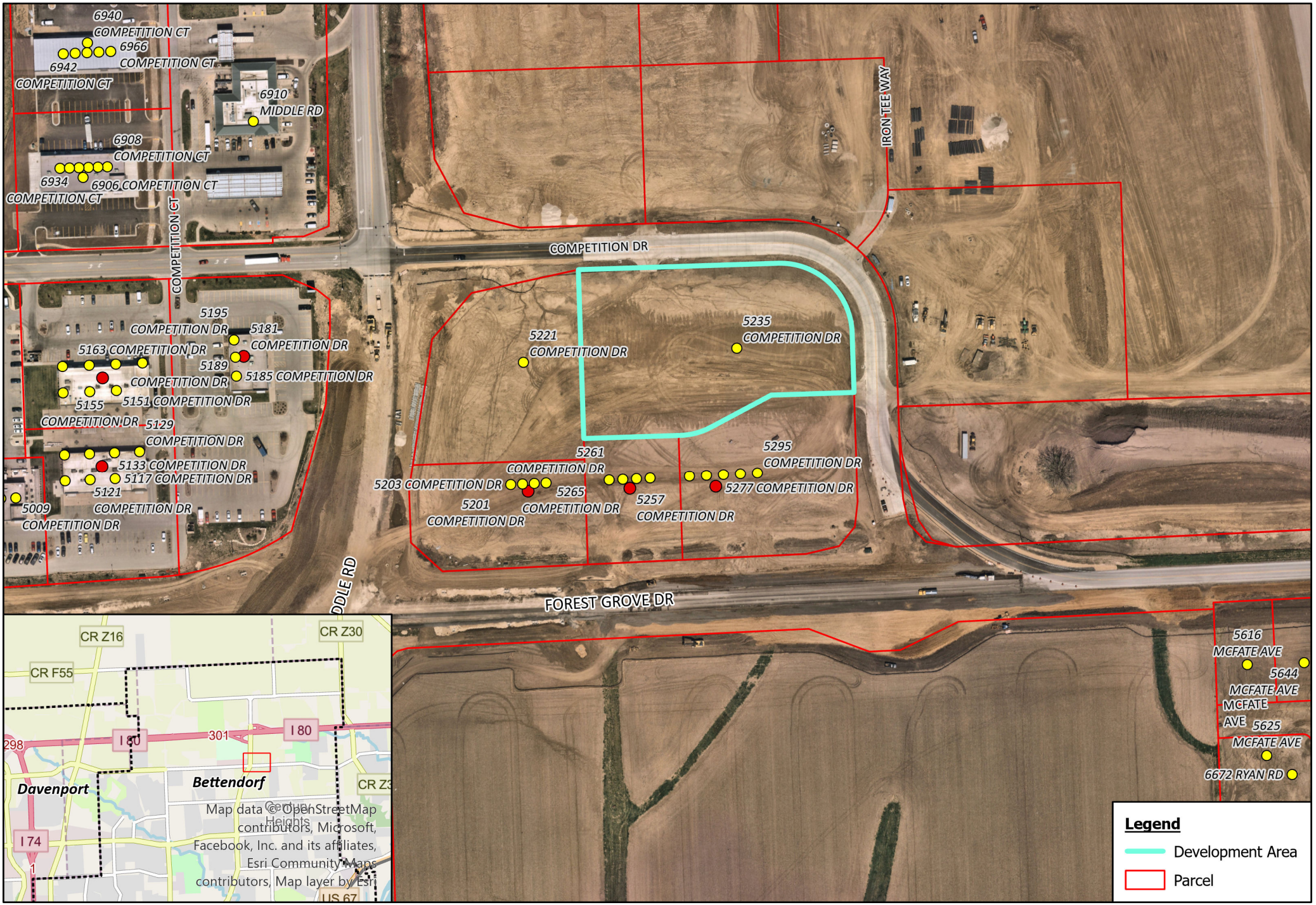
Respectfully submitted,

Taylor Beswick
Senior City Planner

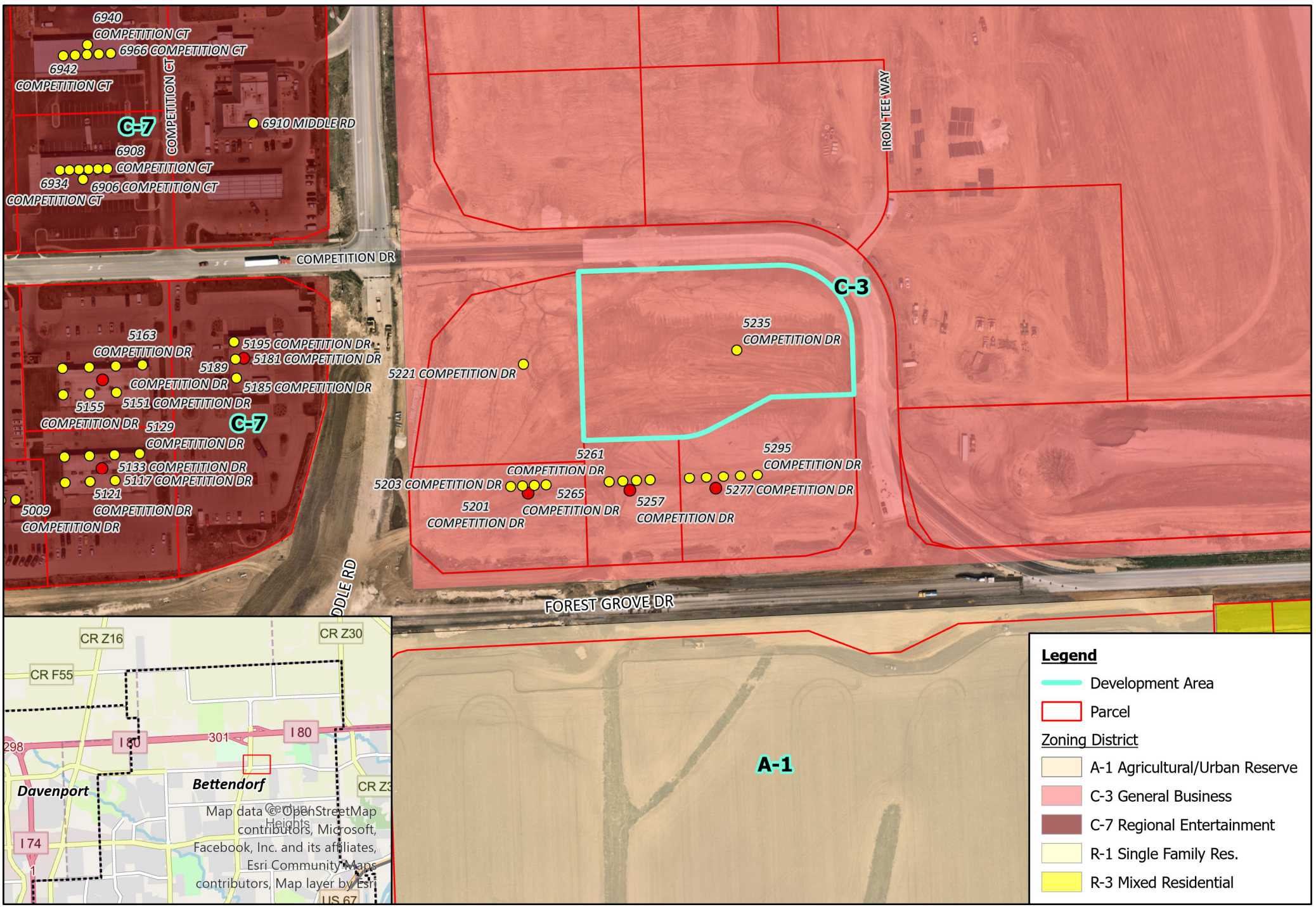
Case No. 23-077: 5235 Competition Drive
Site Development Plan: Hotel
Aerial

1 Inch = 195 Feet
Feet
0 75 150 300 450

N



Case No. 23-077: 5235 Competition Drive
Site Development Plan: Hotel
Zoning



SITE INFORMATION	
ZONING DISTRICT: C-3 GENERAL BUSINESS DISTRICT	
SITE LOCATION: LOT 4 OF FG 80 HOLDINGS THIRD ADDITION, BETTENDORF IA	
TOTAL LOT 4 AREA	103,146 S.F. ±
	2.37 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	SEE "AREA BY OCCUPANCY TYPE" TABLE
REQUIRED PARKING = 86 (INCLUDING 4 ADA)	
PROVIDED = 91 (INCLUDING 4 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 45,013 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 1 proposed hotel, associated parking lot and utilities.	

AREA BY OCCUPANCY TYPE	
OCCUPANCY	AREA
FIRST FLOOR	
A-2	3,975 SF
A-3	1,813 SF
B	4,308 SF
R-1	5,617 SF
S-1	206 SF
TOTAL	15,870 SF
SECOND FLOOR	
R-1	13,108 SF
S-1	544 SF
TOTAL	13,652 SF

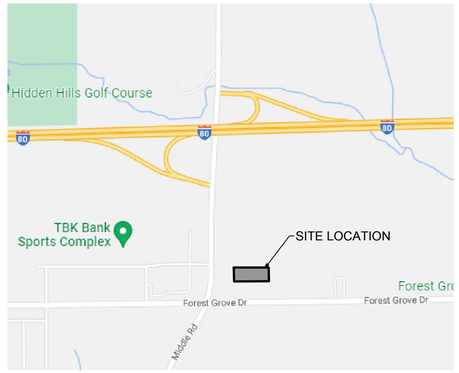
THIRD FLOOR	
R-1	13,108 SF
S-1	544 SF
TOTAL	13,652 SF
FOURTH FLOOR	
R-1	13,108 SF
S-1	544 SF
TOTAL	13,652 SF
GRAND TOTAL	56,827 SF

20 0 20 40

SCALE: 1" = 20 '

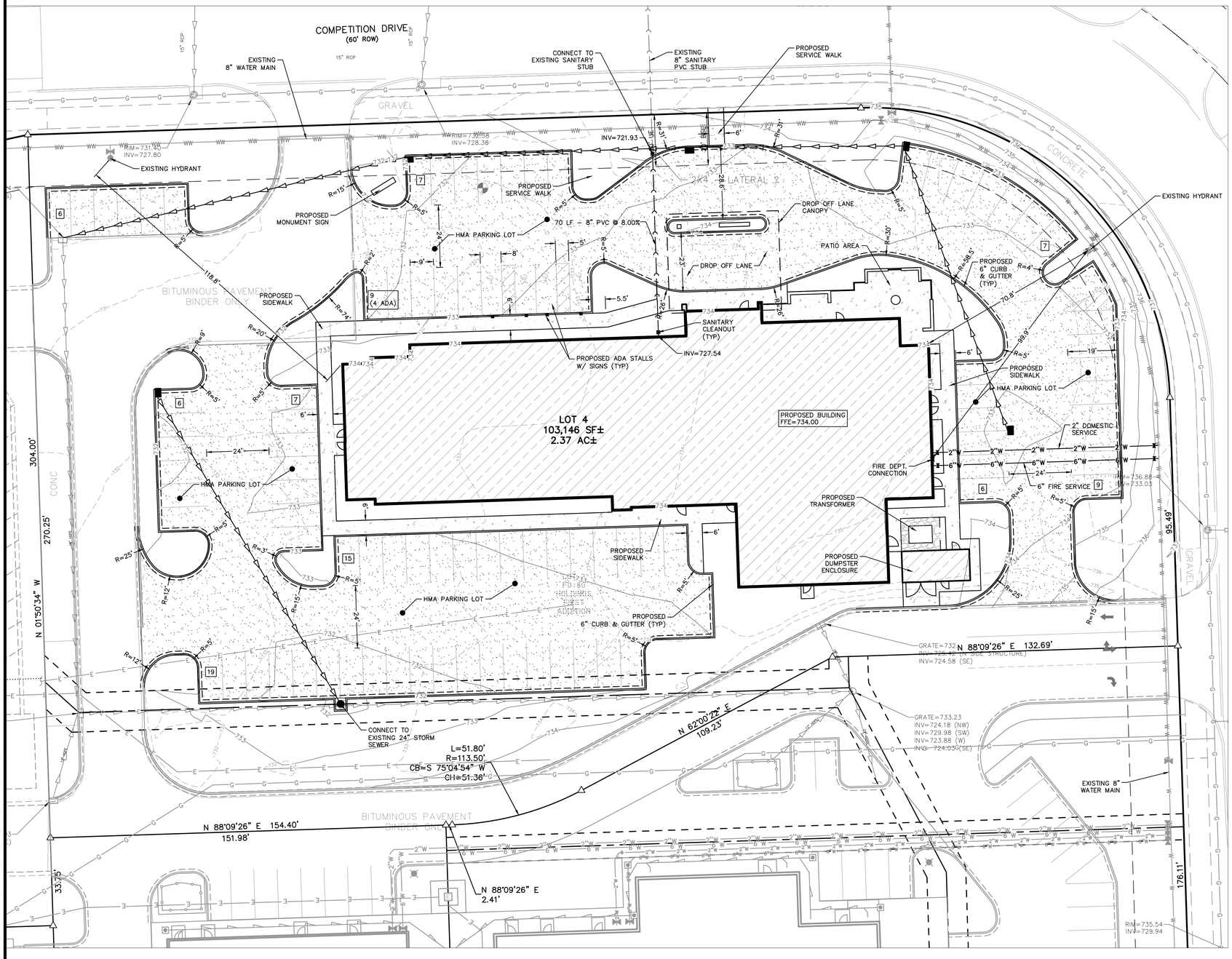
Know what's below. Call before you dig.

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



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE



ARCHITECT
RAMAKER & ASSOCIATES
JESSE MESSNER
229 4TH AVE S
BROWNTON, MN 55312
PHONE: 320-460-1086

DEVELOPER
FOCUS REAL ESTATES DEVELOPMENT
KEVIN KOELLNER
1805 STATE ST. SUITE 101
BETTENDORF, IA 52722
PHONE: 563-529-4753

OWNER
FRONTIER HOSPITALITY GROUP
DAN HUBER
712 40TH AVE.
BETTENDORF, IA 52722
PHONE: 563-370-1232

LEGAL DESCRIPTION

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

GENERAL NOTES

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

LEGEND

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

LICENSED PROFESSIONAL ENGINEER
ZACHARY S. EGGLESTON P27990
IOWA

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

Signature — Date: 10/24/2023

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

No.	REVISIONS DESCRIPTION	DATE

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

FG80 - FRONTIER HOTEL
BETTENDORF, IA

SITE DEVELOPMENT PLAN

IMEG Project No:	21003795.17
File Name:	21003795.17 - City Site Plan.dwg
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Field Book No:	
Drawn By:	MDM
Checked By:	ZSE
Date:	10/24/2023

C-1

Sheet 1 of 1

Tuesday, November 7, 2023 10:34:40 AM
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1 SW 3D VIEW
SCALE:



2 SE 3D VIEW
SCALE:



3 NE 3D VIEW
SCALE:



4 NW 3D VIEW
SCALE:

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REV	DATE
DATE ISSUED	10-24-2023
ISSUE PHASE	CITY SUBMITTAL

PROJECT TITLE
SPRINGHILL SUITES
4-STORY 86 UNIT

PROJECT OWNER
FRONTIER

PROJECT LOCATION
BETTENDORF, IA

SHEET TITLE
3D VIEWS

PROJECT NUMBER 57193

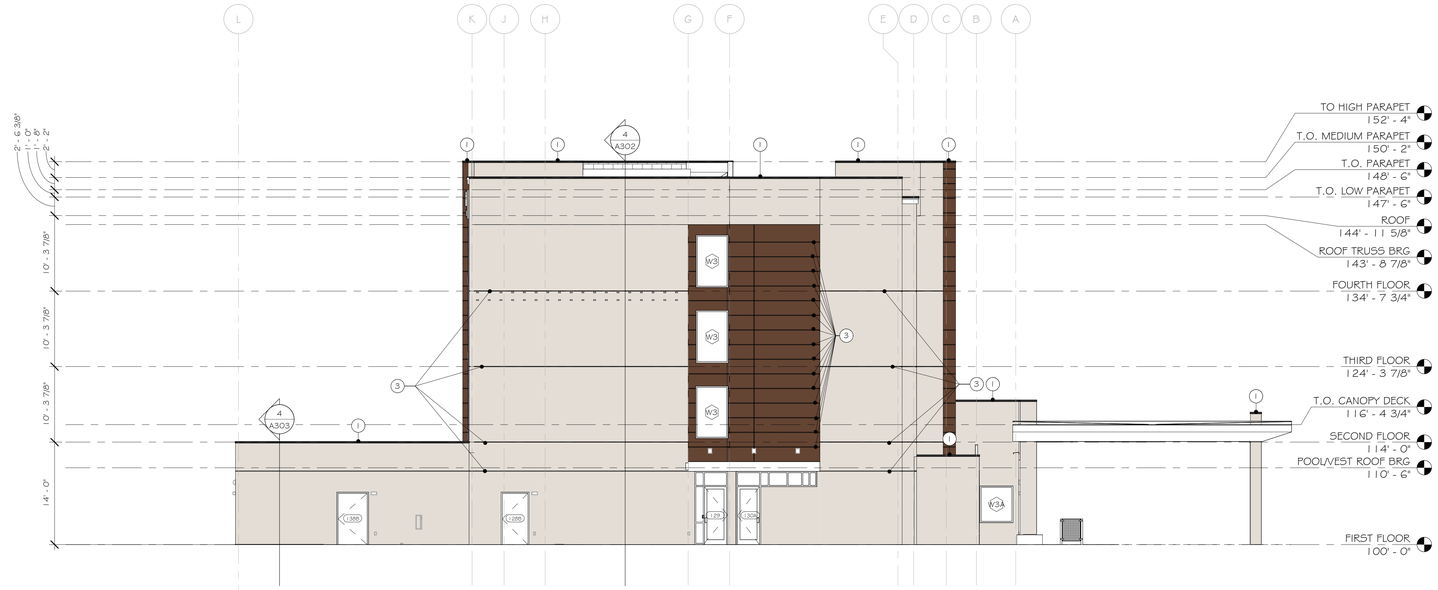
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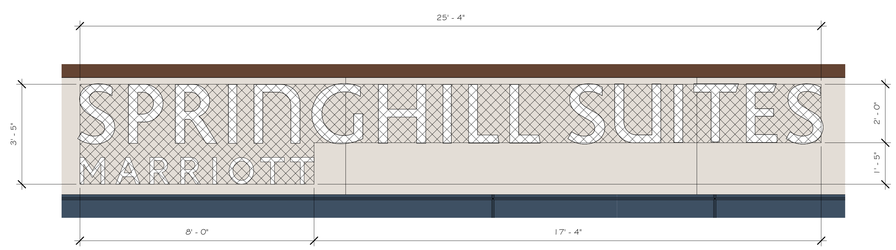
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1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 SINGAGE ELEVATION
SCALE: 1/2" = 1'-0"

SIGNAGE CALCULATIONS:

LWP + SPL = allowable sq ft signage
435' + 76' / 2 = 255.5 sq ft allowable building signage

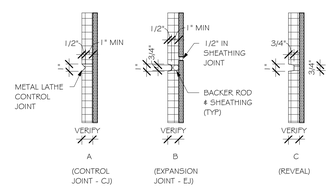
3 BUILDING SIGNS PROVIDED @ 62 sq.ft. EACH FOR A TOTAL OF 186 sq.ft.

1 @ NORTH, 1 @ SOUTH & 1 @ WEST

EXTERIOR KEY NOTES

KEYNOTE TAG	DESCRIPTION	MANUFACTURER/STYLE	COLOR	REMARKS
1	METAL COPING			
2	METAL SOFFIT & FASCIA			
3	EXPANSION/CONTROL JOINT			
5	INTERNALLY ILLUMINATED FRANCHISE SIGN, PROVIDE BLOCKING AS NEEDED.			

EIFS JOINTS/REVEAL:
REFER TO ELEVATIONS FOR JOINT/REVEAL LOCATIONS.
VERIFY EXTERIOR INSULATION REQUIREMENTS WITH ASSEMBLIES.



5 EIFS JOINTS
SCALE: 1 1/2" = 1'-0"

EXTERIOR ELEVATION NOTES

1. ALL EXTERIOR VENTS & LOUVERS TO BE PAINTED TO MATCH ADJACENT WALL COLOR. REFER TO MECHANICAL FOR SIZE AND LOCATIONS
2. FOAM PLASTIC INSULATION GREATER THAN 4" IN THICKNESS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 75 AND A SMOKE DEVELOPED INDEX OF 450 WHERE TESTED AT A MINIMUM THICKNESS OF 4".
3. PROVIDE BLOCKING AND ELECTRICAL CIRCUITING TOO ALL SIGN LOCATIONS; COORDINATE WITH SIGN CONTRACTOR.
4. EIFS/STUCCO NOT TO EXCEED 144 SQ FT W/O CONTROL JOINT. REFER TO DETAILS FOR CONTROL AND EXPANSION JOINTS
5. ALL EDGES OF EIFS TO BE BACK-WRAPPED WITH MESH ON ALL EDGES OF RIGID INSULATION AND APPLY FINISH COAT.
6. SEAL ALL EIFS PENETRATIONS PER MANUFACTURER'S REQUIREMENTS.

EXTERIOR MATERIALS LEGEND

- EIFS COLOR #1 - DRYVIT - COLOR: TO MATCH SHERWIN-WILLIAMS, SW7602 - INDIGO BATIK - TEXTURE: SAND PEBBLE FINE
- EIFS COLOR #2 - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS SW6090 - 'JAVA' - TEXTURE: SAND PEBBLE FINE
- EIFS COLOR #3 - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS SW7026 - INCREDIBLE WHITE - TEXTURE: SAND PEBBLE FINE
- EIFS COLOR #4 - DRYVIT - COLOR: TO MATCH BENJAMIN MOORE, HC-97 HANCOCK GRAY; SWIRL TEXTURE

EIFS - DO NOT EXCEED 144 SF BETWEEN CONTROL JOINTS. THE DISTANCE BETWEEN CONTROL JOINTS SHOULD NOT EXCEED 18 FEET IN EITHER DIRECTION WITH A LENGTH TO WIDTH RATIO OF 2.5 TO 1.

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REV	DATE
DATE ISSUED	10-24-2023
ISSUE PHASE	CITY SUBMITTAL

PROJECT TITLE
SPRINGHILL SUITES
4-STORY 86 UNIT

PROJECT OWNER
FRONTIER

PROJECT LOCATION
BETTENDORF, IA

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER 57193

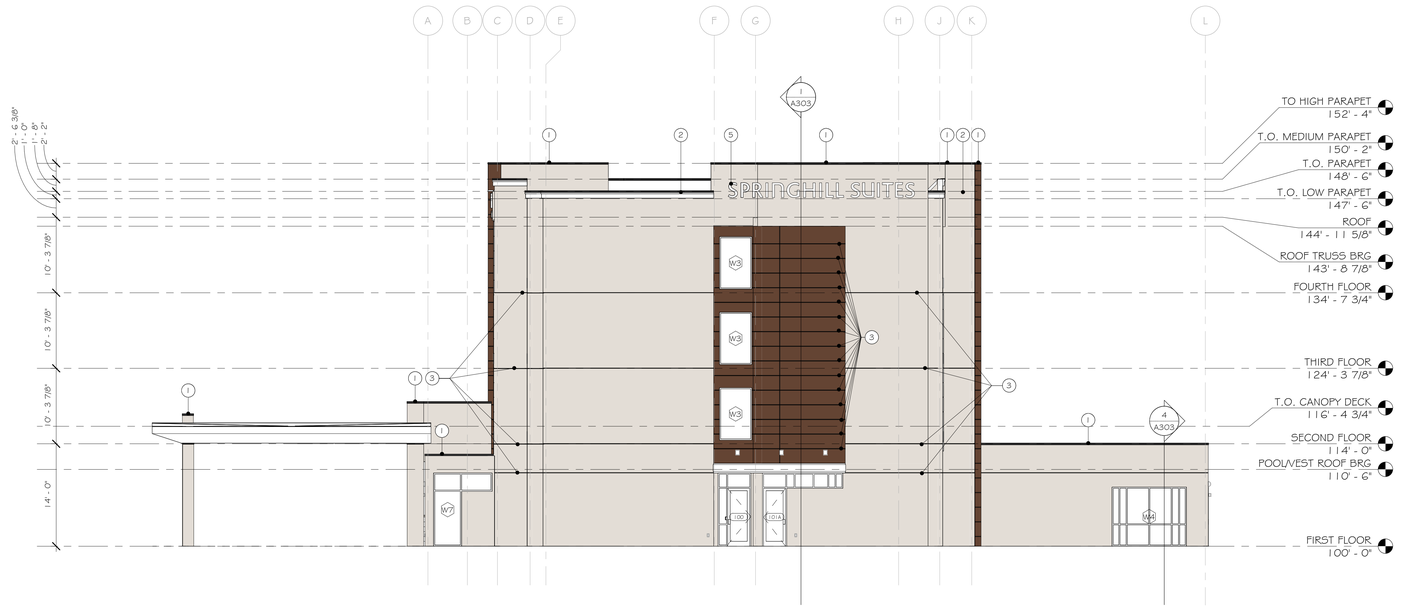
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1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR KEY NOTES

KEYNOTE TAG	DESCRIPTION	MANUFACTURER/STYLE	COLOR	REMARKS
1	METAL COPING			
2	METAL SOFFIT & FASCIA			
3	EXPANSION/CONTROL JOINT			
5	INTERNALLY ILLUMINATED FRANCHISE SIGN, PROVIDE BLOCKING AS NEEDED.			

EXTERIOR ELEVATION NOTES

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- EIFS COLOR #3 - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS SW7026 - INCREDIBLE WHITE - TEXTURE: SAND PEBBLE FINE
- EIFS COLOR #4 - DRYVIT - COLOR: TO MATCH BENJAMIN MOORE, HC-97 HANCOCK GRAY; SWIRL TEXTURE

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DATE ISSUED	10-24-2023
ISSUE PHASE	CITY SUBMITTAL

PROJECT TITLE
SPRINGHILL SUITES
4-STORY 86 UNIT

PROJECT OWNER
FRONTIER

PROJECT LOCATION
BETTENDORF, IA

SHEET TITLE
EXTERIOR ELEVATIONS

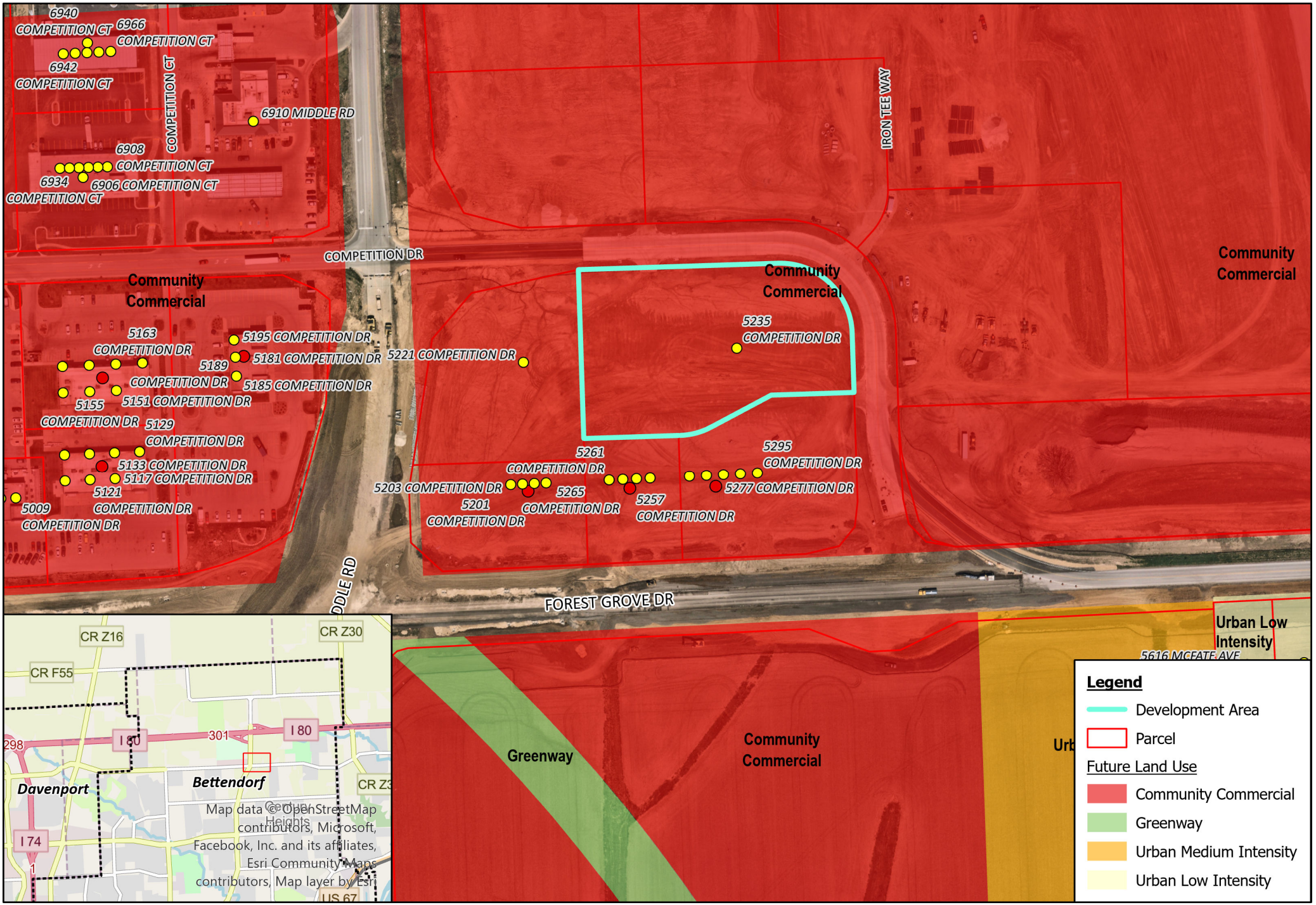
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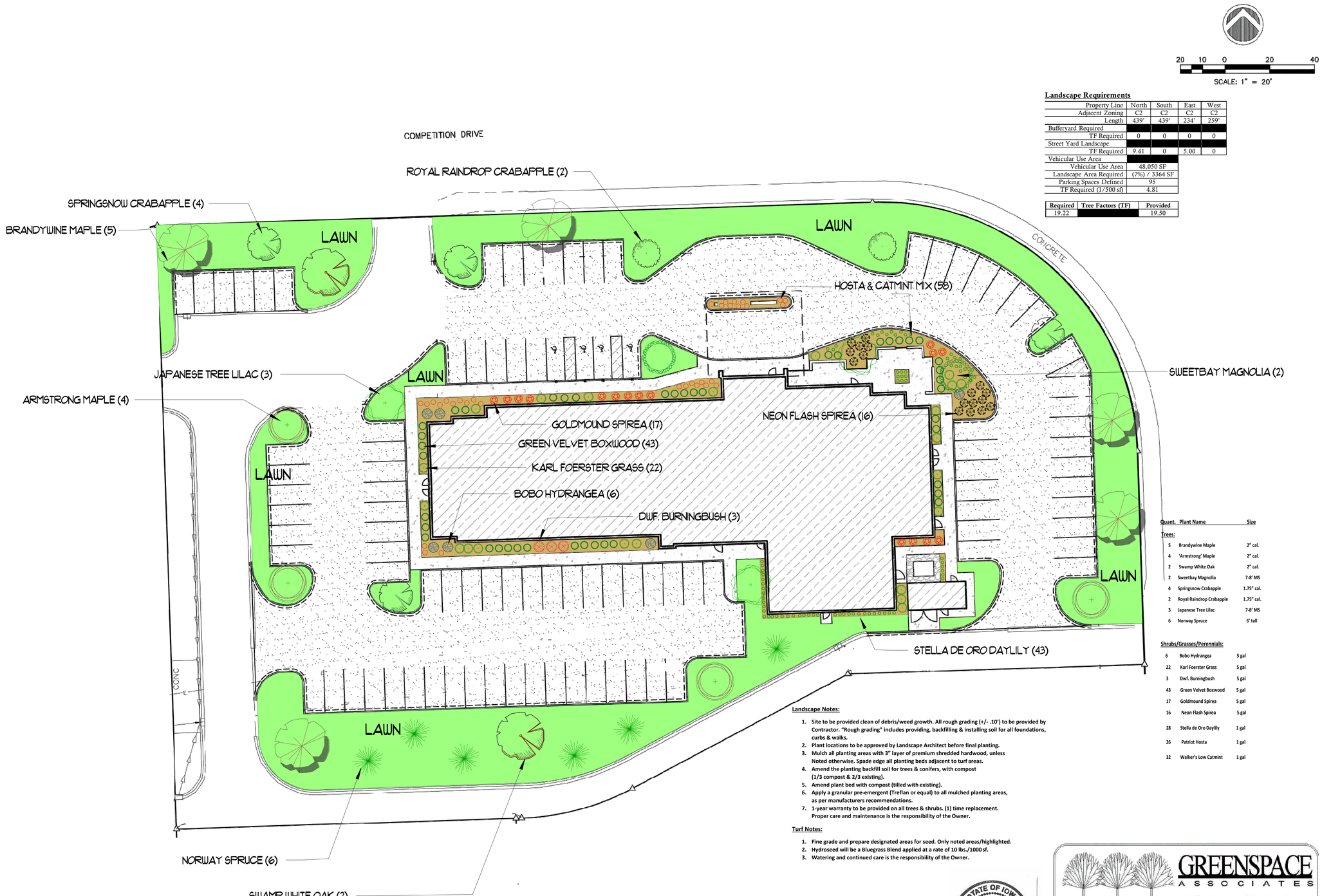
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Case No. 23-077: 5235 Competition Drive
Site Development Plan: Hotel
Future Land Use





20 10 0 20 40

SCALE: 1" = 20'

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	C2	C2	C2	C2
Length	439'	439'	234'	259'
Bufferyard Required				
TF Required	0	0	0	0
Street Yard Landscape				
TF Required	9.41	0	5.00	0
Vehicular Use Area				
Vehicular Use Area	48,050 SF			
Landscape Area Required	(7%) / 3364 SF			
Parking Spaces Defined	95			
TF Required (1/500 sf)	4.81			

Required	Tree Factors (TF)	Provided
19.22		19.50

Quant.	Plant Name	Size
Trees:		
5	Brandywine Maple	2" cal.
4	'Armstrong' Maple	2" cal.
2	Swamp White Oak	2" cal.
2	Sweetbay Magnolia	7-8' MS
4	Springsnow Crabapple	1.75" cal.
2	Royal Raindrop Crabapple	1.75" cal.
3	Japanese Tree Lilac	7-8' MS
6	Norway Spruce	6' tall
Shrubs/Grasses/Perennials:		
6	Bobo Hydrangea	5 gal
22	Karl Foerster Grass	5 gal
3	Dwf. Burningbush	5 gal
43	Green Velvet Boxwood	5 gal
17	Goldmound Spirea	5 gal
16	Neon Flash Spirea	5 gal
28	Stella de Oro Daylily	1 gal
26	Patriot Hosta	1 gal
32	Walker's Low Catmint	1 gal

Landscape Notes:

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

Turf Notes:

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

STATE OF IOWA
TOM P. WILKERSON
LANDSCAPE ARCHITECT NO. 00402
PROFESSIONAL LANDSCAPE ARCHITECT

GREENSPACE ASSOCIATES
6740 VALLEY DR. BETTENDORF, IOWA 52722
563-355-8148 563-355-8115 fax
Tom@greenspaceassociates.com
LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

REVISIONS

No.	DESCRIPTION	DATE

GREENSPACE ASSOCIATES

FG80 - HOTEL
BETTENDORF, IA

SITE LAYOUT PLAN

IMEG Project No: 21003795.17
File Name:
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Field Book No:####
Drawn By: TPW
Checked By:
Date: 11/06/2023

L-1

Sheet 1 of 1

Tuesday, October 17, 2023 8:58:54 AM
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November 27, 2023

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

SUBJECT: Planning and Zoning Commission's decision on a site development plan for 5235 Competition Drive, submitted by Dan Huber/Frontier Hospitality Group. (Case 23-077)

Honorable Mayor and Members of the City Council:

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

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

Sincerely,

Mark D. Hunt
Director, Community Development

6. Case 23-077; Site Development Plan for 5235 Competition Drive, submitted by Frontier Hospitality Group. (Staff: Beswick)

Beswick reviewed the staff report.

Kappeler commented that the applicant has proposed a monument sign for the hotel and asked if staff anticipates that there will be tall pole signs in the area as are typically seen near interstates. Hunt stated that there are height limitations, offsite signage restrictions, and Federal and State laws with regard to how close a sign can be placed to the interstate. Beswick added that on-premises signage must be placed behind the setback and such that it does not pose a visual obstruction for traffic. He commented that the interstate is far enough away from the area that it's unlikely a developer would request a variance to allow taller signage than is allowed by code.

> On motion by Ormsby, seconded by Kappeler, that a site development plan for 5235 Competition Drive be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: December 4/5, 2023
REQUESTED BY: Mark Hunt

Item Title

Resolution approving a site development plan for Lot 2, FG 80 Holdings Fourth Addition, submitted by Kevin Koellner/Focus Real Estate Development. (Case 23-078)

Explanation

Kevin Koellner of Focus Real Estate Development has submitted a site development plan for one building and associated parking located on Lot 2, FG 80 Holdings Fourth Addition. The property is located in the C-3, General Business District. The building is proposed to be a multi-tenant commercial services development containing four units. Renderings of the proposed buildout have been provided and contain modern architectural elements and design. A conceptual layout and floor plans are also included with the submitted renderings. The Landscape Plan shows a total of 10 tree factors located primarily in the streetscape buffer area.

The development area is shown as Community Commercial (CC) on the Future Land Use Map. Uses proposed for the building will complement the surrounding development including Iron Tee Golf Complex. The proposal is consistent with uses and character envisioned in an CC area. The development proposal also supports the following priorities in the Comprehensive Plan: Goal C: Attract and Retain Business and Industry and Goal E: Enhance Community Design and Character

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their November 15, 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 LOT 2, FG 80 HOLDINGS FOURTH ADDITION

WHEREAS, Kevin Koellner of Focus Real Estate Development has submitted a site development plan for 5235 Competition Drive (Lot 2, FG 80 Holdings Fourth Addition), and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for Lot 2, FG 80 Holdings Fourth Addition.

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2023.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

STAFF REPORT

Subject:	Planning and Zoning Commission
Author:	Taylor Beswick
Department:	Community Development
Date:	November 15, 2023

Case No.:	23-078
Request:	Site Development Plan for one multi-tenant commercial building
Location:	TBK Expansion Development, north of Forest Grove Drive, east of Competition Drive
Legal Description:	Lot 2, FG 80 Holdings Fourth Addition
Applicant:	Kevin Koellner DBA Focus Real Estate Development
Current Zoning:	C-3, General Business District
Future Land Use:	CC, Community Commercial

Background Information & Facts

Kevin Koellner has submitted a site development plan for one building and associated parking located at Lot 2, FG 80 Holdings Fourth Addition (see Aerial Map - Attachment A). The property is located in the C-3, General Business District (see Zoning Map - Attachment B). The building is proposed to be a multi-tenant commercial services development containing four units (see Site Development Plan - Attachment C). Renderings of the proposed buildout have been provided and contain modern architectural elements and design. A conceptual layout and floor plans are also included with the submitted renderings (see Attachment D – Development Renderings).

Future Land Use and Comprehensive Plan

The development area is shown as Community Commercial (CC) on the Future Land Use Map (see Attachment E – Future Land Use Map). Uses proposed for the building will complement the surrounding development including Iron Tee Golf Complex. The proposal is consistent with uses and character envisioned in an CC area. The development proposal also supports the following priorities in the Comprehensive Plan:

Goal C: Attract and Retain Business and Industry
Goal E: Enhance Community Design and Character

Lot Configuration & Zoning Compliance

Tenants for the building have not been identified by the applicant but could contain restaurant, general office, and retail. These uses are consistent with the development trend of surrounding uses and are permitted in the C-3 District. The lot has a front yard on Competition Drive. The C-3 building setback of 20 feet is met for the proposed structure. All additional bulk standards and regulations are met for the development including floor area, height, and setbacks.

Utilities & Refuse

The utilities have been reviewed by staff and are deemed sufficient for the proposed construction. One dumpster is located on the southeast corner of the parking lot. The dumpster is shown with screening and has sufficient access for trucks.

Thoroughfare Plan & Access

Vehicular access is shown via two curb cuts, one on Competition Drive located on Lot 3 to the north via an access easement and one on Competition Drive on Lot 1 to the south via an access easement. The curb cut on Lot 3 will connect to Iron Tee Way which provides main access to the Iron Tee Golf Complex and additional developments to the north and west. The curb cut on Lot 1 aligns with a curb cut west of Competition Drive accessing developments including a hotel and additional multi-tenant commercial uses.

Two drive-through lanes are shown on the proposed plan, each providing the minimum stacking capacity for six vehicles (see Attachment F – Turning Movements and Stacking Exhibit). Sufficient spacing for drive lanes in the parking lot are shown and this meets the Fire Department's requirements.

Pedestrian and Trail Access

A service sidewalk is shown connecting the development to a bike/ped trail located in the right-of-way along Competition Drive.

Off-Street Parking

The site plan provides a total of 91 parking stalls, including 4 ADA spaces. Given the undetermined tenants, staff will monitor parking supply per the off-street parking schedule at such time as building permit applications are submitted.

Stormwater Detention

Stormwater detention for the development is provided offsite at a regional pond located in the TBK expansion area. All stormwater calculations for the development have been reviewed, and the off-site detention has sufficient capacity.

Landscaping

The proposed development shows a total of 10 tree factors located primarily in the streetscape buffer area of the development (see Attachment G – Landscape Plan). Plantings are also shown on the drive-through islands and on the parking lot islands. The service walk is not shown on the plan but will still be required per the submitted site plan and will not interfere with the proposed landscaping.

Staff Recommendation

Staff contends the proposed development meets site development standards and code requirements. Staff recommends approval of Case No. 23-078, site development plan for Lot 2, FG 80 Holdings Fourth Addition.

Respectfully submitted,

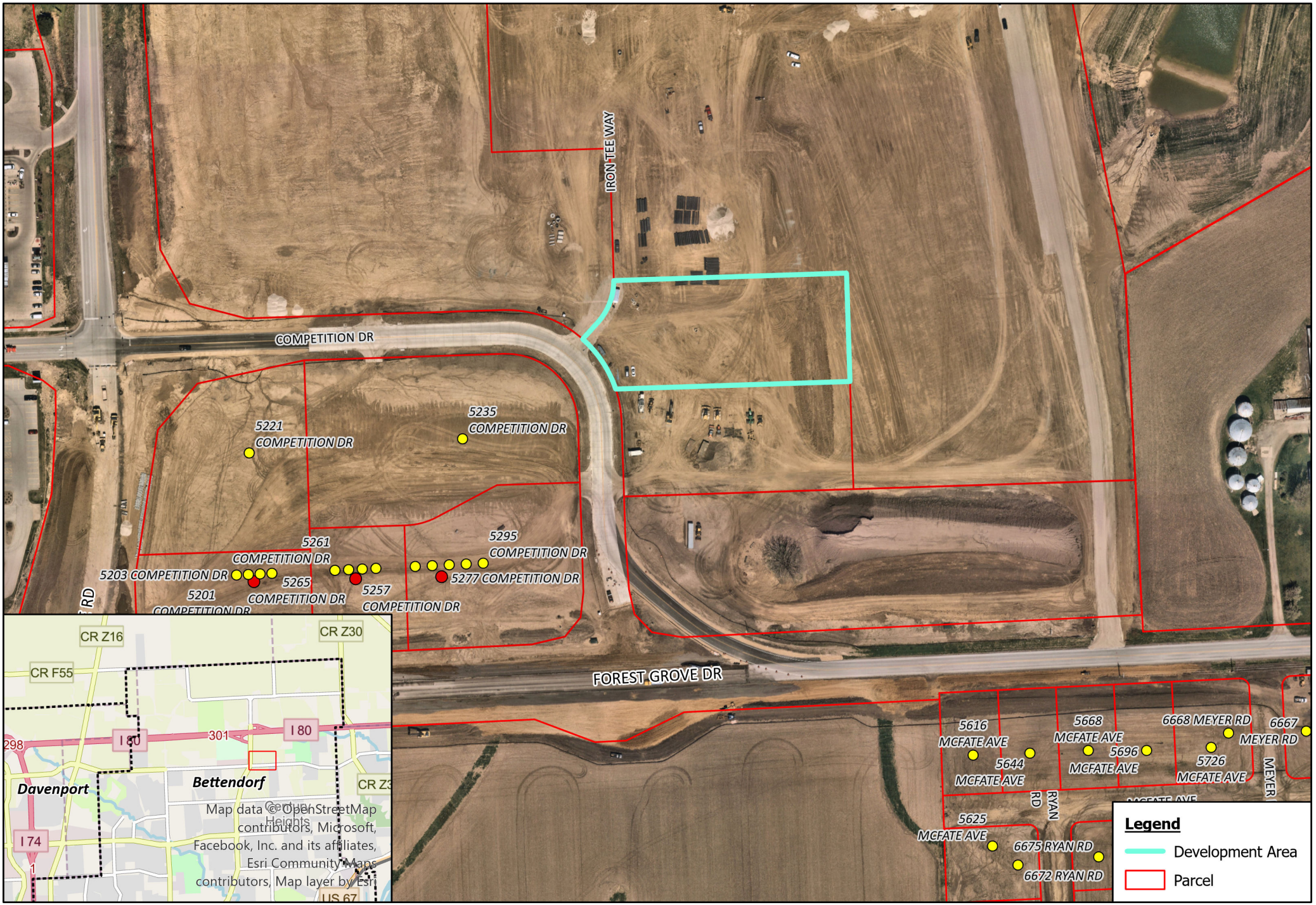
Taylor Beswick
Senior City Planner

Case No. 23-078: Lot 2, FG 80 Fourth Addition
Site Development Plan: Multi-Tenant Commercial
Aerial

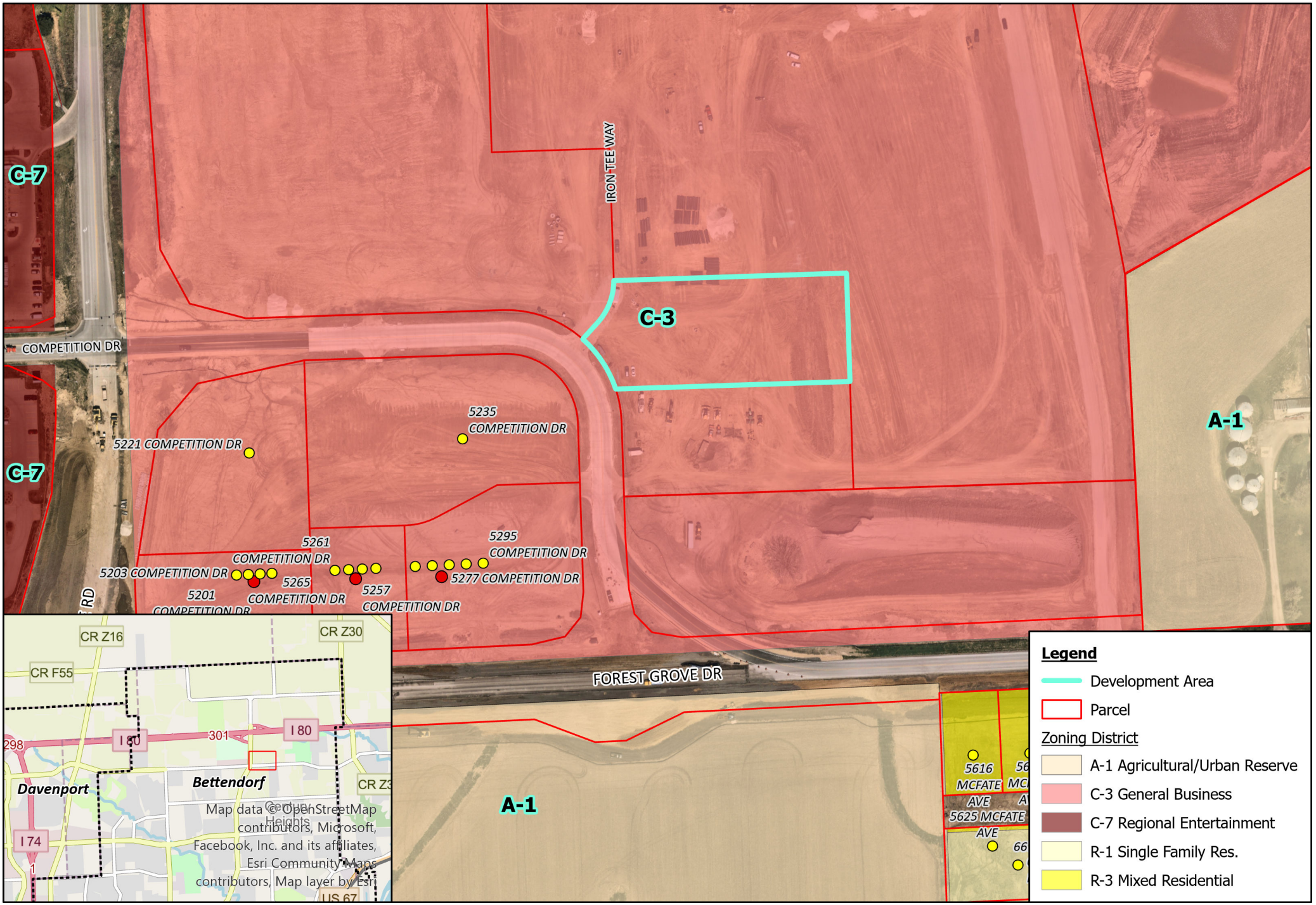
Bettendorf IOWA
a premier city

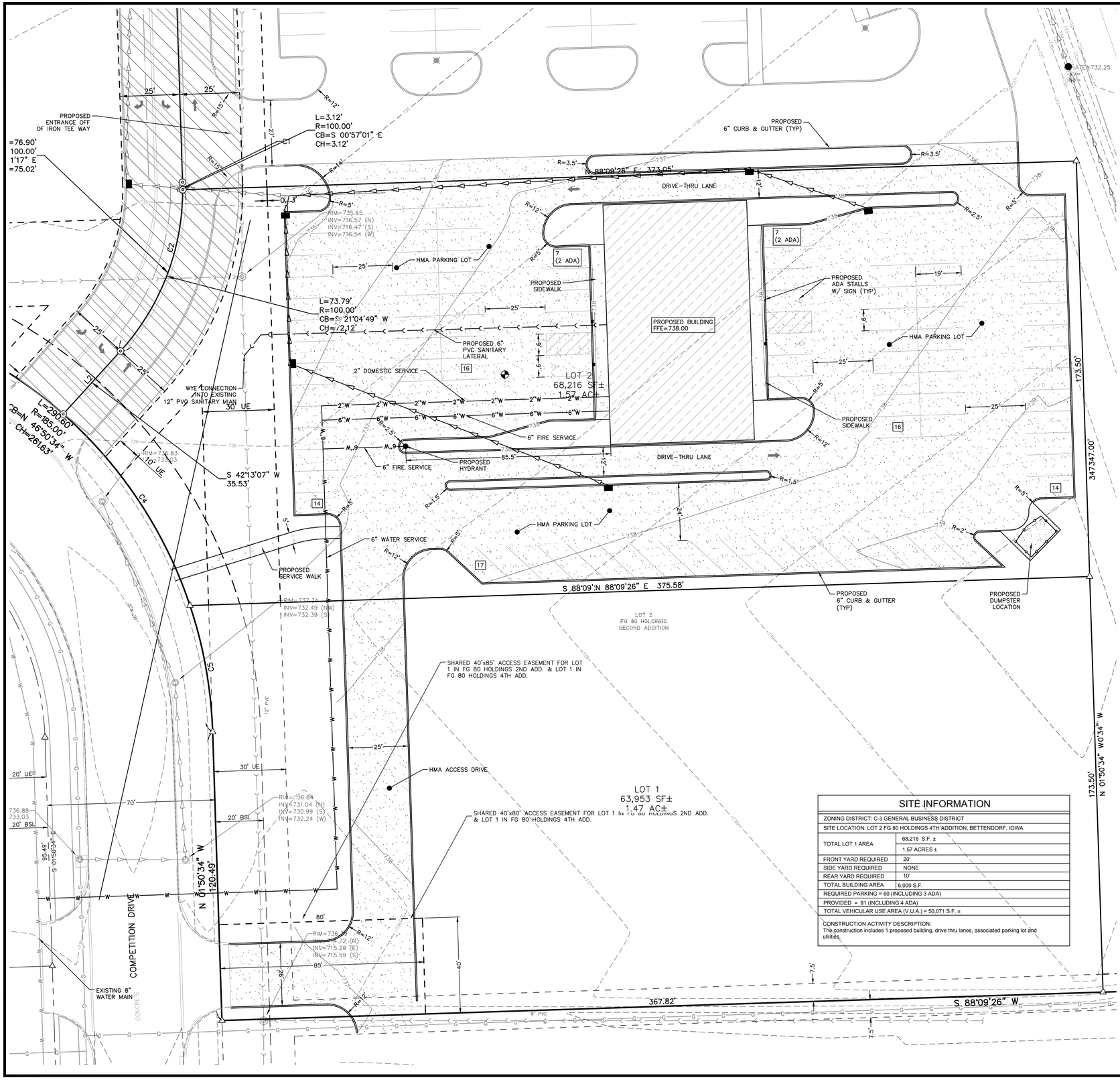
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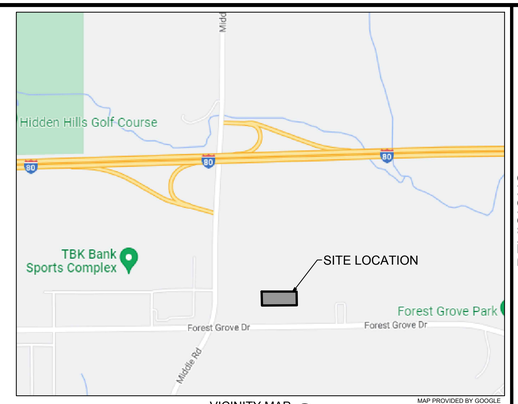
1 Inch = 195 Feet
Feet
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Case No. 23-078: Lot 2, FG 80 Fourth Addition
Site Development Plan: Multi-Tenant Commercial
Zoning







VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE

LEGAL DESCRIPTION

LOT NUMBER 2 OF FG 80 HOLDINGS FOURTH ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
8. BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "II-2" PER THE 2009 INTERNATIONAL BUILDING CODE.
9. SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.

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

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

LEGEND

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

SITE INFORMATION

ZONING DISTRICT: C-3 GENERAL BUSINESS DISTRICT	
SITE LOCATION: LOT 2 FG 80 HOLDINGS 4TH ADDITION, BETTENDORF, IOWA	
TOTAL LOT 1 AREA	68,216 S.F. ±
	1.57 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	6,000 S.F.
REQUIRED PARKING = 60 (INCLUDING 3 ADA)	
PROVIDED = 91 (INCLUDING 4 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 50,071 S.F. ±	
CONSTRUCTION ACTIVITY DESCRIPTION: This construction includes 1 proposed building, drive thru lanes, associated parking lot and utilities.	

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

ARCHITECT
JOSEPH ARCHITECTURAL
4510 42ND AVENUE
ROCK ISLAND, ILLINOIS 61201
PHONE: 309-786-9920

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

20 10 0 20 40
SCALE: 1" = 20'

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

10/24/2023
Signature Date

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

No.	REVISIONS DESCRIPTION	DATE

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

FG 80 HOLDINGS 4TH ADDITION - LOT 2
BETTENDORF, IA

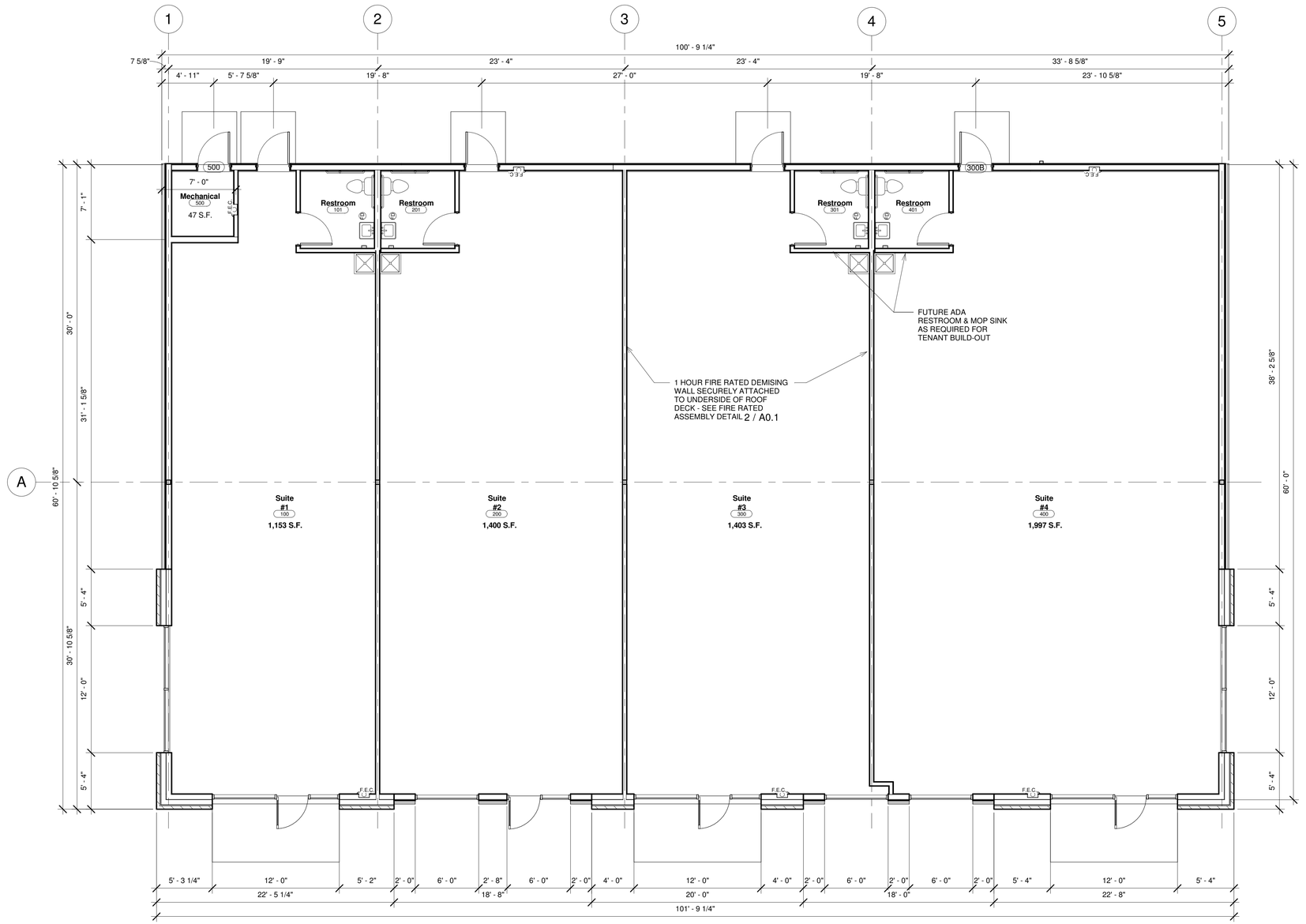
SITE DEVELOPMENT PLAN

IMEG Project No: 21003795.10
File Name: 21003795.10-CITY SITE PLAN.dwg
© COPYRIGHT 2023 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: KCK
Checked By: ZSE
Date: 10/24/2023

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Sheet 1 of 1

Tuesday, November 7, 2023 12:44:14 PM
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1 Floor Plan
3/16" = 1'-0"

JOSEPH ARCHITECTURAL GROUP, P.C.
4510 42nd Avenue
Rock Island, IL 61201
Phone: 309 786-9920
Fax: 309-786-9924
jag-architects.com

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REVISIONS
1 4-25-23
2 6-23-23
3
4

Preliminary Drawings for:

Bettplex II Retail #4

Competition Court, Bettendorf, Iowa

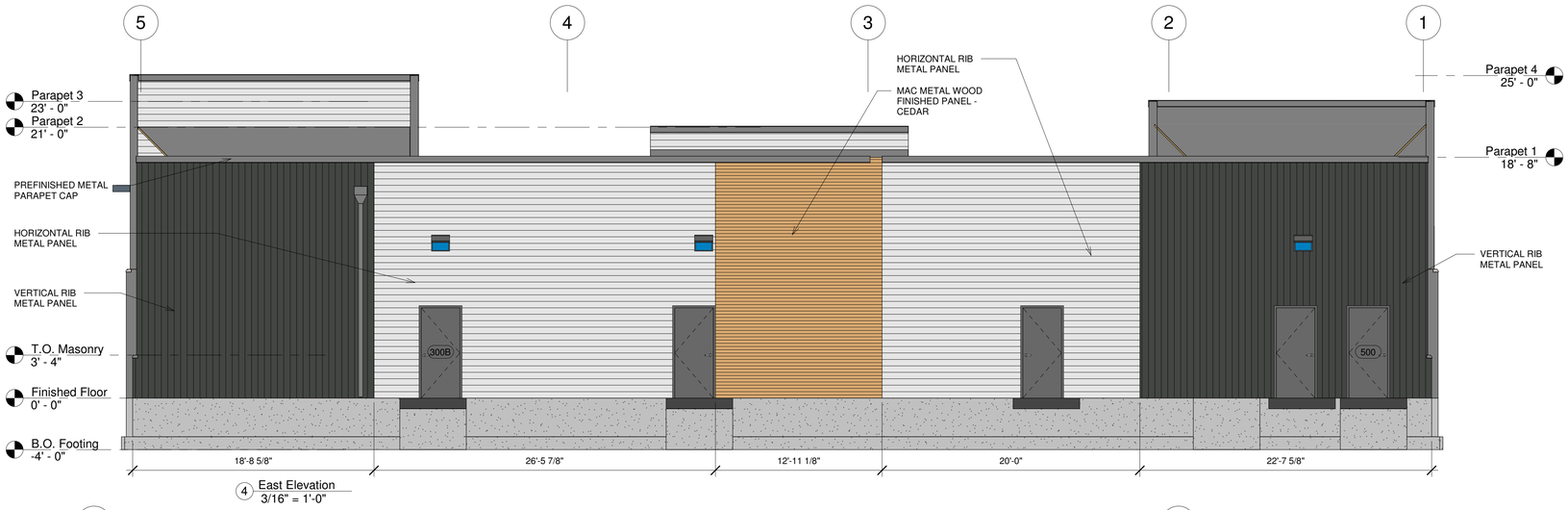
BTS
BUILD TO SUIT, INC.
1805 State Street Suite 101, Bettendorf IA 52722
Ph: 563-355-2022
Fax: 563-355-7806

Floor Plan

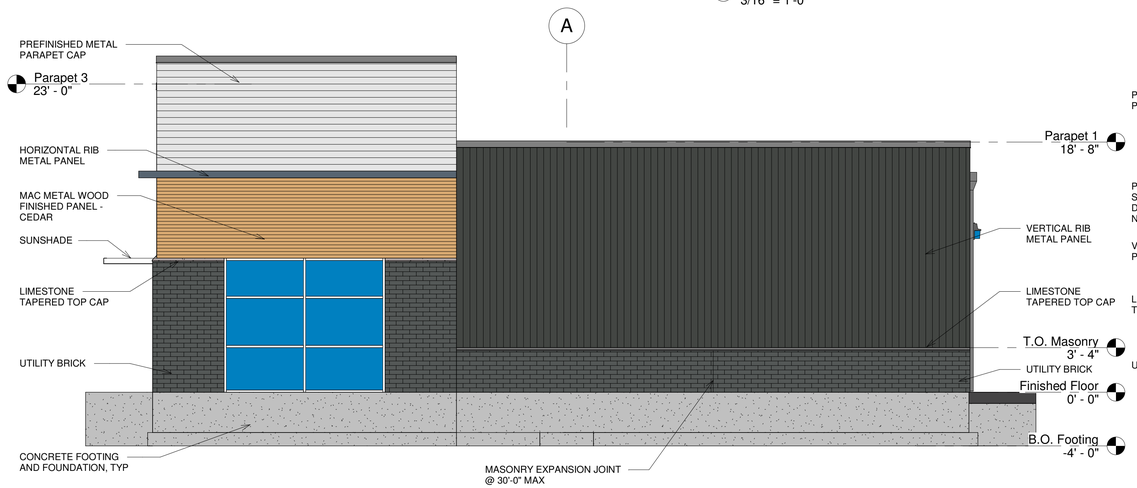
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24 October 2023

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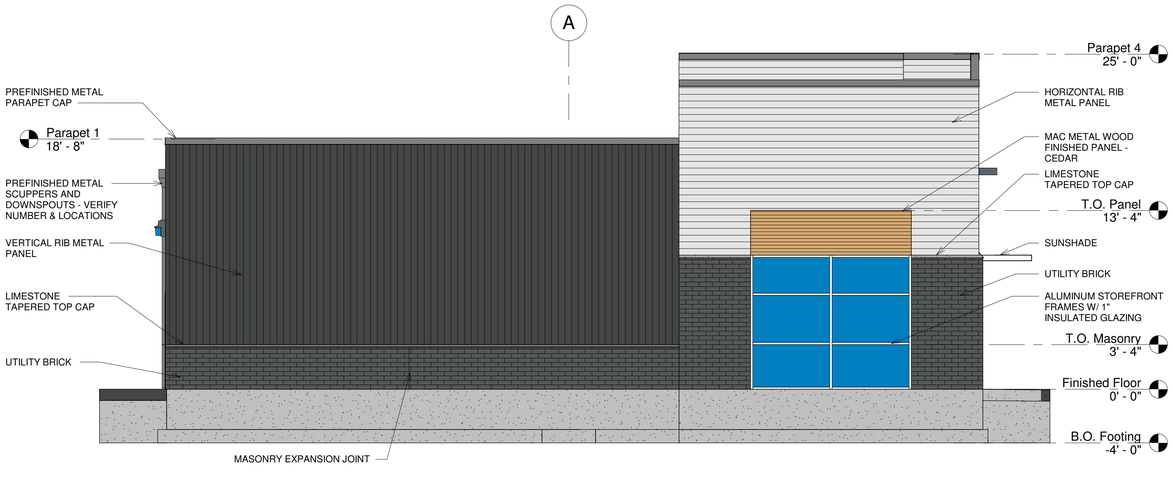
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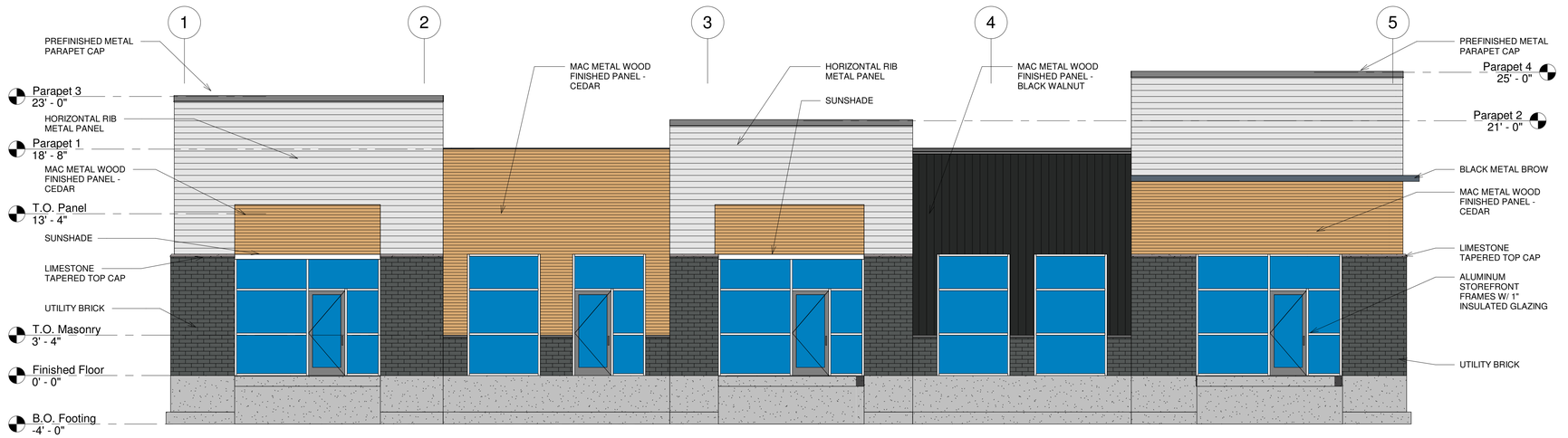
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3/16" = 1'-0"



3 South Elevation
3/16" = 1'-0"



2 North Elevation
3/16" = 1'-0"



1 West Elevation
3/16" = 1'-0"

JOSEPH ARCHITECTURAL GROUP, P.C.
4510 42nd Avenue
Rock Island, IL 61201
Phone: 309 786-9920
Fax: 309-786-9924
jag architects.com

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REVISIONS

1 2 3 4

Preliminary Drawings for:

Bettplex II Retail #4

Competition Court, Bettendorf, Iowa

BTS
BUILD TO SUIT, INC.
1805 State Street Suite 101, Bettendorf, IA 52722
Ph: 563-355-2022
Fax: 563-355-7806

Elevations

DATE
24 October 2023

A3

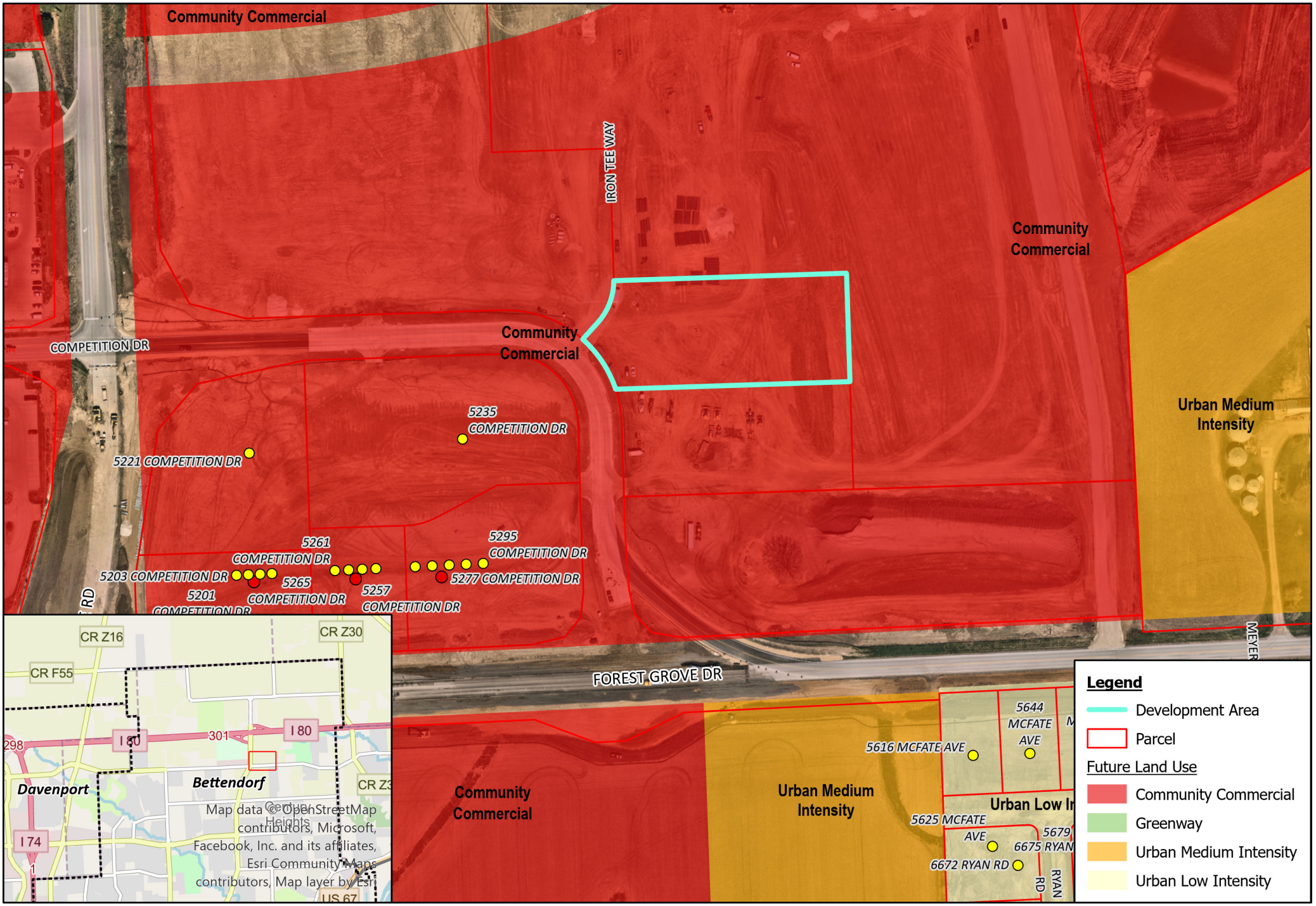
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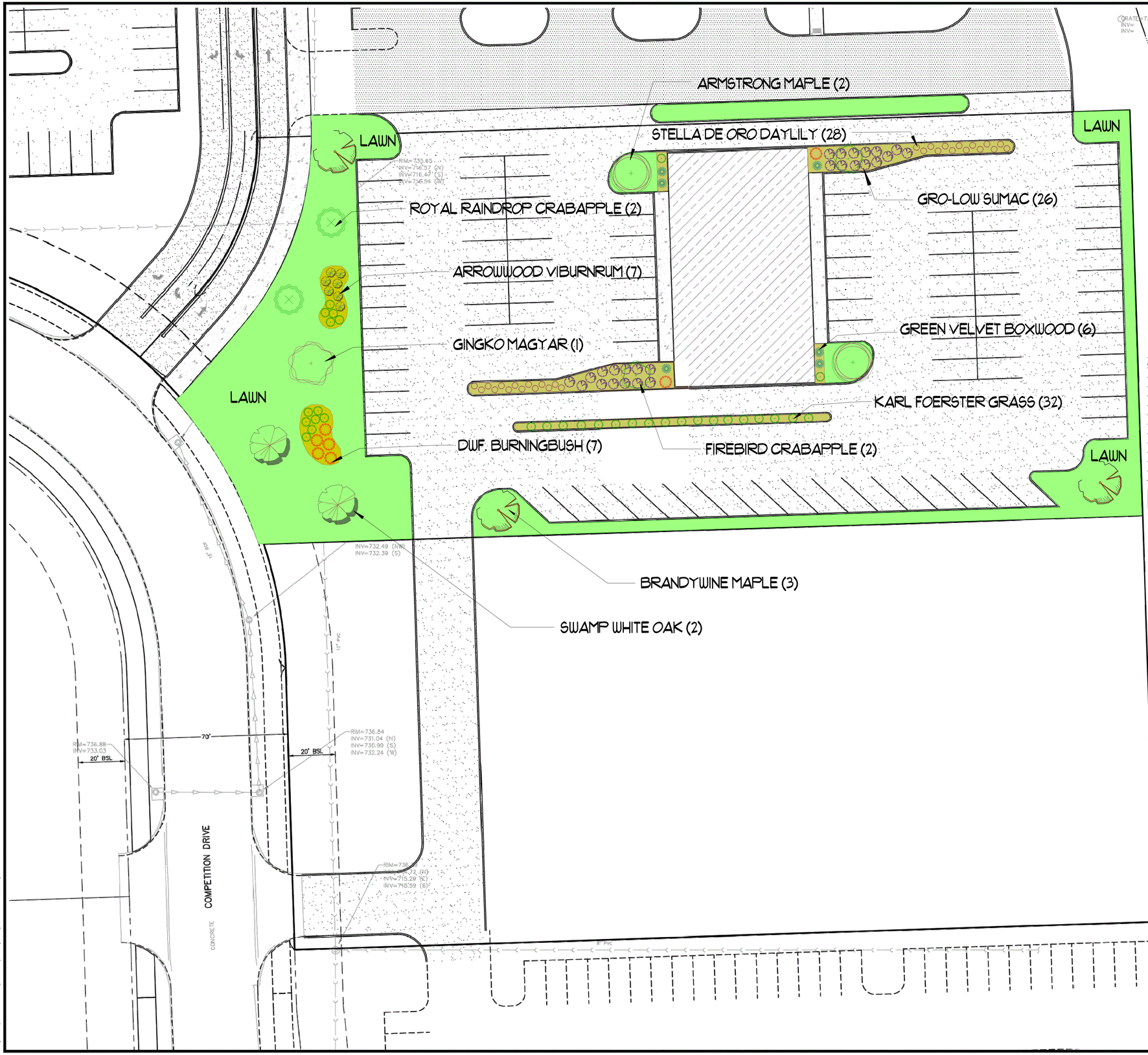
Case No. 23-078: Lot 2, FG 80 Fourth Addition
Site Development Plan: Multi-Tenant Commercial
Future Land Use

Bettendorf
a premier city
IOWA

N

1 Inch = 195 Feet
Feet
0 75 150 300 450





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

20 0 20 40

SCALE: 1" = 20 '

Quant.	Plant Name	Size
Trees:		
3	Brandywine Maple	2" cal.
2	'Armstrong' Maple	2" cal.
2	Swamp White Oak	2" cal.
1	'Magyar' Gingko	2" cal.
2	Firebird Crabapple	1.75" cal.
2	Royal Raindrop Crabapple	1.75" cal.
Shrubs/Grasses/Perennials:		
7	Arrowwood Viburnum	5 gal
32	Karl Foerster Grass	5 gal
7	Dwf. Burningbush	5 gal
6	Green Velvet Boxwood	5 gal
26	Gro-Low Sumac	5 gal
28	Stella de Oro Daylily	1 gal

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	C2	C2	C2	C2
Length	352'	381'	174'	203'
Bufferyard Required				
TF Required	0	0	0	0
Street Yard Landscape				
TF Required	0	0	3.73	0
Vehicular Use Area				
Vehicular Use Area	41,789 SF			
Landscape Area Required	(7%) / 2926 SF			
Parking Spaces Defined	90			
TF Required (1/500 sf)	5.85			

Required	Tree Factors (TF)	Provided
9.58		10.00

Landscape Notes:

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

Turf Notes:

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

STATE OF IOWA TOM P. WILKERSON LANDSCAPE ARCHITECT NO. 00402 PROFESSIONAL LANDSCAPE ARCHITECT

TOM P. WILKERSON
REGISTERED LANDSCAPE ARCHITECT
IOWA #00402

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

REVISIONS

No.	DESCRIPTION	DATE

GREENSPACE ASSOCIATES

FG80-BETTPLEX LOT 2-2ND ADDITION
BETTENDORF, IA
LANDSCAPE PLAN

IMEG Project No: 21003795.10
File Name:

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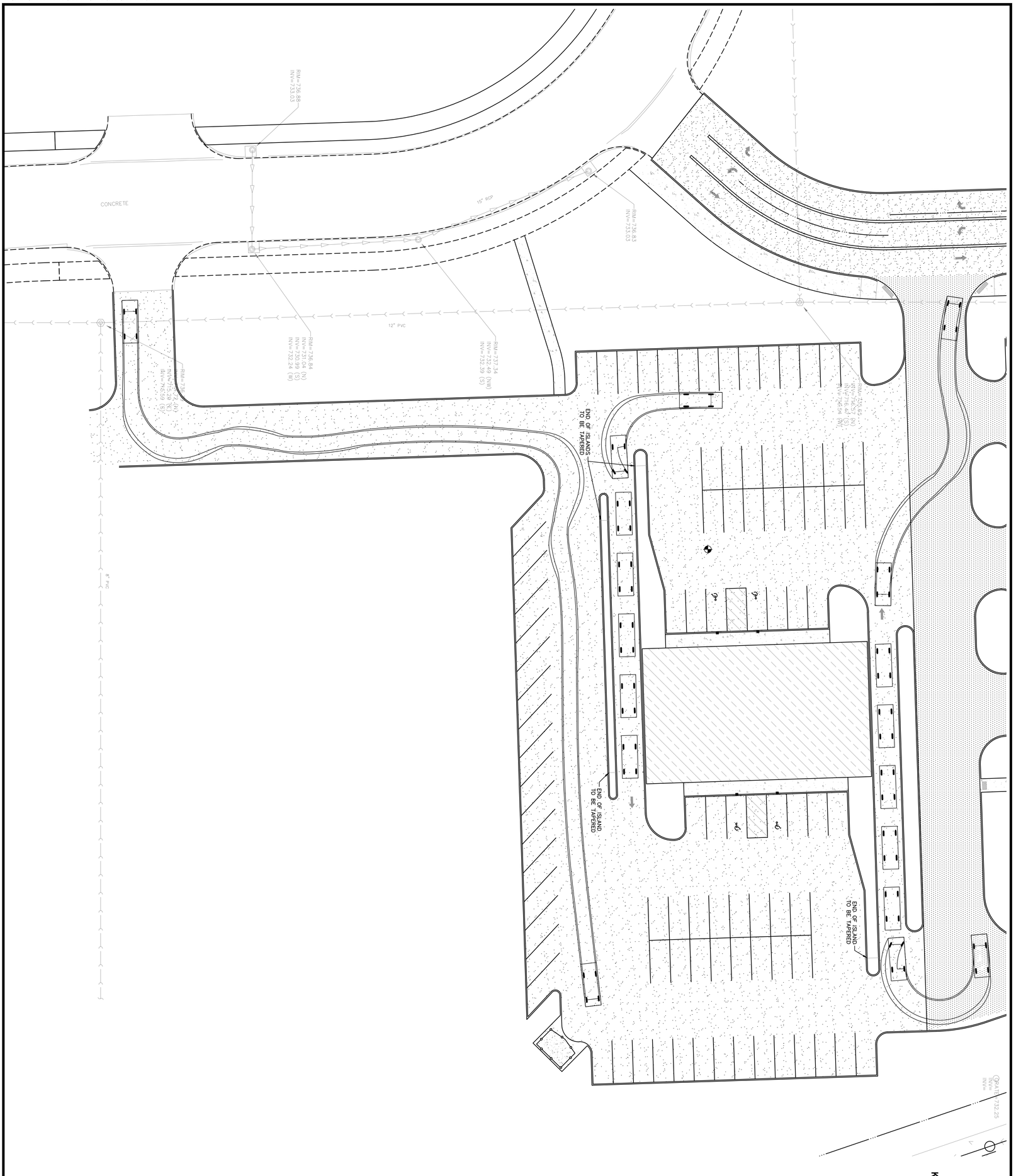
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Checked By:
Date: 10/24/2023

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Know what's below.
Call before you dig.

811

SCALE: 1" = 20'

20 0 20 40

Sheet 1 of 1	FG80-BETTPLEX LOT 2-2ND ADDITION BETTENDORF, IA	IMEG 1717 STATE STREET SUITE 201 BETTENDORF, IA 52722 PH: 563.344.0260 www.imegcorp.com
EX-1	TRAFFIC FLOW & VEHICLE STACKING EXHIBIT	
Date: 11/7/2023		
Checked By: ZSE		
Drawn By: KCK		
Field Book No:####		
© COPYRIGHT 2023 ALL RIGHTS RESERVED		
File Name: 21003795.10-GRADING.dwg		
IMEG Project No: 210037795.10		

REVISIONS

No.	DESCRIPTION	DATE

November 27, 2023

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

SUBJECT: Planning and Zoning Commission's decision on a site development plan for Lot 2, FG 80 Holdings Fourth Addition. (Case 23-078)

Honorable Mayor and Members of the City Council:

On November 15, 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 23-078; Site Development Plan for Lot 2, FG 80 Holdings Fourth Addition, submitted by Kevin Koellner. (Staff: Beswick)

Beswick reviewed the staff report.

Wennlund asked if the circulation pattern for vehicles making entry to the drive-up lane on the south side of the building would conflict with those traveling north from the southernmost entrance. Hunt stated that during the construction process staff can work with the developer to make the drive-up lanes as safe as possible. Zach Eggleston, engineer representing the applicant, explained that perhaps the parking spaces could be fanned out to separate them more from the drive lane. He added that he would work with the city to find a good solution.

> On motion by Stoltenberg, second by Kappeler, that a site development plan for Lot 2, FG 80 Holdings Fourth Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: December 5, 2023
REQUESTED BY: Mark Hunt

Item Title

Resolution approving a 6 month extension of the site development plan deadline for 3150 Glenbrook Circle South. (Case 22-097)

Explanation

On June 6, 2023, the City Council approved a major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South by removing Lot 2 of Glenbrook Ridge Third Addition. One of the requirements of approval was that site development plan for Lot 2, and potentially Outlot F, of Glenbrook Ridge Third Addition be approved prior to November 18, 2023.

FEMA has recently distributed new preliminary flood maps, and staff believes that once they are officially adopted, revisions related to the property in question will likely reduce the amount of floodway on the property. If this is the case, the allowable density of the proposed development would also be affected. Staff will continue to work diligently with the developer on this project.

The Planning and Zoning Commission made a recommendation to approve a 6 month extension of the site development plan deadline at their November 15, 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 170-23; (B) Staff Report with attachments; (C) Planning and Zoning Commission report to Mayor and City Council; (D) Excerpts from the Planning and Zoning Commission meeting minutes regarding this matter.

RESOLUTION NO. _____ - 23

RESOLUTION APPROVING A 6-MONTH EXTENSION OF THE SITE DEVELOPMENT PLAN DEADLINE FOR 3150 GLENBROOK CIRCLE SOUTH

WHEREAS, on June 6, 2023 the City Council conditionally approved a major change to a site development plan in a UMI DCA District for 3150 Glenbrook Circle South by removing Lot 2, Glenbrook Ridge Third Addition, and

WHEREAS, one of the conditions of that approval is that a site development plan for Lot 2, and potentially Outlot F, of Glenbrook Ridge Third Addition be approved prior to November 18, 2023, and

WHEREAS, staff believes that when the revised FEMA flood maps are adopted, they will show that the floodway on the property will likely be reduced which will impact the allowable density of the proposed development, and

WHEREAS, the Planning and Zoning Commission has recommended approval of a 6-month extension of the deadline for the site development plan, 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 6-month extension of the deadline for a site development plan for Lot 2, and potentially Outlot F, of Glenbrook Ridge Third Addition.

PASSED, APPROVED, AND ADOPTED this 5th day of December, 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

TO: Planning and Zoning Commission
FROM: Mark D. Hunt, Community Development Direct
RE: Case 22-097; 3150 Glenbrook Circle South - Site Development Plan Modification
DATE: May 17, 2023

This is a unique case, with a unique procedural posture. As the staff report addresses in more detail, the petitioner desires to ultimately develop Lot 2 and, potentially, Outlot F of Glenbrook Ridge Third Addition (the " Future Development"). In order to bring forward an application for the Future Development, the petitioner seeks to amend a previously approved site plan (removing Lot 2 from such site plan). Case 22-097 was last heard on February 15, 2023. At that time, the Commission voted unanimously to postpone their recommendation to March 15, 2023 so that staff and the petitioner could work together to bring forward a plan that was more consistent with the overall DCA concept. The Commission expressed a desire to have a better understanding of what will ultimately be brought forward for the Future Development. Representatives from the City and the petitioner have met on several occasions. The petitioner subsequently requested two deferrals as the parties continued discussions.

At this time, staff has not received an updated concept for the proposed use on the 3.08 acres (Lot 2 and Outlot F) currently utilized as stormwater detention and open space under the approved site development plan for 3150 Glenbrook Circle South. The full complement of site plan documents would be required to come forward at the next stage (i.e., following approval of the amended site plan).

With this case, as with any other, the Commission has four basic options:

1. Recommend the City Council approve the Major Site Development Plan change as presented.

2. Recommend the City Council disapprove the Major Site Development Plan change as presented.

3. Recommend the City Council approve the Major Site Development Plan change with specific conditions.

4. A fourth option would be to take no action, table, or postpone the request. Doing so would not prevent the Major Site Development Plan change from reaching City Council. A-1-2(C)(1) of the City's Zoning Code states:

The Planning and Zoning Commission shall review the site plan proposal at said meeting and receive a report from the city engineer, fire chief, the zoning administrator, the planning coordinator and receive comments from the public. The commission shall make its determination of conditions for approval of the site plan within thirty-five (35) days of the first meeting. If no action is forthcoming within the thirty-five (35) days, the site plan shall be forwarded on to the City Council for action. The City Council shall not act upon the site plan proposal until it has received a recommendation from the Planning and Zoning Commission unless such recommendation is not received within sixty (60) days from the filing date.

Should the Commission wish to explore option three, staff recommends the following conditions:

1. Approval of the Major Change to the Site Development Plan at 3150 Glenbrook Circle South is conditioned upon City Council approval of a site plan for Lot 2 (potentially including Outlot F) of Glenbrook Ridge Third Addition, and in absence of approval of such site development plan, this amended site development plan shall revert to the previously-approved site development plan.

2. Staff Is supportive of conditional approval, as this Is the best way to get a full understanding of the scope and detail of the Future Development. Such conditional approval of the amended site development plan does not mandate approval of the Future Development, and the full DCA site development plan review process will be required of the Future Development.

COMMUNITY DEVELOPMENT
City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4100

February 15, 2023 - Bettendorf Planning & Zoning Commission Meeting

Staff Report

Case No. 22-097
Request: Major Change to an existing Site Development Plan (SDP)
Location: 3150 Glenbrook Circle South and adjacent properties
Legal Description: Lots 1, 2, and Outlot F, Glenbrook Ridge Third Addition
(Parcel #s: 841019401, 841019402, 8410194OLF)
Applicant: Jacob Wolfgang – Nelson Construction and Development
Zoning: Urban Medium Intensity Development Character Area (UMI-DCA)
Future Land Use: Urban Medium Intensity Future Land Use (UMI-FLU)

Background Information and Facts

The petitioner seeks approval to remove and potentially develop a 3.08-acre stormwater detention area and open space currently required as part of a previously approved SDP for the Quartet Senior Living Facility located at 3150 Glenbrook Circle South. The stormwater/greenspace area in question occupies Lot 2 and Outlot F of Glenbrook Ridge Third Addition. The Quartet occupies Lot 1 of the same subdivision.

Removal of this amount of open space constitutes a Major Change to a SDP. A Major Change to a SDP is defined in City Code as:

1. Major Changes: A change in the approved site development plan which alters the concept or intent of the development including a change in the configuration, increase in floor area. or the height of buildings, an increase in intensity, a reduction of proposed open space, a change in road locations or standards, or other major changes, shall be approved only by submission of a new site plan in accordance with the procedures as previously set forth for the approval of site development plans (11-A-1-2-G-1).

If this change were approved, the petitioner would then seek to construct a 45,078 square foot retirement residence on the open space/drainage area. The new building would contain 111 independent living units.

This staff report, to the extent possible, is limited to the analysis of the proposed Major Change to the existing SDP at the Quartet (that is the loss of the 3.08-acre drainage area/open space). While the applicant's desired development of the open space/drainage area provides context, that use is not specifically being evaluated here. That analysis would come under a separate SDP plan review subsequent to an approval of this Major Change by the City Council.

Because the proposed Major Change is within a UMI-DCA, the review is subject to the standards specified under City Code 11-A-1-3: REVIEW OF SITE PLANS FOR PROJECTS WITHIN DCA DISTRICTS. The Code requires that City staff conduct an extensive review process. The main steps in the review process are:

1. Analyze Permitted Uses and Intensity,
2. Analyze Location and Design,
3. Analyze Compatibility.

An analysis for each of these steps is provided later in this report; however, given the relative newness and limited use of DCA Zoning Districts in the City, a short review of their history and use is provided.

<u>DCAs in Bettendorf</u>
To date, two DCA Zoning Districts exist in Bettendorf:

- Glenbrook Ridge UMI DCA, 37.08 acres, west of Devils Glen Road and south of Field Sike Drive (location of the Major Change proposed here).
- Forest Grove Crossing UMI DCA, 56.5 acres, north of Forest Grove Drive and west of Devils Glen Road.

With adoption of the 2017 Comprehensive Land Use Plan and subsequent update to the Zoning Code, Bettendorf added DCA zoning classifications to its existing Euclidean classifications. These form-based districts were meant to provide flexibility in mixing land use types across larger project areas (20 acres or more). The City's Comprehensive Plan defines DCAs as:

A geographic area in the City where land uses share common characteristics, such as density, design, and types of uses. Some DCAs allow multiple types of land uses, while others will be predominantly one use.

City Code codifies DCAs by identifying three distinct types and identifying the uses allowed in each type. The three types of DCAs allowed under the current Zoning Code are:

- Urban Low Intensity (ULI),
- Urban Medium Intensity (UMI),
- Urban High Intensity (UHI).

11-9-4 of City Code notes the following general characteristics of a UMI DCA:

A. Purpose: These are areas with urban services including medium-density residential and neighborhood and community commercial, office, and service uses. UMI areas are vibrant, urban areas that draw customers and employees from outside the immediate area. Increased intensity (compared to ULI) improves opportunities for economic activity and social interaction.

B. Uses: A mix of complementary uses, including small lot single-family housing or multiple single-family units on one lot, low-scale multiple family buildings, schools, mid-sized parks and churches, commercial, and mixed-use developments. Amenities such as parks, plazas, and quality streetscapes should be more prevalent than in ULI areas.

As previously stated, the site in question falls within the Glenbrook Ridge UMI DCA. The standards noted above, as wells as others provided in Code, informed the three-step analysis provided below.

<u>Analysis of Permitted Uses and Intensity (Step 1)</u>
The land uses currently in place at the Quartet are permitted in the Glenbrook Ridge UMI DCA. Strictly speaking, no new uses are being contemplated as part of the Major Change to the Quartet SDP; however, should this Major Change be approved, the petitioner is proposing a significant reduction in open space both in the existing Quartet SDP and the Glenbrook Ridge DCA overall.

The proposed reduction in open space changes the intensity of use at the Quartet site. Instead of having 120 units on an 11.38 acre site, the Major Change would result in 120 units

on 8.3 acres. Thus, the dwelling units per acre would increase from 10.54 units to 14.46. This change represents a 37% increase in the total dwelling units per acre at the existing Quartet development.

UMI DCAs are allowed 17 units per acre under the City's zoning ordinance. While the proposed change does significantly increase the dwelling units per acre at the Quartet site, it does not surpass what is allowed.

This increase represents only the impact of removing the open space from the Quartet site. An official analysis has not been completed on any future development on these lots.

Analysis of Location and Design (Step 2)

Table A-1-3D2 of the City's zoning ordinance provides a checklist of criteria to be considered in this step. The checklist and staff's response to each criterion is provided below.

FRONTAGE

Project frontage along a street should be similar to lot width.

The approved Quartet SDP shows approximately 486 feet of frontage along Glenbrook Circle South matched to a lot width of roughly 486 feet. The proposed Major Change to the Quartet SDP reduces the frontage along Glenbrook Circle South to approximately 165 feet, while the lot width remains 486 feet. The proposed Major Change does not meet this criterion.

PARKING AND INTERNAL CIRCULATION

Parking should serve all structures with minimal conflicts between pedestrians and vehicles.

The proposed Major Change does not appear to impact the parking and pedestrian flow of the approved site development plan.

All structures must be accessible to public safety vehicles.

The proposed Major Change does not appear to impact the accessibility of emergency vehicles as shown on the approved SDP.

Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.

The proposed Major Change does not appear to impact access to adjacent public streets and ways, nor does it interfere with internal circulation.

LANDSCAPING

Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of sites with sensitive environmental features or natural drainageways should be preserved.

Staff contends the open space/drainage area is integral the Quartet's SDP and the Glenbrook Ridge DCA. The proposed Major Change appears to eliminate multiple trees from the Landscape Plan originally approved with the SDP. It also appears to remove buffering/transitioning, between the Quartet and the nearby townhomes and apartments. Changes to the existing drainage pattern would occur. The proposed Major Change does not meet this criterion.

Other.

The ability of the developer to provide the dog park as shown and required under the current SDP is severely limited by the proposed Major Change. Staff finds this to have a negative impact on the proposed Major Change.

The drainage area's pond and open space was a major focal point of the landscape aesthetic of the approved SDP. Removing this from the landscape has a significant impact to the look and feel of the built environment within the Glenbrook Ridge DCA. Staff finds this to have a negative impact on the proposed Major Change.

BUILDING DESIGN

Architectural design and building materials should be compatible with surrounding areas or highly visible locations.

The proposed Major Change does not appear to impact the architectural design of the existing SDP.

TRAFFIC CAPACITY

Project should not obstruct traffic on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.

The proposed Major Change does not appear to violate this criterion.

Larger commercial or office use areas should begin on or near arterial and collector streets.

The proposed Major Change does not appear to violate this criterion.

Smaller commercial uses areas may be appropriate to begin on or near collector and local streets.

The proposed Major Change does not appear to violate this criterion.

EXTERNAL TRAFFIC EFFECTS

Project design should attempt to direct non-residential traffic away from residential areas.

The proposed Major Change does not appear to violate this criterion.

OPERATING HOURS

Projects with long operating hours must minimize effects on surrounding residential areas.

The proposed Major Change does not appear to violate this criterion.

OUTSIDE STORAGE

Outside storage areas must be screened from surrounding streets and less intensive land uses.

The proposed Major Change does not appear to violate this criterion.

SANITARY WASTE DISPOSAL

Developments within 300 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.

The proposed Major Change does not appear to violate this criterion.

Sanitary sewer must have adequate capacity to serve development.

The proposed Major Change does not appear to violate this criterion.

STORM WATER MANAGEMENT

Development should handle storm water adequately to prevent overloading of public storm water management system.

The proposed Major Change appears to indicate modifications to the stormwater management system for the Quartet, but a formal analysis of any changes to that system are premature at this time.

Storm water runoff should not inhibit development of other properties.

See above.

Development should not increase probability of erosion, flooding, landslides, or other runoff-related effects.

See above.

Compatibility (Step 3)

With this step of the analysis, the Code requires staff to consider if the proposed Major Change to the Quartet's SDP is compatible with the neighboring land uses. More specifically, what are the externalities of removing the 3.08-acre drainage area/open space from the Quartet's approved SDP and the Glenbrook Ridge UMI DCA.

Table A-1-3E1 of the City's zoning ordinance provides general guidance on addressing compatibility in the different DCAs. For UMI DCA's the code states:

> *Different types of land use are positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.*

Removing the open space/drainage from the Quartet's SDP and replacing it with development will reduce the internal transitioning and buffering between uses within the Glenbrook Ridge UMI DCA. The exact extent of this reduction is dependent upon the amount of development that occurs on the open space/drainage area. Staff contends that the open space/drainage area provides an important transitional buffer between the existing townhomes to north and the apartments to the east. The more this transitional buffer is eroded, the less supportive staff would be of the change.

One way to gauge what might be allowable under City code as a tradeoff for the loss of open space/drainage area is to look at the zoning code's guidance for the desirable housing mix in a UMI DCA. Table 11-8-3-C of City Code lists the desirable housing mix in a UMI DCA as 30-50% single-family detached; 20-25% attached dwellings; and 20-35% multi-family dwellings.

The current housing mix in the Glenbrook Ridge UMI DCA is 83% multi-family, 10% attached dwellings, and 7% single family. Considering this imbalance relative to the desired percentages, staff would recommend the applicant look at options such as single-family homes or townhomes that would help bring the DCA closer to the desired balance and be compatible with the surrounding land uses.

Staff Recommendation

Staff recommends denial of the proposed Major Change to the Quartet's existing SDP. Allowing such a change would not align with the location and design criteria specified in City Code. The Major Change appears to conflict with required improvements such as the dog park and landscaping required under the existing SDP. The change would also present

significant compatibility issues and potentially worsen an imbalance in the desired housing mix for the Glenbrook Ridge UMI DCA.

Sincerely,

Mark D. Hunt
Community Development Director

Attachments:
(A) Aerial Map
(B) Zoning Map
(C) Future Land Use Map
(D) Final Plat Glenbrook Ridge 3rd Addition
(E) 3150 Glenbrook Circle South Current SDP
(F) 3150 Glenbrook Circle South Proposed Major Change to SDP
(G) Response to staff comments

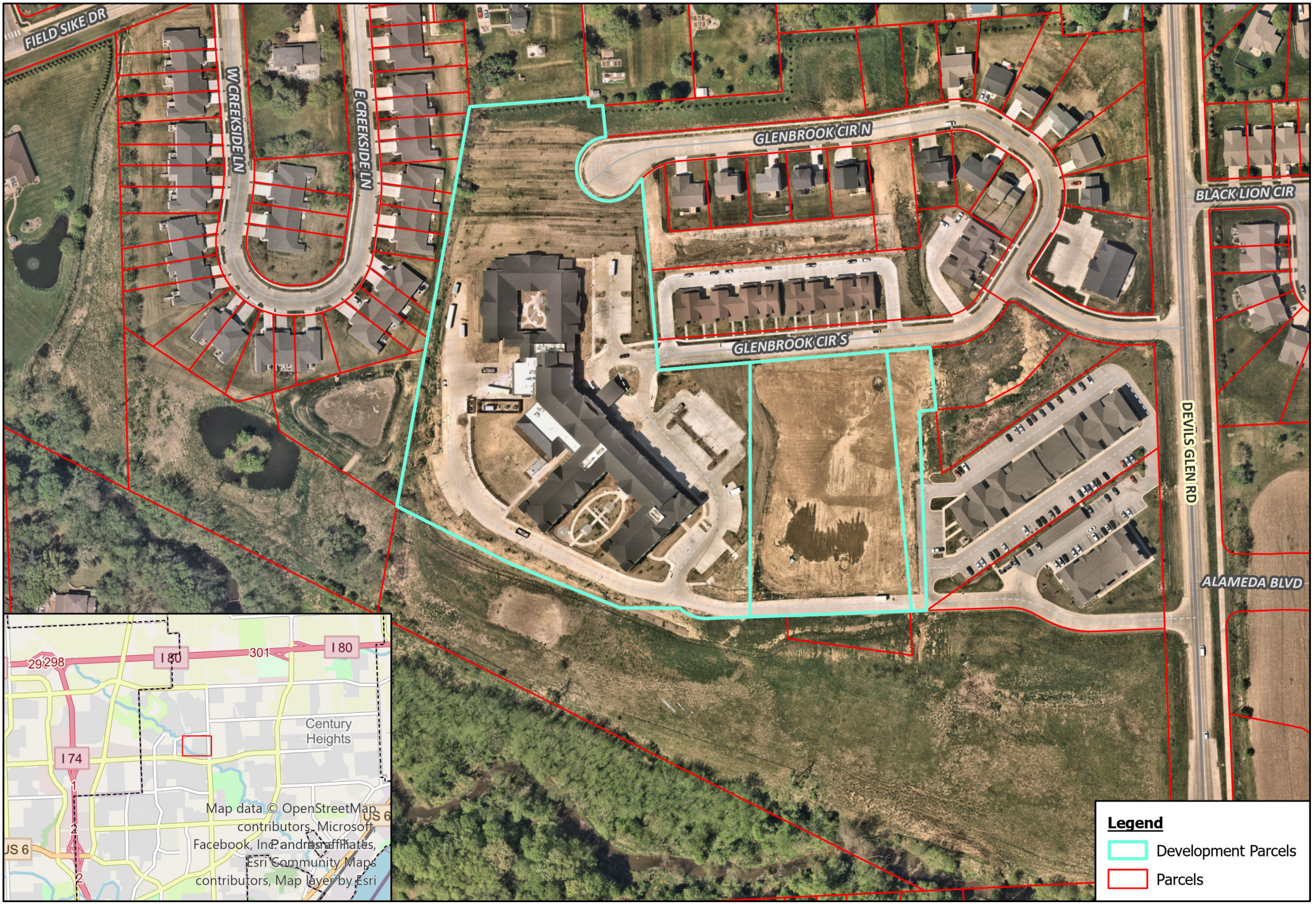
Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Aerial

ATTACHMENT A

1 Inch = 209 Feet

0 80 160 320 480 Feet

N



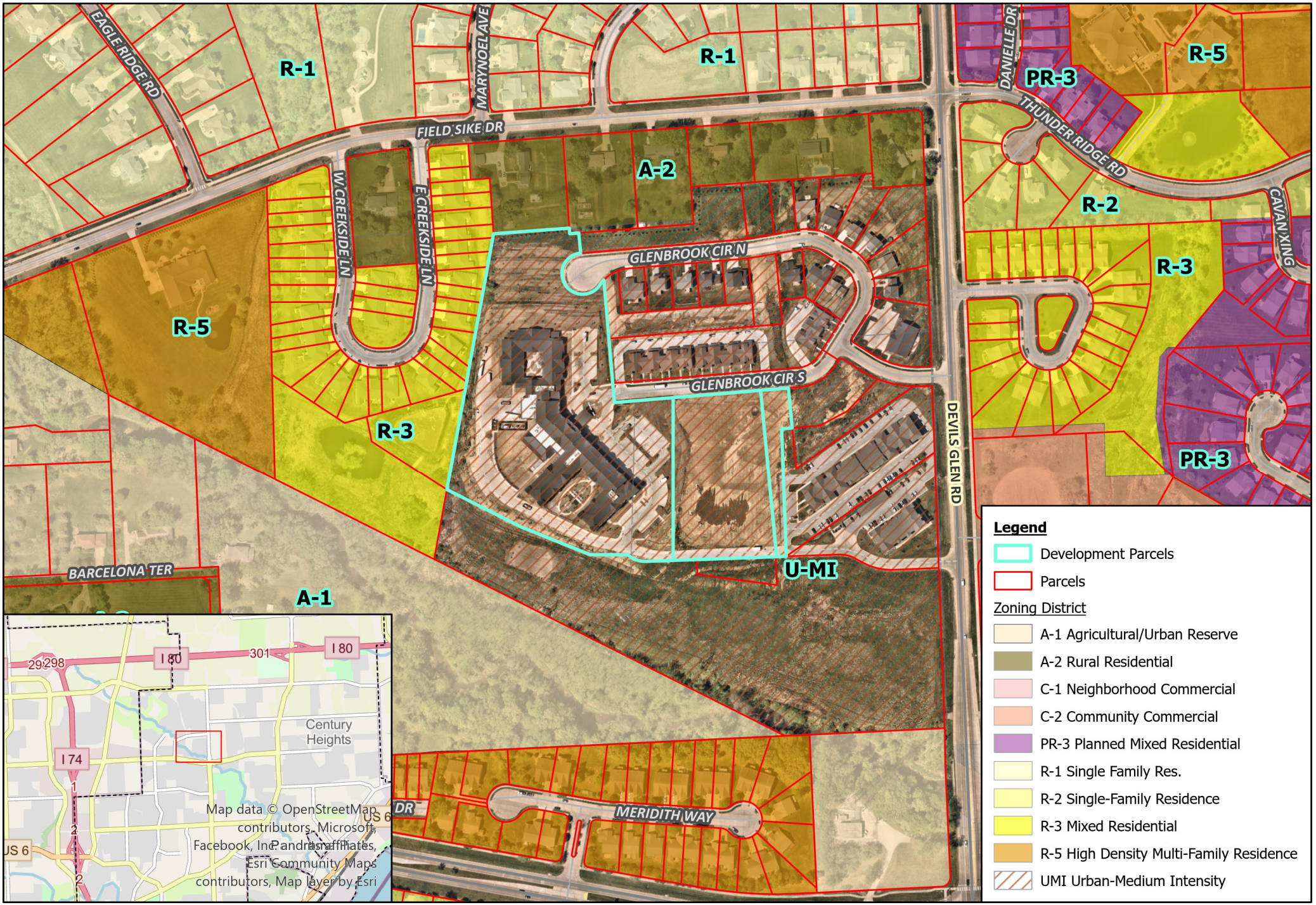
Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Zoning

ATTACHMENT B

1 Inch = 327 Feet

0 125 250 500 750 Feet

N



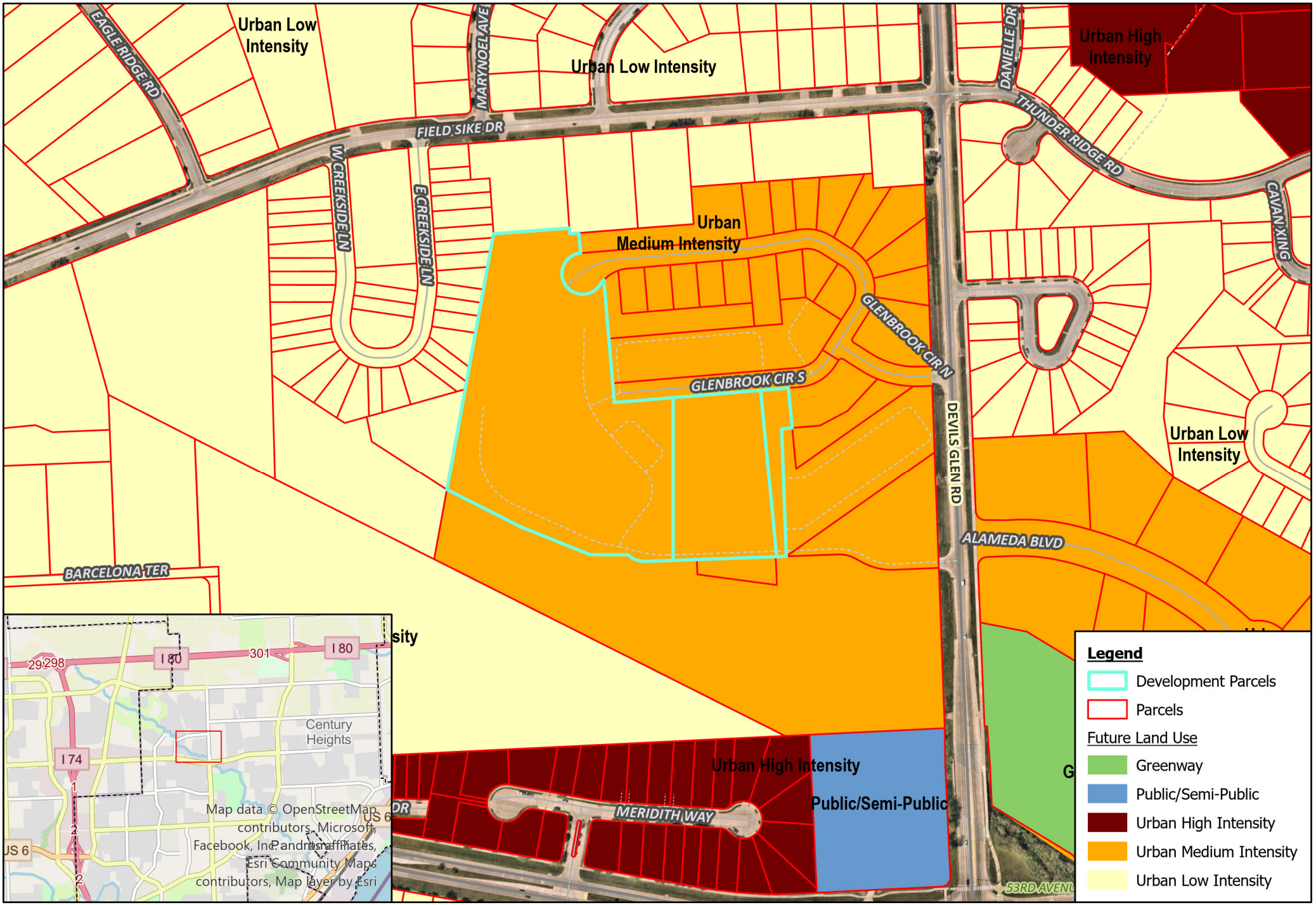
Case 22-097: 3150 Glenbrook Circle South
Site Development Plan Major Change
Future Land Use

ATTACHMENT C

1 Inch = 327 Feet

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N

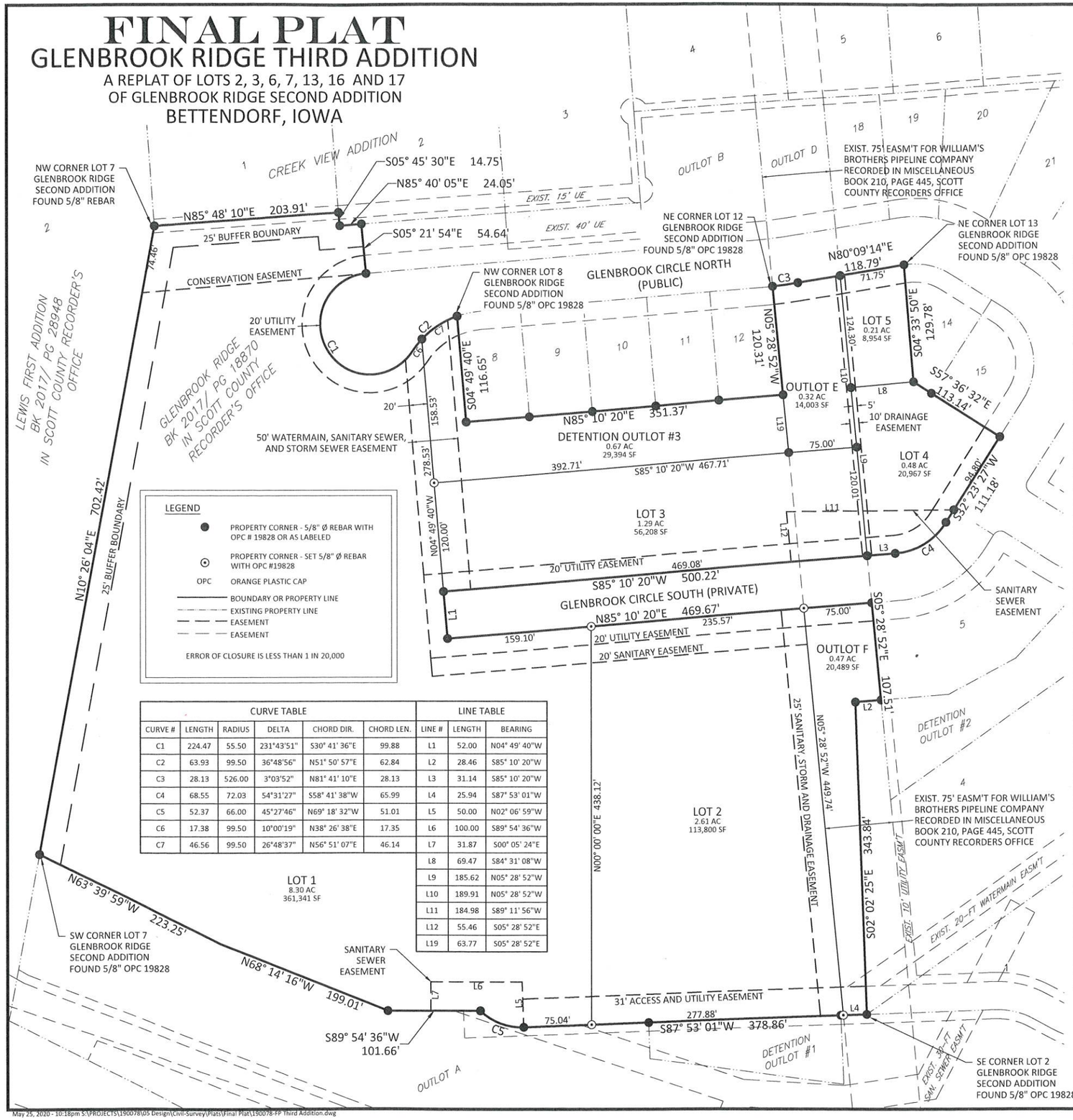


ATTACHMENT D

FINAL PLAT

GLENBROOK RIDGE THIRD ADDITION

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



LEGEND

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

ERROR OF CLOSURE IS LESS THAN 1 IN 20,000

CURVE TABLE						LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.	LINE #	LENGTH	BEARING
C1	224.47	55.50	231°43'51"	S30° 41' 36"E	99.88	L1	52.00	N04° 49' 40"W
C2	63.93	99.50	36°48'56"	N51° 50' 57"E	62.84	L2	28.46	S85° 10' 20"W
C3	28.13	526.00	3°03'52"	N81° 41' 10"E	28.13	L3	31.14	S85° 10' 20"W
C4	68.55	72.03	54°31'27"	S58° 41' 38"W	65.99	L4	25.94	S87° 53' 01"W
C5	52.37	66.00	45°27'46"	N69° 18' 32"W	51.01	L5	50.00	N02° 06' 59"W
C6	17.38	99.50	10°00'19"	N38° 26' 38"E	17.35	L6	100.00	S89° 54' 36"W
C7	46.56	99.50	26°48'37"	N56° 51' 07"E	46.14	L7	31.87	S00° 05' 24"E
						L8	69.47	S84° 31' 08"W
						L9	185.62	N05° 28' 52"W
						L10	189.91	N05° 28' 52"W
						L11	184.98	S89° 11' 56"W
						L12	55.46	S05° 28' 52"E
						L19	63.77	S05° 28' 52"E

FOR RECORDER'S USE ONLY

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

LEGAL DESCRIPTION

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

OUTLOT INFORMATION:

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

NOTES:

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

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

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

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

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

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

ZONING:

URBAN MEDIUM INTENSITY (UMI)

SETBACKS

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

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

PLANNING AND ZONING
BY DATE 5-29-20

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

MIDAMERICAN ENERGY COMPANY
BY DATE 5-26-20

MEDIACOM
BY DATE 5-26-20

CENTURYLINK
BY DATE 5 26 2020

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
DATE

BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

0 30 60

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

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

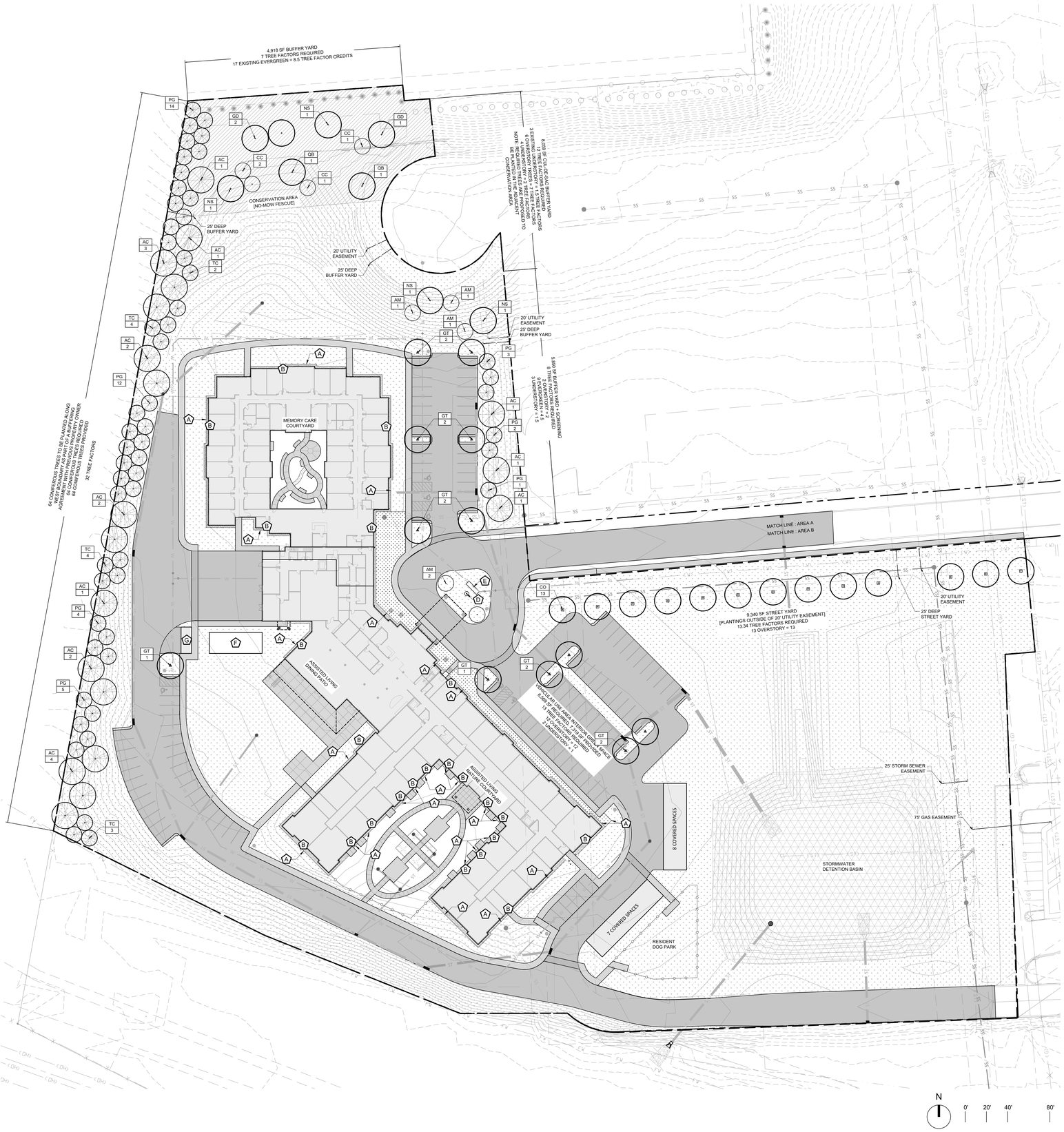
ISSUED FOR:
DATE ISSUED: 2/11/2020
CURRENT REV:

PROJECT NAME: GLENBROOK RIDGE THIRD ADDITION
CLIENT NAME: DEVIL'S GLEN HOLDING, LLC

SHEET NAME: FINAL PLAT
SHEET NUMBER: 1 OF 1
PROJECT NO.: 19-0078
PROJECT MANAGER: BETTIS

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

ATTACHMENT E



LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- WATER
- TELECOM
- GAS
- ELECTRIC
- SANITARY SEWER
- STORM SEWER
- EXISTING EASEMENT
- TREE PROTECTION FENCING
- EXISTING CONTOUR

- STREET YARD OVERSTORY TREE
- VEHICULAR USE AREA OVERSTORY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- BUFFER OVERSTORY TREE
- NO-MOW FESCUE
- SHRUB / PERENNIAL
- SEED - TURFGRASS
- SOD - TURFGRASS
- NATIVE PLANT MIX

KEYED NOTES

KEY	MATERIAL / OBJECT	NOTES
A	LANDSCAPE EDGING	4" X 3/ 16" STEEL EDGING W/ 3/ 16" X 1'-4" TAPERED STEEL STAKE # 30" O.C.; COLOR: BLACK; FINISH: STANDARD PAINT
B	ROCK MULCH BORDER	TBD
C	BIKE RACK	TBD
D	FLAG POLE	SEE ARCHITECTURAL SPECIFICATIONS. PROVIDE FLAG POLE UPLIGHTING.
E	MONUMENT SIGN W/ ILLUMINATION	REFERENCE ARCHITECTURAL SHEETS AND SITE ELECTRICAL SHEETS
F	UTILITY ENCLOSURE	TRANSFORMER AND GENERATOR; REFERENCE ARCHITECTURAL SHEETS
G	TRASH ENCLOSURE	REFERENCE ARCHITECTURAL SHEETS

PLANTING NOTES

1. CONTRACTOR TO SEED ALL DISTURBED AREAS UNLESS NOTED OTHERWISE.
2. INSTALL 6' MULCH RINGS AT ALL PROPOSED TREES WITHIN LAWN AREAS.

AREA CALCULATIONS

TOTAL SITE	495,672 SF
TOTAL BUILDING	66,403 SF

AREAS LISTED BELOW HAVE BEEN USED TO CALCULATE TREE FACTOR REQUIREMENTS FOR VEHICULAR USE AREAS, STREET YARDS, AND BUFFER YARDS

VEHICULAR USE AREA [DRIVES AND PARKING AREAS]
VEHICULAR USE AREAS ARE DEFINED AS ALL AREAS SUBJECT TO VEHICULAR TRAFFIC INCLUDING, BUT NOT LIMITED TO, ACCESSWAYS, DRIVEWAYS, LOADING AREAS, SERVICE AREAS, AND PARKING STALLS FOR ALL TYPES OF VEHICLES.

TOTAL AREA	93,848 SF

FOR AREAS GREATER THAN 30,000 SF, AN AREA EQUIVALENT TO A MINIMUM OF 7% OF THE TOTAL VEHICULAR USE AREA SHALL BE LANDSCAPED. THE REQUIRED LANDSCAPED AREA SHALL BE LOCATED IN THE INTERIOR OF THE VEHICULAR USE AREA INCLUDING CORNERS OF THE PARKING AREA, ISLANDS, AND STRIP PLANTINGS.

REQUIRED INTERIOR GREEN SPACE [7% OF TOTAL AREA]	6,569 SF
PROVIDED INTERIOR GREEN SPACE	7,624 SF

STREET YARD AREA
STREET YARDS ARE DEFINED AS CONTIGUOUS LANDSCAPED AREAS ALONG THE STREET RIGHT-OF-WAY. THE LANDSCAPED AREA SHALL BE OF A DEPTH NOT LESS THAN THAT ESTABLISHED IN SECTION 11-12-5, TABLE 11-12-5A1 OF THE CITY ZONING ORDINANCE. A 20' DEPTH HAS BEEN DETERMINED FOR THIS SITE.

20' DEPTH X 467' LENGTH ALONG STREET R.O.W.	9,340 SF

BUFFER YARD AREA [LANDSCAPED AREA ALONG LOT LINES]
BUFFER YARDS ARE DEFINED AS LANDSCAPED AREAS ALONG LOT LINES PROVIDED TO SEPARATE AND PARTIALLY OBSTRUCT THE VIEW OF TWO ADJACENT LAND USES OR PROPERTIES FROM ONE ANOTHER.

REQUIRED BUFFER YARD LOCATIONS ARE SHOWN ON THE PLAN, AND A 25' BUFFER YARD DEPTH HAS BEEN DETERMINED FOR THIS SITE.

25' DEPTH ALONG REQUIRED LOT LINES	36,183 SF

SCREENING

SCREENING IS REQUIRED AT THE FOLLOWING CONDITIONS:
- OUTDOOR STORAGE AREAS
- LOADING AREAS, REFUSE COLLECTION, AND OTHER SERVICE AREAS
- MAJOR MACHINERY AREAS OR MANUFACTURING AREAS
- VEHICULAR USE AREAS
- SOURCES OF GLARE, NOISE, OR OTHER ENVIRONMENTAL EFFECTS
- ELECTRICAL AND MECHANICAL EQUIPMENT
- SATELLITE DISHES
- OTHER NOXIOUS USES AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR

SCREENING SHALL BE AN OPAQUE BARRIER AT LEAST 6' IN HEIGHT IN ALL YARDS EXCEPT THE FRONT YARD WHICH SHALL BE BETWEEN 2.5' AND 3' IN HEIGHT MEASURED RELATIVE TO THE STREET GRADE. THE FOLLOWING ARE ACCEPTABLE BARRIERS:
- SOLID WOOD / MASONRY FENCE OR WALL
- HEDGE OR INFORMAL SCREEN OF EVERGREEN PLANT MATERIAL
- LANDSCAPE BERM WITH 3:1 MAXIMUM SLOPE
- ANY COMBINATION OF THESE METHODS

TREE CALCULATIONS

NOTE: DUE TO EXISTING UTILITY EASEMENTS ALONG ROADWAYS, SOME REQUIRED BUFFER YARD AND STREET YARD TREES ARE LOCATED OUTSIDE AND ADJACENT TO THE BUFFER YARD AND STREET YARD LOCATIONS.

VEHICULAR USE AREAS
1 TREE FACTOR SHALL BE REQUIRED FOR EVERY 500 SF OF REQUIRED INTERIOR GREENSPACE [SEE TABLE FOR TREE FACTOR DEFINITIONS]:
6,569 SF / 500 = 13.14 [REQUIRED TREE FACTOR]
13 OVERSTORY TREES PROVIDED

STREET YARD
1 TREE FACTOR SHALL BE REQUIRED FOR EVERY 700 SF OF THE STREET YARD GREENSPACE:
9,340 / 700 = 13.34 [REQUIRED TREE FACTOR]
13 OVERSTORY TREES PROVIDED = 13

BUFFER YARD
32 TREE FACTORS SHALL BE PROVIDED ALONG WEST BUFFER IN THE FORM OF CONIFEROUS TREES:
64 CONIFERS REQUIRED
64 CONIFERS PROVIDED

1 TREE FACTOR SHALL BE REQUIRED FOR EVERY 700 SF OF THE REMAINING BUFFER YARD GREENSPACE:
36,183 [TOTAL SF] - 17,409 [WEST SF] = 18,774 [REMAINING SF]
18,774 / 700 = 26.82
26.82 [REQUIRED TREE FACTOR]

9 OVERSTORY TREES PROVIDED = 9
7 UNDERSTORY TREES PROVIDED = 3.5
9 EVERGREEN TREES PROVIDED = 4.5
EXISTING TREE FACTOR CREDITS = 10

PROVIDED TREE FACTORS = 27

TOTAL REQUIRED TREE FACTORS:	TOTAL PROVIDED TREE FACTORS INCLUDING EXISTING TREES
13.14 [VEHICULAR USE]	13 [VEHICULAR USE]
13.34 [STREET YARD]	13 [STREET YARD]
32 [WEST BUFFER]	32 [WEST BUFFER]
26.82 [REMAINING BUFFER]	27 [REMAINING BUFFER]
85.3 REQUIRED TREE FACTORS	85 PROVIDED TREE FACTORS

TREE FACTOR TABLE
CITY OF BETTENDORF LANDSCAPE HANDBOOK

DECIDUOUS OVERSTORY	
2-INCH CALIPER	1.0
4-INCH CALIPER	2.0
ONE-STEM DECIDUOUS UNDERSTORY	
1 1/2-INCH CALIPER	0.5
3-INCH CALIPER	1.0
MULTI-STEM DECIDUOUS UNDERSTORY	
6' HEIGHT	0.5
12' HEIGHT	1.0
EVERGREEN	
6' HEIGHT	0.5
12' HEIGHT	1.0

PLANT SCHEDULE PROPOSED

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
OVERSTORY TREES [34 TREE FACTORS]						
13	CO	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2"	B&B	MATCHING
3	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2"	B&B	MATCHING
12	GT	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' SKYLINE	SKYLINE HONEYLOCUST	2"	B&B	MATCHING
4	NS	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK TUPELO	2"	B&B	MATCHING
2	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2"	B&B	MATCHING
UNDERSTORY TREES [4.5 TREE FACTORS]						
5	AM	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-8' HT	B&B	MULTI-STEM
4	CC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8' HT	B&B	MULTI-STEM
EVERGREEN TREES [36.5 TREE FACTORS]						
19	AC	ABIES CONCOLOR	WHITE FIR	6'-8' HT	B&B	
41	PG	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	6'-8' HT	B&B	
13	TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	6'-8' HT	B&B	

PLANT SCHEDULE EXISTING

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
UNDERSTORY TREES [1.5 TREE FACTORS]						
3		UNDERSTORY TREE	SPECIES TO BE VERIFIED	2" DBH		SEE NOTE ON PLAN
EVERGREEN TREES [8.5 TREE FACTORS]						
17		EVERGREEN TREE	SPECIES TO BE VERIFIED	4" DBH		SEE NOTE ON PLAN

PRINTS ISSUED
11/27/19 - SITE PLAN SUBMITTAL

REVISIONS:
12/10/19 - SITE PLAN SUBMITTAL

gēnus
[landscape architects]

GLENBROOK RIDGE SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

SHEET TITLE
PLANTING PLAN - OVERALL

PROJECT NUMBER: 19039

SHEET NUMBER:
L-100

DRAWN BY: Author CHECKED BY: Checker

12/9/2019 3:29:26 PM
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SITE PLAN FOR GLENBROOK RIDGE SENIOR LIVING IN THE CITY OF BETTENDORF SCOTT COUNTY, IOWA

SITE INFORMATION

PROPERTY LOCATION	WEST END OF GLENBROOK CIRCLE SOUTH		
REQUIRED PARKING	1.5 SPACES PER INDEPENDENT LIVING UNIT - 1 X 32 =		48 REQUIRED STALLS
	½ SPACE PER ASSISTED LIVING UNIT - ½ X 56 UNITS =		28 REQUIRED STALLS
	¼ SPACE PER NURSING/CONVALESCENT BED PLUS 1 SPACE PER EMPLOYEE ¼ X 32 BED + 30 MC EMPLOYEES (EST.)		38 REQUIRED STALLS
			114 TOTAL REQUIRED PARKING STALLS
PROPOSED PARKING	128 SPOTS WITH 6 ADA STALLS (PLAN SHOWS 113 SURFACE STALLS AND 15 COVERED PARKING SPACES *) *COVERED PARKING SPACES MAY BECOME SURFACE SPACES DEPENDING ON PROJECT BUDGET.		
EXISTING SITE	495,671 SF	11.38 AC	(100%)
BUILDING AREA =	0 SF	0 AC	(0%)
PAVEMENT =	0 SF	0 AC	(0%)
OPEN SPACE =	495,671 SF	11.38 AC	(100%)
PROPOSED SITE	495,671 SF	11.38 AC	(100%)
BUILDING AREA =	66,405 SF	1.52 AC	(13%)
PAVEMENT =	110,658 SF	2.54 AC	(22%)
OPEN SPACE =	318,608 SF	7.31 AC	(64%)

*DOES NOT INCLUDE AREA WITHIN PRIVATE STREET ROW.

ZONING	URBAN MEDIUM INTENSITY (UMI)
FEMA FLOODWAY INFORMATION	MAP NUMBER 19163C0378F EFFECTIVE FEBRUARY 18, 2011 100-YR FLOODPLAIN ELEVATION = 661.00 500-YR FLOODPLAIN ELEVATION = 662.50
YARD SETBACKS	
FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15 MIN. 15
REAR	25 FT
PROPOSED USE	RETIREMENT RESIDENCE
BUILDING TYPE PER 2015 IBC:	TYPE V-A PER 2015 IBC, BUILDING WILL BE FIRE SPRINKLED
OCCUPANCY TYPE PER 2015 IBC:	I-1 CONDITION 2
FLOOR AREA	
TOTAL FLOOR AREA:	138,853 SF
FIRST FLOOR	67,506 SF
SECOND FLOOR	36,108 SF
THIRD FLOOR	35,239 SF

UTILITY & EMERGENCY CONTACTS

THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES IN PROXIMITY TO THE PROJECT:

MIDAMERICAN ENERGY
CONTACT: DIANNE HIRL
PHONE:309/793-3645
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GENESEO COMMUNICATIONS
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PHONE: 309/944-8025
EMAIL: ROGER.GRANELL@GENESEO.COM

MAGELLAN MIDSTREAM PARTNERS
CONTACT: DYLAN GILLEAN
PHONE: 918/574-7098
WILCALL2@MAGELLANLP.COM

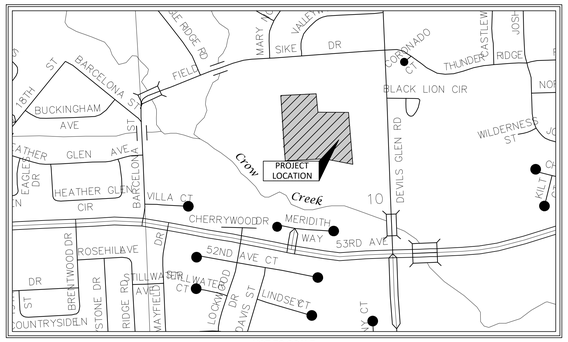
IOWA AMERICAN WATER COMPANY
CONTACT: JULIE ALLENDER
PHONE: 563/468-9222
EMAIL: JULIE.ALLENDER@AMWATER.COM

CITY CONTACTS

CITY OF BETTENDORF

PUBLIC WORKS	4403 DEVILS GLEN RD BETTENDORF, IA 52722 563/344-4088
CITY ENGINEER	BRENT MORLOK 4403 DEVILS GLEN RD BETTENDORF, IA 52722 563/344-4063 BMORLOK@BETTENDORF.ORG

PROJECT VICINITY MAP CITY OF BETTENDORF



NOT TO SCALE
CITY OF BETTENDORF, SCOTT COUNTY, IA

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF BETTENDORF DESIGN STANDARDS. NO DESIGN VARIANCES REQUESTED.

LEGAL DESCRIPTION:
A REPLAT OF LOTS 2, 3, 6, 7, 13, 16, 17 AND OUTLOT C, OUTLOT E, DETENTION OUTLOT 3, DETENTION OUTLOT 4, AND DETENTION OUTLOT 5 OF GLENBROOK RIDGE SECOND ADDITION AS RECORDED IN FILE 2019-00011022 AND 2019-00017182 IN THE SCOTT COUNTY RECORDER'S OFFICE.

	INDEX OF SHEETS	
C0.00	COVER SHEET	
C2.00	OVERALL SITE PLAN	

SUMMARY OF PUBLIC INFRASTRUCTURE QUANTITIES

PROPOSED 8"PVC TRUSS SANITARY SEWER PIPE	LF	908
PROPOSED SANITARY SEWER MANHOLE	EA	3

CITY APPROVAL

BY: _____ DATE: _____

CITY'S ENGINEER'S RECOMMENDATION

BY:_____ DATE: _____

OWNER/APPLICANT:
NELSON CONSTRUCTION & DEVELOPMENT
C/O JACOB WOLFGANG
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309
515-720-6170
JACOB@NELSONCONST.COM

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O NICK BETTIS, P.E.
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
NBETTIS@AXIOM-CON.COM

PRINTS ISSUED
12/09/2019- SD RESUBMITTAL

REVISIONS:

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

GLENBROOK RIDGE SENIOR LIVING

DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

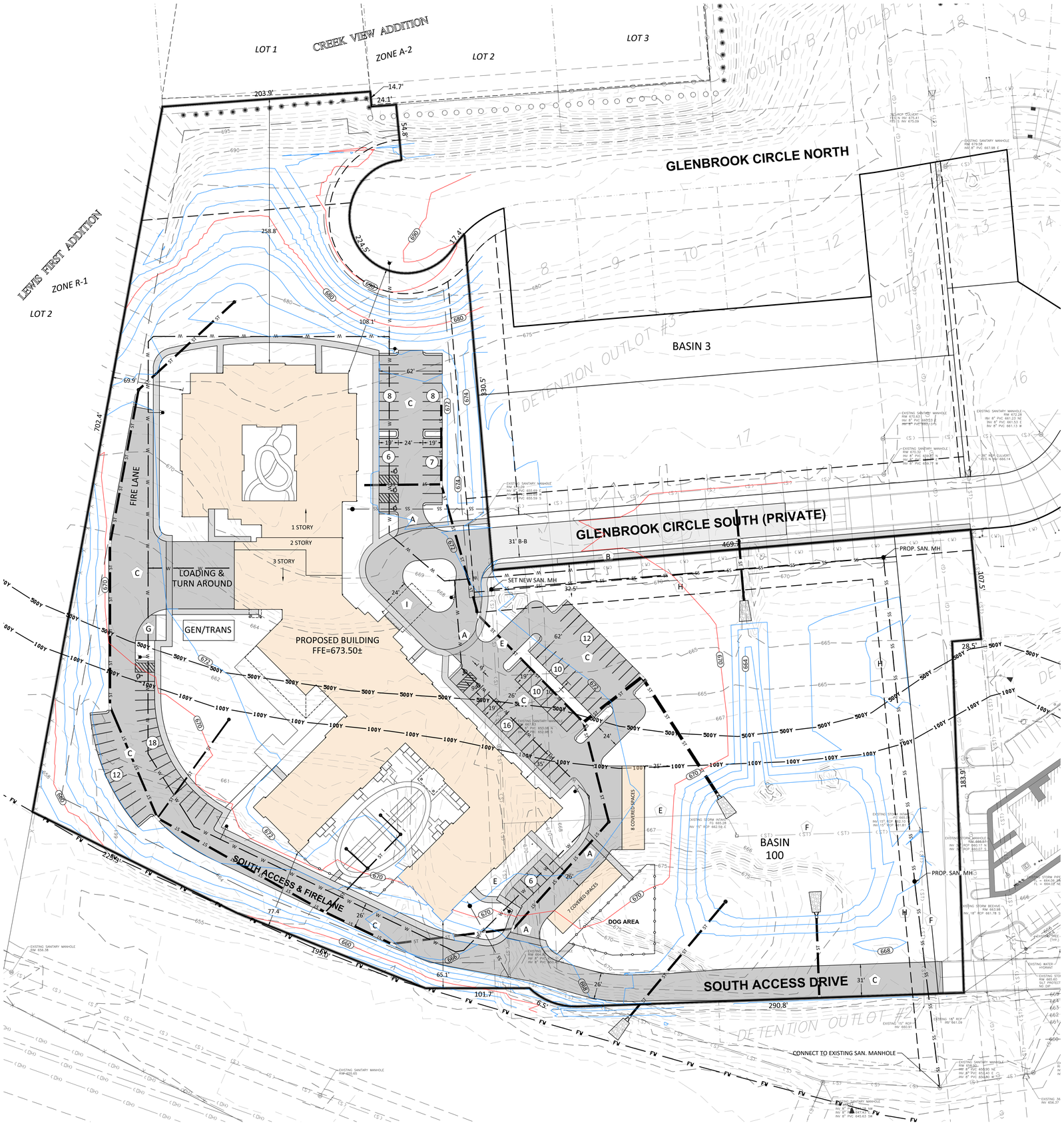
SHEET TITLE
SITE PLAN

PROJECT NUMBER: 19039

SHEET NUMBER:

C-000

DRAWN BY: Author CHECKED BY: Checker



SITE PLAN KEYNOTES

- A ADA CURB RAMP. REFER TO SUDAS DETAIL 7030.206
- B PROPOSED 4" CONCRETE WALK.
- C PROPOSED CONCRETE PAVEMENT.
- D PROPOSED STORM WATER MANAGEMENT AREA
- E REMOVE EXISTING SANITARY SEWER AND SERVICE LINE
- F REMOVE EXISTING STORM PIPE
- G REFUSE AND RECYCLING ENCLOSURE
- H RELOCATED PUBLIC SANITARY SEWER
- I COVERED DROPOFF

SITE PLAN NOTES

1. ALL PROPOSED WATERMAIN IS TO BE 8" PVC C900.
2. ALL PROPOSED SANITARY SEWER IS TO BE 8" PVC TRUSS.
3. CONNECT DOWNSPOUTS TO STORM SEWER.
4. 100-YR FLOODPLAIN ELEV.=661.00

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(S)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
WATER: WELL	(WELL)	WELL
CHILLED WATER: SUPPLY	(CHWS)	CHWS
CHILLED WATER: RETURN	(CHWR)	CHWR
CONDENSATE	(CND)	CND
STEAM: HIGH PRESSURE	(HPS)	HPS
STEAM: LOW PRESSURE	(LPS)	LPS
COMMUNICATIONS HANDHOLE	CO	CO
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE	E	E
ELECTRIC TRANSFORMER	E	E
TRAFFIC HANDHOLE	TRF	TRF
TRAFFIC MANHOLE	TRFC	TRFC
FIBER OPTIC HANDHOLE	FO	FO
FIBER OPTIC MANHOLE	FO	FO
GAS MANHOLE	G	G
GAS VALVE		
SANITARY SEWER MANHOLE	SS	
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE	W	W
POST INDICATOR VALVE		

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
DELINEATED WETLAND	WL	WL
100-YEAR FLOODPLAIN	100Y	100Y
500-YEAR FLOODPLAIN	500Y	500Y
STREAM CENTERLINE		
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX	MAIL	MAIL
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER	WM	WM
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL	MW	MW
WELL	W	W

0 20 40

PRINTS ISSUED
12/09/2019- SD RESUBMITTAL

REVISIONS:

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

GLENBROOK RIDGE SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

SHEET TITLE
SITE PLAN

PROJECT NUMBER: 19039

SHEET NUMBER:

C-200

DRAWN BY: Author CHECKED BY: Checker

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ATTACHMENT F

SITE PLAN FOR GLENBROOK RIDGE SENIOR LIVING IN THE CITY OF BETTENDORF SCOTT COUNTY, IOWA

SITE INFORMATION

PROPERTY LOCATION	WEST END OF GLENBROOK CIRCLE SOUTH		
REQUIRED PARKING	WEST BUILDING:		
	1.5 SPACES PER INDEPENDENT LIVING UNIT - 1.5 X 32 =		48 REQUIRED STALLS
	½ SPACE PER ASSISTED LIVING UNIT - ½ X 56 UNITS =		28 REQUIRED STALLS
	¼ SPACE PER NURSING/CONVALESCENT BED PLUS 1 SPACE PER EMPLOYEE= ¼ X 32 BED + 30 MC EMPLOYEES (EST.)		38 REQUIRED STALLS
	EAST BUILDING:		
	1.5 SPACES PER INDEPENDENT LIVING UNIT - 1.5 X 111 UNITS =		167 REQUIRED STALLS
			281 TOTAL REQUIRED PARKING STALLS
PROPOSED PARKING			181 SURFACE "OFF-STREET" STALLS WITH 10 ADA STALLS
			15 ON-STREET PARKING STALLS
			106 UNDERGROUND STALLS
			302 TOTAL PROVIDED PARKING STALLS

EXISTING SITE	495,671 SF	11.38 AC	(100%)
BUILDING AREA =	0 SF	0 AC	(0%)
PAVEMENT =	0 SF	0 AC	(0%)
OPEN SPACE =	495,671 SF	11.38 AC	(100%)
PROPOSED SITE*:	495,671 SF	11.38 AC	(100%)
BUILDING AREA (WEST)=	66,405 SF	1.52 AC	(13.4%)
BUILDING AREA (EAST)**=	45,078 SF	1.04 AC	(9.1%)
PAVEMENT =	144,150 SF	3.31 AC	(29.1%)
OPEN SPACE =	240,038 SF	5.51 AC	(28.3%)

*DOES NOT INCLUDE AREA WITHIN PRIVATE STREET ROW.
**INCLUDES LOT 2 AND OUTLOT F.

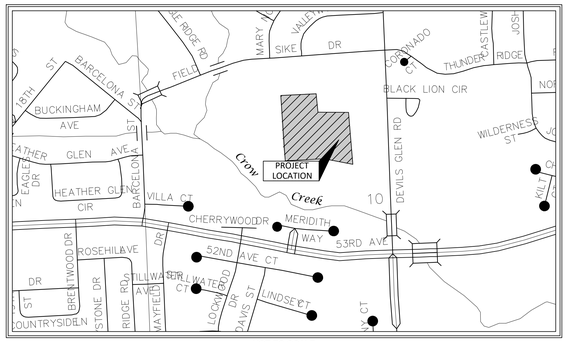
ZONING	URBAN MEDIUM INTENSITY (UMI)
FEMA FLOODWAY INFORMATION	MAP NUMBER 19163C0378F EFFECTIVE MARCH 23, 2021 WEST BUILDING 100-YR FLOODPLAIN ELEVATION = 661.00 WEST BUILDING 500-YR FLOODPLAIN ELEVATION = 662.50 EAST BUILDING 100-YR FLOODPLAIN ELEVATION = 660.80 EAST BUILDING 500-YR FLOODPLAIN ELEVATION = 662.00
YARD SETBACKS	
FRONT	25 FT
SIDE	5 FT MIN; ONE SIDE=10; TOTAL=15 MIN. 15
REAR	25 FT
PROPOSED USE	RETIREMENT RESIDENCE
BUILDING TYPE PER 2015 IBC:	TYPE V-A PER 2015 IBC, BUILDING WILL BE FIRE SPRINKLED
OCCUPANCY TYPE PER 2015 IBC:	WEST BUILDING: I-1 CONDITION 2 EAST BUILDING: R-2 WITH ACCESSORY A-2/B

FLOOR AREA	WEST BUILDING	EAST BUILDING
TOTAL FLOOR AREA:	138,853 SF	126,200 SF***
BASEMENT (PARKING):	0 SF	38,914 SF***
FIRST FLOOR	67,506 SF	42,400 SF
SECOND FLOOR	36,108 SF	41,988 SF
THIRD FLOOR	35,239 SF	41,856 SF

***TOTAL FLOOR AREA DOES NOT INCLUDE BASEMENT. BASEMENT IS NOT INCLUDED IN F.A.R. CALCULATION.

F.A.R.: (126,000+138,853)/475,151 = 0.56 (LOT 1 AND LOT 2) - MAXIMUM 0.70 ALLOWED

PROJECT VICINITY MAP CITY OF BETTENDORF



NOT TO SCALE
CITY OF BETTENDORF, SCOTT COUNTY, IA

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF BETTENDORF DESIGN STANDARDS. NO DESIGN VARIANCES REQUESTED.

LEGAL DESCRIPTION:
A REPLAT OF LOTS 2, 3, 6, 7, 13, 16, 17 AND OUTLOT C, OUTLOT E, DETENTION OUTLOT 3, DETENTION OUTLOT 4, AND DETENTION OUTLOT 5 OF GLENBROOK RIDGE SECOND ADDITION AS RECORDED IN FILE 2019-00011022 AND 2019-00017182 IN THE SCOTT COUNTY RECORDER'S OFFICE.

UTILITY & EMERGENCY CONTACTS

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CONTACT: DIANNE HIRL
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EMAIL: ROGER.GRANELL@GENESEO.COM

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MEDIACOM COMMUNICATIONS CORP.
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MHANCOCK@MEDIACOMCC.COM

MAGELLAN MIDSTREAM PARTNERS
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PHONE: 918/574-7098
WILCALL2@MAGELLANLP.COM

CITY CONTACTS

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563/344-4088

CITY ENGINEER
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BETTENDORF, IA 52722
563/344-4063
BMORLOK@BETTENDORF.ORG

	INDEX OF SHEETS
C0.00	COVER SHEET
C1.00	EXISTING TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C2.00	SITE PLAN
C3.00	EROSION CONTROL & GRADING PLAN
C3.10	MC & AL DINING PATIO ENLARGEMENTS
C3.20	AL COURTYARD ENLARGEMENT
C4.00	OVERALL UTILITY PLAN
C4.10	SANITARY SEWER PLAN & PROFILE SHEET 1 OF 2
C4.20	SANITARY SEWER PLAN & PROFILE SHEET 2 OF 2
C5.00	PAVEMENT PLAN
C6.00	DETENTION BASIN PLAN
C7.00	GLENBROOK CIRCLE SOUTH PAVING & STORM SEWER PLAN & PROFILE
C9.00	CONSTRUCTION DETAILS

CITY APPROVAL

BY: _____ DATE: _____

CITY'S ENGINEER'S RECOMMENDATION

BY: _____ DATE: _____

OWNER/APPLICANT:
NELSON CONSTRUCTION & DEVELOPMENT
C/O JACOB WOLFGANG
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309
515-720-6170
JACOB@NELSONCONST.COM

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O NICK BETTIS, P.E.
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
NBETTIS@AXIOM-CON.COM

LICENSED PROFESSIONAL ENGINEER
NICHOLAS J. BETTIS
17780
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

NICHOLAS J. BETTIS, P.E. — DATE 4/13/2020
LICENSE NUMBER 17780.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL C-SHEETS

REVISED SITE PLAN WITH BOTH BUILDINGS

SEE ALSO PLANS FOR QUARTET INDEPENDENT LIVING

PRINTS ISSUED
04/13/2020 - CITY PERMIT SUBMITTAL
06/19/2020 - GMP SET

REVISIONS:

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

GLENBROOK RIDGE SENIOR LIVING
DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

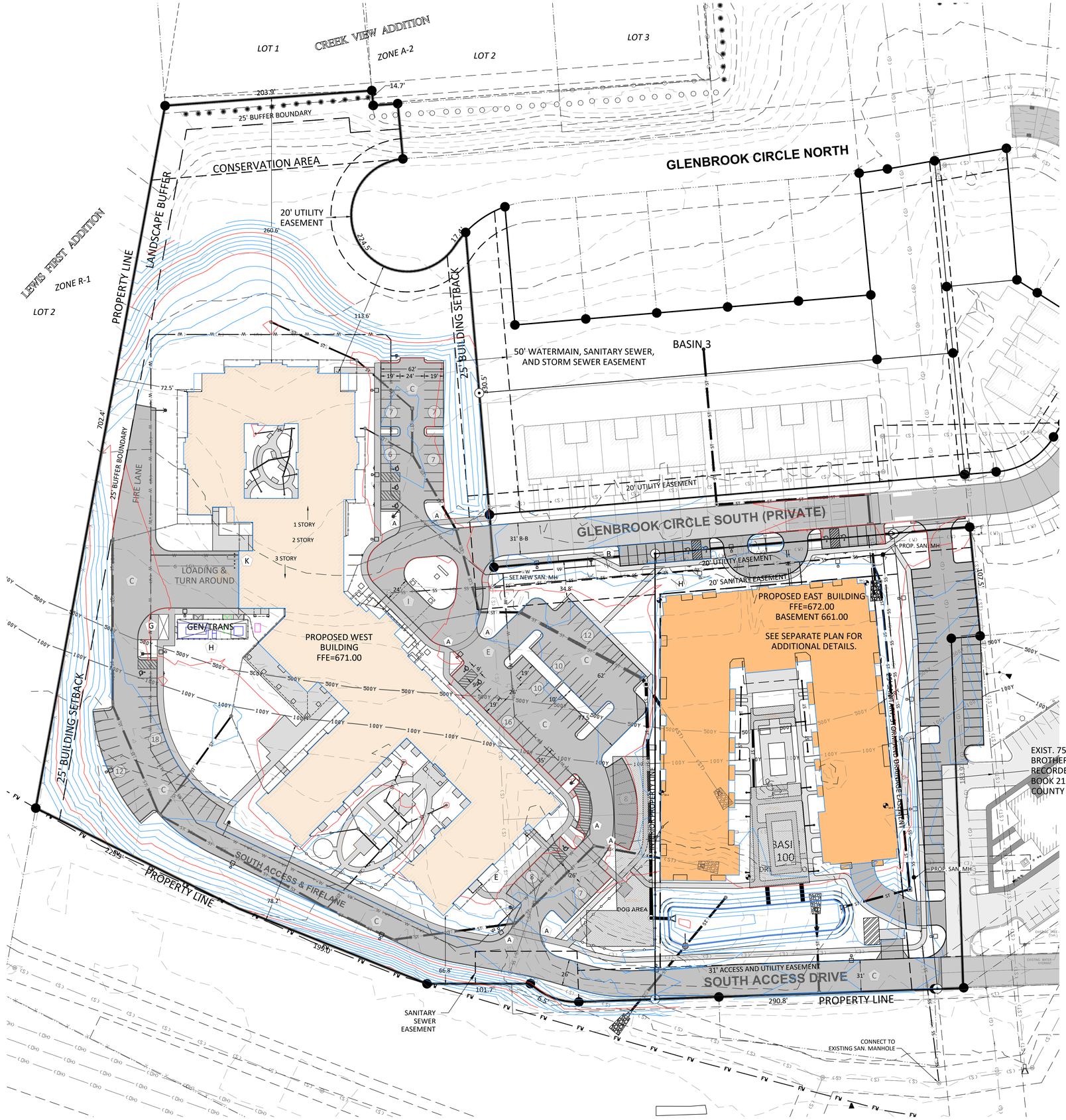
SHEET TITLE
COVER SHEET

PROJECT NUMBER: 19-0078

SHEET NUMBER:

C0.00

DRAWN BY: Author CHECKED BY: Checker



SITE PLAN KEYNOTES

- A — ADA CURB RAMP WITH TRUNCATED DOME. REFER TO SUDAS DETAIL 7030.206
- B — PROPOSED 4" CONCRETE WALK.
- C — PROPOSED CONCRETE PAVEMENT.
- D — PROPOSED STORM WATER MANAGEMENT AREA
- E — REMOVE EXISTING SANITARY SEWER AND SERVICE LINE - SEE SHEET C100
- F — REMOVE EXISTING STORM PIPE - SEE SHEET C100
- G — REFUSE AND RECYCLING ENCLOSURE
- H — RELOCATED PUBLIC SANITARY SEWER
- I — COVERED DROPOFF
- J — ADA STALLS
- K — INSTALL BOLLARDS TO PROTECT GAS METER AND POST INDICATOR VALVE. SEE DETAIL 7, AS-101.

SITE PLAN NOTES

1. ALL PROPOSED WATERMAIN IS TO BE 8" PVC C900.
2. ALL PROPOSED SANITARY SEWER IS TO BE 8" PVC TRUSS.
3. CONNECT DOWNSPOUTS TO STORM SEWER.
4. 100-YR FLOODPLAIN ELEV.=661.00 - WEST BUILDING
   500-YR FLOODPLAIN ELEV.=662.50 - WEST BUILDING
   100-YR FLOODPLAIN ELEV.=660.80 - EAST BUILDING
   500-YR FLOODPLAIN ELEV.=662.00 - EAST BUILDING

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(S)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
WATER: WELL	(WELL)	WELL
CHILLED WATER: SUPPLY	(CHWS)	CHWS
CHILLED WATER: RETURN	(CHWR)	CHWR
CONDENSATE	(CND)	CND
STEAM: HIGH PRESSURE	(HPS)	HPS
STEAM: LOW PRESSURE	(LPS)	LPS
COMMUNICATIONS HANDHOLE	CO	CO
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE	E	E
ELECTRIC TRANSFORMER	E	E
TRAFFIC HANDHOLE		
TRAFFIC MANHOLE	TRS	TRS
FIBER OPTIC HANDHOLE	FO	FO
FIBER OPTIC MANHOLE	FO	FO
GAS MANHOLE	G	G
GAS VALVE		
SANITARY SEWER MANHOLE	SS	
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE	W	W
POST INDICATOR VALVE		

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
DELINEATED WETLAND		
100-YEAR FLOODPLAIN		
500-YEAR FLOODPLAIN		
STREAM CENTERLINE		
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX	MAIL	MAIL
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER	WM	WM
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL	MW	MW
WELL	W	W

0 20 40

PRINTS ISSUED
04/13/2020 - CITY PERMIT SUBMITTAL
06/19/2020 - GMP SET

REVISIONS:

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

GLENBROOK RIDGE SENIOR LIVING

DEVILS GLEN ROAD & FIELD SIKE ROAD
BETTENDORF, IA

SHEET TITLE
SITE PLAN

PROJECT NUMBER: 19-0078

SHEET NUMBER:

C2.00

DRAWN BY: Author CHECKED BY: Checker

1909 Bolander Comm_Fire_Attachment

AXIOMCONSULTANTS

CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

City of Bettendorf
Community Development Department
4403 Devils Glen Road
Bettendorf, Iowa 52772
563-344-4100

January 25, 2023

Case No. 22-097
Request: Major Change to an existing Site Development Plan (SDP) Location: 3150 Glenbrook Circle South and adjacent properties

Please consider this the Applicant's response to the Staff Report provided by Mark Hunt, dated December 21, 2022. We have tried to address each of the concerns based on the 3 Step process as described and commented on in the Staff Report. Those three Steps being the following:

1. Analyze Permitted Uses and Intensity,
2. Analyze Location and Design,
3. Analyze Compatibility.

The Applicant's justification is provided below in bold RED to delineate between the comment made and response.

Analysis of Permitted Uses and Intensity (Step 1)
The land uses currently in place at the Quartet are permitted in the Glenbrook Ridge UMI DCA. Strictly speaking, no new uses are being contemplated as part of the Major Change to the Quartet SDP; however, should this Major Change be approved, the petitioner is proposing a significant reduction in open space both in the existing Quartet SDP and the Glenbrook Ridge DCA overall.

The proposed reduction in open space changes the intensity of use at the Quartet site. Instead of having 120 units on an 11.38 acre site, the Major Change would result in 120 units on 8.3 acres. Thus, the dwelling units per acre would increase from 10.54 units to 14.46. This change represents a 37% increase in the total dwelling units per acre at the existing Quartet development.

UMI DCAs are allowed 17 units per acre under the City's zoning ordinance. While the proposed change does significantly increase the dwelling units per acre at the Quartet site, it does not surpass what is allowed.

This increase represents only the impact of removing the open space from the Quartet site. An official analysis has not been completed on any future development on these lots.

AS NOTED, THE REVISED SITE PLAN STILL MEETS CITY CODE AS IT RELATES TO DENSITY AND UNITS PER ACRE FOR THE UMI DCA USE.

Analysis of Location and Design (Step 2)
Table A-1-3D2 of the City's zoning ordinance provides a checklist of criteria to be considered in this step. The checklist and staff's response to each criterion is provided below.

FRONTAGE
Project frontage along a street should be similar to lot width. The approved Quartet SDP shows

approximately 486 feet of frontage along Glenbrook Circle South matched to a lot width of roughly 486 feet. The proposed Major Change to the Quartet SDP reduces the frontage along Glenbrook Circle South to approximately 165 feet, while the lot width remains 486 feet. The proposed Major Change does not meet this criterion.

THIS IS SIMILAR TO A CUL DE SAC SITUATION BEING THAT THE SITE IS LOCATED AT THE END OF A PRIVATE STREET. IT SHALL BE NOTED THAT THE SITE DOES HAVE THROUGH ACCESS TO ANOTHER PRIVATE STREET TO THE SOUTH AS WELL SO THERE IS CONTINUITY AND CONNECTION. THIS LOT ALSO CONNECTS TO THE NORTH AND HAS FRONTAGE ALONG GLENBROOK CIRCLE NORTH R.O.W. THAT COULD BE ACCCOUNTED FOR.

THIS IS A "SHOULD" CONDITION AND OPEN TO INTERPRETATION, AND FEEL WAS ESTABLISHED MORE FOR THE PURPOSE TO AVOID THE PLATTING OF FLAG LOTS, WHICH THIS IS NOT.

PARKING AND INTERNAL CIRCULATION

Parking should serve all structures with minimal conflicts between pedestrians and vehicles. The proposed Major Change does not appear to impact the parking and pedestrian flow of the approved site development plan.

All structures must be accessible to public safety vehicles. The proposed Major Change does not appear to impact the accessibility of emergency vehicles as shown on the approved SDP.

Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points. The proposed Major Change does not appear to impact access to adjacent public streets and ways, nor does it interfere with internal circulation.

NO ISSUES WITH CODE

LANDSCAPING

Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of sites with sensitive environmental features or natural drainageways should be preserved.

Staff contends the open space/drainage area is integral the Quartet's SDP and the Glenbrook Ridge DCA. The proposed Major Change appears to eliminate multiple trees from the Landscape Plan originally approved with the SDP. It also appears to remove buffering/transitioning, between the Quartet and the nearby townhomes and apartments. Changes to the existing drainage pattern would occur. The proposed Major Change does not meet this criterion.

AS NOTED, THE REMOVAL OF THE OPEN SPACE/DRAINAGE AREA DID INCLUDE ASSOCIATED LANDSCAPING PER THE ORIGINAL PLAN, WHICH WOULD NO LONGER BE VALID. HOWEVER, THIS LANDSCAPING WOULD BE ACCOMMODATED FOR WITH FUTURE PROPOSED SITE PLAN WITHIN THIS SAME BOUNDARY AND BE REQUIRED TO MEET ALL LANDSCAPING REQUIREMENTS PER CODE AT THE TIME OF SUCH SITE PLAN APPLICATION. IN ADDITION, THE APPLICANT INTENDS AND PROPOSES TO GO ABOVE AND BEYOND BY ADDING ADDITIONAL LANDSCAPING AND OUTDOOR PUBLIC AMENITIES TO THE SOUTH VIA TRAILS AND A PARK. SEE ATTACHED PROPOSED MASTER PLAN WHICH DEPICTS SUCH INTENTIONS.

Other.

The ability of the developer to provide the dog park as shown and required under the current

SDP is severely limited by the proposed Major Change. Staff finds this to have a negative impact on the proposed Major Change.

THE DOG PARK WILL STILL REMAIIN AS EXISTING AND IS NOT INTENDED TO BE IMPACTED OR LIMITED.

The drainage area's pond and open space was a major focal point of the landscape aesthetic of the approved SDP. Removing this from the landscape has a significant impact to the look and feel of the built environment within the Glenbrook Ridge DCA. Staff finds this to have a negative impact on the proposed Major Change.

THIS DRAINAGE AREA WAS NOT A WET POND (RETENTION BASIN) BUT RATHER A DRY BASIN (DETENTION BASIN) WITH LITTLE TO NO VISUAL AESTHETICS OR APPEAL OTHER THAN AN OPEN GRASS AREA. A FULL LANDSCAPING PLAN WILL BE PART OF AND PROVIDED WITH THE FUTURE SITE PLAN FOR THE PROPOSED BUILDING, WITH FOCUS ON AESTHETICS AND FRONT FAÇADE APPEAL.

BUILDING DESIGN

Architectural design and building materials should be compatible with surrounding areas or highly visible locations.

The proposed Major Change does not appear to impact the architectural design of the existing SDP.

NO CHANGE MADE REGARDING ARCHITECTURAL, AND STILL MEETS THAT ORIGINALLY APPROVED AS NOTED.

TRAFFIC CAPACITY

Project should not obstruct traffic on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations. The proposed Major Change does not appear to violate this criterion.

Larger commercial or office use areas should begin on or near arterial and collector streets.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

Smaller commercial uses areas may be appropriate to begin on or near collector and local streets.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

EXTERNAL TRAFFIC EFFECTS

Project design should attempt to direct non-residential traffic away from residential areas.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

OPERATING HOURS

Projects with long operating hours must minimize effects on surrounding residential areas.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

OUTSIDE STORAGE

Outside storage areas must be screened from surrounding streets and less intensive land uses.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

SANITARY WASTE DISPOSAL

Developments within 300 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.

The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

Sanitary sewer must have adequate capacity to serve development. The proposed Major Change does not appear to violate this criterion.

NO ISSUES WITH CODE

STORM WATER MANAGEMENT

Development should handle storm water adequately to prevent overloading of public storm water management system. The proposed Major Change appears to indicate modifications to the stormwater management system for the Quartet, but a formal analysis of any changes to that system are premature at this time.

Storm water runoff should not inhibit development of other properties. See above.

Development should not increase probability of erosion, flooding, landslides, or other runoff-related effects.

SO NOTED AND ALL STORM WATER MANAGEMENT REQUIREMENTS MUST AND WILL BE MET AND ADDRESSED WITH THE FUTURE SITE PLAN APPLICATION PROCESS FOR THE PROPOSED BUILDING.

Compatibility (Step 3)

With this step of the analysis, the Code requires staff to consider if the proposed Major Change to the Quartet's SDP is compatible with the neighboring land uses. More specifically, what are the externalities of removing the 3.08-acre drainage area/open space from the Quartet's approved SDP and the Glenbrook Ridge UMI DCA.

Table A-1-3E1 of the City's zoning ordinance provides general guidance on addressing compatibility in the different DCAs. For UMI DCA's the code states:

Different types of land use are positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.

Removing the open space/drainage from the Quartet's SDP and replacing it with development will reduce the internal transitioning and buffering between uses within the Glenbrook Ridge UMI DCA. The exact extent of this reduction is dependent upon the amount of development that occurs on the open space/drainage area. Staff contends that the open space/drainage area provides an important transitional buffer between the existing townhomes to north and the apartments to the east. The more this transitional buffer is eroded, the less supportive staff would be of the change.

One way to gauge what might be allowable under City code as a tradeoff for the loss of open space/drainage area is to look at the zoning code's guidance for the desirable housing mix in a UMI DCA. Table 11-8-3-C of City Code lists the desirable housing mix in a UMI DCA as 30-50% single-family detached; 20-25% attached dwellings; and 20-35% multi-family dwellings.

The current housing mix in the Glenbrook Ridge UMI DCA is 83% multi-family, 10% attached dwellings, and 7% single family. Considering this imbalance relative to the desired percentages, staff would recommend the applicant look at options such as single-family homes or townhomes that would help bring the DCA closer to the desired balance and be compatible with the surrounding land uses.

THE PREVIOUSLY APPROVED DCA DEPICTS MULTIPLE MULTI-FAMILY AND MULTI-STORY BUILDINGS WITHIN THE OPEN SPACE/DRAINAGE AREA NOTED. ALL OF WHICH INCLUDED SURFACE PARKING AND SIGNIFICANT IMPERVIOUS AREA. THE PROPOSED FUTURE BUILDING INTENDED TO BE BUILT WITHIN THIS SAME SPACE IS CONFINED WITHIN ONE BUILDING AND INCLUDES PARKING WITHIN THE BUILDING TO ALLOW FOR AESTHETIC AMENITIES, LANDSCAPING, AND STORMWATER MANAGEMENT.

THE HOUSING MIX DESCRIBED HAS NOT CHANGED IN ANY SIGNFICIANT FASHION WITH THE REVISED SITE PLAN WHICH THIS APPLICATION AND CASE DIRECTLY RELATES AS THE REVISED SITE PLAN REDUCES OPEN SPACE/DRAINAGE AND NOT HOUSING. THE PROPOSED HOUSING, TO BE ADDRESSED IN A FUTURE SITE PLAN APPLICATION, WILL INCLUDE INDEPENDENT LIVING UNITS. THIS INDEPENDENT LIVING HAS BEEN DETERMINED TO BE A MUCH NEEDED HOUSING TYPE WITHIN THIS AREA PER MARKET STUDIES AND ANALYSIS, AND PROVIDE THE CITY OF BETTENDORF AN ADDITIONAL RESIDENTIAL USER AVAILABLE UNITS. WHEN LOOKING AT THE OVERALL DCA PLAN, THIS WOULD SIMPLY REPLACE WHAT ORIGINALLY WAS DESIGNATED FOR MULTI-FAMILY (APARTMENT UNITS) AND THEREFORE, WE FEEL PROVIDES A MORE DIVERSE MIX AND BENEFIT TO THE DEVELOPMENT AS A WHOLE.

<u>Staff Recommendation</u>

Staff recommends denial of the proposed Major Change to the Quartet's existing SDP. Allowing such a change would not align with the location and design criteria specified in City Code. The Major Change appears to conflict with required improvements such as the dog park and landscaping required under the existing SDP. The change would also present significant compatibility issues and potentially worsen an imbalance in the desired housing mix for the Glenbrook Ridge UMI DCA.

AS DESCRIBED ABOVE, WE FEEL THAT THE PROPOSED MAJOR CHANGE TO THE QUARTET'S EXISTING SDP CONTINUES TO MEET CITY CODE IN ALL ASPECTS OF ANALYSIS. THOUGH CONCERNS MAY REMAIN FROM THE CITY AS IT RELATES TO A FUTURE SITE PLAN WITHIN THE EXISTING OPEN SPACE/DRAINAGE AREA, THESE DETAILS CAN AND WILL BE ADDRESSED THROUGH THAT SITE PLAN APPLICATION PROCESS.

WE HAVE INCLUDED THE REVISED DCA MASTER PLAN, WHICH ACCURATELY DEPICTS WHAT IS CURRENTLY BUILT TODAY WITHIN THE GLENBROOK DEVELOPMENT. THIS CAN BE USED TO COMPARE THE PREVIOUSLY APPROVED DCA TO WHAT HAS BEEN APPROVED AND BUILT TO DATE. IN ADDITION, WE HAVE INCLUDED THE MOST CURRENT "PROPOSED" MASTER PLAN THAT REPRESENTS WHAT IS INTENDED TO BE SUBMITTED IN TERMS OF THE QUARTET IL BUILDING AS WELL AS PROPOSED PARK, TRAILS, AND OPEN SPACE AMENITIES.

November 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 6-month extension of the site development plan deadline for 3150 Glenbrook Circle Suth, submitted by Nelson Construction & Development. (Case 22-097)

Honorable Mayor and Members of the City Council:

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

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

Sincerely,

Mark D. Hunt
Director, Community Development

4. Case 22-097 – Site Development Plan (UMI DCA District); 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Staff: Hunt) (Deferred from meeting of April 19, 2023)

Hunt reviewed the staff report.

Gibson asked for clarification of whether or not the existing storm water detention area on Lot 2 is necessary and what would happen if future construction displaced it. Morlok explained that even if the Commission recommends approval of the major change to the current site development plan, the developer would not be allowed to simply fill in the existing detention area. He stated that the issue before the Commission is a procedural one to decide whether or not to allow the developer to submit a new site development plan. Morlok added that if the developer is allowed to bring forward a new site concept it would need to be code-compliant as is the case with every site development plan. Curran commented that if the change to the existing site development plan is recommended for approval, it will allow for the developer to submit a full site development plan. He added that at such time as a new concept is submitted issues such as storm water detention and buffering would be addressed.

Ormsby asked why the developer has not submitted a revised concept plan yet. Curran explained that the timing of the new site development plan is up to the developer and that staff had not stipulated that it be submitted at this time. He added that he believes that the 2-step process that is underway is the best and most efficient way to move forward with the goal of reviewing a new concept plan. Gibson commented that recommending approval of the major change does not necessarily guarantee approval of a new site development plan. Curran confirmed this, adding that staff is recommending a condition that the property will revert to the original site development plan if a new one is not approved.

Kappeler asked for clarification of what staff considers to be a reasonable time to be allowed for the developer to submit a new site development plan if the Commission chooses to recommend approval of the major change. She commented that she would not be favor of allowing an extremely long time because the project has been under consideration for such a long time already. Curran stated that he believes that 6 months would be enough time for the developer to gain approval by City Council of a full site development plan. Brian Boelk, engineer representing the developer, stated that he believes that a 6-month time period would be appropriate.

> On motion by Kappeler, second by Satterfield, that a major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South be recommended for approval subject to staff recommendations and conditioned on approval by City Council of a new site development plan for Lot 2 and potentially Outlot F within 6 months of today's date and in the absence of such approval, the amended site development plan will revert to the previously-approved site development plan.
>
> ALL AYES

Motion carried.

8. Case 23-049; Site Development Plan for 3341 Glenbrook Circle South; Consideration of a recommendation to support a 6 month extension of the site development plan deadline related to Case 22-097 – Major change to an existing site development plan for 3150 Glenbrook Circle South. (Staff: Hunt)

Curran explained that when the City Council recommended approval of a major change to the site development plan for 3150 Glenbrook Circle South, a 6 month deadline was imposed on the developer requiring that a site development plan for 3341 Glenbrook Circle South be approved by November 18. He added that staff has been working diligently with the developer to this end, adding that preliminary FEMA flood maps have just come out that could affect the amount of floodway on the property. Curran stated that a reduction in the floodway could impact the allowable density for the project. He added that staff is in support of the request for an extension of the deadline.

On motion by Kappeler, second by Stoltenberg, that a 6 month extension of the site development plan deadline related to Case 22-097 be approved subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: December 5, 2023 (SPH)
December 19, 2023 (HPH)
REQUESTED BY: Mark Hunt

Item Title

Resolution setting a date for public hearing on an ordinance amending Title 10, Chapter 4, Building and Development of the Bettendorf City Code - Electrical Code and Regulations (Section 10-4B-3: Application for Permit; Fees). (Case 23-082) (12/5/23)

Public hearing and first reading of an ordinance amending Title 10, Chapter 4, Building and Development of the Bettendorf City Code - Electrical Code and Regulations (Section 10-4B-3: Application for Permit; Fees). (Case 23-082) (12/19/23)

Resolution setting a date for public hearing on an ordinance amending Title 10, Chapter 5, Building and Development of the Bettendorf City Code - Mechanical Code and Regulations (Section 10-5-4: Fees Established; Payment Prerequisite to Issuance of Permit). (Case 23-083) (12/5/23)

Public hearing and first reading of an ordinance amending Title 10, Chapter 5, Building and Development of the Bettendorf City Code - Mechanical Code and Regulations (Section 10-5-4: Fees Established; Payment Prerequisite to Issuance of Permit). (Case 23-083) (12/19/23)

Explanation

Over the past several months, informational meetings have been held with City Council members at which support was indicated for development permit fee increases. Given the input that was received, staff is recommending that the fee for an electrical temporary service be increased from $16.50 to $50 for residential permits and from $15 to $50 for commercial permits. In addition, a new fee of $50 for temporary heat inspections would be added.

Staff estimates that the temporary service fee increases and the new temporary heat inspection fee would generate $5,000 each for a total of $10,000 in general fund revenue.

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.

RESOLUTION NO. ____- 23

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING TITLE 10 OF THE BETTENDORF CITY CODE CHAPTER 4: ELECTRICAL CODE AND REGULATIONS ARTICLE B. ELECTRICAL EQUIPMENT AND INSTALLATIONS SECTION 10-4B-3 APPLICATION FOR PERMIT; FEES

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for December 19, 2023 at 7:00 p.m., City Hall Council Chambers, 1609 State Street on the matter of an ordinance amending Title 10 of the Bettendorf City Code, Section 10-4B-3 entitled "Application for Permit; Fees".

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

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

ORDINANCE NO. _____ - 23

ORDINANCE AMENDING TITLE 10 BUILDING AND DEVELOPMENT OF THE BETTENDORF CITY CODE CHAPTER 4: ELECTRICAL CODE AND REGULATIONS ARTICLE B. ELECTRICAL EQUIPMENT AND INSTALLATIONS SECTION 10-4B-3 APPLICATION FOR PERMIT; FEES

Section 1. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Title 10 Building and Development, Chapter 4 Electrical Code and Regulations, Article B. Electrical Equipment and Installations, Section 10-4B-3: Application for Permit; Fees is hereby deleted and the following substituted therefor:

A. Application; Fees: Application for permit shall be on the form prescribed by the Building Inspection Services office.

Fees for permits shall be as follows:

Residential	
New single-family residence	$77.00
New multi-family residence or apartment (each unit)	$77.00
Incidental unit	$16.50
Entrance service (repair, replace, or upgrade)	$16.50
Temporary service	$50.00
Room addition or remodel	
1-2 rooms	$16.50
Each additional room	$5.50
Metal building grounding	$27.50
Swimming pool grounding and/or pump	$27.50
Reinspection (per hour)	$45.00
Inspection after hours – 2 hour minimum (per hour)	$46.50
Homeowner permit	$11.00

Commercial or Industrial	
First $200.00 value of cost/bid	$22.00
Next $800.00 value of cost/bid	$16.50
Each additional $1,000.00 value of cost/bid or fraction thereof	$8.50
Temporary service	$50.00

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

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

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

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

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

RESOLUTION NO. ____- 23

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING TITLE 10 OF THE BETTENDORF CITY CODE CHAPTER 5: MECHANICAL CODE AND REGULATIONS SECTION 10-5-4 FEES ESTABLISHED; PAYMENT PREREQUISITE TO ISSUANCE OF PERMIT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for December 19, 2023 at 7:00 p.m., City Hall Council Chambers, 1609 State Street on the matter of an ordinance amending Title 10 of the Bettendorf City Code, Section 10-5-4 entitled "Fees Established; Payment Prerequisite to Issuance of Permit".

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2023.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

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

ORDINANCE NO. _____ - 23

ORDINANCE AMENDING TITLE 10 BUILDING AND DEVELOPMENT OF THE BETTENDORF CITY CODE CHAPTER 5: MECHANICAL CODE AND REGULATIONS SECTION 10-5-4 FEES ESTABLISHED; PAYMENT PREREQUISITE TO ISSUANCE OF PERMIT

Section 1. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Title 10 Building and Development, Chapter 5 Mechanical Code and Regulations, Section 10-5-4: Fees Established; Payment Prerequisite to Issuance of Permit is hereby deleted and the following substituted therefor:

A. Fees Imposed: Before a permit is issued, a fee shall be paid to the Building Inspection Services office. Fees will be based on the value of the job at the following rates:

$0.00 - $2,000.00	$24.50
$2,001.00 to, and including, $250,000.00	$24.50 plus 1.5 percent of the balance rounded to the nearest hundred
$250,001.00 and over	$3,750.00 plus 1 percent of the balance rounded to the nearest hundred
Temporary Heat Inspection	$50.00
Reinspection	$45.00 per hour
Inspection after hours (2 hour minimum)	$46.50 per hour

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

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

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

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: December 5, 2023

REQUESTED BY: Kathleen Richlen, HR Director

Item Title
Resolution approving compensation effective July 3, 2023 for the City Attorney.

Explanation
The performance evaluation for the City Attorney is scheduled for December 4, 2023. In anticipation of a favorable outcome, this resolution will be a placeholder on the Consent Agenda to address the issue of compensation for the City Attorney for the FY 23/24 fiscal year.

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

List Attachments
- Resolution

RESOLUTION _____ - 23

RESOLUTION APPROVING COMPENSATION EFFECTIVE JULY 3, 2023, FOR THE CITY ATTORNEY

WHEREAS, the Council of the City of Bettendorf has conducted the annual review of the performance of the City Attorney; and

WHEREAS, the Council deems it appropriate to set compensation for the City Attorney for FY 23/24; and

WHEREAS, the Council has approved a 5.5% increase to base salary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that base salary is set at $188,523 for the City Attorney, Chris Curran, is hereby approved and effective as of July 3, 2023.

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2023.

_____
Mayor Robert S. Gallagher

ATTEST:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00100002330000		WAGEWORKS	11/07/2023	2400267	INV5813808	2,659.15	FLEX CLAIMS
		00100003330200		TRI-CITY ELECTRIC CO	12/06/2023	123946	2308-0055-ELE	61.60	CANCELLED PERMIT- REFUND 80% OF PERMIT FEE
		00100002330000		WAGEWORKS	11/14/2023	2400266	INV5842355	2,500.16	FLEX CLAIMS
		00100002330000		WAGEWORKS	11/21/2023	2400265	INV5862654	2,679.98	FLEX CLAIMS
	GENERAL FUND	**- Summary**						**7,900.89**	
	LIABILITY CLEARING ACCT.	81000002052100		CITY OF BETTENDORF	12/01/2023	123854	20231201	17,942.57	PAYROLL SUMMARY
		81000002052300		LINCOLN LIFE	12/01/2023	123859	20231201	1,109.11	PAYROLL SUMMARY
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	12/01/2023	123862	20231201	61.10	PAYROLL SUMMARY
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	12/01/2023	123860	20231201	300.30	PAYROLL SUMMARY
		81000002059900		CITY OF BETTENDORF	12/01/2023	123853	20231201	190.08	PAYROLL SUMMARY
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	12/01/2023	123851	20231201	50.00	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	12/01/2023	123857	20231201	1,653.79	PAYROLL SUMMARY
		81000002052200		CITY OF BETTENDORF	12/01/2023	123854	20231201A	180.00	PAYROLL SUMMARY
		81000002051500		LEGALSHIELD	12/01/2023	123858	20231201	55.83	PAYROLL SUMMARY
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	12/01/2023	123852	20231201	225.34	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	12/01/2023	123856	20231201	2,122.23	PAYROLL SUMMARY
		81000002051900		STATE DISBURSEMENT UNIT	12/01/2023	123861	20231201	615.14	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	12/01/2023	123855	20231201	4,983.53	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	**- Summary**						**29,489.02**	
	PALMER HILLS GOLF COURSE	56000002010900		FOOD DRINK FRIENDS INC.	11/20/2023	2400275	11052023A	43.61	OCT 30 - NOV 5 PAYMENTS GIFT CARD

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		56000002010400		FOOD DRINK FRIENDS INC.	11/20/2023	2400275	11122023B	-99.66	NOV 6 - NOV 12 CREDIT CARD FEES
		56000002010400		FOOD DRINK FRIENDS INC.	11/28/2023	2400274	11192023B	-72.61	NOV 13-NOV 19 CREDIT CARD FEES
		56000002010400		FOOD DRINK FRIENDS INC.	11/20/2023	2400275	11052023	2,471.51	OCT 30 - NOV 5 CREDIT CARD PAYMENTS
		56000002010400		FOOD DRINK FRIENDS INC.	11/20/2023	2400275	11052023D	-8,150.97	OVERPAYMENT
	PALMER HILLS GOLF COURSE	56000002010900		FOOD DRINK FRIENDS INC.	11/20/2023	2400275	11122023A	11.06	NOV 6 - NOV 12 GIFT CARD PAYMENTS
		56000002010400		FOOD DRINK FRIENDS INC.	11/28/2023	2400274	11192023	1,890.74	NOV 13-NOV 19 CREDIT CARD PAYMENTS
		56000002010400		FOOD DRINK FRIENDS INC.	11/20/2023	2400275	11122023	2,587.30	NOV 6 - NOV 12 CREDIT CARD PAYMENTS
		56000002010400		FOOD DRINK FRIENDS INC.	11/20/2023	2400275	11052023B	-78.85	OCT 30 - NOV 5 CREDIT CARD FEES
	PALMER HILLS GOLF COURSE - Summary							**-1,397.87**	
	SEWER UTILITY	52000001130000		ERICA WIGHT	12/06/2023	123894	321 GRANT ST	69.61	SEWER REFUND
		52000001130000		KIM JOHNSON	12/06/2023	123910	3054 HOLIDAY CT	44.66	SEWER REFUND
	SEWER UTILITY - Summary							**114.27**	
- Summary								**36,106.31**	
	AQUATIC CENTER FUND	57550504992290	2PL005	TERRACON CONSULTANTS, INC.	12/06/2023	123944	TK22486	3,068.10	THE LANDING PCC CYLINDER TESTING, PROJ MNGR
	AQUATIC CENTER FUND - Summary							**3,068.10**	
		40050504802307	PW0562	REPUBLIC COMPANIES	12/06/2023	123934	6223591-00	38.50	COUPLINGS
		40050504802299	PW0381	RAINMASTER IRRIGATION	12/06/2023	123931	36478	1,211.45	PIPE WORK RELOCATE FOR SIDEWALK
CAPITAL PROJECTS		40050504802290	PW0577	TERRACON CONSULTANTS, INC.	12/06/2023	123944	TK22256	268.00	2023 FULL DEPTH PATCH PCC CYLINDER, PROJ MNGR
	CAPITAL PROJECTS	40050504802290	CD0113	OLSSON INC.	12/06/2023	123925	471437	7,371.35	#5 FG & DG TRAFFIC THRU 9.9.23
		40050504802290	PW0039	KLINGNER & ASSOCIATES P.C	12/06/2023	123913	79199	1,180.00	SURVEY ANDREW CT
		40050504802307	PW0381	PLEASANT VALLEY REDI-MIX INC.	12/06/2023	123927	62175	1,123.00	CONCRETE FOR LIGHT POLES

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		40050504802299	PW0513	RAINMASTER IRRIGATION	12/06/2023	123931	37053	1,856.86	IRRIGATION REPAIR 6940 COMPETITION DRIVE
		40050504802307	PW0562	RIVERSTONE GROUP INC.	12/06/2023	123936	1251450	273.00	HAND HOLE BASE
		40050504802307	PW0381	PLEASANT VALLEY REDI-MIX INC.	12/06/2023	123927	62174	1,282.00	CONCRETE FOR LIGHT POLES
		40050504802290	PW0573	TERRACON CONSULTANTS, INC.	12/06/2023	123944	TK22507	428.00	G. THUENEN BRIDGE PCC CYL TESTING, PROJ MNGR
		40050504802290	PW0555	TERRACON CONSULTANTS, INC.	12/06/2023	123944	TK22441	476.00	2023 ST RESURFACING PCC CYLINDER, PROJ MNGR
		40050504802290	CD0113	OLSSON INC.	12/06/2023	123925	476775	1,031.55	#6 FG9 DG TRAFFIC SIGNAL THRU 11-4-23
	CAPITAL PROJECTS	40050504802299	PK0165	AMERICORE, LLC	12/06/2023	123879	1287	34,705.00	CONCRETE WORK FOR MEIER PARK PLAYGROUND
		40050504802299	CD0107	IOWA AMERICAN WATER COMPANY	12/06/2023	123906	210051215614	39.28	WATER - FLOOD HOUSE 1120 PARKWAY DRIVE
CAPITAL PROJECTS		40050504802290	PW0381	KLINGNER & ASSOCIATES P.C	12/06/2023	123913	79194	276.00	PROFESSIONAL SERVICES- FOREST GROVE PH3
		40050504802299	PW0585	AMERICORE, LLC	12/06/2023	123879	2	2,497.23	PE #2 FINAL RETAINAGE
		40050504802299	PW0513	RAINMASTER IRRIGATION	12/06/2023	123931	37052	2,802.92	IRRIGATION REPAIR 5035 COMPETITION DRIVE
		40050504802299	PW0562	RAINMASTER IRRIGATION	12/06/2023	123931	36421	2,309.39	INSTALL NEW MAINLINE
		40050504802290	PW0553	TERRACON CONSULTANTS, INC.	12/06/2023	123944	TK22498	476.00	2023 ALLEY REHAB PCC CYL TESTING, PROJ MNGR
		40050504802205	PW0039	SCOTT COUNTY RECORDER	12/06/2023	123939	2023-00008296	61.00	EASEMENT AGREEMENT & RAW
	CAPITAL PROJECTS - Summary							**59,706.53**	
	GEO THUENEN DR OVERPASS	40850504802299	PW0301	N.J. MILLER INC.	12/06/2023	123924	1	56,750.00	PE #1 RETAINAGE GEORGE THUENEN BRDG DECK REPAIRS
	GEO THUENEN DR OVERPASS - Summary							**56,750.00**	
	SEWER UTILITY	52050504992299	SW0098	CRISWELL & FOREST LLC	11/22/2023	123841	CRISWELL&FOREST	93,248.75	SEWER EXTENSION
	SEWER UTILITY - Summary							**93,248.75**	

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
CAPITAL PROJECTS	STORM WATER UTILITY	58050504992299	SM0138	LANGMAN CONSTRUCTION COMPANY	12/06/2023	123915	5	9,486.14	PE #5 RETAINAGE 2023 INTAKE REPAIR
	STORM WATER UTILITY - Summary							**9,486.14**	
CAPITAL PROJECTS - Summary								**222,259.52**	
CITY ADMINISTRATION	GENERAL FUND	00141014602306		IMPERIAL	12/06/2023	123904	288002:322437	208.75	COFFEE SUPPLIES FOR CITY HALL AND POLICE DEPT.
		00141024612244		MERCHANT SERVICES	11/02/2023	2400257	1023D	43.00	BANKCARD FEES BUSINESS LIC
		00141014601304		BI-STATE REGIONAL COMMISSION	12/06/2023	123883	0011151	21.92	IOWA INTERGOV MTG 11/7/23 CITY ADMNSTRATOR, DPLOEHN
	GENERAL FUND - Summary							**273.67**	
CITY ADMINISTRATION - Summary								**273.67**	
COMMUNITY DEVELPMENT	GENERAL FUND	00130034542299		KIMBERLY'S KLEANING	12/06/2023	123911	2534-1116	40.00	2534 MAGNOLIA DR 23-2035 MOVE GARBAGE CART
		00130034542299		KIMBERLY'S KLEANING	12/06/2023	123911	821-1116	40.00	821 HORIZON CT 23-2051 MOVE GARBAGE CART
		00130064161301		IOWA ASSOCIATION OF BLDG OFFICIALS	12/06/2023	123907	IABO 2024	135.00	ANNUAL DUES PETERSEN, STI LSON & CAIN
		00130034542299		KIMBERLY'S KLEANING	12/06/2023	123911	2629-1116	40.00	2629 HAWTHORNE DR 23-2034 MOVE GARBAGE CART
		00130064162244		MERCHANT SERVICES	11/02/2023	2400257	1023A	2,084.30	BANKCARD FEES INSPECTIONS
		00130034542299		KIMBERLY'S KLEANING	12/06/2023	123911	2641-1116	40.00	2841 HAWTHORNE DR 23-1998 MOVE GARBAGE CART
	GENERAL FUND - Summary							**2,379.30**	
COMMUNITY DEVELPMENT - Summary								**2,379.30**	
ECONOMIC DEVELOPMENT	ASCENTRA TIF	23735024512299		ASCENTRA CREDIT UNION	12/01/2023	123863	120123	110,651.50	FY24 1ST 1/2 TIF REBATE
	ASCENTRA TIF - Summary							**110,651.50**	
	BETTINDUSTRIAL TIF	25535024512299		BETTINDUSTRIAL	12/01/2023	123865	120123	64,825.00	FY24 1ST 1/2 TIF REBATE
	BETTINDUSTRIAL TIF - Summary							**64,825.00**	

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
ECONOMIC DEVELOPMENT	CDCQC LLC TIF	23635024512299		CDCQC, LLC	12/01/2023	123867	120123	131,656.00	FY24 1ST 1/2 TIF REBATE
	CDCQC LLC TIF - Summary							**131,656.00**	
	FIELDS DEV TIF	25135024512299		FIELDS DEVELOPMENT, LLC	12/01/2023	123869	120123	7,066.50	FY24 1ST 1/2 TIF REBATE
	FIELDS DEV TIF - Summary							**7,066.50**	
	HOTEL ASSOCIATES TIF	24335024512299		BETTENDORF HOTEL ASSOCIATES, LLC	12/01/2023	123864	120123	96,631.50	FY24 1ST 1/2 TIF REBATE
	HOTEL ASSOCIATES TIF - Summary							**96,631.50**	
	JJZ LLC TIF	25435024512299		JJZ DEVELOPMENT	12/01/2023	123871	120123	4,355.50	FY24 1ST 1/2 TIF REBATE
	JJZ LLC TIF - Summary							**4,355.50**	
	LECLAIRE MFG TIF	24135024512299		LECLAIRE MANUFACTURING CO	12/01/2023	123872	120123	22,453.50	FY24 1ST 1/2 TIF REBATE
	LECLAIRE MFG TIF - Summary							**22,453.50**	
	MBGA	24935024512299		MBGA	12/01/2023	123873	120123	45,836.75	FY24 1ST 1/2 TIF REBATE
	MBGA - Summary							**45,836.75**	
	MIDDLE I-80 LLC	23835024512299		MIDDLE & I-80 LLC	12/01/2023	123874	120123	281,102.50	FY24 1ST 1/2 TIF REBATE
	MIDDLE I-80 LLC - Summary							**281,102.50**	
	PLANTATN/ TANGLFT INV TIF	24535024512299		TANGLEFOOT INVESTORS, LLC	12/01/2023	123876	120123	16,918.50	FY24 1ST 1/2 TIF REBATE
	PLANTATN/TANGLFT INV TIF - Summary							**16,918.50**	
	SPORTS CENTER TIF	24235024512299		BETTPLEX, LLC	12/01/2023	123866	120123	28,588.50	FY24 1ST 1/2 TIF REBATE
	SPORTS CENTER TIF - Summary							**28,588.50**	
	SSMID DOWNTOWN AREA	22935024512299		DOWNTOWN BETTENDORF ORGANIZATION	12/01/2023	123868	120123	77,057.46	FY24 1ST 1/2 TIF REBATE
	SSMID DOWNTOWN AREA - Summary							**77,057.46**	
	TIF/RIVERS EDGE	25935024512299		ISLE OF CAPRI BETTENDORF, L.C.	12/01/2023	123870	120123	408,463.50	FY24 1ST 1/2 TIF REBATE

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	TIF/RIVERS EDGE - Summary							**408,463.50**	
ECONOMIC DEVELOPMENT	TWIN BRIDGES TIF	23935024512299		NEWBURY MANAGEMENT CO	12/01/2023	123875	120123	177,697.50	FY24 1ST 1/2 TIF REBATE
	TWIN BRIDGES TIF - Summary							**177,697.50**	
ECONOMIC DEVELOPMENT - Summary								**1,473,304.21**	
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511024942290		HOWELL, GABRIELLA	12/06/2023	123901	112123	60.00	ART ACADEMY ASSISTANT 10/ 29-11/11
		55511014942244		VANTIV INTEGRATED PAYMENTS	11/07/2023	2400258	1023	2,008.06	BANKCARD FEES MUSEUM
		55511014942307		ARAMARK - CHICAGO	12/06/2023	123880	6150273455	59.96	FIRST AID SUPPLIES
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**2,128.02**	
FAMILY MUSEUM - Summary								**2,128.02**	
FINANCE	GENERAL FUND	00102024612307		CULLIGAN OF DAVENPORT	12/06/2023	123886	0517632	14.45	WATER
		00102024612307		CULLIGAN OF DAVENPORT	12/06/2023	123886	0517384	14.45	WATER
		00102014612244		MERCHANT SERVICES	11/02/2023	2400257	1023F	10.13	BANKCARD FEES 1% SW1,SW2 SW3
		00102024612307		ARAMARK - CHICAGO	12/06/2023	123880	6150275534	29.98	FIRST AID
		00102024612307		ARAMARK - CHICAGO	12/06/2023	123880	6150278975	29.98	FIRST AID
	GENERAL FUND - Summary							**98.99**	
	INFORMATION SERVICES	68802314942130		DAVENPORT POLICE DEPARTMENT	12/06/2023	123888	INV12619	500.00	BOSCH CDR SOFTWARE 10/31/23-10/31/24
	INFORMATION SERVICES - Summary							**500.00**	
	SEWER UTILITY	52002044902244		MERCHANT SERVICES	11/02/2023	2400257	1023G	2,985.26	BANKCARD FEES UT SW1,SW2
		52002044902299		MIDWEST MAILWORKS INC.	12/06/2023	123921	245943	39.36	01 LETTERS
		52002044902299		MIDWEST MAILWORKS INC.	12/06/2023	123921	245942	37.99	FINAL BILLS
		52002044902244		AUTHORIZE.NET	11/02/2023	2400256	1023	30.95	ONLINE PYMT GATEWAY
	SEWER UTILITY - Summary							**3,093.56**	
	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	12/06/2023	123921	245942B	37.99	FINAL BILLS

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FINANCE	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	12/06/2023	123921	245943B	39.35	01 LETTERS
	STORM WATER UTILITY - Summary							**77.34**	
FINANCE - Summary								**3,769.89**	
FIRE	GENERAL FUND	00104154142299		JOHNSON CONTROLS FIRE PROTECTION LP	12/06/2023	123908	23680440	774.31	FIRE ALARM MONITORING 9/1/23-8/31/24
		00104114142106		SANDRY FIRE SUPPLY	12/06/2023	123938	INV-031424	61.75	MSA PARTS
		00104154142111		IOWA AMERICAN WATER COMPANY	12/06/2023	123906	061239NOV23	27.36	HYDRANT/ST2
		00104154142111		IOWA AMERICAN WATER COMPANY	12/06/2023	123906	062188NOV23	61.86	HYDRANT/ST4
		00104114141209		PANTHER UNIFORMS INC.	12/06/2023	123926	27842	169.90	UNIFORM WEAR/LAWSON
		00104134142310		MED ALLIANCE GROUP INC.	12/06/2023	123919	272157	201.66	MEDICAL SUPPLIES
		00104114141209		PANTHER UNIFORMS INC.	12/06/2023	123926	27680	36.00	ALTERATIONS/CHIEF
	GENERAL FUND - Summary							**1,332.84**	
FIRE - Summary								**1,332.84**	
HUMAN RESOURCES	GENERAL FUND	00142014662290		HOLMES MURPHY & ASSOCIATES	12/06/2023	123900	736551	2,500.00	INS GPEPM CONSULTING FEE INST 3 OF 12 DEC 2023
	GENERAL FUND - Summary							**2,500.00**	
HUMAN RESOURCES - Summary								**2,500.00**	
LIBRARY	GENERAL FUND	00106014402244		MERCHANT SERVICES	11/02/2023	2400257	1023B	259.41	BANKCARD FEES LIBRARY
	GENERAL FUND - Summary							**259.41**	
LIBRARY - Summary								**259.41**	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	11/27/2023	2400262	11102023	75,268.20	MEDICAL CLAIMS 11/11-11/17/23
		68601064942294		DELTA DENTAL	11/27/2023	2400268	352050000202367	6,518.92	DENTAL CLAIMS 11/14-11/20
		68601064942294		DELTA DENTAL	11/06/2023	2400260	352050000202364	9,014.29	DENTAL CLAIMS 10/24-10/31/23
		68601064942294		DELTA DENTAL	11/13/2023	2400270	352050000202365	7,783.53	DENTAL CLAIMS 11/01-11/06

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	11/17/2023	2400263	11102023	58,996.75	MEDICAL CLAIMS 11/04-11/10/23
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	11/03/2023	2400259	10272023	70,574.32	MEDICAL CLAIMS 10/21-10/27/23
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	11/17/2023	2400263	11102023A	-2,061.42	STOP LOSS REIMBURSEMENTS
		68601064942296		EMPLOYEE BENEFIT SYSTEM	11/13/2023	2400272	11082023	504.00	VISION CLAIMS CKS 2534-2535
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	11/10/2023	2400264	11032023	41,864.82	MEDICAL CLAIMS 11/01-11/03/23
	EMPLOYEE INSURANCE	68601064942294		DELTA DENTAL	11/20/2023	2400269	352050000202366	6,140.61	DENTAL CLAIMS 11/07-11/13
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	11/27/2023	2400262	11102023A	-14,947.16	STOP LOSS REIMBURSEMENTS
		68601064942296		EMPLOYEE BENEFIT SYSTEM	11/17/2023	2400271	11152023	943.34	VISION CLAIMS CKS 2536-2539
		68601064942283		EMPLOYEE BENEFIT SYSTEM	12/06/2023	123893	000040679	861.90	MONTHLY BILLING
MAYOR & COUNCIL		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	11/10/2023	2400264	11032023A	-5,451.31	STOP LOSS REIMBURSEMENTS
		68601064942296		EMPLOYEE BENEFIT SYSTEM	11/03/2023	2400273	11012023	1,166.00	VISION CLAIMS CKS 2529-2533
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	11/03/2023	2400259	10272023A	-13,768.40	STOP LOSS REIMBURSEMENTS
	EMPLOYEE INSURANCE - Summary							**243,408.39**	
		00101014602352		LOGO PRO, LLC	12/06/2023	123917	23300	254.99	BISTRO COFFEE CUPS
		00101014602350		ADVANTAGE ADVERTISING	12/06/2023	123877	2178334AV9	1,030.37	INFORMATIONAL MAGNET
		00101014602352		LOGO PRO, LLC	12/06/2023	123917	23128	3,322.20	SWEATSHIRTS FOR FESTIVAL OF TREES PARADE
	GENERAL FUND	00101014602350		CASAS, DAVID	11/29/2023	123848	11282023	200.00	TIS THE SEASON ENTERTAINMENT
		00101014602352		LOGO PRO, LLC	12/06/2023	123917	23298	1,627.44	STAINLESS STEEL TUMBLERS
		00101014602340		GLASS BLAST	12/06/2023	123895	108990	109.00	RECOGNITION PLAQUE FOR MATT MOONEY
		00101014601304		BI-STATE REGIONAL COMMISSION	12/06/2023	123883	0011154	47.10	CAO/CEO MTG 11/17/23 MAYOR GALLAGHER & DPLOEHN

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00101014602213		QUAD CITY HEALTH INITIATIVE	12/06/2023	123929	112123	750.00	QCHI SPONSORSHIP 2023
	GENERAL FUND	00101014602213		HUMILITY HOMES & SERVICES	12/06/2023	123903	WINTERSHELTR	10,000.00	WINTER SHELTER SUPPORT FOR 2023/24 WINTER SEASON
		00101014602213		GRABER, EDMUND C.	12/06/2023	123896	112623	1,832.00	CONSULTING SERVICES FOR NOVEMBER 1 - 30, 2023
MAYOR & COUNCIL	**GENERAL FUND - Summary**							**19,173.10**	
		68401054942292		IMWCA	12/06/2023	123905	INV89121	220.21	LARGE DED PMT FY1819 10/1/23-10/31/23
	RISK MANAGEMENT	68401054942258		RIVERBEND SIGNWORKS	11/22/2023	123844	18471	375.00	PD VEHICLE GRAPHICS SQUAD 204
		68401054942258		DAHL FORD DAVENPORT, INC.	11/22/2023	123842	14924	2,640.00	LABOR CHARGE FOR VEHICLE DAMAGE REPAIR
	RISK MANAGEMENT - Summary							**3,235.21**	
MAYOR & COUNCIL - Summary								**265,816.70**	
	GENERAL FUND	00107034432244		MERCHANT SERVICES	11/02/2023	2400257	1023E	188.29	BANKCARD FEES REC ONLINE
	GENERAL FUND - Summary							**188.29**	
		56007134942299		FOOD DRINK FRIENDS INC.	11/20/2023	2400275	11052023C	4,000.00	NOV 2023 GRILL PAYMENTS
PARKS & RECREATION	PALMER HILLS GOLF COURSE	56007114942244		MERCHANT SERVICES	11/02/2023	2400257	1023C	394.88	BANKCARD FEES GOLF RANGE BALLS
		56007154942325		D & K PRODUCTS	12/06/2023	123887	73334IN	43,953.81	VARIOUS CHEMICALS AND FERTILIZER
	PALMER HILLS GOLF COURSE - Summary							**48,348.69**	
PARKS & RECREATION - Summary								**48,536.98**	
	DRUG/SEIZURE	21103354102213		SCOTT COUNTY SHERRIFF'S RESERVE	11/22/2023	123845	DONATION	3,000.00	DONATION FOR RESERVE DEPUTIES AND VIPs
	DRUG/SEIZURE - Summary							**3,000.00**	
POLICE		00103154102299		SCOTT COUNTY SHERIFF'S OFFICE	12/06/2023	123940	2024-35	2,525.00	BOOKING FEES (OCT)
	GENERAL FUND	00103154102306		DES MOINES STAMP MFG COMPANY	12/06/2023	123889	1226048	33.00	NOTARY STAMP/SALZILLO

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
POLICE	GENERAL FUND	00103114101209		UNIFORM DEN, INC.	12/06/2023	123948	113359-03	104.90	UNIFORM/GUSTA
		00103114102304		STOP STICK, LTD.	12/06/2023	123942	0031329-IN	1,478.00	STOP STICKS
		00103154102299		HUMANE SOCIETY OF SCOTT COUNTY	12/06/2023	123902	1748	3,953.51	MONTHLY FEE (OCT)
		00103134101301		SECRETARY OF STATE	12/06/2023	123941	111623	30.00	NOTARY APPLICATION FLICKINGER
		00103164102307		MUNICIPAL ELECTRONICS DIVISION LLC	12/06/2023	123923	070184	999.00	RADAR RECERT
		00103114102307		KIESLER POLICE SUPPLY, INC.	11/22/2023	123843	IN220959	5,323.50	SO191078 AMMUNITION
	GENERAL FUND	**- Summary**						**14,446.91**	
POLICE	**- Summary**							**17,446.91**	
	FMLY MUSEUM/ARTS &SCIENCE	55505254942101	2400FM	JOHNSTONE SUPPLY	12/06/2023	123909	5338992	232.36	FAN MOTOR - FAM MUS
		55505254942299	2400FM	KONE INC.	12/06/2023	123914	871191990C	202.31	ELEVATOR MAINTENANCE - FAM MUS
		55505254942101	2400FM	GRAINGER	12/06/2023	123897	9872373098	945.38	ROOFTOP HYDRANT - FAM MUS
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**1,380.05**	
PUBLIC WORKS	GENERAL FUND	00105254642101	2400CH	JOHNSON CONTROLS FIRE PROTECTION LP	12/06/2023	123908	23779677	695.16	ALARM MONITORING - CITY HALL
		00105254642101	2400CC	BI-STATE MASONRY INC.	12/06/2023	123882	5796	3,850.00	REPAIR BOND BEAM BLOCKS COMM CENT
		00105254642101	2400MC	RAYNOR DOOR CO., INC. OF THE QC	11/29/2023	123849	137436	352.50	REPAIR DOOR E-3 - MAINT CTR
		00105254642299	2400LB	KONE INC.	12/06/2023	123914	871191990	404.61	ELEVATOR MAINTENANCE - LIBRARY
		00105254642101	2400MC	RAYNOR DOOR CO., INC. OF THE QC	12/06/2023	123932	137967	245.00	OVERHEAD DOOR E-9 PHOTO EYE - MAINT CTR
		00105254642101	2400LB	KLINE SEWER & DRAIN	12/06/2023	123912	18139	1,272.50	SEWER LINE CLEAN - LIBRAR Y LATERAL
		00105724422310		REFLECTIVE APPAREL FACOTRY INC	12/06/2023	123933	2011729C	97.80	SAFETY SHIRTS - STOCK
		00105254642101	2400CC	BI-STATE MASONRY INC.	12/06/2023	123882	5805	4,655.00	ADD FIR ESCAPE DOOR, FIX CRACKS - COMM CENT

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00105254642101	2400MC	GRAINGER	12/06/2023	123897	9905024130	19.21	VALVE SAL KIT - MAINT CTR
		00105254642299	2400MC	ELECTRICAL ENGINEERING & EQUIP. CO.	12/06/2023	123892	7541935-00	345.00	GENERATOR REPAIR - MAINT CTR
		00105254642299	2400MC	KONE INC.	12/06/2023	123914	871191990B	202.31	ELEVATOR MAINTENANCE - MAINT CTR
		00105254642101	2400MC	ELECTRICAL ENGINEERING & EQUIP. CO.	12/06/2023	123892	7541935-01	35.00	COOLANT HOSE - MAINT CENT GENERATOR
		00105254642101	2400MC	RAYNOR DOOR CO., INC. OF THE QC	11/29/2023	123849	137404	70.00	GARAGE DOOR REMOTES - MAI NT CENT
		00105254642299	2400CH	KONE INC.	12/06/2023	123914	871191990A	202.31	ELEVATOR MAINTENANCE - CITY HALL
	GENERAL FUND	**- Summary**						**12,446.40**	
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		MIDWEST WHEEL COMPANIES INC.	12/06/2023	123922	3470994-01	208.47	FLOOR MAT
		68305204942351		RILCO FLUID CARE, INC.	12/06/2023	123935	494062	429.00	DEF
		68305204942307		S J SMITH CO. INC.	12/06/2023	123937	718450	195.30	GAS FOR WELDING
		68305204942307		TERMINAL SUPPLY COMPANY	12/06/2023	123943	84239-00	397.41	CONNECTORS
		68305204942324		PRECISE MRM LLC	12/06/2023	123928	IN200-1045563	879.35	GPS
		68305204942104		LINDQUIST FORD, INC.	12/06/2023	123916	250182	98.95	ALIGNMENT
		68305204942310		QUAD CITY SAFETY, INC.	12/06/2023	123930	3095675	13.95	EYE WASH BOTTLE
		68305204942324		EASTERN IOWA TIRE, INC.	12/06/2023	123890	100150612	258.30	TIRES
		68305204942324		LINDQUIST FORD, INC.	12/06/2023	123916	387952	36.70	KEY FOR 1719
		68305204942324		THOMPSON TRUCK & TRAILER INC.	12/06/2023	123945	X103137463:01	113.96	STOCK
		68305204942104		THOMPSON TRUCK & TRAILER INC.	12/06/2023	123945	R103036960:01	3,085.76	REPAIR SCR 1629
		68305204942324		HENDERSON PRODUCTS	12/06/2023	123899	386937	365.91	MOTOR BRACKET
		68305204942324		THOMPSON TRUCK & TRAILER INC.	12/06/2023	123945	X103137338:01	81.10	CLAMP STOCK
		68305204942324		LINDQUIST FORD, INC.	12/06/2023	123916	387972	4.12	NUTS

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		ALEXIS FIRE EQUIPMENT COMPANY	12/06/2023	123878	0076915-IN	1,333.47	AIR COMPRESSOR FOR 1317
		68305204942324		EASTERN IOWA TIRE, INC.	12/06/2023	123890	100150607	912.85	STOCK TIRES
		68305204942324		GREEN BUICK GMC INC.	12/06/2023	123898	160436	178.00	STOCK PLUGS
		68305204942324		HENDERSON PRODUCTS	12/06/2023	123899	386658	2,408.13	STOCK
		68305204942324		BAUER BUILT, INC.	12/06/2023	123881	230121210	873.12	TIRES
		68305204942324		THOMPSON TRUCK & TRAILER INC.	12/06/2023	123945	X103137384:01	44.52	STOCK PINS
		68305204942324		TRUCK COUNTRY OF IOWA	12/06/2023	123947	R106114644:01	1,228.50	SERVICE ON BRAKES - 1422
		68305204942310		REFLECTIVE APPAREL FACOTRY INC	12/06/2023	123933	2011729D	99.60	WINTER COAT
		68305204942324		MIDWEST WHEEL COMPANIES INC.	12/06/2023	123922	3463481-00	-164.00	RETURN - CORES
		68305204942324		MIDWEST WHEEL COMPANIES INC.	12/06/2023	123922	3470994-00	208.47	FLOOR MAT
	MUNICIPAL GARAGE	**- Summary**						**13,290.94**	
	ROAD USE FUND	20605024252307		LOGO PRO, LLC	12/06/2023	123917	23118	300.25	STAFF APPAREL
		20605304232108		MID AMERICAN ENERGY	12/06/2023	123920	546264232	26.97	5304 MIDDLE RD
		20605024252299		TERRACON CONSULTANTS, INC.	12/06/2023	123944	TK22496	760.00	FOREST GREEN ADD PCC CYL TESTING, PROJ MNGR
		20605014292306		ARAMARK - CHICAGO	12/06/2023	123880	6150273461	29.98	FIRST AID SUPPLIES
		20605014292306		ARAMARK - CHICAGO	12/06/2023	123880	6150247810	29.98	FIRST AID SUPPLY
		20605014292306		ARAMARK - CHICAGO	12/06/2023	123880	6150276919	29.98	FIRST AID SUPPLY
		20605024252299		TERRACON CONSULTANTS, INC.	12/06/2023	123944	TK22252	696.00	MISC PATCH REPAIRS PCC CYLINDER, PROJ MNGR
		20605124242307		COMPASS MINERALS AMERICA	12/06/2023	123885	1241851	8,497.59	ROAD DE ICING SALT
		20605024252299		TERRACON CONSULTANTS, INC.	12/06/2023	123944	TK22489	140.00	PW SALT DOME PCC CYLINDER TESTING, PROJ MNGR

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	12/06/2023	123920	546260741	18.75	6988 MIDDLE RD
		20605024252299		TERRACON CONSULTANTS, INC.	12/06/2023	123944	TK22505	148.00	WILDERNESS POINTE 2ND PCC TESTING, PROJ MNGR
		20605114202310		REFLECTIVE APPAREL FACOTRY INC	12/06/2023	123933	2011729A	97.80	SAFETY SHIRTS - STOCK
		20605114202307		RIVERSTONE GROUP INC.	12/06/2023	123936	1254637	172.20	UPM MIX
		20605014292306		ARAMARK - CHICAGO	12/06/2023	123880	6150240844	29.98	FIRST AID SUPPLY
	ROAD USE FUND - Summary							**10,977.48**	
	SEWER UTILITY	52005104902310		REFLECTIVE APPAREL FACOTRY INC	12/06/2023	123933	2011729B	97.80	SAFETY SHIRTS - STOCK
		52005104902307		UTILITY EQUIPMENT CO.	12/06/2023	123949	10105906-000	214.68	HDPE RISER
		52005024902307		LOGO PRO, LLC	12/06/2023	123917	23118A	175.00	STAFF APPAREL
	SEWER UTILITY - Summary							**487.48**	
PUBLIC WORKS	SOLID WASTE/ RECYCLING ENT	55005094912310		REFLECTIVE APPAREL FACOTRY INC	12/06/2023	123933	2011729	97.80	SAFETY SHIRTS - STOCK
		55005164912299		CITY OF DAVENPORT	12/06/2023	123884	1333918	3,017.50	COMPOST - SEPTEMBE 2023
		55005094912244		MERCHANT SERVICES	11/02/2023	2400257	1023H	2,963.15	BANKCARD FEES RECYCLE SW1,SW2, 50% PW
		55005094912299		MIDWEST MAILWORKS INC.	12/06/2023	123921	245942A	37.99	FINAL BILLS
		55005094912299		MIDWEST MAILWORKS INC.	12/06/2023	123921	245943A	39.35	01 LETTERS
	SOLID WASTE/RECYCLING ENT - Summary							**6,155.79**	
	STORM WATER UTILITY	58005194932307		MANATT'S INC.	12/06/2023	123918	5120152	311.50	STORM
		58005194932244		MERCHANT SERVICES	11/02/2023	2400257	1023I	2,963.15	BANKCARD FEES STRM WTR SW1,SW2
	STORM WATER UTILITY - Summary							**3,274.65**	
	TRANSIT	58505274922105		ECK'S AUTO SHINE	12/06/2023	123891	294	100.00	BUS WASHING - 11/11
		58505074922244		MERCHANT SERVICES	11/02/2023	2400257	1023J	22.11	BANKCARD FEES 50% PW
	TRANSIT - Summary							**122.11**	

City of Bettendorf Council Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	- Summary							48,134.90	
Overall - Summary								2,124,248.66	

City of Bettendorf QCWCC Accounts Payable, 12/05/23 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	QC WATERFRONT CONVENTION	59000002211000		TREASURER, STATE OF IOWA	11/16/2023	2400261	0-004-697-994	20,042.81	SALES TAX 10/01-10/31/23
	QC WATERFRONT CONVENTION - Summary							**20,042.81**	
	- Summary							**20,042.81**	
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION	59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023B	5,241.44	FINANCE SALARY AND BENEFITS
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023C	4,382.58	FACILITIES MAINTENANCE SALARY WAGES AND BENEFITS
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023H	65,062.92	SALARY WAGES AND BENEFITS
		59020014942109		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023E	569.15	MEDIACOM
		59020014942299		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023J	6,336.81	CONTRACT SERVICES
		59020014942306		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023D	630.32	SUPPLIES
		59020014942306		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023I	7,528.63	SUPPLIES GENERAL OFFICE
		59020014942328		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023F	51,747.03	FOOD INVOICES
		59020014942329		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023G	4,419.01	BEVERAGE INVOICES
		59020014942355		ISLE OF CAPRI BETTENDORF, L.C.	12/06/2023	3597	112023A	1,901.98	FEES & LICENSES
	QC WATERFRONT CONVENTION - Summary							**147,819.87**	
QC WATERFRONT CONV CTR - Summary								**147,819.87**	
Overall - Summary								**167,862.68**	

City of Bettendorf Parks Accounts Payable, 12/05/23 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
00107034432299	REC063	RAUCH, KARIE	11/29/2023	123850	112123A	420.00	10/28 PAINT CLASS
00107034432299	REC063	RAUCH, KARIE	11/29/2023	123850	112123	450.00	11/19 PAINT CLASS
00107054452310		ARAMARK - CHICAGO	12/06/2023	123950	6150272166	29.98	FIRST AID SUPPLIES
00107054452310		ARAMARK - CHICAGO	12/06/2023	123950	6150275530	29.98	FIRST AID SUPPLIES
00107404462307	FEST06	M & M GOLF CARS, LLC	12/06/2023	123953	18755	300.00	PARADE GOLF CART
00107404462307	FEST07	M & M GOLF CARS, LLC	12/06/2023	123953	18755A	300.00	PARADE GOLF CART
56000002011000		M & M GOLF CARS, LLC	12/06/2023	123953	10312023	8,700.40	25.89% OF CART PAYABLES
56000002011400		JON WADDELL GOLF SHOP LLC	11/22/2023	123846	OCT23D	162.75	CLUB REPAIR
56000002011600		JON WADDELL GOLF SHOP LLC	11/22/2023	123846	OCT23A	17,845.66	PROSHOP PAYABLES
56000002011600		JON WADDELL GOLF SHOP LLC	11/22/2023	123846	OCT23B	1,258.09	PROSHOP TAX
56000002011600		JON WADDELL GOLF SHOP LLC	11/22/2023	123846	OCT23C	-575.24	CITY'S 3%
56000002011800		JON WADDELL GOLF SHOP LLC	11/22/2023	123846	OCT23E	210.00	LESSONS
56000002011900		JON WADDELL GOLF SHOP LLC	11/22/2023	123846	OCT23F	1,328.90	TAX EXEMPT SALES
56005254942101	2400GC	MECHANICAL & BUILDING REPAIR	12/06/2023	123954	40853	307.14	REACH IN COOLER REPAIR 9/ 19/23
56005264942299	2401GC	JANUS BUILDING SERVICES, INC.	12/06/2023	123952	13901	60.00	WINDOW WASHING
56007114942307		IOWA GOLF ASSOCIATION	12/06/2023	123951	14127	132.00	HANDICAPS
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150188256	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150195519	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150209017	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150219564	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150268051	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150233275	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150212740	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150222846	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150202122	14.99	FIRST AID SUPPLIES

City of Bettendorf Parks Accounts Payable, 12/05/23 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150205605	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150215921	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150191861	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	12/06/2023	123950	6150198545	14.99	FIRST AID SUPPLIES
56007154942299		ARAMARK - CHICAGO	12/06/2023	123950	6150268047	25.00	APRONS/TOWELS/MATS SERVIC E
56007154942299		ARAMARK - CHICAGO	12/06/2023	123950	6150271440	25.00	APRONS/TOWELS/MATS SERVIC E
56007154942299		MILLENNIUM WASTE, INC.	12/06/2023	123956	3588003T081	160.17	GARBAGE SERVICE
56007154942299		RILCO FLUID CARE, INC.	12/06/2023	123957	RFC13988	55.00	USED OIL DISPOSAL
56007154942299		RILCO FLUID CARE, INC.	12/06/2023	123957	RFC14036	50.00	DISPOSAL OF USED FILTERS
56007154942310		ARAMARK - CHICAGO	12/06/2023	123950	6150268050	29.98	FIRST AID SUPPLIES
56007154942310		ARAMARK - CHICAGO	12/06/2023	123950	6150271443	29.98	FIRST AID SUPPLIES
56007154942324		MIDWEST TURF SPECIALTIES, LLC	12/06/2023	123955	PHGC110623	520.00	SLITTER TINES
56007154942324		MULGREW OIL & PROPANE	11/22/2023	123847	1376676	2,285.16	GASOLINE
Overall - Total						**34,334.82**	