

**CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES**

FEBRUARY 20, 2024

The City Council of Bettendorf, Iowa met in regular session on February 20, 2024, 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: Jager (virtually), Naumann, Sechser, Baden, Palczynski

Council Members Absent: Adamson, Brown

Presiding: Mayor Robert S. Gallagher

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed by an Invocation given Pastor Richard Pokora of All Saints Lutheran Church.

PUBLIC REQUESTS OF COUNCIL

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

RECEIPT OF BIDS FOR SERIES 2024A AND RESOLUTION DIRECTING THE SALE OF \$15,615,000 (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL OBLIGATION BONDS, SERIES 2024A

Finance Director Jason Schadt explained that the City held a bond sale this morning, and Christine Hogan, Director, Baker Tilly explained the details of the bond sale for the following resolution.

RESOLUTION

Council Member Naumann presented a resolution determining the bid from Janney Montgomery Scott, LLC of Philadelphia, PA to be the best and most favorable bid received, and the General Obligation Bond Series 2024A be awarded at a final par amount as adjusted in the amount of \$15,615,000 at a true interest rate of 3.4517% and total purchase price as adjusted in the amount of \$17,215,331.01, and made a motion to approve the resolution as presented. Council Member Sechser seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING THE VACATION OF EXCESS ALLEY RIGHT-OF-WAY PERPENDICULAR TO STREET AND NORTH OF GRANT STREET AND CONVEYANCE TO ADJOINING PROPERTY OWNERS

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 Baden presented a resolution approving the vacation of excess alley right-of-way perpendicular to 15th Street and north of Grant Street and conveyance to adjoining property owners, and made a motion to approve the resolution as presented. Council Member Palczynski seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING THE EDGEWOOD DRIVE RECONSTRUCTION PROJECT FROM 19TH STREET TO 21ST STREET

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher asked for questions. Council Member Sechser questioned staff and Mr. Schmidt responded. 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. Doug McDonald, 1915 Edgewood Drive; Marcia Haynes, 2015 Edgewood Drive; and Shirley Richlen, 1934 Edgewood Drive questioned staff and expressed their concerns with the project. Mr. Schmidt responded accordingly. No one else addressed the Council, and the Public Hearing was closed.

RESOLUTION

Council Member Sechser presented a resolution approving the plans, specification, and form of contract for the Edgewood Drive Reconstruction Project from 19th Street to 21st Street, and made a motion to approve the resolution as presented. Council Member Palczynski seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Sechser questioned staff regarding police protection during the project. Public Works Director Brian Schmidt and Police Chief Keith Kimball responded. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING THE 2024 FULL DEPTH PATCHING PROGRAM

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher asked for questions. None presented. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council, and the Public Hearing was closed.

RESOLUTION

Council Member Palczynski presented a resolution approving the plans, specification, and form of contract for the 2024 Full Depth Patching Program, and made a motion to approve the resolution as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING THE 33RD STREET DRAINAGE IMPROVEMENTS

Public Works Director Brian Schmidt gave an explanation of the resolution and stated that this project is entirely funded by the Iowa Department of Homeland Security Mitigation Grant. Mayor Gallagher asked for 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 Sechser presented a resolution approving the plans, specification, and form of contract for the 33rd Street Drainage Improvements, and made a motion to approve the resolution as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING AMENDING BETTENDORF, IOWA, ZONE MAP FOR PROPERTY GENERALLY LOCATED AT 4255 MIDDLE ROAD, A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT, SUBMITTED BY BRIAN C. BLAUM (CASE 24-006)

Community Development Director Mark Hunt gave an explanation of the ordinance. Mayor Gallagher asked for 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 Palczynski presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located 4255 Middle Road, A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District, and made a motion to approve the ordinance at its first reading as presented. Council Member Sechser seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

PUBLIC HEARING REGARDING AMENDING BETTENDORF, IOWA, ZONE MAP FOR PROPERTY LOCATED AT 1975, 2119, AND 2121 KIMBERLY ROAD, C-2, COMMUNITY COMMERCIAL DISTRICT TO C-3, GENERAL BUSINESS DISTRICT, SUBMITTED BY KEVIN KOELLNER/FOCUS REAL ESTATE DEVELOPMENT (CASE 24-003)

Community Development Director Mark Hunt gave an explanation of the ordinance. Mayor Gallagher asked for questions. Council Member Palczynski questioned staff and Mr. Hunt responded. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council, and the Public Hearing was closed.

ORDINANCE

Council Member Palczynski presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property located at 1975, 2119, and 2121 Kimberly Road, C-2, Community Commercial District to C-3, General Business District, and made a motion to approve the ordinance at its first reading as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

ORDINANCE – FIRST READING REGARDING ADJUSTING THE RATES FOR STORMWATER UTILITY, SEWER UTILITY, AND SOLID WASTE ENTERPRISE ACTIVITIES OF THE CITY

Council Member Baden presented the first reading of an ordinance adjusting the rates for Stormwater Utility, Sewer Utility, and Solid Waste Enterprise Activities of the City, 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 Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

ORDINANCE – THIRD AND FINAL READING REGARDING AMENDING BETTENDORF, IOWA, ZONE MAP FOR PROPERTY GENERALLY LOCATED AT THE SE CORNER OF MIDDLE ROAD AND FOREST GROVE DRIVE, A-1 TO C-2, SUBMITTED BY JOHN H. VEN HORST FAMILY LIMITED PARTNERSHIP (CASE 23-085)

Council Member Baden presented the third and final reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located at the southeast corner of Middle Road and Forest Grove Drive, A-1, Agricultural/Urban Reserve District to C-2, Community Commercial District, and made a motion to approve the ordinance at its final reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

ORDINANCE – THIRD AND FINAL READING REGARDING AMENDING BETTENDORF CITY CODE TITLE 11, ZONING REGULATIONS, SECTION 11-6-1, OVERLAY DISTRICTS AND SECTION 11-6-2, FD FLOODWAY/FLOODPLAIN OVERLAY DISTRICT (CASE 23-092)

Council Member Naumann presented the third and final reading of an ordinance amending Bettendorf City Code Title 11, Zoning Regulations, Section 11-6-1, Overlay Districts and Section 11-6-2, FD Floodway/Floodplain Overlay District, and made a motion to approve the ordinance at its final reading as presented. Council Member Sechser seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

ORDINANCE – THIRD AND FINAL READING REGARDING AMENDING BETTENDORF CITY CODE TITLE 13, FLOOD CONTROL (CASE 23-093)

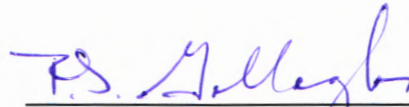
Council Member Sechser presented the third and final reading of an ordinance amending Bettendorf City Code Title 13, Flood Control, and made a motion to approve the ordinance at its final reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

CONSENT AGENDA

Mayor Gallagher asked for a motion to approve the Consent Agenda as presented. Council Member Naumann made a motion to approve the Consent Agenda as presented, and Council Member Palczynski seconded the motion. Mayor Gallagher asked Council for any questions. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.


ADJOURNMENT

There being no further business, Council Member Baden made a motion to adjourn, and Council Member Sechser seconded the motion. The meeting was adjourned at approximately 7:37 p.m.



Mayor Robert S. Gallagher

Attest:



City Clerk Decker P. Ploehn

CONSENT AGENDA

FEBRUARY 20, 2024

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 February 6, 2024 (Approve and Adopt)
- B. Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Pavement Markings Program. (Approve and Adopt)
- C. Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Street Resurfacing Program. (Approve and Adopt)
- D. Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Intake Repair Program. (Approve and Adopt)
- E. Resolution awarding the contract and approving the contract and bond for the 18th Street Reconstruction Project from 53rd Avenue to St. Andrews Circle. (Approve and Adopt)
- F. Resolution accepting improvements for the for the Pineacre Drive Reconstruction Project from Crestline Dr South to the end. (Approve and Adopt)
- G. Resolution authorizing the Director of Public Works to execute an agreement with MidAmerican Energy for underground improvements along Spruce Hills Drive. (Approve and Adopt)
- H. Resolution approving the final plat of Competition Corner First Addition, submitted by John H. Ven Horst Family Limited Partnership (Case 24-002). (Approve and Adopt)
- I. Resolution adopting the health plan proposal from Wellmark for Health Insurance Service and Stop Loss Protection and prescription coverage, Delta Dental for dental coverage, and Employee Benefit Systems for vision coverage effective March 1, 2024 through February 28, 2025, and authorizing the Mayor and City Administrator to execute contracts for same. (Approve and Adopt)
- J. Resolution approving the Civil Service List for the Combination Plans Examiner and Inspector for the Community Development Department. (Approve and Adopt)

- K. Resolution authorizing the Director of Culture and Recreation or her designee to issue a purchase order to Crouch Recreation, Inc. for the purchase of outdoor water play equipment for the Family Museum. (Approve and Adopt)

- L. Resolution setting the date for a public hearing for request for designation as Forest Covers for a portion of property located at 8822 Wells Ferry Road to qualify for tax exemption. (Approve and Adopt)

- M. Resolution setting the date for a public hearing for request for designation as Forest Covers for a portion of property located at 3000 Barcelona Terrance to qualify for tax exemption. (Approve and Adopt)

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

- O. Resolution approving alcohol license renewals and requests for Hidden Hills Golf Club, Palmer Hills Grill, Malibu Jack's, Kwik Star #299, #929, #1007, #1039, and Tobacco for Less #502. (Approve and Adopt)

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