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, FEBRUARY 5, 2024
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. PRESENTATION

- Community Engagement 2023 Year in Review – Community Engagement Manager Angie Sharp and Assistant City Administrator Jeff Reiter

- Parks Strategic Plan – Culture & Recreation Director Kim Kidwell, Linda Wastyn, President, and Ron Wastyn, COO & VP, Wastyn & Associates

II. CONSENT AGENDA ITEMS

- Resolution approving a site development plan/change in use for 2480 53rd Avenue, submitted by Chabad Lubavitch of the Quad Cities (Case 24-004) – Community Development Director Mark Hunt ***(See Consent K)***

- Resolution approving a site development plan/change in use for 3051 Devils Glen Road, submitted by Eddy and Fanny Chen (Case 24-005) – Community Development Director Mark Hunt ***(See Consent L)***

III. REMAINING CONSENT AGENDA ITEMS

IV. OPERATIONAL ITEMS

V. ITEMS ADDED BY MAYOR AND COUNCIL

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

VII. 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, FEBRUARY 6, 2024
7:00 P.M.

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

AGENDA

1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION**
   Given by Allan Ross, Executive Director, Jewish Federation of the Quad Cities

4. **RECOGNITION –** Major Bob Doliber, Salvation Army, to present the 'Battle of the Bells' 2023 Traveling Trophy to Mayor Gallagher

5. **PROCLAMATION**
   Trinity Bettendorf Day, February 18, 2024 received by Shawn Morrow, Market CEO, Toyosi Olutade, MD, Chief Medical Officer, and Jane Denten Chief Nursing Officer, UnityPoint Health – Trinity

6. **SWEARING IN CEREMONY FOR FIREFIGHERS** Dan Deckert, John Kozlik, Jacob Culver, Tyler Ciha, Joey Martinez, And Dalton Stout

7. **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.

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 18th Street Reconstruction Project from 53rd Avenue to St. Andrews Circle

9. **RESOLUTION**
   Council Member Adamson to present a resolution approving the plans, specifications, and form of contract for the 18th Street Reconstruction Project from 53rd Avenue to St. Andrews Circle

10. **ORDINANCE**
    Council Member Baden to present the second reading of an ordinance amending the Zoning Map for property generally located at the SE corner of Middle Road and Forest Grove Drive, A-1, Agricultural/Urban Reserve District to C-2, Community Commercial District, submitted by John H. Ven Horst Family Limited Partnership

11. **ORDINANCE**
    Council Member Naumann to present the second reading of an ordinance amending Title 11 Zoning Regulations of the Bettendorf City Code, Section 11-6-1, Overlay Districts and Section 11-6-2, FD Floodway/Floodplain Overlay District

12. **ORDINANCE**
    Council Member Brown to present the second reading of an ordinance amending Title 13 Flood Control of the Bettendorf City Code

13. **ORDINANCE**
    Council Member Sechser to present the third and final reading of an ordinance amending Title 8 Public Utilities and Services, Chapter 2, Sewer Use and Service, Section 8-2-9 Sewer Connection Fees; Disposition of Funds of the Bettendorf City Code

14. **CONSENT AGENDA**

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

16. **RESOLUTION**
    Approving compensation effective July 1, 2023 for the City Administrator

17. **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
FEBRUARY 6, 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 January 16, 2024 (Approve and Adopt)

B. Resolution directing the advertisement for sale and approving electronic bidding procedures and Official Statement for $15,615,000 General Obligation Bonds, Series 2024A. (Approve and Adopt)

C. Resolution setting the date for a public hearing relating to the vacation of excess right-of-way perpendicular to 15th Street and north of Grant Street and conveyance to adjoining property owners. (Approve and Adopt)

D. Resolution setting the date for a public hearing and directing the advertising for bids for the Edgewood Drive Reconstruction Project from 19th Street to 21st Street. (Approve and Adopt)

E. Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Full Depth Patching Program. (Approve and Adopt)

F. Resolution setting the date for a public hearing and directing the advertising for bids for the 33rd Street Drainage Improvements. (Approve and Adopt)

G. Resolution authorizing the Director of Public Works to issue a purchase order to AmeriCore, LLC for emergency sewer repairs on Parkway Drive. (Approve and Adopt)

H. Resolution authorizing the Director of Public Works to issue a purchase order to G&H Construction for the Spencer Creek Lift Station Tree Clearing Contract. (Approve and Adopt)

I. Resolution authorizing the Director of Public Works to issue a purchase order to Terry Durin Company for the Forest Grove Drive and Devils Glen Road Traffic Signal Poles. (Approve and Adopt)

J. Resolution accepting improvements for the 2023 Sidewalk Repair Program. (Approve and Adopt)

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILLARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FOUR (4) HOURS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.

K. Resolution approving a site development plan/ change of use for 2480 53rd Avenue, submitted by Chabad Lubavitch of the Quad Cities (Case 24-004). (Approve and Adopt)

L. Resolution approving a site development plan/ change of use for 3051 Devils Glen Road, submitted by Eddy and Fanny Chen (Case 24-005). (Approve and Adopt)

M. Resolution approving the final plat of Devil's Bluff 3rd Addition (replat), submitted by Dave Kempen (Case 24-001). (Approve and Adopt)

N. Resolution setting a date for public hearing on an ordinance amending the Zoning Map for property 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). (Approve and Adopt)

O. Resolution setting a date for public hearing on an ordinance amending the Zoning 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). (Approve and Adopt)

P. Resolution approving the Civil Service List submitted for the Sanitation Worker position in the Public Works Department. (Approve and Adopt)

Q. Resolution approving alcohol license renewals and requests for Hop N Shop Mart; QC Mart (Central Avenue location); Stout's Irish Pub & Grill; Dollar General Stores #10776 and #25959; The Q; Azteca III; Twin Span Brewing; Adventurous Brewing; and The Vintage Wine Bar. (Approve and Adopt)

R. 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.

Bettendorf
PARKS & RECREATION

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Parks & Recreation Strategic Plan Overview

Planning Process

- Spring 2023
- 8 Focus Groups
- 35 people attended in person and virtual focus groups
- 34 question survey distributed electronically and available on the City's website
- 2,469 responded to the survey
- Strategic Planning Team

Bettendorf
PARKS & RECREATION

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a premier city

Key Findings

- Residents are satisfied/very satisfied with City parks
- Areas of improvement; restrooms, safety, lighting, maintenance
- Palmer Hills Golf Course- highest quality
- Frozen Landing
- Community Center
- Residents are very satisfied with programs, events, and activities

Bettendorf
PARKS & RECREATION

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Key Findings

- Quality amenities included trails and park maintenance
- Areas of improvement; basketball courts, restrooms
- Additional funding and support
- Access to Parks & Recreation facilities in all parts of the City

Bettendorf
PARKS & RECREATION

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Planning Sessions

- Environmental Scan
- SWOT analysis
- Aspirations
- Committed to providing a Premier experience for residents

Bettendorf
PARKS & RECREATION

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Strategic Initiative #1: Create Processes and Expectations for Continual Improvement

Bettendorf Parks & Recreation needs a formalized process for continual growth. The purpose of this initiative is to prepare the department to better manage themselves and to think strategically.

Bettendorf
PARKS & RECREATION

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Strategic Initiative #2: Accredited Parks & Recreation Department

An aspirational goal is required for a department to achieve peak effectiveness. Pursuing accreditation provides an external benchmark of performance and should bring the department together in pursuit of this goal.

Bettendorf
PARKS & RECREATION

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Strategic Initiative #3: Explore Value of External Partnerships

With declining resources both financially and physically, the exploration of community partners allows the department to better understand possibilities for collaborative programming and space.

Bettendorf
PARKS & RECREATION

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Mission

The mission of Bettendorf Parks & Recreation is to provide accessible, diverse, and inclusive experiences that enhance the quality of life and create a sense of place and community for all.

Bettendorf
PARKS & RECREATION

Vision

Bettendorf Parks & Recreation is recognized as a champion for community and personal growth through lifelong recreational experiences

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Questions?

Bettendorf
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BETTENDORF PARKS & RECREATION

PROGRAMMING STRATEGIC PLAN
2024-2026

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- PLANNING OVERVIEW
- ENVIRONMENTAL SCAN OVERVIEW
- STRATEGIC GOALS & OBJECTIVES
- PLANNING TEAM

PLANNING OVERVIEW

The City of Bettendorf Parks & Recreation Department has undergone significant change over the past 5 years. Among those changes include, closing the Life Fitness Center, construction of new Aquatic and Ice Rink facilities, changes in department leadership and structure, forming a new Parks Advisory Board and moving staff and programming to the Community Center.

Having not engaged in a strategic plan for programming, staff felt there was a lack of a common cohesive mission and vision for the department. In March of 2023, Wastyn & Associates began the planning process with staff interviews, Advisory Board Interviews, Parks Foundation interviews, community focus groups and an electronic survey. The information was then formulated and evaluated into an environmental scan. A planning committee was formed to use these results to form a new mission, vision, and strategic goals for the Recreation Department.

This strategic planning process has been a positive undertaking for staff, the Parks Advisory Board, City Council, City Staff, and community stakeholders. The plan is designed to have clear strategic goals, objectives, action plans, and measures of success to guide the Recreation Department in future decision making. With this plan, staff Is committed to providing accessible, diverse, and inclusive experiences that enhance the quality of life and create a sense of place and community for all.

K. Kidwell

Kim Kidwell
Director of Culture & Recreation

Parks & Recreation
Strategic Plan Overview

Process

In the Spring of 2023, the City of Bettendorf Parks and Recreation Department contracted Wastyn & Associates to facilitate the organization's formal strategic planning process. This process began with engaging eight focus groups throughout the month of April 2023. These focus groups were attended by 35 members of the community and the data collected was used to determine current perceptions and future desires for the organization. The focus group data formed the foundation for the 34-question survey which was available on the City's website, sent via email distribution list, as well as paper copies available at the Community Center. 2,469 people completed the survey to validate or alter the perceptions gleaned from the focus group participants.

Once the data was collected a strategic planning team composed of Parks and Recreation staff, elected city officials, city administrators and members of the park advisory board met on three different occasions to develop the plan.

Key Findings from Survey

- Residents are satisfied/very satisfied with almost all aspects of the city's parks. Areas cited that could be improved were restroom facilities, followed by safety, lighting, and maintenance.
- Residents largely enjoy the city facilities. Palmer Hills Golf Course rated of the highest quality, followed by Frozen Landing, and the Bettendorf Community Center, although with only a difference of 0.1 between each, the differences likely emerged from chance rather than any real difference in quality rating.
- With respect to programs, actives and events, respondents were very satisfied. Of the listed Bettendorf Parks and Recreation events, most

respondents attended the Bettendorf Fourth of July Festival followed by the Bettendorf Park Band Summer Concert Series and Movies in the Park. The St. Patrick's Day Special Population Dance and Yoga in the Park received the least number of selections.

- When asked to rate the quality of the amenities of the parks, trails and park maintenance had the highest weighted averages; basketball courts and restrooms had the lowest weighted averages. However, there were minimal differences among even these responses.

- Residents would like to see the city provide more funding and support to Parks and Recreation and to provide more adequate access to parks and recreational facilities to all parts of the city.

Planning Sessions

The planning sessions used the environmental scan as one point of data. Through discussion the group identified the various strengths, weaknesses, opportunities and threats to the Parks and Recreation department. A discussion of aspirations concluded that providing a premiere experience for residents should be attained.

Three strategic initiatives emerged to provide this premiere experience.

Strategic Initiative #1: Create Processes and Expectations for Continual Improvement

Bettendorf Parks & Recreation needs a formalized process for continual growth. The purpose of this initiative is to prepare the department to better manage themselves and to think strategically.

Strategic Initiative #2: Accredited Parks and Rec Department

An aspirational goal is required for a department to achieve peak effectiveness. Pursuing accreditation provides an external benchmark of performance and should bring the department together in pursuit of this goal.

Strategic Initiative #3: Explore Value of External Partnerships
With declining resources both financially and physically, the exploration of community partners allows the department to better understand possibilities for collaborative programming and space.

Finally, the staff spent some time reflecting on mission and vision and agreed to the following new mission and vision to provide direction and purpose for the department.

MISSION
The mission of Bettendorf Parks & Recreation is to provide accessible, diverse, and inclusive experiences that enhance the quality of life and create a sense of place and community for all.

VISION
Bettendorf Parks & Recreation is recognized as a champion for community and personal growth through lifelong recreational experiences.

Bettendorf Parks and Recreation Strategic Plan 2024-2026

MISSION

The mission of Bettendorf Parks & Recreation is to provide accessible, diverse, and inclusive experiences that enhance the quality of life and create a sense of place and community for all.

VISION

Bettendorf Parks & Recreation is recognized as a champion for community and personal growth through lifelong recreational experiences.

Strategic Initiative #1: Create Processes and Expectations for Continual Improvement

Commentary: Bettendorf Parks & Recreation is in a formalized process for continual growth. The purpose of this initiative is to prepare the department to better manage themselves and to think strategically.

Objective	Action Plans	Measures of Success	Person Responsible	Budget	Timeline
Establish Sense of Purpose	1. Finalize Mission and Vision	Mission adopted	Kim, Liz, Nathan	0	Q1 2024
	2. Establish Agenda Driven Monthly Meetings	Trust and teamwork	Kim, Liz, Nathan	$75/month	ongoing
	3. Offer more team building opportunities	Trust and teamwork, Morale	Kim, Liz	0	
	4. Establish specific tasks and procedures	Staff cohesiveness	Kim, Liz, Nathan	0	Q1 2024
	5. Regularly discuss performance objectives and Goals	Goals analyzed	Kim, Liz, Nathan	0	Quarterly
Establish Rec Business Plan for Department (in context of accreditation)	1. Benchmark Other Agencies Practices (see Accreditation)	In line or exceeding other communities of the same size	Liz, Nathan	0	Q2 2024
	2. Incorporate Community Feedback and Needs (Gap Analysis)	Successful neighborhood collaboration	Jason, Liz, Nathan, Kim	$200	Ongoing
	3. Formalize Program Analysis and assessment	Programs are better and geared toward the mission and vision	Liz, Nathan, Kim R	0	Q1 2024
	4. Program review process created to evaluate program success and offerings.	Program evaluation allows better decision making	Liz, Nathan, Kim R, Isaac, Meredith	0	On-going

Objective	Action Plans	Measures of Success	Person Responsible	Budget	Timeline
	5. Form department goals for Community Center space utilization	Better allocation of resources	Liz, Nathan Isaac, Meredith	0	Q3 2024
	6. Staff receives Business Training	Better decisions	Kim	0	Q2 2024
Develop better understanding of city budgets and goals	1. Budget Education for Decision Making	Decisions informed by budget expectations	Kim	0	Q1 2024
	2. More Pro-active cost actions	Better use of resources	Kim	0	On going
	3. New software implementation	Trainings and regular usage	Finance/IT/Kim	0	Q1 2024
	4. More awareness of City Council Goal Setting	Accomplishing tasks that are top priority with the City.	Kim	0	On going
Collaborative dialogue with City Decision Makers	1. Have meeting with decision makers prior to goal setting	Meeting happens	Kim	0	Q3 2024
		More transparency			Q3 2024
	2. Monthly reports to Council	More informed decision makers	Kim	0	monthly
Create process for consistent reporting of information	1. Determine what information needs to be reported and to whom, time frame and purpose	Information reported to decision makers	Kim	0	Q1 2024
	2. Information should be streamlined and reported quarterly in one format	Reports are created and are consistent	Liz, Nathan, Isaac, Meredith, Jason	0	Q1 2024
	3. Team understands data tracked	Team better informed			
Study organizational structure	1. Review park operations and structure for efficiency and effectiveness	Implement needed to change structure	Kim, Jason, Brian S	0	Q1 - ongoing

Objective	Action Plans	Measures of Success	Person Responsible	Budget	Timeline
	2. Clarify internal job responsibilities/roles in Parks and Rec department	Individual staff responsibilities are clear	Kim, Liz, Nathan	0	Q2 2024
Create staff development plans (1)	1. Staff receives needed business training	Staff works better	Kim	TBD	Q
	2. Staff is reviewed and creates professional development needs	Open communication	Kim	TBD	On-going
	3. Staff attends appropriate professional development opportunities	Better motivated staff	Kim	TBD	On-going
Create additional team cohesion	1. Agenda driven monthly meetings	• Staff informed • Better staff morale • Teamwork • Open communication	Kim	0	On-going
	2. Monthly team building activities		All	0	

Strategic Initiative #2: Accredited Parks and Rec Department

Commentary: An aspirational goal is required for a department to achieve peak effectiveness. Pursuing accreditation provides an external benchmark of performance and should bring the department together in pursuit of this goal.

Objective	Action Plans	Measures of Success	Person Responsible	Budget	Timeline
Standards for Accreditation are understood and disseminated (1)	1. Research Standards of NRPA (CAPRA)	Staff understands standards	Nathan	0	On-going
	2. Communicate standards to staff		Nathan	0	Q2 2025
Establish expectations and create support for accreditation initiative (2)	1. Meeting with key department heads	Department heads are supportive of accreditation initiative	Kim and Nathan	0	Q2 2025
Appoint Core accreditation team (3)	1. Accreditation Manger selected	Manager is appointed	Kim	0	Q3 2025
	2. Internal and external people appointed to accreditation team	Team is created	Kim	0	Q3 2025
Keep Decision Makers informed of progress (4)	1. Establish communication process for informing key people	Process is established	Kim	0	Q3 2025
	2. Determine which Dept. Heads and Council Members need to be kept informed	Information is shared during COW, Informational Meetings	Kim	0	Q3 2025
Officially Apply for accreditation (5)	1. Application is prepared	Application is Complete	Kim and team	$2,000	Q4 2026

Strategic Initiative #3: Explore Value of External Partnerships

Commentary: With declining resources both financially and physically the exploration of community partners allows the department to better understand possibilities for collaborative programming and space.

Objective	Action Plans	Measures of Success	Person Responsible	Budget	Timeline
Define Expectations	1. What are our needs?	Facility Sharing	Kim	TBD	Q1 2024
	2. What can we offer?	Program sharing	Kim	TBD	
	3. Compromise	Expand Community access		TBD	
High Level Meetings with Potential Partners	1. Meet with Bett/PV Superintendents	Goals/action plan established	Kim/Jeff/Decker	0	Q2 2024
	2. Meet with TBK	Goals/action plan established	Kim/Jeff/Liz	0	Q2 2024
	3. Meet with YMCA	Goals/action plan established	Kim/Liz	0	Q2 2024
	4. Meet with Rivermont	Goals/action plan established	Kim/Liz	0	Q2 2024

Environmental Scan Results

July 20, 2023

Executive Summary

In Spring 2023, the City of Bettendorf contracted with Wastyn & Associates to facilitate the organization's formal strategic planning process. This process began with 8 focus groups throughout the month of April 2023, attended by 35 people to determine current perceptions and future desires for the organization. Focus group data formed the foundation for the 34-question survey that 2,469 people completed to validate or alter the perceptions gleaned from the focus group participants. This report summarizes the data and findings from the survey, adding focus group insights as relevant to support or provide context for survey findings.

When we compare the demographics of the respondents and of the City of Bettendorf, we conclude that **the survey captured the perceptions of between 5% and 26% of all Bettendorf residents**, a response rate that provides confidence in the representativeness of the responses received. When we look at household size and composition, we can also conclude that we captured the opinion of **31% of all Bettendorf children** through their parents and **37% of all seniors**. The survey under-represented the opinions of lower income people – those with incomes of less than $75,000 – and over-represented people with incomes of higher than $150,000.

The prototypical survey respondent lives in North Bettendorf, has four people living in their household, between the age of 25 and 55, 2 children or 2 seniors, White, own their home, and have a dog.

Nearly all (97.5%) of respondents had used a Bettendorf Park or facility in the last 12 months, with a much higher percentage of 25- 55-year-olds using the parks or facilities than young adults (18-25) or older adults (older than 65), with older adults least likely to have used a park or facility in the last year, although 93.2% did. Significantly fewer Black or Hispanic residents attended a park or facility compared to White residents. A lower percentage of African American residents visited Devils Glen Park than any other racial or ethnic group. A significantly higher percentage of North Bettendorf residents and people with annual incomes of more than $50,000 than the other groups studied.

In the last 12 months, nearly one-third of respondents had visited Crow Creek Park, Devils Glen Park, Middle Park or Veterans Memorial Park; 10% or fewer had visited McLamarrah Park or the Jack and Pat Bush Scenic Overlook. Parks used varied based on income, race, and where the respondent lives. Most people visited the parks slightly less than monthly, leading us to conclude that they generally had enough experience with them to draw informed conclusions and impressions.

When we rate the quality of parks, nearly all had room for improvement with Crow Creek Park, Forest Grove Park, and Veterans Memorial Park receiving the highest quality ratings and Edgewood Park, Sunny Crest Park, Pidgeon Creek Park and the Pat and Jack Bush Scenic Overlook scoring the lowest but not significantly lower. A clear age division in ratings of quality emerged between people younger than 55 and those older than 55, presumably because of the presence of children in the household and the

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different needs of youth for recreational and sports activities. When asked to rate their most important parks, the same findings emerged.

When asked to rate the quality of the amenities of the parks, trails and park maintenance had the highest weighted averages; basketball courts and restrooms had the lowest weighted averages. Again, with minimal differences between the ratings of all the amenities studied. Respondents rated safety, maintenance, playground, and restrooms as most important to them and tennis courts and pickleball courts as least important. A clear difference in perceptions existed between people older and younger than 55.

When we compare perceptions of quality with perceptions of importance, **respondents saw a large need to improve restroom facilities, followed by safety, lighting, and maintenance**.

About one-third of respondents each had used the Community Center, Frozen Landing, and Palmer Hills Golf Course with 18% having not used any of these amenities in the last 12 months. People typically used these facilities monthly to semi-annually when in season. Palmer Hills Golf Course rated of the highest quality, followed by Frozen Landing, and the Bettendorf Community Center, although with only a difference of 0.1 between each, the differences likely emerged from chance rather than any real difference in quality rating. When rating the importance of each, the Community Center rated the highest followed by Palmer Hills Golf Course, and Frozen Landing, although with minimal differences between the ratings. When we compare ratings on importance with quality, we see **a potential need to improve the quality of the Community Center.**

Seventy percent of respondents had used a Bettendorf Parks and Recreation program, indicating sufficient knowledge to have valid perceptions. The likelihood of participating in programs decreased with age, with 18–25-year-olds most likely to participate and people older than 65 least likely. When asked to select in which programs they have participated, the largest percentage of respondents attended soccer games followed by day camps, playground programs, and Coach Pitch baseball leagues. Rugby Fit Clinic and Rookie Rugby League fell to the bottom of the list. A clear split in attendance at Parks and Recreation Programs exists between individuals younger than 55 and older than 55.

Golf lessons, playgrounds program, adult basketball league, adult's kickball league, summer sports and games, and soccer rated the highest on quality of programs. Santa's Day Out, Skiing and snowboarding lessons, and female self-defense classes scored the lowest but not by a large margin. When asked to rate some desired quality of these programs, "meets the needs of a wide variety of ages" rated highest, followed by "accessible," "affordable," and "high quality." "Unique" rated lowest, but still at a respectable score. When asked to rate the same attributes on importance, "affordable," "meets the needs of a wide variety of ages," and "accessible" emerged as the most important aspects of Bettendorf programs. "Unique" and "collaborative" fell to the bottom as least important. When we compare the quality and the importance of these aspects of Bettendorf programs, we find a desire and opportunity to make these programs more affordable, better staffed, and more accessible.

Of the listed Bettendorf Parks and Recreation events, most respondents attended the Bettendorf Fourth of July Festival followed by the Bettendorf Park Band Summer Concert Series and Movies in the Park. The St. Patrick's Day Special Population Dance and Yoga in the Park received the least number of

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selections. When asked to rate the quality of each event, the Bettendorf Park Band Summer Concert Series and Bettendorf Park and Recreation Night rated the highest; the Country Hoe Down Special Population Dance rated the lowest. Similar results emerged when asked to rate the importance of these events with the Bettendorf Fourth of July Festival receiving the highest rating followed by the Bettendorf Park Band Summer Concert Series and Movies in the Park. The County Hoe Down Special Population Dance and Frosty Four Run fell to the bottom as least important. When we compare ratings of importance with those of quality, we find that every event has the appropriate investment based on the difference between quality and importance.

The final section of the survey asked respondents' opinions about Bettendorf Parks and Recreation's relationships with the City of Bettendorf and other partners and recommendations for the department's future. Among a list of statements about the department, "Parks and Recreation provide an important amenity for attracting Bettendorf residents" rated had the highest level of agreement among respondents, followed "I am proud of Bettendorf's parks," "I am proud of Bettendorf's recreational programs," and "Parks and Recreation provides a place for residents to gather to build community." That the city provides adequate funding for Parks and Recreation and Parks and Recreation partners sufficiently with the TBK Sports Complex falling to the bottom of the list.

When asked to rate the importance of each statement, respondents rated "City adequately supports the Parks and Recreation department" and "City provides adequate funding for Parks and Recreation" as the most important, "Parks and Recreation partners sufficiently with TBK" and "Parks and Recreation partners sufficiently with the YMCA" received the lowest rating on their importance. When we compare the ratings on quality with those of importance, we find that **respondents would like to see the city provide more funding and support to Parks and Recreation and to provide more adequate access to parks and recreational facilities to all parts of the city**.

The final closed-ended question asked respondents to prioritize 12 possible future projects or activities. "More park activities for older kids (e.g., 10–15-year-olds)" and "Upgrade indoor facilities" rated as the highest priorities; "Add dog parks" rated as the lowest priority by a wide margin.

To further prioritize this list and remove the temptation to rate them all as a high priority, the last question asked participants to choose **one project** from the same list of 12 for Bettendorf Parks and Recreation to undertake. "Create a community center for recreational programs and community use" overwhelmingly received the most responses, followed by "more park activities for older kids," and "better connect the trails." "Acquire new land or open spaces" and "provide more information about parks programming" received the fewest responses as the highest priority.

Study Process

In Spring 2023, the City of Bettendorf contracted with Wastyn & Associates to facilitate a formal strategic planning process for the Parks and Recreation Department.

The process began by collecting data on community needs and perceptions. Eight focus groups – attended by 35 people – provided one picture of the community's needs, perceptions, and priorities. Focus groups lasted an average of an hour. All focus groups used the script included in Appendix A as a

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guide to gather broad input, although focus groups determined the direction of the conversation rather than strictly sticking to the script.

Transcripts of audio recordings of the focus group conversations provided the basis for the 34-question community survey that sought to confirm, alter, or enhance the perceptions that emerged from the focus groups. A combination of closed-ended and open-ended questions elicited community members' perceptions of and priorities for Bettendorf Parks and Recreation as they plan their future. See Appendix B for a copy of the survey.

SurveyMonkey emailed the survey to the 18,568 people on their mailing list using Wastyn & Associates' SurveyMonkey account. 1,695 of those emails bounced. 753 individuals responded to their email invitation to take the survey for a completion rate of 4%.

A weblink shared the survey through Zen City with other community members who do not appear on their mailing list. An additional 1,711 individuals took the survey through this circulated link. Three other people completed a hard copy of the survey, distributed through the Parks and Recreation offices to walk-in traffic. In total, **responses from 2,469 individuals** provide the data to inform the conclusions drawn in this report.

Best practice in survey research considers a response rate of more than 5% as representative of the sample as a whole, in this case, Bettendorf residents. We cannot determine an exact response due to the offering of a weblink. We can look at demographics of the respondents and compare them to city of Bettendorf to determine the representativeness of the responses. Those data appear in the next section and show that, based on the number of people who completed the survey and the reported sizes of their households, we can conclude that **the survey captured the perceptions of between 5% and 26% of all Bettendorf residents.** Overall, this response rate and the demographics provides confidence in the representativeness of the responses received.

Demographics of Survey Respondents

We ask questions about survey respondents' demographics for two reasons. First, these data provide an indicator of the representativeness of the results for the population. That is, the over-representation of a certain demographic or an under-representation of another may partially explain an outcome, suggest further data that might merit collection, or warrant caution interpreting the results.

Second, when we have subgroups with more than 30 members, we can compare perceptions based on demographic characteristics to see where statistically significant differences emerge. That is, do individuals of a certain age or geographic location have different perceptions and priorities than individuals of another age or geographic location? This report shares subgroup differences when Survey Monkey identifies them as statistically significant at $p > 0.05$, meaning that the difference would likely emerge by chance less than 5% of the time. Said another way, we can say with 95% certainty that a true difference between the subgroups exists.

Where Respondents Live: Just under 38% of survey respondents said they live in North Bettendorf. 18.8% said they live in East Bettendorf, while just under 14% said they live in Downtown Bettendorf or

West Bettendorf. 10.4% of respondents reported living outside of Bettendorf in Iowa, while 4.8% said they live outside of Bettendorf in Illinois.

Where do you live?		
Answer Choices	Responses	
North Bettendorf	37.99%	905
East Bettendorf	18.85%	449
Downtown Bettendorf	13.98%	333
West Bettendorf	13.94%	332
Outside of Bettendorf in Iowa	10.41%	248
Outside of Bettendorf in Illinois	4.83%	115

Based on these data, **2,019 Bettendorf residents completed the survey**. According to population estimates from the 2022 U.S. Census, Bettendorf has a population of 39,548. Assuming that each survey represents only one resident – which we know it does not based on the responses from the next question, we have a **survey response rate of just over 5% of all Bettendorf residents** which provides good confidence that the results represent the population as a whole.

When we compare other demographic characteristics with where they live, we find differences based on race, age, and income.

Variable	Location					
	North	East	Downtown	West	Iowa	Illinois
Age	25-55	older than 55	18-25			
Race	White, Hispanic	Asian, Pacific Islanders	American Indian, Alaskan Native, Asian, Pacific Islander, Black	Hispanic		

Household Size: The next question asked respondents how many people live in their household. 43.5% replied four, 18.7% replied three, 14.3% said five, and 11.7% reported two. 8.7% have more than five people living in their household, and just 3.1% reported being the sole person living in their home.

How many people live in your household, including you?		
Answer Choices	Responses	
1	3.09%	74
2	11.65%	279
3	18.71%	448
4	43.51%	1042
5	14.32%	343
More than 5	8.73%	209

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Assuming that only one person in each household completed the survey – which we cannot verify, these responses provide information on the perceptions held by 9,113 Bettendorf residents, or 23% of the population. **Conservatively estimating that half of these households had more than one member complete the survey, we have captured the opinions of approximately 11.5% of Bettendorf residents.**

Again, the number of household members differed depending on age, race, location and income, with an interaction between variables likely at play. To summarize these findings, with only statistically significant difference reported:

Variable	Household Size					
	1 person	2 people	3 people	4 people	5 people	5 people +
Age	Older than 65	18-25	18-25	25-55		Younger than 55
Race		Asian, Pacific Island, Black	Asian, Pacific Island, Black	White	Hispanic	American Indian or Alaskan Natives
Location				North Bettendorf		
Income	Less than $49,999	Less than $49,999	$75,000 - $99,999	$50,000 and $74,999; more than $150,000	More than $75,000	

Age: The survey also asked participants to select their age from a set of provided ranges. More than 81% reported their age as between 25-55 years old. An additional 7.7% reported their age as between 18 and 25. 5.6% of respondents said they were 55 to 65 years of age, and 5.0% selected 65+. Fewer than 10 respondents (less than 0.05%) reported their age as younger than 18 years old.

What is your age?		
Answer Choices	Responses	
Younger than 18 years old	0.42%	10
18-25 years old	7.71%	184
25-55 years old	81.20%	1939
55-65 years old	5.61%	134
Older than 65	5.07%	121

When we compare these data to the age breakdown reported through the US Census Bureau, we see an under-representation of children younger than 18 – not surprisingly given that their parents likely completed the survey – and of adults older than 65.

Age Group	Survey Respondents	US Census Data
Younger than 18	0.42%	26.0%
18-65	94.51%	57%

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Older than 65	5.07%	17.0%

A larger percentage of Black residents fall between 18 and 25 than of any other racial or ethnic group other than American Indian or Alaskan Native. Significantly fewer Black residents fall between 25 and 55 compared to the other racial groups; no American Indian or Alaskan Native between 55 and 65 years old responded to the survey.

Number of Children in the Household: However, when we asked respondents how many children live in their household, we see a greater representation of children in the responses, assuming that the parent who completed the survey looked at some of the questions through the lens of their children. The findings below and the comments suggest that they did. 41.8% reported having two children in the home, 34% reported having one, and just under 13% reported having zero children living in the household. 7.3% said they have three children in the home, while 4% said they have more than three children living with them.

How many children in your household?		
Answer Choices	Responses	
0	12.95%	310
1	34.00%	814
2	41.77%	1000
3	7.27%	174
More than 3	4.01%	96

Taken together, **these data represent the experiences of 3,720 Bettendorf children**. If we assume that the number of children from respondents who live in Bettendorf mirrors those who live outside of the city, that is 14.7% of survey respondents do not live in Bettendorf, we conclude that the survey reflects the experiences of 3,173 Bettendorf minors or **31% of all children who live in the city.** Even if both parents completed the survey, we still captured the experiences of 15.5% of all Bettendorf children, a percentage that gives us great confidence in the representativeness of the results.

Again, we see differences between other demographics and the number of children. People younger than 55 more likely have children in the household at all numbers than people older than 55 with people 55-65 more likely to have 1 or 2 children in the household than people older than 65 do. Only 5% of people older than 65 have a child in their household.

Variable	**Number of Kids**				
	0	**1**	**2**	**3**	**3+**
Race			Asian, Pacific Islanders	Hispanic	
Location		Downtown Bettendorf, Illinois	North Bettendorf		East and West Bettendorf, Iowa
Income	Less than $50,000	$75,000 and $99,999	$50,000 and $74,999	More than $150,000	

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Number of Seniors in the Household: The survey also asked respondents how many seniors live in their household. Approximately 35% reported having two seniors (35.31%) or zero seniors (34.39%) in the home, while 28.8% said they have one senior in the home. Only 1.5% reported having more than two seniors living in the household.

How many seniors in your household?		
Answer Choices	Responses	
0	34.39%	822
1	28.79%	688
2	35.31%	844
More than 2	1.51%	36

Using similar logic with the children, assuming that only one person in each of these households completed the survey, we captured the opinions of **approximately 2,484 Bettendorf seniors** or **37% of all of the seniors who live in Bettendorf.** Even if both members of the household completed the survey, we still have captured the views of 18.5% of Bettendorf seniors, a percentage that gives us great confidence in the representativeness of the results.

Not surprisingly, a higher percentage of people older than 65 have 2 seniors in their household than any other age group, with 71.7% of respondents older than 65 reporting 2 seniors in the household and 27.5% reporting only 1.

Variable	Number of Seniors			
	0	1	2	2+
Race	Hispanic	Black	American Indian, Alaskan Native, Black, and White	
Location	East and West Bettendorf, Iowa	Downtown Bettendorf, Illinois	North Bettendorf	
Income	More than $150,000	$75,000 - $99,999	$50,000 - $74,999	less than $50,000

Race and Ethnicity: The next question asked about respondents' race and ethnicity. Of the 2,469 total respondents, **86.5% reported their race as White/Caucasian**. Just over 3% of participants answered Asian/Pacific Islander, as well as American Indian or Alaskan Native and Black or African American. 2.5% reported their race/ethnicity as Hispanic, and less than 1% (0.76%) reported identifying as more than one ethnicity.

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Which race/ethnicity best describes you? (Please choose only one.)		
Answer Choices	Responses	
American Indian or Alaskan Native	3.32%	79
Asian / Pacific Islander	3.62%	86
Black or African American	3.24%	77
Hispanic	2.53%	60
White / Caucasian	86.53%	2056
Multiple ethnicity / Other (please specify)	0.76%	18

Of the 18 who chose "other," they described their race in a way that matches one of the previous categories.

When we compare the race and ethnicity of the survey respondents to the population of Bettendorf, we find that **representation of people of color nearly matches city**. Within the population of people of color, however, we have a slight overrepresentation of Asian and Pacific Islanders, Hispanic, and American Indians and an underrepresentation of Black or African Americans. However, given the relatively small numbers in each of these groups, that should not have a significant influence on the data or its interpretation.

Race/Ethnicity	Survey Respondents	US Census Data
White	86.53%	86.2%
Asian/Pacific Islander	3.62%	6.4%
American Indian/Alaskan Native	3.32%	0.1%
Black or African American	3.24%	1.9%
Hispanic	2.53%	4.6%
Multiple/Other	0.76%	5.1%

Home ownership: The survey then asked respondents if they own their place of residents. Of the 2,469 respondents, 95.2% said they own their home, while just under 5% said they do not.

Do you own your place of residence?		
Answer Choices	Responses	
Yes	95.22%	2273
No	4.78%	114

The US Census Bureau reports that 75.2% of Bettendorf residents own their home, making these data over representative of homeowners compared to renters in the city. A higher percentage of people between the ages of 18 and 25 rent than people older than 25. Hispanic residents less likely own their home compared to White residents. A higher percentage of people in North Bettendorf own their home than respondents from any other geographic area. A higher percentage of people with incomes less than $50,000 rent rather than own their home.

Dog Owners: Two-thirds of residents own a dog. We asked this question less for representativeness and more to help interpret the question that asks about the value of the city's dog parks which appears later in this report.

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Do you own a dog?		
Answer Choices	Responses	
Yes	66.07%	1575
No	33.93%	809

A higher percentage of people younger than 55 own a dog compared to people older than 55 with people older than 65 the least likely to own a dog. A higher percentage of Black and White families own a dog compared to the other racial and ethnic groups studied. 79.5% of residents in North Bettendorf own a dog, higher than any other geographic area. A higher percentage of people from the other Bettendorf geographic areas own a dog compared to the non-Bettendorf respondents. A higher percentage of people with incomes between $50,000 and $74,999 own a dog than any other income group.

Household Income: Finally, the survey asked respondents for their annual household income range. 37.8% reported an income range of between $50,000 and $74,999. Approximately 22% each reported an income range of between $100,000 and $150,000 (22.59%) and between $75,000 and $99,999 (22.0%). Nearly 13% reported an annual household income of more than $150,000, and just under 5% reported a household income of less than $49,999.

What is your annual household income?		
Answer Choices	Responses	
Less than $49,999	4.69%	110
Between $50,000 and $74,999	37.77%	886
Between $75,000 and $99,999	22.04%	517
Between $100,000 and $150,0	22.59%	530
More than $150,000	12.92%	303

When we compare the annual household income for survey respondents and the City of Bettendorf, using data pulled from the 2021 ACS 5-Year Estimates Detailed Tables, we find that the survey under-represented lower income people – those with incomes of less than $75,000 – and over-represented people with incomes of higher than $150,000.

	Survey	City
Less than $49,999	4.69%	27.29%
$50,000 - $74,999	37.77%	14.24%
$75,000 - $99,999	22.04%	15.02%
$100,000 - $150,000	22.59%	18.57%
More than $150,000	12.92%	24.76%

Like other demographic characteristics, income varied based on the age of recipient, race, and neighborhood where they live.

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Variable	Household Income				
	Less than $50K	$50K-$75K	$75K-$100K	$100K-$150K	More than $150K
Age		Younger than 55	18-25	older than 65	55-65
Race	American Indian, Alaskan Native, Asian, Pacific Islander, Black	White	Black	Hispanic	Hispanic, White
Location	Downtown Bettendorf	North Bettendorf	Downtown Bettendorf, Illinois	East and West Bettendorf, Iowa	East Bettendorf

These interactions between demographic variables become important as we interpret the perceptions noted throughout this report because the data analysis does not allow us to separate out which variable causes a given effect. For example, we see a strong correlation between age and income and age and number of children. We also see similar patterns of responses from people who live in East Bettendorf, West Bettendorf, and non-Bettendorf residents who live in Iowa and between Downtown Bettendorf residents and those who live in Illinois. We cannot know with certainty if geography drives their perceptions or their location because, for example, downtown Bettendorf also has a higher concentration of lower income and younger residents. We point this out as a caution when drawing absolute conclusions based on these data.

Survey Respondents' Relationship to Bettendorf Parks and Facilities

The survey asked respondents whether they have attended a Bettendorf Park or facility in the last 12 months. 97.5% responded yes, and 1.9% responded no. 0.7% could not recall.

Have you attended a Bettendorf Park or facility in the last 12 months?		
Answer Choices	Responses	
Yes	97.48%	2360
No	1.86%	45
Not sure	0.66%	16

People between the ages of 25 and 55 much more likely said they used the parks than young adults (ages 18-25) or older adults (older than 65) did, with older adults least likely to use the parks (6.72% did not use the parks compared to 1.34% of people 25-55).

Significantly fewer Black or African American and Hispanic attended a park or facility compared to White residents. A lower percentage of African American residents visited Devils Glen Park than any other racial or ethnic group.

A significantly higher percentage of North Bettendorf residents have attended a Bettendorf Park or facility in the last 12 months than downtown Bettendorf residents or people who live outside of Bettendorf who took the survey. A significantly lower percentage of residents with incomes of less than $49,999 attended a Bettendorf Park or facility in the last 12 months compared to residents with higher incomes.

The survey then asked respondents six questions about their experience with Bettendorf parks.

First, respondents were asked to select all the Bettendorf parks they have visited in the last 12 months. Only 1.9% of respondents said they have not visited any of the listed parks in the past 12 months. Of the rest, nearly one-third each had visited Crow Creek Park (37.8%), Devils Glen Park (36.2%), Middle Park (33.6%) or Veterans Memorial Park (31.3%). Approximately 10% or fewer had visited McLamarrah Park (10.3%) or the Jack and Pat Bush Scenic Overlook (9.3%). The ability to select more than one explains the nonadditive nature of the results.

Which of the following Bettendorf Parks have you visited in the last 12 months? Check all that apply

Answer Choices	Responses	
Crow Creek Park	37.77%	914
Devils Glen Park	36.24%	877
Middle Park	33.60%	813
Veterans Memorial Park	31.28%	757
McManus Park (Rocket Park)	26.53%	642
Forest Grove Park	20.91%	506
Edgewood Park	20.08%	486
Kiwanis Park	16.12%	390
Hoover Park	16.07%	389
Hollowview Park	15.54%	376
Lincoln Park Splash Pad	15.25%	369
Friendship Park	14.42%	349
Ed Scheck Park	14.26%	345
Leach Park & Boat Launch	14.21%	344
Sunny Crest Park	14.13%	342
Meier Park	14.01%	339
Field Sike Park	13.43%	325
Parkway Drive	13.06%	316
Eagle's Landing Park and Boat Launch	11.82%	286
Pigeon Creek Park	11.40%	276
McLamarrah Park	10.29%	249
Pat & Jack Bush Scenic Overlook	9.26%	224
None	1.94%	47

Park usage varied depending on the age of the respondent. Because of a small number of people younger than 18 who completed the survey, we exclude their data from the analysis and find the following differences:

- People older than 65 more likely **did not use any** of the listed parks compared to every other age group
- People older than 55 more likely used **Devils Glen Park, Middle Park, Crow Creek Park, Veterans Memorial Park** and **Leach Park and Boat Launch** compared to people younger than 55, although **Crow Creek Park** attracts more people between the ages of 25 and 55 than between 18 and 25 and **Veterans Memorial Park** attracts more people older than 25 than between the ages of 18 and 25.
- People between the ages of 18 and 25 or 55 to 65 more likely used **McManus Park** than people 25 to 55 or older than 65, although people between the ages of 25 and 55 more likely used this park than people older than 65
- People between the ages of 18 and 25 more likely used **Edgewood Park** than people of any other age, with a significant difference between 18- and 25-year-olds and people older than 65 and a steady decline in usage as the age brackets increased
- People between the ages of 18 and 25 more likely used **Sunny Crest Park** than people of any other age; likelihood to use the park decreased with age. No one older than 65 said they used this park.
- People younger than 55 more likely used **Meier Park, Parkway Drive, Hoover Park, McLamarrah Park, Friendship Park, Lincoln Park Splash Pad** than people older than 65, although people between the ages of 18 and 25 use Lincoln Park Splash Pad less often than people between the ages of 25 and 55.
- People between the ages of 55 and 65 more likely use **Kiwanis Park** than any other age group
- People between the ages of 25 and 55 more likely used **Ed Scheck Park** and the **Pat and Jack Bush Scenic Overlook** than people older than 65 did; fewer people in the 18-25 age group used the Pat and Jack Bush Scenic Overlook than people between the ages of 25 and 55
- People between the ages of 25 and 65 more likely use **Field Sike Park** than people older than 65.

Park usage also varied by race and ethnicity.

White	American Indian, Alaskan Native	Asian or Pacific Islander	Black	Hispanic
Edgewood Park, Leach Park and Boat Launch, Parkway Drive, Veterans Memorial Park, Crow Creek Park Kiwanis Park	Sunny Crest Park, McManus Park	Sunny Crest Park, McManus Park	McManus Park	Middle Park, Forest Grove Park, Veterans Memorial Park, McManus Park, Crow Creek Park, Kiwanis Park

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A higher percentage of North Bettendorf residents did not visit any park than those who live in any other section of town or outside of Bettendorf in Iowa.

North	Downtown	East	West	Iowa	Illinois
Ed Scheck, Field Sike, Forest Grove	McManus, Edgewood, Sunny Crest	Devils Glen, Middle, Crow Creek, Veterans Memorial, McManus, Edgewood, Friendship, Forest Grove	Devils Glen, Middle, Crow Creek, Veterans Memorial, McManus, Edgewood, Hoover, Kiwanis, Forest Grove	Devils Glen, Middle, Crow Creek, Veterans Memorial	Sunny Crest, McLamarrah, Friendship

Income also determined which park people visited. A lower percentage of people with incomes between $50,000 and $74,999 visited **Devils Glen Park** than people of other incomes with the highest percentage of people with incomes of more than $150,000. **McManus Park** also draws a smaller percentage of people with incomes between $50,000 and $74,999 than any other income level. The chart below shows which park people with different income levels more often frequented.

Less than $50,000	$50K-$75K	$75K-$100K	$100K-$150K	More than $150K
		Sunny Crest Park and Pidgeon Creek, Lincoln Park Splash Pad	Kiwanis, Hollowview, Lincoln Park Splash Pad	Middle, Crow Creek, Ed Scheck, Friendship, Field Sike, Veterans Memorial, and Forest Grove, Kiwanis Park and Hollowview, Lincoln Park Splash Pad, Devils Glen

The survey then used a 5-point Likert Scale to ask respondents how often they typically visit each park in a year. SurveyMonkey converts respondents' qualitative responses into numbers to create a weighted average with "Daily" = 5, "Weekly" = 4, "Monthly" = 3, "Quarterly" = 2, and "Less than 3 times a year" =1. Respondents also had the option to choose "N/A or No Opinion" which got assigned no points and did not figure into the final average. To analyze these data, we look at the final weighted average to see, on average, how often people visit these different parks.

These data show that most people visit the parks slightly less often than monthly with Crow Creek Park, Sunny Crest Park, Parkway Drive, and McLamarrah Park receiving the highest weighted average scores at 2.9 each, indicating that respondents visited those nearly once a month (which would have resulted in a 3.0 score). Leach Park and Boat Launch, McManus Park (Rocket Park), and Middle Park received the lowest scores at 2.7, although still closer to monthly than quarterly visits to these parks. Overall, survey

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respondents visit these parks frequently, leading us to conclude that, on average, **they have enough experience with them to draw informed conclusions based on more than just a single impression**.

How often do you typically visit each park in a year?	
	Weighted Average
Crow Creek Park	2.92
Sunny Crest Park	2.89
Parkway Drive	2.88
McLamarrah Park	2.87
Meier Park	2.85
Pat & Jack Bush Scenic Overlook	2.85
Hoover Park	2.84
Hollowview Park	2.84
Edgewood Park	2.83
Ed Scheck Park	2.83
Kiwanis Park	2.81
Friendship Park	2.81
Pigeon Creek Park	2.8
Eagle's Landing Park and Boat Launch	2.8
Field Sike Park	2.79
Devils Glen Park	2.75
Lincoln Park Splash Pad	2.75
Forest Grove Park	2.74
Veterans Memorial Park	2.73
Leach Park & Boat Launch	2.69
McManus Park (Rocket Park)	2.68
Middle Park	2.66

Current Perceptions

The survey then shifted its focus to respondents' perceptions of Bettendorf Parks and Recreation's parks, programs, and events.

Perceptions of Parks: The first question used a 4-point Likert Scale to ask respondents to rate the quality of each Bettendorf park. SurveyMonkey converts respondents' qualitative responses into numbers to create a weighted average with "Excellent" = 4, "Good" = 3, "Fair" = 2, and "Poor" = 1. Respondents also had the option to choose "N/A or No Opinion," which got no points and did not figure into the final average.

To analyze these data, we look at the final weighted average, considering anything above a 3.0 as positive since it received more "excellent" and "good" ratings than "fair" or "poor." Anything below a 3.0 deserves discussion as an area for possible improvement.

None of the listed parks received a score of 3.0 or higher on this question, indicating areas for improvement for all parks. As typically occurs in surveys like this, the scores tend to bunch, in this case between 2.7 and 2.9 making it hard to discern between the quality of different parks. That also means that not one park stands out as stellar or sub-par.

That said, Crow Creek Park, Forest Grove Park, and Veterans Memorial Park received the highest quality ratings with weighted averages of 2.9, very near the 3.0 score for a positive rating. Edgewood Park, Sunny Crest Park, Pidgeon Creek Park and the Pat and Jack Bush Scenic Overlook scored the lowest at 2.7.

How would you rate the quality of each of these parks?	
	Weighted Average
Crow Creek Park	2.91
Forest Grove Park	2.91
Veterans Memorial Park	2.9
Devils Glen Park	2.88
McManus Park (Rocket Park)	2.84
Middle Park	2.83
Kiwanis Park	2.78
Meier Park	2.77
Hollowview Park	2.77
Friendship Park	2.77
Parkway Drive	2.75
Field Sike Park	2.75
Hoover Park	2.74
McLamarrah Park	2.73
Leach Park & Boat Launch	2.73
Lincoln Park	2.73
Eagle's Landing Park and Boat Launch	2.73
Ed Scheck Park	2.72
Edgewood Park	2.71
Sunny Crest Park	2.71
Pigeon Creek Park	2.7
Pat & Jack Bush Scenic Overlook	2.7

A clear division on ratings of quality emerged between people older than 55 and those younger than 55, presumably because of the presence of children and the specific needs for their children. For example, people older than 55 rated the quality of **Devils Glen Park, Sunny Crest Park,** and **Crow Creek Park,** higher than those younger than 55 did. People younger than 55 rated the quality of **Edgewood Park, Meier Park, Parkway Drive, Hoover Park, McLamarrah Park, Kiwanis Park, Hollowview Park, Ed Scheck Park, Pigeon Creek Park, Friendship Park, Lincoln Park, Eagle's Landing Park and Boat Launch, Field Sike Park, Forest Grove Park,** and **the Pat and Jack Bush Scenic Overlook** higher than people older than 55 did. More people older than 55 rated these as "N/A or no opinion" than people at younger ages.

Two exceptions to this general tendency emerged. People older than 65 rated **Middle Park** higher in quality than any other age group did and people older than 25 rated **Veterans Memorial Park** higher than people between the ages of 18 and 25 did

Racial differences also emerged, many of which mirror the parks that different racial or ethnic groups tend to use. Black residents rated **Devils Glen Park** and **Veterans Memorial Park** lower in quality than White residents did. American Indian and Alaskan Natives rated **Sunny Crest Park** higher in quality than any other racial group or ethnicity did. White and Hispanic residents rated **Crow Creek Park** higher in quality than Black residents did. Black and American Indian or Alaska Native residents rated **McLamarrah Park** higher in quality than White or Hispanic residents did. American Indian, Alaska Native, Asian, Pacific Islanders and Black residents rated **Pidgeon Creek Park, Forest Grove Park**, and **Eagle's Landing Park and Boat Launch** higher in quality than White or Hispanic residents did. Asian and Pacific Islander residents rated **Friendship Park** higher in quality than Hispanic or White residents did.

Finally, people who live in downtown Bettendorf rated **Crow Creek Park** of lower quality than people who live elsewhere.

The survey then asked participants select the parks that they rate as most important to them to differentiate between all the different parks they may visit in a year. Nearly a third rated Crow Creek Park as their most important, followed by Veterans Memorial Park (24.3%), Devils Glen Park (24.1%), and Middle Park (23.9%). Pigeon Creek Park and Pat & Jack Bush Scenic Overlook received the lowest percentage of responses at 9.9% and 8.8%, respectively, indicating participants view them as less important. The ability to select more than one park explains the nonadditive nature of the responses.

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Which park is most important to you? Check all that apply		
Answer Choices	Responses	
Crow Creek Park	31.53%	759
Veterans Memorial Park	24.26%	584
Devils Glen Park	24.14%	581
Middle Park	23.85%	574
McManus Park	19.32%	465
Edgewood Park	16.29%	392
Forest Grove Park	15.87%	382
Sunny Crest Park	14.37%	346
Hoover Park	14.25%	343
Kiwanis Park	13.63%	328
Meier Park	13.59%	327
Hollowview Park	13.09%	315
Lincoln Park	13.09%	315
Ed Scheck Park	12.26%	295
Field Sike Park	12.09%	291
Leach Park & Boat Launch	12.05%	290
Parkway Drive	11.47%	276
Friendship Park	11.38%	274
McLamarrah Park	11.18%	269
Eagle's Landing Park and Boat Launch	10.51%	253
Pigeon Creek Park	9.89%	238
Pat & Jack Bush Scenic Overlook	8.81%	212
None	1.66%	40

Again, statistically significant differences emerged on the park they rated as most important based on age, race, income, and location.

Park	Age	Race	Income	Location
Crow Creek	Older than 55	Hispanic, White	Higher than $150,000	East, West, Iowa
Devils Glen	Older than 55	Hispanic, American Indian, Alaska Native	$100,000-$150,000	East, West, Iowa
Eagle Landing	Younger than 65		$25,000-$49,999	
Ed Scheck	Younger than 55			North, West
Edgewood	Younger than 55		Less than $150,000	Downtown, West
Field Sike	Younger than 65		$25,000-$49,999	North, West
Forest Grove			Higher than $150,000	North, East
Friendship	25-55			
Hollowview		Black, White	$50,000-$150,000	

Park	Age	Race	Income	Location
Hoover			$50,000-$150,000	
Kiwanis			$50,000-$150,000	
Leach	Older than 25		$50,000-$150,000	
Lincoln	Younger than 65		Less than $150,000	
McLamarrah	Younger than 55		$25,000-$49,999	
McManus	Younger than 65	Hispanic, American Indian, Alaska Native	Less than $150,000	Downtown, East Bettendorf
Meier	Younger than 65		Less than $150,000	Downtown, West Bettendorf
Middle	Older than 55	Hispanic	Less than $25,000	North, Illinois
Parkway Drive	Younger than 55			
Pat & Jack Bush			$25,000-$49,999	North, Iowa, Illinois
Pidgeon Creek	25-55			North, West
Sunny Crest	Younger than 55	Black, Asian		Downtown
Veterans Memorial	Older than 55	Hispanic, White	Higher than $75,000	East, West, Iowa

Amenities of Bettendorf Parks: The next question asked participants to rate the quality of a list of amenities of Bettendorf's parks, again offering the same 4-point Likert Scale with the option to select "N/A or no opinion." Again, a weighted average above 3.0 indicates more ratings of good or excellent for an overall positive impression.

Trails and park maintenance had the highest weighted averages at 2.8 each. Basketball courts and restrooms had the lowest weighted averages at 2.6 and 2.5, respectively. Again, none of the amenities rated a 3.0 or higher, suggesting areas of improvement for all the aspects about which the survey asked.

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How would you rate the quality of each of these aspects of Bettendorf's parks?	
	Weighted Average
Trails	2.82
Maintenance of the parks	2.8
Dog friendly	2.77
Playgrounds	2.77
Parking	2.76
Safety	2.74
Soft surfaces (e.g., grass, landscaping)	2.73
Soccer fields	2.72
Hard surfaces (e.g., parking lots, basketball courts)	2.71
Shelters	2.7
Pickleball courts	2.7
Ball diamonds	2.69
Tennis courts	2.67
Lighting	2.67
Benches and picnic tables	2.65
Basketball courts	2.59
Restrooms	2.51

People older than 55 rated the quality of the trails, park maintenance, shelters, benches and picnic tables, parking, ball diamonds, and soft surfaces higher than people younger than 55 did. Most people older than 55 had no opinion about the soccer fields, pickleball courts, tennis courts, or basketball courts, suggesting that they do not use these amenities.

People between the ages of 55 and 65 rated the quality of the playgrounds higher than any other age group did.

Interesting, ratings of park safety increased as respondents got older with people older than 55 rating it safer than people under 55 did.

Asian and Pacific Islanders rated the quality of parking higher than American Indian, Alaska Natives, Asian, Pacific Islanders or White residents did, followed by Hispanic and Black residents. Asian and Pacific Islanders rated the quality of the playgrounds higher than American Indian, Black, or White residents did; Hispanic residents rated the quality of the playgrounds higher than Black residents did. American Indian and Alaska Natives rated the pickleball courts of higher quality than the White residents did. Hispanic residents rated the safety of the parks higher than the Asian, Pacific Islanders, Black or White residents did.

People from North Bettendorf rated parks maintenance and quality of the hard surfaces (e.g., parking lots, basketball courts) and soft surfaces (grass, landscaping) lower than people from other areas of the city and beyond. People in East and West Bettendorf rated the dog friendliness of the parks and restrooms lower than people from North Bettendorf or downtown.

A higher percentage of people with incomes between $50,000 and $74,999 rated the maintenance of the parks, lighting, safety, hard surfaces (parking lots, basketball courts), soft surfaces (grass and

landscaping) and dog friendliness as lower quality than people of other income levels did. A higher percentage of people with incomes higher than $150,000 rated the restrooms of lower quality and parking of higher quality than people at lower income levels did.

Respondents then rated the same list of aspects in terms of their importance, again using the 4-point Likert scale. For this question, “Very Important” = 4, “Important” = 3, “Not Important” = 2, and “Not Important at All” = 1. Respondents again had the option to choose “N/A or No Opinion” which got no points and did not figure into the final average.

We ask these parallel questions for two reasons. First, we want to assess the relative importance of different aspects of amenities to understand people’s perceptions of them. Second, we compare perceptions of quality with perceptions of importance to see where they diverge. Items with a large discrepancy in these ratings become areas where respondents felt that Bettendorf Parks and Recreation either places too much emphasis or invested too many resources (negative number) compared to its perceived importance or too little (positive number).

Safety, maintenance of the parks, playgrounds, and restrooms all received weighted averages above 3.0, indicating that respondents see each of those features as “essential” or “important.” Basketball courts, dog friendly, tennis courts, and pickleball courts received the lowest ratings of around 2.7, and below the threshold that might suggest discussions about how to improve their quality are not as important to residents.

How would you rate the IMPORTANCE of each of these aspects of Bettendorf's parks?	
	Weighted Average
Safety	3.13
Maintenance of the parks	3.11
Playgrounds	3.03
Restrooms	3.02
Lighting	2.99
Benches and picnic tables	2.94
Trails	2.93
Parking	2.93
Hard surfaces (e.g., parking lots, basketball courts)	2.92
Shelters	2.91
Soft surfaces (e.g., grass, landscaping)	2.91
Ball diamonds	2.77
Soccer fields	2.74
Basketball courts	2.72
Dog friendly	2.71
Tennis courts	2.7
Pickleball courts	2.69

People older than 55 rated the trails, maintenance of the parks, restrooms, shelters, benches and picnic tables, parking, playgrounds, ball diamonds, soccer fields, pickleball courts, basketball courts, lighting, safety, hard surfaces, and soft surfaces as much more important than people younger than 55 did. The

percentage of people older than 55 who had no opinion on this question ranged between 25% and 33% for the soccer fields, basketball courts, tennis courts, and pickleball courts.

Asian and Pacific Islanders, Hispanic, and White residents rated the importance of the restrooms higher than the other ethnic or minority groups did. Hispanic residents rated the importance of the safety, shelters, and playgrounds higher than Asian, Pacific Islanders, Black or White residents did and rated the importance of hard surfaces as more important than Black or White residents did. White residents rated safety as more important than Black, Asian, Pacific Islander, American Indian or Alaskan Native did, but lower in importance than Hispanics did. Among the ethnic groups studied, Black residents rated shelters as least important. White and Hispanic residents rated the importance of the benches and picnic tables, lighting, and parking higher than American Indian or Alaskan Natives did. Hispanic residents rated the importance of basketball courts higher than White residents did. Asian, Pacific Islander, and Black residents rated the importance of the soft surfaces (grass and landscaping) lower than the other groups did.

People from North and downtown Bettendorf rated the importance of dog friendliness of parks and tennis courts lower than people from East or West Bettendorf did.

A higher percentage of people with incomes higher than $75,000 considered the ball diamonds more important and tennis courts less important than people with incomes less than $75,000 did.

When we compare perceptions of quality with perceptions of importance, some interesting conclusions emerge. Respondents saw a large need to improve restroom facilities, followed by safety, lighting, and maintenance. They felt that the Parks and Recreation Departments makes an appropriate investment in ball diamonds, tennis courts, soccer fields, pickleball courts, and making parks dog friendly.

	Quality	Importance	Difference
Restrooms	2.51	3.02	0.51
Safety	2.74	3.13	0.39
Lighting	2.67	2.99	0.32
Maintenance of the parks	2.8	3.11	0.31
Benches and picnic tables	2.65	2.94	0.29
Playgrounds	2.77	3.03	0.26
Shelters	2.7	2.91	0.21
Hard surfaces (e.g., parking lots, basketball courts)	2.71	2.92	0.21
Soft surfaces (e.g., grass, landscaping)	2.73	2.91	0.18
Parking	2.76	2.93	0.17
Basketball courts	2.59	2.72	0.13
Trails	2.82	2.93	0.11
Ball diamonds	2.69	2.77	0.08
Tennis courts	2.67	2.7	0.03
Soccer fields	2.72	2.74	0.02
Pickleball courts	2.7	2.69	-0.01
Dog friendly	2.77	2.71	-0.06

Perceptions of Parks and Recreation Facilities: The survey then asked participants four questions about existing Bettendorf facilities.

The first question asked participants to select all the facilities they have used in the last 12 months. The Bettendorf Community Center received the highest percentage of responses at 36.8%, followed by Frozen Landing at 34.1% and Palmer Hills Golf Course at 31.3%. 18% of respondents said they used none of the facilities in the last 12 months.

Which of the following Bettendorf Parks facilities have you used in the last 12 months? Check all that apply		
Answer Choices	Responses	
Community Center	36.82%	886
Frozen Landing	34.08%	820
Palmer Hills Golf Course	31.26%	752
None	17.96%	432

Usage again varied based on age, location, and race. No statistically significant differences emerged based on income.

Facility	Age	Race	Location
Community Center		American Indian, Alaskan Natives	Downtown
Frozen Landing		Black	Downtown, East, West
Palmer Hills		White, American Indian, Alaskan Natives	
None	Older than 55	Hispanic, White	North, Iowa

The survey then asked participants how often they typically visit each of the Bettendorf facilities with the options of "weekly (in season)," "monthly (in season)," "semiannually," "annually," "less than once a year," and "never." SurveyMonkey converts these answers to numbers to compute a weighted average with 5 = "weekly (in season)," 4 = "monthly (in season)," 3 = "semiannually," 2 = "annually," 1 = "less than once a year," and 0 = "never." The three facilities all earned a score greater than 3.0, indicating that respondents visit those facilities monthly to semi-annually when in season.

How often do you typically visit each of the following Bettendorf facilities?	
	Weighted Average
Palmer Hills Golf Course	3.4
Frozen Landing	3.39
Community Center	3.38

A higher percentage of people younger than 55 used the Community Center or Frozen Landing weekly, monthly or semi-annually than people older than 55 did. The frequency of use of Palmer Hills Golf Course did not vary significantly based on age.

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The next question asked participants to rate the quality of each Bettendorf facility using the same 4-point Likert Scale as the previous questions, with options of "excellent," "good," "fair," or "poor." Palmer Hills Golf Course received the highest weighted average at 2.9, followed by Frozen Landing at 2.8 and the Bettendorf Community Center at 2.7, all very positive though below the 3.0 threshold that would indicate more "excellent" and "good" responses than "fair" or "poor."

How would you rate the QUALITY of the following Bettendorf facilities?	
	Weighted Average
Palmer Hills Golf Course	2.94
Frozen Landing	2.81
Community Center	2.7

People older than 55 rated the quality of the Community Center and Frozen Landing lower or had no opinion compared to people younger than 55 did. Perceptions of Palmer Hills Golf Course did not vary based on age.

People in East and West Bettendorf and from Iowa rated the Community Center lower in quality than people from North or downtown Bettendorf or Illinois. A higher percentage of people with incomes less than $75,000 rated the quality of the Community Center higher than people with incomes greater than $75,000. A higher percentage of people with incomes between $50,000 and $74,999 or higher than $100,000 rated the quality of Palmer Hills Golf Course higher than people at other income levels.

The final question regarding Bettendorf facilities asked participants to rate the importance of each facility for the quality of life in the city using a 4-point Likert Scale using the options "critically important," "important," "not important," and "not important at all." Respondents also had the option to choose "N/A or No Opinion," which got no points and did not figure into the final average.

None of the options received a score of 3.0 or higher. The Community Center received the highest weighted average at 2.93, followed by Palmer Hills Golf Course at 2.89, and Frozen Landing at 2.8.

How would you rate the IMPORTANCE of the following Bettendorf facilities for the quality of life in the city?	
	Weighted Average
Community Center	2.93
Palmer Hills Golf Course	2.89
Frozen Landing	2.8

People older than 55 rated Frozen Landing and Palmer Hills Golf Course as more important than people younger than 55 did. American Indian and Alaskan Natives rated the importance of the Community Center higher than Asian and Pacific Islanders did. American Indian, Alaskan Natives and White residents rated the importance of Frozen Landing higher than Asian and Pacific Islanders did.

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When we compare the ratings on importance with the ratings on quality, we see a potential need to improve the quality of the Community Center.

Facility	Quality	Importance	Difference
Community Center	2.7	2.93	.23
Palmer Hills Golf Course	2.94	2.89	.05
Frozen Landing	2.81	2.8	.01

Perceptions of Parks and Recreation Programs: The survey then asked participants six questions about Bettendorf Parks and Recreation programs.

The first question in this section asked participants if they or their family members attend programs offered by Bettendorf Parks and Recreation. 71.7% of respondents said yes, while 24.4% answered no. Just under 4% chose "not sure."

Do you or family members attend programs offered by Bettendorf Parks and Recreation?		
Answer Choices	Responses	
Yes	71.70%	1381
No	24.35%	469
Not sure	3.95%	76

Age	Yes	No	Not Sure
18-25	88.0%	9.8%	2.2%
25-55	72.5%	24.7%	2.8%
55-65	62.6%	28.2%	9.2%
Older than 65	51.3%	37.0%	11.8%

More people under the age of 55 attend Parks and Recreation programs than people older 55 do. American Indian, Alaskan Natives, and Black residents more likely attend Parks and Recreation programs than the other racial or ethnic groups do. People from downtown Bettendorf most likely attend Parks and Recreation Programs; people from outside of Bettendorf most likely do not. A higher percentage of people with incomes between $75,000 and $99,999 or higher than $150,000 attend programs compared to people with incomes between $50,000 and $74,999.

The next question provided participants with a list of 45 Bettendorf Parks and Recreation programs and asked them to select all the programs that they have attended in the last 2 years. The largest percentage of respondents have attended soccer games (17.1%) followed by day camps (14.1%), playground programs (14.0%), and Coach Pitch baseball leagues (13.8%). Rugby Fit Clinic and Rookie Rugby League fell to the bottom with about 5-6% of respondents having attended these.

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Which of the following Bettendorf Parks and Recreation programs have you attended in the last 2 years? Please check all that apply		
Answer Choices	Responses	
Soccer	17.08%	372
Day Camp	14.14%	308
Playgrounds Program	13.96%	304
Coach Pitch Baseball League	13.82%	301
Adult Softball Leagues	13.73%	299
Babysitting for Success Classes	13.50%	294
Adult Kickball League	12.44%	271
Cooking - Junior Chef Classes	12.30%	268
Cake Decorating Classes	12.12%	264
Golf Lessons	11.29%	246
Adult Basketball League	11.02%	240
Creative Community: Paint & Plant Activity Kit	10.74%	234
Sports & Games	10.24%	223
Outdoor Pickleball	10.15%	221
Tennis Camps	10.10%	220
Cooking - Parent/Child Classes	9.92%	216
Creative Community: Paint Parties	9.92%	216
Summer Sports and Games	9.60%	209
Coach Pitch Softball League	9.32%	203
Tumbling Classes	9.32%	203
Little All Stars Basketball League	9.18%	200
Golden Fit Senior Fitness Class	9.04%	197
Little Poms Cheerleading Clinic	8.54%	186
Flag Football League	8.40%	183
Female Self-Defense Classes	8.26%	180
Indoor Soccer Clinics	8.26%	180
Tennis Lessons	8.22%	179
Magician's Academy	7.85%	171
Little All Stars Basketball Clinic	7.67%	167
Indoor Pickleball	7.62%	166
Winter Break Survival Activity Kit	7.53%	164
Winter Sports and Games	7.53%	164
Legend Baseball Clinic	7.39%	161
Little Hitters Baseball Clinic	7.30%	159
Little Spikers Volleyball Clinic	7.25%	158
Skiing & Snowboarding Lessons	7.25%	158
Tot Lot	7.25%	158
Music Therapy Classes	7.12%	155
Teen Vehicle Maintenance 101 Workshop	6.98%	152
Safely Home Alone Classes	6.89%	150
Wine: Discover & Learn Class	6.70%	146
Ultimate Frisbee Camp	6.24%	136
Little Hitters Softball Clinic	6.11%	133
Rugby Fit Clinic	6.01%	131
Rookie Rugby Clinic	5.51%	120
Other (please specify)	4.68%	102

A clear split in attendance at Parks and Recreation Programs exists between individuals younger than 55 and older than 55.

18-25	25-55	55-65	Older than 65
Junior Chef Classes, Little Poms Cheerleading Clinic, indoor pickleball	Playground programs	Outdoor pickleball, tennis lessons	Outdoor pickleball, indoor pickleball

No age difference exists for coach pitch baseball, day camp, Golden Fit Senior Classes, golf lessons, sports and games, summer sports and games, tennis camps, and tot lot. People younger than 65 more likely attended female self-defense classes, legend baseball clinic and flag football league than people older than 65.

The adult basketball league attracts more American Indian and Alaskan Native residents than any other race or ethnicity except Asian and Pacific Islanders. Far fewer White or Hispanic residents attend adult kickball league or adult softball leagues; the latter tends to attract more Black residents as does the coach pitch baseball league and Little Poms Cheerleading Clinic. White residents also have a lower likelihood to attend the cake decorating class or coach pitch softball league than the other racial or ethnic groups listed. Soccer, tennis camp and tot lot attracted a larger percentage of Hispanic residents than from other racial or ethnic groups.

The adult basketball league, adult softball leagues, adult kickball, cake decorating, paint and plant activity kit, little hitters baseball clinic, sports and games, and Wine: Discover and Learn classes attract a larger percentage of downtown Bettendorf residents than from elsewhere within or outside of the city. Downtown and West Bettendorf attract a higher percentage of residents for Babysitting for Success classes. Downtown, East, and West Bettendorf and the Iowa Quad Cities attract a higher percentage of people for soccer than from downtown Bettendorf or Illinois.

Income also influences the classes they take.

Less than $50K	$50K-$75K	$75K-$100K	$100K-$150K	More than $150K
Teen Vehicle Maintenance 101 Workshop	Teen Vehicle Maintenance 101 Workshop	Adult Basketball League, Adult Kickball League, Adult Softball Leagues, Teen Vehicle Maintenance 101 Workshop		Day Camp, Golf Lessons, Outdoor Pickleball, Playground Programs, Soccer, Tennis Camp and Lessons

A lower percentage of people with incomes greater than $150,000 attend cake decorating classes, coach pitch softball league, Creative Community: Paint and Plant Activity Kit, Golden Fit senior fitness class, legends baseball clinic, rugby clinics, skiing and snowboarding lessons, ultimate frisbee camp, and Wine: Discover and Learn Class.

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Respondents also had the option to select "other." Those verbatim responses appear in Appendix C and fall into the following categories:

- Pickleball
- Swim Lessons
- Dog Swim
- Music Events
- Summer Concerts
- Bettendorf Park Band
- Veterans Events
- Yoga
- Self Defense
- Dance
- Senior golf cart tour
- Corporate Games
- Dek Hockey
- Walking on bike paths
- Board Game Nights
- Library Concerts
- Kayaking
- Ninja Class
- Volleyball

The survey then asked participants to rate the quality of the programs they have attended using the same 4-point Likert scale as above, with the options "excellent," "good," "fair," "poor," and "N/A or no opinion." None of the programs received a weighted average of 3.0 or higher, indicating opportunities for future analysis and discussion. Golf lessons, playgrounds program, adult basketball league, adult's kickball league, summer sports and games, and soccer had the highest weighted averages at 2.81 or higher.

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Of the programs you have attended, please rate the quality of these programs	
	Weighted Average
Golf Lessons	2.85
Playgrounds Program	2.84
Adult Basketball League	2.83
Adult Kickball League	2.83
Summer Sports & Games	2.83
Soccer	2.81
Adult Softball Leagues	2.79
Cake Decorating Classes	2.78
Tennis Lessons	2.78
Wine: Discover & Learn Class	2.78
Coach Pitch Baseball League	2.77
Flag Football League	2.77
Indoor Soccer Clinics	2.77
Magician's Academy	2.77
Sports & Games	2.77
Cooking - Junior Chef Classes	2.76
Creative Community: Paint & Plant Activity Kit	2.76
Day Camp	2.76
Little All Stars Basketball Clinic	2.76
Little Hitters Softball Clinic	2.76
Music Therapy Classes	2.76
Special Population Spring Formal	2.76
Tennis Camps	2.76
Tot Lot	2.76
Tumbling Classes	2.76
Ultimate Frisbee Camp	2.76
Winter Sports & Games	2.76
Babysitting for Success Classes	2.75
Coach Pitch Softball League	2.75
Golden Fit Senior Fitness Class	2.75
Little Spikers Volleyball Clinic	2.75
Rookie Rugby Clinic	2.75
Safely Home Alone Classes	2.75
Cooking - Parent/Child Classes	2.74
Creative Community: Paint Parties	2.74
Little Hitters Baseball Clinic	2.74
Indoor Pickleball	2.74
Rugby Fit Clinic	2.74
Legend Baseball Clinic	2.73
Little All Stars Basketball League	2.73
Little Poms Cheerleading Clinic	2.73
Outdoor Pickleball	2.73
Teen Vehicle Maintenance 101 Workshop	2.73
Winter Break Survival Activity Kit	2.73
Santa's Day Out	2.72
Skiing & Snowboarding Lessons	2.72
Female Self-Defense Classes	2.7

A majority of people older than 55 selected “N/A or no opinion.”

The next question asked participants to rate the quality of nine aspects of Bettendorf programs using the same 4-point Likert Scale to create a weighted average using “excellent,” “good,” “fair,” “poor,” and “N/A or no opinion.” “Meets the needs of a wide variety of ages” received the highest weighted average at nearly 3.0, followed by “accessible,” “affordable,” and “high quality” at 2.9 each. “Unique” had the lowest weighted average at 2.82, but still a respectable score.

Please rate the quality of the following aspects of Bettendorf Programs	
	Weighted Average
Meets the needs of a wide variety of ages	2.99
Accessible	2.92
Affordable	2.9
High quality	2.89
Quality coaching and program leaders	2.86
Collaborative	2.86
Well staffed	2.85
Quality of facility	2.84
Unique	2.82

People between the ages of 55 and 65 rated the programs lower on affordability than people between the ages of 25 and 55 or older than 65 did. People younger than 55 rated the quality of coaching and program leaders higher than people older than 55 did.

Hispanic and White respondents rated “meets the needs of a wide variety of ages” higher on quality than American Indian, Alaskan Native, or Asian/Pacific Islanders did. Black residents rated programs lowest on accessibility. Black, American Indian, and Alaskan Native residents rated the quality of the programs lower than Hispanic and White residents did.

North Bettendorf residents rated the quality of staffing higher than people from other neighborhoods did.

The survey then asked participants to rate the importance of those nine aspects of Bettendorf Programs using the 4-point Likert Scale with options “critically important,” “important,” “not important,’ “not important at all,” and “N/A or no opinion.” “Affordable,” “meets the needs of a wide variety of ages,” and “accessible” had the highest weighted averages at 3.1 each, indicating that respondents see those aspects as the most important aspects of Bettendorf programs. “Unique” and “collaborative” fell to the bottom.

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Please rate the IMPORTANCE of the following aspects of Bettendorf Programs	
	Weighted Average
Affordable	3.11
Meets the needs of a wide variety of ages	3.09
Accessible	3.09
Well staffed	3.04
Quality coaching and program leaders	3.02
High quality	3.01
Quality of facility	2.98
Collaborative	2.88
Unique	2.8

People older than 55 rated meeting the needs of a variety of ages, affordability, accessibility, high quality, uniqueness, and quality of the facilities as more important than people younger than 55 did. People younger than 55 rated the quality of coaching and program leaders as more important than people older than 55 did.

Black residents rated the importance of meeting the needs of a wide variety of ages as more important than people from other racial or ethnic groups did. Hispanic and White residents rated affordability, accessibility, and the quality of coaching and program leaders as more important than the other groups did. White residents rated the importance of quality higher than Black residents did. Black, American Indian, and Alaskan Natives rated "well-staffed" as more important than the other racial or ethnic groups did. Hispanic residents rated the quality of the facilities as more important than the other racial or ethnic groups did.

People living in downtown Bettendorf rated "accessibility" and "high quality" as less important than people from other parts of the city.

A higher percentage of people with incomes greater than $100,000 rated "affordability" as important compared to people with incomes of less than $100,000.

When we compare the quality and the importance of these aspects of Bettendorf programs, we find a desire and opportunity to make these **programs more affordable, better staffed, and more accessible**.

	Quality	Importance	Difference
Affordable	2.9	3.11	0.21
Well staffed	2.85	3.04	0.19
Accessible	2.92	3.09	0.17
Quality coaching and program leaders	2.86	3.02	0.16
Quality of facility	2.84	2.98	0.14
High quality	2.89	3.01	0.12
Meets the needs of a wide variety of ages	2.99	3.09	0.1
Collaborative	2.86	2.88	0.02
Unique	2.82	2.8	-0.02

The final question about Bettendorf Parks and Recreation programs asked participants how they learn about the programs. Most respondents said they learn about programs via email (53.5%), followed by social media (42%), and word of mouth (40.3%). This becomes important information for communicating future opportunities.

How do you learn about Bettendorf Parks and Recreation Programs? Check all that apply		
Answer Choices	Responses	
Email	53.51%	1264
Social Media	41.62%	983
Word of mouth	40.30%	952
Newsletter	31.50%	744
Parks Brochure/Catalogue	31.50%	744
Other (please specify)	1.78%	42

Again, statistically significant differences emerged based on age, race, location, and income in how people learn about Bettendorf Parks and Recreation programs.

	Age	**Race**	**Location**	**Income**
Email	Older than 55			More than $100,000
Social Media	Younger than 65	Hispanic	West Bettendorf	
Word of Mouth	25-55		Iowa	
Newsletter	Younger than 55	Black, American Indian, Alaskan Natives	North Bettendorf	$50,000-$74,999
Brochure	25-55	White, American Indian, Alaskan Natives	North Bettendorf	Less than $50,000

The question also allowed respondents to select "other" and asked them to specify that event. 42 people selected the "other (please specify)" option. Their verbatim responses appear in Appendix C, and fall into the following categories:

- Grew up in Bettendorf and know about the events
- Website
- Friends and Family
- Flyers at Library or around the City
- Direct passing card
- Text
- City Youtube page
- Co-worker
- Google
- Museum
- Facebook
- Quad City Times announcement
- Neighbors
- Schools

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Perceptions of Parks and Recreation Events: The survey then asked participants three questions about Bettendorf Parks and Recreation events.

The first question provided respondents with a list of 15 Bettendorf Parks and Recreation events and asked them to select all the events they have attended. Of the 15 event answer choices, the Bettendorf Fourth of July Festival received the most responses at 44.6%, followed by the Bettendorf Park Band Summer Concert Series at 30.4% and Movies in the Park at 26%. The St. Patrick's Day Special Population Dance and Yoga in the Park received the least number of selections at 14.5% and 14.1%, respectively, and 1.5% of respondents selected "other."

Which of the following events have you attended? Please check all that apply.		
Answer Choices	Responses	
Bettendorf Fourth of July Festival	44.57	10
Bettendorf Park Band Summer Concert Series	30.39%	686
Movies in the Park	26.05%	588
Bettendorf Park & Rec Night	22.46%	507
Dogtoberfest	19.18%	433
Winter Carnival	17.72%	400
Country Hoe Down Special Population Dance	17.46%	394
Get Out And Trail	17.37%	392
Frosty Four Fun Run	17.06%	385
Jamie Hill Memorial Golf Tournament	16.48%	372
Healthiest State Walk	16.39%	370
Senior Golf Cart Tour	15.86%	358
Swim Bash Special Population Pool Party	15.73%	355
St. Patrick's Day Special Population Dance	14.53%	328
Yoga in the Park	14.09%	318
Other (please specify)	1.51%	34

34 people selected the "other (please specify)" option. Their verbatim responses appear in Appendix C, and fall into the following categories:

- Senior 55 exercise class
- Dog swim
- Live music at Fayes
- Mayor's birthday Bash
- Cars and Coffee
- Board Game Nights
- Memorial Day/Veteran's Day
- Public Works Day
- Glass Hunt
- Halloween Parade

Event	Age	Race	Location	Income
Band Concerts	Older than 55	Black, Hispanic	Downtown, East, West	Less than $49,999
Dogtoberfest		Black		

Fourth of July	Older than 55	White, Hispanic	East, West	More than $150,000

Event	Age	Race	Location	Income
Frosty Four	Younger than 55	American Indian, Alaskan Native, Black		Less than $150,000
Healthiest State	Younger than 55			
Hoe Down	Younger than 55	Black	Downtown	Less than $150,000
Jamie Hill Golf	Older than 65		Illinois	$50,000-$74,999
Movie in Park	Younger than 65	Hispanic		More than $75,000
Parks & Rec Night	Younger than 55	Asian, Pacific Islanders, Black	Downtown	Less than $150,000
Senior Golf Cart	Older than 65			$50,000-$74,999
St. Patrick Dance	Younger than 55		Illinois	$50,000-$74,999
Swim Bash	Younger than 55			$50,000-$74,999
Winter Carnival	Younger than 55		Illinois	$50,000 - $150,000
Yoga in Park	Younger than 55		Illinois	

The next question asked participants to rate the quality of each of the 15 events using the same 4-point Likert Scale. Only the Bettendorf Fourth of July Festival rated a 3.0 or higher (3.04), indicating that respondents view that event as "good" to "excellent." The Bettendorf Park Band Summer Concert Series and Bettendorf Park & Rec Night rated the next highest at 2.9. The Country Hoe Down Special Population Dance rated the lowest with a score of 2.73.

How would you rate the QUALITY of the following Bettendorf Parks and Recreation events?	
	Weighted Average
Bettendorf Fourth of July Festival	3.04
Bettendorf Park Band Summer Concert Series	2.89
Bettendorf Park & Rec Night	2.86
Movies in the Park	2.84
Dogtoberfest	2.83
Winter Carnival	2.82
Frosty Four Run	2.78
Get Out And Trail	2.78
Healthiest State Walk	2.78
Senior Golf Cart Tour	2.78
Swim Bash Special Population Pool Party	2.77
St. Patrick's Day Special Population Dance	2.76
Jamie Hill Memorial Golf Tournament	2.75
Yoga in the Park	2.75
Country Hoe Down Special Population Dance	2.73

The majority of people older than 55 had no opinion.

The final question about Bettendorf Parks and Recreation events asked participants to rate the importance of each of the 15 events using the same 4-point Likert Scale with the options "critically important," "important," "not important," and "not important at all", along with the option of "N/A or no opinion." Similar to the last question, the Bettendorf Fourth of July Festival received the highest weighted average score at 3.05, the only event to score above a 3.0. The Bettendorf Park Band Summer Concert Series and Movies in the Park received the next highest scores at 2.9 each. The County Hoe Down Special Population Dance and Frosty Four Run fell to the bottom as least importance, but still a very respectable 2.8.

How would you rate the IMPORTANCE of the following Bettendorf Parks and Recreation events?	
	Weighted Average
Bettendorf Fourth of July Festival	3.05
Bettendorf Park Band Summer Concert Series	2.89
Movies in the Park	2.85
Bettendorf Park & Rec Night	2.84
Get Out And Trail	2.83
Healthiest State Walk	2.82
Swim Bash Special Population Pool Party	2.82
Winter Carnival	2.82
St. Patrick's Day Special Population Dance	2.8
Dogtoberfest	2.79
Senior Golf Cart Tour	2.79
Jamie Hill Memorial Golf Tournament	2.78
Yoga in the Park	2.78
Country Hoe Down Special Population Dance	2.76
Frosty Four Run	2.75

White and Hispanic residents rated the Fourth of July Festival as more important than Black residents did. People in North Bettendorf rated the Healthiest State Walk and Jamie Hill Memorial Golf Tournament as more important than people from other geographies did. People in North Bettendorf and Illinois rated Yoga in the Park as more important than people from other geographies did.

A higher percentage of people with incomes between $50,000 and $74,999 rated the Bettendorf Parks and Recreation Night, Healthiest State Walk, and Get Out and Trail as critically important compared to people at other income levels.

When we compare ratings of importance with those of quality, we find that every event has the appropriate investment based on the difference between quality and importance.

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Event	Quality	Importance	Difference
Get Out And Trail	2.78	2.83	0.05
Swim Bash Special Population Pool Party	2.77	2.82	0.05
Healthiest State Walk	2.78	2.82	0.04
St. Patrick's Day Special Population Dance	2.76	2.8	0.04
Country Hoe Down Special Population Dance	2.73	2.76	0.03
Jamie Hill Memorial Golf Tournament	2.75	2.78	0.03
Yoga in the Park	2.75	2.78	0.03
Movies in the Park	2.84	2.85	0.01
Senior Golf Cart Tour	2.78	2.79	0.01
Bettendorf Fourth of July Festival	3.04	3.05	0.01
Bettendorf Park Band Summer Concert Series	2.89	2.89	0
Winter Carnival	2.82	2.82	0
Bettendorf Park & Rec Night	2.86	2.84	-0.02
Frosty Four Run	2.78	2.75	-0.03
Dogtoberfest	2.83	2.79	-0.04

Desired Future for Bettendorf Parks and Recreation

The survey then focused on participants' opinions about Bettendorf Parks and Recreation's relationships with the City of Bettendorf and other partners and recommendations for the Parks and Recreation department's future.

The first question asked participants to indicate their level of agreement with 10 statements regarding Bettendorf Parks and Recreation, its relationship with the City of Bettendorf, and its other partnerships. The question again used a 4-point Likert Scale with options "totally agree" = 4, "agree" = 3, "disagree" =2, and "totally disagree" =1. Respondents again had the option to choose "N/A or No Opinions" which did not figure into the final average.

Only the statement "Parks and Recreation provide an important amenity for attracting Bettendorf residents" received a score of 3.0 or higher (3.0). Other statements that received scores just under 3.0 include "I am proud of Bettendorf's parks," "I am proud of Bettendorf's recreational programs," and "Parks and Recreation provides a place for residents to gather to build community" each received scores of 2.98. That the city provides adequate funding for Parks and Recreation and Parks and Recreation partners sufficiently with the TBK Sports Complex falling to the bottom of the list at a respectable 2.85.

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Please indicate your level of agreement with the following statements	
	Weighted Average
Parks and recreation provide an important amenity for attracting Bettendorf residents	3
I am proud of Bettendorf's parks	2.98
I am proud of Bettendorf's recreational programs	2.98
Parks and Recreation provides a place for resident to gather to build community	2.98
City adequately supports the Parks and Recreation department	2.94
Parks and Recreation partners sufficiently with the YMCA	2.88
Parks and Recreation partners sufficiently with the Bettendorf school district	2.86
All parts of the city have adequate access to parks and recreational facilities	2.86
City provides adequate funding for Parks and Recreation	2.85
Parks and Recreation partners sufficiently with TBK Sports Complex	2.85

The next question asked participants to rank the same eight statements based on their importance using the same 4-point Likert scale as the others in the survey: “critically important” = 4, “important” = 3, “not important” = 2 or “not important at all” = 1 with a “N/A or no opinion” option that received no points.

Respondents rated “City adequately supports the Parks and Recreation department” and “City provides adequate funding for Parks and Recreation” as the most important, with scores of 3.14 and 3.13, respectively. The statements “Parks and Recreation partners sufficiently with TBK” and “Parks and Recreation partners sufficiently with the YMCA” received the lowest weighted average scores at 2.83 each, indicating respondents do not view those partnerships as important as the other statements.

How important do you rank each of the following?	
	Weighted Average
City adequately supports the Parks and Recreation department	3.14
City provides adequate funding for Parks and Recreation	3.13
All parts of the city have adequate access to parks and recreational facilities	3.06
Parks and recreation provide an important amenity for attracting Bettendorf residents	3.04
Parks and Recreation provides a place for resident to gather to build community	2.99
Parks and Recreation partners sufficiently with the Bettendorf school district	2.93
Parks and Recreation partners sufficiently with TBK	2.83
Parks and Recreation partners sufficiently with the YMCA	2.83

American Indian, Alaskan Native, and Black residents rated adequate city support as more important than the other racial or ethnic groups did, while Black residents rated the city providing adequate funding as less important than the other racial or ethnic groups did. White and Hispanic residents rated sufficient partnerships with the YMCA and Bettendorf School District as more important than the others did. Hispanic residents also rated providing all parts of the city with adequate access to parks and recreational facilities, using parks and recreation as an amenity to attract Bettendorf residents, and providing an important place for residents to gather to build community as more important than other groups did, with White rating that as second most important among the racial groups reviewed.

A higher percentage of people with incomes between $50,000 and $74,999 totally agreed with the statement that “Parks and Recreation partners sufficiently with the Bettendorf School District” than people at other income levels did. A higher percentage of people with incomes greater than $150,000

indicated that they have pride in Bettendorf's recreational programs compared to people at lower income levels.

When we compare the ratings on quality with those of importance, we find that respondents would like to see the city provide more funding and support to Parks and Recreation and to provide more adequate access to parks and recreational facilities to all parts of the city.

	Quality	Importance	Difference
City provides adequate funding for Parks and Recreation	2.85	3.13	0.28
City adequately supports the Parks and Recreation department	2.94	3.14	0.2
All parts of the city have adequate access to parks and recreational facilities	2.86	3.06	0.2
Parks and Recreation partners sufficiently with the Bettendorf school district	2.86	2.93	0.07
Parks and recreation provide an important amenity for attracting Bettendorf residents	3	3.04	0.04
Parks and Recreation provides a place for resident to gather to build community	2.98	2.99	0.01
Parks and Recreation partners sufficiently with TBK Sports Complex	2.85	2.83	-0.02
Parks and Recreation partners sufficiently with the YMCA	2.88	2.83	-0.05

Finally, the survey asked participants to prioritize 12 possible projects or activities on which Bettendorf Parks and Recreation could focus over the next 10 years. The 4-point Likert Scale used the options "top priority" = 4, "priority" = 3, "not a priority" = 2 and "should not consider" =1, with the option to select "N/A or no opinion." Again, we evaluate these both based on their overall rating with anything above a 3.0 considered a priority among respondents and anything below a 3.0 as less of a priority with anything close to 1.0 as something they do not prioritize at all. We also look at their comparative scores to see how they rank in relation to each other.

Of these options, "More park activities for older kids (e.g., 10–15-year-olds)" and "Upgrade indoor facilities" received the highest weighted average scores of 2.91 each. "Add dog parks" received the lowest weighted average score by far at 2.54, indicating that respondents do not feel the city should prioritize that project as much as the others, an interesting finding given that nearly two-thirds of respondents own a dog.

Bettendorf Parks and Recreation must prioritize limited funding to address systems needs over the next 10 years. For each of the following, how would you prioritize the following possible projects or activities?

	Weighted Average
More park activities for older kids (e.g., 10-15 year olds)	2.91
Upgrade indoor facilities	2.91
Improve recreational programs	2.88
Improve parks maintenance	2.88
Better connect the trails	2.88
Create a community center for recreational programs and community use	2.87
Add new recreational programs	2.79
Provide more information about parks programming	2.79
Build more neighborhood or pocket parks	2.77
Develop Forest Grove Park	2.76
Acquire new land or open spaces	2.71
Add dog parks	2.54

Hispanic and Asian or Pacific Island residents rated "Improve recreational facilities" as a higher priority than American Indian or Alaskan Natives did. Hispanic residents rated upgraded indoor facilities as a higher priority than Black residents did. White residents rated acquiring new land or open spaces as a higher priority than Black residents did.

Residents of North Bettendorf rated "acquire new land or open spaces," "develop Forest Grove Park," "better connect trails," and "build more neighborhood or pocket parks" as higher priorities than people from other geographies did.

A higher percentage of people with incomes between $50,000 and $74,999 rated "add new recreation programs," "develop Forest Grove Park," and "acquire new land or open spaces" as a top priority than any other income group did. A lower percentage of people with incomes between $75,000 and $99,999 rated "upgrade indoor facilities" as a top priority than people at other income levels did.

To further prioritize this list and remove the temptation to rate them all as a high priority, the last question asked participants to choose **one project** from the same list of 12 for Bettendorf Parks and Recreation to undertake.

"Create a community center for recreational programs and community use" overwhelmingly received the most responses at 30.7%, followed by "more park activities for older kids" (10.9%), and then "better connect the trails" (7.9%). "Acquire new land or open spaces" and "provide more information about parks programming" received less than 5% of responses at 4.3% and 4.0%, respectively.

If you had to choose ONE project for Bettendorf Parks and Recreation to undertake, what would you choose?

Answer Choices	Responses	
Create a community center for recreational programs and community use	30.73%	724
More park activities for older kids (e.g., 10-15 year olds)	10.87%	256
Better connect the trails	7.85%	185
Improve parks maintenance	7.34%	173
Upgrade indoor facilities	7.22%	170
Add new recreational programs	6.07%	143
Improve recreational programs	5.73%	135
Build more neighborhood or pocket parks	5.35%	126
Develop Forest Grove Park	5.26%	124
Add dog parks	5.22%	123
Acquire new land or open spaces	4.33%	102
Provide more information about parks programming	4.03%	95

Significantly more Hispanic residents chose "more activities for older kids" than White residents did. More American Indian, Alaskan Native, Asian, Pacific Islander, and Black residents selected "Improve recreational programs" compared to White residents. More White residents chose "create a community center" than the other racial or ethnic groups did, followed by Hispanic residents.

An overwhelmingly more significant percentage of North Bettendorf residents (59.3%) chose "create a community center" as their top priority. West Bettendorf residents would prefer better connected trails as would Iowans.

Other Comments about Bettendorf Parks and Recreation

The survey ended with an open-ended question that asked respondents to share, "*What have we not asked about Bettendorf Parks and Recreation that we should know as we plan the organization's future?*" The 1110 verbatim responses received appear in Appendix C, excluding "NA," "none," "I don't know," "You covered it," or the equivalents of these sentiments.

Although there is some commonality among the open-ended answers, they mostly duplicate the findings of the survey: *Most of the programs and parks are good with*

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Parks & Recreation Strategic Planning Committee

Kim Kidwell- Director of Culture & Recreation
Liz Solis-Willis- Recreation Manager
Nathan Pittman- Recreation Manager
Meredith Fabrizius- Recreation Coordinator
Isaac Jacobs- Recreation Coordinator
Kim Radcliff- Parks & Recreation Administrative Assistant
Jason Manfull- Parks Maintenance Supervisor
Decker Ploehn- City Administrator
Jeff Reiter- Assistant City Administrator
Cathy Duda- Parks Advisory Board
Betsy Flaherty- Parks Advisory Board
Bob Sartor- Parks Advisory Board
Frank Baden- City Council
Lisa Brown- City Council
Laura Wittnebel- Friends of Bettendorf Parks Foundation
Mark Hunt- Community Development Director
Taylor Beswick- Senior City Planner

OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS, *UnityPoint Health – Trinity will celebrate its 20th Anniversary at its Bettendorf campus on February 18, 2024; and*

WHEREAS, *the hospital opened its doors on February 18, 2004, and has seen an increase in patient services since that time and continues to grow and change according to healthcare needs; and*

WHEREAS, *having community partners committed to preventing illness and injury among our residents is vital to the overall health of our community; and*

WHEREAS, *UnityPoint Health - Trinity employees, medical staff, volunteers, hospital, and foundation boards have worked tirelessly together and has willingly given their time, expertise, and compassion to provide excellence in patient care.*

NOW, THEREFORE, *I, Robert S. Gallagher, Mayor of the City of Bettendorf, Iowa, do hereby proclaim* **Sunday, February 18, 2024** *as*:

"TRINITY BETTENDORF DAY"

in the City of Bettendorf and call upon all citizens of our great city to join with me in congratulating Unity-Point Health Trinity on their 20th Anniversary and wishing them well on their next 20 years.

DATED *this 6th day of February, 2024.*

_____

Mayor Robert S. Gallagher

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer

Item Title

Public hearing for the 18th Street Reconstruction Project from 53rd Avenue to St. Andrews Circle.

Resolution approving the plans, specifications, and form of contract for the 18th Street Reconstruction Project from 53rd Avenue to St. Andrews Circle.

Explanation

The proposed improvements consist of reconstructing approximately 1,201 lineal feet of 45.5' and 38.5' wide existing concrete pavement with new 6" (six) inch to eight (8") inch Portland Cement Concrete (PCC) pavement on a drainable subbase with subdrains on 18th Street from 53rd Avenue to St. Andrews Circle. There will also be eight (8") inch patching on 56th Avenue West for approximately 300 feet west of the 18th Street intersection. Also included with this project is the removal and replacement of driveway approaches, partial reconstruction of sidewalks, storm sewer intake reconstruction, storm sewer intake adjustments, manhole adjustments, pavement striping, sodding, erosion control, traffic control, and other work related to reconstructing this street.

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 (PW0529) was approved with a total budget of $1,200,000.00 within the Community Improvement Program (CIP).

List Attachments

Resolution; Plans and Specifications (on file in the office of the City Engineer).

RESOLUTION NO. _____-24

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, AND FORM OF CONTRACT FOR THE 18TH STREET RECONSTRUCTION PROJECT FROM 53RD AVENUE TO ST. ANDREWS CIRCLE

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 street of said city; namely the

18th Street Reconstruction Project from 53rd Avenue to St. Andrews Circle

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 6th day of February, 2024,

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 6th day of February 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: January 2, 2024 (SPH)
January 16, 2024 (HPH)
REQUESTED BY: Mark Hunt

Item Title

Resolution setting a date for public hearing on an ordinance amending the Zoning Map for property generally located at the SE corner of Middle Road and Forest Grove Drive, A-1 Agricultural/Urban Reserve District to C-2 Community Commercial District, submitted by John H. Ven Horst Family Limited Partnership. (Case 23-085) (1/2/24)

Public hearing and first reading of an ordinance amending the Zoning Map for property generally located at the SE corner of Middle Road and Forest Grove Drive, A-1 Agricultural/Urban Reserve District to C-2 Community Commercial District, submitted by John H. Ven Horst Family Limited Partnership. (Case 23-085) (1/16/24)

Explanation

The John H. Ven Horst Family Limited Partnership has submitted a request to rezone approximately 11.3 acres of land located on the southeast corner of Forest Grove Drive and Middle Road from A-1, Agricultural/Urban Reserve District to C-2, Community Commercial District. Property contained within the tract of land and surrounding it is currently in agricultural production and zoned A-1. The proposed rezoning to C-2 will be the first rezoning in this sector of the Forest Grove Drive and Middle Road intersection and will allow for a conceptual use of commercial-office use. A submitted conceptual exhibit shows how a possible office use development could be situated on the tract proposed to be rezoned. Given the conceptual nature of the proposed use and the sufficient size of the tract of land being rezoned, staff is satisfied with the submitted exhibit for analyzing the rezoning request. Site specific considerations related to a commercial development will require further review at the final plat and site development plan review stages.

The development area is shown as Community Commercial (CC) on the Future Land Use Map. As an added note, the proposal is also consistent with the 2024 Draft Future Land Use Map. The proposed commercial-office use will complement the surrounding developments including Iron Tee Golf Complex. Furthermore, the size of the rezoned tract allows for ample buffering and transitioning of uses when considering future residential developments east of this location. The proposal is consistent with uses and character envisioned in an CC, Community Commercial Future Land Use area. The development proposal also supports Goal C: Attract and Retain Business and Industry and Goal E: Enhance Community Design and Character of the Comprehensive Plan.

The Planning and Zoning Commission made a recommendation for approval of the rezoning request at their December 20, 2023.

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

N/A

List attachments

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

RESOLUTION NO. _____ - 24

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING THE ZONING 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

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for January 16, 2024 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of an ordinance amending the Zoning Map from A-1 Agricultural/Urban Reserve District to C-2 Community Commercial District for property generally located at the SE corner of Middle Road and Forest Grove Drive and legally described as follows:

Part of the southeast quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the at the northeast corner of the southeast quarter of said Section 2;

Thence South 01 degree 59 minutes 26 seconds East along the east line of the southeast quarter said Section 2, a distance of 59.83 feet to the southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2022-23610;

Thence South 87 degrees 14 minutes 39 seconds West along said southerly right of way line, a distance of 339.88 feet to the southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2023-18876;

Thence South 80 degrees 23 minutes 26 seconds West along said southerly right of way line, a distance of 56.87 feet;

Thence South 67 degrees 34 minutes 55 seconds West along said southerly right of way line, a distance of 50.84 feet to the Point of Beginning;

Thence South 02 degrees 45 minutes 21 seconds East, a distance of 465.00 feet;

Thence South 87 degrees 14 minutes 39 seconds West, a distance of 1,218.85 feet to the southeasterly right of way line of Middle Road;

Thence North 31 degrees 41 minutes 35 seconds East along said southeasterly right of way line, a distance of 80.86 feet;

Thence North 58 degrees 18 minutes 25 seconds West along said southeasterly right of way line, a distance of 5.00 feet;

Thence North 31 degrees 41 minutes 35 seconds East along said southeasterly right of way line, a distance of 437.35 feet to the southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2022-23610;

Thence North 46 degrees 34 minutes 10 seconds East along said southerly right of way line, a distance of 84.03 feet;

Thence North 74 degrees 01 minute 36 seconds East along said southerly right of way line, a distance of 17.34 feet;

Thence North 87 degrees 14 minutes 39 seconds East along said southerly right of way line, a distance of 643.63 feet;

Thence South 69 degrees 24 minutes 42 seconds East along said southerly right of way line, a distance of 103.47 feet;

Thence North 87 degrees 14 minutes 39 seconds East along said southerly right of way line and the southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2023-18876, a distance of 62.72 feet;

Thence North 67 degrees 34 minutes 55 seconds East along said southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2023-18876, a distance of 50.84 feet to the Point of Beginning.

The above-described parcel contains 509,542 square feet or 11.70 acres, more or less as shown by the attached Final Plat.

For the purpose of this description bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

PASSED, APPROVED, AND ADOPTED this _____day of _____, 2024.

_____

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. _____ - 24

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONING MAP FOR PROPERTY GENERALLY LOCATED AT THE SE CORNER OF MIDDLE ROAD AND FOREST GROVE DRIVE A-1 AGRICULTURAL/URBAN RESERVE DISTRICT TO C-2, COMMUNITY COMMERCIAL DISTRICT

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA,

Section 1. That the Bettendorf, Iowa, 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 property generally located at the SE corner of Middle Road and Forest Grove Drive and which is legally described as follows:

Part of the southeast quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the at the northeast corner of the southeast quarter of said Section 2;

Thence South 01 degree 59 minutes 26 seconds East along the east line of the southeast quarter said Section 2, a distance of 59.83 feet to the southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2022-23610;

Thence South 87 degrees 14 minutes 39 seconds West along said southerly right of way line, a distance of 339.88 feet to the southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2023-18876;

Thence South 80 degrees 23 minutes 26 seconds West along said southerly right of way line, a distance of 56.87 feet;

Thence South 67 degrees 34 minutes 55 seconds West along said southerly right of way line, a distance of 50.84 feet to the Point of Beginning;

Thence South 02 degrees 45 minutes 21 seconds East, a distance of 465.00 feet;

Thence South 87 degrees 14 minutes 39 seconds West, a distance of 1,218.85 feet to the southeasterly right of way line of Middle Road;

Thence North 31 degrees 41 minutes 35 seconds East along said southeasterly right of way line, a distance of 80.86 feet;

Thence North 58 degrees 18 minutes 25 seconds West along said southeasterly right of way line, a distance of 5.00 feet;

Thence North 31 degrees 41 minutes 35 seconds East along said southeasterly right of way line, a distance of 437.35 feet to the southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2022-23610;

Thence North 46 degrees 34 minutes 10 seconds East along said southerly right of way line, a distance of 84.03 feet;

Thence North 74 degrees 01 minute 36 seconds East along said southerly right of way line, a distance of 17.34 feet;

Thence North 87 degrees 14 minutes 39 seconds East along said southerly right of way line, a distance of 643.63 feet;

Thence South 69 degrees 24 minutes 42 seconds East along said southerly right of way line, a distance of 103.47 feet;

Thence North 87 degrees 14 minutes 39 seconds East along said southerly right of way line and the southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2023-18876, a distance of 62.72 feet;

Thence North 67 degrees 34 minutes 55 seconds East along said southerly right of way line of Forest Grove Drive as established by Deed recorded as Document #2023-18876, a distance of 50.84 feet to the Point of Beginning.

The above-described parcel contains 509,542 square feet or 11.70 acres, more or less as shown by the attached Final Plat.

For the purpose of this description bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

and which is now zoned A-1 Agricultural/Urban Reserve District, is hereby repealed and said described land shall hereinafter be zoned C-2, Community Commercial 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 _____, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: December 20, 2023

Case No.:	23-085
Request:	Rezoning
Location:	Southeast Corner of Forest Grove Drive and Middle Road
Applicant:	John H. Ven Horst Family Limited Partnership
Current Zoning:	A-1, Agricultural/Urban Reserve District
Proposed Zoning:	C-2, Community Commercial District
Future Land Use:	CC, Community Commercial

Background Information & Facts

The John H. Ven Horst Family Limited Partnership has submitted a request to rezone approximately 11.3 acres of land located on the southeast corner of Forest Grove Drive and Middle Road from A-1, Agricultural/Urban Reserve District to C-2, Community Commercial District (see Aerial Map - Attachment A). Property contained within the tract of land and surrounding it is currently in agricultural production and zoned A-1 (see Current Zoning – Attachment B). The proposed rezoning to C-2 will be the first rezoning in this sector of the Forest Grove Drive and Middle Road intersection and will allow for a conceptual use of commercial-office use (see Proposed Zoning - Attachment C). A submitted conceptual exhibit shows how a possible office use development could be situated on the tract proposed to be rezoned (see Applicant Rezoning Exhibit – Attachment D). Given the conceptual nature of the proposed use and the sufficient size of the tract of land being rezoned, staff is satisfied with the submitted exhibit for analyzing the rezoning request. Site specific considerations related to a commercial development will require further review at the preliminary plat, final plat, and site development plan review stages.

Future Land Use and Comprehensive Plan

The development area is shown as Community Commercial (CC) on the Future Land Use Map (see Adopted Future Land Use Map - Attachment E). As an added note, the proposal is also consistent with the 2024 Draft Future Land Use Map (see Draft Future Land Use Map - Attachment F). The proposed commercial-office use will complement the surrounding developments including Iron Tee Golf Complex. Furthermore, the size of the rezoned tract allows for ample buffering and transitioning of uses when considering future residential developments east of this location. The proposal is consistent with uses and character envisioned in an CC, Community Commercial Future Land Use 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

Zoning Compliance

A specific development for the rezoned tract has not been identified by the applicant but has been suggested to contain a commercial-office use. This use is permitted in the C-3 District. Pending further platting, the conceptual lot contains front yards on Forest Grove Drive, Middle Road, and a future unnamed street. All additional bulk standards and regulations have been sufficiently considered for the rezoning including floor area, height, and setbacks.

Rezoning requests must adequately address the following concerns, as outlined in Section 11-15-13(B). Staff has addressed each requirement:

1. *The rezoning conforms to the future land use map in the comprehensive plan, as described in the Preamble and further in subsection A-1-3 of Appendix 1.* – Yes, as described in the "Future Land Use and Comprehensive Plan" section of this report.

2. *The amendment is consistent with the goals and objectives of the comprehensive plan.* – Yes, as described in the "Future Land Use and Comprehensive Plan" section of this report.

3. *The subject property, after the city council approval of the requested rezoning, will be designed so as to permit characteristics of said zoning district that will not negatively impact the nearby parcels.* – The proposed commercial-office use is a desirable and attractive development at this location and has sufficient buffers from adjacent incompatible residentially zoned properties. Structural specifics will be reviewed at the site development plan stage.

4. *The potential externalities and applicable performance standards requirements governing factors (such as noise, neon lights, odors, etc.) of the rezoning request have been adequately considered.* – The proposed commercial-office use is sufficiently buffered from adjacent incompatible residentially zoned properties. Lighting, noise, and other externalities will be further mitigated and reviewed at the site development plan stage.

5. *There are adequate public utilities and services available to the land if rezoned. If not, there is an identified party who will pay to install them.* – Forest Grove Drive and Middle Road are adjacent to the proposed rezoning tract, and further access is described in the "Thoroughfare Plan & Access" section of this report. Connection to utilities, sanitary sewer, and stormwater detention are feasible given the location and size of the proposed rezoning tract. A more detailed analysis and review of these connections and requirements will be conducted at the site development plan stage.

6. *The pattern of development that has occurred surrounding the subject property is examined, as other characteristics of the subject property are considered, to make a determination regarding a request for an amendment change.* – A C-2 Zoning District is an appropriate district for this location and is consistent with the pattern of development occurring near the intersection of Forest Grove Drive and Middle Road. Future residential development will likely occur to the east of this rezoning tract, and staff will review appropriate buffers and structural locations at the site development plan stage.

7. *The proposed amendment is in the public interest and not solely in the interests of the applicant.* – The amendment is in the public interest due to goal consistencies described in the section "Future Land Use and Comprehensive Plan" of this report.

Thoroughfare Plan & Access

Vehicular access will be allowed onto Middle Road via a curb cut with sufficient spacing from the roundabout at Forest Grove Drive and Middle Road. City Engineering staff will require further analysis and review of this connection in order for it to work with the future widening of Middle Road. No direct connections will be allowed to Forest Grove Drive, instead a city street will be required to connect to the roundabout at Forest Grove Drive and Competition Drive. Curb cuts to this street will have similar spacing requirements for the roundabout. Due to the proposed commercial use, the southern access drive will not be required to be public. Further analysis and review will be conducted during the platting and site development plan stages.

Other Platting and Site Plan and Considerations

Staff contends the submitted rezoning exhibit and additional information addresses all relevant information for reviewing the rezoning request. Further details will be provided, analyzed, and reviewed at the platting and site development plan stages.

Staff Recommendation

Given the evidence and reasons stated in the staff analysis of the request, staff recommends the Planning and Zoning Commission recommend **approval** of the proposed rezoning request from A-1 to C-2 (Case No. 23-085).

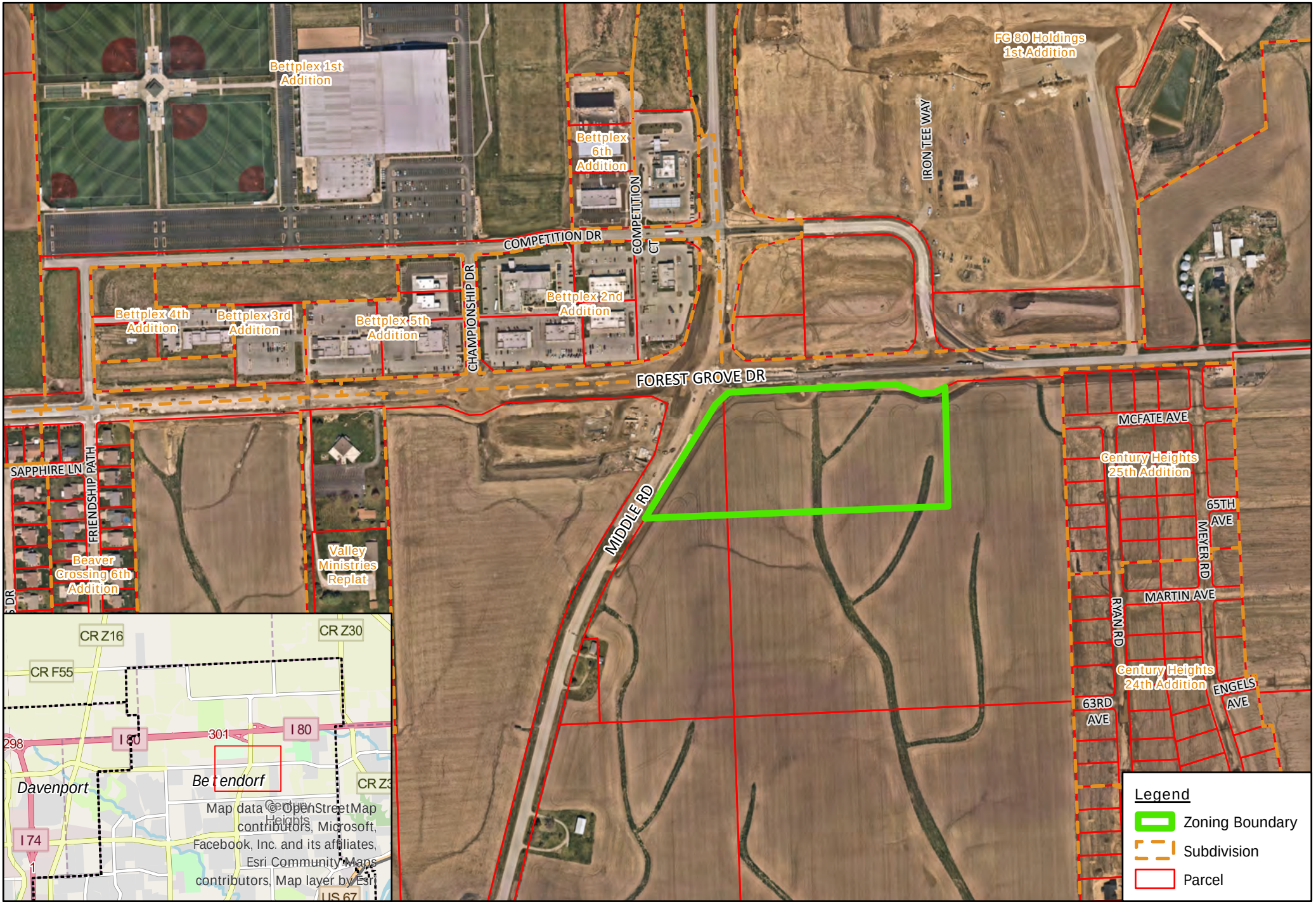
Respectfully submitted,

Taylor Beswick
Senior City Planner

Case No. 23-085: SE Corner Forest Grove Dr. & Middle Rd.
Rezoning: A-1 to C-2
Aerial

1 Inch = 476 Feet

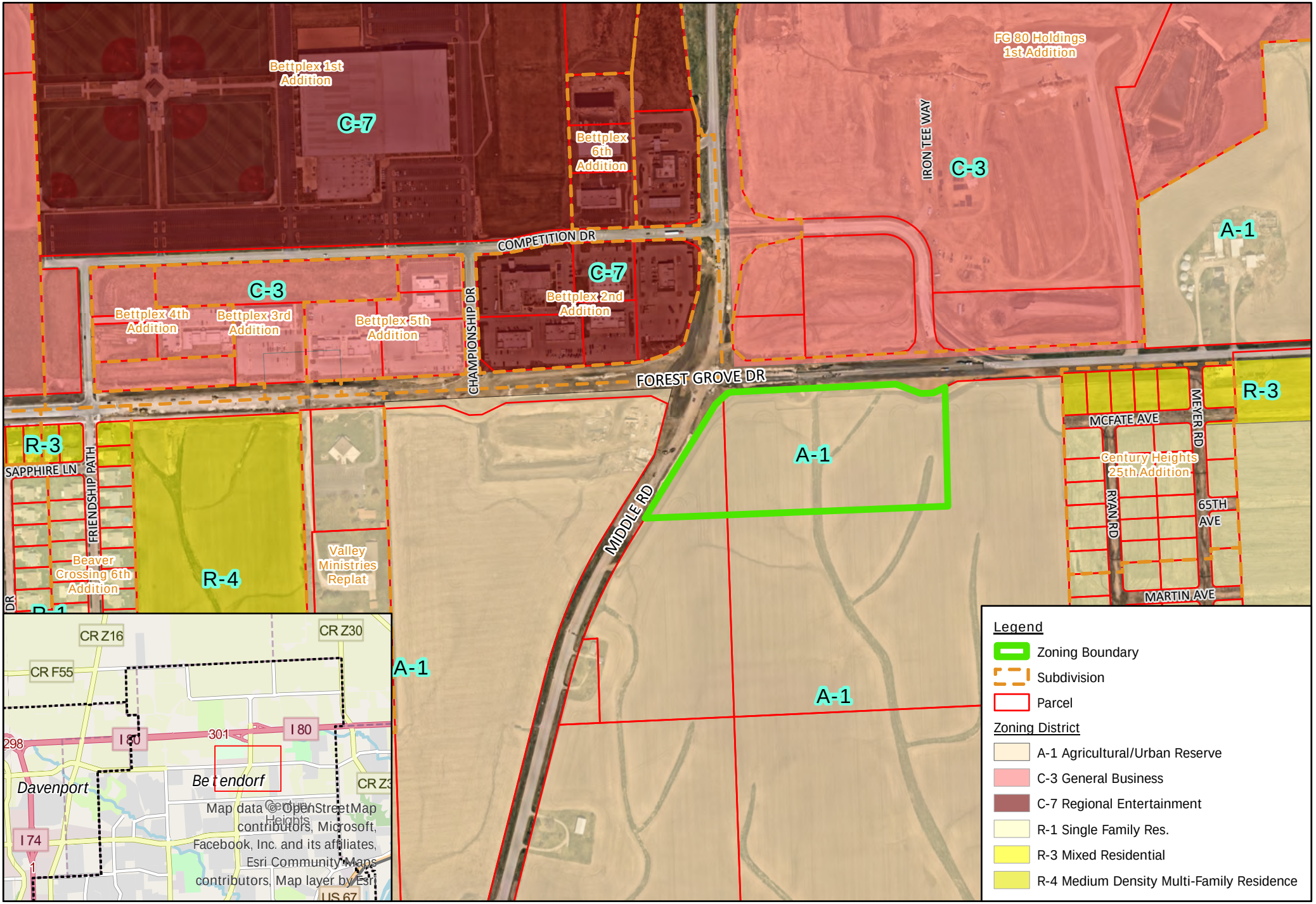
0 185 370 740 1,110 Feet



Case No. 23-085: SE Corner Forest Grove Dr. & Middle Rd.
Rezoning: A-1 to C-2
Current Zoning

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

N

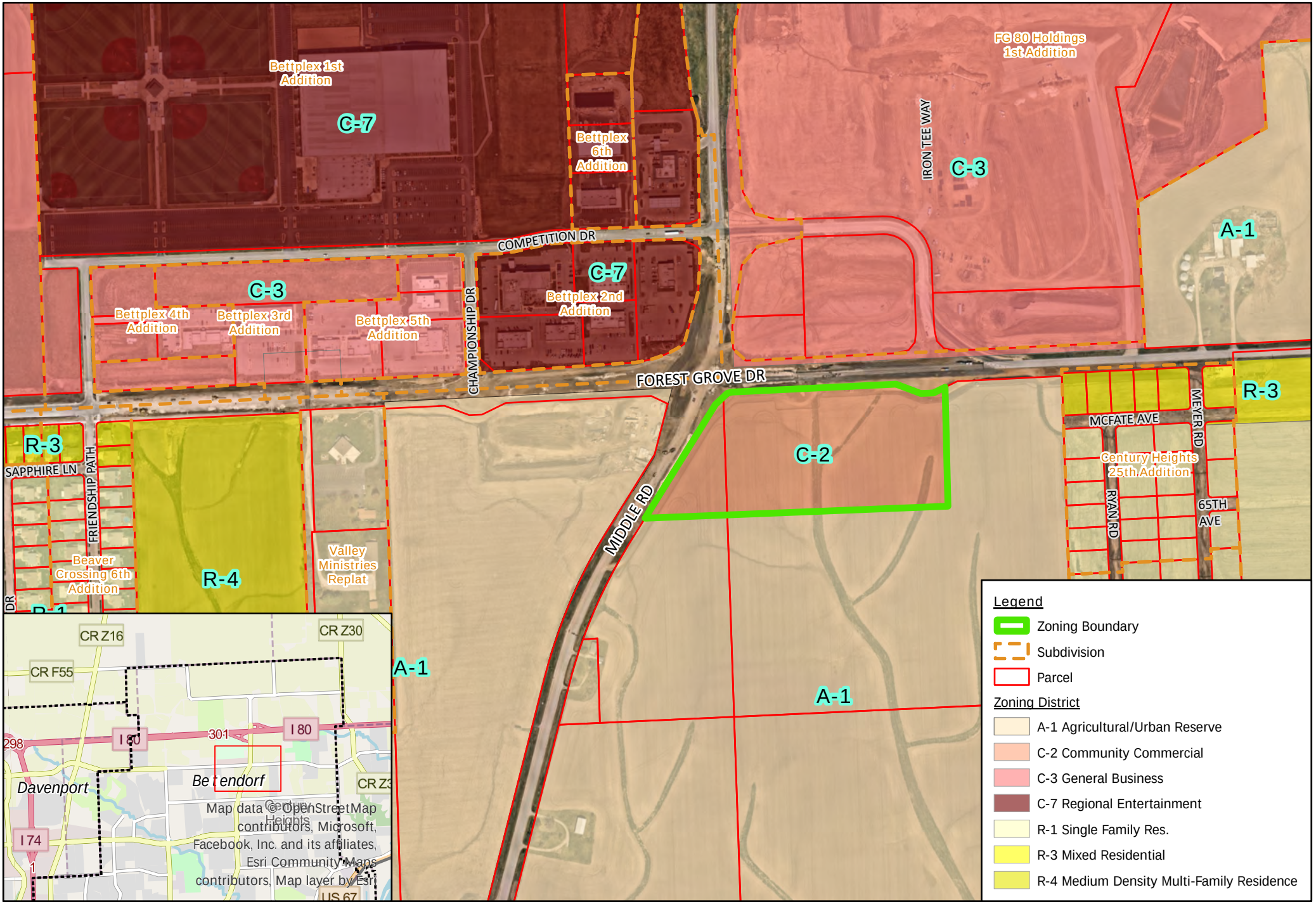


Case No. 23-085: SE Corner Forest Grove Dr. & Middle Rd.
Rezoning: A-1 to C-2
Proposed Zoning

1 Inch = 476 Feet

0 185 370 740 1,110 Feet

N



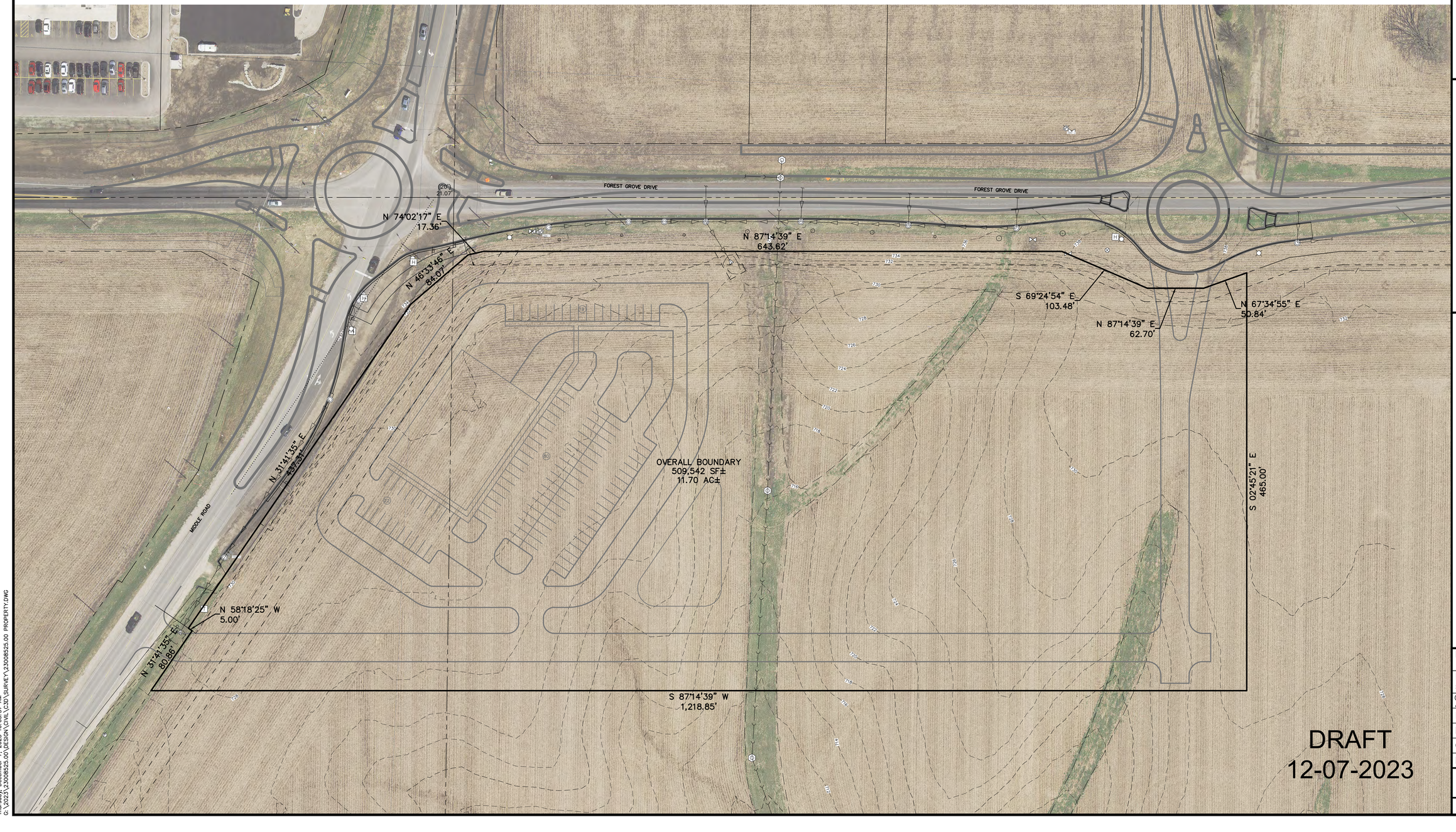
DRAFT
12-07-2023

TITLE
OF
PROJECT

11.7 Acres± adjacent to the east right of way line of Middle Road and the south right of way line of Forest Grove Drive, located in the southeast quarter of Section 2, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa

50 25 0 50 100

SCALE: 1" = 50'



No.	DESCRIPTION	DATE

REVISIONS

IMEG
PH: 563.344.0260
www.imegcorp.com
1717 STATE STREET
SUITE 200
BETTENDORF, IA 52722

Middle Road & Forest Grove Drive Site Development
Bettendorf, Iowa

Zoning Exhibit

IMEG Project No: 23008525.00

File Name: 23008525.00 Property.dwg

© COPYRIGHT 2023 ALL RIGHTS RESERVED

Field Book No:

Drawn By: DAB

Checked By: ***

Date: 12/07/2023

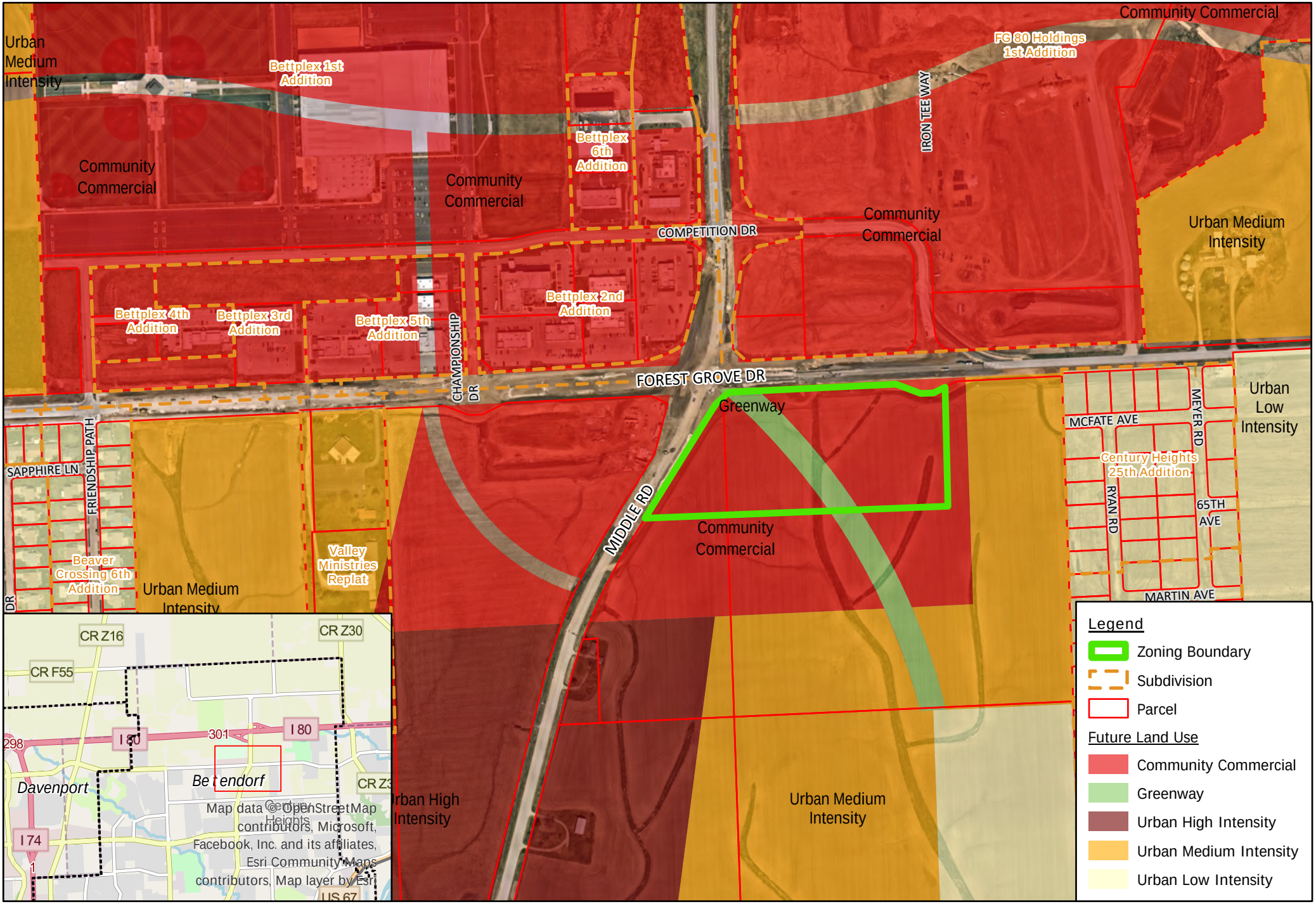
Sheet 1 of 1

Thursday, December 7, 2023 10:03:37 AM
G:\2023\23008525.00\DESIGN\CIVIL\C3D\SURVEY\23008525.00 PROPERTY.DWG

Case No. 23-085: SE Corner Forest Grove Dr. & Middle Rd.
Rezoning: A-1 to C-2
Adopted Future Land Use

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

N

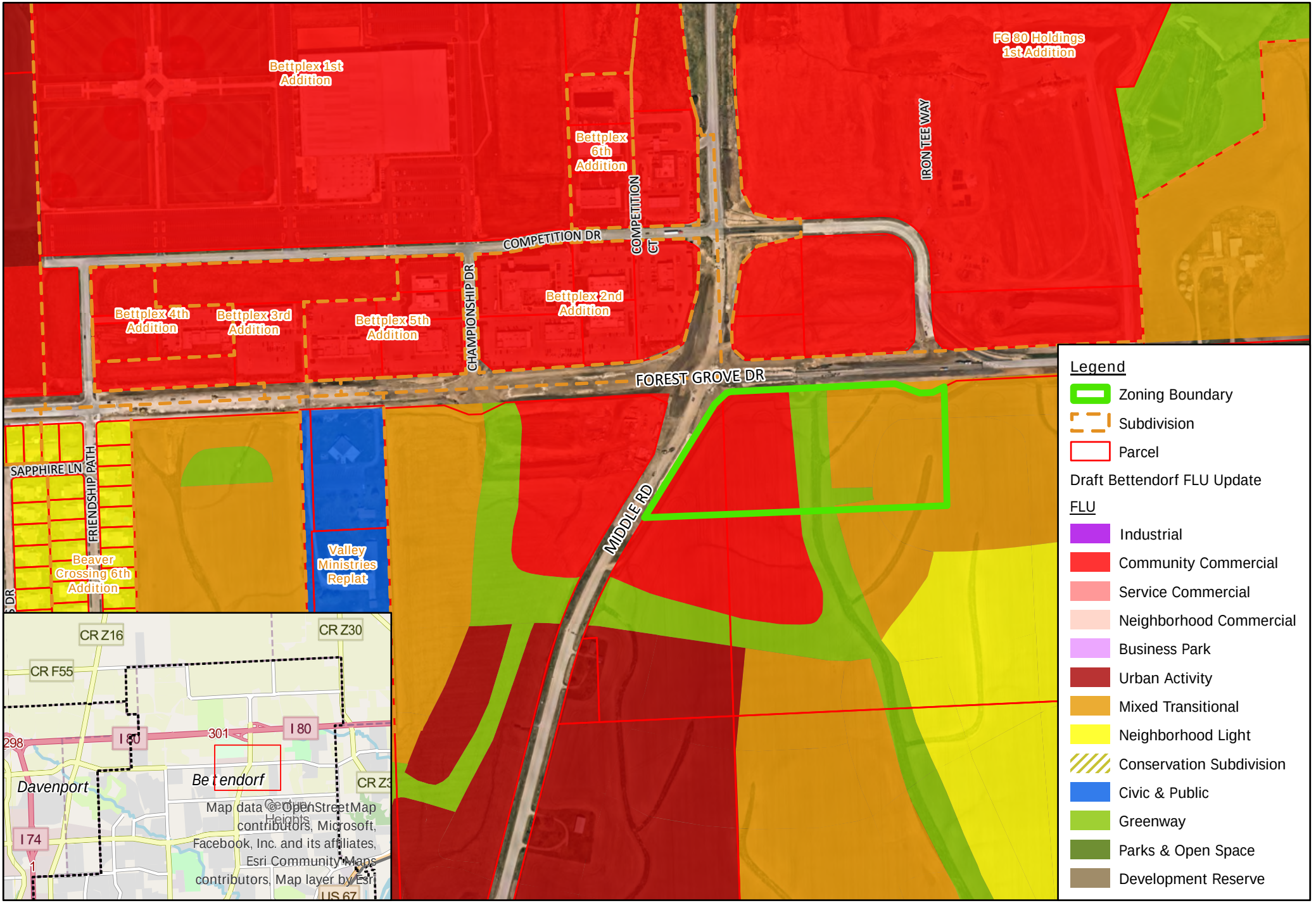


Case No. 23-085: SE Corner Forest Grove Dr. & Middle Rd.
Rezoning: A-1 to C-2
DRAFT Future Land Use

1 Inch = 476 Feet

0 185 370 740 1,110 Feet

N



Legend

- Zoning Boundary
- Subdivision
- Parcel

Draft Bettendorf FLU Update

FLU

- Industrial
- Community Commercial
- Service Commercial
- Neighborhood Commercial
- Business Park
- Urban Activity
- Mixed Transitional
- Neighborhood Light
- Conservation Subdivision
- Civic & Public
- Greenway
- Parks & Open Space
- Development Reserve

December 27, 2023

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

SUBJECT: Planning and Zoning Commission's decision on rezoning request 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.

Honorable Mayor and Members of the City Council:

On December 20, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named rezoning request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

4. Case 23-085; Public Hearing – Rezoning of SE corner of Middle Road and Forest Grove Drive,A-1 Agricultural/Urban Reserve District to C-2 Community Commercial District, submitted by John H. Ven Horst Family Limited Partnership. (Staff: Beswick)

*Kappeler arrived.

Beswick reviewed the staff report.

Wennlund opened the public hearing and asked if there is proof of publication. Hunt confirmed this.

There being no one present wishing to speak in favor or in opposition to the request, Wennlund closed the public hearing.

> On motion by Stoltenberg, second by Satterfield, that rezoning of the SE corner of Middle Road and Forest Grove Drive, A-1 to C-2, be recommended for approval subject to staff recommendations.
>
> ROLL CALL ON MOTION
>
> AYE: Kappeler, Kulkarni, Ormsby, Satterfield, Stoltenberg, Wennlund
> NAY: None

Motion carried.

COUNCIL LETTER

MEETING DATE: January 2, 2024 (SPH)
January 16, 2024 (HPH)

REQUESTED BY: Mark Hunt

Item Title

Resolution setting a date for public hearing on an ordinance amending Title 11 Zoning Regulations of the Bettendorf City Code, Section 11-6-1 Overlay Districts and Section 11-6-2 FD Floodway/Floodplain Overlay District. (Case 23-092)(1/2/24)

Public hearing and first reading of an ordinance amending Title 11 Zoning Regulations of the Bettendorf City Code, Section 11-6-1 Overlay Districts and Section 11-6-2 FD Floodway/Floodplain Overlay District. (Case 23-092)(1/16/24)

Resolution setting a date for public hearing on an ordinance amending Title 13 Flood Control of the Bettendorf City Code. (Case 23-093)(1/2/24)

Public hearing and first reading of an ordinance amending Title 13 Flood Control of the Bettendorf City Code. (Case 23-093)(1/16/24)

Explanation

On October 11, 2023 the Federal Emergency Management Agency (FEMA) issued new Flood Insurance Rate Maps (FIRMs) for panels including areas within the City Bettendorf. The maps will become effective on April 11, 2024, and the City is required to formally adopt the new maps by this time as a condition of our participation in the National Flood Insurance Program (NFIP). The new maps utilize updated modeling and elevations for urban waterways, creeks, and rivers which change the mapped regulatory floodplain for many properties in Bettendorf. Approximately 1,500 parcels located in Bettendorf have changes to either the 100-year floodplain and/or floodway. A majority these parcels, over 75%, have only reductions to the 100-year floodplain and/or floodway. The remaining parcels contain a mixture of decreases and increase or all increases. FEMA has published multiple resources for residents to see how their property is affected by the map changes, including map layers and an online GIS application which can be viewed via the following link: https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=e7a7dc3ebd7f4ad39bb8e485bb64ce44.

The formal adoption process requires text updates to Title 13: Flood Control of the Bettendorf City Code. The Iowa Department of Natural Resources Floodplain Office encourages use of uniform model floodplain ordinance language, which evolves over time. These suggested changes along with new FIRM panel references are included in the text amendment to Title 13. Because the City has a standalone title for the floodplain regulations, staff is recommending removing a redundant section located within the Zoning Ordinance, Overlay Districts Section located in Section 11-6-1 and 11-6-2.

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. ____- 24

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING TITLE 11 ZONING REGULATIONS OF THE BETTENDORF CITY CODE SECTION 11-6-1 OVERLAY DISTRICTS AND SECTION 11-6-2 FD FLOODWAY/FLOODPLAIN OVERLAY DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for January 16, 2024 at 7:00 p.m., City Hall Council Chambers, 1609 State Street on the matter of an ordinance amending Title 11 of the Bettendorf City Code, Section 11-6-1 Overlay Districts and Section 11-6-2 FD Floodway/Floodplain Overlay District.

PASSED, APPROVED, AND ADOPTED this 2nd day of January, 2024.

_____
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. _____ - 24

**ORDINANCE AMENDING TITLE 11 ZONING REGULATIONS
OF THE BETTENDORF CITY CODE
SECTION 11-6-1 OVERLAY DISTRICTS AND
SECTION 11-6-2 FD FLOODWAY/FLOODPLAIN OVERLAY DISTRICT**

Section 1. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Title 11 Zoning Regulations of the Bettendorf City Code, Section 11-6-1 Overlay Districts and Section 11-6-2 FD Floodway/Floodplain Overlay District are hereby deleted and the following substituted therefor:

11-6-1: OVERLAY DISTRICTS:

A. Purpose: Overlay districts are used in combination with base districts to modify or expand base district regulations. These districts adapt to the special needs of areas of the city and further allow Bettendorf's zoning ordinance to evolve as the planning and development needs and trends of specific areas also change. The overlay districts are designed to achieve the following objectives:

1. To recognize special conditions in specific parts of the city which require specific regulations.
2. To provide for the protection of special features in the natural and built environment of the city.
3. To allow for change and adaptability to different needs and trends in land development.
4. To encourage comprehensive environmental planning in the city, and to protect the integrity of vital city services such as the water supply and parks.
5. To provide flexibility in development and to encourage innovative design through comprehensively planned projects.

B. Establishment Of Districts: The following overlay districts are hereby established.

1. RESERVED.
2. DMP: Downtown Master Plan Overlay District.
3. UTICOD: Utica Ridge Overlay District.

11-6-2: RESERVED.

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 _____, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

RESOLUTION NO. ____- 24

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING TITLE 13 FLOOD CONTROL OF THE BETTENDORF CITY CODE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for January 16, 2024 at 7:00 p.m., City Hall Council Chambers, 1609 State Street on the matter of an ordinance amending Title 13 Flood Control of the Bettendorf City Code.

PASSED, APPROVED, AND ADOPTED this 2nd day of January, 2024.

_____
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. _____ - 24

ORDINANCE AMENDING TITLE 13 FLOOD CONTROL OF THE BETTENDORF CITY CODE

Section 1. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Title 13 Flood Control of the Bettendorf City Code is hereby deleted and the following substituted therefor:

TITLE 13
FLOOD CONTROL

CHAPTER 1
FLOOD AREA MANAGEMENT

SECTION:

13-1-1: Legal Authority And Purpose

13-1-2: Findings Of Fact

13-1-3: Definitions

13-1-4: Interpretation

13-1-5: Compliance Required

13-1-6: Administrator, Appointment And Duties

13-1-7: Flood Area Development Permit Requirements

13-1-8: Lands To Which Regulations Apply

13-1-9: Rules For Interpretation Of District Boundaries

13-1-10: Variances

13-1-11: Floodplain Area Standards

13-1-12: Floodway Area

13-1-13: Amendments

13-1-14: Warning And Disclaimer Of Liability

13-1-15: Abrogation And Greater Restrictions

13-1-16: Penalties For Violations

13-1-17: Severability

13-1-1: LEGAL AUTHORITY AND PURPOSE:

A. Legal Authority: Iowa Code chapter 364 grants cities the authority, except as expressly limited by the constitution and if not inconsistent with the laws of the general assembly, to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the city or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents.

B. Purpose: These regulations are established for the purpose of meeting the needs of the rivers and streams to carry floodwaters and to protect the rivers, creek channels, and floodplains from encroachment so that flood heights and flood damage will not be appreciably increased; to provide the necessary regulations for the protection of the public health and safety in areas subject to flooding; and to reduce the financial burdens imposed upon the community by floods. (2008 Code app. C art. I; amd. Ord. 03-21, 2-16-2021)

13-1-2: FINDINGS OF FACT:

A. The flood hazard areas of Bettendorf are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the peace, safety, health, welfare, comfort, and convenience of its residents.

B. These flood losses, hazards, and related adverse effects are caused by:

1. The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise unprotected from flooding; and

2. The cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

C. This chapter relies upon engineering methodology for analyzing flood hazards which includes the extensive study on flood drainage undertaken by the city. This approach is consistent with the standards established by the Department of Natural Resources.

13-1-3: DEFINITIONS:

For the purpose of this chapter, the following terms shall have the meanings ascribed to them in this section:

APPURTENANT STRUCTURE:

A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

BASE FLOOD:

A flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION (BFE):

The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

BASEMENT:

Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also, see definition of Lowest Floor.

DEVELOPMENT:

Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling, grading, or excavating.

ENCLOSED AREA BELOW LOWEST FLOOR:

The floor of the lowest enclosed area in a building when all the following criteria are met:

A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of section 13-1-11(H)(1) of this chapter, and

B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and

C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least two feet (2') above the base flood elevation, and

D. The enclosed area is not a "basement" as defined in this section.

EXISTING CONSTRUCTION:

Any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the City.

EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION:

A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management's regulations adopted by a community.

EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION:

The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FACTORY-BUILT HOME PARK OR SUBDIVISION:

A parcel (or contiguous parcels) of land divided into two (2) or more factory-built home lots for rent or sale.

FACTORY-BUILT HOME:

Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this ordinance, factory-built homes include mobile homes, factory-built homes, and modular homes; and also include "recreational vehicles" which are placed on a site for greater than one hundred eighty (180) consecutive days and not fully licensed for and ready for highway use.

FIVE HUNDRED (500) YEAR FLOOD:

A flood, the magnitude of which has a two-tenths percent (0.2%) chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.

FLOOD INSURANCE RATE MAP (FIRM):

The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY:

A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.

FLOOD OR FLOODING:

A general and temporary condition of partial or complete inundation of normally dry land areas from: a) the overflow of inland or tidal waters; b) the usual and rapid accumulation of runoff of surface waters from any source.

FLOODPLAIN:

Any land area susceptible to being inundated by water from any source (see definition of Flood or Flooding).

FLOODPLAIN MANAGEMENT:

An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

FLOODPROOFING:

Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

FLOODWAY OR REGULATORY FLOODWAY:

The channel of a river or other watercourse and the floodplain adjoining the channel, which are reasonably required to carry and discharge floodwaters or flood flows so that confinement of flood flow to the floodway area will not cumulatively increasing the water surface elevation of the base flood by more than one foot (1').

FLOODWAY FRINGE:

That area of the special flood hazard area outside of the floodway.

FREEBOARD:

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

HIGHEST ADJACENT GRADE:

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE:

Any structure that is: a) listed individually in the national register of historic places (a listing maintained by the department of the interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the national register; b) certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district; c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the secretary of the interior; or d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: 1) by an approved state program as determined by the secretary of the interior; or 2) directly by the secretary of the interior in states without approved programs.

LOWEST FLOOR:

The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of "enclosed area below lowest floor" are met.

MAXIMUM DAMAGE POTENTIAL DEVELOPMENT:

Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials

dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.

MINOR PROJECTS:

Small development activities (except for filling, grading, and excavating) valued at less than five hundred dollars ($500.00).

NEW CONSTRUCTION:

For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

NEW FACTORY-BUILT HOME PARK OR SUBDIVISION:

A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

OVERLAY DISTRICT:

A district in which additional requirements act in conjunction with the underlying zoning districts. The original zoning district designation does not change.

PRINCIPALLY ABOVEGROUND:

At least fifty percent (50%) of the actual cash value of the structure is aboveground.

RECREATIONAL VEHICLE:

A vehicle which is: a) built on a single chassis; b) four hundred (400) square feet or less when measured at the largest horizontal projection; c) designed to be self-propelled or permanently towable by a light duty truck; and d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES:

Repairs necessary to keep a structure in a safe and habitable condition that do not require a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

A. Normal maintenance of structures such as reroofing, replacing roofing tiles, and replacing siding;

B. Exterior and interior painting, wallpapering, tiling, carpeting, cabinets, countertops and similar finish work;

C. Basement sealing;

D. Repairing or replacing damaged or broken window panes;

E. Repairing plumbing systems, electrical systems, heating or air conditioning systems, and repairing wells or septic systems.

SPECIAL FLOOD HAZARD AREA:

The land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

START OF CONSTRUCTION:

For other than new construction or substantial improvements under the coastal barrier resources act (PB. 1. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

STRUCTURE:

Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar uses.

SUBSTANTIAL DAMAGE:

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred. Substantial damage also means flood related damage sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds twenty five percent (25%) of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

SUBSTANTIAL IMPROVEMENT:

Any improvement to a structure which satisfies either of the following criteria:

A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either (i) before the "start of construction" of the improvement, or (ii) if the structure has been "substantially damaged"

and is being restored, before the damage occurred. The term does not, however, include either: a) any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to ensure safe living conditions; or b) any alteration of a "historic structure"; provided, that the alterations will not preclude the structure's continued designation as a "historic structure".

B. Any addition which increases the original floor area of a building by twenty five percent (25%) or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed twenty five percent (25%).

VARIANCES:

A grant of relief to a person from the requirements of this chapter which permits construction in a manner otherwise prohibited by this chapter where specific enforcement would result in unnecessary hardship.

VIOLATION:

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required in these regulations is presumed to be in violation until such time as that documentation is provided.

13-1-4: INTERPRETATION:

In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

13-1-5: COMPLIANCE REQUIRED:

No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter.

13-1-6: ADMINISTRATOR, APPOINTMENT AND DUTIES:

A. Enforcement Official: The zoning and building inspector shall administer and enforce the provisions of this chapter and will herein be referred to as the administrator.

B. Duties And Responsibilities: Duties and responsibilities of the administrator shall include, but not necessarily be limited to, the following:

1. Review all floodplain development permit applications to ensure that the provisions of this chapter will be satisfied.

2. Review all floodplain development permit applications to ensure that all necessary permits have been obtained from federal, state or local governmental agencies, including approval when required from the Department of Natural Resources for floodplain construction.

3. Record and maintain a record of: a) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved buildings; or b) the elevation to which new or substantially improved structures have been floodproofed. Lowest floor elevation figures of structures in zone A need not be maintained unless base flood elevation data from a source other than the flood insurance rate map is obtained.

4. Notify adjacent communities and/or counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.

5. Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this chapter.

6. Submit to the Federal Insurance Administration an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.

7. Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.

8. Review subdivision proposals to ensure such proposals are consistent with the purpose of this ordinance and advise the Board of Adjustment of potential conflict.

9. Maintain the accuracy of the community's Flood Insurance Rate Maps when: a) development placed within the floodway results in any of the following: (i) an increase in the base flood elevations, or (ii) alteration to the floodway boundary; b) development placed in zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or c) development relocates or alters the channel. Within six (6) months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

10. Perform site inspections to ensure compliance with the standards of this chapter.

13-1-7: FLOOD AREA DEVELOPMENT PERMIT REQUIREMENTS:

A. Permit Required: A flood area development permit issued by the administrator shall be secured prior to initiation of any floodplain development (any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, storage of materials and equipment, excavation or drilling operations) including the placement of factory-built homes.

B. Application For Permit: Application for a floodplain development permit shall be made on forms supplied by the administrator and shall include the following information:

1. Description of the work to be covered by the permit for which application is to be made.

2. Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street, or similar description) that will readily identify and locate the work to be done.

3. Indication of the use or occupancy for which the proposed work is intended.

4. Elevation of the base flood.

5. Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

6. Location and dimensions of all structures and additions.

7. For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.

8. Such other information as the administrator deems reasonably necessary for the purpose of this chapter.

C. Action On Permit Application: The administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this chapter and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefor. The administrator shall not issue permits for variances except as directed by the appropriate board.

D. Construction And Use As Provided In Application And Plans:

1. Floodplain development permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this chapter. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the state of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this chapter, prior to the use or occupancy of any structure.

2. The administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, as criteria for requiring that new construction, substantial improvements, or other development in zone A meets the requirements of this chapter.

13-1-8: LANDS TO WHICH REGULATIONS APPLY:

The provisions of this chapter shall apply to all lands and uses which have significant flood hazards. The flood insurance rate map (FIRM) for Scott County and incorporated areas, city of Bettendorf, panels 19163C0360H, 0367H, 0370H, 0376H, 0377H, 0378H, 0379H, 0381H, 0383H, 0386H, 0387H, 0388H, 0391H, dated April 11, 2024 and panel 19163C0369G, dated June 9, 2014, which were prepared as part of the Scott County flood insurance study, shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the base flood shall be considered as having significant flood hazards. The Scott County flood insurance study is hereby adopted by reference and is made a part of this chapter for the purpose of administering floodplain management regulations.

13-1-9: RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES:

The boundaries of the special flood hazard areas shall be determined by scaling distances on the official flood insurance rate map. Where uncertainty exists with respect to the precise location of the base flood boundary, the location shall be determined on the basis of the base flood elevation at the particular site in question. Where interpretation is needed as to the exact location of the boundaries as shown on the official map, the administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to present their case and submit technical evidence. (2008 Code app. C art. III; amd. Ord. 03-21, 2-16-2021)

13-1-10: VARIANCES:

A. Variances Authorized For Certain Building Construction Items: Except for first floor elevation requirements, the Board of Appeals may authorize, upon request, a variance from the requirements of this chapter as it relates to the following building construction items:

1. Foundation construction.

2. Floodproofing requirements.

3. Any item closely allied to the aforementioned items.

B. Other Variance Requests: The Board of Adjustment may authorize a variance from the terms of this chapter on all other requests.

C. Meeting Certain Standards: Variances granted must not be contrary to the public interests and meet the following applicable standards:

1. No variance shall be granted for any development which would result in any increase in flood heights during the occurrence of the base flood.

2. Variances shall only be granted upon: a) a showing of good and sufficient cause; and b) a determination that owing to special conditions failure to grant the variance would result in exceptional hardship to the applicant; and c) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public.

3. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

4. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

D. Decision Based Upon Certain Factors: In passing upon applications for variances, consideration shall be given to relevant factors specified in other sections of this chapter, and:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments.

2. The danger that materials may be swept onto other land or downstream to the injury of others.

3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.

4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

5. The importance of the services provided by the proposed facility to the city.

6. The requirements of the facility for a floodplain location.

7. The availability of alternative locations not subject to flooding for the proposed use.

8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.

10. The safety of access to the property in times of flood for ordinary and emergency vehicles.

11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwater expected at the site.

12. Such other factors which are relevant to the purpose of this chapter.

E. Conditions Attached To Variances: Upon consideration of the factors listed above, conditions may be attached to the granting of variances as deemed necessary to further the purpose of this chapter. Such conditions may include, but not necessarily be limited to:

1. Modification of waste disposal and water supply facilities.

2. Limitation of periods of use and operation.

3. Imposition of operational controls, sureties, and deed restrictions.

4. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practicable alternative to achieving the purpose of this chapter.

5. Floodproofing measures. (2008 Code app. C art. II; amd. Ord. 03- 21, 2-16-2021)

13-1-11: FLOODPLAIN AREA STANDARDS:

A. Location: The location of this area is based on the Special Flood Hazard Area boundary as delineated on the Scott County flood insurance rate maps dated April 11, 2024 and June 9, 2014 as revised and provided by the Federal Emergency Management Agency. The requirements of this section shall take precedence over any conflicting requirement of the city.

B. Uses Allowed: Permitted, special, temporary and accessory uses as set forth and regulated in the Bettendorf zoning ordinance are permitted in this area.

C. Site And Structure Requirements:

1. All development and structures shall conform to the requirements of the Bettendorf building code and to the requirements of the district in which the development is located in

the Bettendorf zoning ordinance except for the additional requirements which are noted in this chapter.

2. All regulations in regard to area, width, yards, height, floor area ratio, and minimum size of dwelling shall conform to the zoning regulations of the city.

3. All proposed building sites will be reasonably safe from flooding. Earth fill or other materials may be used to raise the elevation of the land, provided it does not increase the flood level more than one foot (1') above the base flood elevation at any point. The amount of fill should not be greater than is necessary to achieve the purpose and requirements of this chapter, as demonstrated by a plan filed by the applicant showing the uses to which the filled land shall be put and the final dimensions of the proposed fill or other materials. Fill or other materials shall be protected against erosion by riprap, vegetative cover, or bulkheading.

4. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where base flood elevations have not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one foot (1'). The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

D. Outside Storage:

1. The outside storage or processing of materials, machinery, or equipment that in the time of flooding are buoyant, flammable, explosive, pollutant or could be injurious to human, animal or plant life, may be permitted, if placed on a fill above the level of inundation for a base flood, or if adequately protected by a dike revetment, levee or similar structure. Storage of other material or equipment may be allowed without flood protection if firmly anchored to prevent flotation or if easily moved.

2. Due to the relative slow rise of the Mississippi River compared to its tributaries, the storage restrictions of this chapter will not be required if located exclusively in the Mississippi floodplain area and if the landowner or tenant can provide assurances in writing to the satisfaction of the building administrator that the aforementioned storage can be removed within a forty eight (48) hour period.

E. Anchoring Requirements: All new and substantially improved structures shall be: 1) designed and adequately anchored to prevent flotation, collapse or lateral movement of the structure; 2) constructed with materials and utility equipment resistant to flood damage; and 3) constructed by methods and practices that minimize flood damage.

F. Residential Elevation Requirements: All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of two feet (2') above the base flood elevation. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning

time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

G. Nonresidential Elevation Requirements:

1. All new or substantially improved nonresidential structures shall have the first floor (including basement) elevated a minimum of two feet (2') above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level.

2. When floodproofing is utilized, a professional engineer registered in the state of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood elevation, is watertight with walls substantially impermeable to the passage of water.

3. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the administrator.

H. Foundation And Facilities: Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

1. A minimum of two (2) openings located to permit automatic entry and exit of floodwaters and having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.

2. The bottom of all openings shall be no higher than one foot above grade.

3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case on non-residential structures, optionally floodproofed to) a minimum of two feet (2') above the base flood elevation.

5. Such areas shall be used solely for parking of vehicles, building access, and low damage potential storage.

6. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

7. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of two feet (2') above the base flood elevation or designed to be watertight and withstand inundation to such a level.

I. Factory-built homes:

1. All new and substantially improved factory-built homes including those placed in existing factory-built home parks or subdivisions shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

2. All new and substantially improved factory-built homes including those placed in existing factory-built home parks or subdivisions shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of two feet (2') above the base flood elevation.

J. Utility And Sanitary Systems:

1. All new and replacement sanitary sewers must be sealed to prevent undue infiltration. Such infiltration shall not exceed the rate of fifteen (15) gallons per day per one hundred feet (100') of four-inch (4") sewer pipe, or twenty-two (22) gallons per day per one hundred feet (100') of six-inch (6") sewer pipe, or thirty (30) gallons per day per one hundred feet (100') of eight-inch (8") sewer pipe.

2. On site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

3. New or replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply treatment facilities shall be provided with a level of protection equal to or greater than two feet (2') above the base flood elevation.

4. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than two feet (2') above the base flood elevation.

5. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood-damaged or impaired systems.

K. No development shall affect the capacity of conveyance of the channel of floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.

L. Floodplain Area Standards; Subdivision Requirements:

1. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during a base flood.

2. All proposals for subdivisions, regardless of size or number of lots, shall include base flood elevation data for those areas located within the area of significant flood hazard.

3. Subdivision proposals shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage.

4. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this chapter.

M. Outbuildings And Non-major Buildings: Detached garages, sheds, and similar accessory type structures that are incidental to a residential use are exempt from the base flood elevation requirements when the following criteria are satisfied:

1. The structure shall be designed to have low flood damage potential. Its size shall not exceed six hundred (600) square feet in size. Those portions of the structure located less than two feet (2') above the base flood elevation must be constructed of flood-resistant materials.

2. The structure shall be designed to have low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

3. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

4. Structures shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.

5. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least two feet (2') above the base flood elevation.

6. The structure's walls shall include openings that satisfy the provision of subsection H of this section.

N. Recreational Vehicles:

1. Recreational vehicles are exempt from the requirements of subsection I of this section regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:

a. The recreational vehicle shall be located on the site for less than one hundred eighty (180) consecutive days; and

b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

2. Recreational vehicles that are located on the site for more than one hundred eighty (180) consecutive days or are not ready for highway use must satisfy requirements of subsection I of this section regarding anchoring and elevation of factory-built homes.

O. Flood Control Structural Works: Flood control structural works such as levees, floodwalls, etc., shall provide, at a minimum, protection from a base flood with a minimum of three feet (3') of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.

P. Watercourse Alterations: Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

Q. Stream Crossings: Pipeline river or stream crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

R. Maximum Damage Potential Development: All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the five hundred (500) year flood or, together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the two tenths percent (0.2%) annual chance flood and that the structure, below the two tenths percent (0.2%) annual chance flood elevation, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where two tenths percent (0.2%) chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

13-1-12: FLOODWAY AREA:

A. Location: The location of the floodway area is based on the Scott County Flood Insurance Rate Maps dated April 11, 2024 and June 9, 2014, as revised and provided by the Federal Emergency Management Agency. In addition to the Floodplain Area Standards, development within the floodway must meet the following applicable standards. The floodway is that portion of the floodplain which must be protected from developmental encroachment to allow the free flow of flood waters. The requirements of this section shall take precedence over any conflicting requirements of the city.

B. Special Floodway Provisions:

1. Where no floodway data has been provided, the Department of Natural Resources shall be contacted to provide a floodway delineation.

2. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

3. No development shall be permitted in the floodway area that would result in any increase in the base flood elevation. Consideration of the effects of any development on the flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly-situated lands.

4. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.

C. Uses Permitted: Uses are permitted and regulated in the floodplain area, except:

1. Any development considered to have flood damage potential such as, but not limited to, storage of materials and equipment, fill and a use which could obstruct flood flows is prohibited.

2. Encroachment by fill is prohibited.

3. The erection of a new structure, the expansion of an existing building, or the placement of a structure is prohibited.

D. Watercourse Alterations: Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood-carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

E. Stream Crossings: Pipeline river or stream crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

F. Site Requirements: Conformance to all zoning regulations in regard to area, width, and yards is required.

13-1-13: AMENDMENTS:

The regulations and standards set forth in this chapter may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

13-1-14: WARNING AND DISCLAIMER OF LIABILITY:

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This chapter does not imply that areas outside the regulated areas or that uses permitted within the regulated areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Bettendorf or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

13-1-15: ABROGATION AND GREATER RESTRICTIONS:

It is not intended by this chapter to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this chapter imposes greater restrictions, the provisions of this chapter shall prevail. All ordinances inconsistent with this chapter are hereby repealed to the extent of the inconsistency only.

13-1-16: PENALTIES FOR VIOLATIONS:

Violations of the provisions of this chapter or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with

any of its requirements shall, upon conviction thereof, be subject to penalty as provided in Section 1-4-1 of this code. Nothing herein contained shall prevent Bettendorf or a citizen from taking such other lawful action as is necessary to prevent or remedy any violation.

13-1-17: SEVERABILITY:

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

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 _____, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject:	Planning and Zoning Commission
Author:	Taylor Beswick
Department:	Community Development
Date:	December 20, 2023

Case No.:	23-092 and 23-093
Request:	Ordinance Text Amendments – Related to Floodplain Regulations
Applicant:	City of Bettendorf
Code Sections:	Title 11-6-1, 11-6-2 Overlay Districts and Title 13 Flood Control

Background Information & Facts

On October 11, 2023 the Federal Emergency Management Agency (FEMA) issued new Flood Insurance Rate Maps (FIRMs) for panels including areas within the City Bettendorf. The maps will become effective on April 11, 2024, and the City is required to formally adopt the new maps by this time as a condition of our participation in the National Flood Insurance Program (NFIP) (see FEMA SOMA Letter – Attachment A). The new maps utilize updated modeling and elevations for urban waterways, creeks, and rivers which change the mapped regulatory floodplain for many properties in Bettendorf. Approximately 1,500 parcels located in Bettendorf have changes to either the 100-year floodplain and/or floodway. A majority these parcels, over 75%, have only reductions to the 100-year floodplain and/or floodway. The remaining parcels contain a mixture of decreases and increase or all increases (see Affected Bettendorf Parcels Map – Attachment B). FEMA has published multiple resources for residents to see how their property is affected by the map changes, including map layers (see Bettendorf Changes Since Last FIRM Map – Attachment C) and an online GIS application which can be viewed via the following link: https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=e7a7dc3ebd7f4ad39bb8e485bb64ce44.

The formal adoption process requires text updates to Title 13: Flood Control of the Bettendorf City Code. The Iowa Department of Natural Resources (IDNR) Floodplain Office encourages use of uniform model floodplain ordinance language, which evolves over time. These suggested changes along with new FIRM panel references are included in the text amendment to Title 13 (see Redlined Proposed Title 13 Changes – Attachment D). Because the City has a standalone title for the floodplain regulations, staff is recommending removing a redundant section located within the Zoning Ordinance, Overlay Districts Section located in Section 11-6-1 and 11-6-2 (see Redlined Proposed Title 11 Changes – Attachment E).

Staff Recommendation

Staff recommends approval of City Code text amendments to both Title 11-6-1, 11-6-2 (Case No. 23-092) and Title 13 (Case No. 23-093).

Respectfully submitted,

Taylor Beswick
Senior City Planner

Federal Emergency Management Agency

Washington, D.C. 20472

RECEIVED
OCT 16 2023
CITY CLERK'S OFFICE
CITY OF BETTENDORF

October 11, 2023

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

The Honorable Robert Gallagher
Mayor, City of Bettendorf
City Hall
1609 State Street
Bettendorf, Iowa 52722

Community Name: City of Bettendorf, Scott County, Iowa
Community No.: 190240
Map Panels Affected: See FIRM Index

Dear Mayor Gallagher:

This is to notify you of the final flood hazard determination for Scott County, Iowa and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on April 11, 2024. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations

apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);

2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or

3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These

files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at https://www.msc.fema.gov. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Jason Conn, NFIP State Coordinator for Iowa by telephone at (515) 725-8333. If you should require any additional information, we suggest that you contact the Director, Federal Insurance and Mitigation Division of FEMA in Kansas City, Missouri, at (816) 283-7004 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at https://www.fema.gov/flood-maps. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,

Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

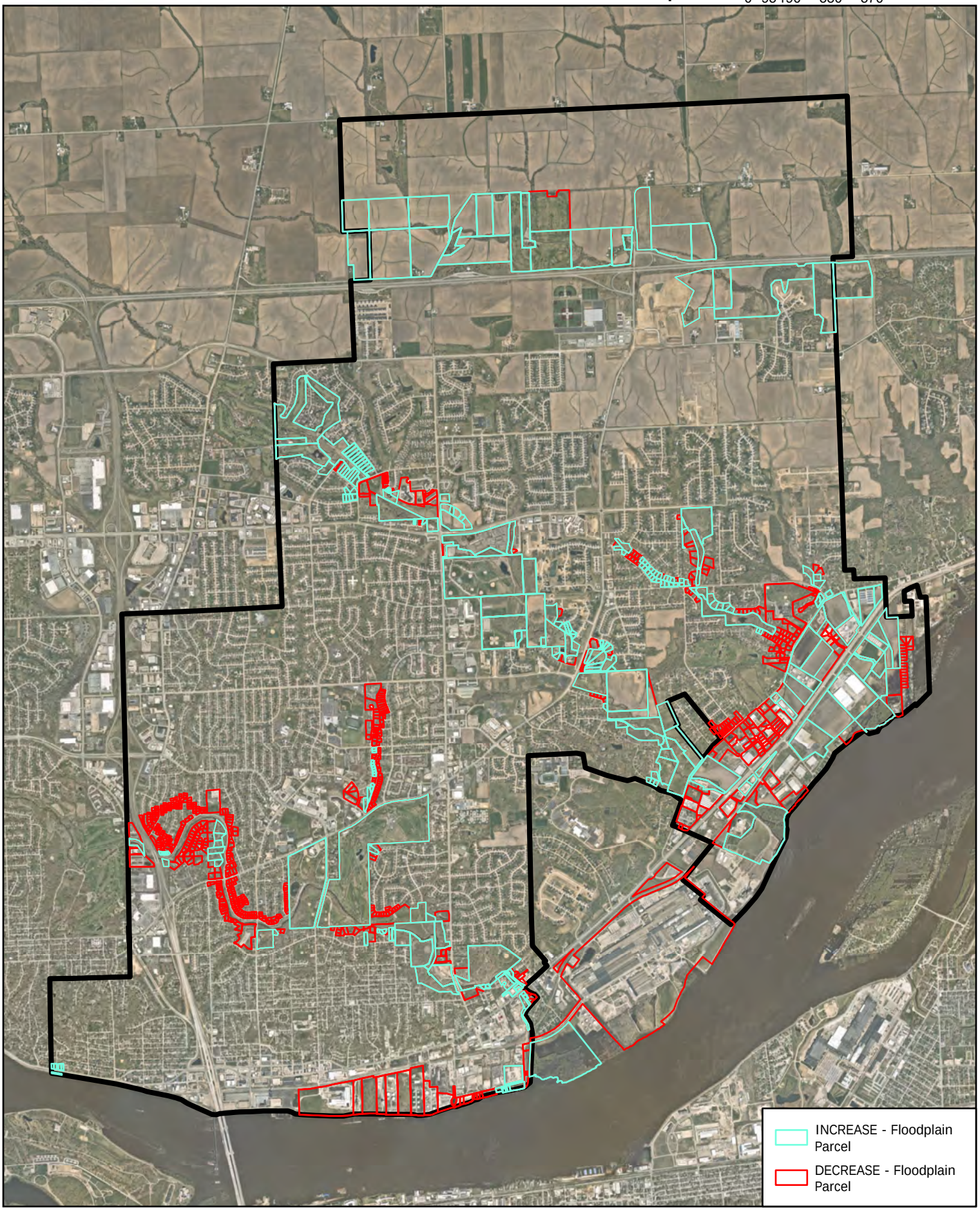
Enclosure:
Final SOMA

cc: Community Map Repository
Taylor Beswick, City Planner, City of Bettendorf

FEMA FIRM Updates (2024)
Affected Parcels
Increases and Decreases in Floodplain

1 Inch = 4,075 Feet
0 95 190 380 570 Feet

N

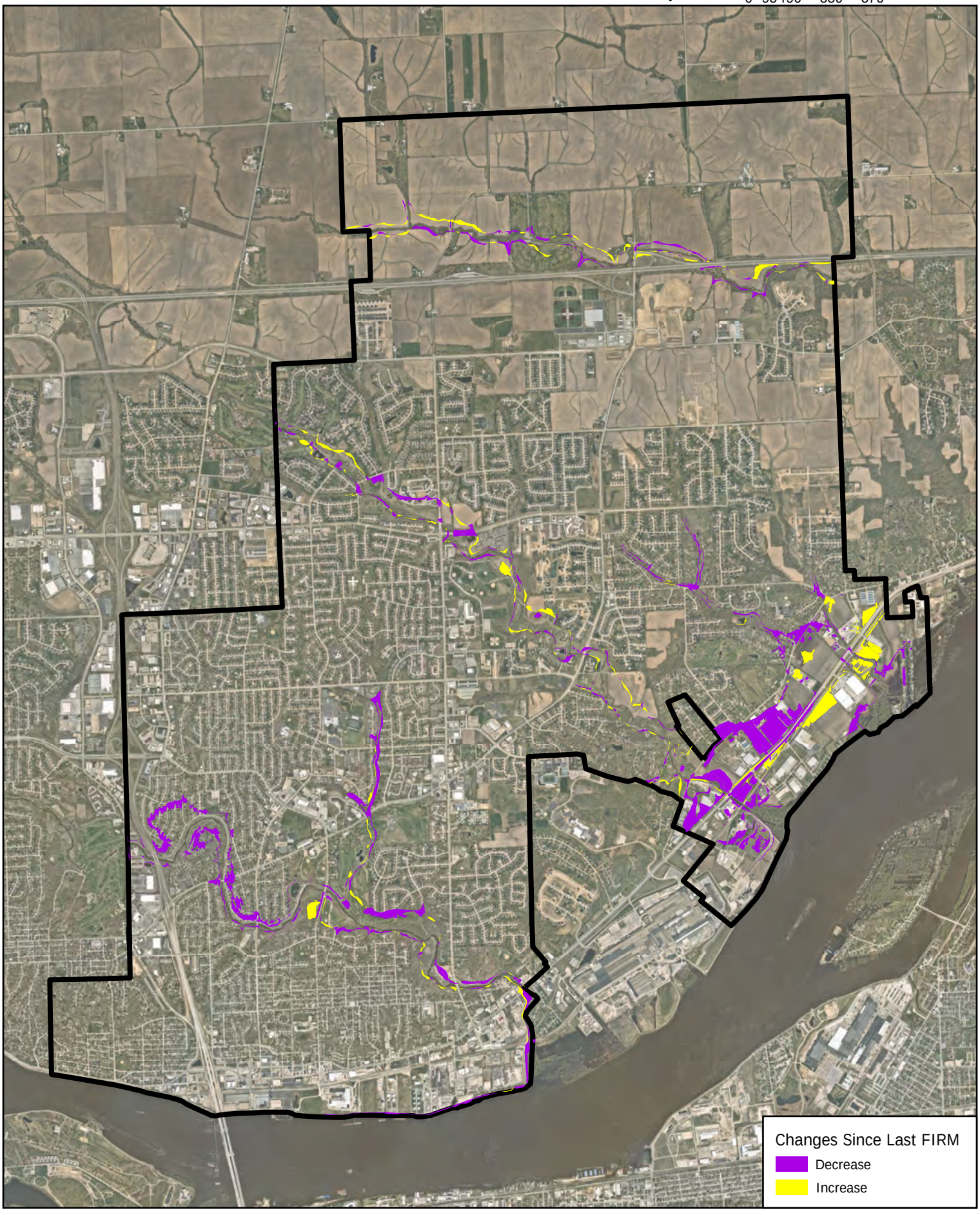


FEMA FIRM Updates (2024)
Changes Since Last FIRM - Bettendorf
Increases and Decreases in Floodplain

1 Inch = 4,075 Feet

0 95 190 380 570 Feet

N



TITLE 13
FLOOD CONTROL

CHAPTER 1
FLOOD AREA MANAGEMENT

SECTION:

13-1-1: Legal Authority And Purpose

13-1-2: Findings Of Fact

13-1-3: Definitions

13-1-4: Interpretation

13-1-5: Compliance Required

13-1-6: Administrator, Appointment And Duties

13-1-7: Flood Area Development Permit Requirements

13-1-8: Lands To Which Regulations Apply

13-1-9: Rules For Interpretation Of District Boundaries

13-1-10: Variances

13-1-11: Floodplain Area Standards

13-1-12: Floodway Area

13-1-13: Amendments

13-1-14: Warning And Disclaimer Of Liability

13-1-15: Abrogation And Greater Restrictions

13-1-16: Penalties For Violations

13-1-17: Severability

13-1-1: LEGAL AUTHORITY AND PURPOSE:

A. Legal Authority: Iowa Code chapter 364 grants cities the authority, except as expressly limited by the constitution and if not inconsistent with the laws of the general assembly, to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the city or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents.

B. Purpose: These regulations are established for the purpose of meeting the needs of the rivers and streams to carry floodwaters and to protect the rivers, creek channels, and floodplains from encroachment so that flood heights and flood damage will not be appreciably increased; to provide the necessary regulations for the protection of the public health and safety in areas subject to flooding; and to reduce the financial burdens imposed upon the community by floods. (2008 Code app. C art. I; amd. Ord. 03-21, 2-16-2021)

13-1-2: FINDINGS OF FACT:

A. The flood hazard areas of Bettendorf are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the peace, safety, health, welfare, comfort, and convenience of its residents.

B. These flood losses, hazards, and related adverse effects are caused by:

1. The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise unprotected from flooding; and

2. The cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

C. This chapter relies upon engineering methodology for analyzing flood hazards which includes the extensive study on flood drainage undertaken by the city. This approach is consistent with the standards established by the Department of Natural Resources. (2008 Code app. C art. I; amd. Ord. 03-21, 2-16-2021)

13-1-3: DEFINITIONS:

For the purpose of this chapter, the following terms shall have the meanings ascribed to them in this section:

APPURTENANT STRUCTURE:

A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

BASE FLOOD:

A flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION (BFE):

The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

BASEMENT:

Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also, see definition of Lowest Floor.

DEVELOPMENT:

Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling, grading, or excavating.

ENCLOSED AREA BELOW LOWEST FLOOR:

The floor of the lowest enclosed area in a building when all the following criteria are met:

A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of section 13-1-11(H)(1) of this chapter, and

B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and

C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least ~~one~~ two feet~~oot~~ (~~1~~'2') above the base flood elevation, and

D. The enclosed area is not a "basement" as defined in this section.

EXISTING CONSTRUCTION:

~~For the purposes of determining rates,~~Any structure~~s~~ for which the "start of construction" commenced before the effective date of the ~~FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures"~~first floodplain management regulations adopted by the City.

EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION:

A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management's regulations adopted by a community.

EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION:

The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of

utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FACTORY-BUILT HOME PARK OR SUBDIVISION:

A parcel (or contiguous parcels) of land divided into two (2) or more factory-built home lots for rent or sale.

FACTORY-BUILT HOME:

Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this ordinance, factory-built homes include mobile homes, factory-built homes, and modular homes; and also include "recreational vehicles" which are placed on a site for greater than one hundred eighty (180) consecutive days and not fully licensed for and ready for highway use.

FIVE HUNDRED (500) YEAR FLOOD:

A flood, the magnitude of which has a two-tenths percent (0.2%) chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.

FLOOD INSURANCE RATE MAP (FIRM):

The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY:

A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.

FLOOD OR FLOODING:

A general and temporary condition of partial or complete inundation of normally dry land areas from: a) the overflow of inland or tidal waters; b) the usual and rapid accumulation of runoff of surface waters from any source.

FLOODPLAIN:

Any land area susceptible to being inundated by water from any source (see definition of Flood or Flooding).

FLOODPLAIN MANAGEMENT:

An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency

preparedness plans, flood control works, floodproofing and floodplain management regulations.

FLOODPROOFING:

Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

FLOODWAY OR REGULATORY FLOODWAY:

The channel of a river or other watercourse and the floodplain adjoining the channel, which are reasonably required to carry and discharge floodwaters or flood flows so that confinement of flood flow to the floodway area will not~~adjacent land areas that must be reserved in order to discharge the base flood without~~ cumulatively increasing the water surface elevation of the base flood by more than one foot (1').

FLOODWAY FRINGE:

That area of the special flood hazard area outside of the floodway.

FREEBOARD:

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

HIGHEST ADJACENT GRADE:

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE:

Any structure that is: a) listed individually in the national register of historic places (a listing maintained by the department of the interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the national register; b) certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district; c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the secretary of the interior; or d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: 1) by an approved state program as determined by the secretary of the interior; or 2) directly by the secretary of the interior in states without approved programs.

LOWEST FLOOR:

The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of "enclosed area below lowest floor" are met.

MAXIMUM DAMAGE POTENTIAL DEVELOPMENT:

Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.

MINOR PROJECTS:

Small development activities (except for filling, grading, and excavating) valued at less than five hundred dollars ($500.00).

NEW CONSTRUCTION:

For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

NEW FACTORY-BUILT HOME PARK OR SUBDIVISION:

A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

OVERLAY DISTRICT:

A district in which additional requirements act in conjunction with the underlying zoning districts. The original zoning district designation does not change.

PRINCIPALLY ABOVEGROUND:

At least fifty percent (50%) of the actual cash value of the structure is aboveground.

RECREATIONAL VEHICLE:

A vehicle which is: a) built on a single chassis; b) four hundred (400) square feet or less when measured at the largest horizontal projection; c) designed to be self-propelled or permanently towable by a light duty truck; and d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES:

Repairs necessary to keep a structure in a safe and habitable condition that do not require a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

A. Normal maintenance of structures such as reroofing, replacing roofing tiles, and replacing siding;

B. Exterior and interior painting, wallpapering, tiling, carpeting, cabinets, countertops and similar finish work;

C. Basement sealing;

D. Repairing or replacing damaged or broken window panes;

E. Repairing plumbing systems, electrical systems, heating or air conditioning systems, and repairing wells or septic systems.

SPECIAL FLOOD HAZARD AREA:

The land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

START OF CONSTRUCTION:

For other than new construction or substantial improvements under the coastal barrier resources act (PB. 1. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

STRUCTURE:

Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar uses.

SUBSTANTIAL DAMAGE:

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred. Substantial damage also means flood related damage sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds twenty five percent (25%) of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

SUBSTANTIAL IMPROVEMENT:

Any improvement to a structure which satisfies either of the following criteria:

A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either (i) before the "start of construction" of the improvement, or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred. The term does not, however, include either: a) any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to ensure safe living conditions; or b) any alteration of a "historic structure"; provided, that the alterations will not preclude the structure's continued designation as a "historic structure".

B. Any addition which increases the original floor area of a building by twenty five percent (25%) or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed twenty five percent (25%).

VARIANCES:

A grant of relief to a person from the requirements of this chapter which permits construction in a manner otherwise prohibited by this chapter where specific enforcement would result in unnecessary hardship.

VIOLATION:

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required in these regulations is presumed to be in violation until such time as that documentation is provided. (2008 Code app. C art. VIII; amd. Ord. 02-14, 2-18-2014; Ord. 01-16, 1-5-2016; Ord. 03-21, 2-16-2021)

13-1-4: INTERPRETATION:

In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes. (2008 Code app. C art. III; amd. Ord. 03-21, 2- 16-20212)

13-1-5: COMPLIANCE REQUIRED:

No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter. (2008 Code app. C art. III; amd. Ord. 03-21, 2-16- 2021)

13-1-6: ADMINISTRATOR, APPOINTMENT AND DUTIES:

A. Enforcement Official: The zoning and building inspector shall administer and enforce the provisions of this chapter and will herein be referred to as the administrator.

B. Duties And Responsibilities: Duties and responsibilities of the administrator shall include, but not necessarily be limited to, the following:

1. Review all floodplain development permit applications to ensure that the provisions of this chapter will be satisfied.

2. Review all floodplain development permit applications to ensure that all necessary permits have been obtained from federal, state or local governmental agencies, including approval when required from the Department of Natural Resources for floodplain construction.

3. Record and maintain a record of: a) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved buildings; or b) the elevation to which new or substantially improved structures have been floodproofed. Lowest floor elevation figures of structures in zone A need not be maintained unless base flood elevation data from a source other than the flood insurance rate map is obtained.

4. Notify adjacent communities and/or counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.

5. Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this chapter.

6. Submit to the Federal Insurance Administration an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.

7. Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.

8. Review subdivision proposals to ensure such proposals are consistent with the purpose of this ordinance and advise the ~~(BOARD OF APPEALS)~~Board of Adjustment of potential conflict.

9. Maintain the accuracy of the community's Flood Insurance Rate Maps when: a) development placed within the floodway results in any of the following: (i) an increase in the base flood elevations, or (ii) alteration to the floodway boundary; b) development placed in zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or c) development relocates or alters the channel. Within six (6) months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

10. Perform site inspections to ensure compliance with the standards of this chapter. (2008 Code app. C art. II; amd. Ord. 03-21, 2-16-2021)

13-1-7: FLOOD AREA DEVELOPMENT PERMIT REQUIREMENTS:

A. Permit Required: A flood area development permit issued by the administrator shall be secured prior to initiation of any floodplain development (any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, storage of materials and equipment, excavation or drilling operations) including the placement of factory-built homes.

B. Application For Permit: Application for a floodplain development permit shall be made on forms supplied by the administrator and shall include the following information:

1. Description of the work to be covered by the permit for which application is to be made.

2. Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street, or similar description) that will readily identify and locate the work to be done.

3. Indication of the use or occupancy for which the proposed work is intended.

4. Elevation of the base flood.

5. Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

6. Location and dimensions of all structures and additions.

7. For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.

8. Such other information as the administrator deems reasonably necessary for the purpose of this chapter.

C. Action On Permit Application: The administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this chapter and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefor. The administrator shall not issue permits for variances except as directed by the appropriate board.

D. Construction And Use As Provided In Application And Plans:

1. Floodplain development permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this chapter. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the state of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this chapter, prior to the use or occupancy of any structure.

2. The administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, as criteria for requiring that new construction, substantial improvements, or other development in zone A meets the requirements of this chapter. (2008 Code app. C art. II; amd. Ord. 03-21, 2-16-2021)

13-1-8: LANDS TO WHICH REGULATIONS APPLY:

The provisions of this chapter shall apply to all lands and uses which have significant flood hazards. The flood insurance rate map (FIRM) for Scott County and incorporated areas, city of Bettendorf, panels 19163C0360H, 0367H, 0370H, 0376H, 0377H, 0378H, 0379H, 0381H, 0383H, 0386H, 0387H, 0388H, 0391H, dated April 11, 2024 and panel 19163C0369G, dated June 9, 2014~~19163C0360G, 0367G, 0369G, 0370G, 0376G, 0377G, 0378G, 0379G, 0381G, 0383G, 0386G, 0387G, 0388G, 0391G, dated March 23, 2021~~, which were prepared as part of the Scott County flood insurance study, shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the base flood shall be considered as having significant flood hazards. The Scott County flood insurance study is hereby adopted by reference and is made a part of this chapter for the purpose of administering floodplain management regulations. (Ord. 02-14, 2-18-2014; amd. Ord. 03-21, 2-16-2021)

13-1-9: RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES:

The boundaries of the special flood hazard areas shall be determined by scaling distances on the official flood insurance rate map. Where uncertainty exists with respect to the precise location of the base flood boundary, the location shall be determined on the basis of the base flood elevation at the particular site in question. Where interpretation is needed as to the exact location of the boundaries as shown on the official map, the administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to present their case and submit technical evidence. (2008 Code app. C art. III; amd. Ord. 03-21, 2-16-2021)

13-1-10: VARIANCES:

A. Variances Authorized For Certain Building Construction Items: Except for first floor elevation requirements, the Board of Appeals may authorize, upon request, a variance from the requirements of this chapter as it relates to the following building construction items:

1. Foundation construction.

2. Floodproofing requirements.

3. Any item closely allied to the aforementioned items.

B. Other Variance Requests: The Board of Adjustment may authorize a variance from the terms of this chapter on all other requests.

C. Meeting Certain Standards: Variances granted must not be contrary to the public interests and meet the following applicable standards:

1. No variance shall be granted for any development which would result in any increase in flood heights during the occurrence of the base flood.

2. Variances shall only be granted upon: a) a showing of good and sufficient cause; and b) a determination that owing to special conditions failure to grant the variance would result in exceptional hardship to the applicant; and c) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public.

3. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

4. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

D. Decision Based Upon Certain Factors: In passing upon applications for variances, consideration shall be given to relevant factors specified in other sections of this chapter, and:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments.

2. The danger that materials may be swept onto other land or downstream to the injury of others.

3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.

4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

5. The importance of the services provided by the proposed facility to the city.

6. The requirements of the facility for a floodplain location.

7. The availability of alternative locations not subject to flooding for the proposed use.

8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.

10. The safety of access to the property in times of flood for ordinary and emergency vehicles.

11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwater expected at the site.

12. Such other factors which are relevant to the purpose of this chapter.

E. Conditions Attached To Variances: Upon consideration of the factors listed above, conditions may be attached to the granting of variances as deemed necessary to further the purpose of this chapter. Such conditions may include, but not necessarily be limited to:

1. Modification of waste disposal and water supply facilities.

2. Limitation of periods of use and operation.

3. Imposition of operational controls, sureties, and deed restrictions.

4. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practicable alternative to achieving the purpose of this chapter.

5. Floodproofing measures. (2008 Code app. C art. II; amd. Ord. 03- 21, 2-16-2021)

13-1-11: FLOODPLAIN AREA STANDARDS:

A. Location: The location of this area is based on the ~~base flood~~Special Flood Hazard Area boundary as delineated on the Scott County flood insurance rate maps dated ~~March 23, 2021~~April 11, 2024~~,~~ and June 9, 2014 ~~and~~ as revised and provided by the Federal

Emergency Management Agency. The requirements of this section shall take precedence over any conflicting requirement of the city.

B. Uses Allowed: Permitted, special, temporary and accessory uses as set forth and regulated in the Bettendorf zoning ordinance are permitted in this area.

C. Site And Structure Requirements:

1. All development and structures shall conform to the requirements of the Bettendorf building code and to the requirements of the district in which the development is located in the Bettendorf zoning ordinance except for the additional requirements which are noted in this chapter.~~All uses and buildings shall conform to the requirements of the Bettendorf building code and to the requirements of the district in which the use is located in the Bettendorf zoning ordinance except for the additional requirements which are noted in this chapter.~~

2. All regulations in regard to area, width, yards, height, floor area ratio, and minimum size of dwelling shall conform to the zoning regulations of the city.

3. All proposed building sites will be reasonably safe from flooding. Earth fill or other materials may be used to raise the elevation of the land, provided it does not increase the flood level more than one foot (1') above the base flood elevation at any point. The amount of fill should not be greater than is necessary to achieve the purpose and requirements of this chapter, as demonstrated by a plan filed by the applicant showing the uses to which the filled land shall be put and the final dimensions of the proposed fill or other materials. Fill or other materials shall be protected against erosion by riprap, vegetative cover, or bulkheading.

4. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where base flood elevations have not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one foot (1'). The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

D. Outside Storage:

1. The outside storage or processing of materials, machinery, or equipment that in the time of flooding are buoyant, flammable, explosive, pollutant or could be injurious to human, animal or plant life, may be permitted, if placed on a fill above the level of inundation for a base flood, or if adequately protected by a dike revetment, levee or similar structure. Storage of other material or equipment may be allowed without flood protection if firmly anchored to prevent flotation or if easily moved.

2. Due to the relative slow rise of the Mississippi River compared to its tributaries, the storage restrictions of this chapter will not be required if located exclusively in the Mississippi floodplain area and if the landowner or tenant can provide assurances in

writing to the satisfaction of the building administrator that the aforementioned storage can be removed within a forty eight (48) hour period.

E. Anchoring Requirements: All new and substantially improved structures shall be: 1) designed and adequately anchored to prevent flotation, collapse or lateral movement of the structure; 2) constructed with materials and utility equipment resistant to flood damage; and 3) constructed by methods and practices that minimize flood damage.

F. Residential Elevation Requirements: All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of two feet (2') above the base flood elevation. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

G. Nonresidential Elevation Requirements:

1. All new or substantially improved nonresidential ~~buildings~~ structures shall have the first floor (including basement) elevated a minimum of two feet (2') above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level.

2. When floodproofing is utilized, a professional engineer registered in the state of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood elevation, is watertight with walls substantially impermeable to the passage of water.

3. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the administrator.

H. Foundation And Facilities: Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

1. A minimum of two (2) openings located to permit automatic entry and exit of floodwaters and having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.

2. The bottom of all openings shall be no higher than one foot above grade.

3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case on non-residential structures, optionally floodproofed to) a minimum of two feet (2') above the base flood elevation.~~New and substantially improved structures must be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Flood drains and other openings to sanitary sewers shall be provided with gate valves or similar devices to prevent inflow either directly or indirectly into the public sanitary sewer system.~~

5. Such areas shall be used solely for parking of vehicles, building access, and low damage potential storage.

6. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

7. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of two feet (2') above the base flood elevation or designed to be watertight and withstand inundation to such a level.

I. Factory-built homes:

1. All new and substantially improved factory-built homes including those placed in existing factory-built home parks or subdivisions shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

2. All new and substantially improved factory-built homes including those placed in existing factory-built home parks or subdivisions shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of two feet (2') above the base flood elevation.

J. Utility And Sanitary Systems:

1. All new and replacement sanitary sewers must be sealed to prevent undue infiltration. Such infiltration shall not exceed the rate of fifteen (15) gallons per day per one hundred feet (100') of four-inch (4") sewer pipe, or twenty-two (22) gallons per day per one hundred feet (100') of six-inch (6") sewer pipe, or thirty (30) gallons per day per one hundred feet (100') of eight-inch (8") sewer pipe.

2. On site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

3. New or replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply treatment facilities shall be provided with a level of protection equal to or greater than two feet (2') above the base flood elevation.

~~3.~~4. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than two feet (2') above the base flood elevation.

~~4.~~5. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood-damaged or impaired systems.

K. No development shall affect the capacity of conveyance of the channel of floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system. ~~Capacity Of Flood Area: No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.~~

L. Floodplain Area Standards; Subdivision Requirements:

1. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during a base flood.

2. All proposals for subdivisions, regardless of size or number of lots, shall include base flood elevation data for those areas located within the area of significant flood hazard.

3. Subdivision proposals shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage.

4. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this chapter.

M. Outbuildings And Non-major Buildings: Detached garages, sheds, and similar accessory type structures that are incidental to a residential use are exempt from the base flood elevation requirements when the following criteria are satisfied:

1. The structure shall be designed to have low flood damage potential. Its size shall not exceed six hundred (600) square feet in size. Those portions of the structure located less than two feet (2') above the base flood elevation must be constructed of flood-resistant materials.

2. The structure shall be designed to have low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

3. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

4. Structures shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.

5. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least two feet (2') above the base flood elevation.

6. The structure's walls shall include openings that satisfy the provision of subsection H of this section.

N. Recreational Vehicles:

1. Recreational vehicles are exempt from the requirements of subsection I of this section regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:

a. The recreational vehicle shall be located on the site for less than one hundred eighty (180) consecutive days; and

b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

2. Recreational vehicles that are located on the site for more than one hundred eighty (180) consecutive days or are not ready for highway use must satisfy requirements of subsection I of this section regarding anchoring and elevation of factory-built homes.

O. Flood Control Structural Works: Flood control structural works such as levees, floodwalls, etc., shall provide, at a minimum, protection from a base flood with a minimum of three feet (3') of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.

P. Watercourse Alterations: Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

Q. Stream Crossings: Pipeline river or stream crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

R. Maximum Damage Potential Development: All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the five hundred (500) year flood or, together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the two tenths percent (0.2%) annual chance flood and that the structure, below the two tenths percent (0.2%) annual chance flood elevation, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific

elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where two tenths percent (0.2%) chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations. (Ord. 01-16, 1-5-2016; amd. Ord. 03-21, 2-16-2021)

13-1-12: FLOODWAY AREA:

A. Location: The location of ~~this~~ the floodway area is based on the Scott County Flood Insurance Rate Maps dated ~~March 23, 2021~~April 11, 2024 and June 9, 2014, as revised and provided by the Federal ~~Insurance Administrator of the Department of Housing and Urban Development~~Emergency Management Agency. In addition to the Floodplain Area Standards, development within the floodway must meet the following applicable standards. The floodway is that portion of the floodplain which must be protected from developmental encroachment to allow the free flow of flood waters. The requirements of this section shall take precedence over any conflicting requirements of the city.

B. Special Floodway Provisions:

1. Where no floodway data has been provided, the Department of Natural Resources shall be contacted to provide a floodway delineation.

2. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

3. No development shall be permitted in the floodway area that would result in any increase in the base flood elevation. Consideration of the effects of any development on the flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands. ~~No use shall be permitted in the floodway area that would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.~~

4. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system. ~~No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or any other drainage facility or system.~~

C. Uses Permitted: Uses are permitted and regulated in the floodplain area, except:

1. Any development considered to have flood damage potential such as, but not limited to, storage of materials and equipment, fill and a use which could obstruct flood flows is prohibited. ~~Any use considered to have flood damage potential such as, but not limited to, storage of materials and equipment, fill and a use which could obstruct flood flows is prohibited.~~

2. Encroachment by fill is prohibited.

3. The erection of a new ~~building~~structures, the expansion of an existing building or the placement of a structure is prohibited.

D. Watercourse Alterations: Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood-carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

E. Stream Crossings: Pipeline river or stream crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

F. Site Requirements: Conformance to all zoning regulations in regard to area, width, and yards is required. (2008 Code app. C art. V; amd. Ord. 02-14, 2-18-2014; Ord. 03-21, 2-16-2021)

13-1-13: AMENDMENTS:

The regulations and standards set forth in this chapter may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources. (2008 Code app. C art. VII; amd. Ord. 03-21, 2-16-2021)

13-1-14: WARNING AND DISCLAIMER OF LIABILITY:

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This chapter does not imply that areas outside the regulated areas or that uses permitted within the regulated areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Bettendorf or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder. (2008 Code app. C art. III; amd. Ord. 03-21, 2-16-2021)

13-1-15: ABROGATION AND GREATER RESTRICTIONS:

It is not intended by this chapter to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this chapter imposes greater restrictions, the provisions of this chapter shall prevail. All ordinances inconsistent with this chapter are hereby repealed to the extent of the inconsistency only. (2008 Code app. C art. III; amd. Ord. 03-21, 2-16-2021)

13-1-16: PENALTIES FOR VIOLATIONS:

Violations of the provisions of this chapter or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction thereof, be subject to penalty as provided in Section 1-4-1 of this code. Nothing herein contained shall prevent Bettendorf or a citizen from taking such other lawful action as is necessary to prevent or remedy any violation. (2008 Code app. C art. VI; amd. 2015 Code; amd. Ord. 03-21, 2-16-2021)

13-1-17: SEVERABILITY:

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. (Ord. 03-21, 2-16-2021)

11-6-1: OVERLAY DISTRICTS:

A. Purpose: Overlay districts are used in combination with base districts to modify or expand base district regulations. These districts adapt to the special needs of areas of the city and further allow Bettendorf's zoning ordinance to evolve as the planning and development needs and trends of specific areas also change. The overlay districts are designed to achieve the following objectives:

1. To recognize special conditions in specific parts of the city which require specific regulations.

2. To provide for the protection of special features in the natural and built environment of the city.

3. To allow for change and adaptability to different needs and trends in land development.

4. To encourage comprehensive environmental planning in the city, and to protect the integrity of vital city services such as the water supply and parks.

5. To provide flexibility in development and to encourage innovative design through comprehensively planned projects.

B. Establishment Of Districts: The following overlay districts are hereby established.

1. ~~FD: Floodway/Floodplain Overlay District.~~RESERVED.

2. DMP: Downtown Master Plan Overlay District.

3. UTICOD: Utica Ridge Overlay District (UTICOD). (Ord. 35-17, 10-17-2017)

11-6-2: ~~FD FLOODWAY/FLOODPLAIN OVERLAY DISTRICT:~~

~~A. Legal Authority and Purpose:~~

~~1. Legal Authority: Iowa Code Chapter 364 grants cities the authority, except as expressly limited by the constitution and if not inconsistent with the laws of the general assembly, to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the city or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents.~~

~~2. Purpose: These regulations are established for the purpose of meeting the needs of the rivers and streams to carry floodwaters and to protect the rivers, creek channels, and floodplains from encroachment so that flood heights and flood damage will not be appreciably increased, to provide the necessary regulations for the protection of the public~~

health and safety in areas subject to flooding, and to reduce the financial burdens imposed upon the community by floods.

B. Findings of Fact:

1. The flood hazard areas of Bettendorf are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the peace, safety, health, welfare, comfort, and convenience of its residents.

2. These flood losses, hazards, and related adverse effects are caused by:

a. The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise unprotected from flooding, and

b. The cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

3. This chapter relies upon engineering methodology for analyzing flood hazards which includes the extensive study on flood drainage undertaken by the city. This approach is consistent with the standards established by the Department of Natural Resources.

C. Definitions: For the purpose of this chapter, the following terms shall have the meanings ascribed to them in this section:

BASE FLOOD: A flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASEMENT: Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also, see definition of lowest floor.

DEVELOPMENT: Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling, grading, or excavating.

EXISTING CONSTRUCTION: For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION: A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is

~~complete before the effective date of the floodplain management's regulations adopted by a community.~~

~~EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

~~FACTORY-BUILT HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two (2) or more factory-built home lots for rent or sale.~~

~~FACTORY-BUILT HOMES: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."~~

~~FLOOD FRINGE: That area of the floodplain, outside of the floodway, that on the average is likely to be flooded once every one hundred (100) years (i.e., that has a one percent (1%) chance of flood occurrence in any one year).~~

~~FLOOD INSURANCE RATE MAP (FIRM): An official map of a community on which the flood insurance study has delineated the flood hazard boundaries and the zones establishing insurance rates applicable to the community.~~

~~FLOOD INSURANCE STUDY: The official report provided by the federal emergency management agency. The report contains flood profiles, as well as the Scott County flood insurance rate maps and the water surface elevation of the base flood.~~

~~FLOOD OR FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from:~~

~~a. The overflow of inland or tidal waters.~~

~~b. The usual and rapid accumulation of runoff of surface waters from any source.~~

~~FLOODPLAIN: Any land area susceptible to being inundated by water from any source (see definition of flood or flooding).~~

~~FLOODWAY OR REGULATORY FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.~~

~~FREEBOARD: A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.~~

~~HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.~~

~~HISTORIC STRUCTURE: Any structure that is: a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district; c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior; or (2) Directly by the Secretary of the Interior in states without approved programs.~~

~~LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.~~

~~MINOR PROJECTS: Small development activities (except for filling, grading, and excavating) valued at less than five hundred dollars ($500.00).~~

~~NEW CONSTRUCTION: For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.~~

~~NEW FACTORY-BUILT HOME PARK OR SUBDIVISION: A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.~~

~~OVERLAY DISTRICT: A district in which additional requirements act in conjunction with the underlying zoning districts. The original zoning district designation does not change.~~

~~PRINCIPALLY ABOVEGROUND: At least fifty percent (50%) of the actual cash value of the structure is aboveground.~~

~~RECREATIONAL VEHICLE: A vehicle which is:~~

~~a. Built on a single chassis;~~

~~b. Four hundred (400) square feet or less when measured at the largest horizontal projection;~~

~~c. Designed to be self-propelled or permanently towable by a light duty truck; and~~

~~d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.~~

~~ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES: Repairs necessary to keep a structure in a safe and habitable condition that do not require a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:a. Normal maintenance of structures such as reroofing, replacing roofing tiles, and replacing siding;b. Exterior and interior painting, wallpapering, tiling, carpeting, cabinets, countertops, and similar finish work;c. Basement sealing;d. Repairing or replacing damaged or broken window panes; ande. Repairing plumbing systems, electrical systems, heating or air conditioning systems, and repairing wells or septic systems.~~

~~SPECIAL FLOOD HAZARD AREA: The land in the floodplain within a community subject to one percent (1%) or greater chance of flooding in any given year.~~

~~START OF CONSTRUCTION: For other than new construction or substantial improvements under the coastal barrier resources act (PB. 1. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not the alteration affects the external dimensions of the building.~~

~~STRUCTURE: A walled and roofed building that is principally aboveground, as well as a manufactured home, and a gas or liquid storage tank that is principally aboveground.~~

~~SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred. Substantial damage also means flood-related damage sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds twenty five percent (25%) of the market value of the structure before the damage occurred.~~

~~SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds twenty five percent (25%) of the market value of the structure before "start of construction" of the improvement. This~~

~~includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:~~

~~a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to ensure safe living conditions; or~~

~~b. Any alteration of a "historic structure," provided that the alterations will not preclude the structure's continued designation as a "historic structure."~~

~~VARIANCES: A grant of relief to a person from the requirements of this chapter which permits construction in a manner otherwise prohibited by this chapter where specific enforcement would result in unnecessary hardship.~~

~~VIOLATION: The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in these regulations is presumed to be in violation until such time as that documentation is provided.~~

~~D. Interpretation: In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.~~

~~E. Compliance Required: No structure or land shall hereafter be used and no structure shall be located, extended, converted, or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter.~~

~~F. Administrator, Appointment, And Duties:~~

~~1. Enforcement Official: The zoning and building inspector shall administer and enforce the provisions of this chapter and will herein be referred to as the administrator.~~

~~2. Duties and Responsibilities: Duties and responsibilities of the administrator shall include, but not necessarily be limited to, the following:~~

~~a. Review all floodplain development permit applications to ensure that the provisions of this chapter will be satisfied.~~

~~b. Review all floodplain development permit applications to ensure that all necessary permits have been obtained from federal, state, or local governmental agencies.~~

~~c. Record and maintain a record of:~~

~~(1) The elevation (in relation to national geodetic vertical datum) of the lowest floor of all new or substantially improved buildings; or~~

(2) The elevation to which new or substantially-improved structures have been floodproofed. Lowest floor elevation figures of structures in Zone A need not be maintained unless base flood elevation data from a source other than the flood insurance rate map is obtained.

d. Notify adjacent communities and/or counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse.

d. Keep a record of all permits, appeals, variances, and such other transactions and correspondence pertaining to the administration of this chapter.

G. Flood Area Development Permit Requirements:

1. Permit Required: A flood area development permit issued by the administrator shall be secured prior to initiation of any floodplain development (any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or drilling operations) including the placement of homes.

2. Application For Permit: Application for a floodplain development permit shall be made on forms supplied by the administrator and shall include the following information:

a. Description of the work to be covered by the permit for which application is to be made.

b. Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address, or similar description) that will readily identify and locate the work to be done.

c. Indication of the use or occupancy for which the proposed work is intended.

d. Elevation of the 100-year flood. Elevation (in relation to national geodetic vertical datum) of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

d. Such other information as the administrator deems reasonably necessary for the purpose of this chapter.

3. Action On Permit Application: The administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this chapter and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefor. The administrator shall not issue permits for variances except as directed by the appropriate board.

4. Construction And Use As Provided In Application And Plans:

a. Floodplain development permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement, or construction. Any use,

~~arrangement, or construction at variance with that authorized shall be deemed a violation of this chapter. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the state of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this chapter, prior to the use or occupancy of any structure.~~

~~b. The administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, as criteria for requiring that new construction, substantial improvements, or other development in Zone A meets the requirements of this chapter.~~

~~H. Lands To Which Regulations Apply: The provisions of this chapter shall apply to all lands and uses which have significant flood hazards. The flood insurance rate map (FIRM) for Scott County and incorporated areas, city of Bettendorf, Panels 19163C0360F, 0367F, 0370F, 0376F, 0377F, 0378F, 0379F, 0381F, 0383F, 0387F, 0391F, dated February 18, 2011, and Panels 190163C0369G, 0386G, 0388G, dated June 9, 2014, which were prepared as part of the Scott County flood insurance study, shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the one hundred (100)-year flood shall be considered as having significant flood hazards. Where uncertainty exists with respect to the precise location of the one hundred (100)-year flood boundary, the location shall be determined on the basis of the one hundred (100)-year flood elevation at the particular site in question. The Scott County flood insurance study is hereby adopted by reference and is made a part of this chapter for the purpose of administering floodplain management regulations.~~

~~I. Rules For Interpretation Of District Boundaries: The boundaries of the flood area districts shall be determined by scaling distances on the official floodplain map. Where interpretation is needed as to the exact location of the boundaries as shown on the official map, the administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to present their case and submit technical evidence.~~

~~J. Variances:~~

~~1. Variances Authorized For Certain Building Construction Items: Except for first floor elevation requirements, the building board of appeals may authorize, upon request, a variance from the requirements of this chapter as it relates to the following building construction items:~~

~~a. Foundation construction.~~

~~b. Floodproofing requirements.~~

~~c. Any item closely allied to the aforementioned items.~~

~~2. Other Variance Requests: The zoning board of adjustment may authorize a variance from the terms of this chapter on all other requests.~~

~~3. Meeting Certain Standards: Variances granted must not be contrary to the public interests and meet the following applicable standards:~~

~~a. No variance shall be granted for any development which would result in any increase in flood heights during the occurrence of the one hundred (100)-year flood.~~

~~b. Variances shall only be granted upon:~~

~~(1) A showing of good and sufficient cause; and~~

~~(2) A determination that owing to special conditions failure to grant the variance would result in exceptional hardship to the applicant; and~~

~~(3) A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on, or victimization of the public.~~

~~c. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.~~

~~d. All variances granted shall have the concurrence or approval of the Department of Natural Resources.~~

~~4. Decision Based Upon Certain Factors: In passing upon applications for variances, consideration shall be given to relevant factors specified in other sections of this chapter, and:~~

~~a. The danger to life and property due to increased flood heights or velocities caused by encroachments.~~

~~b. The danger that materials may be swept onto other land or downstream to the injury of others.~~

~~c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.~~

~~d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.~~

~~d. The importance of the services provided by the proposed facility to the city.~~

~~f. The requirements of the facility for a floodplain location.~~

~~g. The availability of alternative locations not subject to flooding for the proposed use.~~

~~h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.~~

~~i. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.~~

j. The safety of access to the property in times of flood for ordinary and emergency vehicles.

k. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwater expected at the site.

l. Such other factors which are relevant to the purpose of this chapter.

5. Conditions Attached To Variances: Upon consideration of the factors listed above, conditions may be attached to the granting of variances as deemed necessary to further the purpose of this chapter. Such conditions may include, but not necessarily be limited to:

a. Modification of waste disposal and water supply facilities.

b. Limitation of periods of use and operation.

c. Imposition of operational controls, sureties, and deed restrictions.

d. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practicable alternative to achieving the purpose of this chapter.

d. Floodproofing measures.

K. Floodplain Area Standards:

1. Location: The location of this area is based on the Base Flood boundary as delineated on the Scott County flood insurance rate maps dated February 18, 2011, and June 9, 2014, and as revised and provided by the Federal Emergency Management Agency. The requirements of this section shall take precedence over any conflicting requirement of the city.

2. Uses Allowed: Permitted, special, temporary and accessory uses as set forth and regulated in the Bettendorf zoning ordinance are permitted in this area.

3. Site And Structure Requirements:

a. All uses and buildings shall conform to the requirements of the Bettendorf building code and to the requirements of the district in which the use is located in the Bettendorf zoning ordinance except for the additional requirements which are noted in this chapter.

b. All regulations in regard to area, width, yards, height, floor area ratio, and minimum size of dwelling shall conform to the zoning regulations of the city.

c. All proposed building sites will be reasonably safe from flooding. Earth fill or other materials may be used to raise the elevation of the land, provided it does not increase the flood level more than one foot (1') above the base flood level at any point. The amount of fill should not be greater than is necessary to achieve the purpose and requirements of this chapter, as demonstrated by a plan filed by the applicant showing the uses to which the filled land shall be put and the final dimensions of the proposed fill or other materials. Fill

~~or other materials shall be protected against erosion by riprap, vegetative cover, or bulkheading.~~

~~4. Outside Storage:~~

~~a. The outside storage or processing of materials, machinery, or equipment that in the time of flooding are buoyant, flammable, explosive, pollutant or could be injurious to human, animal or plant life, may be permitted, if placed on a fill above the level of inundation for a Base Flood, or if adequately protected by a dike revetment, levee or similar structure. Storage of other material or equipment may be allowed without flood protection if firmly anchored to prevent flotation or if easily moved.~~

~~b. Due to the relative slow rise of the Mississippi River compared to its tributaries, the storage restrictions of this chapter will not be required if located exclusively in the Mississippi floodplain area and if the landowner or tenant can provide assurances in writing to the satisfaction of the building administrator that the aforementioned storage can be removed within a forty eight (48) hour period.~~

~~5. Anchoring Requirements: All new and substantially improved structures shall be:~~

~~a. Adequately anchored to prevent flotation, collapse or lateral movement of the structure;~~

~~b. Constructed with materials and utility equipment resistant to flood damage; and~~

~~c. Constructed by methods and practices that minimize flood damage.~~

~~6. Residential Elevation Requirements: All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of two feet (2') above the base flood level.~~

~~7. Non-Residential Elevation Requirements:~~

~~a. All new or substantially improved nonresidential buildings shall have the first floor (including basement) elevated a minimum of two feet (2') above the base flood level, or together with attendant utility and sanitary systems, be floodproofed to such a level.~~

~~b. When floodproofing is utilized, a professional engineer registered in the state of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood level, is watertight with walls substantially impermeable to the passage of water.~~

~~c. A record of the certification indicating the specific elevation (in relation to national geodetic vertical datum) to which any structures are floodproofed shall be maintained by the administrator.~~

~~8. Foundation And Facilities: Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of~~

~~floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:~~

~~a. A minimum of two (2) openings located to permit automatic entry and exit of floodwaters and having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.~~

~~b. Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.~~

~~c. New and substantially-improved structures must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Flood drains and other openings to sanitary sewers shall be provided with gate valves or similar devices to prevent inflow either directly or indirectly into the public sanitary sewer system.~~

~~d. Such areas shall be used solely for parking of vehicles, building access, and low damage potential storage.~~

~~9. Manufactured Homes:~~

~~a. Manufactured homes including those placed in existing factory-built home parks or subdivisions shall be anchored to resist flotation, collapse, or lateral movement.~~

~~b. Manufactured homes including those placed in existing factory built home parks or subdivisions shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of two feet (2') above the base flood level.~~

~~10. Utility And Sanitary Systems:~~

~~a. All new and replacement sanitary sewers must be sealed to prevent undue infiltration. Such infiltration shall not exceed the rate of fifteen (15) gallons per day per one hundred feet (100') of four (4)-inch sewer pipe, or twenty two (22) gallons per day per one hundred feet (100') of six (6)-inch sewer pipe, or thirty (30) gallons per day per one hundred feet (100') of eight-inch (8") sewer pipe.~~

~~b. On-site waste disposal shall be located or designed to avoid impairment to the system or contamination from the system during flooding.~~

~~c. New or replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply treatment facilities shall be provided with a level of protection equal to or greater than two feet (2') above the base flood elevation.~~

~~d. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.~~

~~11. Capacity Of Flood Area: No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.~~

~~12. Floodplain Area Standards; Subdivision Requirements:~~

~~a. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during a base flood.~~

~~b. All proposals for subdivisions, regardless of size or number of lots, shall include base flood elevation data for those areas located within the area of significant flood hazard.~~

~~c. Subdivision proposals shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage.~~

~~d. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this chapter.~~

~~13. Outbuildings And Non-Major Buildings: Detached garages, sheds, and similar accessory type structures that are incidental to a residential use are exempt from the base flood elevation requirements when the following criteria are satisfied:~~

~~a. The structure shall be designed to have low flood damage potential. Its size shall not exceed six hundred (600) square feet in size. Those portions of the structure located less than two feet (2') above the base flood elevation must be constructed of flood resistant materials.~~

~~b. The structure shall be designed to have low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.~~

~~c. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.~~

~~d. Structures shall be firmly anchored to prevent flotation which may result in damage to other structures.~~

~~e. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least two feet (2') above the base flood level.~~

~~f. The structure's walls shall include openings that satisfy the provision of subsection 11-6-2 K.8. of this section.~~

~~14. Recreational Vehicles:~~

~~a. Recreational vehicles are exempt from the requirements of Subsection 11-6-2 K.9. of this section regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:~~

~~(1) The recreational vehicle shall be located on the site for less than one hundred eighty (180) consecutive days; and~~

(2) The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick-disconnect-type utilities and security devices and has no permanently attached additions.

b. Recreational vehicles that are located on the site for more than one hundred (180) consecutive days or are not ready for highway use must satisfy requirements of Subsection 11-6-2 K.9. of this section regarding anchoring and elevation of factory-built homes.

15. Flood Control Structural Works: Flood control structural works such as levees, floodwalls, etc., shall provide, at a minimum, protection from a base flood with a minimum of three feet (3') of design freeboard and shall provide for adequate interior drainage. In addition, the department of natural resources shall approve structural flood control works.

L. Floodway Area:

1. Location: The location of this area is based on the Scott County flood insurance rate maps dated February 18, 2011, as revised and provided by the federal insurance administrator of the department of housing and urban development. The requirements of this section shall take precedence over any conflicting requirements of the city.

2. Special Floodway Provisions:

a. Where no floodway data has been provided, the Department of Natural Resources shall be contacted to provide a floodway delineation.

b. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

c. No use shall be permitted in the floodway area that would result in any increase in the one hundred (100) year flood level. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

d. No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or any other drainage facility or system.

3. Uses Permitted: Uses are permitted and regulated in the floodplain area, except:

a. Any use considered to have flood damage potential such as, but not limited to, storage of materials and equipment, fill, and a use which could obstruct flood flows is prohibited.

b. Encroachment by fill is prohibited.

c. The erection of a new building, the expansion of an existing building, or the placement of a structure, unless it is a manufactured home in a manufactured home park, existing previously to this amendment, is prohibited.

4. Watercourse Alterations: Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood-carrying capacity within the

~~altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.~~

~~5. Stream Crossings: Pipeline river or stream crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.~~

~~6. Site Requirements: Conformance to all zoning regulations in regard to area, width, and yards is required.~~

~~M. Amendments: The regulations and standards set forth in this chapter may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.~~

~~N. Warning And Disclaimer of Liability: The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This chapter does not imply that areas outside the regulated areas or that uses permitted within the regulated areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Bettendorf or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.~~

~~O. Abrogation And Greater Restrictions: It is not intended by this chapter to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter imposes greater restrictions, the provisions of this chapter shall prevail. All ordinances inconsistent with this chapter are hereby repealed to the extent of the inconsistency only.~~

~~P. Penalties For Violations: Violations of the provisions of this chapter or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction thereof, be subject to penalty as provided in Section 1-4-1 of this code. Nothing herein contained shall prevent Bettendorf or a citizen from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. 35-17, 10-17-2017)~~RESERVED.

December 27, 2023

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

SUBJECT: Planning and Zoning Commission's decision on the following ordinance amendments:

Case 23-092	Title 11 Zoning Regulations Section 11-6-1 Overlay Districts Section 11-6-2 FD Floodway/Floodplain Overlay District
Case 23-093	Title 13 Flood Control

Honorable Mayor and Members of the City Council:

On December 20, 2023, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named ordinance amendments.

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 23-092; Public Hearing – Ordinance amending Title 11 Zoning Regulations, Section 11-6-1 Overlay Districts and Section 11-6-2 FD Floodway/Floodplain Overlay District of the City Code, submitted by City of Bettendorf. (Staff: Beswick)

6. Case 23-093; Public Hearing – Ordinance amending Title 13 Flood Control of the City Code, submitted by City of Bettendorf. (Staff: Beswick)

**Gibson arrived.

Beswick reviewed the staff report. Hunt commented that the city is required to adopt the ordinance amendments by the National Flood Insurance Program. He added that the revised flood maps show a reduction in the amount of floodway in the city.

Wennlund opened the public hearing for Case 23-092 and asked if there is proof of publication. Hunt confirmed this.

There being no one present wishing to speak in favor or in opposition to the ordinance amendment, Wennlund closed the public hearing.

Ormsby asked how affected residents are notified. Beswick explained that FEMA does not require individual notification, adding that notice was published announcing the map revisions at the start of the process. He stated that the city serves as the regulator of the flood maps and can't apply to change them. He indicated that individual property owners would have to hire a surveyor and request a letter of map amendment based on the actual elevation of their property. Beswick stated that notices would not be sent to every property owner affected.

Wennlund asked for clarification of the reason for the regularly-shaped boxes shown in blue on the Affected Parcels map as compared to the odd-shaped labels. Beswick explained that many of those larger parcels might be parks, greenway, watershed area, or unsubdivided land. He added that at such time as that type of parcel is subdivided, the developer is required to separate the floodway in an outlot which is a proactive way to preclude an insurance company or mortgage lender from requiring flood insurance. Beswick added that the separation of the floodway does not prevent a future map update from increasing or decreasing the size of those floodway areas.

A brief discussion was held regarding how the revised maps affect existing and future developments. Beswick explained that some developers may modify current requests or submit new projects based on the revised maps, adding that engineers hired by them are aware of the pending changes and are able to advise their clients accordingly.

> On motion by Satterfield, second by Kappeler, that ordinance amending Sections 11-6-1 and 11-6-2 of the City Code be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE: Gibson, Kappeler, Kulkarni, Ormsby, Satterfield, Stoltenberg, Wennlund
NAY: None

Motion carried.

Wennlund opened the public hearing for Case 23-093 and asked if there is proof of publication. Hunt confirmed this.

There being no one present wishing to speak in favor or in opposition to the ordinance amendment, Wennlund closed the public hearing.

> On motion by Satterfield, second by Kappeler, that ordinance amending Title 13 of the City Code be recommended for approval subject to staff recommendations.
>
> ROLL CALL ON MOTION
>
> AYE: Gibson, Kappeler, Kulkarni, Ormsby, Satterfield, Stoltenberg, Wennlund
> NAY: None

Motion carried.

COUNCIL LETTER

MEETING DATE: December 19, 2023 (SPH)
January 2, 2024 (HPH)
REQUESTED BY: Mark Hunt

Item Title
Resolution setting a date for public hearing on an ordinance amending Title 8 Public Utilities and Services, Chapter 2, Sewer Use and Service, Section 8-2-9 Sewer Connection Fees; Disposition of Funds of the Bettendorf City Code. (12/19/23) (SPH)

Public hearing and first reading of an ordinance amending Title 8 Public Utilities and Services, Chapter 2, Sewer Use and Service, Section 8-2-9 Sewer Connection Fees; Disposition of Funds of the Bettendorf City Code. (1/2/24) (HPH)

Explanation
The concept of potential fee increases was raised during the FY 23/24 budget deliberations. At that time, a determination was made that increases to sewer connection fees should be phased in over several years. Sewer connection fees can be used to help offset the cost of inspections, to address future inflow/infiltration reduction measures, and may factor into future sewer extension expenses.

The increased fees for sewer connections for single-family homes are projected to bring an additional $41,500 in revenue in 2024, $85,900 in 2025, and $117,500 in 2026.

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

List attachments
Resolution; Ordinance; (A) Proposed ordinance revisions.

RESOLUTION NO. ____- 23

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING TITLE 8 PUBLIC UTILITIES AND SERVICES OF THE BETTENDORF CITY CODE CHAPTER 2: SEWER USE AND SERVICE SECTION 8-2-9 SEWER CONNECTION FEES; DISPOSITION OF FUNDS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for January 2, 2024 at 7:00 p.m., City Hall Council Chambers, 1609 State Street on the matter of an ordinance amending Title 8 of the Bettendorf City Code, Chapter 2 Sewer Use and Service, Section 8-2-9 Sewer Connection Fees; Disposition of Funds.

PASSED, APPROVED, AND ADOPTED this 19th 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. _____ - 24

ORDINANCE AMENDING TITLE 8 PUBLIC UTILITIES AND SERVICES
OF THE BETTENDORF CITY CODE
CHAPTER 2: SEWER USE AND SERVICE
SECTION 8-2-9 SEWER CONNECTION FEES; DISPOSITION OF FUNDS

Section 1. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Title 8 Public Utilities and Services, Chapter 2 Sewer Use and Service, Section 8-2-9: Sewer Connection Fees; Disposition of funds is hereby deleted and the following substituted therefor:

8-2-9: SEWER CONNECTION FEES; DISPOSITION OF FUNDS

A. Schedule Of Fees: Pursuant to the authority granted by the Code of Iowa, the City hereby establishes the following schedule of sewer connection fees to be paid to the City by every person whose premises will be served by connection to the sanitary sewer system, which fees shall be due and payable when a sewer connection application is filed with the Director.

SCHEDULE OF FEES FOR CONNECTIONS TO THE MUNICIPAL SANITARY UTILITIES OF BETTENDORF, IOWA

1. Residential Properties:
   a. For single-family, attached or detached, and multiple-family dwellings, the connection fee shall be one hundred fifty dollars ($150.00) per bedroom or den, effective January 1, 2024. The connection fee per bedroom or den shall increase annually as follows through 2026:
      (1) January 1, 2025, $200.00
      (2) January 1, 2026, $220.00

b. For mobile home or trailer courts, the connection fee shall be two hundred fifty dollars ($250.00) per trailer lot or per mobile home, whichever is greater, effective January 1, 2024. The connection fee per trailer lot or mobile home shall increase annually as follows through 2026:
    (1) January 1, 2025, $280.00
    (2) January 1, 2026, $300.00

c. For hotels, motels, tourist homes, and rooming houses, exclusive of restaurant facilities included as a part thereof, the connection fee shall be seventy-five dollars ($75.00) per lodging room, effective January 1, 2024. The connection fee per lodging room shall increase annually as follows through 2026:
    (1) January 1, 2025, $80.00
    (2) January 1, 2026, $85.00

d. For boarding homes, nursing homes, and retirement homes, the connection fee shall be one hundred twenty dollars ($120.00) per bed, effective January 1, 2024. The connection fee per bed shall increase annually as follows through 2026:
    (1) January 1, 2025, $140.00
    (2) January 1, 2026, $150.00

e. For hospitals, the connection fee shall be two hundred twenty-five dollars ($225.00) per bed, effective January 1, 2024. The connection fee per hospital bed shall increase annually as follows through 2026:
    (1) January 1, 2025, $275.00
    (2) January 1, 2026, $300.00

f. For buildings or properties used for lodge rooms, fraternal organizations and churches, the connection fee shall be five hundred dollars ($500.00).

2. Commercial Uses: Buildings or properties used for commercial uses, except hospitals, churches, hotels, motels, tourist homes, rooming houses, boarding homes, nursing homes, and retirement homes, permitted by Title 11, Chapter 7 of this Code:

a. For buildings used for such commercial purposes, except restaurants, drive-in restaurants, bars or cocktail lounges, automobile service stations, and car washes, the connection fee shall be seventy-five dollars ($75.00) per one thousand (1,000) square feet or fraction thereof of floor area inside the exterior walls, excluding the basement area, effective January 1, 2024. The connection fee for these uses shall increase annually as follows through 2026:
    (1) January 1, 2025, $80.00
    (2) January 1, 2026, $85.00

b. For restaurants, drive-in restaurants, and bars or cocktail lounges, the connection fee shall be thirty dollars ($30.00) per seat, effective January 1, 2024. Where the

number of proposed seats is not known, a factor of fifteen (15) square feet per seat shall be used. The connection fee for restaurants, drive-in restaurants, and bars or cocktail lounges shall increase annually as follows through 2026:

(1) January 1, 2025, $35.00
(2) January 1, 2026, $40.00

c. For automobile service stations without car washes, the connection fee shall be four hundred forty-five dollars ($445.00).

d. For automobile service stations with car washes, the connection fee shall be one thousand five hundred dollars ($1,500.00).

e. For car washes, the connection fee shall be one thousand dollars ($1,000.00) per bay.

f. The sewer connection fee for each and every building comprising part of a commercial center or planned unit development shall be considered as a separate building and shall be computed and paid separately in accordance with the provisions of this schedule. A "building site", as defined for the purpose of this section, is a structure that satisfies both the following criteria:

(1) Does not share a common wall with another structure; and
(2) Is under a single ownership.

3. Industrial Uses: Buildings or property used for industrial uses, as defined in Title 11, Chapter 8 of this Code:

a. The connection fee shall be one hundred thirty dollars ($130.00) per one thousand (1,000) square feet or fraction thereof of floor area inside the exterior walls, exclusive of any industrial wastes, effective January 1, 2024.. The connection fee per one thousand (1,000) square feet of fraction thereof of floor area inside the exterior wall, exclusive of any industrial wastes, shall increase annually as follows through 2026.

(1) January 1, 2025 $150.00
(2) January 1, 2026 $200.00

b. The connection fee for industrial uses with industrial wastes shall be determined by the city council after recommendation by the director.

4. New Building Replacing Existing Building: Should an existing building which has a connection to the public sewer be demolished or moved and a new building be constructed in lieu thereof and should the same sewer tap or building lateral be used, the connection fee shall be the difference between the old usage fee and the fee required for the new construction; provided, however, that no sewer connection refund shall be allowed. This provision shall only apply when a building permit for a

new building is obtained either at the same time or within one hundred eighty (180) days of the demolition permit or house moving permit.

B. Disposition Of Funds: Sewer connection fees shall be remitted to the city of Bettendorf at the office of the city clerk, and the funds so collected shall be kept in separate and distinct part of the sanitation fund to be known as the "sewer connection fund", and shall only be disbursed and used for the purposes authorized by the Code of Iowa.

C. Fees Required For Private Connections: Connection fees shall be required when connection is made to a private sanitary sewer, and such connection shall conform to all requirements of this Chapter.

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 _____, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

8-2-9: SEWER CONNECTION FEES; DISPOSITION OF FUNDS:

A. Schedule Of Fees: Pursuant to the authority granted by the Code of Iowa, the City hereby establishes the following schedule of sewer connection fees to be paid to the City by every person whose premises will be served by connection to the sanitary sewer system, which fees shall be due and payable when a sewer connection application is filed with the Director.

SCHEDULE OF FEES FOR CONNECTIONS TO THE MUNICIPAL SANITARY UTILITIES OF BETTENDORF, IOWA

1. Residential Properties:
   a. For single-family, attached or detached, and multiple- family dwellings, the connection fee shall be one hundred fifty dollars ($150.00) per bedroom or den, effective January 1, 2024. The connection fee per bedroom or den shall increase annually as follows through 2026:
      a. January 1, 2025, $200.00,
      b. January 1, 2026, $220.00.

   b. Effective January 1, 2024, mobile home or trailer courts, the connection fee shall be two hundred fifty dollars ($250.00) per trailer lot or per mobile home, whichever is greater. The connection fee per trailer lot or mobile home shall increase annually as follows through 2026:
      a. January 1, 2025, $280.00,
      b. January 1, 2026, $300.00.

   c. For hotels, motels, tourist homes and rooming houses, exclusive of restaurant facilities included as a part thereof, the connection fee shall be seventy-five dollars ($75.00) per lodging room, effective January 1, 2024. The connection fee per lodging room shall increase annually as follows through 2026:
      a. January 1, 2025, $80.00,
      b. January 1, 2026, $85.00.

   d. For boarding homes, nursing homes and retirement homes, the connection fee shall be one hundred twenty dollars ($120.00) per bed, effective January 1, 2024, The connection fee per bed shall increase annually as follows through 2026:
      a. January 1, 2025, $140.00,
      b. January 1, 2026, $150.00.

   e. For hospitals, the connection fee shall be two hundred twenty-five dollars ($225.00) per bed effective January 1, 2024. The connection fee per hospital bed shall increase annually as follows through 2026:
      a. January 1, 2025, $275.00
      b. January 1, 2026, $300.00

   f. For buildings or properties used for lodge rooms, fraternal organizations and churches, the connection fee shall be five hundred dollars ($500.00).

Commented [MH1]: Previously $110.00 without escalation.

Commented [MH2]: Previously $220 without escalation.

Commented [MH3]: Previously $70 without escalation.

Commented [MH4]: Previously $95 without escalation.

Commented [MH5]: Previously $200 without escalation.

Commented [MH6]: Previously $330.

2. Commercial Uses: Buildings or properties used for commercial uses, except hospitals, churches, hotels, motels, tourist homes, rooming houses, boarding homes, nursing homes and retirement homes, permitted by title 11, chapter 7 of this code ("zoning ordinance of Bettendorf, Iowa-1959", ordinance 431):

   a. For buildings used for such commercial purposes, except restaurants, drive-in restaurants, bars or cocktail lounges, automobile service stations and car washes, the connection fee shall be seventy-five dollars ($75.00) per one thousand (1,000) square feet or fraction thereof of floor area inside the exterior walls, excluding the basement area, effective January 1, 2024. The connection fee for these uses shall increase annually as follows through 2026:
      - January 1, 2025, $80.00,
      - January1, 2026 $85.00.

   b. For restaurants, drive-in restaurants and bar or cocktail lounges, the connection fee shall be thirty dollars ($30.00) per seat, effective January 1, 2024. Where the number of proposed seats is not known, a factor of fifteen (15) square feet per seat shall be used. The connection fee for restaurants, drive-in restaurants and bar or cocktail lounges shall increase annually as follows through 2026:
      - January 1, 2025, $35.00,
      - January 1, 2026, $40.00.

   c. For automobile service stations without car washes, the connection fee shall be four hundred forty-five dollars ($445.00).

   d. For automobile service stations with car washes, the connection fee shall be one thousand five hundred dollars ($1,500.00).

   e. For car washes, the connection fee shall be one thousand dollars ($1,000.00) per bay.

   f. The sewer connection fee for each and every building comprising part of a commercial center or planned unit development shall be considered as a separate building and shall be computed and paid separately in accordance with the provisions of this schedule. A "building site", as defined for the purpose of this section, is a structure that satisfies both the following criteria:
      (1) Does not share a common wall with another structure; and
      (2) Is under a single ownership.

3. Industrial Uses: Buildings or property used for industrial uses, as defined in title 11, chapter 8 of this code ("zoning ordinance of Bettendorf, Iowa-1959", ordinance 431):

Commented [MH7]: Removed fee waiver for public schools. Removed flat fee of $150 for any second connecı on to the sewer main.

Commented [MH8]: Previously $70 without escalation

Commented [MH9]: Previously $20 without escalation.

Commented [MH10]: Previously $370.

Commented [MH11]: Previously $1,275.

Commented [MH12]: Previously $845.

a. The connection fee shall be one hundred thirty dollars ($130.00) per one thousand (1,000) square feet or fraction thereof of floor area inside the exterior walls, exclusive of any industrial wastes, effective January 1, 2024.. The connection fee per one thousand (1,000) square feet of fraction thereof of floor area inside the exterior wall, exclusive of any industrial wastes, shall increase annually as follows through 2026.
   - January 1, 2025 $150.00,
   - January 1, 2026 $$200.00.

b. The connection fee for industrial uses with industrial wastes shall be determined by the city council after recommendation by the director.

4. New Building Replacing Existing Building: Should an existing building which has a connection to the public sewer be demolished or moved and a new building be constructed in lieu thereof and should the same sewer tap or building lateral be used, the connection fee shall be the difference between the old usage fee and the fee required for the new construction; provided, however, that no sewer connection refund shall be allowed. This provision shall only apply when a building permit for a new building is obtained either at the same time or within one hundred eighty (180) days of the demolition permit or house moving permit. (2008 Code § 31-126)

B. Disposition Of Funds: Sewer connection fees shall be remitted to the city of Bettendorf at the office of the city clerk, and the funds so collected shall be kept in separate and distinct part of the sanitation fund to be known as the "sewer connection fund", and shall only be disbursed and used for the purposes authorized by the code of Iowa. (2008 Code § 31-127; amd. 2015 Code)

C. Fees Required For Private Connections: Connection fees shall be required when connection is made to a private sanitary sewer, and such connection shall conform to all requirements of this chapter. (2008 Code § 31-128; amd. Ord. 06-23, 2-7-2023)

Commented [MH13]: Previously $100 without escalation.

COUNCIL LETTER

MEETING DATE: February 6, 2024

REQUESTED BY: Kathleen Richlen, HR Director

Item Title
Resolution approving compensation effective July 1, 2023 for the City Administrator.

Explanation
The performance evaluation for the City Administrator is scheduled for February 6, 2024. This resolution will be a placeholder on the operational agenda to establish compensation effective July 1, 2023.

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

List Attachments
- Resolution

RESOLUTION _____ - 24

RESOLUTION APPROVING COMPENSATION EFFECTIVE JULY 1, 2023, FOR THE CITY ADMINISTRATOR

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

WHEREAS, the Council deems it appropriate to establish compensation effective July 1, 2023, for the City Administrator.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the compensation for the City Administrator, Decker Ploehn, is hereby approved and effective as of July 1, 2023, as follows:_____.

PASSED, APPROVED, AND ADOPTED this 6th day of February, 2024.

_____
Mayor Robert S. Gallagher

ATTEST:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

JANUARY 16, 2024

The City Council of Bettendorf, Iowa met in regular session on January 16, 2024, at 7:07 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, Jager, Naumann, Sechser, Baden, Palczynski
Presiding: Mayor Robert S. Gallagher

Committee of the Whole was held on January 16, 2024 at 5:30 pm and ended at approximately 7:03 pm, a short break was taken before starting the regular City Council meeting at approximately 7:07 pm.

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed by an Invocation given by Bettendorf Fire and Police Chaplain and Pastor of Our Lady of Lourdes Catholic Church, Reverend Jason Crossen.

PROCLAMATION

Mayor Gallagher read a proclamation proclaiming the month of January as National Mentoring Month in the Bettendorf community. The proclamation was received by Big Brother Carter and Little Brother Kydin of Big Brothers Big Sisters of the Mississippi Valley.

PUBLIC REQUESTS OF COUNCIL

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

PUBLIC HEARING REGARDING INSTUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED $14,500,000 GENERAL OBLIGATION BONDS

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 instituting proceedings to take additional action for the issuance of not to exceed $14,500,000 General Obligation Bonds, 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 Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED $11,000,000 GENERAL OBLIGATION URBAN RENEWAL BONDS

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 instituting proceedings to take additional action for the issuance of not to exceed $11,000,000 General Obligation Urban Renewal Bonds, 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 Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING AMENDING THE 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)

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

ORDINANCE

Council Member Adamson presented the first reading of an ordinance amending the Bettendorf, Iowa Zone Map for property generally located 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 first reading as presented. Council Member Jager seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

PUBLIC HEARING 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)

Community Development Director gave a brief explanation of the ordinance. 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 Naumann presented the first 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 first

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

PUBLIC HEARING REGARDING AMENDING BETTENDORF CITY CODE TITLE 13, FLOOD CONTROL (CASE 23-093)

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

ORDINANCE – SECOND READING AMENDING BETTENDORF CITY CODE TITLE 8, PUBLIC UTILITIES AND SERVICES, CHAPTER 2, SEWER USE AND SERVICE, SECTION 8-2-9 SEWER CONNECTION FEES; DISPOSTION OF FUNDS

Council Member Baden presented the second reading of an ordinance amending Bettendorf City Code Title 8, Public Utilities and Services, Chapter 2, Sewer Use and Service, Section 8-2-9, Sewer Connection Fees; Disposition of Funds, and made a motion to approve the ordinance at its second reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

ORDINANCE – THIRD AND FINAL READING OF AN ORDINANCE AMENDING BETTENDORF CITY CODE TITLE 10, CHAPTER 4, SECTION 10-4B-3 (CASE 23-082)

Council Member Sechser presented the third and final reading of an ordinance amending Bettendorf City Code, Title 10, Building and Development, Chapter 4, Electrical Code and Regulations, Article B. Electrical and Installations, Section 10-4B-3, Application for Permit; Fees, 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 Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

ORDINANCE – THIRD AND FINAL READING OF AN ORDINANCE AMENDING BETTENDORF CITY CODE TITLE 10, CHAPTER 5, SECTION 10-5-4 (CASE 23-083)

Council Member Palczynski presented the third and final reading of an ordinance amending Bettendorf City Code, Title 10, Building and Development, Chapter 5, Mechanical Code and Regulations, Section 10-5-4, Fees Established; Payment Prerequisite to Issuance of Permit, 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 Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

ORDINANCE – THIRD AND FINAL READING AMENDING BETTENDORF CITY CODE SECTION 6-1-322, "VEHICLES ENTERING STOP OR YIELD INTERSECTION" BY ADDING A STOP INTERSECTION ON MEGHAN AVENUE AT CRISWELL STREET

Council Member Jager presented the third and final 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 Meghan Avenue at Criswell Street, and made a motion to approve the ordinance at its final reading as presented. Council Member Brown seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

CONSENT AGENDA

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

ADJOURNMENT

There being no further business, Council Member Palczynski made a motion to adjourn, and Council Member Baden seconded the motion. The meeting was adjourned at approximately 7:22 p.m.

_____

Mayor Robert S. Gallagher

Attest:

_____

City Clerk Decker P. Ploehn

CONSENT AGENDA
JANUARY 16, 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 January 2, 2024 (Approve and Adopt)

B. Resolution setting the date for a public hearing and directing the advertising of bids for the 18th Street Reconstruction Project from 53rd Avenue to St. Andrews Circle. (Approve and Adopt)

C. Resolution approving the final plat of Forest Grove Landing First Addition, submitted by Jon Davidshofer/Bush Construction Company (Case 23-088). (Approve and Adopt)

D. Resolution approving a site development plan for proposed Lot 1, Forest Grove Landing First Addition, submitted by Continental 750 Fund Properties, LLC (Case 23-089). (Approve and Adopt)

E. Resolution approving an appeal to the offer price for a home located at 1111 Crestview Court (Lot 127, Hawthorne Hills First Addition) as a part of the Flood Grant Buyout Program (DR-4557-0045). (Approve and Adopt)

F. Resolution approving Civil Service List submitted for the Firefighter position in the Bettendorf Fire Department. (Approve and Adopt)

G. Resolution approving Civil Service List submitted for the Operations Coordinator position in the Public Works Department. (Approve and Adopt)

H. Resolution approving the recruitment process for Human Resources Generalist position in the Human Resources Department. (Approve and Adopt)

I. Resolution approving alcohol license renewals and requests for Big 10 Mart #69 (53rd Avenue location). (Approve and Adopt)

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

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Jason Schadt, Finance Director

Item Title
Resolution directing the advertisement for sale and approving electronic bidding procedures and Official Statement for $15,615,000 General Obligation Bonds, Series 2024A.

Explanation
In accordance with the adopted five year CIP plan for FY 23/24 and FY 24/25, and staff's recommendations, the City plans to issue the following bond issues:

$11,700,000 Tax Exempt General Obligation Bonds, Series 2024A (CIP Portion) & $2,100,000 Tax Exempt General Obligation Bonds, Series 2024A (Storm Water CIP Portion): These bonds will be general obligations of the City for essential corporate purposes, backed by the City's authority to levy taxes, and together will not to exceed $14.5 million at the time of sale.

$2,500,000 Tax Exempt General Obligation Urban Renewal Bonds, Series 2024A (Urban Renewal Portion): These bonds will be general obligations of the City for essential corporate urban renewal purposes. The bonds will be used to finance the pedestrian bridge over Middle Road, connecting the west and east side developments around the TBK Sports Complex. The bonds are backed by the City's authority to levy taxes, but principal and interest payments will be largely offset by TIF revenue. In total, bonds for this project will not exceed $11,000,000. The first $2,500,000 is to be sold in 2024.

Public hearings were held at the regular City Council meeting on January 16, 2024. Council action on February 6th is to direct staff to proceed with the advertisement of bond sale, approve electronic bidding procedures, and approve the Official Statement.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The proposed General Obligation bond issues, as structured by Baker Tilly Municipal Advisors, are covered by the City's Debt Service levy as adopted in the FY 23/24 budget. The first principal and interest payments due on these bonds have been properly included in the FY 23/24 and FY 24/25 budgets. A portion of future debt service payments on the Urban Renewal bonds will be offset by tax increment revenue.

List Attachments
Resolution and notice of sale prepared by Ahlers & Cooney, P.C.
Official Statement prepared by Baker Tilly Municipal Advisors

ITEMS TO INCLUDE ON AGENDA

CITY OF BETTENDORF, IOWA

$15,615,000 General Obligation Bonds, Series 2024A

- Resolution directing the advertisement for sale and approving electronic bidding procedures and Official Statement.

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

February 6, 2024

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 _____ _____.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

Absent: _____

Vacant: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF $15,615,000 GENERAL OBLIGATION BONDS, SERIES 2024A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT" and moved its adoption. Council Member _____ seconded the Resolution to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

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

RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF $15,615,000 GENERAL OBLIGATION BONDS, SERIES 2024A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT

WHEREAS, the Issuer is in need of funds to pay costs of construction, reconstruction and repair of streets, including resurfacing and paving improvements, grade crossing separations and approaches, including related to railroad crossing improvements, sidewalks, pedestrian underpasses and overpasses, alleys, public ground and trail right of way, acquisition and installation of traffic control devices, acquisition, construction, improvement and installation of street lighting fixtures, connections and facilities, and construction, reconstruction, enlargement, improvement and repair of bridges, including joint projects undertaken with the Department of Transportation related to the I-74 Bridge Improvement Project crossing the Mississippi River; equipping the fire department, including acquisition of fire trucks; acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses, within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements; and acquisition, construction, reconstruction, extension, improvement, and equipping of works and facilities useful for the collection and disposal of surface waters and streams, essential corporate purpose(s), and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed $14,500,000 be authorized for said purpose(s); and

WHEREAS, pursuant to notice published as required by Section 384.25 of the Code of Iowa, this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of the Bonds, and the Council is therefore now authorized to proceed with the issuance of said Bonds for such purpose(s); and

WHEREAS, the Issuer is in need of funds to pay costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the I-80 Urban Renewal Area, as amended, including the Middle Road Public Pedestrian Bridge and Trails project, essential corporate urban renewal purpose project(s), and it is deemed necessary and advisable that the City issue General Obligation Urban Renewal Bonds, for such purpose(s) to the amount of not to exceed $2,600,000 as authorized by Sections 384.25 and 403.12 of the Code of Iowa; and

WHEREAS, pursuant to notice published as required by Sections 384.25 and 403.12 this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed $11,000,000 General Obligation Urban Renewal Bonds, and all objections, if any, to such Council action made by any resident or property owner of the City were received and considered by the Council; and no petition having been filed, it is the decision of the Council that additional action be taken for the issuance of not to exceed $2,600,000 of such authority for such purpose(s), and that such action is considered to be in the best interests of the City and the residents thereof; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, it is hereby found and determined that the various general obligation bonds authorized as hereinabove described shall be combined for the purpose of issuance in a single issue of $15,615,000 General Obligation Bonds as hereinafter set forth; and

WHEREAS, in conjunction with its Municipal Advisor, Baker Tilly Municipal Advisors, LLC, the City has caused an Official Statement to be prepared outlining the details of the proposed sale of the Bonds; and

WHEREAS, the Council has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic and internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Council deems it in the best interests of the City and the residents thereof to receive bids to purchase such Bonds by means of both sealed and electronic internet communication.

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

Section 1. That the receipt of electronic bids by email and through the Parity Competitive Bidding System described in the Notice of Sale and Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive

bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

Section 2. That General Obligation Bonds, Series 2024A, of City of Bettendorf, State of Iowa, in the amount of $15,615,000, to be issued as referred to in the preamble of this Resolution, to be dated March 28, 2024, be offered for sale pursuant to the published advertisement.

Section 3. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Mayor and City Clerk, upon the advice of bond counsel, and the City's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

Section 4. That the Clerk is hereby directed to publish notice of sale of the Bonds at least once, the last one of which shall be not less than four clear days nor more than twenty days before the date of the sale. Publication shall be made in the "Quad City Times", a legal newspaper, printed wholly in the English language, published within the county in which the Bonds are to be offered for sale or an adjacent county. The notice is given pursuant to Chapter 75 of the Code of Iowa, and shall state that this Council, on the 20th day of February, 2024, at 7:00 P.M., will hold a meeting to receive and act upon bids for said Bonds, which bids were previously received and opened by City Officials at 10:00 A.M. on said date. The notice shall be in substantially the following form:

(To be published on or before February 15, 2024)

NOTICE OF BOND SALE

Time and Place of Sealed Bids: Bids for the sale of Bonds of the City of Bettendorf, State of Iowa, hereafter described, must be received at the office of the City Clerk, City Hall, 1609 State Street, Bettendorf, Iowa 52722; Telephone: 563-344-4000 (the "Issuer") before 10:00 A.M., on the 20th day of February, 2024. The bids will then be publicly opened and referred for action to the meeting of the City Council in conformity with the TERMS OF OFFERING.

The Bonds: The Bonds to be offered are the following:

> GENERAL OBLIGATION BONDS, SERIES 2024A, in the amount of $15,615,000*, to be dated March 28, 2024 (the "Bonds")

*Subject to principal adjustment pursuant to official Terms of Offering.

Manner of Bidding: Open bids will not be received. Bids will be received in any of the following methods:

- Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Clerk at City Hall, 1609 State Street, Bettendorf, Iowa 52722, or via email to the City's Municipal Advisor, Baker Tilly Municipal Advisors, LLC, Saint Paul, Minnesota (bids@bakertilly.com). Electronic email bids will be treated as sealed bids.

- Electronic Internet Bidding: Electronic internet bids will be received at the office of the City Clerk at City Hall, 1609 State Street, Bettendorf, Iowa 52722. The bids must be submitted through the PARITY® competitive bidding system.

Consideration of Bids: After the time for receipt of bids has passed, the close of sealed bids will be announced. Sealed bids will then be publicly opened and announced. Finally, electronic internet bids will be accessed and announced.

Sale and Award: The sale and award of the Bonds will be held at the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa at a meeting of the City Council on the above date at 7:00 P.M.

Official Statement: The Issuer has issued an Official Statement of information pertaining to the Bonds to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the City Clerk, City Hall, 1609 State Street, Bettendorf, Iowa 52722; Telephone: 563-344-4000 or the Issuer's Municipal Advisor, Baker Tilly Municipal Advisors, LLC, 30 East 7th Street, Suite 3025, Saint Paul, Minnesota, 55101, Telephone: 651-223-3000.

Terms of Offering: All bids shall be in conformity with and the sale shall be in accordance with the Terms of Offering as set forth in the Official Statement.

Legal Opinion: The Bonds will be sold subject to the opinion of Ahlers & Cooney, P.C., Attorneys of Des Moines, Iowa, as to the legality and their opinion will be furnished together with the printed Bonds without cost to the purchaser and all bids will be so conditioned. Except to the extent necessary to issue their opinion as to the legality of the Bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds.

Rights Reserved: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public.

By order of the City Council of the City of Bettendorf, State of Iowa.

_____

City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

PASSED AND APPROVED this 6th day of February, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

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 _____, 2024.

_____
City Clerk, City of Bettendorf, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Bettendorf, in the County of Scott, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF BOND SALE
($15,615,000 General Obligation Bonds, Series 2024A)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Quad City Times", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2024.

WITNESS my official signature this _____ day of _____, 2024.

_____
City Clerk, City of Bettendorf, State of Iowa

(SEAL)

02303115\10216-104

(To be published on or before February 15, 2024)

NOTICE OF BOND SALE

Time and Place of Sealed Bids: Bids for the sale of Bonds of the City of Bettendorf, State of Iowa, hereafter described, must be received at the office of the City Clerk, City Hall, 1609 State Street, Bettendorf, Iowa 52722; Telephone: 563-344-4000 (the "Issuer") before 10:00 A.M., on the 20th day of February, 2024. The bids will then be publicly opened and referred for action to the meeting of the City Council in conformity with the TERMS OF OFFERING.

The Bonds: The Bonds to be offered are the following:

> GENERAL OBLIGATION BONDS, SERIES 2024A, in the amount of $15,615,000*, to be dated March 28, 2024 (the "Bonds")

*Subject to principal adjustment pursuant to official Terms of Offering.

Manner of Bidding: Open bids will not be received. Bids will be received in any of the following methods:

- Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Clerk at City Hall, 1609 State Street, Bettendorf, Iowa 52722, or via email to the City's Municipal Advisor, Baker Tilly Municipal Advisors, LLC, Saint Paul, Minnesota (bids@bakertilly.com). Electronic email bids will be treated as sealed bids.

- Electronic Internet Bidding: Electronic internet bids will be received at the office of the City Clerk at City Hall, 1609 State Street, Bettendorf, Iowa 52722. The bids must be submitted through the PARITY® competitive bidding system.

Consideration of Bids: After the time for receipt of bids has passed, the close of sealed bids will be announced. Sealed bids will then be publicly opened and announced. Finally, electronic internet bids will be accessed and announced.

Sale and Award: The sale and award of the Bonds will be held at the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa at a meeting of the City Council on the above date at 7:00 P.M.

Official Statement: The Issuer has issued an Official Statement of information pertaining to the Bonds to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the City Clerk, City Hall, 1609 State Street, Bettendorf, Iowa 52722; Telephone: 563-344-4000 or the Issuer's Municipal Advisor, Baker Tilly Municipal Advisors, LLC, 30 East 7th Street, Suite 3025, Saint Paul, Minnesota, 55101, Telephone: 651-223-3000.

Terms of Offering: All bids shall be in conformity with and the sale shall be in accordance with the Terms of Offering as set forth in the Official Statement.

Legal Opinion: The Bonds will be sold subject to the opinion of Ahlers & Cooney, P.C., Attorneys of Des Moines, Iowa, as to the legality and their opinion will be furnished together with the printed Bonds without cost to the purchaser and all bids will be so conditioned. Except to the extent necessary to issue their opinion as to the legality of the Bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds.

Rights Reserved: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public.

By order of the City Council of the City of Bettendorf, State of Iowa.

_____

City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

The information contained in this Preliminary Official Statement is deemed by the City to be final as of the date hereof; however, the pricing and underwriting information is subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED FEBRUARY 9, 2024

NEW ISSUE
NOT BANK QUALIFIED
BOOK ENTRY ONLY

S&P RATING: ____

Assuming compliance with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law and assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Bonds is excludable from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. The Bonds will NOT be designated as "qualified tax-exempt obligations". See "TAX MATTERS" herein for a more detailed discussion.

CITY OF BETTENDORF, IOWA
$15,615,000(1) General Obligation Bonds, Series 2024A
(the "Bonds")

Dated Date	Date of Delivery (anticipated to be March 28, 2024)
Sale Date	Tuesday, February 20, 2024 (the "Sale Date") until 10:00 A.M., Central Time
Consideration of Award	City Council meeting commencing at 7:00 P.M., Central Time on the Sale Date.
Security	The Bonds will be general obligations of the City payable from and secured by the City's unlimited taxing authority to levy direct general ad valorem taxes without limit as to rate or amount against all taxable property within the City.
Authorization	The Bonds are being issued pursuant to Chapters 384 and 403 of the Code of Iowa and are authorized by a resolution of the City Council (the "Bond Resolution"). See "Authority and Security" herein.
Purpose	The proceeds of the Bonds will be used to (i) finance various public improvement projects pursuant to the City's 2024/2025 Capital Improvement Plan, including various street, sidewalk, bridge, stormwater utility improvements, and equipping the fire department; (ii) finance essential corporate urban renewal purposes, including the Middle Road Pedestrian Bridge and Trails project; and (iii) pay the costs associated with issuing the Bonds.
Principal and Interest Payments	Principal will be paid annually on June 1, beginning on June 1, 2025. Interest will be payable semiannually on June 1 and December 1, beginning December 1, 2024.
Redemption Provisions	The City may elect on June 1, 2033, and on any day thereafter, to redeem Bonds due on or after June 1, 2034 at a price of par plus accrued interest. The Bonds may be issued as term bonds at the discretion of the Underwriter (as hereinafter defined) and, in such case, will be subject to mandatory sinking fund redemption.
Book Entry	The Bonds will be issued only as fully registered obligations, and when issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC"). See "Appendix B – Book Entry".
Denominations	The Bonds are being issued in the denomination of $5,000 or integral multiples thereof.
Registrar and Paying Agent	UMB Bank, N.A., West Des Moines, Iowa ("Registrar" and "Paying Agent").
Bidding Information	Interested bidders should review the Official Terms of Offering for additional instructions. See Appendix G herein.

(1) Preliminary, subject to change.

MATURITY SCHEDULE
(Base CUSIP(1) _____)

Maturity	Principal(2)	Interest Rate	Yield	Price	CUSIP(1)
2025	$ 115,000				
2026	$ 250,000				
2027	$ 265,000				
2028	$ 650,000				
2029	$ 680,000				
2030	$ 715,000				
2031	$ 750,000				
2032	$ 785,000				
2033	$ 825,000				
2034	$ 865,000				
2035	$ 910,000				
2036	$ 950,000				
2037	$1,000,000				
2038	$1,035,000				
2039	$1,075,000				
2040	$1,115,000				
2041	$1,160,000				
2042	$1,210,000				
2043	$1,260,000				

(1) CUSIP® is a registered trademark of the American Bankers Association ("ABA"). CUSIP data (including CUSIP identifiers and related descriptive data) contained herein is provided by CUSIP Global Services ("CGS"), which is operated on behalf of the ABA by FactSet Research Systems Inc. CUSIP data is the valuable intellectual property of the ABA and the inclusion of CUSIP data herein is not intended to create a database and does not serve in any way as a substitute for any CUSIP Service provided by CGS. CUSIP data herein is provided for convenience of reference only. Neither the City, the Municipal Advisor, the Underwriter nor their agents take any responsibility for the accuracy of such data now or at any time in the future. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

(2) Preliminary subject to change. The City reserves the right to adjust individual maturity amounts to achieve its financial objectives.

The Bonds are being offered for delivery when, as and if issued and received by the Underwriter (hereinafter defined) and subject to the approval of legality by Ahlers & Cooney, P.C. of Des Moines, Iowa, Bond Counsel. The Bonds are expected to be available for delivery at the facilities of DTC, in New York, New York on or about March 28, 2024.

In connection with this offering the underwriter may over-allot or effect transactions which stabilize or maintain the market price of the Bonds offered hereby at a level above that which might otherwise prevail in the open market, and such stabilizing, if commenced, may be discontinued at any time.

No dealer, broker, salesperson, or other person has been authorized by the City to give any information or to make any representations with respect to the Bonds, other than as contained in the Preliminary Official Statement or the Final Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by the City. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the securities described herein by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation, or sale.

Certain information contained in the Preliminary Official Statement or the Final Official Statement may have been obtained from sources other than records of the City and, while believed to be reliable, is not guaranteed as to completeness or accuracy. The information and expressions of opinion in the Preliminary Official Statement and the Final Official Statement are subject to change, and neither the delivery of the Preliminary Official Statement nor the Final Official Statement nor any sale made under either such document shall create any implication that there has been no change in the affairs of the City since the respective date thereof. However, upon delivery of the securities, the City will provide a certificate stating there have been no material changes in the information contained in the Final Official Statement since its delivery.

References herein to laws, rules, regulations, resolutions, agreements, reports, and other documents do not purport to be comprehensive or definitive. All references to such documents are qualified in their entirety by reference to the particular document, the full text of which may contain qualifications of and exceptions to statements made herein. Where full texts have not been included as appendices to the Preliminary Official Statement or the Final Official Statement, they will be furnished upon request.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this official statement for the purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

The Bonds are considered securities and have not been approved or disapproved by the Securities and Exchange Commission or any state or federal regulatory authority nor has any state or federal regulatory authority confirmed the accuracy or determined the adequacy of this Official Statement. Any representation to the contrary is a criminal offense. Investors must rely on their own examination of this Official Statement, the security pledged to repay the Bonds, the City and the merits and risks of the investment opportunity.

FORWARD-LOOKING STATEMENTS

This Official Statement, including its appendices, contains statements which should be considered "forward-looking statements," meaning they refer to possible future events or conditions. Such statements are generally identifiable by the words such as "plan," "expect," "estimate," "budget," "may," or similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause a deviation from the actual results, performance or achievements expressed or implied by such forward-looking statements. The City does not expect or intend to update or revise any forward-looking statements contained herein if or when its expectations, or events, conditions, or circumstances on which such statements are based occur.

CITY CONTACT INFORMATION

Additional information regarding the City may be obtained by contacting Decker Ploehn, City Administrator/Clerk, City of Bettendorf, 1609 State Street, Bettendorf, Iowa 52722-4937, phone (563) 344-4000, email: dploehn@bettendorf.org.

CITY OF BETTENDORF, IOWA

CITY COUNCIL

Robert S. Gallagher, Jr.	Mayor
Charles F. Baden	Council Member
Lisa Brown	Council Member
Jerome F. Sechser	Council Member
Scott R. Naumann	Council Member
Gregory S. Jager	Council Member
Gregory P. Adamson	Council Member
Nicholas N. Palczynski	Council Member

CITY ADMINISTRATOR/CLERK

Decker Ploehn

FINANCE DIRECTOR

Jason Schadt

MUNICIPAL ADVISOR

Baker Tilly Municipal Advisors, LLC
Saint Paul, Minnesota

BOND COUNSEL

Ahlers & Cooney, P.C.,
Des Moines, Iowa

REGISTRAR AND PAYING AGENT

UMB Bank, N.A.
West Des Moines, Iowa

UNDERWRITER

_____
_____

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OFFICIAL STATEMENT

CITY OF BETTENDORF, IOWA

$15,615,000* GENERAL OBLIGATION BONDS, SERIES 2024A

PURPOSE OF THE ISSUE AND USE OF FUNDS

PURPOSE OF THE BONDS

The proceeds of the Bonds will be used to (i) finance various public improvement projects pursuant to the City's 2024/2025 Capital Improvement Plan, including various street, sidewalk, bridge, stormwater utility improvements, and equipping the fire department; (ii) finance essential corporate urban renewal purposes, including the Middle Road Pedestrian Bridge and Trails project; and (iii) pay the costs associated with issuing the Bonds.

SOURCES AND USES OF FUNDS

The composition of the Bonds is as follows:

Sources of Funds:	
Principal Amount	
Tax Portion	$_____
Utility Portion	_____
Reoffering Premium	_____
Total Sources of Funds	$_____
Uses of Funds:	
Deposit to Project Fund:	
Tax Portion	$_____
Utility Portion	_____
Underwriter's Compensation	_____
Costs of Issuance(1)	_____
Total Uses of Funds	$_____

(1) Includes estimated fees for bond counsel, municipal advisor, registrar, rating, and other miscellaneous expenses.

INVESTMENT OF FUNDS

The proceeds of this issue are to be invested in accordance with the laws of the State relating to the depositing, holding, securing, or investing of public funds. The City shall direct the investment of Bond proceeds.

DESCRIPTION OF THE BONDS

INTEREST CALCULATION

Interest on the Bonds is payable on June 1 and December 1 of each year, commencing December 1, 2024. Interest will be payable to the holder (initially Cede & Co.) registered on the books of the Registrar as of the fifteenth day of the calendar month immediately preceding such interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months.

* Preliminary; subject to change.

REGISTRATION AND EXCHANGE FEATURES

Each registered Bond shall be transferable or exchangeable only on such record at the designated corporate trust office of the Registrar, UMB Bank, N.A., West Des Moines, Iowa (who is also serving as Paying Agent), at the written request of the registered owner thereof or his attorney duly authorized in writing upon surrender thereof, together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney.

BOOK ENTRY

When issued, the Bonds will be registered in the name of and held by Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). Purchases of beneficial interests in the Bonds will be made in book entry only form. See "Appendix B - Book Entry".

PROVISIONS FOR PAYMENT

The principal on the Bonds shall be payable at the designated corporate trust office of the Registrar and Paying Agent, or by wire transfer to DTC or any successor depository. All payments of interest on the Bonds shall be paid to the registered owners as the names appear as of the Record Date and at the addresses as they appear on the registration books kept by the Registrar or at such other address as is provided to the Registrar or by wire transfer to DTC or any successor depository. If payment of principal or interest is made to DTC or any successor depository, payment shall be made by wire transfer on the payment date in same-day funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall be instructed to wire transfer payments by 1:00 p.m. (New York City time) so such payments are received at the depository by 2:30 p.m. (New York City time). Payments on the Bonds shall be made in lawful money of the United States of America which, on the date of such payment, shall be legal tender.

So long as DTC or its nominee is the registered owner of the Bonds, principal and interest on the Bonds will be paid directly to DTC by the Paying Agent. (The final disbursement of such payments to the Beneficial Owners of the Bonds will be the responsibility of the DTC Participants and Indirect Participants.

NOTICE OF REDEMPTION

Thirty days' written notice of redemption shall be given to the registered owner(s) of the Bonds. Failure to give such written notice to any registered owner of the Bonds or any defect therein shall not affect the validity of any proceedings for the redemption of the Bonds. All Bonds or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment.

OPTIONAL REDEMPTION

The City may elect on June 1, 2033, and on any day thereafter, to redeem Bonds due on or after June 1, 2034. Redemption may be in whole or in part and if in part at the option of the City and in such manner as the City shall determine. If less than all the Bonds of a maturity are called for redemption, the City will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All redemptions shall be at a price of par plus accrued interest.

MANDATORY REDEMPTION

If any Bonds are issued as Term Bonds, the Paying Agent shall credit against the mandatory sinking fund requirement for the Term Bonds, and corresponding mandatory redemption obligation, in the order determined by the City, any Term Bonds which have previously been redeemed (otherwise than as a result of a previous mandatory redemption requirement) or delivered to the Paying Agent for cancellation or purchased for cancellation by the Paying Agent and not theretofore applied as a credit against any redemption obligation. Each Term Bond so delivered or canceled shall be credited by the Paying Agent at

100% of the principal amount thereof against the mandatory sinking fund obligation on such mandatory redemption date, and any excess of such amount shall be credited on future redemption obligations, and the principal amount of that Term Bond to be redeemed by operation of the mandatory sinking fund requirement shall be accordingly reduced; provided, however, the Paying Agent shall credit such Term Bond only to the extent received on or before 45 days preceding the applicable mandatory redemption date.

AUTHORITY AND SECURITY

AUTHORITY

The Bonds are being issued pursuant to Chapters 384 and 403 of the Code of Iowa and are authorized by a resolution of the City Council (the "Bond Resolution").

SECURITY AND SOURCES OF PAYMENT

The Bonds will be general obligations of the City payable from and secured by the City's unlimited taxing authority to levy direct general ad valorem taxes without limit as to rate or amount against all taxable property within the City. The Bond Resolution approved by the City for the Bonds will impose levies sufficient to retire the Bonds. Each fiscal year's collection of taxes will be sufficient to pay the December 1 interest payment due in the collection year and the June 1 principal and interest payment due the following year.

Nothing in the Bond Resolution prohibits or limits the ability of the City to use legally available moneys other than the proceeds of the general ad valorem property taxes levied as described in the preceding paragraph to pay all or any portion of the principal of or interest on the Bonds. If and to the extent such other legally available moneys are used to pay the principal of or interest on the Bonds, the City may, but shall not be required to, (a) reduce the amount of taxes levied for such purpose, as described in the preceding paragraph; or (b) use proceeds of taxes levied, as described in the preceding paragraph, to reimburse the fund or account from which such other legally available moneys are withdrawn for the amount withdrawn from such fund or account to pay the principal of or interest on the Bonds.

The City's obligation to pay the principal of and interest on the Bonds is on a parity with the City's obligation to pay the principal of and interest on any other of its general obligation debt secured by a covenant to levy taxes within the City, including any such debt issued or incurred after the issuance of the Bonds. The Bond Resolution does not restrict the City's ability to issue or incur additional general obligation debt, although issuance of additional general obligation debt is subject to the same constitutional and statutory limitations that apply to the issuance of the Bonds.

Notwithstanding the foregoing, Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds, "the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of the resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full."

For a further description of the City's outstanding general obligation debt upon issuance of the Bonds, annual debt service on the City's general obligation debt (including the Bonds), and constitutional debt limitation information, see the following various tables in Appendix A under "CITY INDEBTEDNESS": "General Obligation Debt" and "Estimated Fiscal Year Debt Service"; and the "Debt Limitation" discussion in Appendix E.

RATING

S&P Global Ratings ("S&P"), 55 Water Street, New York, New York has assigned a rating of "_____" to the Bonds. Such rating reflects only the view of S&P and any explanation of the significance of such rating may only be obtained from S&P.

The rating is not a recommendation to buy, sell or hold the Bonds, and such rating may be subject to revision or withdrawal at any time by S&P. Any revision or withdrawal of the rating may have an adverse effect upon the market price of the Bonds.

The City has not applied to any other rating service for a rating on the Bonds.

RISK FACTORS AND INVESTOR CONSIDERATIONS

Prospective purchasers of the Bonds should consider carefully, along with other matters referred to herein, the following risks of investment. The ability of the City to meet the debt service requirements of the Bonds is subject to various risks and uncertainties which are discussed throughout this Official Statement. Certain of such investment considerations are set forth below.

MAINTENANCE OF RATING

The Bonds have been rated as to their creditworthiness by S&P. While the City does not anticipate any material changes in the future, no assurance can be given that the Bonds will maintain its original rating. If the rating on the Bonds decreases or is withdrawn, the Bonds may lack liquidity in the secondary market in comparison with other such municipal obligations. See "Rating" herein.

SECONDARY MARKET

While the purchaser of the Bonds may expect, insofar as possible, to maintain a secondary market in the Bonds, no assurance can be given concerning the future existence of such a secondary market or its maintenance by the purchasers or others, and prospective purchasers of the Bonds should therefore be prepared, if necessary, to hold their Bonds to maturity or prior redemption, if any.

MATTERS RELATING TO ENFORCEABILITY

Holders of the Bonds shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including but not limited to, the right to a proceeding in the law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of such remedies. The opinion, to be delivered concurrently with the delivery of the Bonds, will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principals of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

FORWARD-LOOKING STATEMENTS

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "estimate," "forecast," "intend," "expect" and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

DTC-BENEFICIAL OWNERS

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "DESCRIPTION OF THE BONDS – Book Entry."

TAX LEVY PROCEDURES

The Bonds are general obligations of the City, payable from and secured by a continuing ad valorem tax levied against all of the property valuation within the City. As part of the budgetary process each fiscal year, the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the City. A failure on the part of the City to make a timely levy request or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service of the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year. See "AUTHORITY AND SECURITY – Security and Sources of Payment" herein.

FEDERAL FUNDS ORDERS, AND STATE FUNDS LEGISLATION

Various federal executive orders, and Iowa Code Chapter 27A (collectively "ICE Enforcement Initiatives"), impose requirements intended to ensure compliance with the federal immigration detainment processes. The ICE Enforcement Initiatives impose various penalties for non-compliance, including the loss of state and/or federal funding under certain circumstances. The loss of state and/or federal funds in any significant amount would negatively impact the City's overall financial position and could affect its rating. However, the Bonds are secured by a debt service levy upon real property in the jurisdictional limits of the City, and are not secured by state or federal funds. See "AUTHORITY AND SECURITY – Security and Sources of Payment" herein.

FUTURE CHANGES IN LAW

Future legislative proposals, if enacted into law, clarification of the Code (defined herein) or court decisions may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Code or court decisions may also affect the market price for, or marketability of, the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations, or litigation, as to which Bond Counsel expresses no opinion.

Legislation affecting municipal bonds is considered from time to time by the United States Congress and the Executive Branch. Bond Counsel's opinion is based upon the law in existence on the date of issuance of the Bonds. It is possible that legislation enacted after the date of issuance of the Bonds or proposed for consideration will have an adverse effect on the excludability of all or a part of the interest on the Bonds from gross income, the manner in which such interest is subject to federal income taxation or the market price of the Bonds.

Legislation affecting municipal bonds is considered from time to time by the Iowa legislature and Executive Branch. It is possible that legislation enacted after the date of the Bonds or proposed for consideration will have an adverse effect on payment or timing of payment or other matters impacting the Bonds.

The City cannot predict the outcome of any such federal or state proposals as to passage, ultimate content or impact if passed, or timing of consideration or passage. Purchasers of the Bonds should reach their own conclusions regarding the impact of any such federal or state proposals.

There can be no assurance that there will not be any change in, interpretation of, or addition to the applicable laws and provisions which would have a material effect, directly or indirectly, on the affairs of the City.

LIMITATIONS ON REMEDIES AVAILABLE TO OWNERS OF THE BONDS

No Acceleration. There is no provision for acceleration of maturity of the principal of the Bonds in the event of a default in the payment of principal of or interest on the Bonds. Consequently, the owners of the Bonds may have to enforce available remedies.

No Trustee. There is no bond trustee or similar person or entity to monitor or enforce the provisions of the Resolution on behalf of the owners of the Bonds, and therefore the owners should be prepared to enforce such provisions themselves if the need to do so ever arises.

POTENTIAL IMPACTS RESULTING FROM EPIDEMICS OR PANDEMICS

The City's finances may be materially adversely affected by unforeseen impacts of future epidemics and pandemics. The Issuer cannot predict future impacts of epidemics or pandemics, any similar outbreaks, or their impact on travel, on assemblies or gatherings, on the State, national or global economy, or on securities markets, or whether any such disruptions may have a material adverse impact on the financial condition or operations of the City, including but not limited to the payment of debt service on any of its outstanding debt obligations.

CYBERSECURITY

The City relies on computer networks, data storage, collection, and transmission to conduct the operations of the City and has implemented security measures to protect data and limit financial exposure, including securing cybersecurity insurance to assist with the reduction of potential risk of financial and operation damage resulting from network attacks. Even with these security measures, the City, its information technology, data stored by the City and its infrastructure may be vulnerable in the event of a deliberate system attack, including malware, ransomware, computer virus, employee error or general disruption. If breached or compromised, the networks could be disrupted and information could be accessed, disclosed, lost, or stolen. The City acknowledges that its systems could be affected by a cybersecurity attack and that a loss, disruption, or unauthorized access to data held by the City could have a material impact on the City. Further, as cybersecurity threats evolve, the City will continue to evaluate and implement security measures and work to mitigate any vulnerabilities in its system.

CONTINUING DISCLOSURE

A failure by the City to comply with continuing disclosure obligations (see "CONTINUING DISCLOSURE" herein) will not constitute an event of default on the Bonds. Any such failure must be disclosed in accordance with Rule 15c2-12 (the "Rule") adopted by the Securities and Exchange Commission (the "Commission") under the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and may adversely affect the transferability and liquidity of the Bonds and their market price.

SUITABILITY OF INVESTMENT

The interest rate borne by the Bonds is intended to compensate the investor for assuming the risk of investing in the Bonds. Each prospective investor should carefully examine this Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Bonds are an appropriate investment for such investor.

SUMMARY

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the Appendices hereto.

PURCHASER/UNDERWRITING

The Bonds are being purchased by _____ (the "Underwriter") [and its syndicate] at a purchase price of $_____, which is the par amount of the Bonds of $_____, less the Underwriter's discount of $_____, plus the [net] original issue premium/discount of $_____.

The Underwriter intends to offer the Bonds to the public at the offering prices set forth on the inside cover page of this Official Statement. The Underwriter may allow concessions to certain dealers (including dealers in a selling group of the Underwriter and other dealers depositing the Bonds into investment trusts), who may reallow concessions to other dealers. After the initial public offering, the public offering price may be varied from time to time by the Bonds.

CONTINUING DISCLOSURE

In order to permit bidders for the Bonds and other participating underwriters in the primary offering of the Bonds to comply SEC Rule 15c2-12, promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"), the City will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Bonds, in the Resolution (as defined herein), to provide annual reports of specified information and notice of the occurrence of certain events, if material, as hereinafter described (the "Disclosure Covenants"). The information to be provided on an annual basis, the events as to which notice is to be given, if material, and a summary of other provisions of the Disclosure Covenants, including termination, amendment and remedies, are set forth in Appendix II to this Official Statement.

The City has complied for the past five years in all material respects in accordance with the terms of its previous continuing disclosure undertakings entered into pursuant to the Rule. Breach of the Disclosure Covenants will not constitute a default or an "Event of Default" under the Bonds or the Resolution. A broker or dealer is to consider a known breach of the Disclosure Covenants, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Disclosure Covenants may adversely affect the transferability and liquidity of the Bonds and their market price.

FUTURE FINANCING

As of the date of the Official Statement, the City anticipates issuing approximately $10,350,000 of capital loan notes in July 2024, which would be repaid from the City's Sanitary Sewer Utility Fund.

LITIGATION

To the knowledge of the officers for the City, there is no litigation pending, or threatened, against the City, which in any way questions or affects the validity of the Bonds, or any proceedings or transactions relating to the issuance, sale, or delivery thereof.

The officers for the City will certify at the time of delivery of the Bonds that there is no litigation pending or in any way threatened questioning the validity of the Bonds, or any of the proceedings relating to the authorization, issuance and sale of the Bonds that would result in a material adverse impact on the financial condition of the City.

LEGAL MATTERS

The Bonds are subject to approval as to certain matters by Ahlers & Cooney, P.C., Des Moines, Iowa, as Bond Counsel. Bond Counsel has not participated in the preparation of this Official Statement except for guidance concerning the following "TAX MATTERS" section and will not pass upon its accuracy, completeness, or sufficiency. Bond Counsel has not examined nor attempted to examine or verify any of the financial or statistical statements or data contained in this Official Statement and will express no opinion with respect thereto. A legal opinion in substantially the form set out in Appendix C herein will be delivered at closing.

TAX MATTERS

TAX EXEMPTION

Federal tax law contains a number of requirements and restrictions that apply to the Bonds. These include investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of bond proceeds and facilities financed with bond proceeds, and certain other matters. The City has covenanted to comply with all requirements that must be satisfied in order for the interest on the Bonds to be excludable from gross income for federal income tax purposes. Failure to comply with certain of such covenants could cause interest on the Bonds to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

Subject to the City's compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Bonds is excludable from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for federal alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. Prospective purchasers of the Bonds should be aware that ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will not express any opinion as to such collateral tax consequences.

Prospective purchasers of the Bonds should consult their tax advisors as to collateral federal income tax consequences.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

NOT BANK-QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will NOT designate the Bonds as "qualified tax-exempt obligations" under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

TAX ACCOUNTING TREATMENT OF DISCOUNT AND PREMIUM ON CERTAIN BONDS

The initial public offering price of certain Bonds may be less than the amount payable on such Bonds at maturity ("Discount Bonds"). An amount equal to the difference between the initial public offering price of Discount Bonds (assuming that a substantial amount of the Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Bonds. Purchasers of Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Bonds for income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income

taxes, accrued interest on Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment. The initial public offering price of certain Bonds may be greater than the amount of such Bonds at maturity ("Premium Bonds"). An amount equal to the difference between the initial public offering price of Premium Bonds (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Premium Bonds. Purchasers of the Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Premium Bonds for income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Bonds.

OTHER TAX ADVICE

In addition to the income tax consequences described above, potential investors should consider the additional tax consequences of the acquisition, ownership, and disposition of the Bonds. For instance, state income tax law may differ substantially from state to state, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to federal tax issues and with respect to the various state tax consequences of an investment in Bonds.

AUDITS

The Internal Revenue Service (the "Service") has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Bonds. If an audit is commenced, under current procedures the Service may treat the City as a taxpayer and the bondholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Bonds until the audit is concluded, regardless of the ultimate outcome.

WITHHOLDINGS

Payments of interest on, and proceeds of the sale, redemption or maturity of tax-exempt obligations, including the Bonds, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any Bond owner who fails to provide an accurate Form W-9 Request for Taxpayer Identification Number and Certification, or a substantially identical form, or to any Bond owner who is notified by the Service of a failure to report any interest or dividends required to be shown on federal income tax returns. The reporting and backup withholding requirements do not affect the excludability of such interest from gross income for federal tax purposes.

NEW AND PENDING LEGISLATION

Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may be considered by the Iowa legislature. Court proceedings may also be filed, the outcome of which could modify the tax treatment. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Bonds will not have an adverse effect on the tax status of interest or other income on the Bonds or the market value or marketability of the Bonds. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

Current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, court decisions, or clarification of the Code may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Bonds from realizing the full current benefit of the tax status of such interest. Also, future legislative proposals, or clarification of the Code, may affect the market price for, or marketability of, the Bonds. Prospective purchasers of the Bonds should consult their own legal counsel and tax advisors regarding pending or proposed tax legislation, as to which Bond Counsel expresses no opinion except as expressly set forth in "APPENDIX C" to this Official Statement.

ENFORCEMENT

Holders of the Bonds shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Bond Resolution. There is no bond trustee or similar person to monitor or enforce the terms of the Bond Resolution. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Bond Resolution) may have to be enforced from year to year.

The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property, but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Bonds cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Bonds. In addition, the enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel's opinion. The opinion to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally, and to the exercise of judicial discretion in appropriate cases.

OPINIONS

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Bond Counsel’s opinions are not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the City described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinions of Bond Counsel and Bond Counsel’s opinions are not binding on the Service. Bond Counsel assumes no obligation to update its opinions after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

ALL POTENTIAL PURCHASERS OF THE BONDS SHOULD CONSULT WITH THEIR TAX ADVISORS WITH RESPECT TO FEDERAL, STATE AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE BONDS (INCLUDING BUT NOT LIMITED TO THOSE LISTED ABOVE).

MUNICIPAL ADVISOR

The City has retained Baker Tilly Municipal Advisors, LLC as municipal advisor in connection with certain aspects of the issuance of Bonds (the “Municipal Advisor” or “BTMA”). BTMA is a registered municipal advisor and controlled subsidiary of Baker Tilly US, LLP (“BTUS”), an accounting firm and has been retained by the City to provide certain financial advisory services including, among other things, preparation of the deemed “nearly final” Preliminary Official Statement and the Final Official Statement (the “Official Statements”). The information contained in the Official Statements has been compiled from records and other materials provided by City officials and other sources deemed to be reliable. The Municipal Advisor has not verified and will not independently verify the completeness and accuracy of the information contained in the Official Statements. The Municipal Advisor’s duties, responsibilities and fees arise solely as Municipal Advisor to the City and they have no secondary obligations or other responsibility.

MUNICIPAL ADVISOR REGISTRATION

BTMA is a Municipal Advisor registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. As such, BTMA is providing certain specific municipal advisory services to the City, but is neither a placement agent to the City nor a broker/dealer and cannot participate in the underwriting of the Bonds.

The offer and sale of the Bonds shall be made by the City, in the sole discretion of the City, and under its control and supervision. The City has agreed that BTMA does not undertake to sell or attempt to sell the Bonds, and will take no part in the sale thereof.

OTHER FINANCIAL INDUSTRY ACTIVITIES AND AFFILIATIONS

BTUS is an advisory, tax and assurance firm headquartered in Chicago, Illinois. BTUS and its affiliated entities, have operations in North America, South America, Europe, Asia and Australia. BTUS is an independent member of Baker Tilly International, a worldwide network of independent accounting and business advisory firms.

Baker Tilly Wealth Management, LLC ("BTWM"), a U.S. Securities and Exchange Commission ("SEC") registered investment adviser under the Federal Investment Advisers Act of 1940. Baker Tilly Capital, LLC ("BTC"), a wholly owned subsidiary of BTUS, is a limited purpose broker/dealer registered with the SEC and a member of the Financial Industry Regulatory Authority ("FINRA"). Baker Tilly Financial, LLC ("BTF"), is a wholly owned subsidiary of BTUS, registered with the SEC as an investment advisor.

BTUS, BTWM and subsidiaries of BTUS may provide advisory services to the clients of BTMA. BTMA has no other activities or arrangements that are material to its advisory business or its clients with a related person who is a broker-dealer, investment company, other investment adviser or financial planner, bank, law firm or other financial entity.

MISCELLANEOUS

The information contained in this Official Statement has been compiled from the City officials and other sources deemed to be reliable, and while not guaranteed as to completeness or accuracy, it is believed to be correct as of this date. However, the Official Statement speaks only as of its date, and the information contained herein is subject to change.

The references, excerpts, and summaries of all documents referred to herein do not purport to be complete statements of the provisions of such documents, and reference is directed to all such documents for full and complete statements of all matters of fact relating to the Bonds, the security for the payment of the Bonds and the rights and obligations of the owners thereof.

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Official Statement nor any statement which may have been made orally or in writing is to be construed as a contract with the owners of the Bonds.

CERTIFICATION

The City has authorized the distribution of the Preliminary Official Statement for use in connection with the initial sale of the Bonds and a Final Official Statement following award of the Bonds. The City certifies to the best of its knowledge and belief that this Official Statement, as of its date and as it relates to the City and its economic and financial condition, (i) is complete and accurate; (ii) does not contain any untrue statement of a material fact; and (iii) does not omit any material facts or information which would make the statements contained herein misleading

GENERAL INFORMATION OF THE CITY

CITY PROPERTY VALUES

2022 Taxable Value: $2,760,110,811(1)

	Actual Value	Taxable Value	Percent Distribution
Residential	$4,057,444,998	$2,214,672,193	80.15%
Commercial/Industrial	572,178,863	471,715,725	17.07
Gas and Electric Utility	191,694,093	62,983,867	2.28
Other Public Utility and Railroad	8,863,536	8,775,880	0.32
Agriculture Land and Building	5,391,750	4,941,162	0.18
Subtotal	$4,835,573,240	$2,763,088,827	100.00%
Plus: Captured Tax Increment Value	137,382,074	N/A	
Less: Military Exemption	N/A	(2,978,016)	
Total Value	$4,972,955,314	$2,760,110,811	

(1) This value, which is used to compute all tax rates with the exception of debt service, excludes $137,382,074 of captured tax increment value. The taxable value of $2,897,492,885 after the addition of tax increment value, is the value used to compute the tax rate for debt service.

Source: Iowa Department of Management, https://dom-localgov.iowa.gov/home.

Trend of Values

As of January 1	Fiscal Year	Actual Value	Taxable Value(1)	Captured Tax Increment Value
2022	2023/24	$4,972,955,314	$2,760,110,811	$137,382,074
2021	2022/23	4,762,574,798	2,672,095,383	146,631,337
2020	2021/22	4,374,800,420	2,543,510,209	129,895,786
2019	2020/21	4,182,877,845	2,423,940,109	102,289,753
2018	2019/20	3,973,968,447	2,386,458,934	70,492,813

(1) After deduction for military exemption and excluding captured tax increment.

Source: Iowa Department of Management, https://dom-localgov.iowa.gov/home.

Ten of the Largest Taxpayers in the City(1)

Taxpayer	Type of Property	2022 Taxable Value
GLP Capital LP	Hotel-Casino	$ 60,273,399
MidAmerican Energy Company	Utility	45,395,613
Wellspire-Bettendorf LLC	Senior Living Community	26,811,104
The Bettplex LLC	Sports Complex	22,597,554
Iowa American Water Company	Utility	17,519,238
Continental 203 Fund LLC	Real Estate	16,559,341
Haversian Canal Systems LLP	Medical Equipment	15,174,984
Chateau Knoll LLC	Apartments	12,791,047
Twin Bridges Associates LP	Apartments	11,265,156
Genesis Medical Center	Health Care	10,867,827
Total		$239,255,263(2)

(1) See Appendix III for discussion on Utility Property valuation.
(2) GLP Capital LP and MidAmerican Energy Company represent 3.8% of the City's 2022 taxable value of $2,760,110,811. The remaining eight taxpayers represent 4.8% of the City's 2022 taxable value.

Source: Scott County, Iowa.

CITY INDEBTEDNESS

Legal Debt Limit for Fiscal Year 2023/2024(1)

2022 Actual Value	$4,972,955,314
Less: Military Exemption	(2,978,016)
Actual Value for Debt Limit Calculation	$4,969,977,298
Times 5.0%	0.05
Legal Debt Limit for Fiscal Year 2023/2024	$ 248,498,865
Less: Outstanding General Obligation Bonds and Obligations Subject to the Limit	(146,494,000)
Less: Annual Appropriation Debt due in Fiscal Year 2023/2024	(730,788)
Less: TIF Rebate Agreements	(3,328,524)(2)
Legal Debt Margin as of March 28, 2024	$ 97,945,553

(1) 2022 Values were finalized July 1, 2023 for Fiscal Year 2023/2024 and are used for calculating the City's legal debt margin as of March 28, 2024.
(2) The City has approved development agreements which obligate the City to make certain urban renewal tax increment rebate payments associated with developments located within the City. The amount and timing of those payments are directly related to the actual amount of property taxes paid by those developments, and no other source of funds is available or committed to making such payments. The Iowa Supreme Court has not formally ruled on the question of whether rebate agreements constitute an indebtedness of a City for constitutional debt purposes. The amounts reported above may not be debt, but are included above to conservatively state the City's legal debt margin. The amount reported above is the amount potentially due to the developers in fiscal year 2023/24. Payment of portions of such amount (or future installments) may be dependent upon undertakings by the developers, some of which may not yet have occurred. The effect of any delayed development is a deferral of the City's obligation to make payments under the development agreements. See "TIF REBATE AGREEMENTS" herein for more information on City obligations under the development agreements.

General Obligation Debt Supported Solely by Taxes(1)

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 3-28-24
5-15-12	$13,990,000	Local Improvements, Parks and Refunding	6-1-2031	$5,500,000
5-7-13	11,385,000	Local Improvements and Parks	6-1-2032	5,735,000
5-1-14	2,575,000	Refunding	6-1-2024	335,000
12-30-15	9,585,000	Local Improvements and Parks	6-1-2034	6,355,000
12-30-15	7,135,000	Refunding	6-1-2026	2,935,000
12-22-16	11,045,000	Local Improvements and Parks	6-1-2035	6,990,000
12-22-16	1,400,000	Local Improvements and Parks	6-1-2035	940,000
6-28-17	3,180,000	Urban Renewal	6-1-2036	2,305,000
12-28-17	10,350,000	Local Improvements	6-1-2036	7,810,000
12-28-17	22,615,000	Refunding	6-1-2030	15,915,000
1-3-19	10,935,000	Local Improvements and Urban Renewal	6-1-2037	9,150,000
1-7-20	10,280,000	Local Improvements	6-1-2038	8,995,000
9-23-20	15,065,000	Refunding	6-1-2033	13,735,000
10-30-20	445,000	Capital Loan Note	6-1-2040	389,000
12-17-20	8,290,000	Local Improvements	6-1-2039	7,245,000
3-31-22	13,810,000	Local Improvements	6-1-2041	13,415,000
3-31-22	3,005,000	Local Improvements	6-1-2041	2,900,000
2-16-23	13,280,000	Local Improvements	6-1-2042	13,280,000
3-28-24	13,605,000	Local Improvements (the Tax Portion of the Bonds)	6-1-2043	13,605,000
Total				$137,534,000

(1) These issues are subject to the legal debt limit.

General Obligation Debt Supported by Utility Revenues(1)

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 3-28-24
5-7-13	$1,500,000	Sewer	6-1-2032	$ 805,000
5-7-13	1,500,000	Storm Water	6-1-2032	805,000
5-1-14	1,425,000	Sewer Refunding	6-1-2024	185,000
12-30-15	1,220,000	Sewer Refunding	6-1-2026	520,000
12-30-15	1,225,000	Storm Water Refunding	6-1-2026	525,000
12-28-17	1,150,000	Sewer Refunding	6-1-2030	865,000
12-28-17	1,350,000	Storm Water Refunding	6-1-2029	890,000
3-31-22	2,425,000	Sewer	6-1-2041	2,355,000
3-28-24	2,010,000	Storm Water (the Utility Portion of the Bonds)	6-1-2043	2,010,000
Total				$8,960,000

(1) These issues are subject to the legal debt limit.

Utility Revenue Debt

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 3-28-24
3-1-16	$2,030,000	Sewer	6-1-2033	$ 1,250,000
3-1-16	2,030,000	Storm Water	6-1-2033	1,250,000
12-14-17	4,045,000	Sewer	6-1-2036	2,995,000
12-14-17	2,030,000	Storm Water	6-1-2036	1,500,000
2-19-20	2,030,000	Sewer	6-1-2038	1,670,000
2-19-20	2,030,000	Storm Water	6-1-2038	1,660,000
Total				$10,325,000

Urban Renewal Annual Appropriation Debt(1)

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 3-28-24
6-28-17	$2,195,000	Urban Renewal	6-1-2036	$1,770,000
6-28-17	4,900,000	Urban Renewal	6-1-2037	4,200,794(2)
Total				$5,970,794

(1)The annual amount appropriated in the City's current fiscal year is subject to the legal debt limit. For the City's Fiscal Year ending June 30, 2024, the total amount appropriated for these issues is $730,788.
(2)The City expects to pay this issue from tax increment revenues, subject to non-appropriation in any future year by the City Council.

Estimated Fiscal Year Debt Service

Fiscal Year Ending June 30	General Obligation Debt Supported Solely by Taxes Principal	Principal & Interest(1)	General Obligation Debt Supported by Utility Revenues Principal	Principal & Interest(2)
2024 (at 3-28)	$ 10,129,000	$ 12,324,874	$ 1,005,000	$ 1,143,725
2025	10,235,000	14,949,042	910,000	1,250,827
2026	10,740,000	14,922,555	960,000	1,242,632
2027	10,091,000	13,829,750	615,000	853,032
2028	10,871,000	14,211,028	655,000	865,682
2029	10,341,000	13,278,683	670,000	854,432
2030	9,732,000	12,286,530	530,000	687,532
2031	8,912,000	11,120,775	415,000	551,232
2032	8,408,000	10,315,154	425,000	544,232
2033	7,903,000	9,540,328	235,000	338,032
2034	6,259,000	7,642,090	245,000	337,632
2035	6,244,000	7,398,598	255,000	336,782
2036	5,675,000	6,614,393	265,000	336,932
2037	4,885,000	5,637,729	275,000	337,582
2038	4,161,000	4,757,529	285,000	338,732
2039	3,531,000	3,999,254	295,000	339,432
2040	3,082,000	3,434,942	305,000	339,282
2041	3,170,000	3,413,229	315,000	338,714
2042	2,060,000	2,189,337	145,000	157,724
2043	1,105,000	1,152,294	155,000	161,634
Total	$137,534,000(3)	$173,018,114	$8,960,000(4)	$11,355,804

(1) Includes estimated debt service on the Tax Portion of the Bonds.
(2) Includes estimated debt service on the Utility Portion of the Bonds.
(2) 70.8% of this debt will be repaid within ten years.
(3) 71.7% of this debt will be repaid within ten years.

Estimated Fiscal Year Debt Service (continued)

Fiscal Year Ending June 30	Utility Revenue Debt Principal	Utility Revenue Debt Principal & Interest	Urban Renewal Annual Appropriation Debt Principal	Urban Renewal Annual Appropriation Debt Principal & Interest(1)
2024 (at 3-28)	$ 655,000	$ 843,940	$ 220,021	$ 560,394
2025	680,000	1,033,940	344,056	739,038
2026	710,000	1,039,098	360,815	741,163
2027	740,000	1,043,160	373,178	737,263
2028	765,000	1,041,115	390,726	742,463
2029	780,000	1,028,160	409,817	746,213
2030	815,000	1,034,650	429,182	748,650
2031	845,000	1,034,860	449,284	749,931
2032	880,000	1,038,975	469,875	754,881
2033	910,000	1,036,810	491,840	753,419
2034	640,000	733,538	514,389	755,606
2035	660,000	729,970	537,839	761,375
2036	685,000	730,675	562,150	760,275
2037	275,000	295,460	417,622	582,750
2038	285,000	295,413		
Total	$10,325,000(2)	$12,959,764	$5,970,794(3)	$10,133,421

(1) Based on an assumed average annual interest rate of 5.0%; this rate will be reset every five years.
(2) 75.4% of this debt will be retired within ten years.
(3) 66.0% of this debt will be retired within ten years.

TIF Rebate Agreements(1)

TIF Agreement	Assessment	Years Remaining in Term	Total Outstanding Obligation as of 7/1/2023	FY 2023/24 Annual Obligation	Remaining Obligation as of 6/30/2024
Fields Development	$ 645,370	2.0	$ 32,481	$ 14,133	$ 18,348
BettIndustrial	6,600,830	9.0	2,374,532	129,650	2,244,882
Tanglefoot Investors	19,152,390	1.0	33,837	33,837	0
Bettendorf Hotel Associates	12,838,400	1.0	193,263	193,263	0
Isle of Capri	21,536,533	3.0	1,432,956	471,914	961,042
Isle of Capri	15,745,197	5.0	1,767,799	345,013	1,422,786
JJZ, Inc.(2)	1,204,730	9.0	452,474	8,656	443,818
LeClaire Manufacturing	3,816,460	1.0	44,907	44,907	0
Twin Bridges (Phase 1)	10,306,620	16.0	1,863,723	162,809	1,700,914
Twin Bridges (Phase 2)	10,306,620	17.0	1,987,888	162,809	1,825,079
Sports Center	25,167,310	15.0	9,203,119	531,367	8,671,752
Middle & I80 LLC	26,460,590	15.0	11,483,104	562,205	10,920,899
Ascentra	10,099,520	6.0	1,384,140	221,303	1,162,837
MBGA, LLC(2)	9,059,600	13.0	2,903,551	183,346	2,720,205
CDCQC, LLC	12,814,730	7.0	3,096,798	263,312	2,833,486
Total	$185,754,900		$38,254,572	$3,328,524(3)	$34,926,048(4)

(1) The Iowa Supreme Court has not formally ruled on the question of whether rebate agreements constitute an indebtedness of a City for constitutional purposes. The amounts reported above may not be debt.
(2) Assessment begins in Fiscal Year 2023/24 or later.
(3) This amount is being reported within the City's legal debt limit in the City's legal debt margin, but see (1) above.
(4) Payment of portions of such future amounts may be dependent upon undertakings by the developers, some of which may not yet have occurred. The effect of an delayed development (or delayed performance of any necessary conditions by the developers) is a deferral of the City's obligation to make payments under the development agreements.

Overlapping Debt

Taxing Unit(1)	2022 Taxable Value	Est. G.O. Debt As of 3-28-24	Debt Applicable to Value in City Percent	Debt Applicable to Value in City Amount
Scott County	$ 10,112,774,767	$15,785,000(2)	27.3%	$ 4,309,305
Bettendorf CSD	1,757,071,757	24,655,000(3)	61.6	15,187,480
North Scott CSD	1,320,596,650	25,000,000	0.4	100,000
Pleasant Valley CSD	2,065,412,036	38,790,000(3)	70.3	27,269,370
Eastern Iowa Community College	17,016,605,014	28,925,000(4)	16.2	4,685,850
Total				$51,552,005

(1) Only those taxing units having general obligation debt outstanding are listed here.
(2) Includes $3,815,000 of lease obligations.
(3) Most recent information available as of June 30, 2022. Source: Iowa State Treasurer's Report, http://www.treasurer.state.ia.us/for_governments/outstanding_obligations_report/.
(4) Excludes outstanding New Jobs and Training Certificates that are payable from a combination of State income tax withholding of participating employees and incremental property taxes on employers' business property where new jobs are created.

Debt Ratios

	Direct Debt(1)	Overlapping & Direct Debt
To 2022 Actual Value ($4,972,955,314)	2.77%	3.80%
To 2022 Taxable Value ($2,760,110,811)	4.98%	6.85%
Per Capita (39,548 – 2022 U.S. Census Estimate)	$3,478	$4,781

(1) Excludes general obligation debt supported by utility revenues, utility revenue debt, urban renewal annual appropriation debt, and TIF rebate agreements.

CITY TAX RATES, LEVIES AND COLLECTIONS

Tax Rates per $1,000 of Taxable Value (Payable Year) for a City Resident in the Bettendorf School District

	2019/20	2020/21	2021/22	2022/23	2023/24
Scott County	$ 5.99401	$ 6.21304	$ 6.04197	$ 5.95000	$ 5.95000
City of Bettendorf	12.50000	12.80000	12.80000	12.65000	12.65000
Bettendorf CSD	13.07309	12.87278	12.85586	12.38015	12.37844
County Assessor	0.18832	0.17432	0.17298	0.19858	0.21464
Eastern Iowa Comm. College	0.99000	0.82406	0.92357	0.94542	0.94840
Other	0.06740	0.06667	0.06637	0.06621	0.06657
Total	$32.81282	$32.95087	$32.86075	$32.19036	$32.20805

Source: Scott County, Iowa Auditor's Office, https://www.scottcountyiowa.net/documents.php?item=auditor-tax-levies.

Tax Levies and Collections

Collection Year	Total Tax Levy	Current Tax Collections	of Levy Collected	Total Tax Collections	Percent of Current Levy
2023/24	$34,928,759	$18,165,871	52.0%	$18,165,871	52.0%
2022/23	33,694,943	33,647,644	99.9	33,653,128	99.9
2021/22	32,484,893	32,470,306	99.9	32,478,248	99.9
2020/21	30,908,046	30,872,627	99.8	31,081,583	100.6
2019/20	29,376,184	28,980,773	98.7	29,137,629	99.2

NOTE: Tax collections are through October 31, 2023.Collection year 2023/24 tax levies are in process of collection.

FUNDS ON HAND
As of November 30, 2023

Fund	Cash and Investments
General Fund	$19,677,153
Special Revenue	6,957,429
Debt Service	6,254,800
Capital Projects	17,399,657
Enterprise	17,761,872
Internal Service	2,922,729
Trust and Agency (excluding Pensions)	233,242
Total	$71,206,882

CITY INVESTMENTS

The City's investment policy was adopted on August 18, 1992 and revised October 1997, November 2000 and again in July 2021. Only the Finance Director and those authorized by resolution may invest City funds. Instruments that are eligible for investment by the City include:

- Interest-bearing savings accounts, interest-bearing money market accounts and interest-bearing checking accounts at any bank, savings and loan association or credit union in Scott County (the "County") or an adjoining Iowa county;
- Obligations of the United States government, its agencies and instrumentalities;
- Certificates of deposit and other evidences of deposit at federally insured Iowa depository institutions approved and secured pursuant to Chapter 453 of the Code of Iowa;
- Iowa Public Agency Investment Trust (IPAIT);
- Prime bankers' acceptances that mature within 270 days of purchase and that are eligible for purchase by a federal reserve bank;
- Commercial paper or other short-term corporate debt that matures within 270 days of purchase and is rated within the two highest classifications, as established by at least one of the standard rating services approved by the superintendent of banking;
- Repurchase agreements, provided that the underlying collateral consists of obligations of the United States government, its agencies and instrumentalities, and the City takes delivery of the collateral either directly or through an authorized custodian;
- An open-end management investment company registered with the Securities & Exchange Commission under the Federal Investment Company Act of 1940, 15 USC Section 80(a) and operated in accordance with 17 CFR Section 270.2a-7, whose portfolio investments are limited to those instruments individually authorized in the City's Investment Policy.

The primary objectives, in order of priority, of all City investment activities are safety, liquidity and return. The City's investment policy prohibits investments in reverse repurchase agreements, futures and options contracts and zero-coupon bonds. Operating funds may only be invested in investments that mature within 397 days. Those funds that are not identified as operating funds may be invested in instruments with maturities longer than 397 days, but are required to have maturities which are consistent with the needs and uses of the City.

The Finance Director submits a periodic investment report that reflects the current portfolio in terms of maturity, rates of return and summarizes all investment revenue that was earned during the reporting period and compares the investment results with the budgetary expectations.

The City's investments as of November 30, 2023 are as follows:

	Amount (at Cost)	Percent
Cash and CDs	$52,773,282	74.1%
Treasuries and Agencies	18,433,599	25.9
	$71,206,881	100.0%

GENERAL INFORMATION CONCERNING THE CITY

The City of Bettendorf is located in Scott County in the eastern-most part of the State of Iowa on the Mississippi River, along the Illinois border. The City covers an area of approximately 21 square miles (13,440 acres) and is a part of the "Quad Cities," defined as an area inside and adjacent to the quadrangle formed by Interstates 80 and 280. The Quad Cities area includes five counties and 14 cities and townships. The Quad Cities also include the cities of Davenport, Iowa, and Rock Island and Moline, Illinois. The three counties that make up the Standard Metropolitan Statistical Area (SMSA) of this large industrial center are Scott County, Iowa and the Illinois counties of Rock Island and Henry.

Population

The population trend of the City, Scott County, and the Davenport-Moline-Rock Island IA-IL MSA ("Quad Cities MSA") is shown below.

	City Population	County Population	Quad Cities MSA Population
2022 U.S. Census Estimate	39,548	173,924	379,374
2020 U.S. Census	39,102	174,669	377,759
2010 U.S. Census	33,217	165,224	379,690
2000 U.S. Census	31,275	158,668	359,062
1990 U.S. Census	28,139	150,973	350,855

Source: U.S. Census Bureau (http://www.census.gov).

The City's estimated population by age group for the past five years is as follows:

Data Year/ Report Year	0-17	18-34	35-64	65 and Over
2022/23	9,042	7,724	14,613	8,208
2021/22	8,321	7,309	13,801	7,535
2020/21	8,299	7,075	13,830	7,268
2019/20	8,413	6,952	14,072	7,149
2018/19	8,448	6,857	14,157	6,836

Source: Claritas, Inc.

Transportation

Interstate Highways 280, 74 and 80, three U.S. highways and two State highways serve the City. Air transportation is provided by the Quad Cities International Airport and the Davenport Municipal Airport. The Mississippi River is a major waterway over which approximately 30 million tons of cargo is shipped annually through the Quad Cities Area.

Major Employers

City of Bettendorf

Employer	Product/Service	Approximate Number of Employees
The Isle Hotel & Casino	Hotel/casino	923
Hy-Vee	Grocery store	573
Bettendorf Community School District	Public education	503
Mississippi Bend AEA	Education	348
City of Bettendorf	City government	326
LeClaire Manufacturing	Aluminum foundries	280
Arconic	Aerospace and defense aluminum manufacturing	274
TBK Bank	Bank	80
Olympic Steel	Metal service, merchant	75

Note: Previously reported information was obtained through a telephone survey of individual employers. Any differences may be attributable to the change in the source of this information, as provided below.

Source: Information obtained from D&B Hoovers, https://app.dnbhoovers.com/. This does not purport to be a comprehensive list.

Major Employers (continued)

Quad Cities Metropolitan Area

Employer	Industry	Approximate Number of Employees
John Deere	Agricultural, construction and forestry manufacturing	8,572
Rock Island Arsenal	Defense manufacturing	6,300
Unity Point Regional Health System	Healthcare	6,100
Genesis Health System (Davenport)	Healthcare	4,700
Hy-Vee Food Stores	Retail grocery	4,200
HNI Corporation	Office furniture manufacturing	3,800
Walmart	Warehouse clubs and supercenters	3,600
Arconic	Aerospace and defense aluminum manufacturing	2,400
Tyson Fresh Meats	Food manufacturing	2,400
Kraft Heinz	Food processing	1,200
Tri-City Electric	Electrical contractor	1,200
Amazon	Warehouse and logistics	1,000
Kent Corporation	Animal feed and food manufacturing	1,000
Nestle Purina PetCare Company	Pet food manufacturing	1,000
Sears Seating	Vehicle seat manufacturing	1,000
XPAC	Supply chain management and logistics	1,000
Eaton: Cobham Mission Systems	Defense and aerospace manufacturing	950
MercyOne	Healthcare	950
West Liberty Foods	Food manufacturing	900
Exelon Nuclear – Quad Cities Generating Station	Utility/energy delivery	800
Archer Daniels Midland (ADM)	Food manufacturing	750
Custom-Pak Inc.	Blow molded plastic products manufacturing	725
MidAmerican Energy Company	Utility/energy delivery	720
Great Dane Trailers	Truck trailer manufacturing	700
Eastern Iowa Community College	Community college	675
Augustana College	Private liberal arts and sciences college	650
Sterilite	Plastic housewares manufacturing	650
United Parcel Service	International and domestic package delivery	640
KONE	Elevator and escalator manufacturing	600
The Sedona Group	Staffing, technology tools and government services	600
Group O	Supply chain management and logistics	575
St. Ambrose University	Private college	550
Rhythm City Casino Resort	Casino, hotel, entertainment	525
3M	Specialty chemical adhesive manufacturing	520
Modern Woodmen of America	Insurance and financial services	500

Sources: This does not purport to be a comprehensive list and is based on data from the Quad Cities Chamber of Commerce, https://quadcitieschamber.com/regional-data/largest-employers/.

Labor Force Data

	Annual Average				December
	2019	2020	2021	2022	2023
Labor Force:					
City of Bettendorf	19,100	18,200	18,500	18,800	18,400
Scott County	90,800	87,000	87,600	89,000	87,100
Quad Cities MSA	195,357	187,249	186,942	187,550	188,500*
State of Iowa	1,743,200	1,673,600	1,690,400	1,716,900	1,687,700
Unemployment Rate					
City of Bettendorf	2.4%	5.2%	4.0%	2.6%	2.4%
Scott County	3.2	6.6	4.9	3.2	3.1
Quad Cities MSA	4.0	7.9	5.2	3.8	3.7*
State of Iowa	2.7	5.2	3.8	2.7	2.7

* As of November 2023; most recent information available.

Sources: Iowa Workforce Development, https://workforce.iowa.gov/labor-market-information/indicators/local/data and United States Department of Labor Bureau of Labor Statistics, www.bls.gov/.

Retail Sales and Effective Buying Income

Scott County

Data Year/ Report Year	Total EBI ($000)	Median Household EBI	Total Retail Sales ($000)
2022/23	$6,281,782	$64,522	$4,753,608
2021/22	6,149,912	62,858	4,093,820
2020/21	4,988,927	52,347	3,799,141
2019/20	4,961,984	53,075	4,217,614
2018/19	4,451,530	49,609	4,107,675

City of Bettendorf

Data Year/ Report Year	Total EBI ($000)	Median Household EBI	Total Retail Sales ($000)
2022/23	$1,784,288	$82,146	$743,943
2021/22	1,716,868	80,862	580,412
2020/21	1,422,568	67,869	534,333
2019/20	1,386,340	67,048	636,865
2018/19	1,202,813	62,636	657,552

The 2022/23 median household EBI for the State of Iowa is $61,692. The 2022/23 median household EBI for the United States was $64,600.

Source: Claritas, Inc.

Additional Income Data and Home Values(1)

	City of Bettendorf	State of Iowa	United States
Per Capita Income	$ 52,830	$ 37,949	$41,261
Median Household Income	100,570	70,571	75,149
Median Home Values ($000)	273,600	181,600	281,900

(1) 2018-2022 American Community Survey 5-year estimates, in 2022 dollars. Most recent information available.

Source: US Census Bureau QuickFacts; https://www.census.gov/quickfacts/

Summary of Building Permits Issued by the City of Bettendorf

Calendar	Total Permits		New Single-Family Attached and Detached Homes	
Year	Number	Value	Number	Value
2023 (11-30)	3,990	$178,302,275	81	$36,573,702
2022	4,055	132,125,328	76	27,492,402
2021	5,622	140,435,033	98	40,972,154
2020(1)	8,058	239,422,288	149	43,351,408
2019	4,152	126,711,797	119	39,528,222
2018	3,532	181,824,988	134	41,960,891
2017	3,668	122,171,689	140	40,438,412
2016	3,895	67,654,562	143	43,421,362
2015(2)	3,466	102,903,276	164	42,806,587
2014	3,531	91,101,891	168	44,416,352

(1) In 2020 the value of permits was up considerably due to the construction of three large senior living complexes as well as repairs to properties damaged by two separate severe weather events.
(2) In 2015, the value of permits was up considerably due to the building permit for the Isle of Capri's Land Based Casino.

Major Projects and Developments

The TBK Sports Complex (the "TBK") opened in 2018 and has made Bettendorf a sports tourism destination at the intersection of I-80 and Middle Road. The site is an economic catalyst and development around the complex has exceeded expectations. To meet demand, MFG, LLC and FG80 Holdings, LLC will be opening a development in 2024 on the 109 acres east of the TBK. This development will include additional indoor turf fields, a golf entertainment destination, an additional hotel, restaurants, retail and office users. The City has engaged the developers in an agreement that will guarantee a minimum assessed value of $32 million, but values are currently expected to exceed $80 million. The City Bettendorf has supported this expansion with additional infrastructure improvements, including a pedestrian bridge across Middle Road, a 75% TIF rebate, and economic development grants.

The development and resulting traffic around the sports complex has necessitated that the Iowa Department of Transportation move up the construction of a new "tight-diamond" interchange at I-80 and Middle Road. The project was put into year three of the Department of Transportation's 5-year plan. Construction is set to begin in 2026. The new interchange will provide safer, more efficient access to and from the interstate.

Bettendorf's downtown continues to redevelop after the completion of the new I-74 bridge. Riverfront properties to the east and west of the new bridge have received interest from investors for further multi residential and commercial developments. In fiscal year 2020/21, the Downtown Bettendorf Organization (DBO) began to collect taxes levied for a Self-Supported Municipal Improvement District, or SSMID. The creation of the SSMID received overwhelming support from downtown property owners. The taxes levied for the SSMID are used at the discretion of the DBO for projects specific to downtown improvement. These downtown projects are expected to spur additional development and make the City's downtown area a destination to live, work, and play.

The City continues to experience strong residential and commercial growth, especially in areas serving the north and east portions of the City. 576 single-family homes have been built in the last five years and investment in multi-family homes is at unprecedented highs. The average market value of a new home is over $700,000. Rising demand for market rate senior housing has spurred the construction of three new, large-scale developments. In all, these developments have added $75 million in assessed value for FY 2023/24. The City is committed to investing in projects that support such growth including major arterial streets, sanitary sewers, storm water management projects, and parks.

The City has moved up the timeline for construction of a new Spencer Creek lift station. The $10 million project will expand the sanitary sewer system in the northeastern part of the City and allow for development to the north of I-80. An additional $11 million sewer project is under consideration to provide service to an annexation area east of the City's current border.

The Forest Grove Road and Middle Road paving project is nearly complete. The multi-year project will serve existing subdivisions to the south as well as provide significantly improved access to businesses and attractions at the site of the TBK Sports Complex. The $14 million project is 80% federally funded with a 20% local match.

Construction is underway on the replacement of the City's Splash Landing Aquatic Center. The completed project will remain under City ownership, but operations of the aquatic center will be handled by the YMCA. Adjacent to the aquatic center, the City is constructing a permanent location for its outdoor ice rink. In total the project will cost about $23 million. The aquatic portion of project is funded with equal parts City funding, YMCA funding and private grants. The partnership benefits both organizations and will provide a great new amenity in Bettendorf.

Economic Development

In support of existing businesses, and to attract businesses from outside the region, the City's Economic Development Department administers a Tax Increment Financing (TIF) program. Currently the City is managing 12 TIF projects totaling approximately $140 million in gross assessed value, including the Development Agreements for projects at the TBK Sports Complex and downtown Bettendorf. Roughly $3.5 million in total annual property taxes will be received on these properties once the TIF incentives have ended, with the City receiving approximately one-third of the annual property taxes dollars collected.

The City's Economic Development Department also provides coordination with other governmental and private entities, including: Iowa Economic Development Authority, Iowa Department of Transportation, Eastern Iowa Community College District, MidAmerican Energy Company, Bettendorf Business Network, Quad Cities Chamber of Commerce, Bi-State Regional Commission, and the Bettendorf Development Corporation (BDC). The BDC was established by several leading businessmen in the community and has received financing from many area businesses. The BDC is a private, non-profit organization designed to be an intermediary between the public and private sectors as necessary in order to assist in high-quality development of industrial and commercial areas.

Education

Public Education

School	Location	Grades	2022/23(1) Certified Enrollment
Bettendorf Community School District	Bettendorf	K-12	4,017
North Scott Community School District	Eldridge	K-12	3,097
Pleasant Valley Community School District	Bettendorf	K-12	5,557

Non-Public Education

City residents are also served by the following private schools:

School	Location	Grades	2022/23(1) Certified Enrollment
Lourdes Catholic School	Bettendorf	PreK-8	305
Morning Star Academy	Bettendorf	PreK-12	225
Rivermont Collegiate	Bettendorf	PreK-12	166

(1) 2023/24 Certified Enrollment not yet available.

Source: Iowa Department of Education, https://www.educateiowa.gov/.

Post-Secondary Education

Upper Iowa University provides post-secondary education opportunities at its location in the City. Additionally, three colleges are located in the City of Davenport, adjacent to the City. Scott Community College offers associate degrees, pre-professional programs, and adult community education. St. Ambrose University is an accredited four-year, co-educational liberal arts college. Palmer College of Chiropractic, also an accredited college, provides first and second years of liberal arts and pre-professional training for students wishing to transfer to other institutions. The State University of Iowa in Iowa City is located 60 miles northwest of the City. There are several other institutions of higher education in the Quad Cities area including Augustana College in Rock Island, Illinois; Western Illinois University in Moline, Illinois; and Black Hawk Junior College in Moline, Illinois.

GOVERNMENTAL ORGANIZATION AND SERVICES

The City has been a municipal corporation since 1903 and operates with a Mayor/Council form of government. The City's governing body is the City Council, comprised of the Mayor and seven Aldermen. The Mayor serves a four-year term of office; five Aldermen are elected by Ward; and two Aldermen are elected at large for overlapping four-year terms.

The present Mayor and Council members are:

		Expiration of Term
Robert S. Gallagher, Jr.	Mayor	December 31, 2027
Charles F. Baden	Council Member	December 31, 2027
Lisa Brown	Council Member	December 31, 2025
Jerome F. Sechser	Council Member	December 31, 2027
Scott R. Naumann	Council Member	December 31, 2025
Gregory S. Jager	Council Member	December 31, 2027
Gregory P. Adamson	Council Member	December 31, 2025
Nicholas N. Palczynski	Council Member	December 31, 2027

The daily management and administration of the City is under the direction of the City Administrator/Clerk, Decker Ploehn. Mr. Ploehn was appointed Administrator in April 1990. He has been employed by the City since 1975 and served as the City's Chief of Police from 1986 to 1990.

Jason Schadt is the City's Finance Director, and is responsible for the financial affairs of the City. Mr. Schadt was appointed to his current position in April 2018. He previously served as the City's Budget Manager for two years and has worked for the City for 18 years.

Municipal Services

The City maintains a municipal office building, municipal maintenance center, numerous recreational areas operated and maintained by the City's Park Department. The City also has a Learning Center Campus that includes a Family Museum for the Arts and Sciences and the Bettendorf Public Library. The Waterfront Convention Center is owned by the City, but operated by the adjacent Isle Casino.

The City has a total of 326 authorized full-time equivalent employees including all full-time, part-time and seasonal employees serving in various departments, including Administrative Services, Community and Economic Development, Transit, Engineering, Parks and Recreation, Public Works, Streets and Sanitation, Library, and Family Museum for the Arts and Science.

The City provides protective services through its Police Department, comprised of 51 full-time sworn officers, and its Fire Department, which has 41 full-time personnel. The Fire Department maintains a Class 3 ISO rating.

There are 24 parks located in the City, comprising 670 acres. The City is proud to offer 36 miles of recreation trails and bike lanes. Other recreational facilities include boating, playgrounds and an 18-hole municipal golf course. The City's community center provides supervised recreation for all ages with meeting and dining facilities. Leach Park, located along the Mississippi River, combines the use of a dike system designed to maintain the Mississippi River during flood stages and a community riverside park, boat launching and fishing area.

Utilities

MidAmerican Energy Company serves the City with electric power and natural gas. The Iowa American Water Company - Quad Cities Iowa, an investor-owned utility, supplies water utility services to four cities, including Bettendorf. The water utility has a pumping capacity of 30 million gallons per day and a storage capacity of 11.5 million gallons.

Sewage treatment is provided by the City of Davenport's municipal wastewater treatment facility. The sewer lines and lift stations are installed and maintained by the City of Bettendorf. The City is represented on a Joint Contract Committee with the City of Davenport and the other cities that use Davenport's facility, and financial participation is based on wastewater output from the City. The City's Capital Improvement Plan for Fiscal Year 2023/24 through Fiscal Year 2028/29 includes storm water erosion and drainage projects, sewer interceptor projects, and repair and expansion projects. One such project is the expansion of the sewer system under I-80, in the northeastern part of the City. Scheduled to be completed over the next three years, this project will increase capacity for additional residential and commercial development as the City continues to grow.

Labor Contracts

All current labor contracts expire on June 30, 2024. On December 19, 2023, the City Council approved new labor contracts with all units. The new contracts will be effective July 1, 2024 through June 30, 2028.

The status of labor contracts in the City is as follows:

Bargaining Unit	Full-Time Equivalent (FTE) Employees	Expiration Date of Current Contract
AFSCME - General	100.28	June 30, 2024
AFSCME – Library	26.79	June 30, 2024
Fire	39.00	June 30, 2024
Police	43.00	June 30, 2024
Subtotal	209.07	
Non-unionized employees	117.31	
Total employees	326.38	

Employee Pension Plans

The City has two pension and retirement plans that cover substantially all of its employees. These plans are the Iowa Public Employees Retirement System and the Municipal Police and Fire Retirement System of Iowa.

Iowa Public Employees Retirement System (IPERS)

The City is a participating employer in the Iowa Public Employees Retirement System (IPERS) which is a cost-sharing multiple-employer public employees retirement system designated as a supplement to Social Security. All employees, except “temporary” employees with six months or less employment duration and who do not participate in any other public retirement system in the State, are eligible and must participate in IPERS. The plan is administered by the State of Iowa and the City's responsibility is limited to payment of contributions. The IPERS Annual Comprehensive Financial Report is available on the IPERS website, https://www.ipers.org/financial-and-investment, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any references.

Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the Schedule of the City's Proportionate Share of the Net Pension Liability and the Schedule of City Contributions for IPERS are represented in the City’s Annual Comprehensive Financial Reports.

Municipal Police and Fire Retirement System of Iowa

The City is a participating employer in the Municipal Fire and Police Retirement System of Iowa (MFPRSI). MFPRSI is a multiple-employer, cost-sharing, defined benefit pension plan for the exclusive benefit of eligible employees of participating cities (substantially all full-time employees of the respective fire and police departments). MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any references.

Pursuant to GASB Statement No. 68, the Schedule of the City's Proportionate Share of the Net Pension Liability for MFPRSI and the Schedule of City Contributions for MFPRSI is represented in the City's Annual Comprehensive Financial Reports.. For more information regarding the City's pension and retirement systems, please reference "Note 7, Pension and Retirement Systems" and "Required Supplementary Information" of the City's Annual Comprehensive Financial Report for fiscal year ended June 30, 2023, an excerpt of which is included as Appendix F of this Official Statement.

Source: The City's Annual Comprehensive Financial Reports.

Post-Employment Benefits

The City has obligations to its employees for post-employment benefits other than pensions, accounted for pursuant to the Government Accounting Standards Board (GASB) Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions (GASB 75). he Issuer's OPEB liabilities and associated contributions are represented in the City's Annual Comprehensive Financial Report for fiscal year ended June 30, 2023, which is included as Appendix F of this Official Statement.

Source: The City's Annual Comprehensive Financial Reports.

Financial Management Matters of the City

The Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement to the City for Excellence in Financial Reporting for its Annual Comprehensive Financial Reports for the fiscal years ended June 30, 1991 through 2022. The Certificate of Achievement is the highest form of recognition for excellence in state and local government financial reporting.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized Annual Comprehensive Financial Report, whose contents conform to program standards. Such ACFR must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City endeavors to have its ACFR continue to conform to the Certificate of Achievement program requirements and submitted its ACFR for the fiscal year ended June 30, 2023 to the GFOA.

Long-Term Financial Planning

Total unassigned fund balance in the General Fund totals nearly $13 million and equates to 47% of total General Fund expenditures and transfers. For planning purposes, Council policy calls for 20% - 25% of expenditures as unassigned fund balance, plus an additional 10% emergency reserve fund. During volatile economic times, retaining an adequate level of fund balance is important. As part of the City's initial response to the COVID-19 pandemic, measures were taken to conserve and add fund balance in several key funds. The City remains committed to offering a superior level of service to its citizens at one of the lowest tax rates in the State of Iowa. A portion of the excess fund balance will be loaned to the Splash Landing fund in FY 2023/24 to supplement the construction of a new aquatic center. The internal loan will be paid back with grant proceeds already committed to the project.

Recent years' budget processes have faced many challenges despite a growing economy: state-shared revenue reductions; legislative action to reduce property taxes; state-mandated increases in public safety pension costs; increasing costs of health care; and increasing costs of liability and property insurance. In 2023, the Iowa Legislature passed House File 718, which included a number of components that will continue to challenge the ability of Iowa Municipalities to present balanced budgets. The most impactful piece of the legislation limits growth in property tax revenue by eliminating certain levy rates available to cities and decreasing the General Fund levy rate in relation to growth in taxable value. Bettendorf is uniquely positioned to respond to these limitations. The City does not currently utilize any of the eliminated levy rates and has sufficient capacity in other available levy rates to make up for decreases in the General Fund levy.

As part of the City's 5-year Capital Improvement Plan in 2023 and 2024, the City plans to complete various projects including street and infrastructure projects throughout the City. Maintenance and expansion of the City's infrastructure (such as streets, sidewalks, sewers, storm water projects, bridges, and traffic signals) remain a major priority of the City. The City annually adopts a five-year Capital Improvement Program that provides a framework for the development and maintenance of infrastructure to meet current and future needs. The major source of funds for the program is general obligation bonds, which are primarily financed from an unlimited debt service property tax levy and local option sales tax receipts. The City leverages its program commitment with available grants from the federal and state governments and private sector partnerships.

Relevant Financial Policies

The City of Bettendorf has a formal cash reserve and fund balance policy that establishes minimum year end balances to ensure sufficient cash flow throughout the upcoming fiscal year. Planned drawdowns of cash reserves below the minimum level is acceptable for one-time occurrences if the intent is made to return to the minimum cash reserve level as quickly as possible. All governmental funds cash reserves and fund balances fell within or exceeded the minimum policy levels at June 30, 2023.

Revenues by Source
Governmental Funds

	FY 2019/20 Actual	FY 2020/21 Actual	FY 2021/22 Actual	FY 2022/23 Actual	FY 2023/24 Budget
Property taxes	$ 29,137,629	$ 31,081,583	$ 32,478,248	$ 33,653,055	$ 34,936,259
TIF Revenue	1,698,854	2,539,017	3,201,729	3,545,483	3,328,525
Other city taxes	8,614,665	9,635,085	12,630,131	11,463,187	10,798,297
Special assessments	19,371	22,372	28,991	35,728	18,000
Licenses and permits	1,383,757	1,656,206	954,835	1,104,335	859,500
Intergovernmental	6,114,199	8,129,989	9,102,331	10,671,035	8,557,790
Charges for services	578,179	287,651	482,640	975,412	1,025,050
Interest	675,703	234,404	12,433	1,451,894	368,950
Other	794,837	627,779	1,073,683	3,647,426	3,592,500
Total	$ 49,017,194	$ 54,214,086	$ 59,965,021	$ 66,547,555	$ 63,484,871

Source: The City.

Federal Financial Assistance

As of the date of this Official Statement, the City has received $868,502 of CARES Act Assistance and $5,445,772 of American Rescue Plan Act (ARPA) Funds.

General Fund Budget Summary(1)

	2022/2023 Amended Budget	2022/2023 Actual	2023/2024 Budget
Revenues & Other Financing Sources:			
Property Taxes	$15,940,290	$15,915,435	$21,018,391
Other City Taxes	6,176,056	6,487,443	6,144,075
Special Assessments	34,814	34,061	16,000
Licenses & Permits	974,460	1,104,335	859,500
Intergovernmental	769,464	916,909	1,048,713
Charges for Services	864,391	975,412	1,025,050
Interest	335,900	519,362	205,900
Other	357,846	546,311	327,000
Transfers In	4,664,338	4,404,458	50,000
Total Revenue & Other Sources	$30,117,559	$30,903,726	$30,694,629
Expenditures & Other Financing Uses:			
Public Safety	$15,436,609	$15,056,887	$15,716,712
Culture & Recreation	5,807,444	5,626,705	6,474,616
Community & Economic Development	1,405,558	1,320,765	1,430,200
General Government	5,147,140	4,852,743	5,612,357
Debt Service	80,000	29,454	0
Capital Projects	527,943	552,397	571,876
Total Expenditures	$28,404,694	$27,438,951	$29,805,761
Transfers Out	1,528,479	1,414,335	966,189
Total Expenditures/Transfers Out	$29,933,173	$28,853,286	$30,771,950
Excess of Revenues & Other Sources Over (Under) Expenditures & Other Uses	$ 184,386	$ 2,050,440	$ (77,321)
Beginning Fund Balance July 1	$11,245,882	$11,245,882	$13,296,322
Ending Fund Balance June 30	$11,430,268	$13,296,322	$13,219,001

(1) In the City's financial statements, the General Fund is reported as a combination of the General Fund, the Gaming Revenue Fund and the Downtown Improvements Fund. The table above represents the General Fund only. The Gaming Revenue Fund and Downtown Improvement Fund might be better described as discretionary capital funds.

Source: The City.

For its 1995/96 through 2022/23 Budget Plans, the City received the Distinguished Budget Presentation Award from the Government Finance Officers Association of the United States and Canada. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan and as a communications medium. The City has submitted its 2023/24 Annual Budget to GFOA. In 2023, the City received GFOA's Popular Annual Financial Reporting Award for its first ever Popular Annual Financial Report (PAFR).

BOOK ENTRY

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation, and Fixed Income Clearing Corporation all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of the Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Bonds will be made to Cede & Co. or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or its agent on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or its agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Obligations at any time by giving reasonable notice to City or its agent. Under such circumstances, in the event that a successor depository is not obtained, certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FORM OF BOND COUNSEL OPINION

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www.ahlerslaw.com

DRAFT

We hereby certify that we have examined a certified transcript of the proceedings of the City Council and acts of administrative officers of the City of Bettendorf, State of Iowa (the "Issuer"), relating to the issuance of General Obligation Bonds, Series 2024A, by said City, dated March 28, 2024, in the denomination of $5,000 or multiples thereof, in the aggregate amount of $_____ (the "Bonds").

We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion as bond counsel.

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the resolution authorizing issuance of the Bonds (the "Resolution") and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on our examination and in reliance upon the certified proceedings and other certifications described above, we are of the opinion, under existing law, as follows:

1. The Issuer is duly created and validly existing as a body corporate and politic and political subdivision of the State of Iowa with the corporate power to adopt and perform the Resolution and issue the Bonds.

2. The Bonds are valid and binding general obligations of the Issuer.

3. All taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the Bonds. Taxes have been levied by the Resolution for the payment of the Bonds and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Bonds to the extent the necessary funds are not provided from other sources.

4. Interest on the Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with all such requirements. Failure to comply

with certain of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or other offering material relating to the Bonds. Further, we express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

The rights of the owners of the Bonds and the enforceability of the Bonds are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights generally, and by equitable principles, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Respectfully submitted,

FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Bettendorf, State of Iowa (the "Issuer"), in connection with the issuance of $_____ General Obligation Bonds, Series 2024A (the "Bonds") dated March 28, 2024. The Bonds are being issued pursuant to a Resolution of the Issuer approved on March 5, 2024 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate; Interpretation. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12(b)(5). This Disclosure Certificate shall be governed by, construed and interpreted in accordance with the Rule, and, to the extent not in conflict with the Rule, the laws of the State. Nothing herein shall be interpreted to require more than required by the Rule.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Financial Information" shall mean financial information or operating data of the type included in the final Official Statement, provided at least annually by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Business Day" shall mean a day other than a Saturday or a Sunday or a day on which banks in Iowa are authorized or required by law to close.

"Dissemination Agent" shall mean the Issuer or any Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with S.E.C. Rule 15c2-12.

"Holders" shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"National Repository" shall mean the MSRB's Electronic Municipal Market Access website, a/k/a "EMMA" (emma.msrb.org).

"Official Statement" shall mean the Issuer's Official Statement for the Bonds, dated _____, 2024.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission (S.E.C.) under the Securities Exchange Act of 1934, and any guidance and procedures thereunder published by the S.E.C., as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Financial Information.

a) The Issuer shall, or shall cause the Dissemination Agent to, not later than three hundred sixty-five (365) days after the end of the Issuer's fiscal year (presently June 30th), commencing with information for the 2023/2024 fiscal year, provide to the National Repository an Annual Financial Information filing consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Financial Information filing must be submitted in such format as is required by the MSRB (currently in "searchable PDF" format). The Annual Financial Information filing may be submitted as a single document or as separate documents comprising a package. The Annual Financial Information filing may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Financial Information filing and later than the date required above for the filing of the Annual Financial Information if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c).

b) If the Issuer is unable to provide to the National Repository the Annual Financial Information by the date required in subsection (a), the Issuer shall send a notice to the Municipal Securities Rulemaking Board, if any, in substantially the form attached as Exhibit A.

The Dissemination Agent shall:

i. each year file Annual Financial Information with the National Repository; and

ii. (if the Dissemination Agent is other than the Issuer), file a report with the Issuer certifying that the Annual Financial Information has been filed pursuant to this Disclosure Certificate, stating the date it was filed.

Section 4. Content of Annual Financial Information. The Issuer's Annual Financial Information filing shall contain or incorporate by reference the following:

a) The last available audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements for the preceding years are not available by the time Annual Financial Information is required to be filed pursuant to Section 3(a), the Annual Financial Information filing shall contain unaudited financial statements of the type included in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Financial Information when they become available.

b) A table, schedule or other information prepared as of the end of the preceding fiscal year, of the type contained in the final Official Statement under the caption:

City Property Values;
ii. City Indebtedness;
iii. City Tax Rates, Levies and Collections; and
iv. Funds on Hand.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which have been filed with the National Repository. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

a) Pursuant to the provisions of this Section, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds in a timely manner not later than 10 Business Days after the day of the occurrence of the event:

i. Principal and interest payment delinquencies;

ii. Non-payment related defaults, if material;

iii. Unscheduled draws on debt service reserves reflecting financial difficulties;

iv. Unscheduled draws on credit enhancements relating to the Bonds reflecting financial difficulties;

v. Substitution of credit or liquidity providers, or their failure to perform;

vi. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Series Bonds, or material events affecting the tax-exempt status of the Bonds;

vii. Modifications to rights of Holders of the Bonds, if material;

viii. Bond calls (excluding sinking fund mandatory redemptions), if material, and tender offers;

ix. Defeasances of the Bonds;

x. Release, substitution, or sale of property securing repayment of the Bonds, if material;

xi. Rating changes on the Bonds;

xii. Bankruptcy, insolvency, receivership or similar event of the Issuer;

xiii. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

xiv. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

xv. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and

xvi. Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

b) Whenever the Issuer obtains the knowledge of the occurrence of a Listed Event, the Issuer shall determine if the occurrence is subject to notice only if material, and if so shall as soon as possible determine if such event would be material under applicable federal securities laws.

c) If the Issuer determines that knowledge of the occurrence of a Listed Event is not subject to materiality, or determines such occurrence is subject to materiality and would be material under applicable federal securities laws, the Issuer shall promptly, but not later than 10 Business Days after the occurrence of the event, file a notice of such occurrence with the Municipal Securities Rulemaking Board through the filing with the National Repository.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate with respect to each Series of Bonds shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds of that Series or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be the Issuer.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

a) If the amendment or waiver relates to the provisions of Section 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

c) The amendment or waiver either (i) is approved by the Holders of the Bonds in the same manner as provided in the Resolution for amendments to the Resolution with the consent of Holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Financial Information filing, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Financial Information filing for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Financial Information filing or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Financial Information filing or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Financial Information filing or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 13. Rescission Rights. The Issuer hereby reserves the right to rescind this Disclosure Certificate without the consent of the Holders in the event the Rule is repealed by the S.E.C. or is ruled invalid by a federal court and the time to appeal from such decision has expired. In the event of a partial repeal or invalidation of the Rule, the Issuer hereby reserves the right to rescind those provisions of this Disclosure Certificate that were required by those parts of the Rule that are so repealed or invalidated.

Date: 28th day of March, 2024.

CITY OF BETTENDORF, STATE OF IOWA

By: _____
Mayor

ATTEST:

By: _____
City Clerk

EXHIBIT A

NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: City of Bettendorf, Iowa.

Name of Bond Issue: $_____ General Obligation Bonds, Series 2024A

Dated Date of Issue: March 28, 2024

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Bonds. The Issuer anticipates that the Annual Financial Information will be filed by _____.

Dated: _____ day of _____, 20___.

CITY OF BETTENDORF, STATE OF IOWA

By: _____
Its: _____

IOWA PROPERTY VALUATION, TAX LEVIES AND DEBT LIMITATIONS

Actual Value

The Code of Iowa uses the terms “actual value,” “assessed value,” “market value” and “actual assessed value” interchangeably. The “actual value” of all taxable property of a local jurisdiction, except utility property, is determined by the local county or city assessor, who must be certified by the State Department of Revenue. Utility property is assessed by the State Department of Revenue. The actual value of all property, with the exception of agricultural property, is determined by establishing the fair and reasonable market value of the property. The actual value of agricultural property is determined by its productivity and net earning capacity pursuant to the Code of Iowa, Section 441.21(1)(e). The State Department of Revenue and Finance periodically adjusts inequities among the 99 county and 8 city assessing jurisdictions by issuing equalization orders pursuant to the Code of Iowa, Sections 441.47 to 441.49. The actual value of a jurisdiction is the value utilized for computing debt limitations of counties, municipalities, school districts, and other political subdivisions.

Taxable Value

The adjusted taxable value of counties, municipalities, school districts, or other political subdivisions is determined by adjusting or “rolling back” the assessed value of residential property, agricultural property, commercial property, industrial property, and other classes of property by applying percentages certified to the county auditors of each county by the Director of Revenue no later than November 1 of each fiscal year pursuant to the Code of Iowa, Section 441.21(9). These adjustments, colloquially referred to as “rollbacks,” are meant to provide an appropriate balance of market value fluctuation that might disproportionately impact the property tax burden placed on classes of property affected by those fluctuations. The following classes of property were adjusted by the corresponding percentages for 2022 assessed valuations collected in 2023/2024:

	“Rollback”
Agricultural (excluding agricultural dwellings)	91.6430%
Residential (rural and urban including agricultural dwellings)	54.6501(1)
Commercial (excluding machinery and equipment)	90.0000
Industrial (excluding machinery and equipment)	90.0000
Railroad	90.0000
Utility	100.0000

(1) The Residential Rollback for 2023 assessed valuations collected in 2024/2025 will be 46.3428%.

Gas and Electric Utility Property Tax Replacement (437A)

Beginning in 1999, the State replaced its previous property tax assessment procedure in valuing the property of entities involved primarily in the production, delivery, service and sale of electricity and natural gas with a replacement tax formula based upon the delivery of energy by these entities. Electric and natural gas utilities now pay replacement taxes to the State in lieu of property taxes. All replacement taxes are allocated among local taxing districts by the State Department of Revenue and Finance and the Department of Management. This allocation is made in accordance with a general allocation formula developed by the Department of Management on the basis of general property tax equivalents. Properties of these Utilities are exempt from the levy of property tax by political subdivisions. Utility property will continue to be valued by a special method as provided in the statute and taxed at the rate of three cents per one thousand dollars for the general fund of the State.

Currently the utility replacement tax statute states that the utility replacement tax collected by the State and allocated among local taxing districts (including the City) shall be treated as property tax when received and shall be disposed of by the county treasurer as taxes on real estate. However, gas and electric utility property is not subject to the levy of property tax by political subdivisions, only the utility replacement tax and statewide property tax. It is possible that the general obligation debt capacity of the City could be adjudicated to be proportionately reduced in future years if gas and electric utility property were determined to be other than "taxable property" for purposes of computing the City's debt limit under Article XI of the Constitution of the State of Iowa. Approximately 2.28% of the City's tax base currently is gas and electric utility property.

Notwithstanding the foregoing, the Bonds are secured by an unlimited ad valorem property tax, see "AUTHORITY AND SECURITY – Security and Sources of Payment" herein for more details.

Tax Levies and Collections

Property is assessed on a calendar year basis and valued as of January 1 of each year. Property owners are notified by the following April 15 if there has been any increase or decrease in valuation of the property. For example, the assessments as of January 1, 2022 are used to determine tax levies and tax rates for collection in the fiscal year beginning July 1, 2023.

Taxes are collected on a fiscal year running July 1 through June 30. A county collects all tax levies within its jurisdiction and remits, by the 10th of each month, the amount collected through the last day of the preceding month to underlying units of government. Property tax payments are made at the office of each county treasurer in full or one-half by September 30 and March 31, pursuant to the Code of Iowa, Sections 445.36 and 445.37. Where the first half of any property tax has not been paid by October 1, such installment becomes delinquent. If the second installment is not paid, it becomes delinquent on April 1. Delinquent taxes draw an interest charge of 1.5% per month.

If taxes are not paid when due, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property, and funds so received are applied to the payment of taxes. A property owner may redeem from the regular tax sale, but failing redemption within two years the tax sale purchaser is entitled to a deed which in general conveys the title free and clear of all liens except future installments of taxes and assessments.

For properties which have previously been advertised, offered for one year or more, and remain unsold for want of bidders, a public sale is held which results in the county acquiring a tax sale certificate on such properties. After 12 months' time, and after proper notification of any interested parties, the county is issued the deed. The county may then resell the property for whatever price the market will bear and the proceeds of the sale are credited to the county general fund. The sale eliminates liens of past due installments of taxes and assessments but the property remains subject to future installments.

Debt Limitation

Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of debt outstanding at any time of any county, municipality, school district or other political subdivision to no more than 5% of the actual value, as shown by the last certified state or county tax list, of all taxable property within such county, municipality, school district or other political subdivision. For the purpose of computing the debt limitation, the term "actual value" is the actual value of taxable property without application of any percentage reduction or rollback, and after deduction of the military exemption on taxable property.

State Legislation

Over time, the Iowa Legislature has modified the process and calculation of taxable valuations for various classifications of property. For example, in 2013 maximum annual taxable value growth due to revaluation of residential and agricultural property was reduced from 4% to 3%, rollback calculations were modified, a new multi-residential classification was created, and an appropriation made to replace some lost tax revenue due to rollbacks. In 2019, the process for hearings on total maximum property tax dollars under certain levies in the City's budget was modified and a super-majority vote required to raise taxes above a prescribed formula. In 2021, the multi-residential classification was removed, and a phase out of the appropriation for rollback initiated. In 2023, SF 181 was signed into law by the Governor on February 20, 2023, effective upon enactment. SF 181 reduced the residential rollback for the 2022 assessment year (affecting Fiscal Year 2023-24) from 56.4919% to 54.6501%. This resulted in a reduction in taxable valuation in the residential, commercial, industrial and railroad property classes upon which the City levies property taxes for FY 24.

On May 4, 2023, the Governor signed House File 718 ("HF 718"), a property tax reform law aimed at reducing property tax growth in Iowa. Among other things, HF 718 permanently consolidated a number of existing city property tax levies and created a new adjusted city general fund levy ("ACGFL"). To control the growth of property taxes, the new ACGFL is subject to potential limitation or reduction by constraining growth by 2% or 3% each year depending on if certain growth triggers are met or exceeded during the prior year. The levy limitation is only applicable Fiscal Year 2024-25 through Fiscal Year 2027-28 and will be specific to each city. For Fiscal Year 2023-24, the City will calculate the new ACGFL as the baseline rate and the first annual ACGFL adjustment will begin Fiscal Year 2024-25. The ACGFL rates for Fiscal Years 2024-25 through 2027-28 are based on growth in city taxed value and the previous year's city tax rate. Beginning in Fiscal Year 2028-29, all cities go to a $8.10 ACGFL maximum and the levy limitation calculation ceases. Certain levies like debt service, pensions, employee benefits and capital improvement reserve fund are not included in the new ACGFL limitation. If the City's future property valuation growth exceeds the new legislative caps, the City's general fund levies could lag its relative valuation growth. Future City budgets may need to accommodate possible reduced tax revenues compared to valuation growth.

From time to time, legislative proposals are pending in Congress and the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described herein. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for taxes levied by the City or have an adverse impact on standing appropriations or the future tax collections of the City. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed federal or state tax legislation. The opinions expressed by Bond Counsel are based upon existing legislation as of the date of issuance and delivery of the Bonds and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending federal or state tax legislation.

Notwithstanding any modifications to property tax revenues that may result from prior, pending or future legislation, the Bonds are secured by an unlimited ad valorem property tax. See" AUTHORITY AND SECURITY – Security and Sources of Payment" for more details herein.

2023 ANNUAL COMPREHENSIVE FINANCIAL REPORT

The following pages include the City's Annual Comprehensive Financial Report for the fiscal year ended June 30, 2023.

OFFICIAL TERMS OF OFFERING

$15,615,000(1)

CITY OF BETTENDORF, IOWA

GENERAL OBLIGATION BONDS, SERIES 2024A

(BOOK ENTRY ONLY)

Bids for the above-referenced obligations (the "Bonds") will be received by the City of Bettendorf, Iowa (the "City") on Tuesday, February 20, 2024 (the "Sale Date") until 10:00 A.M., Central Time (the "Sale Time") at the offices of Baker Tilly Municipal Advisors, LLC ("Baker Tilly MA"), 30 East 7th Street, Suite 3025, Saint Paul, MN 55101, after which time bids will be opened and tabulated. Consideration for award of the Bonds will be by the City Council at its meeting commencing at 7:00 P.M., Central Time, of the same day.

SUBMISSION OF BIDS

Baker Tilly MA will assume no liability for the inability of a bidder or its bid to reach Baker Tilly MA prior to the Sale Time, and neither the City nor Baker Tilly MA shall be responsible for any future, misdirection or error in the means of transmission selected by any bidder. All bidders are advised that each bid shall be deemed to constitute a contract between the bidder and the City to purchase the Bonds regardless of the manner by which the bid is submitted.

(a) ***Sealed bidding.*** Completed, signed bids may be submitted to Baker Tilly MA by email to bids@bakertilly.com, and must be received prior to the Sale Time.

OR

(b) ***Electronic bidding.*** Bids may also be received via PARITY®. For purposes of the electronic bidding process, the time as maintained by PARITY® shall constitute the official time with respect to all bids submitted to PARITY®. *Each bidder shall be solely responsible for making necessary arrangements to access PARITY® for purposes of submitting its electronic bid in a timely manner and in compliance with the requirements of the Official Terms of Offering*. Neither the City, its agents nor PARITY® shall have any duty or obligation to undertake registration to bid for any prospective bidder or to provide or ensure electronic access to any qualified prospective bidder, and neither the City, its agents nor PARITY® shall be responsible for a bidder's failure to register to bid or for any failure in the proper operation of, or have any liability for any delays or interruptions of or any damages caused by the services of PARITY®. The City is using the services of PARITY® solely as a communication mechanism to conduct the electronic bidding for the Bonds, and PARITY® is not an agent of the City.

If any provisions of this Official Terms of Offering conflict with information provided by PARITY®, this Official Terms of Offering shall control. Further information about PARITY®, including any fee charged, may be obtained from:

PARITY®, 1359 Broadway, 2nd Floor, New York, New York 10018
Customer Support: (212) 849-5000

(1) Preliminary; subject to change.

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and controlled subsidiary of Baker Tilly US, LLP, an accounting firm. Baker Tilly US, LLP trading as Baker Tilly is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. © 2024 Baker Tilly Municipal Advisors, LLC.

DETAILS OF THE BONDS

The Bonds will be dated as of the date of delivery and will bear interest payable on June 1 and December 1 of each year, commencing December 1, 2024. Interest will be computed on the basis of a 360-day year of twelve 30-day months.

The Bonds will mature June 1 in the years and amounts(1) as follows:

2025	$115,000	2029	$680,000	2033	$825,000	2037	$1,000,000	2041	$1,160,000
2026	$250,000	2030	$715,000	2034	$865,000	2038	$1,035,000	2042	$1,210,000
2027	$265,000	2031	$750,000	2035	$910,000	2039	$1,075,000	2043	$1,260,000
2028	$650,000	2032	$785,000	2036	$950,000	2040	$1,115,000		

(1)The City reserves the right, after bids are opened and prior to award, to increase or reduce the principal amount of the Bonds or the amount of any maturity or maturities in multiples of $5,000 (maximum aggregate principal amount not to exceed $17,100,000). In the event the amount of any maturity is modified, the aggregate purchase price will be adjusted to result in the same gross spread per $1,000 of Bonds as that of the original bid. Gross spread for this purpose is the differential between the price paid to the City for the new issue and the prices at which the bid indicates the securities are initially offered to the investing public. The Purchaser may not withdraw or modify its bids as a result of any post-bid adjustment. Final adjustments shall be in the sole discretion of the City. Any adjustment shall be conclusive, and shall be binding upon the Purchaser.

BOOK ENTRY SYSTEM

The Bonds will be issued by means of a book entry system with no physical distribution of Bonds made to the public. The Bonds will be issued in fully registered form and one Bond, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository for the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The lowest bidder (the "Purchaser"), as a condition of delivery of the Bonds, will be required to deposit the Bonds with DTC.

REGISTRAR

UMB Bank, N.A., West Des Moines, Iowa will serve as registrar (the "Registrar") which shall be subject to applicable regulations of the Securities and Exchange Commission. The City will pay for the services of the Registrar for the Bonds.

OPTIONAL REDEMPTION

The City may elect on June 1, 2033, and on any day thereafter, to redeem Bonds due on or after June 1, 2034. Redemption may be in whole or in part and if in part at the option of the City and in such manner as the City shall determine. If less than all Bonds of a maturity are called for redemption, the City will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All redemptions shall be at a price of par plus accrued interest.

SECURITY AND PURPOSE

The Bonds will be general obligations of the City payable from and secured by the City's unlimited taxing authority to levy direct general ad valorem taxes without limit as to rate or amount against all taxable property within the City. The proceeds of the Bonds will be used to (i) finance various public improvement projects pursuant to the City's 2024/2025 Capital Improvement Plan including various street, sidewalk, bridge, stormwater utility improvements, and equipping the fire department; (ii) essential corporate urban renewal purposes including the Middle Road Pedestrian Bridge and Trails project; and (iii) pay the costs associated with .

TAX EXEMPTION

Subject to the City's compliance with certain covenants, under present law, in the opinion of Bond Counsel, interest on the Bonds is excludable from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for federal alternative minimum tax imposed on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

NOT BANK QUALIFIED TAX-EXEMPT OBLIGATIONS

As the City will issue more than $10,000,000 in calendar year 2024, the Bonds will NOT be designated as qualified tax-exempt obligations for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

BIDDING PARAMETERS

Bids shall be for not less than $15,615,000 (Par) plus accrued interest, if any, on the total principal amount of the Bonds. Rates shall be in integral multiples of 1/100 or 1/8 of 1%. The initial price to the public for each maturity as stated on the bid must be 98.0% or greater.

Bids for the Bonds may contain a maturity schedule providing for a combination of serial bonds and term bonds. All term bonds shall be subject to mandatory sinking fund redemption at a price of par plus accrued interest to the date of redemption scheduled to conform to the maturity schedule set forth above. In order to designate term bonds, the bid must specify "Years of Term Maturities" in the spaces provided on the bid form.

No bid can be withdrawn or amended after the time set for receiving bids on the Sale Date unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made. Bonds of the same maturity shall bear a single rate from the date of the Bonds to the date of maturity. No conditional bids will be accepted.

ESTABLISHMENT OF ISSUE PRICE

In order to provide the City with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder (collectively, the "Code"), the Purchaser will be required to assist the City in establishing the issue price of the Bonds and shall complete, execute, and deliver to the City prior to the closing date, a written certification in a form acceptable to the Purchaser, the City, and Bond Counsel (the "Issue Price Certificate") containing the following for each maturity of the Bonds (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity): (i) the interest rate; (ii) the reasonably expected initial offering price to the "public" (as said term is defined in Treasury Regulation Section 1.148-1(f) (the "Regulation")) or the sale price; and (iii) pricing wires or equivalent communications supporting such offering or sale price. Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by Baker Tilly MA.

The City intends that the sale of the Bonds pursuant to this Official Terms of Offering shall constitute a "competitive sale" as defined in the Regulation based on the following:

(i) the City shall cause this Official Terms of Offering to be disseminated to potential bidders in a manner that is reasonably designed to reach potential bidders;
(ii) all bidders shall have an equal opportunity to submit a bid;
(iii) the City reasonably expects that it will receive bids from at least three bidders that have established industry reputations for underwriting municipal securities such as the Bonds; and
(iv) the City anticipates awarding the sale of the Bonds to the bidder who provides a bid with the lowest true interest cost, as set forth in this Official Terms of Offering (See "AWARD" herein).

Any bid submitted pursuant to this Official Terms of Offering shall be considered a firm offer for the purchase of the Bonds, as specified in the bid. The Purchaser shall constitute an "underwriter" as said term is defined in the Regulation. By submitting its bid, the Purchaser confirms that it shall require any agreement among underwriters, a selling group agreement, or other agreement to which it is a party relating to the initial sale of the Bonds, to include provisions requiring compliance with the provisions of the Code and the Regulation regarding the initial sale of the Bonds.

If all of the requirements of a "competitive sale" are not satisfied, the City shall advise the Purchaser of such fact prior to the time of award of the sale of the Bonds to the Purchaser. **In such event, any bid submitted will not be subject to cancellation or withdrawal.** Within twenty-four (24) hours of the notice of award of the sale of the Bonds, the Purchaser shall advise the City and Baker Tilly MA if 10% of any maturity of the Bonds (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity) has been sold to the public and the price at which it was sold. The City will treat such sale price as the "issue price" for such maturity, applied on a maturity-by-maturity basis. The City will not require the Purchaser to comply with that portion of the Regulation commonly described as the "hold-the-offering-price" requirement for the remaining maturities, but the Purchaser may elect such option. If the Purchaser exercises such option, the City will apply the initial offering price to the public provided in the bid as the issue price for such maturities. If the Purchaser does not exercise that option, it shall thereafter promptly provide the City and Baker Tilly MA the prices at which 10% of such maturities are sold to the public; provided such determination shall be made and the City and Baker Tilly MA notified of such prices whether or not the closing date has occurred, until the 10% test has been satisfied as to each maturity of the Bonds or until all of the Bonds of a maturity have been sold.

GOOD FAITH DEPOSIT

To have its bid considered for award, the Purchaser is required to submit a good faith deposit via wire transfer to the City in the amount of $156,150 (the "Deposit") no later than 1:00 P.M., Central Time on the Sale Date. The Purchaser shall be solely responsible for the timely delivery of its Deposit, and neither the City nor Baker Tilly MA have any liability for delays in the receipt of the Deposit. If the Deposit is not received by the specified time, the City may, at its sole discretion, reject the bid of the lowest bidder, direct the second lowest bidder to submit a Deposit, and thereafter award the sale to such bidder.

A Deposit will be considered timely delivered to the City upon submission of a federal wire reference number by the specified time. Wire transfer instructions will be available from Baker Tilly MA following the receipt and tabulation of bids. The successful bidder must send an e-mail including the following information: (i) the federal reference number and time released; (ii) the amount of the wire transfer; and (iii) the issue to which it applies.

Once an award has been made, the Deposit received from the Purchaser will be retained by the City and no interest will accrue to the Purchaser. The amount of the Deposit will be deducted at settlement from the purchase price. In the event the Purchaser fails to comply with the accepted bid, said amount will be retained by the City.

AWARD

The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (TIC) basis calculated on the bid prior to any adjustment made by the City. The City's computation of the interest rate of each bid, in accordance with customary practice, will be controlling.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid that the City determines to have failed to comply with the terms herein.

BOND INSURANCE AT PURCHASER'S OPTION

The City has **not** applied for or pre-approved a commitment for any policy of municipal bond insurance with respect to the Bonds. If the Bonds qualify for municipal bond insurance and a bidder desires to purchase a policy, such indication, the maturities to be insured, and the name of the desired insurer must be set forth on the bidder's official bid form. The City specifically reserves the right to reject any bid specifying municipal bond insurance, even though such bid may result in the lowest TIC to the City. All costs associated with the issuance and administration of such policy and associated ratings and expenses (other than any independent rating requested by the City) shall be paid by the successful bidder. Failure of the municipal bond insurer to issue the policy after the award of the Bonds shall not constitute cause for failure or refusal by the successful bidder to accept delivery of the Bonds.

CUSIP NUMBERS

If the Bonds qualify for the assignment of CUSIP numbers such numbers will be printed on the Bonds; however, neither the failure to print such numbers on any Bond nor any error with respect thereto will constitute cause for failure or refusal by the Purchaser to accept delivery of the Bonds. Baker Tilly MA will apply for CUSIP numbers pursuant to Rule G-34 implemented by the Municipal Securities Rulemaking Board. The CUSIP Service Bureau charge for the assignment of CUSIP identification numbers shall be paid by the Purchaser.

SETTLEMENT

On or about March 28, 2024, the Bonds will be delivered without cost to the Purchaser through DTC in New York, New York. Delivery will be subject to receipt by the Purchaser of an approving legal opinion of Ahlers & Cooney, P.C. of Des Moines, Iowa, and of customary closing papers, including a no-litigation certificate. On the date of settlement, payment for the Bonds shall be made in federal, or equivalent, funds that shall be received at the offices of the City or its designee not later than 12:00 Noon, Central Time. Unless compliance with the terms of payment for the Bonds has been made impossible by action of the City, or its agents, the Purchaser shall be liable to the City for any loss suffered by the City by reason of the Purchaser's non-compliance with said terms for payment.

ELECTRONIC TRANSCRIPTS

The Purchaser consents to the receipt of electronic transcripts and acknowledges the City's intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

CONTINUING DISCLOSURE

The City will enter into a Continuing Disclosure Certificate to provide, or cause to be provided, annual financial information, including audited financial statements, certain financial and operating data of the City, and notices of certain events as required by SEC Rule 15c2-12.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds, and said Preliminary Official Statement has been deemed final by the City as of the date thereof within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. For an electronic copy of the Preliminary Official Statement and the official bid form or for any additional information prior to sale, any prospective purchaser is referred to the Municipal Advisor to the City, Baker Tilly Municipal Advisors, LLC, by telephone (651) 223-3000 or by email bids@bakertilly.com. The Preliminary Official Statement will also be made available at https://bondcalendar.bakertilly.com/.

A Final Official Statement (as that term is defined in Rule 15c2-12) will be prepared, specifying the maturity dates, principal amounts and interest rates of the Bonds, together with any other information required by law. By awarding the Bonds to the Purchaser, the City agrees that, no more than seven business days after the date of such award, it shall provide to the Purchaser an electronic copy of the Final Official Statement. The City designates the Purchaser as its agent for purposes of distributing the Final Official Statement to each syndicate member, if applicable. The Purchaser agrees that if its bid is accepted by the City, (i) it shall accept designation and (ii) it shall enter into a contractual relationship with its syndicate members for purposes of assuring the receipt of the Final Official Statement by each such syndicate member.

BY ORDER OF THE CITY COUNCIL

/s/ Decker Ploehn
Administrator/Clerk

BID SALE DATE: February 20, 2024

CITY OF BETTENDORF, IOWA
$15,615,000(1) General Obligation Bonds, Series 2024A

For the Bonds of this Issue which shall mature and bear interest at the respective annual rates, as follow, we offer a price of $_____ (which may not be less than $15,615,000 (Par)) plus accrued interest, if any, to the date of delivery.

Year	Interest Rate (%)	Yield (%)	Dollar Price
2025	_____%	_____%	_____%
2026	_____%	_____%	_____%
2027	_____%	_____%	_____%
2028	_____%	_____%	_____%
2029	_____%	_____%	_____%
2030	_____%	_____%	_____%
2031	_____%	_____%	_____%
2032	_____%	_____%	_____%
2033	_____%	_____%	_____%
2034	_____%	_____%	_____%

Year	Interest Rate (%)	Yield (%)	Dollar Price
2035	_____%	_____%	_____%
2036	_____%	_____%	_____%
2037	_____%	_____%	_____%
2038	_____%	_____%	_____%
2039	_____%	_____%	_____%
2040	_____%	_____%	_____%
2041	_____%	_____%	_____%
2042	_____%	_____%	_____%
2043	_____%	_____%	_____%

Designation of Term Maturities

Years of Term Maturities _____ _____
_____ _____

In making this offer on the sale date of February 20, 2024 we accept all of the terms and conditions of the Official Terms of Offering published in the Preliminary Official Statement dated February 9, 2024 including the City's right to modify the principal amount of the Bonds. (See "Official Terms of Offering" herein.) In the event of failure to deliver these Bonds in accordance with said Official Terms of Offering, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

By submitting this bid, we confirm that we have an established industry reputation for underwriting municipal bonds such as the Bonds.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: $_____

TRUE INTEREST RATE: _____ %

The Bidder ☐ will not ☐ will purchase municipal bond insurance from _____.

Account Members

_____
Account Manager
By: _____
Phone: _____

.....

The foregoing bid has been accepted by the City.

Attest: _____ Date: _____

(1) Preliminary; subject to change.

Phone: 651-223-3000
Email: bids@bakertilly.com

FORMS OF ISSUE PRICE CERTIFICATE

USE FOR GENERAL RULE 10%- PUBLIC SALE

EXHIBIT A

$_____
GENERAL OBLIGATION BONDS, SERIES 2024A

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of _____ ("Purchaser"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the Bonds").

1. ***Sale of the Bonds***. As of the date of this certificate, for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

2. ***Defined Terms***.

a) *Issuer* means the City of Bettendorf, a municipal corporation in the County of Scott, State of Iowa.

b) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

d) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Purchaser’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Ahlers & Cooney, P.C. in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

_____

By:_____

Name:_____

Dated: March 28, 2024

SCHEDULE A

SALE PRICES

(*Attached*)

USE FOR HTP/10% COMBO – PUBLIC OR NEGOTIATED SALE

EXHIBIT A

$_____
GENERAL OBLIGATION BONDS, SERIES 2024A

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of _____ ("Purchaser") hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

a) Purchaser offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

b) As set forth in the Notice of Sale and bid award, Purchaser has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which Purchaser has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

d) *Issuer* means the City of Bettendorf, a municipal corporation in the County of Scott, State of Iowa.

e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is February 20, 2024.

h) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

i) The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Purchaser interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Ahlers & Cooney, P.C. in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

_____

By:_____

Name:_____

Dated: March 28, 2024

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(*Attached*)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

USE FOR COMPETITIVE SALES – 3 BIDS RECEIVED

EXHIBIT A

$_____
GENERAL OBLIGATION BONDS, SERIES 2024A

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of _____ ("Purchaser"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Bonds").

1. Reasonably Expected Initial Offering Price.

a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by Purchaser are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by Purchaser in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by Purchaser to purchase the Bonds.

b) Purchaser was not given the opportunity to review other bids prior to submitting its bid.

c) The bid submitted by Purchaser constituted a firm offer to purchase the Bonds.

2. ***Defined Terms***.

a) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

b) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

c) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is February 20, 2024.

d) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Purchaser’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the

Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Ahlers & Cooney, P.C. in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

_____

By:_____

Name:_____

Dated: March 28, 2024

SCHEDULE A

EXPECTED OFFERING PRICES

(*Attached*)

SCHEDULE B

COPY OF UNDERWRITER'S BID

(*Attached*)

COUNCIL LETTER

MEETING DATE: February 6, 2024

REQUESTED BY: Jeff Reiter, Assistant City Administrator and Chris Curran, City Attorney

Item Title

Resolution setting a date for a public hearing relating to the vacation of excess alley right-of-way perpendicular to 15th Street and north of Grant Street and conveyance to adjoining property owners.

Explanation

Staff received an offer to purchase public right of way from the Iowa Department of Transportation on December 20, 2023. The right of way in question is a small remnant parcel left from the construction of the I-74 Bridge. This remnant is so small, and situated in such a way that it is undevelopable on its own. Additionally, this remnant abuts a segment of excess alley right of way owned by the City, for which is no longer in use due to the reconfiguration of the Grant Street realignment.

While the City has no interest in the parcel being offered by the Iowa DOT, the property owner north of the alley segment owned by the City, Gary Quinby, does have interest in the parcel. Iowa DOT is willing to sell this remnant parcel directly to him, if the City of Bettendorf vacates the remnant alley to him prior to. This would in turn make Mr. Quinby's parcels contiguous with the Iowa DOT remnant parcel.

Staff is requesting a vacation to Mr. Quinby's four LLC's which abut the alley way, (Jim Taylor LLC, 1435 Brown Street LLC, 1423 Brown Street LLC, and I-74 Greenspace LLC respectively). The Iowa DOT has control of the property to the south of the Property via leasehold or fee title. The Iowa DOT has disclaimed any interest in the Property, and the City is not aware of an any interest in the Property by the fee owner subject to the DOT's leasehold interest. Mr. Quinby has worked to assemble these parcels, along with others in Downtown Bettendorf, and he is intent on redeveloping them into new commercial uses.

This is a positive economic development opportunity to continue the momentum that has been built in Downtown Bettendorf. Thus, staff is requesting that a public hearing be set at this time to vacate the previously mentioned alley right of way. Thank you.

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

- N/A

List Attachments

- Resolution
- Alley Vacation Exhibit
- Alley Vacation Aerial
- Legal Description

RESOLUTION NO. _____- 24

RESOLUTION SETTING A DATE FOR A PUBLIC HEARING RELATING TO THE VACATION OF EXCESS ALLEY RIGHT-OF-WAY PERPENDICULAR TO 15TH STREET AND NORTH OF GRANT STREET AND CONVEYANCE TO ADJOINING PROPERTY OWNERS

WHEREAS, the City of Bettendorf, Iowa (the "City") is the owner of certain excess alley right-of-way perpendicular to 15th Street and north of Grant Street, specifically described on Exhibit A (the "Property");

WHEREAS, the City has received requests from the adjoining property owners to the north of the Property that the City vacate the Property and convey the Property to the respective adjoining property owners;

WHEREAS, the Iowa DOT has control of the property to the south of the Property via leasehold or fee title;

WHEREAS, the Iowa DOT has disclaimed any interest in the Property, and the City is not aware of an any interest in the Property by the fee owner subject to the DOT's leasehold interest;

WHEREAS, there is no current or anticipated public benefit or need for the Property proposed to be vacated and conveyed;

WHEREAS, pursuant to City policy, if the vacation and conveyance is approved, the Property would be conveyed at $1 per square foot to the adjoining property owners;

WHEREAS, the City will require an easement upon the Property for the sanitary sewer and storm sewer facilities;

WHEREAS, pursuant to Iowa Code §354.23, a public hearing shall precede the vacation of excess alley right-of-way.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that a public hearing be set for the 20th of February, 2024 at 7:00 o'clock pm, in the Council Chambers at City Hall, 1609 State Street, Bettendorf, Iowa, to hold a public hearing and receive public comment regarding the vacation and conveyance of certain excess city-owned alley right-of-way specifically described on the attached Exhibit A.

PASSED, APPROVED, AND ADOPTED THIS 6th day of February, 2024.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

Exhibit A

Legal Description

The east 278.82 feet of the 20 foot wide public alley in block 3 of the original town (now city) of Bettendorf, Scott County, Iowa, subject to easements and restrictions of record. A blanket storm sewer and sanitary sewer easement is reserved within the above tract for storm sewer and sanitary sewer facilities.

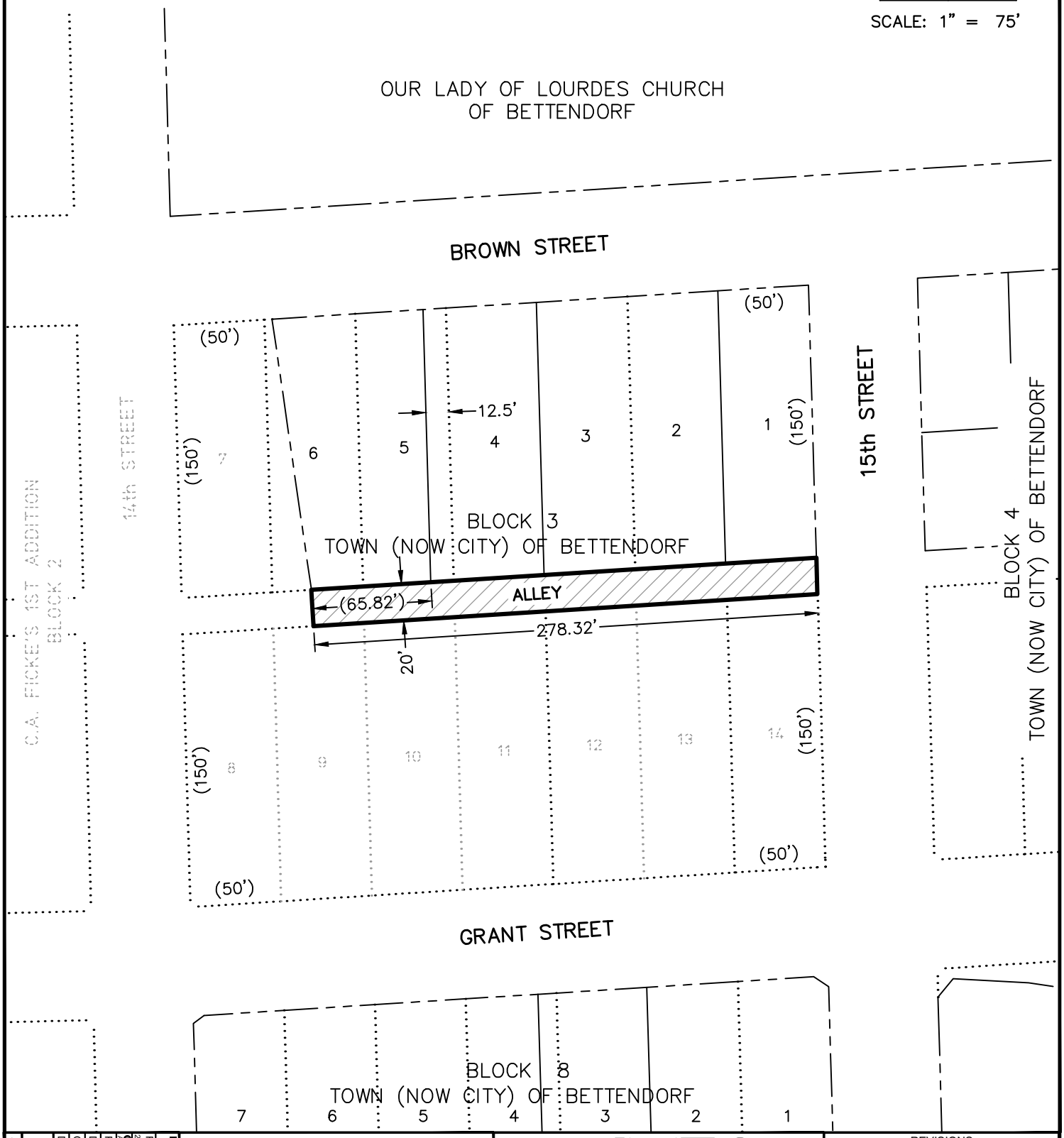
Thursday, January 25, 2024 1:11:07 PM
G:\2024\24000520.00\DESIGN\CIVIL\C3D\SURVEY\24000520.00 VACATION.DWG

ALLEY VACATION EXHIBIT

THE EAST 278.82 FEET OF THE 20 FOOT WIDE PUBLIC ALLEY
IN BLOCK 3 OF THE ORIGINAL TOWN (NOW CITY) OF
BETTENDORF, SCOTT COUNTY, IOWA

0 75'

SCALE: 1" = 75'



| | | |

Thursday, January 25, 2024 1:12:16 PM
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ALLEY VACATION EXHIBIT

THE EAST 278.82 FEET OF THE 20 FOOT WIDE PUBLIC ALLEY
IN BLOCK 3 OF THE ORIGINAL TOWN (NOW CITY) OF
BETTENDORF, SCOTT COUNTY, IOWA

0 75'

SCALE: 1" = 75'

Sheet 1 of 1		Date: 01/23/2024	Checked By: ***	Drawn By: BDO	Field Book No:	© COPYRIGHT 2024 ALL RIGHTS RESERVED	File Name: 24000520.00 Vacation.dwg	IMEG Project No: 24000520.00

Block 3 Original Town of Bettendorf
Bettendorf, Iowa

Alley Vacation Exhibit

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

REVISIONS		
No.	DESCRIPTION	DATE

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Pat Lynch, P.E., Assistant City Engineer

Item Title
Resolution setting the date for a public hearing and directing the advertising for bids for Edgewood Drive Reconstruction Project from 19th Street to 21st Street.

Explanation
The proposed improvements consist of reconstructing approximately 1,120 linear feet of twenty-seven foot (27') wide existing concrete pavement with new six-inch (6") Portland Cement Concrete (PCC) pavement on a drainable subbase with sub-drains. Also included with this project is the removal and replacement of driveway approaches, storm sewer installation, manhole adjustments, sodding, erosion control, and other work related to reconstructing this street. The total footage of reconstruction includes all of Edgewood Dr. from 19th St. to 21st St., as well as significant portions of 19th St. and 21st St. themselves. The work done on 19th St. and 21st St. is to facilitate the installation of new storm sewer along Edgewood Dr. There is currently no storm sewer along the street, so a new storm network is being constructed to improve drainage.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The overall project (PW0596 & SM0154) was approved with a total budget of $700,000 within the Community Improvement Program (CIP).

List Attachments
Resolution; Notice to Bidders.

RESOLUTION NO. _____-24

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING FOR BIDS FOR THE EDGEWOOD DRIVE RECONSTRUCTION PROJECT FROM 19TH STREET TO 21ST STREET

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

Edgewood Drive Reconstruction Project from 19th Street to 21st Street

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 20th day of February, 2024, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 27th day of February, 2024, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

BE IT FURTHER RESOLVED that a cashier's or certified check, Credit Union Certified Share Draft, or bid bond to accompany each bid, as security, be submitted with the bid. The bidder will enter into a contract for the work bid upon and will furnish a corporate surety bond acceptable to the Council for faithful performance of the contract, in the amount of ten percent (10%) of the bid amount.

Passed, Approved and Adopted this 6th day of February, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **27th day of February, 2024**, for the **EDGEWOOD DRIVE RECONSTRUCTION PROJECT** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed improvements consist of reconstructing approximately 1,120 linear feet of twenty-seven foot (27') wide existing concrete pavement with new six-inch (6") Portland Cement Concrete (PCC) pavement on a drainable subbase with sub-drains. Also included with this project is the removal and replacement of driveway approaches, storm sewer installation, manhole adjustments, sodding, erosion control, and other work related to reconstructing this street.

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 commence on or after April 1, 2024. All work on this contract shall be completed by July 1, 2024. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 ($500.00) per calendar day shall be charged for every day past the completion date.

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

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

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

The successful bidder will be required to furnish a performance and maintenance bond equal to One Hundred Percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved

by the City Council and shall guarantee the faithful performance of the contract and shall also guarantee the maintenance of the improvement for a period of four (4) years from and after its completion and acceptance by the City.

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

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

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

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

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

Brent Morlok, P.E.
City Engineer

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Pat Lynch, P.E., Assistant City Engineer

Item Title
Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Full Depth Patching Program.

Explanation
The proposed improvements consist of full-depth concrete patching, utility structure repairs and adjustments, and other work associated with the replacement of nearly 7,360 square yards of existing pavement along various streets within the City of Bettendorf, Iowa.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project (PW0578) was approved with a total budget of $325,000 within the Community Improvement Program (CIP).

List Attachments
Resolution; Notice to Bidders.

RESOLUTION NO. _____-24

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING FOR BIDS FOR THE 2024 FULL DEPTH PATCHING PROGRAM

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

2024 Full Depth Patching Program

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 20th day of February, 2024, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 27th day of February, 2024, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

BE IT FURTHER RESOLVED that a cashier's or certified check, Credit Union Certified Share Draft, or bid bond to accompany each bid, as security, be submitted with the bid. The bidder will enter into a contract for the work bid upon and will furnish a corporate surety bond acceptable to the Council for faithful performance of the contract, in the amount of ten percent (10%) of the bid amount.

Passed, Approved and Adopted this 6th day of February, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **27th day of February, 2024**, for the **2024 Full Depth Patching Program** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed improvements consist of full-depth concrete patching, utility structure repairs and adjustments, and other work associated with the replacement of nearly 7,360 square yards of existing pavement along various streets within the City of Bettendorf, Iowa.

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 (Approximately 535 square yards) on U.S. Highway 67 (State St. and Grant St.), shall be completed by July 1, 2024. All remaining work on this contract shall be completed by October 31, 2024. These completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 ($500.00) per calendar day shall be charged for every day past the completion date.

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

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

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

The successful bidder will be required to furnish a performance and maintenance bond equal to One Hundred Percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved by the City Council and shall guarantee the faithful performance of the contract and shall also guarantee

the maintenance of the improvement for a period of four (4) years from and after its completion and acceptance by the City.

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

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

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

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

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

Brent Morlok, P.E.
City Engineer

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Pat Lynch, P.E., Assistant City Engineer

Item Title
Resolution setting the date for a public hearing and directing the advertising for bids for the 33rd Street Drainage Improvements.

Explanation
The proposed improvements consist of reconstructing approximately 1,500 feet of ditch structuring, grading and storm sewers. Work includes grading, storm sewer, drainage, traffic control, erosion control, concrete pavement with placement of topsoil, seeding and watering.

This project was funded through an Iowa Department of Homeland Security Hazard Mitigation Grant. The area has a history of repetitive flooding which had resulted in millions of dollars in damages to Sivyer Steel prior to their recent closure. Engineering staff applied for a grant in 2021 and was awarded monies in early 2023. A significant amount of coordination was necessary with MidAmerican Energy and Canadian Pacific Kansas City Railroad to allow work within their right of way and easements. All of those approvals have been obtained and the project is ready to proceed.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project (SM0149) was approved with a total budget of $600,000 within the Community Improvement Program (CIP).

List Attachments
Resolution; Notice to Bidders.

RESOLUTION NO. _____-24

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING FOR BIDS FOR THE 33RD STREET DRAINAGE IMPROVEMENTS

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

33rd Street Drainage Improvements

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

NOW, THEREFORE BE IT RESOLVED that the council will conduct a public hearing on the final adoption of the plans, specifications, notice to bidders, and form of contract for the construction of the improvements in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock p.m. on the 20th day of February, 2024, and the City Clerk is hereby directed to give notice of the hearing, said notice to be published at least once as provided by law, not less than four (4) nor more than twenty (20) days before the date fixed for the hearing.

BE IT FURTHER RESOLVED that the City Engineer be authorized to receive bids for the construction of said improvements through the electronic bid submission system at https://bettendorf.ionwave.net until 10:00 o'clock a.m. on the 5th day of March, 2024, and the City Clerk is hereby directed to give notice to the taking of bids, said notice is to be posted in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on the City's website with such publication to be not less than thirteen (13) days nor more than forty five (45) days before the date of the letting.

BE IT FURTHER RESOLVED that a cashier's or certified check, Credit Union Certified Share Draft, or bid bond to accompany each bid, as security, be submitted with the bid. The bidder will enter into a contract for the work bid upon and will furnish a corporate surety bond acceptable to the Council for faithful performance of the contract, in the amount of ten percent (10%) of the bid amount.

Passed, Approved and Adopted this 6th day of February, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at https://bettendorf.ionwave.net until **10:00 A.M.** on the **5th day of March, 2024**, for the **33rd Street Drainage Improvements Project** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed improvements consist of reconstructing approximately 1,500 feet of ditch structuring, grading and storm sewers. Work includes grading, storm sewer, drainage, traffic control, erosion control, concrete pavement with placement of topsoil, seeding, and watering.

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

All work on this contract shall be completed within 60 calendar days from the agreed upon start date, or by June 1, 2024, whichever comes first. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 ($500.00) per calendar day shall be charged for every day past the completion date.

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

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

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

The successful bidder will be required to furnish a performance and maintenance bond equal to One Hundred Percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved by the City Council and shall guarantee the faithful performance of the contract and shall also guarantee the maintenance of the improvement for a period of four (4) years from and after its completion and acceptance by the City.

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

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

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

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

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

Brent Morlok, P.E.
City Engineer

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to AmeriCore, LLC for emergency sewer repairs on Parkway Drive.

Explanation
Public Works was notified of collapsed concrete panel along Parkway Drive near Sycamore Drive. Upon further investigation, a nearby sanitary sewer drop manhole was found to be the cause of the collapse. The outside drop of the manhole had collapsed which was approximately seventeen (17') feet deep. A new inside drop connection had to be constructed along with several sections of adjacent sewer main and a significant amount of pavement removal and replacement.

Engineering staff contacted several local companies and AmeriCore, LLC was the most responsive. Due to the uncertain nature of the scope of work along with it being an emergency to prevent more of the street from collapsing staff agreed to have the work performed on a time and materials basis.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project (SW0101) is funded within the Community Improvement Program (CIP) with a budget of $150,000.

List Attachments
Resolution, Invoice.

RESOLUTION NO. _____-24

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO AMERICORE, LLC FOR EMERGENCY SEWER REPAIRS ON PARKWAY DRIVE

WHEREAS, the City's purchasing policies require that any contract purchases in the amount of $25,000 or greater be approved by a City Council resolution; and

WHEREAS, the requested work is a key component in maintaining the City's street and sanitary sewer network; and

WHEREAS, the work was considered an emergency to prevent further failure of said street and sewer network therefore additional quotes were not received;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Director of Public Works is authorized to issue a purchase order to AmeriCore, LLC in the amount of $47,620.57.

Passed, Approved and Adopted this 6th day of February, 2024.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

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

INVOICE

BILL TO
City of Bettendorf

INVOICE # 1314
DATE 11/14/2023
DUE DATE 12/14/2023
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Spot Repair	Spot repair in front of 1324 Parkway Dr. Includes 5' repair, all labor, materials and equipment are included.	15,800.00
	Time & Material	$680/hr includes all equipment, attachments, Trucks, tools, and labor. Start T&M $680/hr 11/2- 13:30-15:30, 2hrs 11/3- 0800-1400, 6hrs 11/4- 0730-1430, 7hrs 11/6- 0815-1600, 7.75hrs 11/7- 0800-1530, 8.5hrs Total=31.35 $21,250 11/13- 0700-1500, 8hrs $350/hr no machinery $2,800 Trucking 125/hr x 24.5hrs = $3,062.5 Materials; TC-$500 UECO-$1,560.54 Contractor Solutions additional shoring-$764 1" Clean- 11.97 @ 16.65/T - $199.30 riverstone down rock- 53.81T @ $8.75/T-$470.84 Reliner SS pipe brackets- $335.48 Gierke Robinson-$263.81 Total Material $4,093.97 x 15% = $4,708.07	31,820.57

SUBTOTAL	47,620.57
TAX	0.00
TOTAL	47,620.57

BALANCE DUE	**$47,620.57**

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to G&H Construction for the Spencer Creek Lift Station Tree Clearing Contract.

Explanation
In order to facilitate the construction of the proposed Spencer Creek Lift Station and associated sewer mains, approximately five (5) acres of tree clearing across multiple properties must be accomplished. Engineering staff has been working with all of the impacted property owners to obtain the necessary easements. While the lift station project itself will not be started until late 2024, tree clearing must be done by April 1 to comply with Iowa Department of Natural Resources (IDNR) endangered species requirements for the Indiana Bat. This area of the state is home to its habitat, but the bat is only present from April to October so clearing must be done outside those dates.

Bids were received on January 31, 2024. G&H Construction of Bettendorf, Iowa was the low bidder of two (2) bids received. Bids ranged from the high of $85,900.00 to the low of $82,410.80.

Staff is requesting a contingency be authorized in addition to the low bid total to cover unforeseen changes that may arise during construction.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
The overall project (SW0107) is funded within the Community Improvement Program (CIP) with a budget of $10.6M.

List Attachments
Resolution, Bid Tabulation.

RESOLUTION NO. _____-24

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO G&H CONSTRUCTION FOR THE SPENCER CREEK LIFT STATION TREE CLEARNING CONTRACT

WHEREAS, the City's purchasing policies require that any contract purchases in the amount of $25,000 or greater be approved by a City Council resolution; and

WHEREAS, the requested work is a key component in expanding the City's sanitary sewer system to facilitate future growth; and

WHEREAS, a minimum of (2) quotes were solicited and G&H Construction was the low bid received in the amount of $82,410.80.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Director of Public Works is authorized to issue a purchase order to G&H Construction in the amount of $100,000.00 which includes the contingency to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 6th day of February, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Spencer Creek Lift Station Tree Clearing

AT: City of Bettendorf Public Works Facility

TIME: 10:00 a.m.

DATE January, 31, 2024

CONTRACTOR:
G&H Construction
P.O. Box 38
Pleasant Valley, IA 52767

CONTRACTOR:
Langman Construction
220 34th Ave
Rock Island, IL 61201

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	VALUE	UNIT PRICE	VALUE
1	Clearing and Grubbing	5	Acre	$ 14,192.00	$ 70,960.00	$ 16,900.00	$ 84,500.00
2	Clearing and Grubbing	1.6	Unit	$ 93.00	$ 148.80	$ 250.00	$ 400.00
3	Erosion Control	1	LS	$ 11,302.00	$ 11,302.00	$ 1,000.00	$ 1,000.00
				Total	**$ 82,410.80**		**$ 85,900.00**

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Brent O. Morlok, P.E., City Engineer

Item Title
Resolution authorizing the Director of Public Works to issue a purchase order to Terry Durin Company for the Forest Grove Drive and Devils Glen Road Traffic Signal Poles.

Explanation
Continued development along the Forest Grove Dr. corridor has led to an increase in traffic at the intersection of Forest Grove Dr. and Devils Glen Rd. Engineering staff installed stop signs in 2023 to help increase safety and improve traffic operations, with the intent that intersection would become signalized in 2024. To help reduce costs, staff breaks out the overall project into multiple bids for signal poles and mast arms, electronic equipment and installation. This purchase order will cover the poles and mast arms.

Bids were received on January 29, 2024. Terry Durin Company of Cedar Rapids, Iowa was the low bidder of three (3) bids received. Bids ranged from the high of $53,939.00 to the low of $50,150.10.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project (CD0113) is funded within the Community Improvement Program (CIP) with a budget of $325,000.00.

List Attachments
Resolution, Bid Tabulation.

RESOLUTION NO. _____-24

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER TO TERRY DURIN COMPANY FOR THE FOREST GROVE DRIVE AND DEVILS GLEN ROAD TRAFFIC SIGNAL POLES

WHEREAS, the City's purchasing policies require that any contract purchases in the amount of $25,000 or greater be approved by a City Council resolution; and

WHEREAS, purchasing of these traffic light poles are a key component of enhancing the City's traffic signal network, increasing traffic safety and improving traffic operations; and

WHEREAS, a minimum of (2) quotes were solicited and Terry Durin Company was the low bid received in the amount of $50,150.10;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Director of Public Works is authorized to issue a purchase order to Terry Durin Company in the amount of $50,150.10, which contains the contingency to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 6th day of February, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

	Forest Grove and Devils Glen Traffic Signal Poles			TERRY DURIN CO		Republic Companies (Republic Electric Co.)		CSLA Iowa	
				Total Price	$50,150.10	Total Price	$50,809.00	Total Price	$53,939.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	Pole - Combination Signal/Lighting "Pole #1"	1	EA	**$10,906.35**	$10,906.35	$11,050.00	$11,050.00	$12,948.00	$12,948.00
2	Pole - Combination Signal/Lighting"Pole #3"	1	EA	$16,874.55	$16,874.55	$17,096.00	$17,096.00	**$15,868.00**	$15,868.00
3	Pole - Combination Signal/Lighting"Pole #5"	1	EA	**$12,185.25**	$12,185.25	$12,345.00	$12,345.00	$13,886.00	$13,886.00
4	Pole - Combination Signal/Lighting"Pole #6"	1	EA	**$10,183.95**	$10,183.95	$10,318.00	$10,318.00	$11,237.00	$11,237.00

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer

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

Explanation
This project consists of removing and replacing 4-inch and 6-inch thick P.C.C. sidewalk and ADA curb ramps to ensure compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Work includes removal and replacement of existing P.C.C. sidewalk, driveway and curb ramps, installing detectable warning tile at ADA curb ramps, sidewalk curb, P.C.C. curb and gutter removal and replacement and reshaping disturbed areas and grades including 4-inch deep select topsoil and related fertilizing, sodding and watering.

AmeriCore, LLC of Muscatine, Iowa has satisfactorily completed all work on the project. The final construction cost for the project was $176,455.35.

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 (PW0549) was approved with a total budget of $180,000 within the Community Improvement Program (CIP).

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

RESOLUTION NO. _____-24

RESOLUTION ACCEPTING IMPROVEMENTS FOR THE 2023 SIDEWALK REPAIR PROGRAM

WHEREAS, on the 2nd day of May, 2023, the City of Bettendorf entered into contract with AmeriCore, LLC for the construction of certain improvements to the sidewalk system of said City; namely, the

2023 Sidewalk 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 $176,639.35.

Passed, Approved and Adopted this 6th day of February, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMUNITY IMPROVEMENT PROJECT SUMMARY SHEET

Project Description:	**2023 Sidewalk Repair Program**		
Project Manager:	Brian Fries	**Project #:**	PW0549
CIP Budget:	180,000.00	**FY Budgeted:**	22/23
		Resol. for award:	138-23
Funding Source:	G.O. Bonds		
Purchase Order Amount:	180,000.00		
Final Total Project Cost:	176,639.35		

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	Americore		176,455.35
Testing	Terracon		184.00
	Final Total Project Cost		176,639.35

CITY OF BETTENDORF
CONTRACTOR EVALUATION REPORT

Projects: PW0549 - 2023 Sidewalk Repair Program

Contractor: Americore (Vendor #20265) [X] Primary [ ] Subcontrac

	Point Range	Score		Points Earned
WORK PERFORMANCE: 55%				
A. Completion on schedule	0 to 3	3.0	x 0.275 =	0.83
B. Quality of the finished product	0 to 3	3.0	x 0.275 =	0.83
CONTINUITY OF WORK SCHEDULE: 20%				
C. Minimum gaps between work days	0 to 3	2.0	x 0.20 =	0.40
ORGANIZATION / MANAGEMENT: 15%				
D. Coordination with suppliers, other contractors and utilities, and engineer	0 to 3	3.0	x 0.05 =	0.15
E. Adequate and competent labor force	0 to 3	3.0	x 0.05 =	0.15
F. Inappropriate behavior, language, dealing with citizens, attitude	0 to 3	3.0	x 0.05 =	0.15
EQUIPMENT: 10%				
G. Equipment on project	0 to 3	3.0	x 0.05 =	0.15
H. General project safety, signage and traffic control	0 to 3	3.0	x 0.05 =	0.15
		Initial Rating:		2.80
Liens Filed - If lien(s) have been filed	0 or -1			0.00
		Final Rating:		2.80

Ratings:

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

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

Field Inspector — Date

Chief Inspector 12/7/23 — Date

Engineer 12/8/23 — Date

Contractor 1/12/23 — Date

COUNCIL LETTER

MEETING DATE: February 5/6, 2024
REQUESTED BY: Mark Hunt

Item Title
Resolution approving a site development plan/change of use for 2480 – 53rd Avenue, submitted by Chabad Lubavitch of the Quad Cities. (Case 24-004)

Explanation
Chabad Lubavitch of the QC plans to add a small religious assembly to an existing structure at 2480 - 53rd Avenue to be housed in a small addition to the northeast side of the existing strip mall at this location. Three parking spaces will be removed in order to build the approximately 800 square foot, 15-foot high structure. The future land use designation is Community Commercial which is compatible with the C-3, General Business District zoning district. The proposed development is consistent with Comprehensive Plan Goal F: Promote Recreational and Cultural Activity.

The Planning and Zoning Commission made a recommendation for approval of the site development plan/change of use at their January 17, 2024 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. _____ - 24

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN/CHANGE OF USE FOR 2480 – 53RD AVENUE LOT 52, HEATHER GLEN AT ST. ANDREWS ADDITION

WHEREAS, Chabad Lubavitch of the Quad Cities has submitted a site development plan/change of use for 2480 – 53rd Avenue (Lot 52, Heather Glen at St. Andrews Addition), and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan/change of use 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/change of use 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/change of use for 2480 – 53rd Avenue.

PASSED, APPROVED, AND ADOPTED this 6th day of February, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: 2480 53rd - Avenue
Author: Greg Beck
Department: Community Development
Date: January 17, 2024

Case No.:	24-004
Request:	Site Development Plan
Location:	2480 53rd Avenue – change of use
Legal Description:	Lot 52, Heather Glen at St Andrews Addition No. 840921252
Applicant:	Chabad Lubavitch of the QC
Current Zoning:	C-3, General Business District
Future Land Uses:	Community Commercial

Background Information & Facts

Chabad Lubavitch of the QC plans to add a small bath house and religious assembly to an existing structure at 2480 53rd Avenue (see Aerial Map, Attachment A). The bath house portion of the project will be housed in small addition to the existing strip mall at this location.

Future Land Use and Comprehensive Plan

The future land use designation is Community Commercial which is compatible with the C-3, General Business District zoning district (see Future Land Use Map, Attachment B). The proposed development is consistent with Comprehensive Plan Goal F: Promote Recreational and Cultural Activity.

Lot Configuration & Zoning Compliance

The bath house and religious assembly uses are permitted in this zoning district. Surrounding parcels are zoned:

- C-2, Community Commercial District to the west, southeast and southwest.
- C-3 zoning is found directly south.
- Two adjoining neighborhoods are zoned R-5, High Density Multi-Family Residence District (east) and R-1, Single Family Residence District (north) (see Zoning Map, Attachment C).

Concerning the existing structure, the Floor Area Ratio is below 2.00 and the strip mall meets the necessary requirements for the setbacks, as would the proposed addition. Lot 52 is the proposed location of the project (see Final Plat, Attachment D). The current building was constructed in 1995 (see Prior Site Plot Plan, Attachment E). The proposal is for the bath house to be built on the north side of the Hemispheres Bistro restaurant (see Site Photos and Site Development Plan, Attachments F and G). The bath house will be a total of 814 square feet (see Elevations and Interior Plan, Attachments H and I).

Thoroughfare Plan & Access

Two entries are available: one from 53rd Avenue and one from 18th Street.

Utilities

Utilities are in place for service to the building along the western and southern boundaries of the parcel, adjacent to 18th Street and 53rd Avenue. All utilities needed for the addition are available to the existing building.

Pedestrian and Trail Access

A four-foot sidewalk is facing 18th Street. A seven-foot-wide recreational trail is located on the south facing 53rd Avenue. Parking lot paved areas provide enough connectivity to the entryways of this proposed structure. A paved walkway is provided on the south and east sides of the strip mall building connecting to the parking on the north side of the building and leading to the proposed addition.

Off-Street Parking

Seventy-seven parking spaces are required for the existing businesses. Seventy-eight parking spaces are provided. Any expansion of the business interior or change of use of any of the occupants may require additional parking spaces. Three ADA compliant spaces are also a part of the parking totals.

Stormwater Detention

The City Engineer does not require any storm water detention for the current site layout.

Landscaping

Landscaping tree counts are sufficiently met for this location for the addition, as trees are dispersed around the site (see Site Photos, Attachment F).

Lighting

All lighting is existing, and any additional lighting shall follow City standards to be limited to illuminating the parcels used by the business.

Staff Recommendation

Given that this project provides a reuse of the structure, and the site development plan for the addition complies with the City's applicable ordinances; staff recommends approval of the site development plan subject to the following conditions:

1. Any additional changes to uses in the strip mall occupancies shall require evaluation by City to determine procedures necessary to approve the changing occupancy or building modifications.

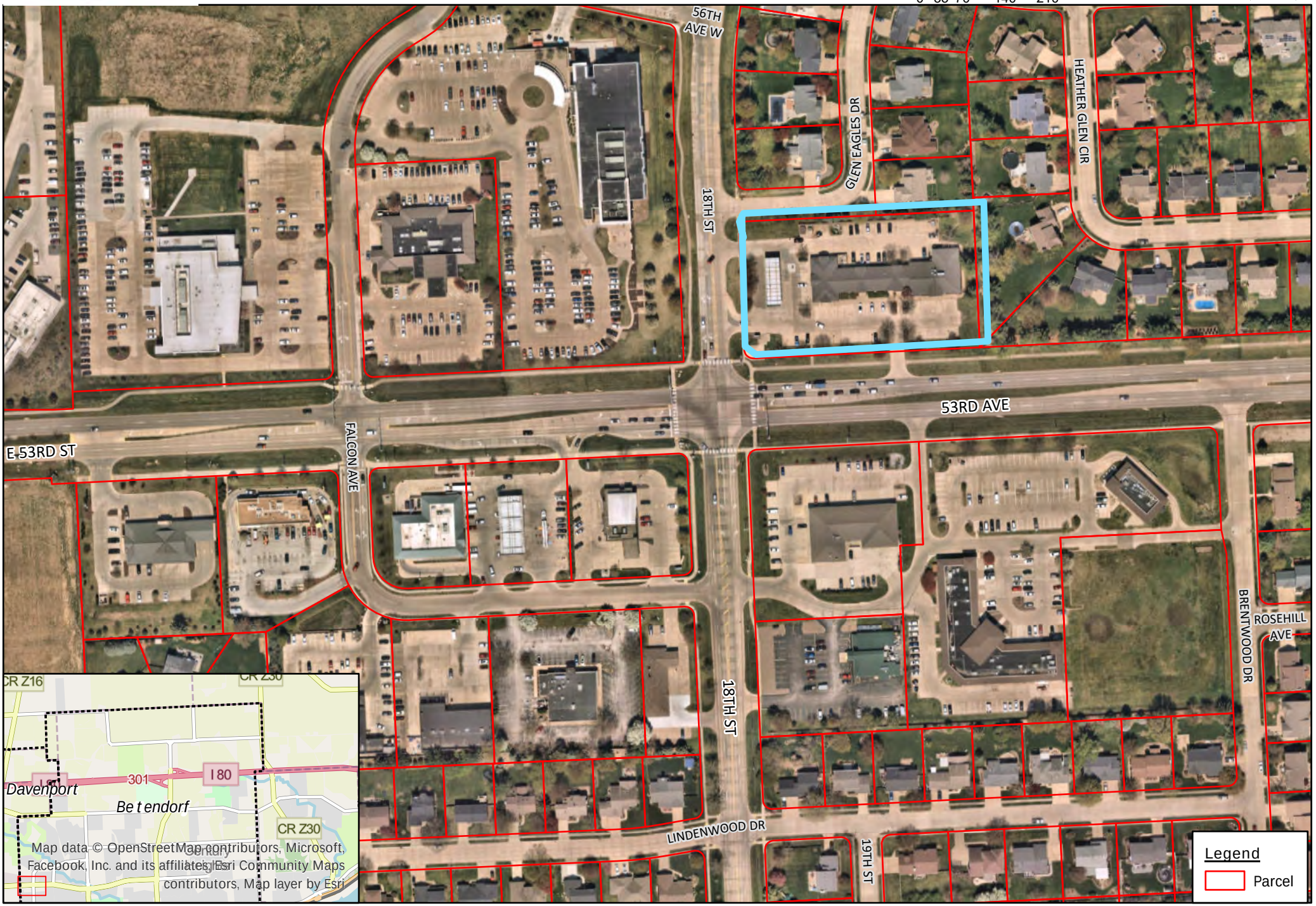
Respectfully submitted,

Greg Beck
City Planner

Case No. 24-004 2480 53rd Avenue
Site Development Plan- Change of Use
Aerial

1 Inch = 200 Feet
0 35 70 140 210 Feet

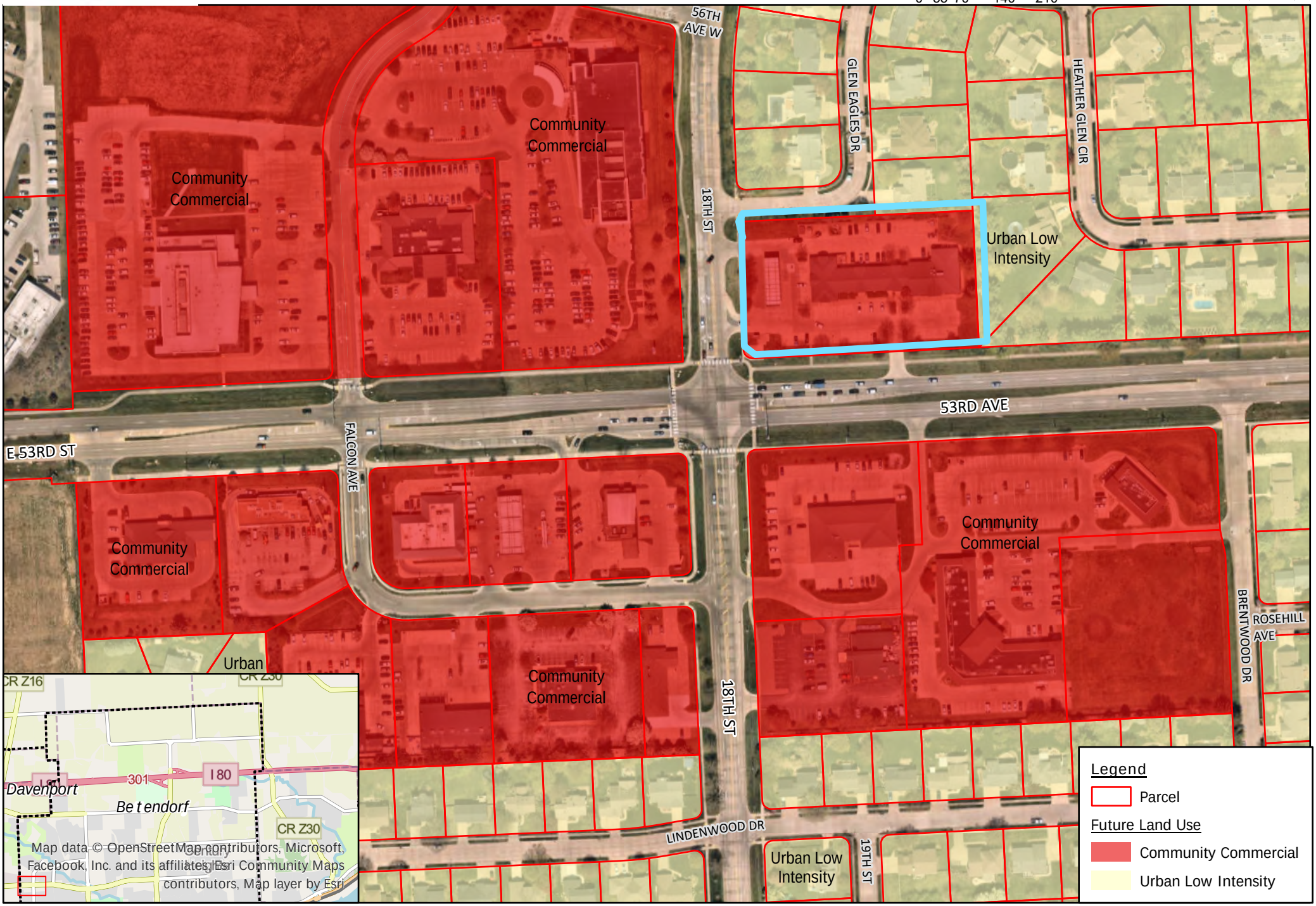
N



Case No. 24-004 2480 53rd Avenue
Site Development Plan- Change of Use
Future Land Use Aerial

1 Inch = 200 Feet
0 35 70 140 210 Feet

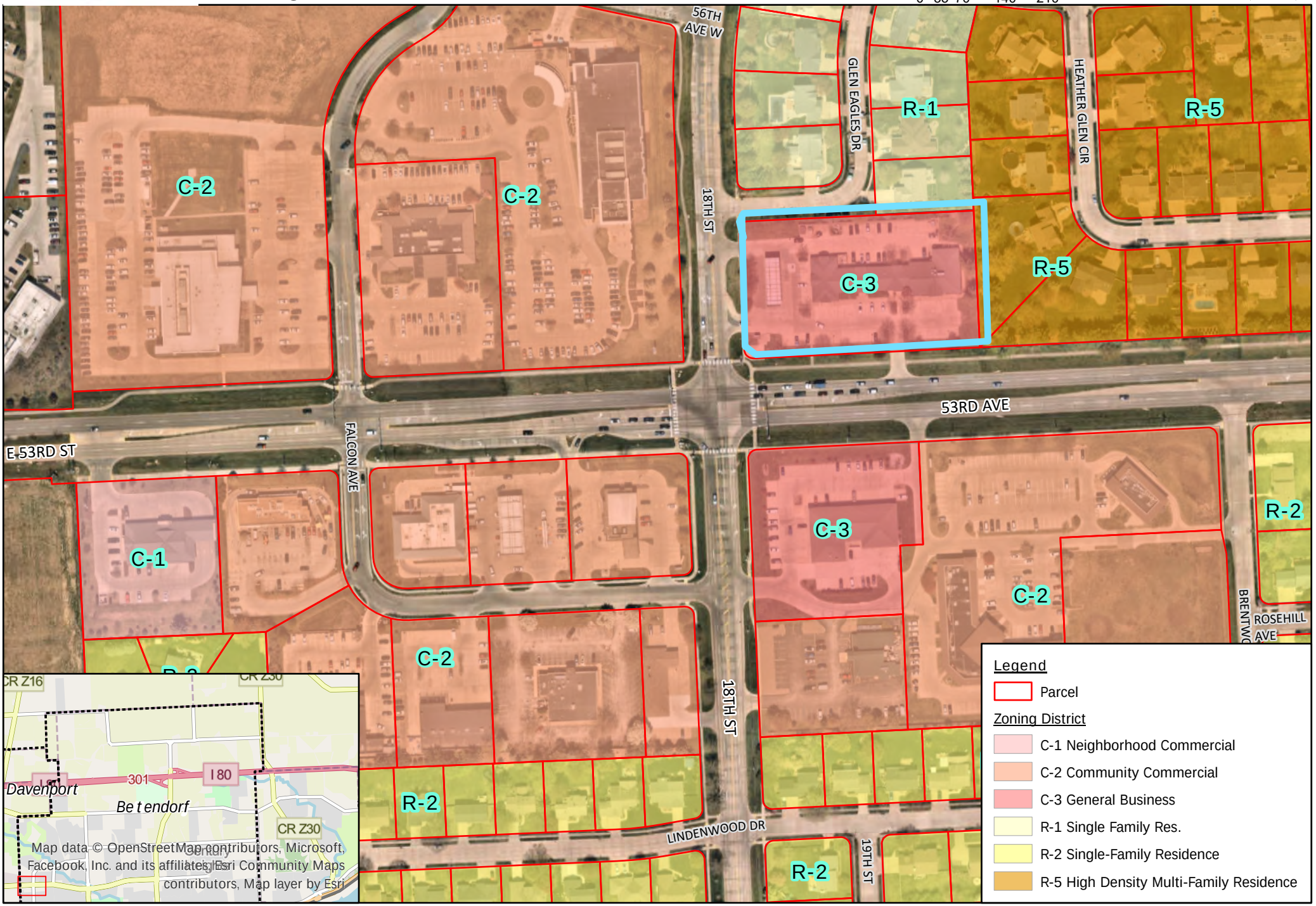
N



Case No. 24-004 2480 53rd Avenue
Site Development Plan- Change of Use
Zoning Aerial

1 Inch = 200 Feet
0 35 70 140 210 Feet

N



FINAL PLAT OF
HEATHER GLEN at ST. ANDREWS ADDITION
TO THE CITY OF BETTENDORF, IOWA

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.

NORTH
0 50' 100'
Scale in Feet

GLENMOOR HEATH AT ST. ANDREWS FIRST ADDITION

GLENMOOR HEATH AT ST. ANDREWS SECOND ADDITION

LEGEND

(A)	R = 15'	Chd 21.48' N63°45'52"E L = 23.94'
(B)	R = 15'	Chd 21.05' S25°56'44"E L = 23.34'
(C)	R = 34'	Chd 48.08' S44°15'15"W L = 53.41'
(D)	R = 15'	Chd 21.29' N45°32'47"W L = 23.67'
(E)	R = 15'	Chd 21.14' N44°27'14"E L = 23.46'
(F)	R = 15'	Chd 21.37' N64°03'16"E L = 23.79'
(G)	R = 15'	Chd 20.77' S44°32'52"E L = 22.93'
(H)	R = 15'	Chd 21.21' N44°15'15"E L = 23.56'
(I)	R = 34'	Chd 48.08' N45°44'45"W L = 53.41'
(J)	R = 34'	Chd 48.08' S44°15'15"W L = 53.41'
(K)	R = 15'	Chd 21.11' S59°49'11"E L = 23.42'
(L)	R = 15'	Chd 21.11' N29°31'34"E L = 23.42'
(M)	R = 15'	Chd 21.30' S45°29'59"E L = 23.69'
(N)	R = 15'	Chd 21.12' S44°30'01"W L = 23.43'
(O)	R = 15'	Chd 21.94' N23°31'05"W L = 24.61'
(P)	R = 15'	Chd 21.29' N45°32'47"W L = 23.67'

OUTLOT A 0.201 Ac
OUTLOT B 0.225 Ac
OUTLOT C 0.203 Ac
OUTLOT D 0.193 Ac
OUTLOT E 0.192 Ac
OUTLOT F 0.253 Ac
OUTLOT G 0.253 Ac
OUTLOT H 0.247 Ac
OUTLOT I 0.270 Ac
OUTLOT J 0.270 Ac
OUTLOT K 0.270 Ac
OUTLOT L 0.282 Ac
OUTLOT M 0.285 Ac
OUTLOT N 0.500 Ac

75' DRAINAGE EASEMENT
DRAINAGE EASEMENT
110' STORM WATER DETENTION EASEMENT
120' STORM WATER DETENTION EASEMENT
STORM WATER DETENTION EASEMENT
100' OVERHEAD ELECTRIC EASEMENT

LOT 1 0.240 Ac
LOT 2 0.244 Ac
LOT 3 0.254 Ac
LOT 4 0.308 Ac
LOT 5 0.337 Ac
LOT 6 0.370 Ac
LOT 7 0.365 Ac
LOT 8 0.353 Ac
LOT 9 0.325 Ac
LOT 10 0.321 Ac
LOT 11 0.316 Ac
LOT 12 0.329 Ac
LOT 13 0.265 Ac
LOT 14 0.232 Ac
LOT 15 0.673 Ac
LOT 16 0.396 Ac
LOT 17 0.395 Ac
LOT 18 0.768 Ac
LOT 19 0.590 Ac
LOT 20 0.306 Ac
LOT 21 0.306 Ac
LOT 22 0.306 Ac
LOT 23 0.306 Ac
LOT 24 0.306 Ac
LOT 25 0.306 Ac
LOT 26 0.306 Ac
LOT 27 0.582 Ac
LOT 28 0.646 Ac
LOT 29 0.315 Ac
LOT 30 0.287 Ac
LOT 31 0.280 Ac
LOT 32 0.280 Ac
LOT 33 0.280 Ac
LOT 34 0.280 Ac
LOT 35 0.287 Ac
LOT 36 0.315 Ac
LOT 37 0.331 Ac
LOT 38 0.407 Ac
LOT 39 0.427 Ac
LOT 40 0.427 Ac
LOT 41 0.427 Ac
LOT 42 0.427 Ac
LOT 43 0.403 Ac
LOT 44 0.331 Ac
LOT 45 0.349 Ac
LOT 46 0.349 Ac
LOT 47 0.413 Ac
LOT 48 0.368 Ac
LOT 49 0.349 Ac
LOT 50 0.312 Ac
LOT 51 0.331 Ac
LOT 52 2.001 Ac
LOT 53 0.390 Ac
LOT 54 0.351 Ac
LOT 55 0.360 Ac
LOT 56 0.427 Ac

HEATHER GLEN AVENUE
HEATHER GLEN CIRCLE
GLEN EAGLES DRIVE
18TH STREET
BARCELONA STREET
53RD AVENUE

CURVE "A" D=11°27'33" T=89.21' R=500.00' L=176.66' Chd.=175.66' S80°37'43"E
CURVE "B" D=16°22'13" T=46.08' R=350.00' L=91.63' Chd.=91.37' N81°45'15"E
CURVE "C" D=16°22'13" T=46.08' R=350.00' L=91.63' Chd.=91.37' N81°45'15"E
CURVE "D" D=95°29'35" T=60.00' R=60.00' L=94.25' Chd.=84.85' S44°15'15"W
CURVE "E" D=95°29'35" T=60.00' R=60.00' L=94.25' Chd.=84.85' S45°44'45"E
CURVE "F" D=95°29'35" T=60.00' R=60.00' L=94.25' Chd.=84.85' N44°15'15"E
CURVE "G" D=14°19'26" T=52.66' R=400.00' L=104.72' Chd.=104.42' N08°14'45"W
CURVE "H" D=14°19'26" T=68.25' R=400.00' L=135.20' Chd.=134.56' S08°56'15"W

BUILDING SETBACK LINE
20' STORM SEWER EASEMENT
20' STORM SEWER & U.E. EASEMENT
15' U.E.

LEGEND

o	IRON MONUMENT FOUND
•	5/8" CAPPED IRON MONUMENT SET
▣	6" DIA. x 36" CONC. MONUMENT SET
———	BOUNDARY OF PROPERTY SURVEYED
50.00'	MEASURED DISTANCE/BEARING
(100')	PLATTED DISTANCE/BEARING
- - - -	EASEMENT LINE
—— —— ——	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT

FOUND CHISELED "X" SW COR. OF THE NW 1/4 OF SEC 9, T78N, R4E

GENERAL NOTES

1.) TOTAL AREA OF SUBDIVISION IS 29.843 ACRES.
2.) ALL LOTS ARE ZONED FOR SINGLE FAMILY RESIDENTIAL WITH THE EXCEPTION OF LOT 52 WHICH IS ZONED COMMERCIAL.
3.) SIDEWALKS ARE REQUIRED ALONG ALL STREETS INCLUDING 18TH, 53RD AND BARCELONA.
4.) ADJACENT OUTLOTS SHALL BE SOLD WITH LOTS 1 THROUGH 14.
5.) NO DIRECT ACCESS FROM LOTS 18 THROUGH 28 IS ALLOWED ONTO 53RD AVENUE.
6.) NO DIRECT ACCESS FROM LOTS 1 AND 53 THROUGH 56 IS ALLOWED ONTO 18TH STREET.
7.) ELECTRICAL TRANSFORMERS SHALL BE A MINIMUM OF 10 FEET FROM BACK OF SIDEWALK. SCREENING TO BE PROVIDED BY PROPERTY OWNERS.

TYP. BERM SECT.
NOT TO SCALE
LOCATED ALONG THE SOUTH LINE OF LOTS 19 THROUGH 27

U.S. WEST COMMUNICATIONS
BY: L A Stein
DATE: 8-26-94

IOWA-ILLINOIS GAS & ELEC. CO.
BY: Mary E Thompson
DATE: 8-23-94
APPROVED, SUBJECT TO ENCUMBRANCES OF RECORD BY IA.-ILL. GAS & ELECTRIC CO.

CITY OF BETTENDORF, IOWA
BY: D K Hill
DATE: 10/11/94
ATTEST: Decker P. Slead

OWNER/DEVELOPER
CROW VALLEY DEV. II - LTD
575 E. 53RD STREET
DAVENPORT, IOWA 52807
(319) 386-9171

COX CABLE
BY: Dan Sadina
DATE: 8-23-94

IOWA-AMERICAN WATER CO.
BY: J.D. Brown
DATE: 8-19-94

PLAN & ZONE COMMISSION
BY: R. Henry
DATE: 10/19/94

"I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.
Signature: Jerry D. Rogers
Jerry D. Rogers
Date 8-18-94 Reg. No. 8860
My registration expires December 31, 95"

JERRY D. ROGERS REGISTERED LS-8860 IOWA LAND SURVEYOR

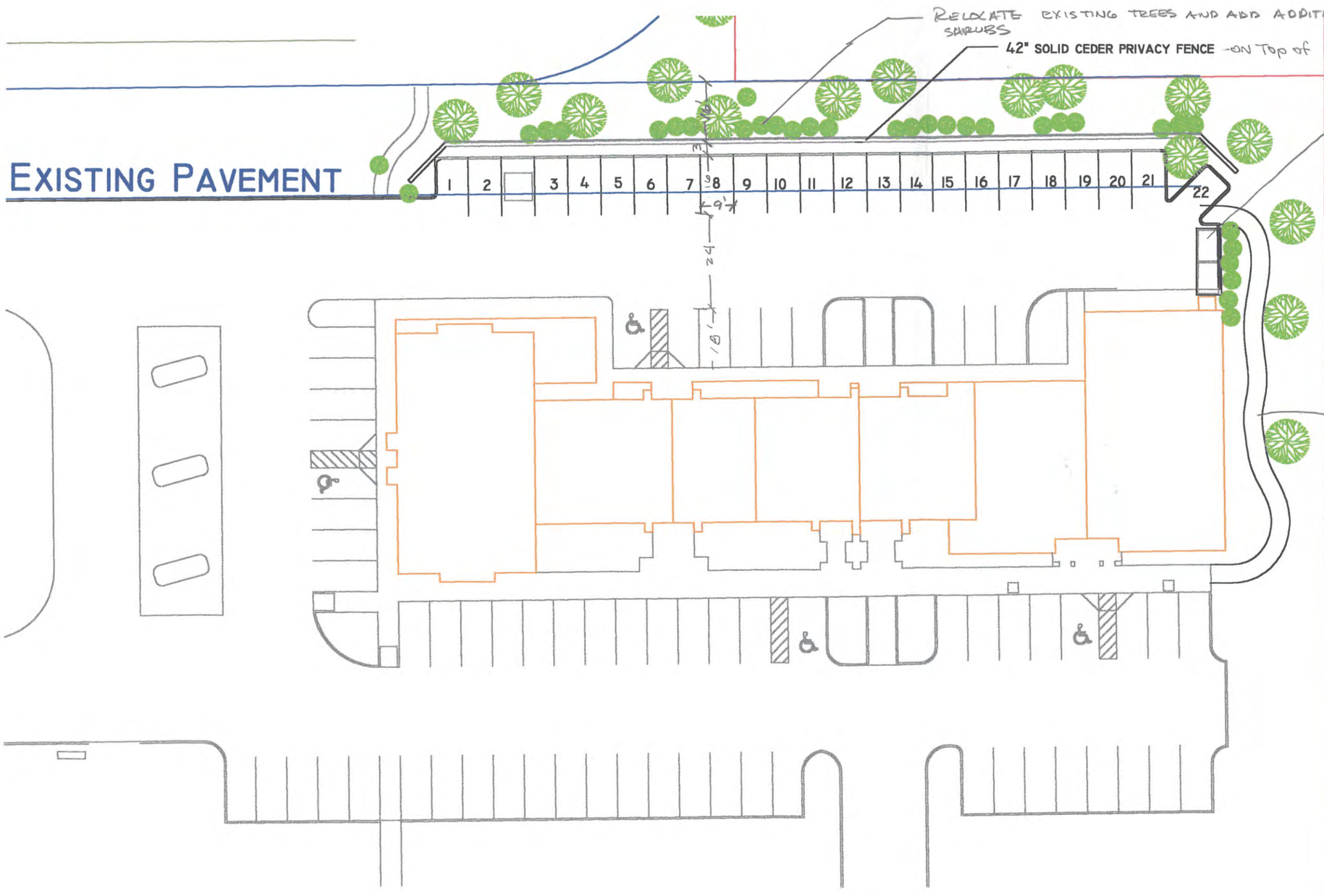
FOUND 5/8" IRON ROD SE COR. OF THE NE 1/4 OF SEC 9, T78N, R4E

EAST LINE OF THE NE 1/4 SEC 9, T78N, R4E

QUAD CITY OFFICE
McCLURE ENGINEERING ASSOCIATES, INC.
4700 Kennedy Drive
(309) 792-9350
East Moline, Illinois 61244
FAX (309) 792-8974

F:\CADD-DWG\0E93153\0E153FP2 Tue Aug 16 08:01:30 1994 MATHPS

23-004 2480 53RD AVENUE ORIGINAL PLOT BUILDING PLAN
SITE DEVELOPMENT PLAN (CHANGE OF USE)



EXISTING PAVEMENT IS 47'-9' WITH 2 PARKING BAYS AND 24' ISLE WIDTH. THE TOTAL WIDTH IS 60'. THE TOTAL INTRUSION INTO THE BUFFER FOR PARKING IS 12' - 4". TWO FEET OF THAT WILL NOT BE PAVED. THERE WILL BUFFER SCREENING FOR THE WIDTH REDUCED BELOW 30'.

24-004 2480 53rd AVENUE SITE DEVELOPMENT PLAN - CHANGE OF USE

VIEW LOOKING NORTH AT COMMERCIAL SITE FROM 53RD AVENUE

VIEW LOOKING SOUTH AT COMMERCIAL STRUCTURES

24-004 2480 53rd AVENUE SITE DEVELOPMENT PLAN - CHANGE OF USE SITE DEVELOPMENT PLAN

LEGEND		
UTILITY LINES		
EXISTING	DESCRIPTION	PROPOSED
OE	ELECTRIC - OVERHEAD	OE
E	ELECTRIC - UNDERGROUND	E
G	GAS MAIN	G
W	WATER MAIN	W
S	SANITARY SEWER	S
ST	STORM SEWER	ST
T	TELECOM	T

LEGEND

UTILITIES	
PLAN MARK	DESCRIPTION
	LIGHT POLE
	UTILITY POLE
	FIRE HYDRANT
	WATER SHUTOFF VALVE
	FLARED END SECTION
	VALVE
D	DRAINAGE MANHOLE
S	SANITARY MANHOLE
	SANITARY CLEANOUT
T	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
V	VAULT BOX
	CURB INLET
	INTAKE - CIRCLE
	TRANSFORMER

LEGEND

GENERAL SITE		
EX PLAN MARK	DESCRIPTION	PR PLAN MARK
	EXISTING/PROPOSED STRUCTURE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SHRUB	
	SINGLE POLE SIGN	
621	MINOR CONTOUR	621
620	EX MAJOR CONTOUR	620
	FENCE	
	GUARD POST/ BOLLARD	
	HANDICAPPED PARKING	
	SINGLE POLE SIGN	
	SLOPE ARROW	2%
	TRAFFIC FLOW	

PROJECT DESCRIPTION:
CHABAD QC, 2480 53RD AVE, BETTENDORF, IOWA, 52722

TOTAL LOT SITE AREA = 2.16 ACRES
DISTURBED AREA = 1675 SF

PROPERTY OWNER/DEVELOPER:
CHABAD LUBAVITCH OF THE QC
2285 ST ANDREWS CIRCLE
BETTENDORF, IA 52722
563-355-1065

LEGAL DESCRIPTION:
LOT 52 OF HEATHER GLEN AT ST ANDREWS ADDITION

APPLICANT:
CHABAD LUBAVITCH OF THE QC, RABBI SHNEUR CADANER

ARCHITECT:
JONATHAN DRESS, AIA
LIFE STUDIO GROUP
7366 N LINCOLN, SUITE 401
LINCOLNWOOD, IL 60712
781-413-5606

SITE PLAN PREPARED BY:
KRISTIN CRAWFORD, PE
SHIVE-HATTERY, INC.
2144 56TH AVENUE WEST
BETTENDORF, IA 52722
563-635-7300

ZONING AND SETBACKS:
ZONING: C-3 GENERAL BUSINESS DISTRICT
SETBACKS: FRONT = 20'
REAR = 10'
SIDE = 0'

PROPOSED USE: MIKVAH (RELIGIOUS RITUAL BATH HOUSE)
WATER SUPPLY: IOWA AMERICAN WATER COMPANY
SANITARY SEWAGE DISPOSAL: CITY OF BETTENDORF SANITARY SEWER SYSTEM
STORM SEWER DISPOSAL: OUTLET TO CITY STORM SEWER
AUTOMATIC FIRE SPRINKLER OR STANDPIPE SYSTEM: NONE

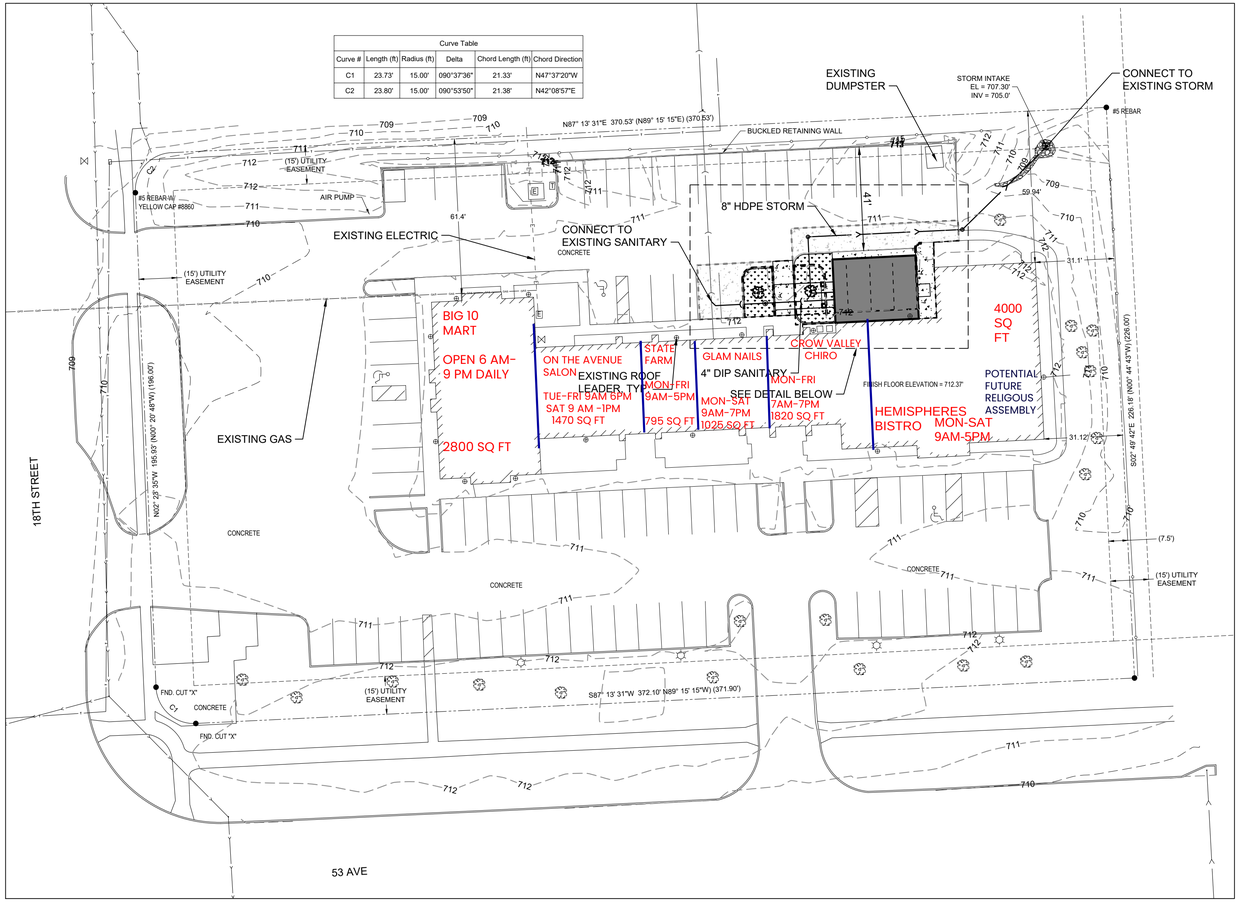
BUILDING CONSTRUCTION TYPE: TYPE IIB
OCCUPANCY TYPE: ASSEMBLY GROUP A-3

TOTAL BUILDING AREA: 814 SF

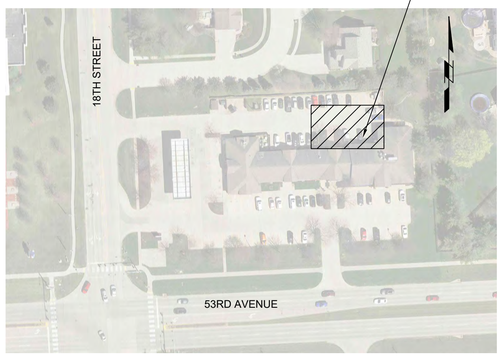
PARKING REQUIREMENTS:
RELIGIOUS ASSEMBLY: ONE SPACE PER FOUR-PERSON CAPACITY
IN LARGEST ASSEMBLY AREA (2)
GAS STATION/RETAIL: ONE SPACE PER 200 SF (14)
RESTAURANT: ONE PARKING SPACE FOR EACH 100 SF OF FLOOR AREA (26)
CHIROPRACTOR: TWO SPACES FOR EACH OFFICE PLUS ONE FOR EACH EMPLOYEE (7)
INSURANCE AGENT: TWO SPACES FOR EACH OFFICE PLUS ONE FOR EACH EMPLOYEE (4)
NAIL SALON: 2 SPACES FOR EACH CHAIR PLUS ONE FOR EACH EMPLOYEE (12)
HAIR SALON: 2 SPACES FOR EACH CHAIR PLUS ONE FOR EACH EMPLOYEE (12)

77 PARKING STALLS REQUIRED

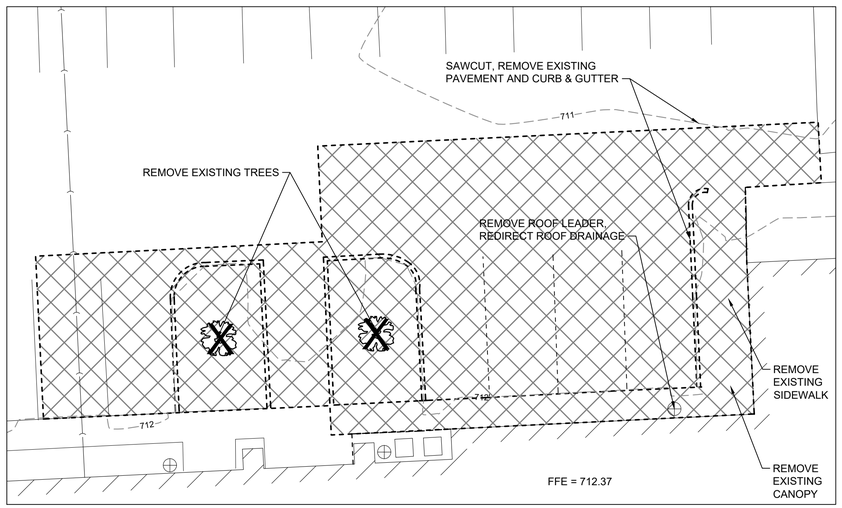
TOTAL PARKING STALLS PROVIDED = 78 STALLS (INCLUDING 3 ADA STALLS)



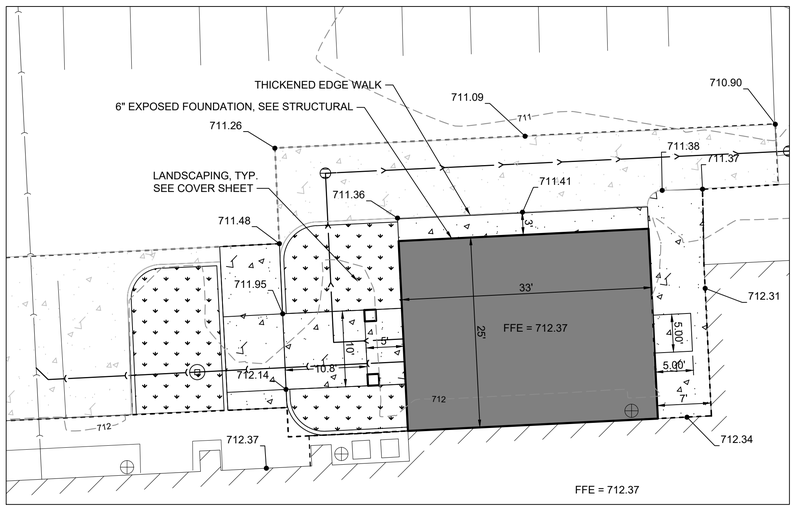
OVERALL SITE PLAN (1" = 30' SCALE)



PROJECT LOCATION MAP



ENLARGED SITE PLAN-DEMO (1" = 10' SCALE)



ENLARGED SITE PLAN-PROPOSED (1" = 10' SCALE)

P:\Projects\AV\17203900\Addendas\Drawings\1_Civil\22X34 SITE PLAN.dwg
Printed: 12/22/2023 8:38:26 AM

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
2144 56TH AVENUE WEST
BETTENDORF, IOWA 52722
563.635.7300 | SHIVE-HATTERY.COM

SEAL

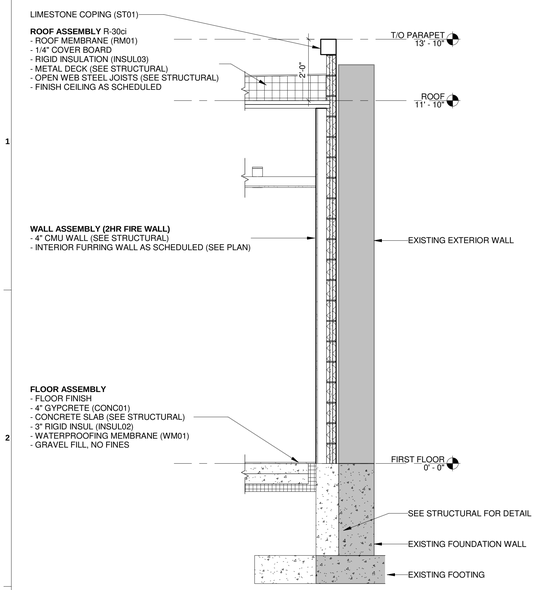
CHABAD QC
CHABAD LUBAVITCH OF THE QC
01.22.049
2500 53RD AVENUE BETTENDORF, IA 52722

PRELIMINARY - NOT FOR CONSTRUCTION

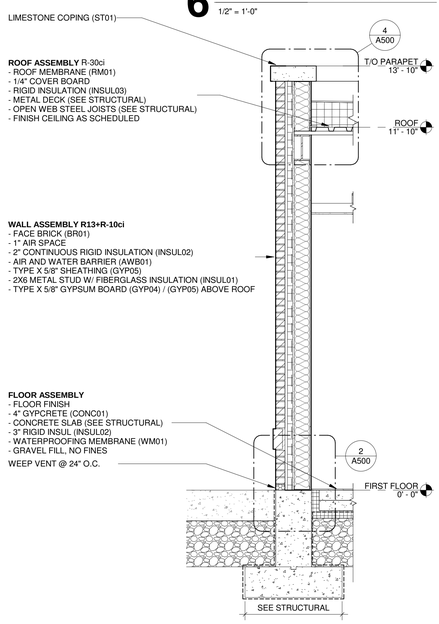
DRAWN BY	KEC
APPROVED BY	KEC
ISSUED FOR	REVIEW
ISSUE DATE	12-22-2023
PROJECT NUMBER	2172303690
FIELD BOOK	########

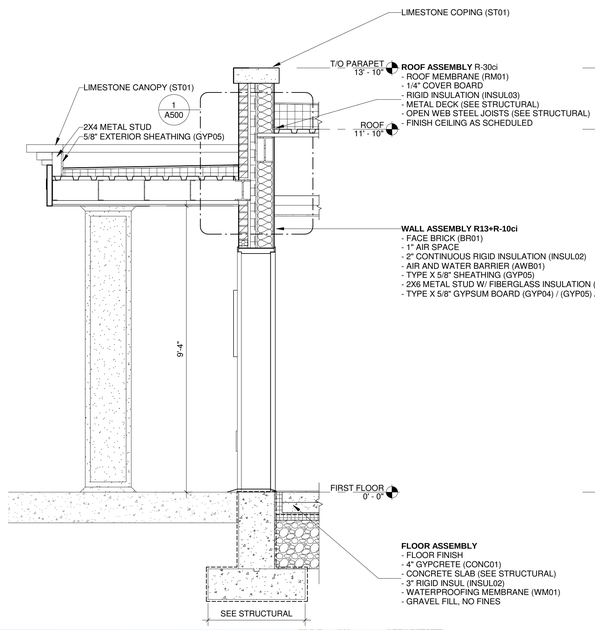
SITE PLAN

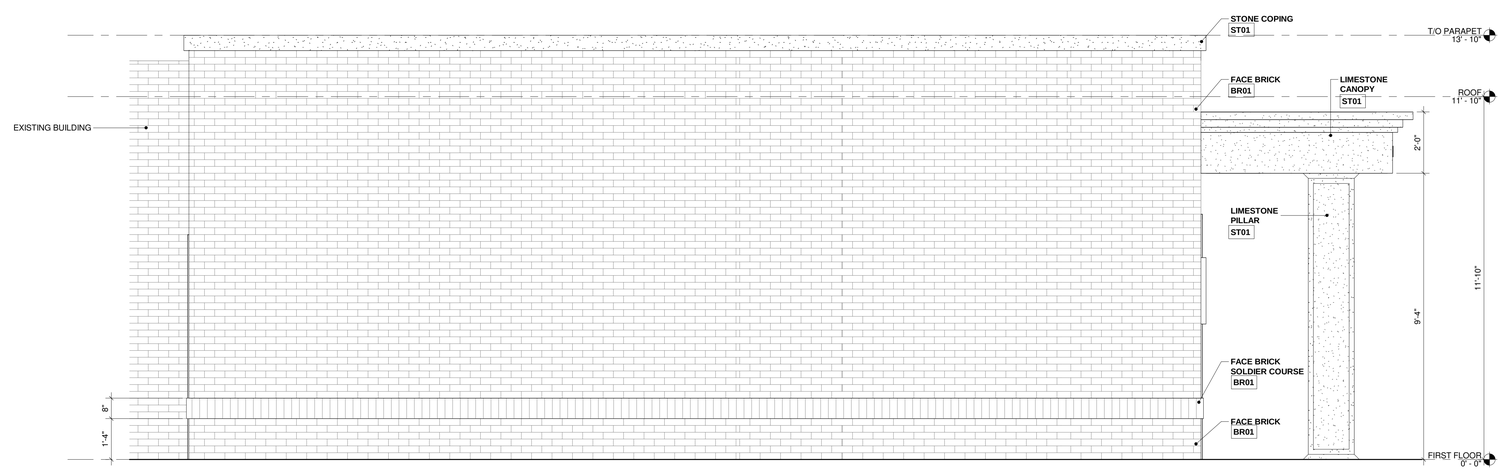
C100



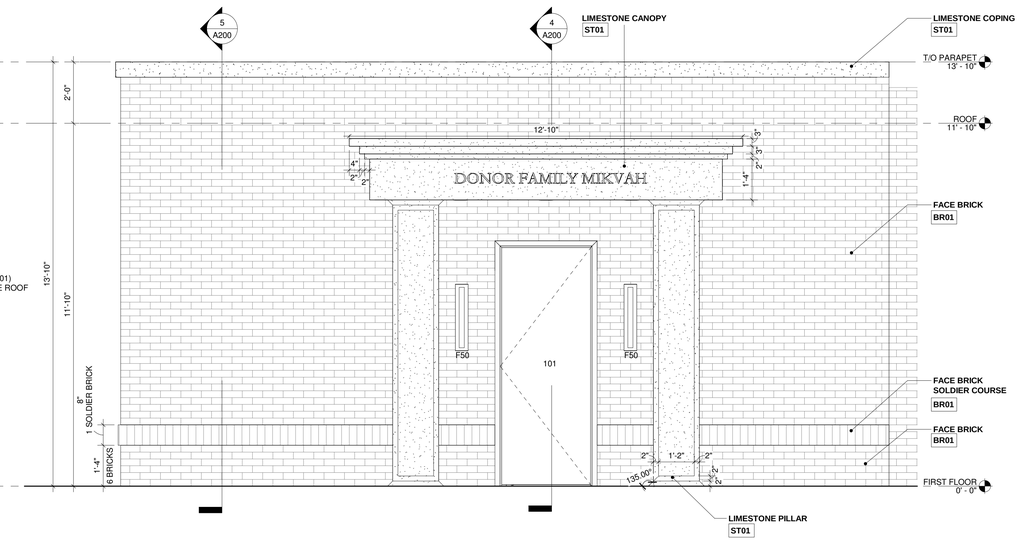
6 SOUTH WALL SECTION
1/2" = 1'-0"



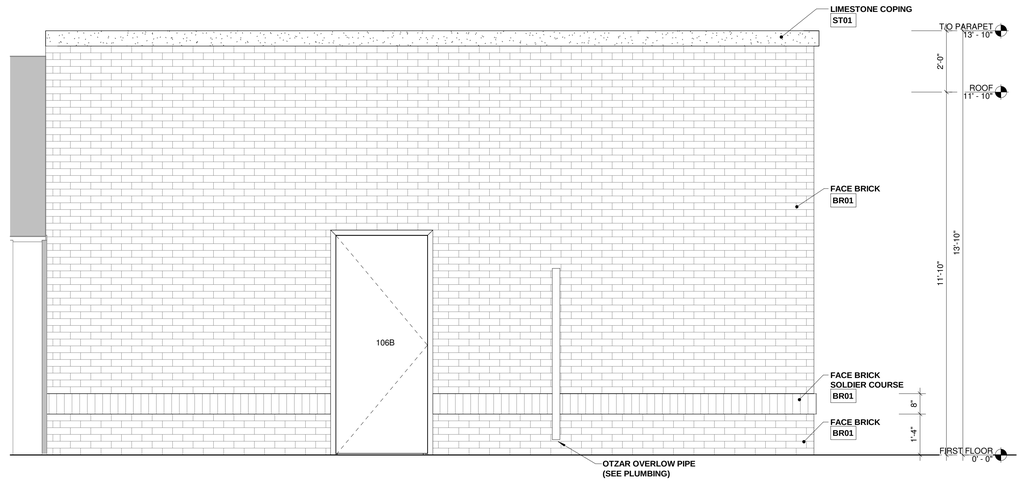




1 NORTH ELEVATION
1/2" = 1'-0"



2 WEST ELEVATION
1/2" = 1'-0"



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

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781.413.5608 | WWW.LIFESTUDIOGROUP.COM
ILLINOIS DESIGN FIRM: 184007949-0001

STAMP

DATE	ISSUE DESCRIPTION
12/14/2023	ISSUED FOR PERMIT

PROJECT NUMBER
01.22.049

PROJECT NAME
CHABAD QC

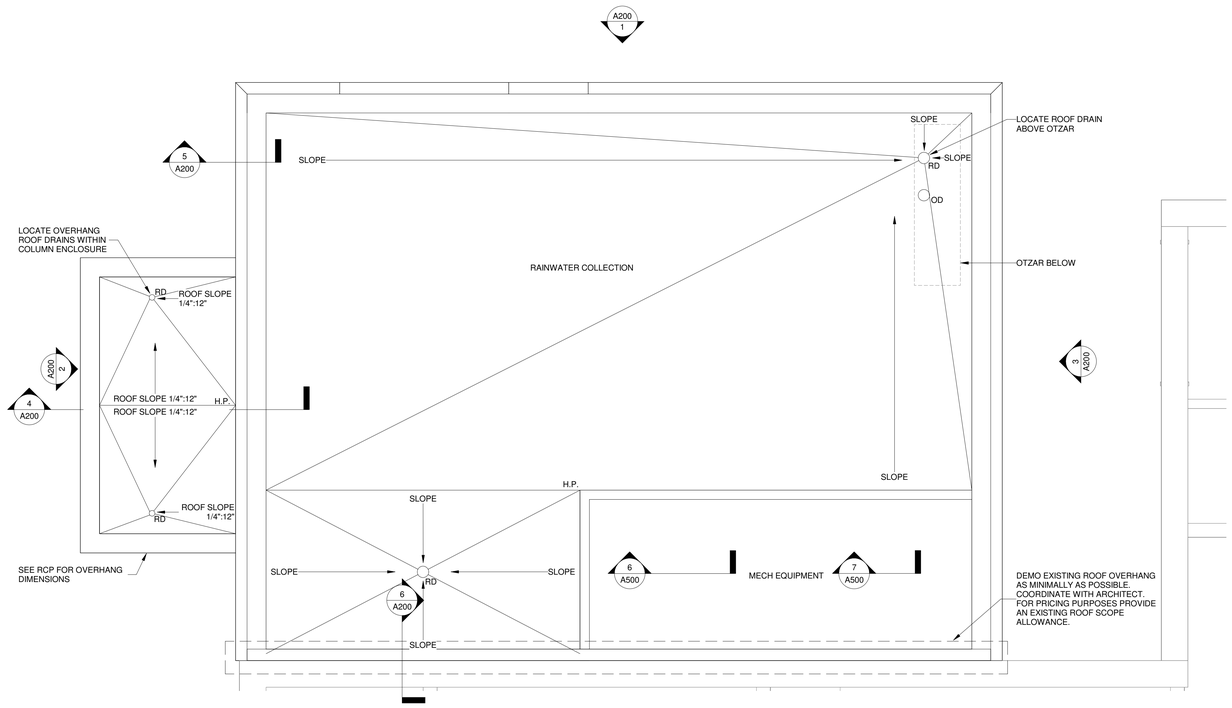
PROJECT ADDRESS
2500 53RD AVE, BETTENDORF, IA 52722

CLIENT
CHABAD OF QUAD CITY

SHEET NAME
EXTERIOR ELEVATIONS AND WALL SECTIONS

SHEET NUMBER
A200

23-004 2480 53RD AVENUE INTERIOR ARCHITECTURAL PLAN
SITE DEVELOPMENT PLAN (CHANGE OF USE)

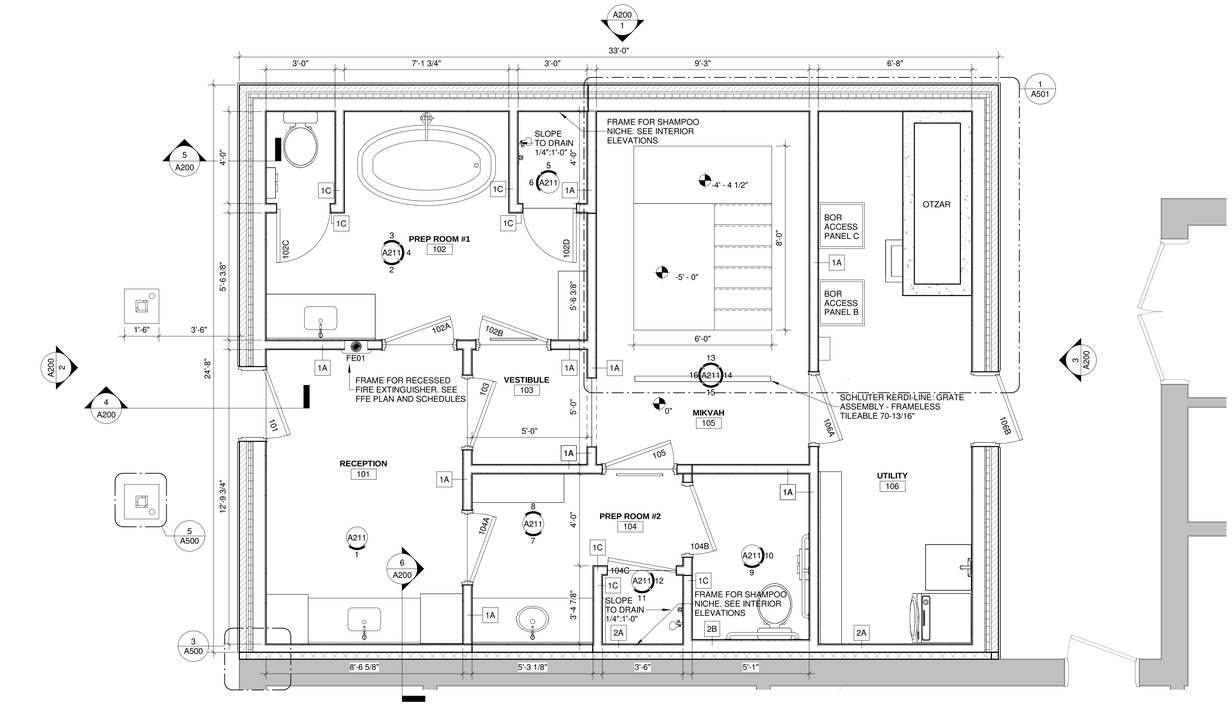


2 ROOF CONSTRUCTION PLAN

3/8" = 1'-0"

0 FT 2.5 5 10 NORTH

SCALE: 1/4" = 1'-0" SHEET: 30" X 42"



1 CONSTRUCTION PLAN

3/8" = 1'-0"

0 FT 2.5 5 10 NORTH

SCALE: 1/4" = 1'-0" SHEET: 30" X 42"

PARTITION TYPE GENERAL NOTES

A. IN AREAS RECEIVING TILE, SUBSTITUTE CEMENT BOARD FOR GYPSUM BOARD, UNLESS NOTED OTHERWISE.

B. IN SHOWERS, PROVIDE WATERPROOF SUBSTRATE (SCHLUTER KERDI-BOARD OR EQUAL). JOINTS AND CORNERS OF KERDI-BOARD MUST BE SEALED WITH KERDI-BAND USING SCHLUTER-SET, SCHLUTER-ALL-SET, SCHLUTER-FAST-SET, OR UNMODIFIED THIN SET MORTAR. THE KERDI-BAND MUST OVERLAP PANEL JOINTS BY AT LEAST 2". FASTEN SUBSTRATE AS RECOMMENDED BY MANUFACTURER.

C. IN AREAS PRONE TO MODERATELY WET CONDITIONS (RESTROOMS, DRINKING FOUNTAINS, UTILITY SINKS, ETC), PROVIDE MOISTURE/MOLD RESISTANT (GREENBOARD) GYPSUM BOARD WITH OTHERWISE EQUAL ATTRIBUTES TO PARTITION TYPE GYPSUM BOARD IDENTIFIED ON CONSTRUCTION PLAN AND PARTITION DETAIL.

CONSTRUCTION PLAN GENERAL SCOPE NOTES

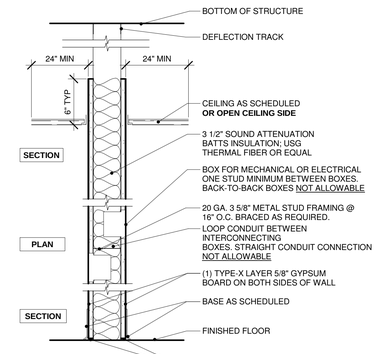
A. PRIOR TO INSTALLING MORTAR BED IN SHOWER, INSTALL A LIQUID WATERPROOF MEMBRANE (SCHLUTER KERDI OR EQUAL).

B. WALLS RECEIVING WALL COVERING SHALL BE FINISHED AS A LEVEL 5 FINISH AS REQUIRED FOR FINISH HIDING WALL IMPERFECTIONS. ALL OTHER WALLS SHALL BE LEVEL 4 FINISH. SEE FINISH PLAN FOR MORE INFORMATION.

ROOF PLAN GENERAL NOTES

A. SEE MECHANICAL DRAWINGFS FOR ROOF TOP UNIT (RTU) INFORMATION. SEE EXTERIOR DETAILS AND STRUCTURAL DRAWINGS FOR RTU CONSTRUCTION INFORMATION AND LOCATIONS.

B. SEE PLUMBING DRAWINGS FOR APPROXIMATE ROOF VENT LOCATIONS. SEE DETAILS FOR ROOF VENT FLASHING INFORMATION.



PARTITION TYPE 1A (TYPICAL)

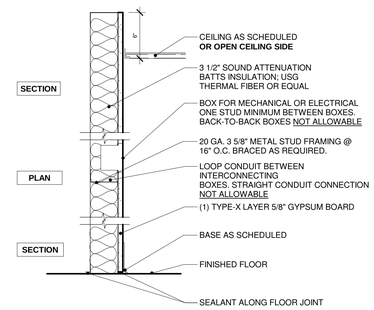
NOTE: COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTICAL SEALANT INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING WORK IN SOUND WALLS

PARTITION TYPE 1B (TYPICAL - 6" STUD)

NOTE: SAME AS PARTITION 1A, BUT WITH A 6" STUD FRAMING.

PARTITION TYPE 1C (TYPICAL - NON-ACOUSTIC)

NOTE: SAME AS PARTITION 1A, BUT WITHOUT INSULATION.



PARTITION TYPE 2A (TYPICAL FURRING)

NOTES:
1. COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTICAL SEALANT INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING WORK IN SOUND WALLS.
2. AT EXTERIOR WALLS INCLUDE INSULATION.

PARTITION TYPE 2B (TYPICAL FURRING - 6" STUD)

NOTE: SAME AS PARTITION 2A, BUT WITH A 6" STUD FRAMING AND WITH INSULATION.

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ILLINOIS DESIGN FIRM: 184007949-0001

STAMP

DATE	ISSUE DESCRIPTION
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PROJECT NUMBER
01.22.049

PROJECT NAME
CHABAD QC

PROJECT ADDRESS
2500 53RD AVE, BETTENDORF, IA 52722

CLIENT
CHABAD OF QUAD CITY

SHEET NAME
CONSTRUCTION PLAN

SHEET NUMBER
A110

January 30, 2024

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/change of use for 2480 – 53rd Avenue, submitted by Chabad Lubavitch of the Quad Cities. (Case 24-004)

Honorable Mayor and Members of the City Council:

On January 17, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan/change of use.

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

Sincerely,

Mark D. Hunt
Director, Community Development

11. Case 24-004; Site Development Plan/Change of Use for 2480 – 53rd Avenue, submitted by Chabad Lubavitch of the Quad Cities. (Staff: Beck)

Satterfield stated that he would abstain from discussion and voting regarding Case 24-004.

Beck reviewed the staff report. He added that a letter expressing concerns about the project had been received from Joe Sunderbruch, 5311 Glen Eagles Drive. He stated that he had spoken with Sunderbruch who had misunderstood the scope of the project.

Wennlund entered the letter from Sunderbruch into the record and asked if his concerns had been alleviated. Beck confirmed this.

Ormsby asked how many people would be visiting the building at a time. Rabbi Cadaner, owner of the building, explained that 2 people at a time would be visiting and that it would be after business hours.

Kappeler commented that it appears as though 6 parking spaces would be displaced as a result of the proposed construction and asked if there would be sufficient parking available. Beck stated that the building would displace 3 spaces and that there would still be the required number of spaces available.

Kappeler asked if the proposed addition would impact the ingress and egress from the existing restaurant. Hunt explained that that type of issue would be addressed during the upcoming architectural review. Rabbi Cadaner added that the new construction would not interfere in any way with the exits from the restaurant.

> On motion by Stoltenberg, second by Kulkarni, that a site development plan/change of use for 2480 – 53rd Avenue be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE:	Kappeler, Kulkarni, Ormsby, Stoltenberg, Wennlund
NAY:	None
ABSTAIN:	Satterfield

Motion carried.

COUNCIL LETTER

MEETING DATE: February 5/6, 2024
REQUESTED BY: Mark Hunt

Item Title
Resolution approving a site development plan/change of use for 3051 Devils Glen Road, submitted by Eddy and Fanny Chen. (Case 24-005)

Explanation
Eddie and Fanny Chen plan to convert a former Burke's Dry Cleaners (personal services use) into a restaurant (general) which is a permitted use in the C-2 district. This interior of the structure will be renovated, but the building footprint will not be expanded, however, it will be necessary to remove the drive-through awning to allow for the necessary parking. Twenty-one parking spaces are required to meet the one parking space per 100 square feet of floor area (customer service area) provided onsite. Any expansion of the business interior shall require additional parking spaces. An entry is available from Devils Glen Road and shall remain in place. No new entries are anticipated. At such time any development is proposed on adjoining Lots 19 and 20 of Devils Glen Acres, dedication of adjoining right-of-way shall be required to extend Middle Drive further north.

The future land use designation is Community Commercial which is compatible with the C-2 zoning. The proposed development is consistent with Comprehensive Plan Goal C: Attract and Retain Business and Industry.

The Planning and Zoning Commission made a recommendation for approval of the site development plan/change of use at their January 17, 2024 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. _____ - 24

RESOLUTION APPROVING A SITE DEVELOPMENT PLAN/CHANGE OF USE FOR 3051 DEVILS GLEN ROAD LOTS 11 AND 12, DEVILS GLEN ACRES

WHEREAS, Eddy and Fanny Chen have submitted a site development plan/change of use for 3051 Devils Glen Road (Lots 11 and 12, Devils Glen Acres), and

WHEREAS, the Planning and Zoning Commission has reviewed said site development plan/change of use 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/change of use 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/change of use for 3051 Devils Glen Road subject to the following conditions:

1. At such time as any portion of Lots 19 and 20 of Devils Glen Acres is developed, right-of-way is required to be dedicated to the City for the future improvement of Middle Drive.
2. Any expansion of the restaurant beyond what is currently proposed will require additional parking spaces.
3. The existing drive-through awning is required to be removed to accommodate the 21 required parking spaces.

PASSED, APPROVED, AND ADOPTED this 6th day of February, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: 3051 Devils Glen Road
Author: Greg Beck
Department: Community Development
Date: January 17, 2024

Case No.:	24-005
Request:	Site Development Plan
Location:	3051 Devils Glen Road – change of use
Legal Description:	Lots 11 and 12 Devils Glen Acres Parcel No. 8415532111
Applicant:	Eddie and Fanny Chen
Current Zoning:	C-2, Community Commercial District
Future Land Uses:	Community Commercial

Background Information & Facts

Eddie and Fanny Chen plan to convert a former Burke's dry cleaners (personal services use) into a restaurant (general) (see Aerial Map, Attachment A). This interior of the structure will be renovated, but the building footprint will not be expanded, however, it will be necessary to remove the drive-through awning to allow for the necessary parking.

Future Land Use and Comprehensive Plan

The future land use designation is Community Commercial which is compatible with the C-2 zoning (see Future Land Use Map, Attachment B). The proposed development is consistent with Comprehensive Plan Goal C: Attract and Retain Business and Industry.

Lot Configuration & Zoning Compliance

The use of restaurant (general) is a permitted use in this zoning district. Surrounding parcels are generally zoned C-2. Two adjoining parcels are of a different zoning class as C-3, General Business District to the south and A-2, Rural Residence District to the southeast. A multi-family housing structure to the northwest is zoned PR-5 Overlay District (R-5, High Density Multi – Family Residence District with exceptions) (see Zoning Map, Attachment C). Concerning the existing structure, the Floor Area Ratio is below 4.00 and the former dry cleaner's building meets the necessary requirements for the setbacks. Lots 11 and 12, Devils Glen Acres is the location of the current building. Two adjoining lots, Lots 19 and 20 may be used by the ownership for parking lot expansion or other construction (see Final Plat, Attachment D). The current building was constructed in 1996 (see Prior Site Development Plan and Site Photo, Attachments E and F). An architectural drawing shows how the former Burke's Cleaners will be renovated to transform into a restaurant (see Interior Plan, Attachment G).

Thoroughfare Plan & Access

An entry is available from Devils Glen Road and shall remain in place. No new entries are anticipated. At such time any development is proposed on adjoining Lots 19 and 20 of Devils Glen Acres, dedication of adjoining right-of-way shall be required to extend Middle Drive further north.

Utilities

Utilities are in place for service to the building along the western boundary of the parcel, adjacent to Devils Glen Road. All utilities are available to the existing building. Any modifications required to the building for utility services shall be at the expense of the owner.

Pedestrian and Trail Access

Four-foot-wide sidewalks are located on the west facing Devils Glen Road.

Off-Street Parking

Twenty-one parking spaces are required to meet the one parking space per 100 square feet of floor area (customer service area) provided onsite. Any expansion of the business interior shall require additional parking spaces. Twenty-one spaces are shown on the photo of the Interior View Plans (see Interior Plan, Attachment G). An ADA space is presently located in front of the proposed restaurant. An awning shall be required to be removed to accommodate parking on the south side of the parcel.

Stormwater Detention

The City Engineer does not require any storm water detention for the current site layout.

Landscaping

Landscaping tree counts are sufficiently met for this location for the addition, as trees are dispersed around the site (see Site Photos, Attachment F).

Lighting

All lighting is existing, and any additional lighting shall follow City standards to be limited to illuminating the parcels used by the business.

Staff Recommendation

Given that this project provides a reuse of the structure, and the site development plan for the addition complies with the City's applicable ordinances; staff recommends approval of the site development plan subject to the following conditions:

1. All internal mechanical, electrical, fire safety and plumbing code issues to be identified before issuing building permits.
2. At such time any development is proposed on adjoining Lots 19 and 20 of Devils Glen Acres, dedication of adjoining right-of-way shall be required to extend Middle Drive further north.
3. Twenty-one parking spaces shall be provided for the restaurant. Drive up awning shall be demolished to accommodate any onsite parking.
4. Any construction within any underground or overhead utility easements shall require permission of the utility companies involved.

Respectfully submitted,

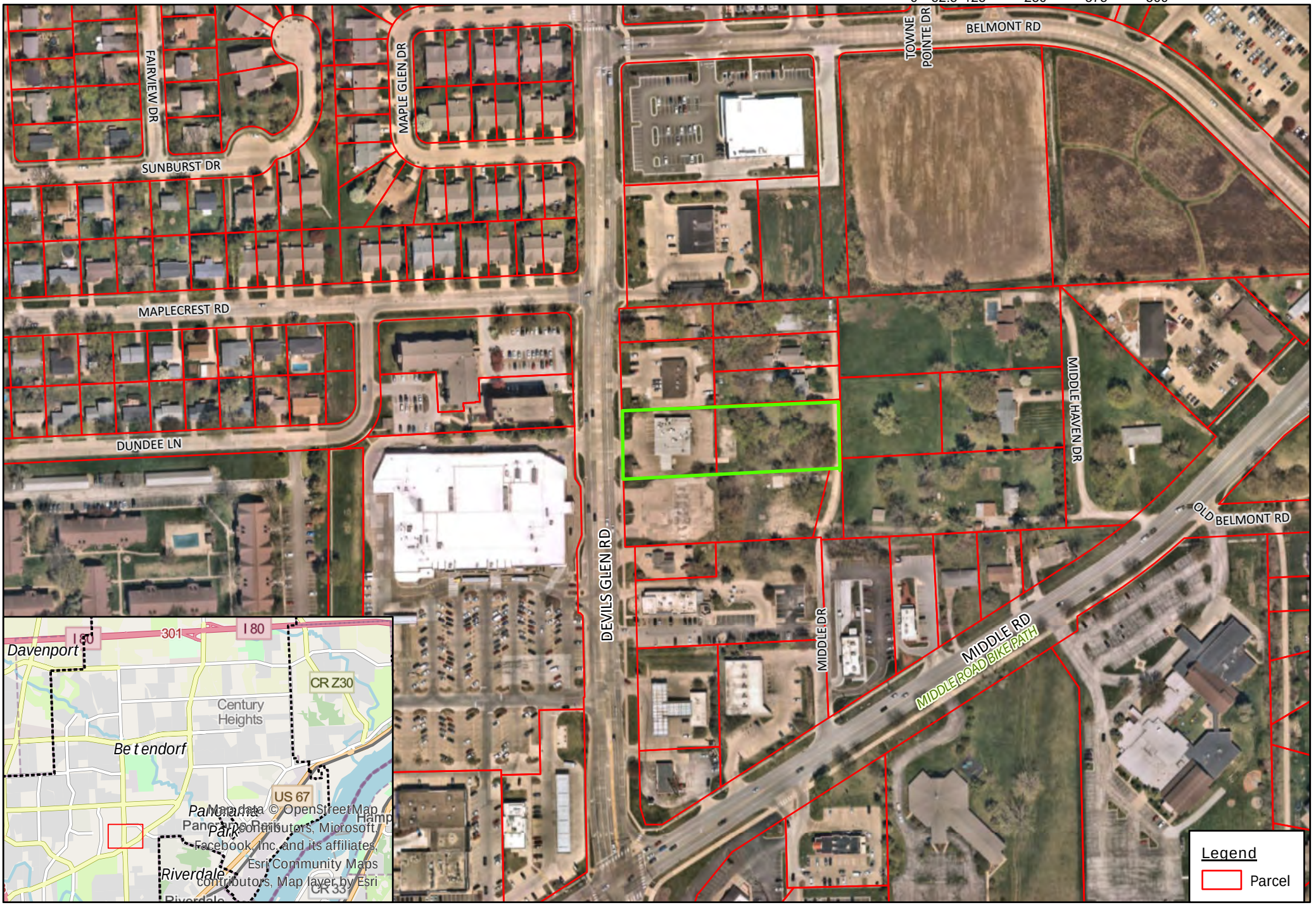
Greg Beck
City Planner

Case No. 24-005: 3051 DEVILS GLEN ROAD
Site Development Plan (change of use)
Aerial

1 Inch = 250 Feet

0 62.5 125 250 375 500 Feet

N

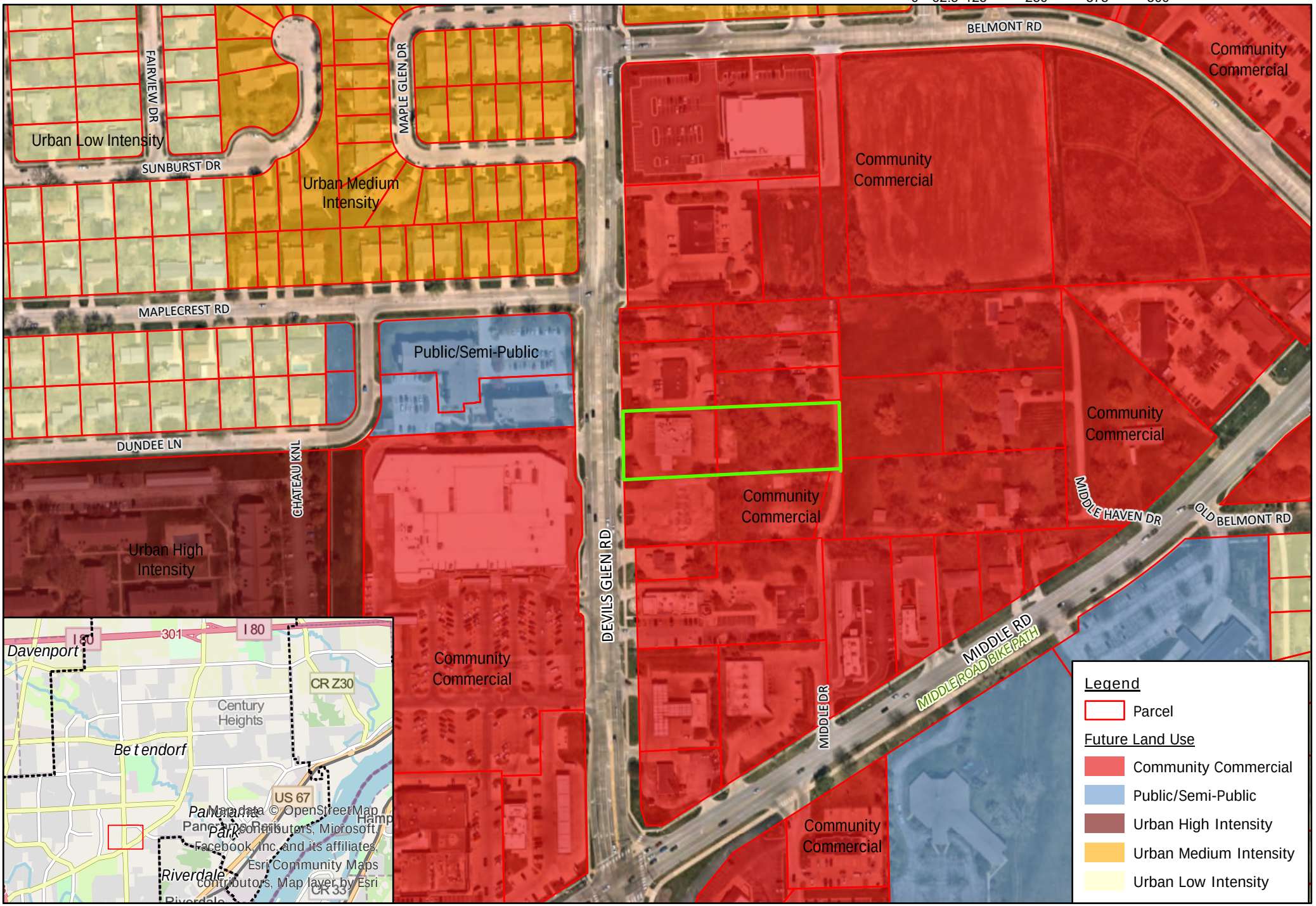


Case No. 24-005: 3051 DEVILS GLEN ROAD
Site Development Plan (change of use)
Future Land Use Aerial

1 Inch = 250 Feet

0 62.5 125 250 375 500 Feet

N

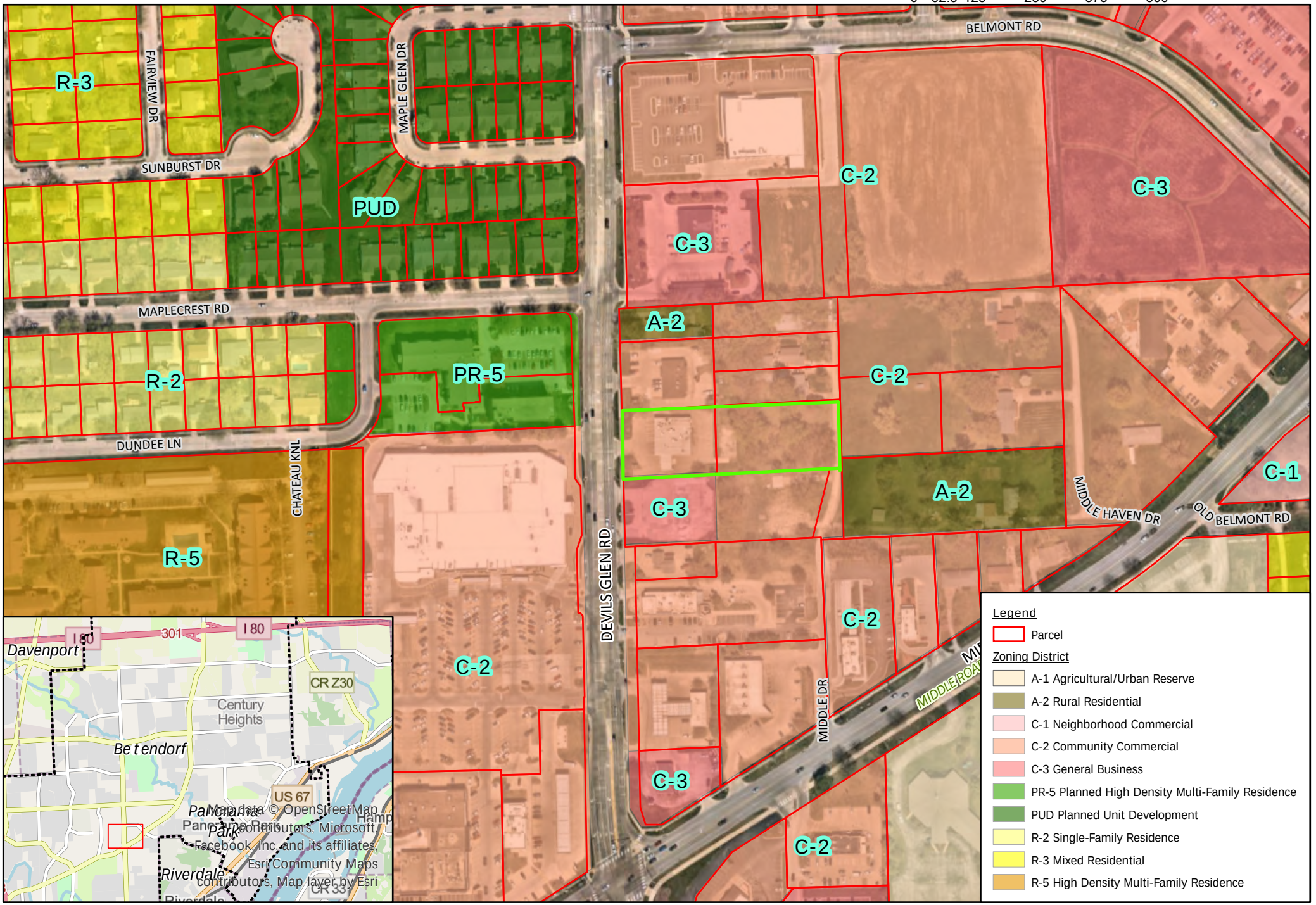


Case No. 24-005: 3051 DEVILS GLEN ROAD
Site Development Plan (change of use)
Zoning Aerial

1 Inch = 250 Feet

0 62.5 125 250 375 500 Feet

N



Legend

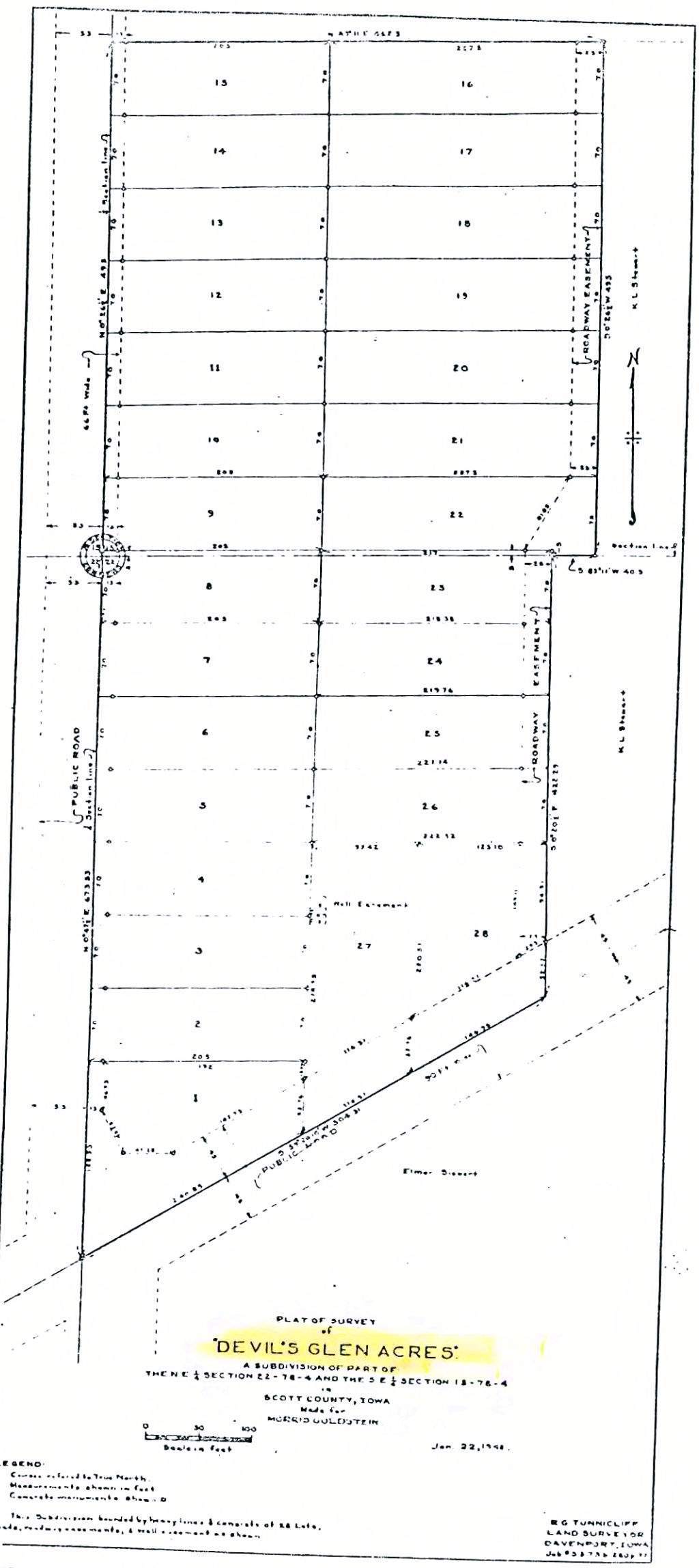
- Parcel

Zoning District

- A-1 Agricultural/Urban Reserve
- A-2 Rural Residential
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 General Business
- PR-5 Planned High Density Multi-Family Residence
- PUD Planned Unit Development
- R-2 Single-Family Residence
- R-3 Mixed Residential
- R-5 High Density Multi-Family Residence

No. [illegible] ording Fee $2.50 Paid
Filed for Record, February 4th A.D. 1948, at 11:00 o'clock A.M.
and Recorded in Book 41 of Miscellaneous, page 281.

BOOK 41 PAGE 281



PLAT OF SURVEY
of
"DEVIL'S GLEN ACRES"
A SUBDIVISION OF PART OF
THE N E ¼ SECTION 22 - 78 - 4 AND THE S E ¼ SECTION 15 - 78 - 4
in
SCOTT COUNTY, IOWA
Made for
MORRIS GOLDSTEIN

0 50 100
Scale in Feet

Jan 22, 1948.

LEGEND:
Courses referred to True North
Measurements shown in Feet
Concrete monuments shown ●

This Subdivision bounded by heavy lines & consists of 28 Lots, roads, roadway easements, & mill easement as shown

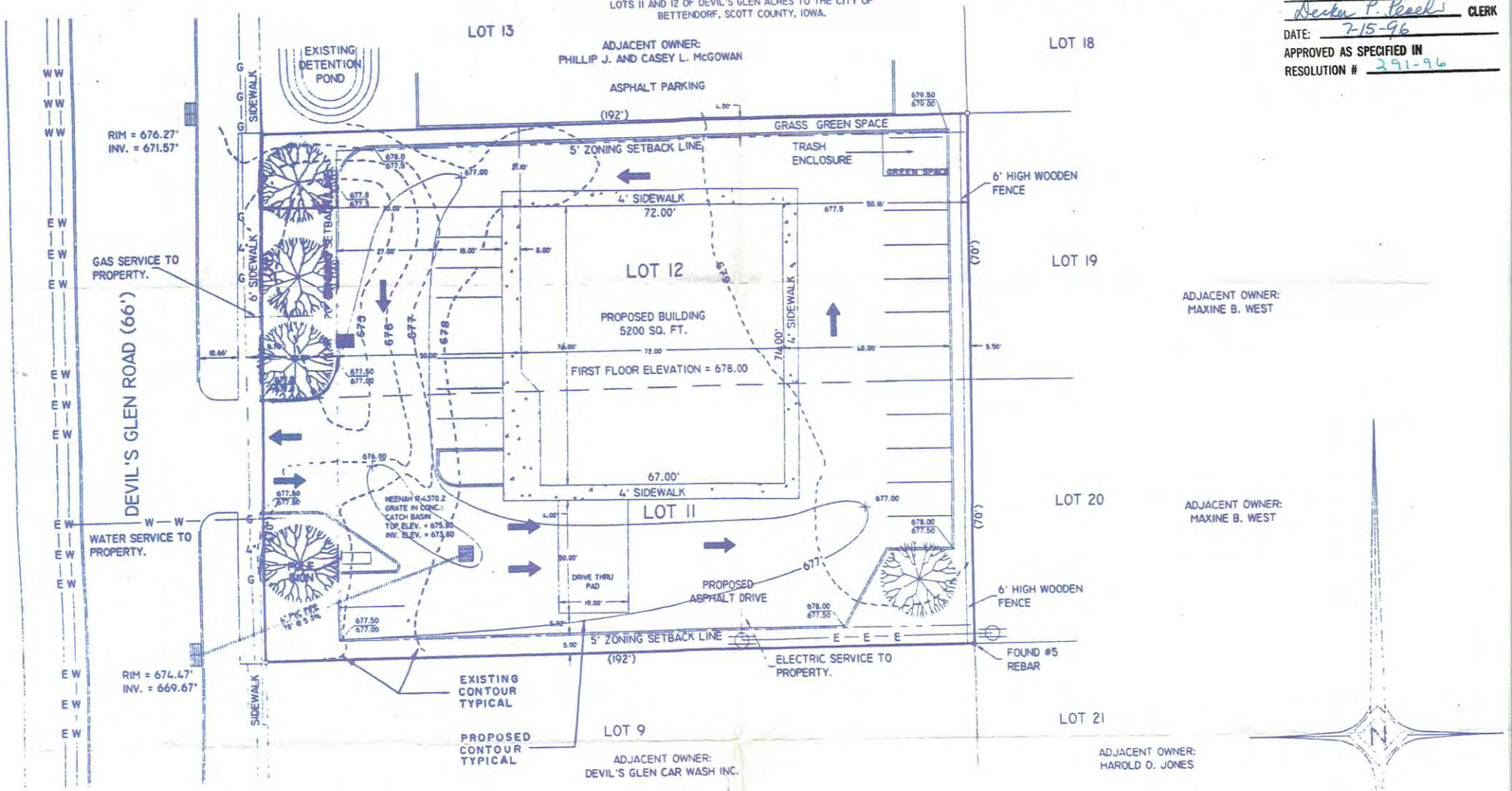
R G TUNNICLIFF
LAND SURVEYOR
DAVENPORT, IOWA

SITE PLAN

24-005 3051 DEVILS GLEN ROAD-FIRST SITE DEVELOPMENT PLAN

LOTS 11 AND 12 OF DEVIL'S GLEN ACRES TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

APPROVED BY CITY OF BETTENDORF, IA
MAYOR
Decker P. Brooks CLERK
DATE: 7-15-96
APPROVED AS SPECIFIED IN RESOLUTION # 291-96



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PREPARED FOR:
KENT SEEMAN
HERMES EQUIPMENT CO.
205 SOUTH LEE ST. P.O. BOX 3323
BLOOMINGTON, IL 61702-3323

LOCATION OF SITE:
3051 DEVILS GLEN ROAD
BETTENDORF, IOWA

LEGEND:

SCALE: 1" = 20'
DEED DIMENSION = (0.0')
FIELD DIMENSION = 0.0'
MONUMENTS FOUND = ○
MONUMENTS SET #4 REBAR CAPPED "CRAPNELL NO. 10135" = ●
4" GAS LINE = ——— G — 4" — G ———
WATER LINE = ——— W — W — W ———
ELECTRIC LINE = ——— E — E — E ———

NOTE:
THIS PARCEL IS ZONED C-2

NO RECORD OF UTILITY EASEMENT HAS BEEN FOUND FOR THE REAR PROPERTY LINES. UTILITY PLACEMENT AT TIME OF THIS DEVELOPMENT WAS BY PERSCRIPTIVE EASEMENT. WE RECOMMEND "IOWA 1 CALL" BE CONTACTED FOR EXACT UNDERGROUND UTILITIES LOCATION PRIOR TO ANY CONSTRUCTION.

NO OPEN CUT EXCAVATION OF DEVILS GLEN ROAD WILL BE ALLOWED EXCEPT FOR A TAP, IF REQUIRED.

THE CURB OF DEVILS GLEN ROAD SHOULD BE REMOVED FOR DRIVEWAY WIDENING BY HORIZONTAL SAWING. NO REMOVAL AND REPLACEMENT OF GUTTER IN DEVILS GLEN ROAD IS ALLOWED.

THE DRIVE-THROUGH CANOPY ROOF SHOULD BE AT LEAST 13.5 FEET IN HEIGHT PER SECTION 902.2.2.1 OF THE 1994 UNIFORM FIRE CODE.

AN ADDITIONAL PUBLIC HYDRANT IS REQUIRED TO BE INSTALLED AT THE WEST SIDE OF DEVILS GLEN ROAD.

APPROVAL OF THIS SITE PLAN DOES NOT WAIVE THE REQUIREMENT FOR ANY OTHER APPLICABLE PERMITS OR CODE REQUIREMENTS.

LAND SCALPING SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE APPROVED LANDSCAPE PLAN SUBMITTED AND APPROVED AS PART OF THE SITE PLAN. IF ALL PLANTINGS CANNOT BE INSTALLED BY THE TIME A CERTIFICATE OF OCCUPANCY IS REQUESTED, THEN A BOND SHALL BE POSTED EQUAL TO 150% OF THE COST OF MATERIALS AND LABOR FOR THE COMPLETION OF THE PLANTING.

ALL PARKING AREAS SHALL BE SURFACED WITH ASPHALT CONCRETE, PORTLAND CEMENT CONCRETE OR BRICK SURFACING.

SOME UNDERGROUND UTILITY INFORMATION SUPPLIED BY RESPECTIVE COMPANIES.

A MINIMUM OF SIX VEHICLE STACKING SPACES IS REQUIRED, OTHERWISE A VARIANCE IS REQUIRED.

A SIX FOOT HIGH FENCE SHOULD BE INSTALLED AT THE EAST END OF THE SITE TO BUFFER THE RESIDENTIAL AREA.

REVISED 6-18-96 TO CITY SPECS ON 6-13 STAFF REPORT.

CRAPNELL LAND SURVEYING COMPANY
MAJOR ENGINEERING
1835 STATE STREET
BETTENDORF, IOWA 52722
(319) 359-1174 (319) 359-1741

DATE	5-30-96	LOCATION	
SCALE	1" = 20'	DRAWN BKR	CHK'D MDC	DWG No. 194

24-005 3051 DEVILS GLEN ROAD SITE DEVELOPMENT PLAN- SITE PHOTOS

VIEW LOOKING EAST FROM DEVILS GLEN ROAD

VIEW LOOKING NORTH ALONG BOUNDARY BETWEEN LOTS 11-12 AND 19-20, DEVILS GLEN ACRES

24-005 3051 DEVILS GLEN ROAD SITE DEVELOPMENT PLAN- INTERIOR VIEW

1 Site Plan
1" = 30'-0"

2 Restroom Plan
1/2" = 1'-0"

WALLS:
A - 3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYP BD EACH SIDE, CAVITY FILLED W/ SOUND BATT INSULATION

B - 6" METAL STUDS @ 16" O.C. W/ 5/8" GYP BD EACH SIDE, CAVITY FILLED W/ SOUND BATT INSULATION

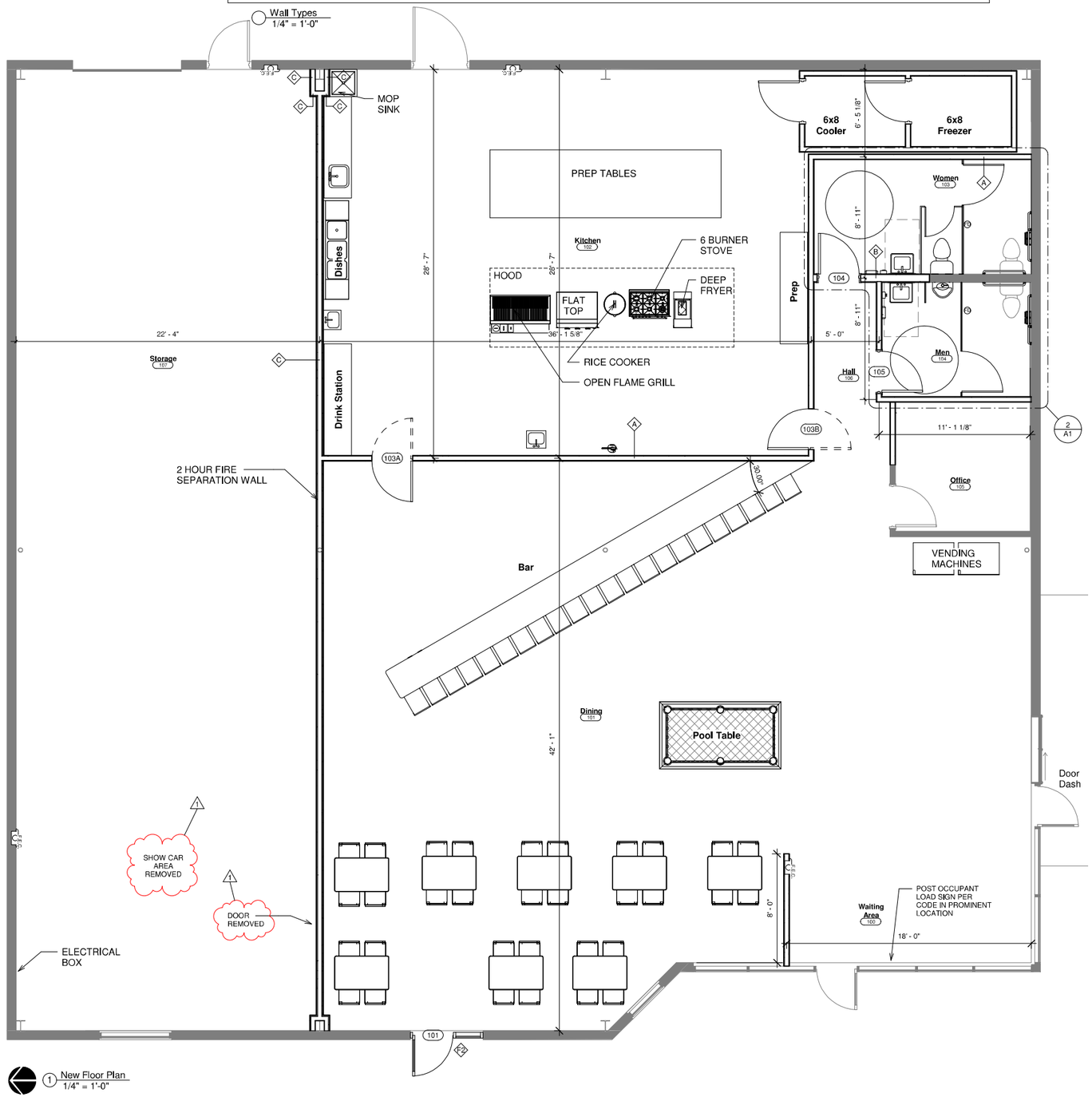
C - 2 HOUR FIRE BARRIER WITH 3-5/8" METAL STUDS @ 16" O.C. - SEE DETAIL 2 / A00

D - 2 HOUR FIRE BARRIER WITH 6" METAL STUDS @ 16" O.C. - SEE DETAIL 2 / A00

UNLESS NOTED OTHER WISE:
1. EXISTING WALLS ARE DIMENSIONED FROM WALL FACE.
2. NEW WALLS ARE DIMENSIONED TO WALL CENTERLINE.
3. SEE LIFE SAFETY PLAN FOR FIRE RATED WALL INFORMATION.
4. FIRE BLOCK CONCEALED COMBUSTIBLE WALL SPACES VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

X — WALL OR FRAME TYPE

FIRE BLOCKING MATERIALS:
1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. ONE THICKNESS OF 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH (18.3 MM) WOOD STRUTURAL PANELS.
4. ONE THICKNESS OF 0.75-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH (19 MM) PARTICLE-BOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-FOURTH-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.



1 New Floor Plan
1/4" = 1'-0"

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

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REVISIONS
12-28-23

Construction Drawings for:

Chinese Restaurant

3051 Devils Glen Road, Bettendorf, Iowa

Floor Plan & Details

ORIGINAL DATE
4 December 2023

A1

PROJECT NO.
#11423

January 30, 2024

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/change of use for 3051 Devils Glen Road, submitted by Eddy and Fanny Chen. (Case 24-005)

Honorable Mayor and Members of the City Council:

On January 17, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan/change of use.

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

Sincerely,

Mark D. Hunt
Director, Community Development

12. Case 24-005; Site Development Plan/Change of Use for 3051 Devils Glen Road, submitted by Eddy and Fanny Chen. (Staff: Beck)

Beck reviewed the staff report.

Kulkarni asked if there are existing utility easements on the property. Beck explained that while they are not shown on the plat, the utility companies have obtained easements.

Kappeler asked if the entirety of the structure is being built out. Beck explained that the northern portion of the building will not be a part of the proposed restaurant. He added that if the entirety of the building were to be used in the future for the restaurant, additional parking spaces and dedication of right-of-way would be required. Hunt commented that any expansion would require further review by staff.

Wennlund asked if the parking requirements are based on occupancy. Beck stated that the calculation is based on square footage.

> On motion by Kulkarni, second by Satterfield, that a site development plan/change of use for 3051 Devils Glen Road be approved subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: February 6, 2024
REQUESTED BY: Mark Hunt

Item Title

Resolution approving the final plat of Devil's Bluff 3rd Addition (replat), submitted by Dave Kempen. (Case 24-001)

Explanation

David Kempen has submitted the final plat of Devil's Bluff 3rd Addition located at 1200 Devils Glen Road (related to an approved site development plan – Case No. 22-029). The property is designated as UMI on the Future Land Use Map and is located in an R-4 District. The final plat of Devil's Bluff 3rd Addition shows three lots and multiple existing sewer, access, utility, and bike path easements. The proposed final plat transfers all notes and easements from previous plats. The front yard building setback line is shown along Devils Glen Road as required per code. The development remains compliant with building bulk standards for the R-4 district after subdividing the original site into three separate lots.

The applicant's stated purpose for the proposed replat is to facilitate financing of the project's multiple elements, which include:

- Two, 38-unit apartment buildings which have previously been constructed on the proposed Lot 2,
- Twelve townhomes (not yet built) on the proposed Lot 1, and
- An additional 38-unit apartment building on Lot 3.

All conditions and site development plans approved by the City Council remain in effect and are unchanged.

The development area is shown as UMI on the Future Land Use Map, and the proposed development is consistent with this future land use designation. The proposed development achieves multiple goals outlined in the Comprehensive Plan including offering affordable housing and variable housing options.

The Planning and Zoning Commission made a recommendation for approval of the final plat at their January 17, 2024 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. _____ - 24

RESOLUTION APPROVING THE FINAL PLAT OF
DEVILS BLUFF 3RD ADDITION
REPLAT OF DEVIL'S BLUFF 2ND ADDITION

WHEREAS, Dave Kempen has submitted the final plat of Devil's Bluff 3rd Addition (replat of Devil's Bluff 2nd Addition), and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it, and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Devil's Bluff 3rd Addition.

PASSED, APPROVED, AND ADOPTED this 6th day of February, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Planning & Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: January 17, 2024

Case No.:	24-001
Request:	Final Plat (replat) of Devil's Bluff 3rd Addition
Location:	West of Devils Glen Road and north of Duck Creek
Legal Description:	Devil's Bluff Addition & Devil's Bluff 2nd Addition (Parcel #842719009)
Applicant:	David Kempen
Future Land Use:	Urban Medium Intensity (UMI)
Zoning:	R-4, Medium-Density Multi-Family Residence District

Background Information & Facts

The applicant, David Kempen, has submitted a replat/final plat of Devil's Bluff 3rd Addition located at 1200 Devils Glen Road (related to an approved site development plan – Case No. 22-029) (see Aerial Map - Attachment A). The property is designated as UMI on the Future Land Use Map and is located in an R-4 District (see Future Land Use and Zoning Map - Attachment B). The final plat for Devil's Bluff 3rd Addition shows three lots and multiple existing sewer, access, utility, and bike path easements (see Proposed Final Plat – Attachment C). The proposed final plat transfers all notes and easements from previous plats.

The applicant's stated purpose for the proposed replat is to facilitate financing of the project's multiple elements, which include:

- Two, 38-unit apartment buildings which have previously been constructed on the proposed Lot 2,
- Twelve townhomes (not yet built) on the proposed Lot 1, and
- An additional 38-unit apartment building on Lot 3.

All conditions and site plans approved by the City Council remain in effect and are unchanged.

Comprehensive Plan and Future Land Use

The development area is shown as UMI on the Future Land Use Map, and the proposed development is consistent with this future land use designation. The proposed development achieves multiple goals outlined in the Comprehensive Plan including offering affordable housing and variable housing options. The proposed development does not amend the previously approved site development at this location.

Lot Configuration & Zoning Compliance

The final plat of Devil's Bluff 3rd Addition shows three lots. The front yard building setback line is shown along Devils Glen Road as required per code. The development remains compliant with building bulk standards for the R-4 district after subdividing the original site into three separate lots. As a note, the

calculation for density thresholds for the development are allowed to use the regulated floodway and floodplain onsite due to a previously agreed upon covenant recorded on the property. The proposed plat is materially similar to all previous approvals for the site. All other bulk standards for setbacks, lot width, and lot size are met by the proposed plat.

Utilities

The site contains multiple previously-recorded easements which are shown on this plat. A 75-foot pipeline easement exists along the Devils Glen Road right-of-way. This easement is shown and has been approved by the pipeline owner.

Thoroughfare Plan & Pedestrian Access

The final plat of Devil's Bluff 3rd Addition preserves access to Devils Glen Road for all lots. Sidewalks currently exist on both sides of Devils Glen Road and connect to the Duck Creek bike path which runs along the creek though the property.

Staff Recommendation

Staff contends this submitted final plat of Devil's Bluff 3rd Addition materially matches the rezoning concept plan submitted with Case No. 22-007 and is in compliance with City Code. Staff recommends approval of the final plat.

Respectfully submitted,

Taylor Beswick
Senior City Planner

Case No. 24-001: Devil's Bluff 3rd Addition
Final Plat
Aerial

Bettendorf
a premier city

N

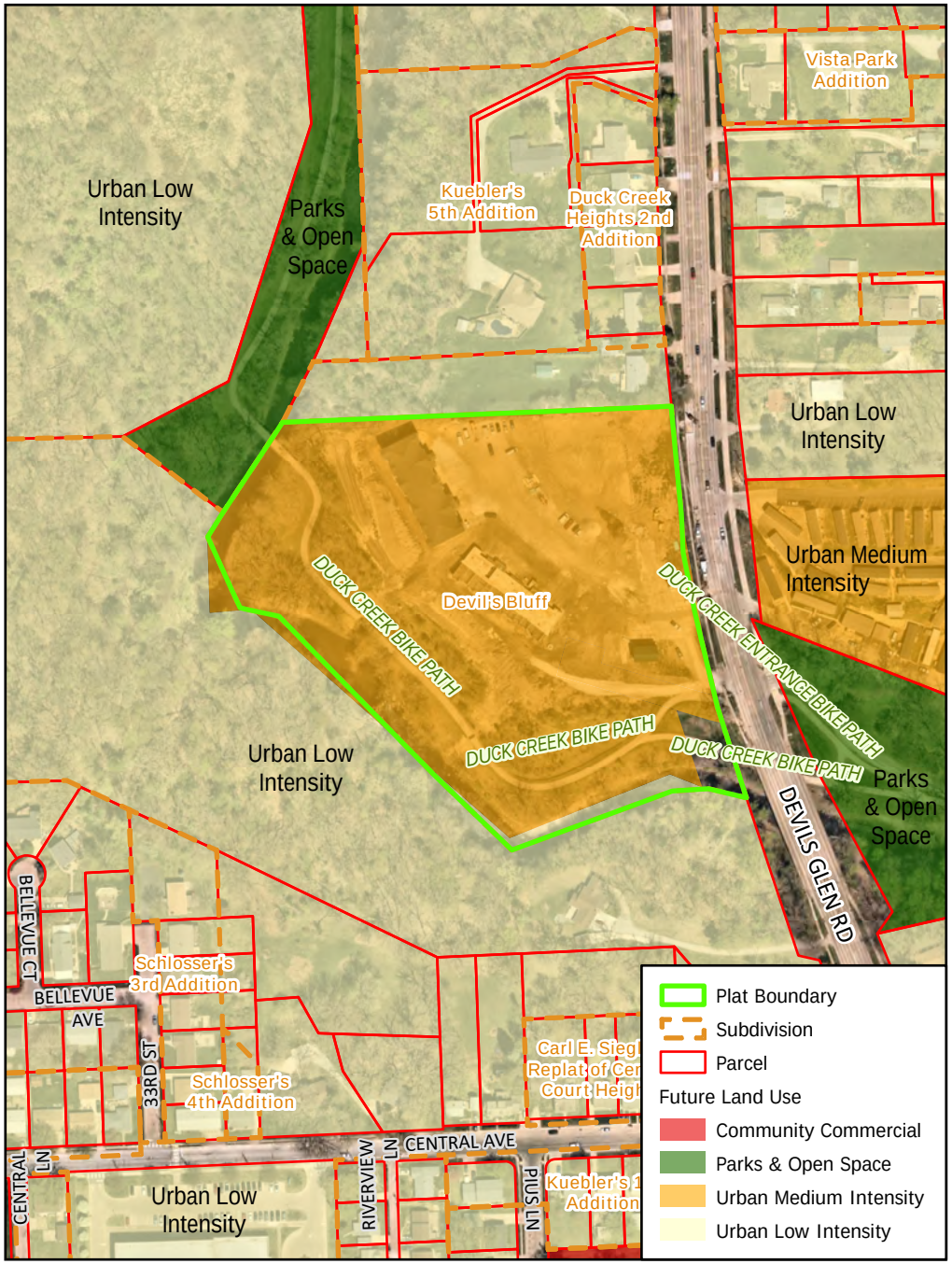
1 Inch = 333 Feet
Feet
0 130 260 520 780

Case No. 24-001: Devil's Bluff 3rd Addition
Final Plat
Future Land Use & Zoning

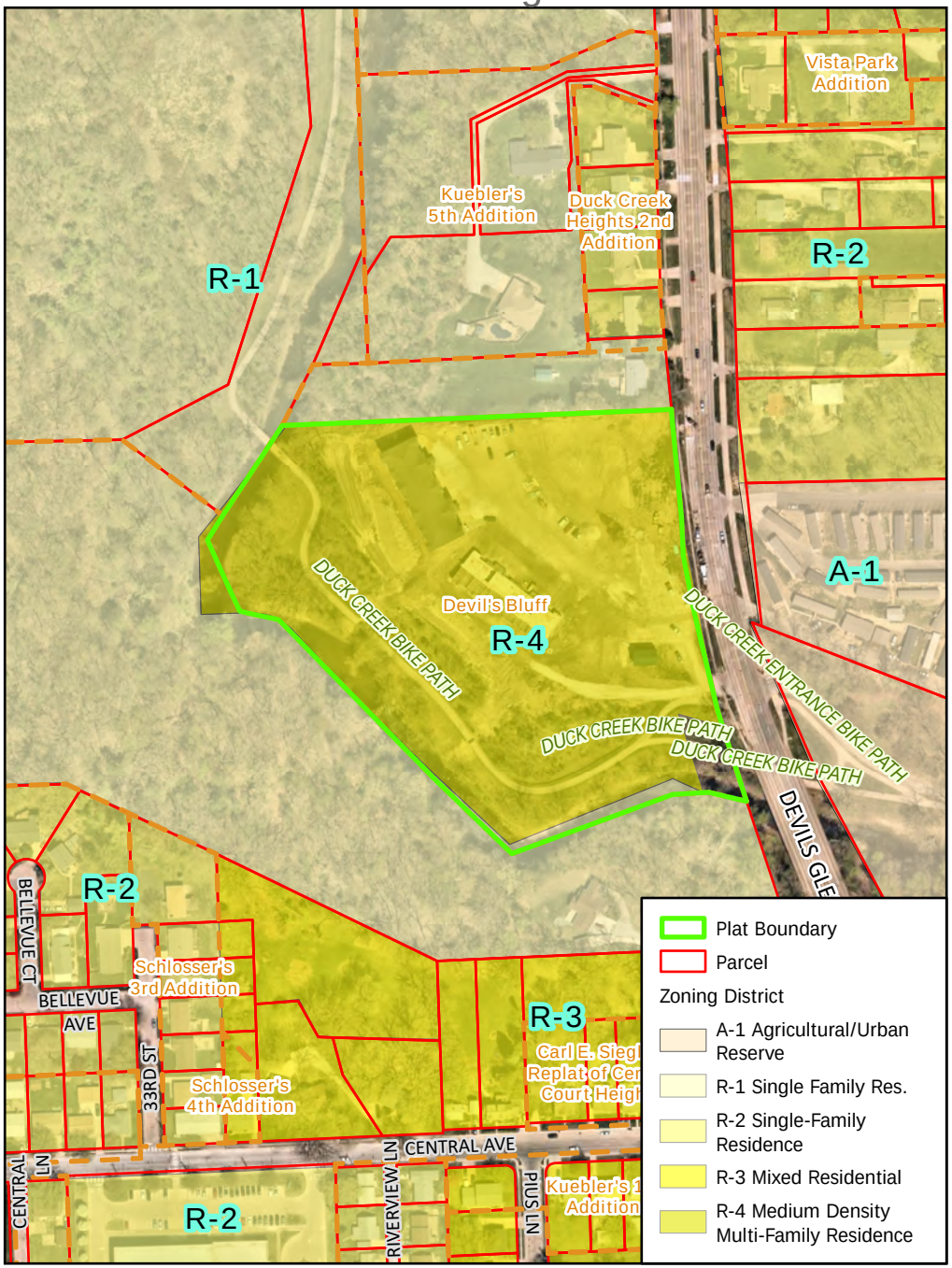
1 Inch = 292 Feet
0 185 370 740 Feet

N

Future Land Use



Zoning



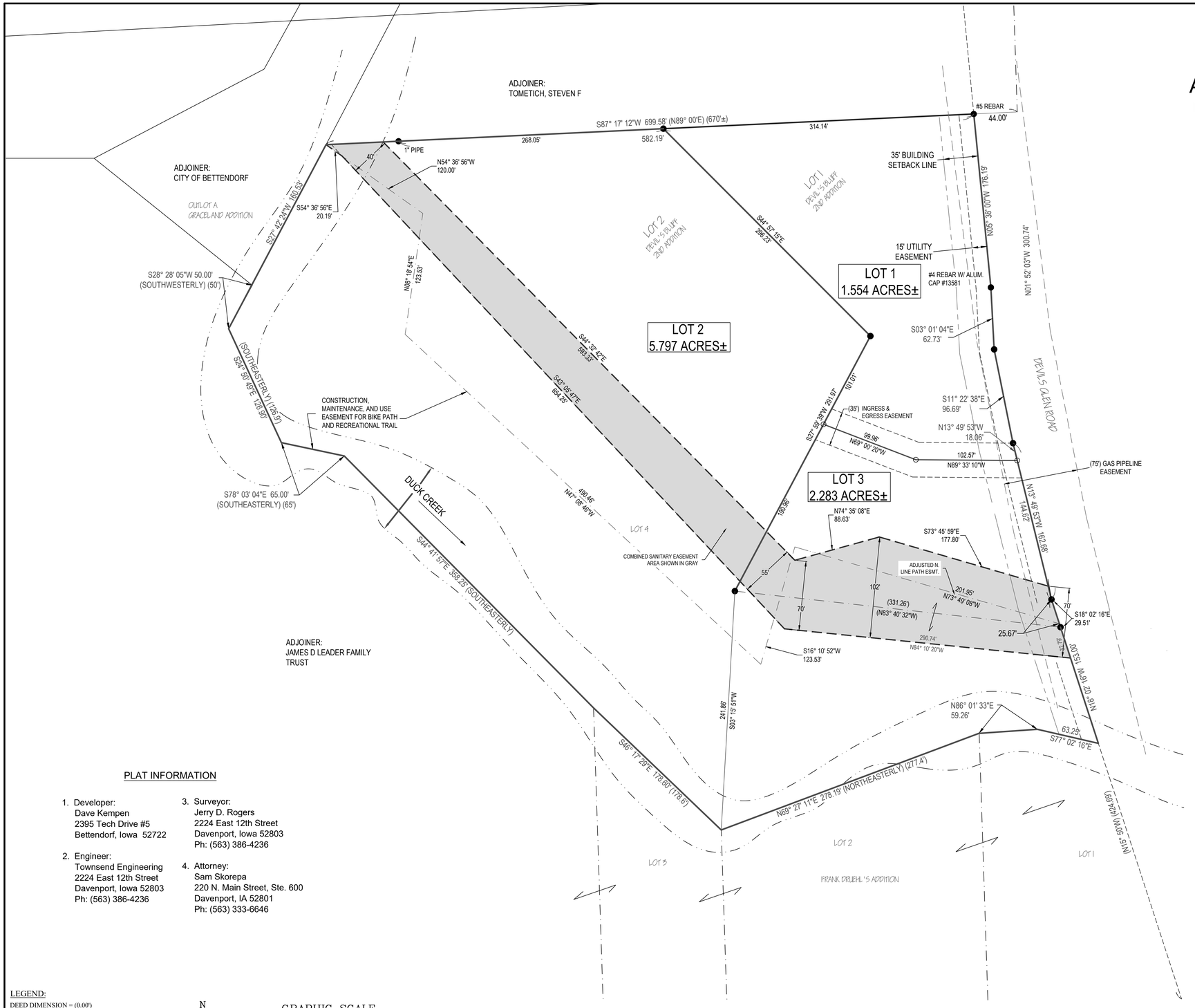
PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

FINAL PLAT

DEVIL'S BLUFF 3RD ADDITION

AN ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING A RE-PLAT OF DEVILS BLUFF 2ND ADDITION, AN ADDITION TO THE CITY OF BETTENDORF, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA.



ADJOINER:
JAMES D LEADER FAMILY TRUST

PLAT INFORMATION

1. Developer:
   Dave Kempen
   2395 Tech Drive #5
   Bettendorf, Iowa 52722
2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
3. Surveyor:
   Jerry D. Rogers
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
4. Attorney:
   Sam Skorepa
   220 N. Main Street, Ste. 600
   Davenport, IA 52801
   Ph: (563) 333-6646

APPROVAL SIGNATURES:

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

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

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

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.

PORTIONS OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0386G, EFFECTIVE DATE JUNE 9, 2014. PORTIONS OF THIS PROPERTY WERE REMOVED FROM THE 1% ANNUAL CHANCE FLOOD BY FEMA LETTER OF DETERMINATION DATED AUGUST 12, 2022, CASE No. 22-07-0917A.

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.

STORM WATER QUALITY MUST BE PROVIDED BY EACH LOT OWNER.

THE BASE FLOOD ELEVATION OF THE AREA WITHIN THIS SUBDIVISION IS 591.9' NAVD 1988. THE LOW WATER ENTRY LEVEL FOR ALL BUILDING TO BE CONSTRUCTED WITHIN THIS SUBDIVISION IS 593.9' NAVD 1988.

THE EASEMENT ESTABLISHED IN DOC. #38932-99 SHALL CONTINUE TO AFFECT THE PROPERTY SUBDIVIDED HEREON.

COMBINED SANITARY SEWER EASEMENT SHALL ENCOMPASS PREVIOUSLY RECORDED SANITARY SEWER EASEMENTS WITHIN SUBDIVISION.

THERE SHALL BE A BLANKET CROSS ACCESS AND PARKING EASEMENT FOR LOTS 1-2.

ALL PREVIOUS EASEMENTS, COVENANTS, AGREEMENTS AND RESTRICTIONS ESTABLISHED WITH DEVILS BLUFF 1ST ADDITION AND DEVILS BLUFF 2ND ADDITION SHALL REMAIN IN EFFECT.

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND: #5 REBAR W/ YELLOW CAP #23503
UNLESS OTHERWISE NOTED = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE =
EASEMENT LINE = — — — —
SETBACK LINE= — — — —
EXISTING LOT LINE= — · — · —

N W E S

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1" = 50' (24x36)

Area of Subdivision:

Gross:	9.634 Acres ±
Lot 1:	1.554 Acres ±
Lot 2:	5.797 Acres ±
Lot 3:	2.283 Acres ±

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

LICENSED LAND SURVEYOR
JERRY D. ROGERS
8860
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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

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

DATE: 12/6/2023
DRAWN BY: KLC
CHECKED BY: JDR
DRAWING LOCATION
S: \KEMPEN

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
DEVIL'S BLUFF 3RD ADDITION
BETTENDORF, IOWA

DEVELOPER
DAVE KEMPEN
2395 TECH DRIVE
BETTENDORF, IOWA 52722

SHEET NO.
1 OF 1

January 30, 2024

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

SUBJECT: Planning and Zoning Commission's decision on the final plat of Devil's Bluff 3rd Addition, submitted by Dave Kempen. (Case 24-001)

Honorable Mayor and Members of the City Council:

On January 17, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat.

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

Sincerely,

Mark D. Hunt
Director, Community Development

8. Case 24-001; Final Plat of Devil's Bluff 3rd Addition, submitted by Dave Kempen. (Staff: Beswick)

Beswick reviewed the staff report. Hunt commented that staff has been working with the developer regarding the landscaping that will be installed on the property and along the recreational trail.

Wennlund asked if there are cross access easements for all of the lots. Beswick confirmed this.

> On motion by Stoltenberg, seconded by Kulkarni, that the final plat of Devil's Bluff 3rd Addition be recommended for approval subject to staff recommendations.
>
> ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: February 6, 2024 (SPH)
February 20, 2024 (HPH)
REQUESTED BY: Mark Hunt

Item Title
Resolution setting a date for public hearing on an ordinance amending the Zoning Map for property 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) (2/6/24)

Public hearing and first reading of an ordinance amending the Zoning Map for property 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) (2/20/24)

Explanation
Brian C. Blaum has submitted a request to rezone approximately 2.46 acres of land located east of the intersection of Tanglefoot Lane and Middle Road from A-1 to R-2. Property contained within the rezoning area and surrounding it is currently used as a horse farm, pasture, and farmhouse.

Due to the property's location near the intersection of two major roads, the Future Land Use Map designated this area as a potential UMI area. In addition, Crow Creek runs through the property resulting is portions being designated as Parks & Open Space. The entire property is zoned A-1. A-1 zoning is also present to the east. Single-family developments exist to the north and south of this parcel. The rezoning tract is intended to be subdivided for two additional single-family lots which is permitted in the R-2 district. The A-1 area's current use and smaller size will still be compliant with the zoning ordinance. All additional bulk standards and regulations have been sufficiently considered for the rezoning including floor area, height, and setbacks.

The proposed rezoning tract has frontage along Tanglewood Road. This request will allow much of A-1 area to continue its current use as a horse farm, while creating sufficient R-2 zoned land for the platting of two single-family lots and one outlot. A submitted conceptual plat shows the proposed configuration of these lots. Portions of the property are in Special Flood Hazard Areas, and the applicant's surveyor has taken this fact into account for siting on the rezoning tract and future single-family lots.

The development proposal supports the following priorities in the Comprehensive Plan: Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods and Goal E: Enhance Community Design and Character,

The Planning and Zoning Commission made a recommendation for approval of the rezoning request at their January 17, 2024.

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

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

RESOLUTION NO. _____ - 24

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING THE ZONING MAP FOR PROPERTY LOCATED AT 4255 MIDDLE ROAD A-1 AGRICULTURAL/URBAN RESERVE DISTRICT TO R-2 SINGLE-FAMILY RESIDENCE DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for February 20, 2024 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of an ordinance amending the Zoning Map from A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District for property located at 4255 Middle Road and legally described as follows:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH/ P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE, ALONG THE EAST OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SOUTH 02 DEGREES 15 MINUTES 37 SECONDS EAST, TO THE SOUTH RIGHT OF WAY LINE OF TANGLEWOOD ROAD, A DISTANCE OF 20.00 FEET; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 87 DEGREES 06 MINUTES 03 SECONDS WEST, TO THE POINT OF BEGINNING, A DISTANCE OF 50.00 FEET; THENCE, SOUTH 02 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 165.00 FEET; THENCE, SOUTH 87 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF 334.17 FEET; THENCE, NORTH 02 DEGREES 15 MINUTES 37 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE, SOUTH 87 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF 200.01 FEET; THENCE, NORTH 02 DEGREES 15 MINUTES 37 SECONDS WEST, TO SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 145.00 FEET; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 87 DEGREES 06 MINUTES 03 SECONDS EAST, A DISTANCE OF 675.01 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.46 ACRES, MORE OR LESS.

FOR THE ABOVE DESCRIPTION THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 HAS A BEARING OF SOUTH 02 DEGREES 15 MINUTES 37 SECONDS EAST.

PASSED, APPROVED, AND ADOPTED this _____day of _____, 2024.

_____
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. _____ - 24

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONING MAP FOR PROPERTY LOCATED AT 4255 MIDDLE ROAD A-1 AGRICULTURAL/URBAN RESERVE DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE 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 property located at 4255 Middle Road and which is legally described as follows:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH/ P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE, ALONG THE EAST OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SOUTH 02 DEGREES 15 MINUTES 37 SECONDS EAST, TO THE SOUTH RIGHT OF WAY LINE OF TANGLEWOOD ROAD, A DISTANCE OF 20.00 FEET; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 87 DEGREES 06 MINUTES 03 SECONDS WEST, TO THE POINT OF BEGINNING, A DISTANCE OF 50.00 FEET; THENCE, SOUTH 02 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 165.00 FEET; THENCE, SOUTH 87 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF 334.17 FEET; THENCE, NORTH 02 DEGREES 15 MINUTES 37 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE, SOUTH 87 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF 200.01 FEET; THENCE, NORTH 02 DEGREES 15 MINUTES 37 SECONDS WEST, TO SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 145.00 FEET; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 87 DEGREES 06 MINUTES 03 SECONDS EAST, A DISTANCE OF 675.01 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.46 ACRES, MORE OR LESS.

FOR THE ABOVE DESCRIPTION THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 HAS A BEARING OF SOUTH 02 DEGREES 15 MINUTES 37 SECONDS EAST.

and which is now zoned A-1 Agricultural/Urban Reserve District, is hereby repealed and said described land shall hereinafter be zoned R-2, Single-Family Residence 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 _____, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: January 17, 2024

Case No.:	24-006
Request:	Rezoning
Location:	4255 Middle Road
Applicant:	Brian C. Blaum
Current Zoning:	A-1, Agricultural/Urban Reserve District
Proposed Zoning:	R-2, Single-Family Residence District
Future Land Use:	UMI, Urban Medium Intensity & PS, Parks and Open Space

Background Information & Facts

Brian C. Blaum has submitted a request to rezone approximately 2.46 acres of land located east of the intersection of Tanglefoot Lane and Middle Road from A-1 to R-2 (see Aerial Map - Attachment A). Property contained within the rezoning area and surrounding it is currently used as a horse farm, pasture, and farmhouse.

Due to the property's location near the intersection of two major roads, the Future Land Use Map designated this area as a potential UMI area. In addition, Crow Creek runs through the property resulting is portions being designated as Parks & Open Space. The entire property is zoned A-1. A-1 zoning is also present to the east. Single-family developments exist to the north and south of this parcel (see Future Land Use and Current Zoning – Attachment B).

The proposed rezoning tract has frontage along Tanglewood Road (see Proposed Zoning - Attachment C and Rezoning Exhibit – Attachment D). This request will allow much of A-1 area to continue its current use as a horse farm, while creating sufficient R-2 zoned land for the platting of two single-family lots and one outlot. A submitted conceptual plat shows the proposed configuration of these lots (see Concept Final Plat – Attachment E). Portions of the property are in Special Flood Hazard Areas, and the applicant's surveyor has taken this fact into account for siting on the rezoning tract and future single-family lots (see Pending Floodplain Map – Attachment F).

Future Land Use and Comprehensive Plan

Though the area is designated for medium residential (UMI) on the currently adopted Future Land Use Map, low density single-family is a compliant and consistent use for this category. In addition, the proposal is consistent with acknowledging the Parks & Open Space designation in the Crow Creek flood areas. The development proposal also supports the following priorities in the Comprehensive Plan:

> Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods.
> Goal E: Enhance Community Design and Character

Zoning Compliance

The rezoning tract is intended to be subdivided for two additional single-family lots which is permitted in the R-2 district. The rezoning tract is of sufficient size for the proposed use and is located in an area that can be developed. The A-1 area's current use and smaller size will still be compliant with the zoning ordinance. All additional bulk standards and regulations have been sufficiently considered for the rezoning including floor area, height, and setbacks.

Rezoning requests must adequately address the following concerns as outlined in Section 11-15-13(B). Staff has addressed each requirement:

1. *The rezoning conforms to the future land use map in the comprehensive plan, as described in the Preamble and further in subsection A-1-3 of Appendix 1.* – Yes, as described in the "Future Land Use and Comprehensive Plan" section of this report.

2. *The amendment is consistent with the goals and objectives of the comprehensive plan.* – Yes, as described in the "Future Land Use and Comprehensive Plan" section of this report.

3. *The subject property, after the city council approval of the requested rezoning, will be designed so as to permit characteristics of said zoning district that will not negatively impact the nearby parcels.* – The proposed single-family residential use is a desirable and attractive development at this location, and staff contends it will not negatively impact nearby parcels.

4. *The potential externalities and applicable performance standards requirements governing factors (such as noise, neon lights, odors, etc.) of the rezoning request have been adequately considered.* – No potential negative externalities have been identified for the proposed residential use.

5. *There are adequate public utilities and services available to the land if rezoned. If not, there is an identified party who will pay to install them.* – Tanglewood Road is public right-of-way and adjacent to the proposed rezoning tract, and further access is described in the "Thoroughfare Plan & Access" section of this report. Connection to utilities, sanitary sewer, and stormwater detention are feasible given the location and size of the proposed rezoning tract. A more detailed analysis and review of these connections and requirements will be conducted at the platting stage.

6. *The pattern of development that has occurred surrounding the subject property is examined, as other characteristics of the subject property are considered, to make a determination regarding a request for an amendment change.* – A R-2 Zoning District is an appropriate district for this location and is consistent with the pattern of development occurring near the intersection of Tanglefoot Lane and Middle Road.

7. *The proposed amendment is in the public interest and not solely in the interests of the applicant.* – The amendment is in the public interest due to goal consistencies described in the section "Future Land Use and Comprehensive Plan" of this report.

Thoroughfare Plan & Access

Vehicular access will be provided via Tanglewood Road for the future single-family lots. A 50-foot wide area located on the east side of the parcel will remain in the A-1 Zoning District and will allow the farm to preserve access to both sides of Crow Creek. Further analysis and review will be conducted during the platting stage.

Other Platting Considerations

Staff contends the submitted rezoning exhibit and additional information addresses all relevant information for reviewing the rezoning request. Further details will be provided, analyzed, and reviewed at the platting stage.

Staff Recommendation

Given the evidence and reasons stated in the staff analysis of the request, staff recommends the Planning and Zoning Commission recommend **approval** of the proposed rezoning request from A-1 to R-2 (Case No. 24-006).

Respectfully submitted,

Taylor Beswick
Senior City Planner

Case No. 24-006: 4255 Middle Road
Rezoning: A-1 to R-2
Aerial

N

1 Inch = 292 Feet

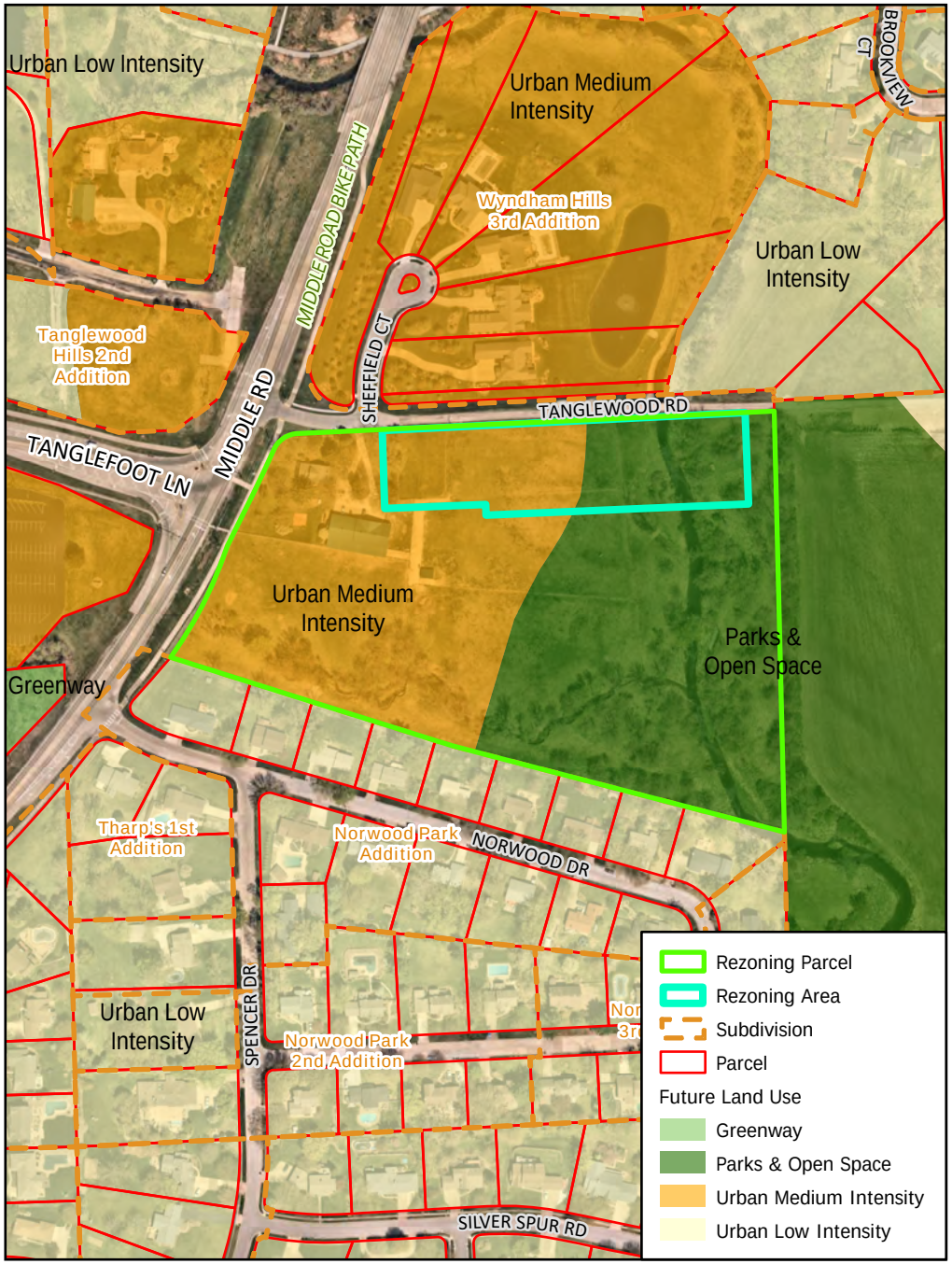
0 115 230 460 690 Feet

Case No. 24-006: 4255 Middle Road
Rezoning: A-1 to R-2
Future Land Use & Zoning

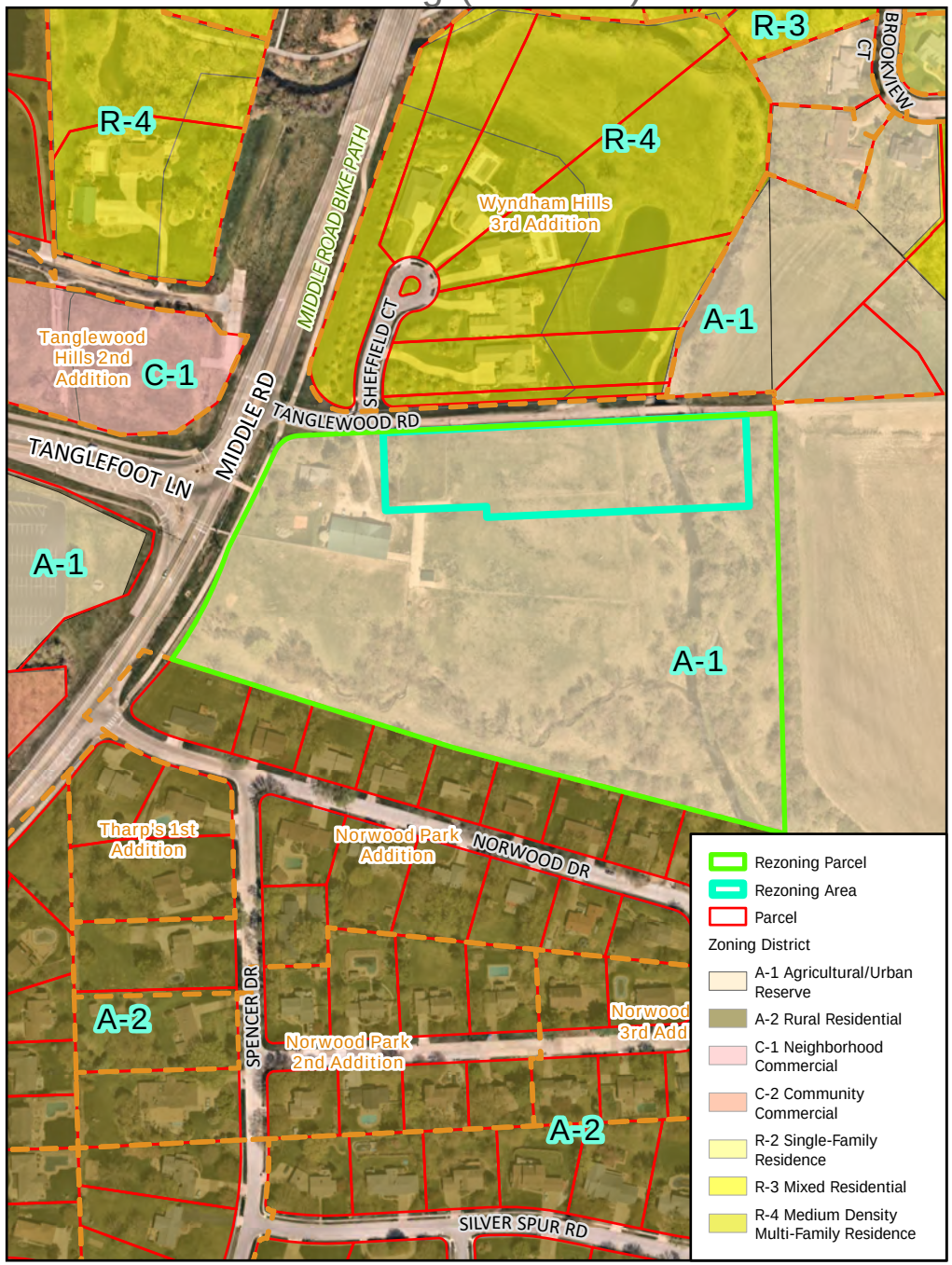
1 Inch = 333 Feet
0 185 370 740 Feet

N

Future Land Use

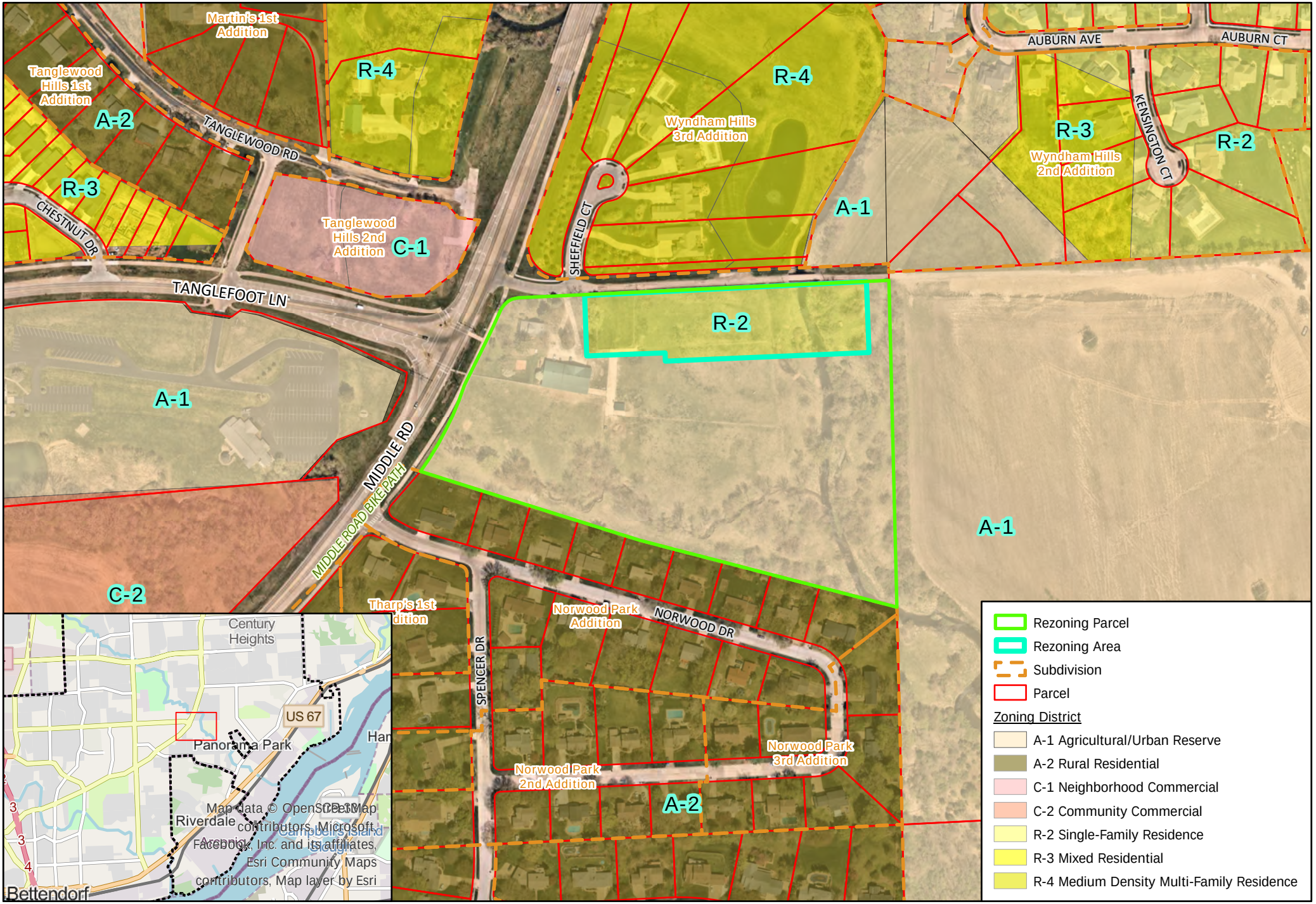


Zoning (Current)



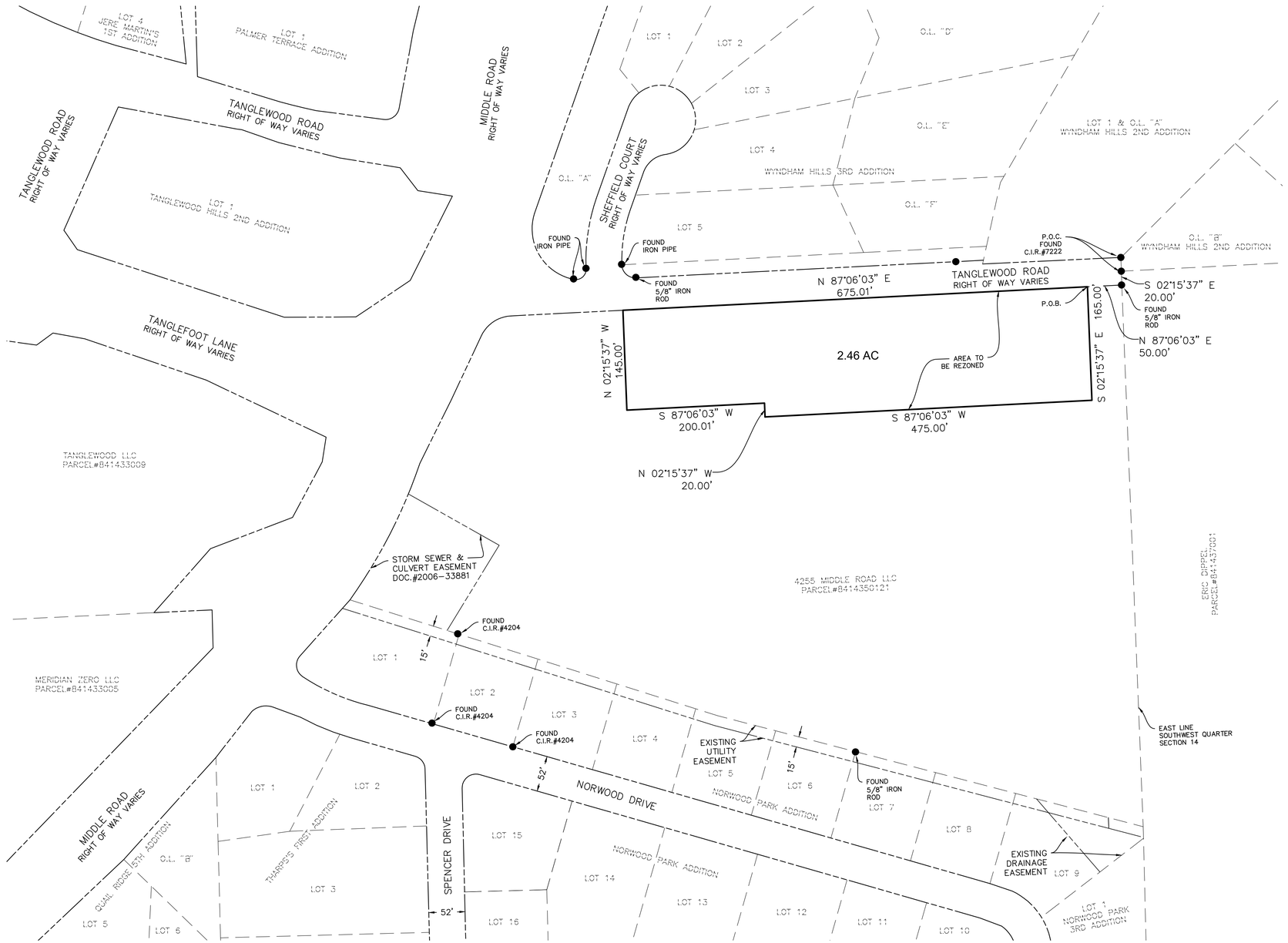
Case No. 24-006: 4255 Middle Road
Rezoning: A-1 to R-2
Proposed Zoning

1 Inch = 292 Feet
Feet
0 115 230 460 690
N



REZONING EXHIBIT

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.,
CITY OF BETTENDORF, SCOTT COUNTY, IOWA



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP# 22228
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE

N

0 80' 160'

SCALE: 1" = 80'

RE-ZONE LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH/ P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FOR THE ABOVE DESCRIPTION THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 HAS A BEARING OF SOUTH 02 DEGREES 15 MINUTES 37 SECONDS EAST.

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

KLINGNER & ASSOCIATES, P.C.
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4111 East 60th Street
563.359.1046
Quincy, IL Hannibal, MO
Burlington, IA Galesburg, IL Pella, IA
Columbia, MO Carbondale, IL

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

ISSUED FOR XX/XX/2023

PROJECT STATUS

REZONING EXHIBIT

CRAIG "BUC" BLAUM
2139 GRETCHEN COURT
BETTENDORF, IA 52722

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN JLR
FIELD DAM/JBG	FIELD BOOK
CHECKED LDM	CHECK DATE

REZONING EXHIBIT

PROJECT NO. 23-6066

12-26-2023

SHEET 1 OF 1

Description: Part Southwest Quarter Section 14, Township 78 North, Range 4 East of the 5th P.M.
Requestor: Craig "Buc" Blaum
Proprietor: Craig "Buc" Blaum
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

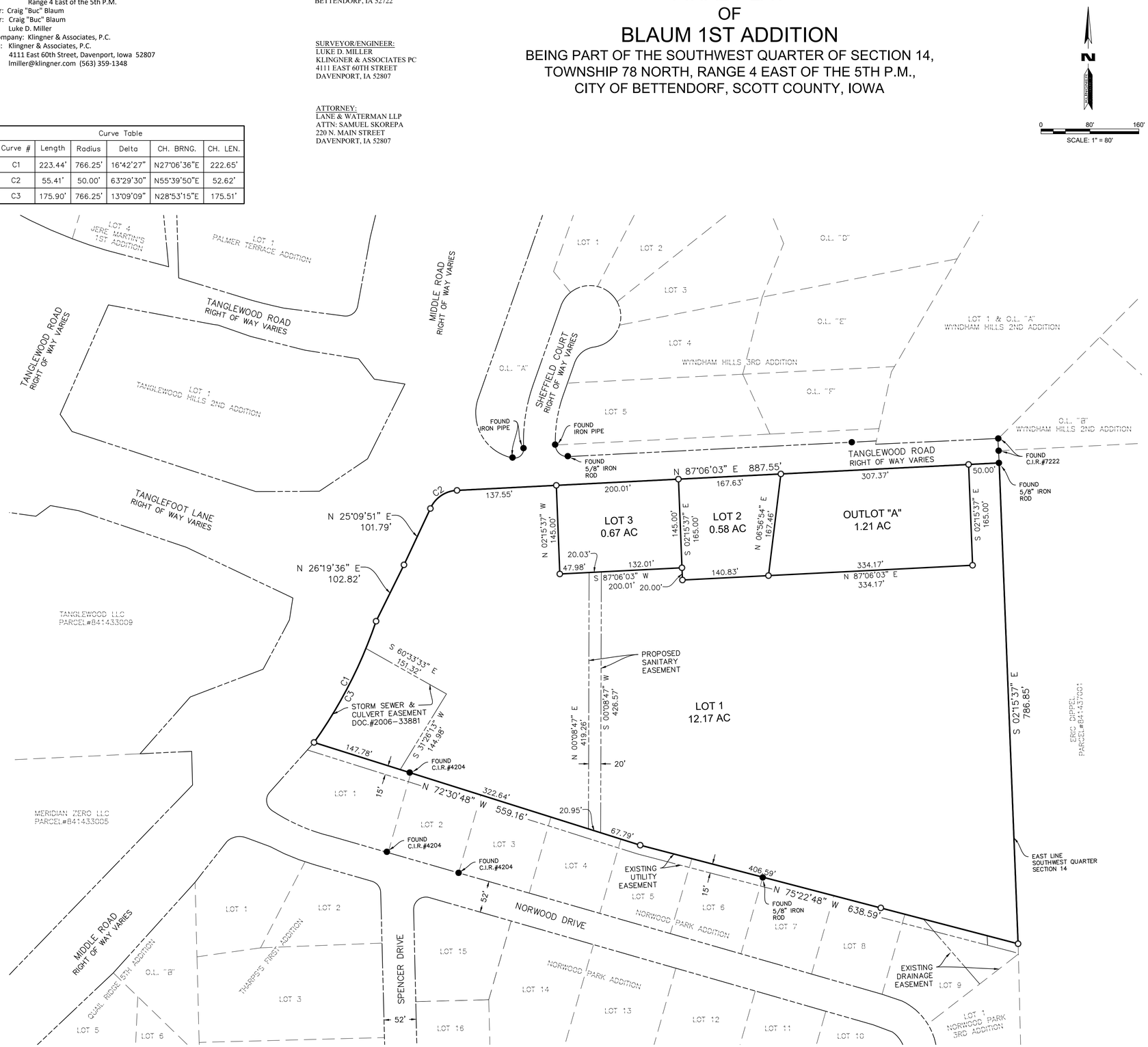
OWNER/DEVELOPER:
CRAIG "BUC" BLAUM
2139 GRETCHEN COURT
BETTENDORF, IA 52722

SURVEYOR/ENGINEER:
LUKE D. MILLER
KLINGNER & ASSOCIATES PC
4111 EAST 60TH STREET
DAVENPORT, IA 52807

ATTORNEY:
LANE & WATERMAN LLP
ATTN: SAMUEL SKOREPA
220 N. MAIN STREET
DAVENPORT, IA 52807

FINAL PLAT
OF
BLAUM 1ST ADDITION
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA

Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	223.44'	766.25'	16°42'27"	N27°06'36"E	222.65'
C2	55.41'	50.00'	63°29'30"	N55°39'50"E	52.62'
C3	175.90'	766.25'	13°09'09"	N28°53'15"E	175.51'



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP# 22228
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

MIDAMERICAN ENERGY — DATE

CENTURYLINK — DATE

MEDIACOM — DATE

IOWA AMERICAN WATER — DATE

METRONET — DATE

THIS FINAL PLAT AS SHOWN IS APPROVED:

PLAN & ZONE COMMISSION — DATE

CITY OF BETTENDORF — DATE

ATTEST — DATE

GENERAL NOTES

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 14.64 ACRES, MORE OR LESS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.

LOT 2, 3 & OUTLOT A IS ZONED R-2.

LOT 1 IS ZONED AG.

LOT 2 CANNOT BE SOLD WITHOUT ADJOINING OUTLOT A. OUTLOT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER AND NO STRUCTURES ARE PERMITTED IN THE OUTLOT.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: _____
Luke D. Miller

Date _____ Reg. No. 22228

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:
THIS SHEET ONLY.

LICENSED LAND SURVEYOR — LUKE D. MILLER — 22228 — IOWA

KLINGNER & ASSOCIATES, P.C.
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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

ISSUED FOR XX/XX/2023

PROJECT STATUS

FINAL PLAT

CRAIG "BUC" BLAUM
2139 GRETCHEN COURT
BETTENDORF, IA 52722

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
	JLR
FIELD	FIELD BOOK
DAM/JBG	
CHECKED	CHECK DATE
LDM	

FINAL PLAT

PROJECT NO.
23-6066

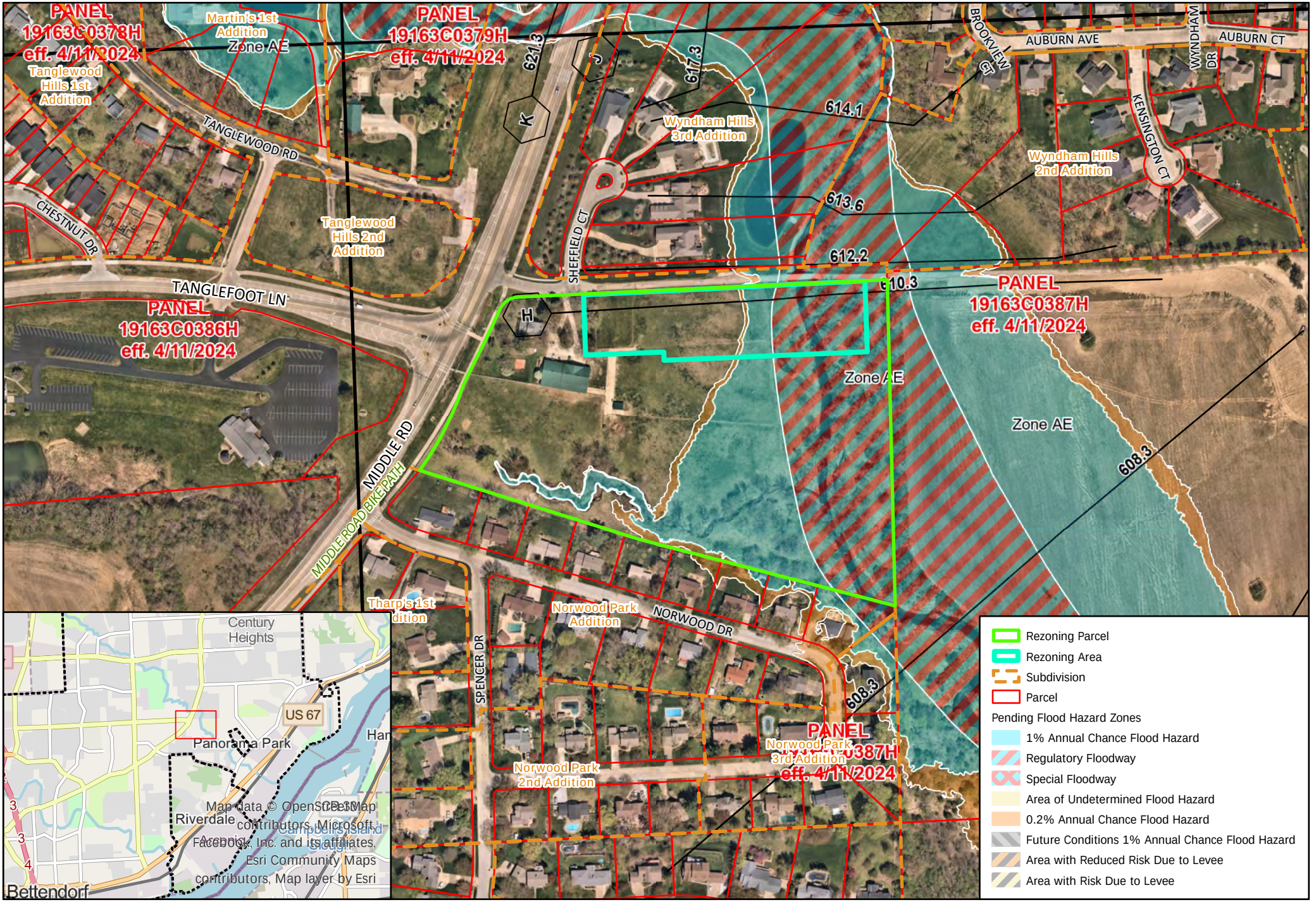
12-14-2023

SHEET
1 OF 1

Case No. 24-006: 4255 Middle Road
Rezoning: A-1 to R-2
Pending Floodplain Map

1 Inch = 292 Feet
0 115 230 460 690 Feet

N



January 30, 2024

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

SUBJECT: Planning and Zoning Commission's decision on the rezoning of property generally located at 4255 Middle Road, A-1 to R-2, submitted by Brian C. Blaum. (Case 24-006)

Honorable Mayor and Members of the City Council:

On January 17, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named rezoning request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

7. Case 24-006; Public Hearing – Rezoning of 4255 Middle Road, A-1 Agricultural/Urban Reserve District to R-2 Single-Family District, submitted by Brian C. Blaum. (Staff: Beswick)

Beswick reviewed the staff report.

Wennlund opened the public hearing and asked if there is proof of publication. Fuhrman confirmed this.

There being no one present wishing to speak in favor or in opposition to the request, Wennlund closed the public hearing.

Ormsby asked if the portion of Tanglewood Road adjacent to the property to be platted is public or private. Morlok explained that the street is public until it reaches the bridge, adding that it is scheduled to be resurfaced in 2024.

On motion by Ormsby, second by Stoltenberg, that rezoning of 4255 Middle Road. A-1 to R-2, be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE: Kappeler, Kulkarni, Ormsby, Satterfield, Stoltenberg, Wennlund
NAY: None

Motion carried.

COUNCIL LETTER

MEETING DATE: February 6, 2024 (SPH)
February 20, 2024 (HPH)
REQUESTED BY: Mark Hunt

Item Title

Resolution setting a date for public hearing on an ordinance amending the Zoning 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) (2/6/24)

Public hearing and first reading of an ordinance amending the Zoning 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) (2/20/24)

Explanation

Kevin Koellner of Focus Real Estate Development has submitted a request to rezone 1975, 2119, and 2121 Kimberly Road. Much of the surrounding area contains commercial uses, and the surrounding zoning is predominantly C-2. The petitioner is proposing the rezoning to C-3 to allow for an e-fulfillment center to occupy a portion of the former Hobby Lobby retail store.

The future land use is Community Commercial which includes C-3 as a permitted zoning district. The surrounding future land use designations are Urban Low Intensity (east), Public/Semi -Public (north), Parks and Recreation (Davenport), and Community Commercial (south and north). This parcel contains 12.78 acres for the two existing buildings. Adjacent zoning is (C-2 to the north and south of this site, R-1, Single Family Residence District east of Interstate 74, and S-OS Open Space Zoning District (Davenport).

Sufficient space is available for the uses proposed for the site. The inclusion of the warehouse and certain types of assembling manufacturing in the C-3 district are what are anticipated for the northern portion of the former Hobby Lobby building. The only non-commercial use bordering the site is the religious assembly use to the north. Since the entire parcel is being rezoned to C-3, the former financial institution use located in the southwest corner of the parcel and the adult day care/medical offices in the south portion of the former Hobby Lobby building are already included as permitted uses.

The proposed development is consistent with Comprehensive Plan Goal C: Attract and Retain Business and Industry.

The Planning and Zoning Commission made a recommendation for approval of the rezoning request at their January 17, 2024.

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

N/A

List attachments

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

RESOLUTION NO. _____ - 24

RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING THE ZONING MAP FOR PROPERTY LOCATED AT 1975, 2119, AND 2121 KIMBERLY ROAD C-2 COMMUNITY COMMERCIAL 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 February 20, 2024 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of an ordinance amending the Zoning Map from C-2 Community Commercial District to C-3 General Business District for property located at 1975, 2119, and 2121 Kimberly Road and which is legally described as follows:

TRACT A:
PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20 IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH (ASSUMED BEARING FOR THIS SURVEY) 646.90 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING OF THE TRACT OF REAL ESTATE HEREIN INTENDED TO BE DESCRIBED (WHICH POINT OF BEGINNING IS THE SOUTHWEST CORNER OF THE TRACT OF REAL ESTATE CONVEYED TO J.D. KEHOE AND EDICE M. KEHOE BY DEED RECORDED ON SEPTEMBER 25, 1940 IN BOOK 82 OF LAND DEEDS, PAGE 501, RECORDS OF SCOTT COUNTY, IOWA)

1. THENCE SOUTH 89°54'36" EAST (ALONG THE SOUTHERLY LINE OF THE TRACT OF REAL ESTATE SO CONVEYED TO J.D. KEHOE AND EDICE M. KEHOE) 921.07 FEET TO THE WEST LINE OF THE INTERSTATE HIGHWAY NO. 74.
2. THENCE SOUTH 11°18'17" EAST ON THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 74 FOR A DISTANCE OF 172.12 FEET.
3. THENCE SOUTH 01°24'55" EAST ALONG THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 74, 378.86 FEET TO THE SOUTHEASTERLY CORNER OF REAL ESTATE OWNED BY JOSEPH SIEFERS.
4. THENCE SOUTH 89°57'45" WEST ALONG THE SOUTHERLY LINE OF THE REAL ESTATE SO OWNED BY JOSEPH SIEFERS A DISTANCE OF 789.17 FEET.
5. THENCE NORTH 100.00 FEET.

6. THENCE SOUTH 89º57'45" WEST 175.00 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20.
7. THENCE NORTH 449.60 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING, SUBJECT TO A HIGHWAY EASEMENT ACROSS THE MOST WESTERLY 50 FEET.

AND

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH (ASSUMED BEARING FOR THIS SURVEY) 1096.50 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED:

1. THENCE NORTH 89º57'45" EAST 175.00 FEET;
2. THENCE SOUTH 100.00 FEET;
3. THENCE SOUTH 89º57'45" WEST 175.00 FEET;
4. THENCE NORTH 100.00 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING.

SUBJECT TO A HIGHWAY EASEMENT ACROSS THE WESTERLY 50.00 FEET AND CONTAINING 0.40 ACRES MORE OR LESS.

AND

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH (ASSUMED BEARING FOR THIS SURVEY) 645.60 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED:

1. THENCE SOUTH 89º54'36" EAST 350.00 FEET;
2. THENCE NORTH 90.00 FEET;
3. THENCE SOUTH 89º54'36" EAST 552.81 FEET TO THE WEST LINE OF INTERSTATE 74;

4. THENCE SOUTH 11º18'17" EAST 93.14 FEET ON THE WEST LINE OF INTERSTATE 74;
5. THENCE NORTH 89º54'36" WEST 921.07 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20;
6. THENCE NORTH 1.30 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TO THE POINT OF BEGINNING.

SUBJECT TO A HIGHWAY EASEMENT ACROSS THE MOST WESTERLY 50.00 FEET.

PASSED, APPROVED, AND ADOPTED this _____day of _____, 2024.

_____
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. _____ - 24

ORDINANCE AMENDING THE BETTENDORF, IOWA ZONING MAP FOR PROPERTY LOCATED AT 1975, 2119, AND 2121 KIMBERLY ROAD C-2 COMMUNITY COMMERCIAL 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 property located at 1975, 2119, and 2121 Kimberly Road and which is legally described as follows:

TRACT A:
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7. THENCE NORTH 449.60 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING, SUBJECT TO A HIGHWAY EASEMENT ACROSS THE MOST WESTERLY 50 FEET.

AND

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH (ASSUMED BEARING FOR THIS SURVEY) 1096.50 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED:

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5.

SUBJECT TO A HIGHWAY EASEMENT ACROSS THE WESTERLY 50.00 FEET AND CONTAINING 0.40 ACRES MORE OR LESS.

AND

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COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH (ASSUMED BEARING FOR THIS SURVEY) 645.60

FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED:

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6. THENCE NORTH 1.30 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TO THE POINT OF BEGINNING.

SUBJECT TO A HIGHWAY EASEMENT ACROSS THE MOST WESTERLY 50.00 FEET.

and which is now zoned C-2 Community Commercial 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 _____, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: 2119-2121 Kimberly Road
Author: Greg Beck
Department: Community Development
Date: January 17, 2024

Case No:	24-003
Request:	Rezoning for e-fulfillment distribution and warehouse facility
Location:	2119 – 2121 Kimberly Road
Legal Description:	Sec:20 Twp:78 Rng:04PT NW SE COM 646.9' S NW COR NW SE: E 921.07' TO W/L HWY 74- S 11D18' E 172.12'-S 1D24' E 378.86'-W 964.17' -N 549.6' TO BEG & PT NW SE COM 2088.1' N SW COR SE 1/4 E 954'-S 91.3'-W 955.25' TO KIMBERLY RD-N 91.3' TO BEG. EXC N 90 FT W. Parcel No. 842037014
Applicant:	Kevin Koellner, Focus Development
Current Zoning:	C-2, Community Commercial District
Proposed Zoning:	C-3, General Business District
Future Land Use:	Community Commercial

Background Information & Facts

Kevin Koellner of Focus Development has submitted a request to rezone ground west of Interstate 74, north of Home Depot and east of Kimberly Road (see Aerial Map, Attachment A). Much of the surrounding area contains commercial uses. The surrounding zoning is predominantly C-2. The petitioner is proposing the rezoning to C-3 to allow for an e-fulfillment center to occupy a portion of the former Hobby Lobby retail store.

Future Land Use and Comprehensive Plan

The future land use is Community Commercial which includes C-3 as a permitted zoning district (see Future Land Use Map, Attachment B). The surrounding future land use designations are:

- Urban Low Intensity (east), Public/Semi -Public (north)
- Parks and Recreation (Davenport)
- Community Commercial (south and north)

The proposed development is consistent with Comprehensive Plan Goal C: Attract and Retain Business and Industry.

Lot Configuration & Zoning Compliance

This parcel contains 12.78 acres for the two existing buildings. Adjacent zoning is (see Zoning Aerial, Attachment C):

- C-2 to the north and south of this site
- R-1, Single Family Residence District east of Interstate 74
- S-OS Open Space Zoning District (Davenport)

Sufficient space is available for the uses proposed for the site. The inclusion of the warehouse and certain types of assembling manufacturing in the C-3 district are what are anticipated for the northern portion of the former Hobby Lobby building. The only non-commercial use bordering the site is the religious assembly use to the north. Since the entire parcel is being rezoned to C-3, the former financial institution use located in the southwest corner of the parcel and the adult day care/ medical offices in the south portion of the former Hobby Lobby building are already included as permitted uses.

The two onsite structures will accommodate business types permitted in C-3, General Business District zoning (see Site Photo, Concept Elevation and Building Plan; Attachments E, F and G). The first phase of renovating the former Hobby Lobby building included the south side of the structure being converted to adult day services and medical offices, which is about 21,000 feet of the 73,951 feet of the former Hobby Lobby building square building. The progression of renovation will continue northerly within the building to include office space, an e-fulfillment center and warehousing.

Thoroughfare Plan & Access

Two access points from Kimberly Road are present and will not change. The volume of traffic and close proximity to Interstate 74 make this an appropriate location for the uses anticipated for the former Hobby Lobby.

Utilities

Utilities are present along Kimberly Road. Utilities to existing buildings are already extended. Evaluation of additional utility connections shall be conducted at the time of site development plan submittals.

Pedestrian and Trail Access

Sidewalks of 4 feet in width are present facing Kimberly Road. As the interior of this site is almost all impervious surface, no interior walkways are anticipated. Most individuals will travel by vehicular means to the buildings on site. Vehicular pick up and drop off of clients is provided in the daycare and medical portion of this development.

Off-Street Parking

This aspect of the parcel shall be examined as further development is undertaken through the site development plan process, but staff has little concern given the vast amount of parking provided for the former retail use.

Floodplain

No portion of the acreage is in a flood hazard area.

Staff Recommendation

The proposed rezoning request would accommodate new uses for a structure that has been vacant for several years. The warehouse and e – fulfillment center are not accessed through any adjoining properties and are enclosed inside the former Hobby Lobby building. In addition to the analysis provided above, staff finds the zoning amendment adequately addresses the following concerns as prescribed in 11-15-13(B) of the Zoning Ordinance:

1. The rezoning conforms to the future land use map in the comprehensive plan as described in the Preamble and further in subsection A-1-3 of Appendix 1. Community Commercial future land use permits C-3, General Business district zoning of the site.
2. The amendment is consistent with the goals and objectives of the comprehensive plan. Goal C: Attract and Retain Business and Industry is met by placing businesses in a partially vacant structure that will meet market needs.
3. If the responses for Subsection 11-15-13 B.1. and 11-15-13 B.2. of this section are not affirmative, then either the amendment request recommendation must be denied, or the planning and zoning commission and city council must amend the comprehensive plan to provide the required consistency. 11-15-13 B.1. and 11-15-13 B.2. requirements have been met.
4. The subject property, after the city council approval of the requested rezoning, will be designed to permit characteristics of said zoning district that will not negatively impact the nearby parcels. All screening, landscaping and site development plan standards shall be enforced for any exterior modifications to buildings or change of use actions within the current structures. The structure is approximately 70 feet from the religious assembly parcel, which is the equivalent required buffer yard distance for an I-3, Heavy Industrial District separation from a R-1, Single Family Residence District.
5. The potential externalities and applicable performance standards requirements governing factors (such as noise, neon lights, odors, etc.) of the rezoning request have been adequately considered. The business activities will be contained within the structure. Vehicular traffic is entering and exiting only from the confines of this parcel.
6. The pattern of development that has occurred surrounding the subject property is examined, as other characteristics of the subject property are considered, to make a determination regarding a request for an amendment change. All surrounding parcels are C-2, Community Commercial. Most structures adjoining this site have been in place for two decades.
7. The proposed amendment is in the public interest and not solely in the interests of the applicant. The services provided lend themselves to facilitating contributions to the local economy and quality of life. The refurbishing of the Hobby Lobby structure will provide jobs for the community and assistance for an aging population.

Other conditions added to the approval of the rezoning include:

1. Any future site development plan must materially conform to the concept plan accompanying this rezoning application.

Respectfully submitted,

Greg Beck
City Planner

Case No. 24-003: 2119-2121 Kimberly Road
Rezoning C-2 to C-3
Aerial

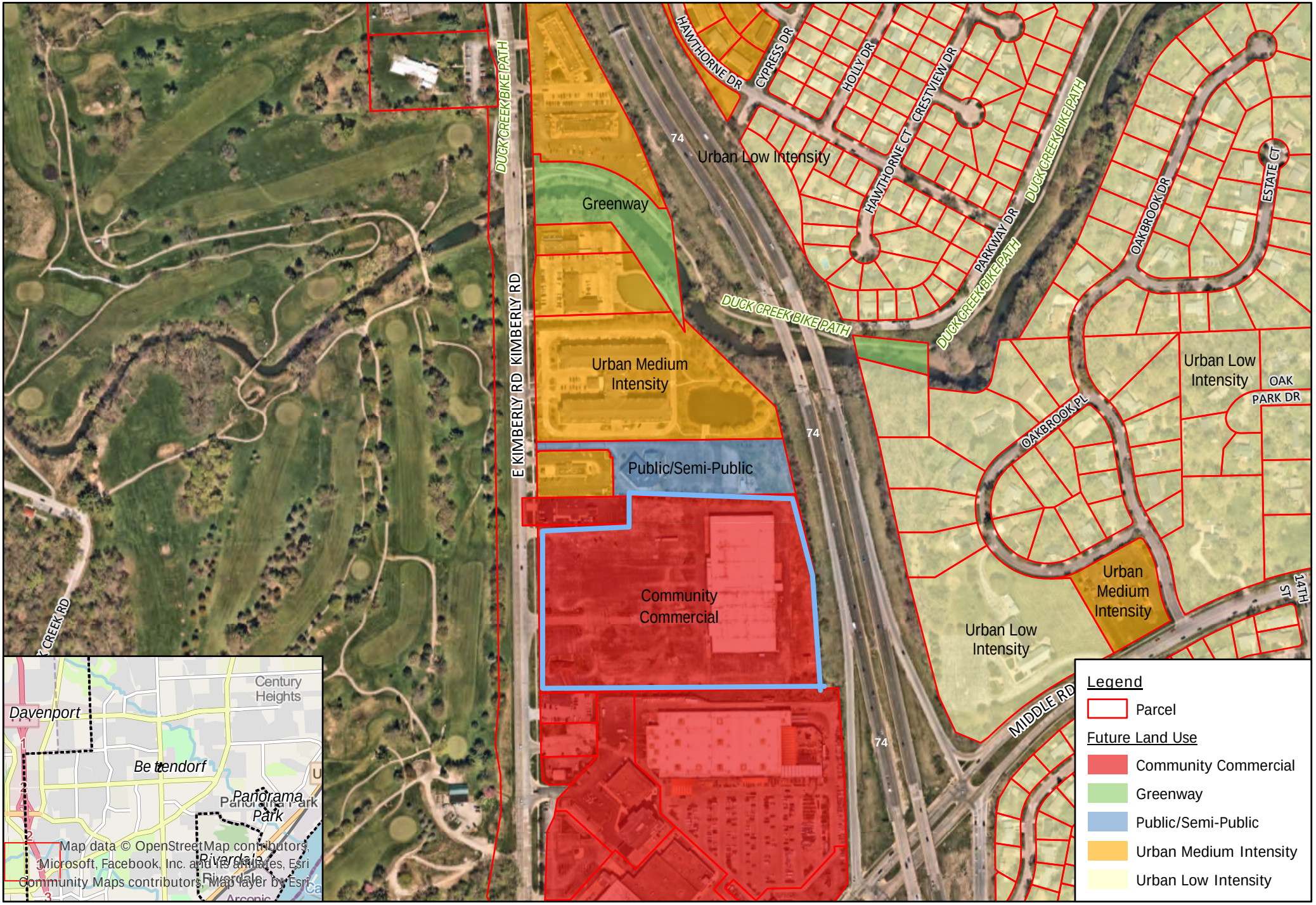
1 Inch = 400 Feet
Feet
0 70 140 280 420

N

Case No. 24-003: 2119-2121 Kimberly Road
Rezoning C-2 to C-3
Future Land Use Aerial

1 Inch = 400 Feet
Feet
0 70 140 280 420

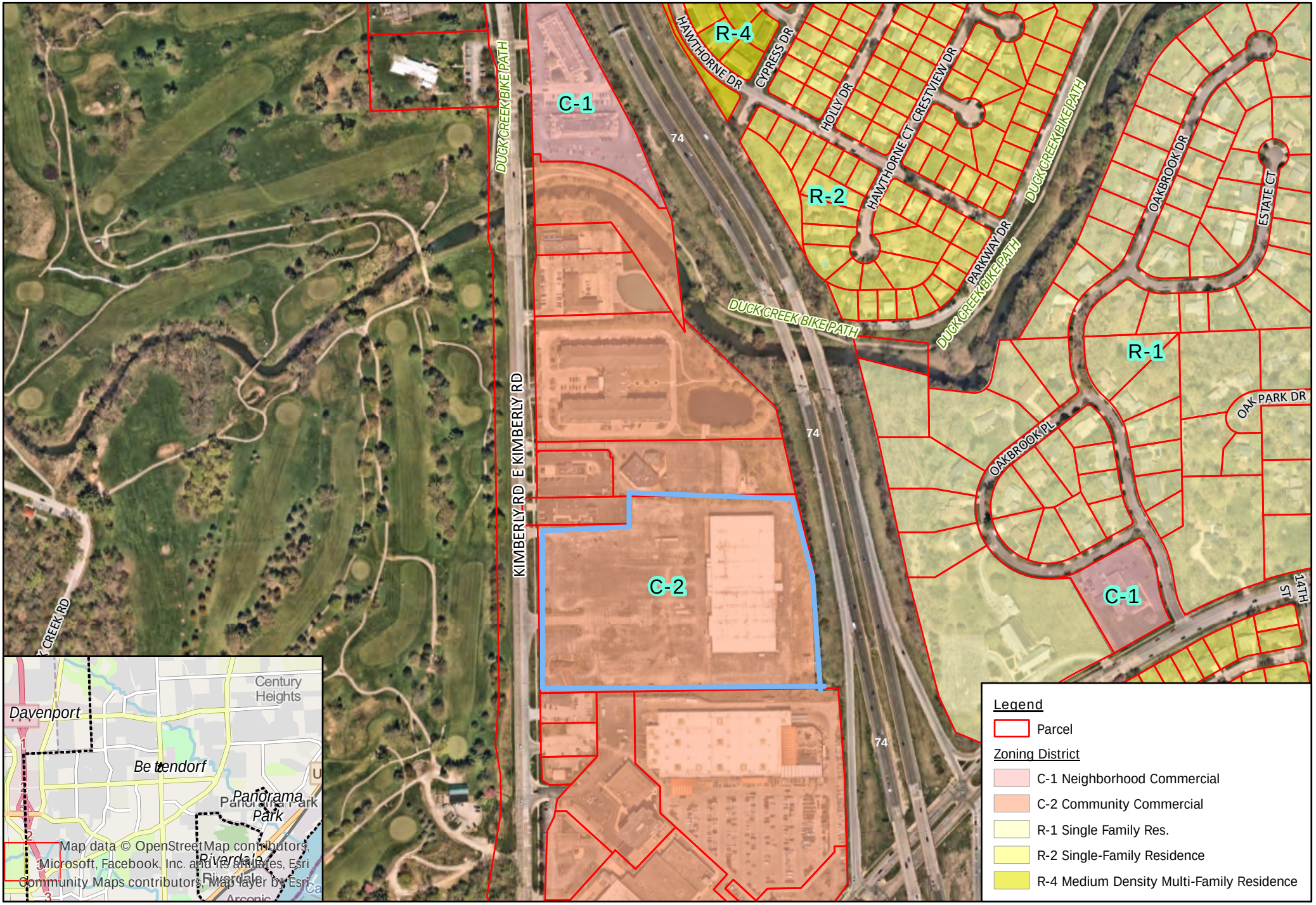
N



Case No. 24-003: 2119-2121 Kimberly Road
Rezoning C-2 to C-3
Zoning Aerial

1 Inch = 400 Feet
Feet
0 70 140 280 420

N



CASE 24-003 REZONE C-2 TO C-3
SEWER MAP PARCEL

EL RANCHO MOTEL

DUCK CREEK

STATE OF IOWA

MC DONALD'S

GOLDEN CORRAL

K-MART

PIZZA HUT

LONG JOHN SILVERS

CITY OF DAVENPORT

CITY OF BETTENDORF

KIMBERLY ROAD

PARKWAY DRIVE

OAKBROOK ADDITION

OAKBROOK PLACE

OUTLOT B

20-3

20-7

20-8

SCALE: 1"=50'

50' 0' 50' 100'

LEGEND

- SANITARY SEWER (SAN)
- STORM SEWERS (STS)
- BURIED MANHOLE
- LATERALS OR WYES UNKNOWN OR NON-EXISTING

SAN MANHOLE #11,628-11,635

CITY OF BETTENDORF
ENGINEERING DEPARTMENT
PLAT OF
NW¼ OF SE¼ OF SECTION
20-78-4

REV. 4/4/89

24-003: 2119 - 2121 KIMBERLY ROAD
REZONING FROM C-2, COMMUNITY COMMERCIAL DISTRICT TO GENERAL BUSINESS DISTRICT - SITE PHOTO

24-003: 2119 - 2121 KIMBERLY ROAD
REZONING FROM C-2, COMMUNITY COMMERCIAL DISTRICT
TO C-3, GENERAL BUSINESS DISTRICT - ELEVATIONS

streamline
ARCHITECTS

streamline
ARCHITECTS

streamline
ARCHITECTS

24-003: 2119 - 2121 KIMBERLY ROAD REZONING FROM C-2, COMMUNITY COMMERCIAL DISTRICT TO C-3, GENERAL BUSINESS DISTRICT - INTERIOR PLANS

GENERAL INFORMATION

LOCATION OF PROJECT: 2119 KIMBERLY ROAD
BETTENDORF, IA 52722

STRUCTURAL: CARR ENGINEERING
3294 FIELDS DRIVE
BETTENDORF, IA 52722

ARCHITECT: INVISION
303 WATSON POWELL JR. WAY · SUITE 200
DES MOINES, IOWA 50309

MEPT: MODUS
214 E 4TH STREET
WATERLOO, IA 50703

PROJECT DESCRIPTION

THE PROJECT IS A RENOVATION OF A PORTION OF AN EXISTING OFFICE AND RETAIL BUILDING. THE EXISTING STRUCTURE IS ONE (1) STORY, AND THE RENOVATED TENANT SPACE WILL HOUSE AN OUTPATIENT ADULT DAY HEALTH CENTER. NEW SPACES INCLUDE OUTPATIENT CLINIC AND THERAPY AREAS, PERSONAL CARE AREA, DAY ROOM, WARMING KITCHEN, ADMIN SUITE, AND SUPPORT SPACES. THE PRIMARY STRUCTURE IS STEEL COLUMNS & BEAMS WITH OPEN WEB STEEL TRUSSES. THE EXTERIOR ENVELOPE IS PRIMARILY COMPOSED OF CONCRETE MASONRY UNITS WITH APPLIED FINISHES. THE INTERIOR WALLS ARE PRIMARILY METAL STUD WITH GYP BD CONSTRUCTION.

APPLICABLE CODES - CITY OF BETTENDORF / STATE OF IOWA

2015 - INTERNATIONAL BUILDING CODE
2021 - INTERNATIONAL MECHANICAL CODE
2021 - UNIFORM PLUMBING CODE
2012 - INTERNATIONAL ENERGY CONSERVATION CODE
2020 - NATIONAL ELECTRICAL CODE
2015 - INTERNATIONAL FIRE CODE
2012 - NFPA 101 LIFE SAFETY CODE
2010 - ADA STANDARDS FOR ACCESSIBLE DESIGN

IT IS RECOMMENDED THAT APPLICANTS REVIEW THE CITY'S MUNICIPAL CODE FOR ANY MODIFICATIONS OR AMENDMENTS.

OCCUPANCY TYPE (CHAPTER 3)

OCCUPANCY: GROUPS B & A-3 - MIXED, NONSEPARATED OCCUPANCIES PER 508.3

BUILDING HEIGHTS AND AREAS (CHAPTER 5)

BUILDING FLOOR AREA: 94,951 SF EXISTING
PACE CLINIC AREA 21,000 SF (<38,000 MAX. ALLOWABLE - SEE BELOW)

BUILDING HEIGHT / STORIES: ALLOWABLE: 75' / 3 STORIES EXISTING: 24' / 1 STORY

MIXED, NONSEPARATED OCCUPANCIES	ALLOWABLE	ACTUAL
GROUP B CLINIC & OFFICE AREAS	92,000 SF	12,763 SF
GROUP A-3 DAY CENTER	38,000 SF	8,237 SF

USE MORE RESTRICTIVE A-3 OCCUPANCY FOR MAX. ALLOWABLE AREA AND HEIGHT.

ADJACENT TENANT SPACE - UNKNOWN FUTURE USE. ASSUME S-2 UNTIL SPACE IS OCCUPIED.

TYPES OF CONSTRUCTION (CHAPTER 6)

CONSTRUCTION TYPE: IIB (000)

STRUCTURAL FIRE RATINGS (TABLE 601)	
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS & TRUSSES	0 HR
BEARING EXTERIOR WALLS	0 HR
BEARING INTERIOR WALLS	0 HR
NONBEARING INTERIOR WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0 HR
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0 HR

FIRE RESISTANCE RATING - EXTERIOR WALLS (TABLE 602)

X < 5'-0"	1 HR
5'-0" < X < 10'-0"	1 HR
10'-0" < X < 30'-0"	0 HR
X > 30'-0"	0 HR

FIRE & SMOKE PROTECTION (CHAPTER 9)

FIRE ALARM SYSTEM:
FIRE ALARM CONTROL PANEL:
REMOTE ANNUNCIATOR PANEL:
SMOKE DETECTION:
HEAT DETECTION:
BACKUP POWER:
SUPPRESSION - AUTOMATIC: EXISTING SYSTEM TO BE MODIFIED
FIRE EXTINGUISHERS:

MEANS OF EGRESS (CHAPTER 10)

1004.1 OCCUPANT LOADS - SEE PLAN

1005.3 EGRESS WIDTH - SEE PLAN
OTHER EGRESS COMPONENTS: 0.15" PER OCCUPANT WHERE PROTECTED W/ SPRINKLERS AND EMERGENCY VOICE ALARM SYSTEM

1006.2 MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE
B OCCUPANCY: 100 FEET
A OCCUPANCY: 75 FEET

1006.3 MEANS OF EGRESS - TWO REQUIRED

1009.1 ACCESSIBLE MEANS OF EGRESS - TWO REQUIRED

1010.1 MIN CLEAR WIDTH OF 32" MEASURED FROM THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES.

1013.1 EXIT SIGNS - 100 FEET OR VIEWABLE

1013.3 EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

1017.2 TRAVEL DISTANCE (MAX.)
OCCUPANCY B - 300 FEET, WITH SPRINKLER SYSTEM
OCCUPANCY A-3 - 250 FEET, WITH SPRINKLER SYSTEM

1029.2 CORRIDORS - MINIMUM WIDTH IS 44"

1029.4 DEAD ENDS SHALL NOT EXCEED 50 FEET (20 FEET IN A-3 AREAS)

PLUMBING FIXTURES (IPC CALCULATIONS)

CLASSIFICATION: BUSINESS (ADULT DAYCARE, OUTPATIENT CLINIC, OFFICES)
ASSEMBLY (DAY CENTER)
OCCUPANCY: B, A-3

GROUP B AREAS: 142 OCCUPANTS

WATER CLOSETS: 1:25 FOR THE FIRST 50 + 1:50 FOR THE REMAINDER > 50.
URINALS: MAY SUBSTITUTE FOR UP TO 50% OF REQUIRED WATER CLOSETS
LAVATORIES: 1:40 FOR THE FIRST 80 + 1:80 FOR THE REMAINDER > 80.
DRINKING FOUNTAINS: 1 PER 100
OTHER: 1 SERVICE SINK

	REQUIRED	PROVIDED
WATER CLOSETS	4	6
LAVATORIES	4	6*

*DOES NOT INCLUDE ADDITIONAL HAND WASH SINKS IN EXAM ROOMS

GROUP A-3 AREAS: 456 OCCUPANTS: 228 MALE, 228 FEMALE

WATER CLOSETS: MALE: 1 PER 125
FEMALE: 1 PER 65
URINALS: MAY SUBSTITUTE FOR UP TO 67% OF REQUIRED WATER CLOSETS
LAVATORIES: 1 PER 200
DRINKING FOUNTAINS: 1 PER 500
OTHER: 1 SERVICE SINK

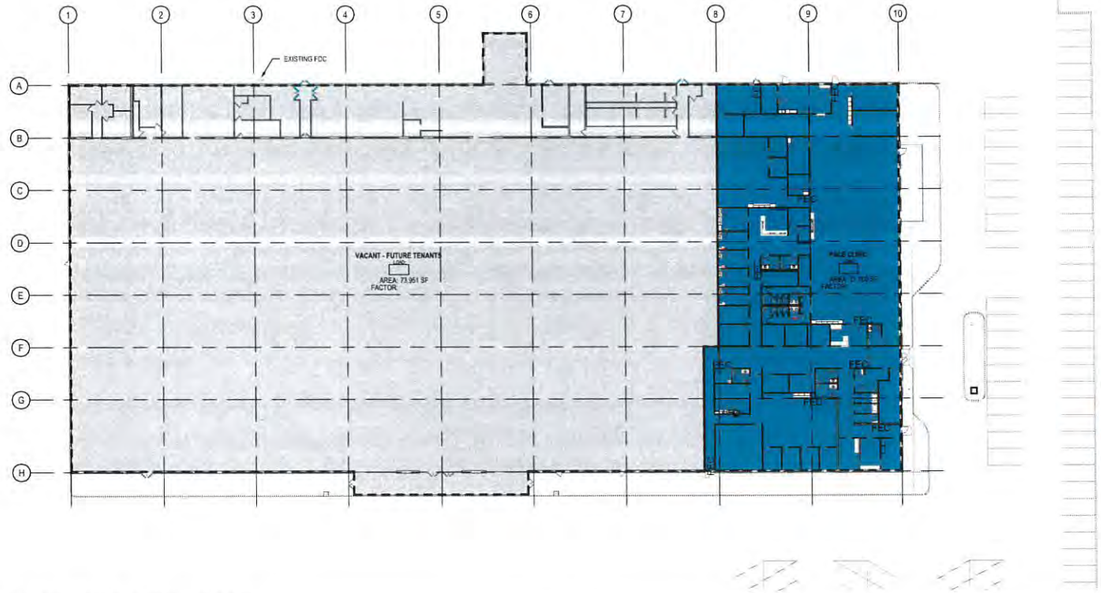
		REQUIRED	PROVIDED
MALE:	WATER CLOSETS	2	4.5
FEMALE:	WATER CLOSETS	4	4.5
	LAVATORIES:	2	5

FIXTURE CALCULATIONS BASED ON IOWA ADMINISTRATIVE CODE 481 - 70.35:

ANTICIPATED PARTICIPANTS: 53
ANTICIPATED STAFF: 50

		REQUIRED	PROVIDED
WATER CLOSETS:	1 PER 10 PARTICIPANTS AND STAFF	10	5
HAND WASH SINKS:	1 PER 2 TOILETS, PROXIMATE TO TOILETS	5	11*

*DOES NOT INCLUDE ADDITIONAL HAND WASH SINKS IN EXAM ROOMS

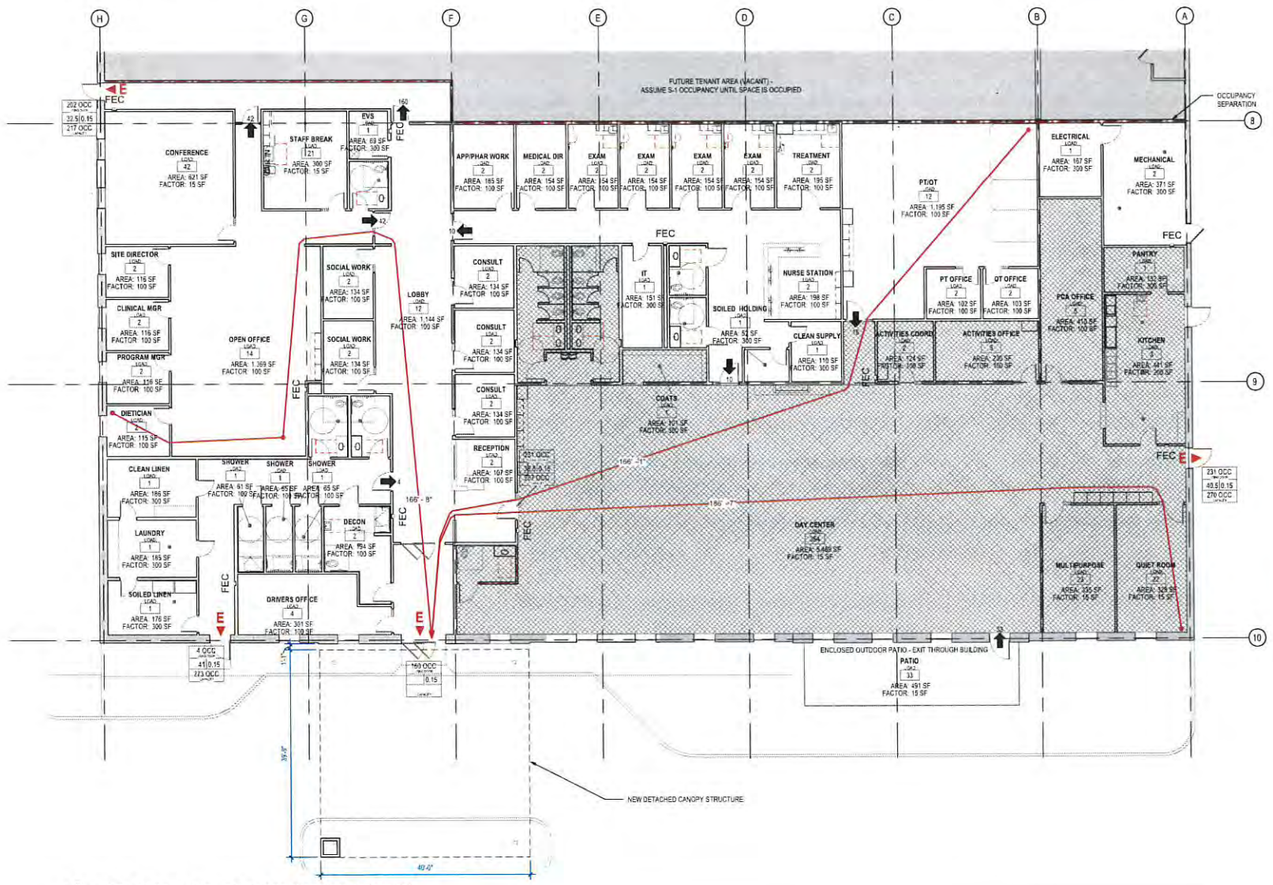


GROSS AREAS

21,000 SF

73,951 SF

2 FIRST FLOOR - OVERALL CODE PLAN
1" = 30'-0"



1 PACE CLINIC - ENLARGED CODE REVIEW PLAN
3/32" = 1'-0"

LIFE SAFETY LEGEND:

- EXIT WITH OCCUPANT LOAD SERVED
- EXIT SIGN (EDGE LIT TYPE UNLESS OTHERWISE NOTED)
- FEC — FIRE EXTINGUISHER CABINET (FEC)
- 1 HR FIRE BARRIER
- SMOKE PARTITION
- A-3 OCCUPANCY AREA
- FDC — FIRE DEPARTMENT CONNECTION (FDC)
- FACP — FIRE ALARM CONTROL PANEL
- E — BUILDING EXIT

DOOR - CODE PLAN TAG

- XX OCC / XX" — DOOR LEAF WIDTH; OCC. USING DOOR
- XXX / XXX — EGRESS CAPACITY FACTOR; TOTAL AMOUNT OF OCC PERMITTED

LIFE SAFETY NOTES:

NOTE:
1. ALL FIRE EXTINGUISHERS SHALL BE SELECTED FOR THE CLASS OF HAZARD TO BE PROTECTED (SUPPLIED BY OWNER).
2. MAXIMUM TRAVEL DISTANCES FOR CLASS A FIRES = 75' USING A 2-A EXTINGUISHER RATING.
3. MAXIMUM TRAVEL DISTANCES FOR CLASS B FIRES = 50' USING A 80-B EXTINGUISHER RATING.

OCCUPANCY SCHEDULE

ROOM #	ROOM NAME	OCCUPANCY TYPE	AREA	OCC. LOAD FACTOR	OCCUPANT LOAD	EXIT WIDTH TOTAL
100	VESTIBULE		197 SF	0 SF		
101	DRIVERS OFFICE		301 SF	100 SF	4	1 1/4"
102	DECON		194 SF	100 SF	2	5.9"
103	TOILET		69 SF	0 SF		
104	TOILET		67 SF	0 SF		
105	SHOWER		65 SF	100 SF	1	1'-4"
106	SHOWER		65 SF	100 SF	1	1'-4"
107	SHOWER		61 SF	100 SF	1	1'-4"
108	STAFF TLT		79 SF			
110	PERSONAL CARE		469 SF	0 SF		
111	SOILED LINEN		176 SF	300 SF	1	1'-4"
112	LAUNDRY		185 SF	300 SF	1	1'-4"
113	CLEAN LINEN		186 SF	300 SF	1	1'-4"
120	LOBBY		1,144 SF	100 SF	12	3 5/5"
121	RECEPTION		197 SF	100 SF	2	5.9"
122	CONSULT		134 SF	100 SF	2	5.9"
123	CONSULT		134 SF	100 SF	2	5.9"
124	CONSULT		134 SF	100 SF	2	5.9"
125	SOCIAL WORK		134 SF	100 SF	2	5.9"
126	SOCIAL WORK		134 SF	100 SF	2	5.9"
127	EVS		69 SF	300 SF	1	1'-4"
128	HALLWAY		378 SF	0 SF		
130	OPEN OFFICE		1,399 SF	100 SF	14	4 1/4"
131	STAFF TOILET		68 SF	0 SF		
132	STAFF BREAK		300 SF	15 SF	21	8 1/4"
133	CONFERENCE		621 SF	15 SF	42	1'-0 5.9"
134	SITE DIRECTOR		116 SF	100 SF	2	5.9"
135	CLINICAL MGR		116 SF	100 SF	2	5.9"
136	PROGRAM MGR		116 SF	100 SF	2	5.9"
137	DIETICIAN		115 SF	100 SF	2	5.9"
140	CIRC.		750 SF	0 SF		
141	APP/PHAR WORK		185 SF	100 SF	2	5.9"
142	MEDICAL DIR		154 SF	100 SF	2	5.9"
143	EXAM		154 SF	100 SF	2	5.9"
144	EXAM		154 SF	100 SF	2	5.9"
145	EXAM		154 SF	100 SF	2	5.9"
146	EXAM		154 SF	100 SF	2	5.9"
147	TREATMENT		195 SF	100 SF	2	5.9"
148	IT	MECH / EQ / STOR	151 SF	300 SF	1	1'-4"
149	STAFF TOILET		68 SF	0 SF		
150	PATIENT TOILET		68 SF	0 SF		
151	NURSE STATION		198 SF	100 SF	2	5.9"
152	CLEAN SUPPLY		110 SF	300 SF	1	1'-4"
153	SOILED HOLDING		92 SF	300 SF	1	1'-4"
160	DAY CENTER	ASSEMBLY	5,459 SF	15 SF	364	9'-1 1/4"
161	WOMEN		209 SF	0 SF		
162	MEN		209 SF	0 SF		
163	COATS	STOR	101 SF	300 SF	1	1'-4"
164	ACTIVITIES COORD		124 SF	100 SF	2	5.9"
165	ACTIVITIES OFFICE		235 SF	100 SF	3	7.9"
166	PCA OFFICE		413 SF	100 SF	5	1 1/2"
167	KITCHEN		441 SF	200 SF	3	7.9"
168	PANTRY		172 SF	300 SF	1	1'-4"
169	QUIET ROOM	CLINIC	328 SF	15 SF	22	8 5/8"
170	MULTIPURPOSE	CLINIC	335 SF	15 SF	23	9 7/8"
180	PT/OT	CLINIC	1,195 SF	100 SF	12	3 5/8"
181	PT OFFICE		102 SF	100 SF	2	5.9"
182	OT OFFICE		103 SF	100 SF	2	5.9"
190	MECHANICAL		371 SF	300 SF	2	5.9"
191	ELECTRICAL		167 SF	300 SF	1	1'-4"
			19,830 SF	9,675 SF	564	

CLINIC / OFFICE / SUPPORT

DAY CENTER

INVISION
303 Watson Powell Jr. Way
Suite 200
Des Moines, Iowa 50309
515.633.2941
515.633.2942 Fax
www.invisionarch.com
CONSULTANT:
STRUCTURAL
CARR ENGINEERING
MEPT
MODUS

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE NAME

UNITYPOINT CLINICS
QUAD CITIES PACE CLINIC
2119 KIMBERLY ROAD, BETTENDORF, IA 52722

PROJECT NO: 22178
DATE: 09.13.2023
SHEET SET: 100% CONSTRUCTION DOCUMENTS
SHEET NAME: CODE REVIEW AND LIFE SAFETY
SHEET: G0.02

Autodesk Docs://22178_UPC_Quad_Cities_PACE/22178_UPC_Quad_Cities_PACE_R23.rvt
9/15/2023 10:03:53 AM
SHEET RESPONSIBILITY (HATCH)

THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY

January 30, 2024

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

SUBJECT: Planning and Zoning Commission's decision on the rezoning of 1975, 2119, and 2121 Kimberly Road, C-2 to C-3, submitted by Kevin Koellner/Focus Real Estate Development. (Case 24-003)

Honorable Mayor and Members of the City Council:

On January 17, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named rezoning request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

10. Case 24-003; Public Hearing – Rezoning of 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. (Staff: Beck)

Beck reviewed the staff report.

Wennlund opened the public hearing and asked if there is proof of publication. Fuhrman confirmed this.

There being no one present wishing to speak in favor or in opposition to the request, Wennlund closed the public hearing.

Kappeler asked if the entirety of the building would be completely occupied once the adult day center and warehousing uses are operational. Beck confirmed this.

Kappeler asked if staff feels that the proposed C-3 district is compatible with the entirety of the site. Hunt confirmed this.

Kulkarni asked if this would be the first parcel zoned C-3 in the area. Beck explained that there is C-3 to the south, adding that the Community Commercial land use designation anticipates an increase in the type of activity that would take place on the site such as what is proposed.

> On motion by Satterfield, second by Stoltenberg, that rezoning of 1975, 2119, and 2121 Kimberly Road. C-2 to C-3, be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE: Kappeler, Kulkarni, Ormsby, Satterfield, Stoltenberg, Wennlund
NAY: None

Motion carried.

COUNCIL LETTER

MEETING DATE: January 16, 2024

REQUESTED BY: Kathleen Richlen, HR Director

Item Title

Resolution approving the Civil Service List submitted for the Sanitation Worker position in the Public Works Department.

Explanation

Due to a voluntary resignation, the Sanitation Worker position is currently vacant. Staff conducted the recruitment process and received nineteen (19) applicants. Through the testing process, the Civil Service interviewed the applicants and created a list of four (4) applicants.

The Civil Service List will be valid for one (1) year.

The Sanitation Worker position is a full-time union position with a current salary range of $44,819 to $65,549 annually.

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

Budget contemplates the position.

List Attachments

Resolution
Civil Service List

RESOLUTION - 24

RESOLUTION APPROVING THE CIVIL SERVICE LIST SUBMITTED FOR THE SANITATION WORKER POSITION IN THE PUBLIC WORKS DEPARTMENT

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on January 17th, 2024 for the Sanitation Worker position is hereby approved.

PASSED, APPROVED and ADOPTED this 6th of February, 2024.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

January 17, 2024

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Sanitation Worker – Public Works.

1. Mitchell Gealy
2. Alex Morrison
3. Gary Knisley
4. John Nass

This certified list will expire January 16, 2025.

Respectfully,

Jean Z. Dickson
Civil Service Commissioner

Matthew DeBisschop
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: February 6, 2024

REQUESTED BY: Michelle Spencer, Sr. Admin. Assistant

Item Title
Resolution approving alcohol license renewals and requests.

Explanation
The Licensing of businesses contribute to the mission of a growing, competitive business environment. The applicant for Hop N Shop Mart; QC Mart (Central Avenue location); Stout's Irish Pub & Grill; Dollar General Stores #10776 and #25959; The Q; Azteca III; Twin Span Brewing; Adventurous Brewing; and The Vintage Wine Bar has submitted the necessary documentation to issue the respective license and/or permits as required by the State of Iowa.

A criminal history background check has been requested and/or conducted.

The Bettendorf Fire Department has determined that the applicants are in compliance with federal, state, and local requirements.

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

List Attachments
- Resolution

RESOLUTION _____- 24

RESOLUTION APPROVING ALCOHOL LICENSE RENEWALS AND REQUESTS

WHEREAS, the City Council of the City of Bettendorf, Iowa has received application for the following alcohol license renewals and/or requests:

renewals for Hop n Shop Mart; QC Mart (Central Avenue location); Stout's Irish Pub & Grill; Dollar General Stores #10776 and #25959; The Q; Azteca III; Twin Span Brewing; Adventurous Brewing; and The Vintage Wine Bar

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Iowa Code Chapter 123 the applications be approved; and

BE IT FURTHER RESOLVED that the City Clerk is herewith directed to certify to the Iowa Department of Commerce, Alcoholic Beverages Division, the City Council's approval of said applications.

PASSED, APPROVED AND ADOPTED this 6th day of February, 2024

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description	
	LIABILITY CLEARING ACCT.	81000002051500		LEGALSHIELD	01/26/2024	124478	20240126	55.83	PAYROLL SUMMARY	
		81000002059900		CITY OF BETTENDORF	01/26/2024	124473	20240126	273.09	PAYROLL SUMMARY	
		81000002052300		CITY OF BETTENDORF/125 PLAN	01/26/2024	124476	20240126	1,972.23	PAYROLL SUMMARY	
		81000002051900		STATE DISBURSEMENT UNIT	01/26/2024	124481	20240126	615.14	PAYROLL SUMMARY	
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	01/26/2024	124482	20240126	61.10	PAYROLL SUMMARY	
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	01/26/2024	124472	20240126	222.89	PAYROLL SUMMARY	
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	01/26/2024	124471	20240126	50.00	PAYROLL SUMMARY	
		81000002052200		CITY OF BETTENDORF	01/26/2024	124474	20240126A	172.50	PAYROLL SUMMARY	
		81000002052300		CITY OF BETTENDORF/125 PLAN	01/26/2024	124475	20240126	4,923.86	PAYROLL SUMMARY	
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	01/26/2024	124480	20240126	300.30	PAYROLL SUMMARY	
		81000002052100		CITY OF BETTENDORF	01/26/2024	124474	20240126	17,990.33	PAYROLL SUMMARY	
		81000002052300		CITY OF BETTENDORF/125 PLAN	01/26/2024	124477	20240126	1,744.33	PAYROLL SUMMARY	
		81000002052300		LINCOLN LIFE	01/26/2024	124479	20240126	1,129.67	PAYROLL SUMMARY	
	LIABILITY CLEARING ACCT. - Summary							**29,511.27**		
	PALMER HILLS GOLF COURSE	56000002211000		TREASURER, STATE OF IOWA	12/28/2023	2400363	0-004-897-139	5,499.16	NOVEMEBER SALE TAX	PHGC
	PALMER HILLS GOLF COURSE - Summary							**5,499.16**		
	SEWER UTILITY	52000001130000		DOYLE FAMILY DENTISTRY	01/31/2024	124486	04-000226-01	3,471.80	SEWER REFUND FOR WATER	STORM
		52000001130000		GATOR PROPERTIES	01/31/2024	124487	2718BELLEVUEAVE	105.57	SEWER REFUND	
		52000001130000		DOLAN HOLMES	01/31/2024	124485	3591 TANGLEFOOT	111.83	SEWER REFUND	
	SEWER UTILITY - Summary							**3,689.20**		

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	SOLID WASTE/RECYCLING ENT	55000002219900		WASTE COMMISSION OF SCOTT CO.	02/07/2024	124618	24.B02	19,253.28	CLOSED LOOP OCT,NOV,DEC 2023
	SOLID WASTE/RECYCLING ENT - Summary							**19,253.28**	
	STORM WATER UTILITY	58000001130000		EYE SURGEONS ASSOCIATES	01/24/2024	124457	STRM REFUND	42,667.06	STORM WATER REFUND
		58000001130000		SAGE MARK LIMITED LTD	01/31/2024	124490	04-014820-00	717.21	SEWER REFUND FOR STORM WATER
		58000001130000		CADORATH IOWA LLC	01/31/2024	124483	04-014905-00	6,756.77	SEWER REFUND FOR STORM WATER
		58000001130000		THE FOUNTAINS INDEPENDENT	01/31/2024	124492	STRM WTR REFUND	60,377.45	STRM WTR REFUND
		58000001130000		CRITCHETT MUSIC	01/31/2024	124484	04-014900-00	1,916.95	SEWER REFUND FOR STORM WATER
	STORM WATER UTILITY - Summary							**112,435.44**	
- Summary								**170,388.35**	
	AQUATIC CENTER FUND	57550504992290	2PL005	RDG PLANNING & DESIGN, INC.	02/07/2024	124586	56038	17,059.24	#14 AMEND 1 - THE LANDING THRU 12.31.23
	AQUATIC CENTER FUND - Summary							**17,059.24**	
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504807074	PK0199	CONFERENCE TECHNOLOGIES, INC	02/07/2024	124510	INV157305	8,556.54	#2 AUDIO SYSTEMS
		40050504807074	2CD010	TERRY-DURIN COMPANY	02/07/2024	124602	151057-00	11,000.00	FIBER OPTIC CABLES
		40050504802290	PW0381	HDR ENGINEERING, INC.	02/07/2024	124531	120587744	37,203.63	#25 TO2 FG 12.3.23 TO 12.31.23
		40050504802290	PW0562	HDR ENGINEERING, INC.	02/07/2024	124531	120587744	6,931.27	#25 TO2 FG 12.3.23 TO 12.31.23
		40050504802299	CD0107	HOLST TRUCKING AND EXCAVATING INC.	02/07/2024	124534	9442	12,088.00	DEMO 1120 PARKWAY DRIVE
		40050504802299	PW0562	N.J. MILLER INC.	02/07/2024	124565	230202 14	33,351.89	14 FOREST GROVE PH 4 12.18.23-01.22.24
		40050504802299	PW0513	GENERAL CONSTRUCTORS, INC.	02/07/2024	124523	23006-98	24,410.00	INSTALL WATERLINE THE LANDING
		40050504802299	PK0165	FRENCH LANDSCAPING INC.	02/07/2024	124522	23092	3,000.00	MEIER PARK TOPSOIL, SOD, WATERING

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802299	PW0549	AMERICORE, LLC	02/07/2024	124496	230258 5	1,229.96	PE #5 FINAL 2023 SIDEWALK REPAIR
		40050504802299	PW0258	AMERICORE, LLC	02/07/2024	124496	1343	12,657.10	15TH & MISSISSIPPI ADA & SIDEWALKS
		40050504802299	PW0381	VALLEY CONSTRUCTION	02/07/2024	124615	220267 22	145,470.06	#22 FG DR PH3 12.22.23 TO 12.31.23
		40050504802290	PW0580	HDR ENGINEERING, INC.	02/07/2024	124531	1200587746	48,018.22	#7 TO3 MIDDLE RD PED BRIDGE 12.3.23 TO 12.31
		40050504802290	PW0581	TERRACON CONSULTANTS, INC.	02/07/2024	124601	TK01114	1,340.00	PINEACRE DR RECONST PCC CYLINDER TESTING
	CAPITAL PROJECTS - Summary							**345,256.67**	
	FMLY MUSEUM/ARTS &SCIENCE	55550504997074	FM0023	BLACK HAWK ROOF COMPANY	02/07/2024	124504	01312024	166,425.00	FAM MUSEUM ROOF REPLACE PARTIAL PAYMENT
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**166,425.00**	
	SEWER UTILITY	52050504992202	SW0103	QUAD CITY TIMES	02/07/2024	124580	171920	51.78	PUBLISH PH NOTICE SPENCER CRK
		52050504992299	SW0101	RIVER BEND PLUMBING SERVICES LLC	02/07/2024	124589	3184	8,860.00	EMERGENCY SEWER REPAIR
		52050504992299	SW0101	AMERICORE, LLC	02/07/2024	124496	1340	24,428.11	EMERGENCY SEWER REPAIR 17TH
	SEWER UTILITY - Summary							**33,339.89**	
CAPITAL PROJECTS - Summary								**562,080.80**	
CITY ADMINISTRATION	GENERAL FUND	00141024612214		QUAD CITY TIMES	02/07/2024	124580	174233	445.67	PUBLISH JANUARY 2, 2024 CITY COUNCIL MTG MINUTES
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	173550	579.39	PUBLISH DECEMBER 19, 2023 CITY COUNCIL MTG MINUTES
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	174804	39.20	PUBLISH PH NOT BIDS 18TH ST RECONSTRUCTION PROJECT
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	173422	50.45	PUBLISH ORDINANCE 31-23
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	173420	105.40	PUBLISH ORDINANCE 30-23
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	174002	37.87	PUBLISH PH NOT RE AMEND CITY CODE TITLE 13
		00141014602306		IMPERIAL	02/07/2024	124541	288002:344455	163.80	COFFEE SUPPLIES FOR CITY HALL

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
									& POLICE DEPT.
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	174913	52.44	PUBLISH ORDINANCE 02-24
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	173167	72.96	PUBLISH PH NOT RE $14.5 MILLION GO BONDS
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	175069	544.97	PUBLISH JANUARY 16, 2024 CITY COUNCIL MTG MINUTES
		00141014602306		PIGOTT,INC	02/07/2024	124572	140069	536.50	OFFICE CHAIR FOR MSPENCER
CITY ADMINISTRATION	GENERAL FUND	00141024612214		QUAD CITY TIMES	02/07/2024	124580	174911	67.66	PUBLISH ORDINANCE 01-24
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	174003	92.16	PUB PH NOT AMD ZONE MAP SE CORNER MIDDLE & FOREST
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	174915	46.48	PUBLISH ORDINANCE 03-24
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	173172	56.41	PUBLISH PH NOT RE $11 MIL GO URBAN RENEWAL BONDS
		00141024612214		QUAD CITY TIMES	02/07/2024	124580	174001	41.18	PUBLISH PH NOT RE AMEND CITY CODE 11-6-1 & 11-6-2
	GENERAL FUND - Summary							**2,932.54**	
CITY ADMINISTRATION - Summary								**2,932.54**	
		00130014542306		CULLIGAN OF DAVENPORT	02/07/2024	124512	0520020	9.50	BOTTLED WATER DISPENSER RENTAL
		00130034541303		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-004	9.89	MEAL PRIOR TO CONF
		00130064161304		ILLOWA CHAPTER OF INTL CODE COUNCIL	01/31/2024	124488	012524	185.00	ILLOWA MEETING LUNCHES TANNER FOX
COMMUNITY DEVELPMENT	GENERAL FUND	00130034542299		KIMBERLY'S KLEANING	02/07/2024	124551	825-122	120.00	825 DEVILS GLEN RD 24-0078 SNOW REMOVAL
		00130064161304		ILLOWA CHAPTER OF INTL CODE COUNCIL	01/31/2024	124488	012524B	185.00	ILLOWA MEETING LUNCHES DANA BURKE
		00130064162306		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-005	9.99	COFFEE
		00130064161304		ILLOWA CHAPTER OF INTL CODE COUNCIL	01/31/2024	124488	012524A	185.00	ILLOWA MEETING LUNCHES JEREMY PETERSEN

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00130064161304		ILLOWA CHAPTER OF INTL CODE COUNCIL	01/31/2024	124488	012524D	185.00	ILLOWA MEETING LUNCHES ETHAN STILSON
		00130024532214		QUAD CITY TIMES	02/07/2024	124580	172771	42.51	NOTICE OF PUBLIC HEARING 11-6-1 AND 11-6-2
		00130024532214		QUAD CITY TIMES	02/07/2024	124580	172075	31.25	NOTICE OF PUBLIC HEARING BOA 12/14/23
		00130014542306		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-001	7.70	COFFEE
		00130024532214		QUAD CITY TIMES	02/07/2024	124580	172520	43.83	NOTICE OF PH - P & Z 12/20/23
		00130034542307		TOTAL DETAILING AUTO SPA, LLC	02/07/2024	124608	921	27.95	WASH CODE ENFORCEMENT CAR
		00130034542299		KIMBERLY'S KLEANING	02/07/2024	124551	1740-122	150.00	1740 STATE ST 24-0062 SNOW REMOVAL
		00130064162304		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-006	18.98	COFFEE
COMMUNITY DEVELPMENT	GENERAL FUND	00130064162306		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-010	4.91	SYMPATHY CARD
		00130064161301		IAPMO	02/07/2024	124539	PRO-0061182	300.00	1 YR IAPMO GOVT RENEWAL
		00130024532214		QUAD CITY TIMES	02/07/2024	124580	172772	39.20	NOTICE OF PUBLIC HEARING TITLE 13 FLOOD CONTROL
		00130034542299		KIMBERLY'S KLEANING	02/07/2024	124551	4422-122	200.00	4422 STATE ST 24-0080 SNOW REMOVAL
		00130034542307		DIMENSIONAL GRAPHICS	02/07/2024	124515	104675	199.50	DOOR HANGERS - SNOW
		00130034542299		KIMBERLY'S KLEANING	02/07/2024	124551	2538-105	40.00	2538 MAGNOLIA DR 23-0027 DEBRIS REMOVAL
		00130064161304		ILLOWA CHAPTER OF INTL CODE COUNCIL	01/31/2024	124488	012524C	185.00	ILLOWA MEETING LUNCHES ZACH CAIN
		00130064162306		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-009	12.82	HOLIDAY CARDS FOR BOARD MEMBERS
		00130064162306		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-002	13.48	OFFICE COFFEE
		00130024531304		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-008	82.49	MILEAGE REIMB - LISA FUHRMAN

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
COMMUNITY DEVELPMENT	**GENERAL FUND - Summary**							**2,289.00**	
COMMUNITY DEVELPMENT - Summary								**2,289.00**	
ECONOMIC DEVELOPMENT	GENERAL FUND	00135014512249		TAG COMMUNICATIONS INC.	02/07/2024	124599	027251	4,480.00	PARKS AND REC PARTNER LOGOS
	GENERAL FUND - Summary							**4,480.00**	
ECONOMIC DEVELOPMENT - Summary								**4,480.00**	
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511024942307		ARAMARK - CHICAGO	02/07/2024	124497	6150304438	59.96	FIRST AID SUPPLIES
		55511024942290		HOWELL, GABRIELLA	02/07/2024	124536	011024	320.00	ART ACADEMY ASSISTANT NOV 12-JAN 6
		55511014942307		QUADIENT LEASING USA	02/07/2024	124581	Q1135010	229.28	POSTAGE METER
		55511024942307		ARAMARK - CHICAGO	02/07/2024	124497	6150307839	59.96	FIRST AID SUPPLIES
		55511014942307		ARAMARK - CHICAGO	02/07/2024	124497	6150300982	59.96	FIRST AID SUPPLIES
		55511014942307		BI-STATE BUSINESS SOLUTIONS, INC	01/24/2024	124456	INV108462	234.00	POSTAGE METER CONTRACT
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**963.16**	
FAMILY MUSEUM - Summary								**963.16**	
FINANCE	ELEC.EQUIP.REPLACEMENT FD	40202434807074		MOTOROLA SOLUTIONS	02/07/2024	124563	1162391561	66,920.00	BODY CAMERA WARRANTY YR 1
	ELEC.EQUIP.REPLACEMENT FD - Summary							**66,920.00**	
	GENERAL FUND	00102024612201		RSM US LLP	02/07/2024	124592	CI-10215417	77,600.00	FY 22/23 AUDIT FEES
		00102024612307		PINNEY PRINTING COMPANY	02/07/2024	124573	33086	747.50	CHECK ENVELOPES
		00102024612307		ARAMARK - CHICAGO	02/07/2024	124497	6150309875	29.98	FIRST AID
		00102024612307		CULLIGAN OF DAVENPORT	02/07/2024	124512	0521085	14.45	WATER
		00102024612307		ARAMARK - CHICAGO	02/07/2024	124497	6150302922	29.98	FIRST AID
		00102024612307		CULLIGAN OF DAVENPORT	02/07/2024	124512	0520781	14.45	WATER

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FINANCE	GENERAL FUND	00102024612307		SHRED-IT USA LLC	02/07/2024	124596	8005870752	551.74	RECORD SHREDDING
		00102024611301		SCHADT, JASON	01/31/2024	124491	00019085	530.00	REFUND FOR PURCHASE ON PERSONAL CARD
		00102014611304		PETTY CASH-CITY HALL	02/07/2024	124570	22-061	50.00	S&P TOUR
		00102024612307		CULLIGAN OF DAVENPORT	02/07/2024	124512	0520534	23.95	WATER
		00102024612307		ARAMARK - CHICAGO	02/07/2024	124497	6150306434	29.98	FIRST AID
	GENERAL FUND - Summary							**79,622.03**	
	INFORMATION SERVICES	68802314942130	IT-FIN	SUPERION	02/07/2024	124598	388445	7,329.40	COGNOS FOR FINANCE
		68802314942130		THE DAVENPORT GROUP USA, LTD	02/07/2024	124603	23812-IABT	35,056.82	23-24 ANNUAL SOFTWARE SUP 15 CALS, SPI-U ADJ
		68802314942130		ONENECK IT SOLUTIONS LLC	02/07/2024	124567	INV000042125	937.50	CISCO PHONE SUBSCRIPTION
		68802314942130		IT SAVVY	02/07/2024	124548	01469901	947.37	YEARLY SUBSCRIPTION FOR BACKUP EXEC
	INFORMATION SERVICES - Summary							**44,271.09**	
	SEWER UTILITY	52002044902308		MIDWEST MAILWORKS INC.	01/24/2024	124464	11924	5,000.00	POSTAGE SEWER
		52002044902299		MIDWEST MAILWORKS INC.	02/07/2024	124559	247007	20.88	FINAL BILLS
		52002044902204		AMERICAN WATER-SEWER USAGE DATA	02/07/2024	124495	4000274174	1,247.68	IAW DATA
	SEWER UTILITY - Summary							**6,268.56**	
	STORM WATER UTILITY	58002194932308		MIDWEST MAILWORKS INC.	01/24/2024	124464	11924B	5,000.00	POSTAGE STORM WATER
		58002194932299		MIDWEST MAILWORKS INC.	02/07/2024	124559	247007B	20.87	FINAL BILLS
	STORM WATER UTILITY - Summary							**5,020.87**	
	VEHICLE REPLACEMENT FUND	40102424807074		RACOM	02/07/2024	124582	FCSO202602	742.44	REMOVE/INSTALL RADIO RESCUE 1

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FINANCE	VEHICLE REPLACEMENT FUND	40102424802304		BAYCOM	02/07/2024	124501	EQUIPINV_047567	713.00	PRINTER MOUNTS CITY #22319/#22320
	VEHICLE REPLACEMENT FUND - Summary							**1,455.44**	
FINANCE	**- Summary**							**203,557.99**	
FIRE	GENERAL FUND	00104154142111		IOWA AMERICAN WATER COMPANY	02/07/2024	124546	334067JAN24	132.78	WATER USAGE/ST2
		00104154142101		RAYNOR DOOR CO., INC. OF THE QC	02/07/2024	124585	011024-1108	152.00	BAY DOOR 2 REPAIR/ST1
		00104154142307		U-HAUL	02/07/2024	124613	5403250933	32.39	PROPANE
		00104124142104		RACOM	02/07/2024	124582	FCSO200983	3,266.10	INSTALL LIGHTS/ADM3
		00104154142299		THYMET PEST CONTROL	02/07/2024	124606	144947	58.00	MONTHLY SERVICE/ST2
		00104014142213		ROCK VALLEY PHYSICAL THERAPY	02/07/2024	124591	1654	13,742.13	HAZMAT PHYSICALS
		00104154142299		THYMET PEST CONTROL	02/07/2024	124606	145087	58.00	MONTHLY SERVICE/ST4
		00104144142312		MOLO OIL COMPANY	02/07/2024	124562	0043447-IN	223.25	FLOOR DRY/ST1
		00104144142312		MOLO OIL COMPANY	02/07/2024	124562	0043467-IN	152.15	FLOOR DRY/ST2
		00104114142106	SAFER	SANDRY FIRE SUPPLY	02/07/2024	124594	INV-032334	333.93	TAG ASSY/SCBA (SAFER NEW HIRES)
		00104154142104		CARQUEST AUTO PARTS STORE	02/07/2024	124505	6604-428190	22.80	DIESEL EXHAUST FLUID
	GENERAL FUND - Summary							**18,173.53**	
FIRE	**- Summary**							**18,173.53**	
HUMAN RESOURCES	GENERAL FUND	00142014662213		GENESIS OCCUPATIONAL HEALTH	02/07/2024	124524	208535	1,173.00	TESTING
		00142014662213		GENESIS OCCUPATIONAL HEALTH	02/07/2024	124524	208183	322.00	TESTING
		00142014662342		PETTY CASH-CITY HALL	02/07/2024	124570	22-062	300.00	BAND FOR EMPLOYEE PICNIC
		00142014662290		HOLMES MURPHY & ASSOCIATES	02/07/2024	124533	747879	2,500.00	INS GPEPM CONSULTING FEE INSTALLMENT 5 OF 12

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
HUMAN RESOURCES	GENERAL FUND	00142014662203		PUBLIC SECTOR HR ASSOCIATION	01/31/2024	124489	INV78408C7B7C0	1,137.00	AGENCY MEMBERSHIP
		00142014662213		TSS THE SAFETY SPECIALISTS	02/07/2024	124612	71569	145.00	TESTING
	GENERAL FUND - Summary							**5,577.00**	
HUMAN RESOURCES - Summary								**5,577.00**	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	01/03/2024	2400362	11302023	25,613.26	MEDICAL CLAIMS 11/25-11/30/2023
		68601064942284		WELLMARK BLUE CROSS & BLUE SHIELD	01/03/2024	2400362	11302023C	1,361.44	AGGREGATE NOV
		68601064942283		EMPLOYEE BENEFIT SYSTEM	02/07/2024	124519	000041427	861.90	MONTHLY BILLING
		68601064942297		YMCA OF IOWA MISSISSIPPI VALLEY	02/07/2024	124620	12024BETT	2,300.00	MONTHLY FEES
		68601064942283		WELLMARK BLUE CROSS & BLUE SHIELD	01/03/2024	2400362	11302023B	13,535.66	ADMIN FEES NOV
		68601064942285		WELLMARK BLUE CROSS & BLUE SHIELD	01/03/2024	2400362	11302023D	43,317.16	SPECIFIC NOV
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	01/03/2024	2400362	11302023A	-217.36	STOP LOSS REIMBURSEMENTS
	EMPLOYEE INSURANCE - Summary							**86,772.06**	
	GENERAL FUND	00101014602213		GRABER, EDMUND C.	02/07/2024	124526	012524	1,832.00	CONSULTING SERVICES FOR JANUARY 1-31, 2024
		00101014601304		BI-STATE REGIONAL COMMISSION	02/07/2024	124503	0011182	58.54	CEO/CAO MTG 12/15/23 CTY ADMNS DPLOEHN & MAYOR BOB
		00101014601304		BI-STATE REGIONAL COMMISSION	02/07/2024	124503	0011190	43.36	CEO/CAO MTG 1/19/24 CITY ADMNS DPLOEHN & MAYOR BOB
		00101014602340		HY-VEE, INC. PW & AD	02/07/2024	124538	058802	115.00	FUNERAL ARRANGEMENT FOR LARRY MAKOBEN
		00101014602290		LYLE SUMEK ASSOCIATES, INC.	02/07/2024	124555	23-1002	26,368.39	STRATEGIC PLANNING 2023
		00101014602213		QC CONVENTION & VISITORS BUREAU	02/07/2024	124577	1ST QTR FY 24	115,454.04	25% HOTEL MOTEL TAX 1ST QTR

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND - Summary							**143,871.33**	
MAYOR & COUNCIL	RISK MANAGEMENT	68401054942268		IOWA COMMUNITIES ASSURANCE POOL	01/24/2024	124459	4A23072KTGV0001	2,730.39	CLAIM PAYMENT
		68401054942208		ARTHUR J. GALLAGHER RISK MGMT SERV	02/07/2024	124498	4979639	48,695.19	24-24 CYBER LIABIITY PREMIUM
		68401054942292		IMWCA	02/07/2024	124543	INV89504	397.93	LARGE DED PMT FY 1819 12/1/23 - 12/31/23
		68401054942276		TRI-CITY ELECTRIC CO	02/07/2024	124609	301373	1,496.38	ACCIDENT 23-2395- TRAFFIC CONTROL SIGNAL
	RISK MANAGEMENT - Summary							**53,319.89**	
MAYOR & COUNCIL - Summary								**283,963.28**	
PARKS & RECREATION	PALMER HILLS GOLF COURSE	56007154942299		PS3 ENTERPRISES, INC	02/07/2024	124575	159340	306.00	PALMER HILLS GOLF COURSE
	PALMER HILLS GOLF COURSE - Summary							**306.00**	
PARKS & RECREATION - Summary								**306.00**	
POLICE	GENERAL FUND	00103114102104		SAID, DERRICK	01/24/2024	124465	A9A6F0268B2B3F3	63.00	REIMBURSEMENT FOR GAS P-C ARD WOULDNT WORK
		00103114101209		UNIFORM DEN, INC.	02/07/2024	124614	115034	84.50	UNIFORM/KOHLMEYER
		00103114101209		UNIFORM DEN, INC.	02/07/2024	124614	115159	837.71	UNIFORM/PATE
		00103014101304		PETTY CASH-CITY HALL	02/07/2024	124570	22-066	50.00	QCCPC LUNCH MEETING PAUL/KIMBALL
		00103114102104		LINDQUIST FORD, INC.	02/07/2024	124553	253696	495.00	REPAIR/SQD 207 CITY VEH #22112
		00103014101304		PETTY CASH-CITY HALL	02/07/2024	124570	22-064	40.00	QCCPC LUNCH MEETING PAUL/KIMBALL
		00103154102299		HUMANE SOCIETY OF SCOTT COUNTY	02/07/2024	124537	1758	3,953.51	MONTHLY FEE (DEC)
		00103154102299		SCOTT COUNTY SHERIFF'S OFFICE	02/07/2024	124595	2024-65	2,250.00	BOOKING FEES (DEC)
		00103114102202		QUAD CITY TIMES	02/07/2024	124580	173188	25.96	PUBLIC NOTICE FOUND PROPERTY

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00103114102104		H & H CAR CARE & TOWING, LLC	02/07/2024	124530	27498	90.00	TOW/UNIT 207
		00103014101304		PETTY CASH-CITY HALL	02/07/2024	124570	22-068	50.00	QCCPC LUNCH MEETING KIMBALL/PAUL
		00103154102306		DES MOINES STAMP MFG COMPANY	02/07/2024	124513	1228751	33.00	NOTARY STAMP/FLICKINGER
		00103114102104		H & H CAR CARE & TOWING, LLC	02/07/2024	124530	28459	90.00	TOW/CITY # 22323
		00103014101304		PETTY CASH-CITY HALL	02/07/2024	124570	22-067	35.00	TRAINING LUNCH REIMBUSEMENT
		00103154102106		PUSH PEDAL, PULL INC.	02/07/2024	124576	375297	637.24	TREADMILL REPAIR
		00103114102202		QUAD CITY TIMES	02/07/2024	124580	166830	63.69	PUBLIC NOTICE ABANDONED VEHS
		00103114101209		RAY O'HERRON CO.INC.	02/07/2024	124584	2320360	707.64	BADGES
		00103114102104		H & H CAR CARE & TOWING, LLC	02/07/2024	124530	28441	125.00	TOW/CITY # 22109
POLICE	GENERAL FUND	00103014101301		QC COUNCIL OF POLICE CHIEFS	02/07/2024	124578	011624	150.00	MEMBERSHIP/CHIEF & CAPTS
		00103114102202		QUAD CITY TIMES	02/07/2024	124580	169152	62.37	PUBLIC NOTICE ABANDONED VEHS
		00103114101209		RAY O'HERRON CO.INC.	02/07/2024	124584	2318495	707.64	BADGES
		00103114101209		RAY O'HERRON CO.INC.	02/07/2024	124584	2317407	73.99	MACE
		00103114102202		QUAD CITY TIMES	02/07/2024	124580	172317	57.07	PUBLIC NOTICE ABANDONED VEHS
		00103114102104		MILLS CHEVROLET COMPANY	02/07/2024	124561	6346691	719.95	REPAIR/K9 SQUAD
		00103114101209		UNIFORM DEN, INC.	02/07/2024	124614	114538-01	78.50	UNIFORM/BRATEK
		00103014101304		PETTY CASH-CITY HALL	02/07/2024	124570	22-065	20.00	QCCPC LUNCH MEETING PAUL
		00103114102104		EXTREME AUTO GLASS	02/07/2024	124521	54875	325.00	REPLACE GLASS/VEH
		00103114102202		QUAD CITY TIMES	02/07/2024	124580	173189	35.23	PUBLIC NOTICE FOUND PROPERTY

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00103154102306		DES MOINES STAMP MFG COMPANY	02/07/2024	124513	1228536	33.00	NOTARY STAMP/BRODERS
POLICE	GENERAL FUND	00103014101304		PETTY CASH-CITY HALL	02/07/2024	124570	22-2401	75.00	QCCPC LUNCH MEETING KIMBALL/PAUL/STREEPY
		00103114101209		UNIFORM DEN, INC.	02/07/2024	124614	115201	22.00	UNIFORM REPAIR/GUFFEY
	GENERAL FUND - Summary							**11,991.00**	
POLICE	**- Summary**							**11,991.00**	
	FMLY MUSEUM/ARTS &SCIENCE	55505254942101	2400FM	TRI-STATE AUTOMATIC SPRINKLER CORP	02/07/2024	124610	43715	331.00	REPAIR BACK FLOW DEVICE - FAM MUS
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**331.00**	
		00105254642101	2400CH	HOMETOWN PLG & HTG CO INC	02/07/2024	124535	70564	3,860.00	REPLACE WATER FOUNTAIN CITY HALL
		00105254642101	2400MC	WASTE COMMISSION OF SCOTT CO.	02/07/2024	124618	123123MC	11.30	MAINT CENTER- DEC 2023
		00105724422299		DEVILS GLEN STORAGE	02/07/2024	124514	82795449	435.00	RENTAL STORAGE UNITS
		00105254642307	2400MC	CRESCENT PARTS & EQUIP	02/07/2024	124511	20036257-00	95.82	FAN BELTS - MAINT CTR
		00105724422299		DEVILS GLEN STORAGE	02/07/2024	124514	82773409	103.50	RENTAL STORAGE UNITS
PUBLIC WORKS		00105724422299		J.L. BRADY COMPANY LLC	02/07/2024	124549	102081	175.00	THERMOSTAT REPAIR - AGAPE
	GENERAL FUND	00105254642299	2400LB	THYMET PEST CONTROL	02/07/2024	124606	145060	60.00	PEST CONTROL - LIBRARY
		00105724422307		MIDLAND PAPER	02/07/2024	124558	IN02155460	3,160.90	TOILET PAPER, TRASH BAGS (YEAR SUPPLY)
		00105254642101	2400CH	WALT LAMBACH FIRE PROTECTION	02/07/2024	124616	59047	129.60	FIRE EXT SERVICE CITY HALL
		00105724422323		TNT LANDSCAPING	02/07/2024	124607	41278	332.35	PARTS FOR VENTRAC
		00105724422299		S J SMITH CO. INC.	02/07/2024	124593	727550	10.85	RENTAL, GAS SUPPLY
		00105724422213		CITY OF DAVENPORT	02/07/2024	124508	1334331	650.00	COMPOST
		00105254642101	2400LB	GRAINGER	02/07/2024	124527	9830292810	547.79	EXHAUST FAN FOR LAZOR ENGRAVER - LIBRARY

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	GENERAL FUND	00105724422299		PS3 ENTERPRISES, INC	02/07/2024	124575	159341	120.00	LEACH PARK
		00105264642299	2401CH	ORKIN EXTERMINATING COMPANY	02/07/2024	124568	253388377	101.99	PEST CONTROL - CITY HALL
		00105254642101	2400MC	RAYNOR DOOR CO., INC. OF THE QC	02/07/2024	124585	138510	323.00	OVERHEAD DOOR REPAIR - PARKS BLDG AND W-10
		00105724422299		BETTENDORF N & S LOCK INC.	02/07/2024	124502	59826	20.25	KEYS - COPIES
		00105264642307	2401LB	THE HOME DEPOT PRO	02/07/2024	124604	785614181	262.65	PAPER TOWELS LIBRARY
		00105254642101	2400MC	RAYNOR DOOR CO., INC. OF THE QC	02/07/2024	124585	010924-1082	397.50	OVERHEAD DOOR REPAIR - MAINT CENT S-3
		00105254642101	2400MC	REPUBLIC COMPANIES	02/07/2024	124587	6231139-00	688.56	WINE SUPPLY - MAINT CTR
		00105724422299		GOLD STAR FS, INC.	02/07/2024	124525	5129900	52.00	PROPANE CHARGE
		00105724422299		S J SMITH CO. INC.	02/07/2024	124593	727549	65.10	GAS, O2 SUPPLY
		00105254642307	2400LB	CRESCENT PARTS & EQUIP	02/07/2024	124511	20036157-01	11.05	AIR FILTER - LIBRARY
		00105254642299	2400CC	THYMET PEST CONTROL	02/07/2024	124606	145020	63.00	PEST CONTROL - COMM CTR
		00105724422299		PS3 ENTERPRISES, INC	02/07/2024	124575	159342	73.00	VMP
		00105724422299		PS3 ENTERPRISES, INC	02/07/2024	124575	159343	165.00	MCMANUS PARK
		00105254642101	2400MC	ADEL WHOLESALERS, INC.	02/07/2024	124494	2125853	23.85	FLANGE GASKET - MAINT CTR
		00105254642101	2400LB	JOHNSON CONTROLS, INC.	01/24/2024	124461	9300240313	512.59	REBUILD CONTROLLER CORD LIBRARY
		00105254642101	2400CH	WALT LAMBACH FIRE PROTECTION	02/07/2024	124616	59090	48.89	FIRE EXT
		00105254642101	2400CH	MULGREW OIL & PROPANE	02/07/2024	124564	1405447	438.63	GENERATOR DIESEL CITY HALL
	GENERAL FUND - Summary							**12,939.17**	
	MUNICIPAL GARAGE	68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138954:01	82.46	BRACKET
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138899:01	3,292.51	MIRROR PARTS STOCK

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942324		MIDWEST WHEEL COMPANIES INC.	02/07/2024	124560	3542024-00	348.96	PURGE VALVE STOCK
		68305204942324		MIDWEST WHEEL COMPANIES INC.	02/07/2024	124560	3536978-00	36.40	SOCKETS STOCK
		68305204942324		GREEN BUICK GMC INC.	02/07/2024	124529	160995	61.88	HOSE FOR 1702
		68305204942307		S J SMITH CO. INC.	02/07/2024	124593	6602851	206.36	SPOOL
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138894:01	1,458.86	MIRROR PARTS STOCK
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138534:01	807.45	SHIFT SELECTOR - 1802
		68305204942351		PLEASANT VALLEY COMMUNITY	02/07/2024	124574	24-90	33,033.10	FUEL
		68305204942307		LAWSON PRODUCTS, INC.	02/07/2024	124552	9311221440	424.23	NUTS/BOLTS
		68305204942351		PLEASANT VALLEY COMMUNITY	02/07/2024	124574	24-89	43,681.77	FUEL
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942307		LOWE'S COMPANIES, INC.	01/24/2024	124463	902967	110.66	CHAIN
		68305204942307		1ST AYD CORPORATION	02/07/2024	124621	PSI667140	577.04	BRAKE CLEAN
		68305204942307		S J SMITH CO. INC.	02/07/2024	124593	727365	195.30	GAS/OXYGEN
		68305204942324		INTERSTATE BATTERY OF THE	02/07/2024	124544	279481	207.95	BATTER FOR 1714
		68305204942351		PLEASANT VALLEY COMMUNITY	02/07/2024	124574	24-91	42,265.29	FUEL
		68305204942324		MIDWEST WHEEL COMPANIES INC.	02/07/2024	124560	3521019-00	35.86	BELT STOCK
		68305204942324		GREEN BUICK GMC INC.	02/07/2024	124529	160927	499.24	FUEL SENSOR FOR 1707
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138705:01	763.20	STOCK SWITCH
		68305204942352		RILCO FLUID CARE, INC.	02/07/2024	124588	500200	1,295.07	HYDRO OIL
		68305204942324		ELLIOTT EQUIPMENT CO.	02/07/2024	124518	177090	116.80	MIRROR FOR 1612

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942324		EASTERN IOWA TIRE, INC.	02/07/2024	124516	100153308	2,154.90	STOCK TIRES
		68305204942324		LINDQUIST FORD, INC.	02/07/2024	124553	388446	40.80	1302
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138890:01	3,396.90	MIRROR PARTS - STOCK
		68305204942104		INTERSTATE POWER SYSTEMS, INC.	02/07/2024	124545	R014087049:01	1,528.90	WIRE REPAIR 1802
		68305204942351		RILCO FLUID CARE, INC.	02/07/2024	124588	500347	343.20	DEF
		68305204942324		MIDWEST WHEEL COMPANIES INC.	02/07/2024	124560	3535909-00	304.60	CABLES STOCK
		68305204942324		NOTT COMPANY	02/07/2024	124566	4749493-00	38.73	HOSE FOR 2108
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138898:01	2,592.12	MIRROR PARTS STOCK
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138753:01	87.33	FENDER FOR 2306
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		BAUER BUILT, INC.	02/07/2024	124500	230122268	2,861.96	STOCK TIRES
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138703:01	62.54	STOCK CABLE
		68305204942304		TRUCK COUNTRY OF IOWA	02/07/2024	124611	X106506590:01	2,650.00	JACK STANDS
		68305204942324		LINDQUIST FORD, INC.	02/07/2024	124553	388578	62.72	TPMS SENSOR
		68305204942307		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138607:01	63.00	TERMINAL
		68305204942310		QUAD CITY SAFETY, INC.	02/07/2024	124579	3099267	93.66	GLOVES
		68305204942104		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	R103037199:01	910.94	DFN SENSOR REPAIR 1727
		68305204942324		HENDERSON PRODUCTS	02/07/2024	124532	390410	1,394.12	JOYSTICK STOCK
		68305204942104		H & H CAR CARE & TOWING, LLC	02/07/2024	124530	28258	165.00	TOW 1702
		68305204942324		LINDQUIST FORD, INC.	02/07/2024	124553	388557	205.34	BUMPER FOR 2202
		68305204942324		ELLIOTT EQUIPMENT CO.	02/07/2024	124518	177225	994.80	SPILL SHIELDS

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204941303		FORRISTALL, BRANDON	01/24/2024	124458	011824	150.00	PUBLIC FLEET MANAGEMENT CERT - BRANDON FORRISTALL
		68305204942104		MARTIN EQUIPMENT OF ILLINOIS, INC.	02/07/2024	124556	765239	6,528.44	REPLACE DUMP CYLINDER 0437
		68305204942324		LINDQUIST FORD, INC.	02/07/2024	124553	388563	50.92	STOCK FILTERS
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138715:01	749.19	DRIVE LINE 2306
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138899:02	251.61	GASKET
		68305204942324		GREEN BUICK GMC INC.	02/07/2024	124529	161086	126.81	STEER SHAFT FOR 1701
		68305204942104		TRUCK COUNTRY OF IOWA	02/07/2024	124611	X106508541:01	1,330.00	HYDRO FLOOR
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138898:02	917.00	MIRROR PARTS STOCK
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138907:01	41.37	HARNESS 1022
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		ASPEN EQUIPMENT COMPANY	02/07/2024	124499	PSO055001-1	276.00	STOCK HYDRO OIL
		68305204942324		INTERSTATE BATTERY OF THE	02/07/2024	124544	279405	796.80	BATTERIES
		68305204942307		TERMINAL SUPPLY COMPANY	02/07/2024	124600	99006-00	299.94	BUSHINGS
		68305204942351		RILCO FLUID CARE, INC.	02/07/2024	124588	499569	371.80	DEF
		68305204942324		MIDWEST WHEEL COMPANIES INC.	02/07/2024	124560	3547495-00	392.58	MIRROR
		68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138896:01	106.98	AIR HORN - 1725
		68305204942324		BAUER BUILT, INC.	02/07/2024	124500	230122092	1,302.68	STOCK TIRES
		68305204942351		JOHNSON OIL COMPANY	02/07/2024	124550	8129426	1,161.55	FUEL FOR VEHICLES WHEN PUMPS WERE DOWN
		68305204942104		MILLS CHEVROLET COMPANY	02/07/2024	124561	6347388	504.23	JUNCTION BLOCK REPLACED 1606

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	X103138721:01	321.68	STOCK ALT
		68305204942324		EASTERN IOWA TIRE, INC.	02/07/2024	124516	100152834	2,430.05	TIRES
		68305204942104		KILBURG EQUIPMENT, LLC.	01/24/2024	124462	3663	6,603.06	CYLINDER REPLACE 1804
		68305204942104		THOMPSON TRUCK & TRAILER INC.	02/07/2024	124605	R103037250:01	1,300.95	HEX SENSOR REPAIR 1628
		68305204942101		PLEASANT VALLEY COMMUNITY	02/07/2024	124574	24-87	97.50	TANK MANAGEMENT FEE
		68305204942104		MILLS CHEVROLET COMPANY	02/07/2024	124561	6347034	1,842.10	4-WHEEL REPAIR 1617
		68305204942352		RILCO FLUID CARE, INC.	02/07/2024	124588	498859	1,630.00	ATF
	MUNICIPAL GARAGE - Summary							**179,035.19**	
	PALMER HILLS GOLF COURSE	56005254942307	2400GC	CRESCENT PARTS & EQUIP	02/07/2024	124511	20036258-00	68.40	AIR FILTERS - PALMER
	PALMER HILLS GOLF COURSE - Summary							**68.40**	
	ROAD USE FUND	20605124242299		IHRIG WORKS LLC	02/07/2024	124540	2264	1,975.00	SNWO CONTRACTOR - STORM 1/12 & 1/13
		20605124242299		H & H CAR CARE & TOWING, LLC	02/07/2024	124530	55556	200.00	TOWING - PLOW TRUCK 2306
		20605304232108		MID AMERICAN ENERGY	02/07/2024	124557	548564626	23.63	6988 MIDDLE RD
		20605124242307		ASPEN EQUIPMENT COMPANY	02/07/2024	124499	PSO056297-01	1,068.76	PLOW CABLES
		20605014292306		ARAMARK - CHICAGO	02/07/2024	124497	6150304446	29.98	FIRST AID SUPPLIES - ENG
		20605014292306		IMPERIAL	02/07/2024	124541	288002:344463	57.35	COFFEE & CREAMER
		20605014292306		CULLIGAN OF DAVENPORT	02/07/2024	124512	0520936	57.45	WATER
		20605304232108		MID AMERICAN ENERGY	02/07/2024	124557	548580075	63.55	6002 MIDDLE RD
		20605114202307		RIVERSTONE GROUP INC.	02/07/2024	124590	1264369	301.00	UPM MIX

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605304232103		ASPEN EQUIPMENT COMPANY	02/07/2024	124499	PSO055673-1	146.43	PLOW PARTS
		20605114202299		CDMI CONCRETE CONTRACTORS, INC.	02/07/2024	124506	012324	22,224.69	REPAIRS TAM-O-SHANTER
		20605014292306		ARAMARK - CHICAGO	02/07/2024	124497	6150307847	29.98	FIRST AID - ENG
		20605014292306		ARAMARK - CHICAGO	02/07/2024	124497	6150290671	29.98	FIRST AID SUPPLIES - ENG
		20605014292306		ARAMARK - CHICAGO	02/07/2024	124497	6150300990	29.98	FIRST AID SUPPLIES - ENG
		20605124242307		WINTER EQUIPMENT COMPANY	02/07/2024	124619	SO56740	4,855.50	CUTTING EDGE
		20605124242307		COMPASS MINERALS AMERICA	02/07/2024	124509	1283029	7,267.60	ROAD DE-ICING SALT
		20605114202299		WALTER D. LAUD INC.	02/07/2024	124617	111423	68,044.00	SALT DOME PCC PAVING
		20605304232108		MID AMERICAN ENERGY	02/07/2024	124557	548610165	286.87	6850 MIDDLE RD
		20605304232108		MID AMERICAN ENERGY	02/07/2024	124557	548603989	65.92	4798 FOREST GROVE DR
PUBLIC WORKS	ROAD USE FUND	20605304232108		MID AMERICAN ENERGY	02/07/2024	124557	548568813	32.53	5304 MIDDLE RD
		20605124242307		MIDWEST WHEEL COMPANIES INC.	02/07/2024	124560	3536979-00	862.20	TIRE CHAINS
		20605124242307		OSSIAN INC.	02/07/2024	124569	150521	3,595.35	FUSION 55
		20605304232103		GRAYBAR (DATA)	02/07/2024	124528	9335586585	33.82	POWER CABLE
		20605024251304		IOWA DEPARTMENT OF TRANSPORTATION	02/07/2024	124547	011724	600.00	HMA LEVEL 1 - LARRY G
		20605114202307		RIVERSTONE GROUP INC.	02/07/2024	124590	1265865	123.25	UPM MIX
		20605114202307		RIVERSTONE GROUP INC.	02/07/2024	124590	1265251	155.15	UPM MIX
		20605124242299		CENTRAL EXCAVATING	02/07/2024	124507	1666	4,570.50	SNOW CONTRACTOR - STORM 1/12 & 1/13
		20605124242299		H & H CAR CARE & TOWING, LLC	02/07/2024	124530	55587	300.00	TOWING - PLOW TRUCK 1023
		20605114201303		IMSA MIDWESTERN SECTION	02/07/2024	124542	136556	100.00	IMSA MEMBERSHIP - GARMAN

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605024251304		IOWA DEPARTMENT OF TRANSPORTATION	01/24/2024	124460	011824	480.00	AGG TECH CERT - LARRY GREGORICH
		20605124242307		COMPASS MINERALS AMERICA	02/07/2024	124509	1284279	42,954.84	ROAD DE-ICING SALT
	ROAD USE FUND	20605114202299		PS3 ENTERPRISES, INC	02/07/2024	124575	159344	73.00	PUBLIC WORKS - STREETS
		20605124242299		H & H CAR CARE & TOWING, LLC	02/07/2024	124530	55560	300.00	TOWING - PLOW TRUCK 1022
		20605124242307		WINTER EQUIPMENT COMPANY	02/07/2024	124619	SO56744	3,969.00	CUTTING EDGE
	ROAD USE FUND - Summary							**164,907.31**	
		55005164912299		CITY OF DAVENPORT	02/07/2024	124508	1334332	19,400.00	COMPOST - OCT & NOV 2023
		55005094912304		TOTER INCORPORATED	01/24/2024	124466	20INV000483376	24,648.00	GARBAGE CART PURCHASE
		55005094912310		EMPOWERING ABILITIES	02/07/2024	124520	102523A	117.00	SAFETY CLOTHING - STOCK
		55005094912213		WASTE COMMISSION OF SCOTT CO.	02/07/2024	124618	123123L	26,301.35	SOLID WASTE - DEC 2023
PUBLIC WORKS		55005094912299		MIDWEST MAILWORKS INC.	02/07/2024	124559	247007A	20.87	FINAL BILLS
	SOLID WASTE/RECYCLING ENT	55005284912213		WASTE COMMISSION OF SCOTT CO.	02/07/2024	124618	123123BW	2,119.63	BULKY WASTE - DEC 2023
		55005064912307		WASTE COMMISSION OF SCOTT CO.	02/07/2024	124618	24-01	13,167.80	2024 CALENDAR MAILINGS
		55005094912308		MIDWEST MAILWORKS INC.	01/24/2024	124464	11924A	5,000.00	POSTAGE GARBAGE
		55005284912213		WASTE COMMISSION OF SCOTT CO.	02/07/2024	124618	123123E	5,055.00	E-WASTE - DEC 2023
	SOLID WASTE/RECYCLING ENT - Summary							**95,829.65**	
		58005024931304		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-011	15.00	GAS FOR ISWEP MTG
	STORM WATER UTILITY	58005224932299		LOVEWELL FENCING	02/07/2024	124554	69805	11,500.00	PERIMETER FENCE 21ST ST PUMP
		58005024931304		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-007	21.00	GAS FOR ISTORM 2023

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	STORM WATER UTILITY - Summary							11,536.00	
PUBLIC WORKS	TRANSIT	58505074921303		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-003	248.90	MILEAGE REIMB FOR TRANSIT MANAGER TRAINING
		58505174922307		PETTY CASH/CITY ANNEX	02/07/2024	124571	24-012	24.75	BUS WINDSHIELD WASH SUPPLIES
		58505074922304		STEVE'S MIRROR & GLASS LTD.	02/07/2024	124597	177347	1,306.00	MAPLECREST SHELTER REPAIR
		58505274922105		ECK'S AUTO SHINE	02/07/2024	124517	298	200.00	BUS WASHING - 1/6 & 1/20
		58505174997074		RADIO ENGINEERING INDUSTRIES	02/07/2024	124583	508692	15,730.17	MVS SYSTEMS
	TRANSIT - Summary							17,509.82	
PUBLIC WORKS - Summary								482,156.54	
Overall - Summary								1,748,859.19	

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00100002330000		WAGEWORKS	01/17/2024	2400395	INV6073253	3,113.48	FLEX CLAIMS
		00100002330000		WAGEWORKS	01/23/2024	2400396	INV6091609	1,963.01	FLEX CLAIMS
		00100002330000		WAGEWORKS	01/03/2024	2400393	INV6019166	3,114.18	FLEX CLAIMS
		00100002330000		WAGEWORKS	01/09/2024	2400394	INV6051165	4,809.85	FLEX CLAIMS
	GENERAL FUND	**- Summary**						**13,000.52**	
	LIABILITY CLEARING ACCT.	81000002051000		IPERS COLLECTIONS	01/12/2024	2400382	121096447A	53,278.31	CITY SHARE IPERS
		81000002051500		AFLAC	01/12/2024	2400375	PR DATE 01/12	116.40	CI WRAP CONTRIBUTIONS
		81000002051200		MUNICIPAL FIRE & POLICE	01/12/2024	2400374	01/12 PAY DATEB	11,830.14	EMP SHARE FIRE PENSION
		81000002050500		INTERNAL REVENUE SERVICE	01/12/2024	2400379	55069913	87,276.31	FEDERAL W/H
		81000002051900		COLLECTION SERVICES CENTER	01/12/2024	2400384	2409817	1,784.81	CHILD/SPOUSE SUPPORT
		81000002051500		ICMA RETIREMENT TRUST - 457	01/12/2024	2400373	6742883B	150.00	457 B ROTH
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	01/12/2024	2400378	PR DATE 01/12	100.00	01/12 CONTRIBUTIONS
		81000002051500		ICMA RETIREMENT TRUST - 457	01/12/2024	2400373	6956704	4,616.05	AFTER TAX ROTH IRA
		81000002052300		ICMA RETIREMENT TRUST - 457	01/12/2024	2400373	6742883	59,439.54	457 CONTRIBUTIONS
		81000002052300		GREAT AMERICAN PLAN ADMINISTRATORS	01/12/2024	2400376	PR DATE 01/12	690.86	01/12 CONTRIBUTIONS
		81000002050800		INTERNAL REVENUE SERVICE	01/12/2024	2400379	55069913A	70,075.46	FICA W/H TAX
		81000002052800		ICMA RETIREMENT TRUST - 457	01/12/2024	2400373	6742883A	4,141.88	457 LOAN PAYMENTS
		81000002052300		NATIONWIDE RETIREMENT SOLUTIONS	01/12/2024	2400383	PR 01.12.24	760.04	457 CONTRIBUTIONS
		81000002051000		IPERS COLLECTIONS	01/12/2024	2400382	121096447	35,500.01	EMPLOYEE SHARE IPERS
		81000002051500		AMERICAN FUNDS ROTH IRA WIRE	01/12/2024	2400385	1438-8815-74802	25.00	AFTER TAX ROTH IRA CONTRIBUTIONS
		81000002050400		MUNICIPAL FIRE & POLICE	01/12/2024	2400374	01/12 PAY DATEC	28,921.02	CITY SHARE FIRE PENSION
		81000002052900		MADISON NATIONAL LIFE INSURANCE CO	01/05/2024	2400406	1597655A	1,873.06	VOLUNTARY LIFE INSURANCE DEC

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	LIABILITY CLEARING ACCT.	81000002059900		IOWA C.O.P.S.	01/12/2024	2400377	PR DATE 01/12	40.00	01/12 CONTRIBUTIONS
		81000002052000		UNITED WAY QUAD CITIES	01/12/2024	2400372	PR DATE 01/12	794.00	01/12/24 CONTRIBUTIONS
		81000002050200		MUNICIPAL FIRE & POLICE	01/12/2024	2400374	01/12 PAY DATEA	42,055.14	CITY SHARE POLICE PENSION
		81000002050900		INTERNAL REVENUE SERVICE	01/12/2024	2400379	55069913B	27,552.62	MEDICARE W/H TAX
		81000002050700		ILLINOIS DEPARTMENT OF REVENUE	01/12/2024	2400381	0-117-635-120	3,577.67	ILLINOIS STATE W/H TAX
		81000002051100		MUNICIPAL FIRE & POLICE	01/12/2024	2400374	01/12 PAY DATE	17,202.65	EMPLOYEE SHARE POLICE PENSION
		81000002050600		TREASURER,STATE OF IOWA	01/12/2024	2400380	0-005-108-833	30,767.14	01/12 PAY DATE IA W/H TAX
	LIABILITY CLEARING ACCT. - Summary							**482,568.11**	
	PALMER HILLS GOLF COURSE	56000002010400		FOOD DRINK FRIENDS INC.	01/25/2024	2400391	12082023B	-18.26	DEC 14 - DEC 24 CREDIT CARD FEES
		56000002010400		FOOD DRINK FRIENDS INC.	01/25/2024	2400391	12082023	429.62	DEC 14 - DEC 24 PAYMENTS CREDIT CARD
	PALMER HILLS GOLF COURSE - Summary							**411.36**	
	SEWER UTILITY	52000002211000		TREASURER, STATE OF IOWA	01/25/2024	2400389	5126001	4,133.66	MONTHLY RETURN DECEMBER
	SEWER UTILITY - Summary							**4,133.66**	
	SOLID WASTE/ RECYCLING ENT	55000002211000		TREASURER, STATE OF IOWA	01/25/2024	2400389	5126001B	51.52	MONTHLY RETURN DECEMBER
	SOLID WASTE/RECYCLING ENT - Summary							**51.52**	
	STORM WATER UTILITY	58000002211000		TREASURER, STATE OF IOWA	01/25/2024	2400389	5126001A	3,062.51	MONTHLY RETURN DECEMBER
	STORM WATER UTILITY - Summary							**3,062.51**	
- Summary								**503,227.68**	
CITY ADMINISTRATION	GENERAL FUND	00141024612244		MERCHANT SERVICES	01/02/2024	2400387	1223D	143.92	BANKCARD FEES BUSINESS LIC
	GENERAL FUND - Summary							**143.92**	

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
CITY ADMINISTRATION - Summary								**143.92**	
COMMUNITY DEVELPMENT	GENERAL FUND	00130064162244		MERCHANT SERVICES	01/02/2024	2400387	1223A	1,609.96	BANKCARD FEES INPECTIONS
	GENERAL FUND - Summary							**1,609.96**	
COMMUNITY DEVELPMENT - Summary								**1,609.96**	
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511014942244		VANTIV INTEGRATED PAYMENTS	01/05/2024	2400388	1223	4,277.14	BANKCARD FEES MUSEUM
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**4,277.14**	
FAMILY MUSEUM - Summary								**4,277.14**	
FINANCE	GENERAL FUND	00102024612250		UMB BANK	01/23/2024	2400405	966393	600.00	BOND PAYING AGENT FEES I232
		00102014612244		MERCHANT SERVICES	01/02/2024	2400387	1223F	11.55	BANKCARD FEES 1% SW1 SW2 SW3
	GENERAL FUND - Summary							**611.55**	
	SEWER UTILITY	52002044902244		AUTHORIZE.NET	01/02/2024	2400386	1223	30.00	ONLINE PAYMT GATEWAY
		52002044902244		MERCHANT SERVICES	01/02/2024	2400387	1223G	1,450.84	BANKCARD FEES UT SW1 SW2
	SEWER UTILITY - Summary							**1,480.84**	
	VEHICLE REPLACEMENT FUND	40102424708007		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437	816.99	LEASE PRINCIPAL DEC 2023 26G59H
		40102424708007		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276H	1,849.77	LEASE PRINCIPAL DEC 2023 26R3JM
		40102424708005		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276A	136.46	LEASE INTEREST 26G59H
		40102424708007		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276J	1,760.60	LEASE PRINCIPAL DEC 2023 26R3K7
		40102424708007		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437H	1,497.48	LEASE PRINCIPAL DEC 2023 26R3JM
		40102424708005		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437G	338.51	LEASE INTEREST 26G5QP
		40102424708005		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276O	332.42	LEASE INTERST 26R3K7
		40102424708007		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276B	798.22	LEASE PRINCIPAL DEC 2023 26G5BG
		40102424708005		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437A	131.40	LEASE INTEREST 26G59H
		40102424708007		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276	811.93	LEASE PRINCIPAL DEC 2023 26G59H

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		40102424708005		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437O	323.89	LEASE INTEREST 26R3K7
		40102424708007		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437F	1,369.74	LEASE PRINCIPAL DEC 2023 26G5QP
		40102424708005		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437M	322.20	LEASE INTEREST 2ZK3R
		40102424708005		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276M	330.68	LEASE INTEREST 2ZK3R
		40102424708005		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437C	129.18	LEASE INTEREST 26G5BG
		40102424708007		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437B	803.19	LEASE PRINCIPAL DEC 2023 26G5BG
		40102424708005		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437K	335.30	LEASE INTEREST 26R3K7
		40102424708007		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276F	1,708.25	LEASE PRINCIPAL DEC 2023 26G5QP
		40102424708005		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276E	221.80	LEASE INTEREST 26G5NF
	VEHICLE REPLACEMENT FUND	40102424708007		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437J	1,425.30	LEASE PRINCIPAL DEC 2023 26R3K7
FINANCE		40102424708005		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276C	134.15	LEASE INTEREST 26G5BG
		40102424708005		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437E	215.32	LEASE INTEREST 26G5NF
		40102424708007		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276N	1,368.23	LEASE PRINCIPAL DEC 2023 26ZK4S
		40102424708007		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437L	1,369.57	LEASE PRINCIPAL DEC 2023 2ZK3R
		40102424807075		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4906021	782.00	LEASE INCEPTION EXPENDITURE
		40102424708007		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437N	1,376.76	LEASE PRINCIPAL DEC 2023 26ZK4S
		40102424708007		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276L	1,361.09	LEASE PRINCIPAL DEC 2023 2ZK3R
		40102424708005		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437I	352.29	LEASE INTEREST 26R3JM
		40102424708007		ENTERPRISE FM TRUST	01/22/2024	2400407	FBN4942437D	1,000.82	LEASE PRINCIPAL DEC 2023 26G5NF
		40102424708007		ENTERPRISE FM TRUST	12/20/2023	2400371	FBN4926276D	994.34	LEASE PRINCIPAL DEC 2023 26G5NF
	VEHICLE REPLACEMENT FUND - Summary							**24,397.88**	
FINANCE	**- Summary**							**26,490.27**	
LIBRARY	GENERAL FUND	00106014402244		MERCHANT SERVICES	01/02/2024	2400387	1223B	445.67	BANKCARD FEES LIBRARY
	GENERAL FUND - Summary							**445.67**	

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
LIBRARY	**- Summary**							**445.67**	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	01/12/2024	2400397	010520243A	-1,938.45	STOP LOSS REIMBURSEMENTS
		68601064942296		EMPLOYEE BENEFIT SYSTEM	01/12/2024	2400400	01102024	75.00	VISION CLAIMS CKS 2563
		68601064942294		DELTA DENTAL	01/03/2024	2400402	352050000202421	3,134.76	DENTAL CLAIMS 12/28-01/02/24
		68601064942288		MADISON NATIONAL LIFE INSURANCE CO	01/05/2024	2400406	1597655	12,680.18	LIFE AND LTD DEC
		68601064942296		EMPLOYEE BENEFIT SYSTEM	01/03/2024	2400369	12272023	1,972.10	VISION CLAIMS CKS 2553-2560
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	01/19/2024	2400398	01122024A	-4,077.26	STOP LOSS REIMBURSEMENTS
		68601064942294		DELTA DENTAL	01/16/2024	2400403	352050000202422	6,184.07	DENTAL CLAIMS 01/03-01/08/24
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	01/12/2024	2400397	01052024	64,987.19	MEDICAL CLAIMS 01/01-01/05/2024
		68601064942294		DELTA DENTAL	01/02/2024	2400370	352050000202372	8,956.05	DENTAL CLAIMS 12/19-12/27/23
		68601064942294		DELTA DENTAL	01/22/2024	2400404	352050000202423	9,537.40	DENTAL CLAIMS 01/09-01/15/24
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	01/19/2024	2400398	01122024	70,791.54	MEDICAL CLAIMS 01/05-01/12/24
		68601064942296		EMPLOYEE BENEFIT SYSTEM	01/05/2024	2400399	01032024	1,972.10	VISION CLAIMS CKS 2561 - 2562
		68601064942296		EMPLOYEE BENEFIT SYSTEM	01/19/2024	2400401	01172024	236.50	VISION CLAIMS CKS 2564-2565
	EMPLOYEE INSURANCE - Summary							**174,511.18**	
MAYOR & COUNCIL	**- Summary**							**174,511.18**	
PARKS & RECREATION	GENERAL FUND	00107034432244		MERCHANT SERVICES	01/02/2024	2400387	1223E	211.98	BANKCARD FEES REC ONLINE
	GENERAL FUND - Summary							**211.98**	
	PALMER HILLS GOLF COURSE	56007114942244		MERCHANT SERVICES	01/02/2024	2400387	1223C	53.25	BANKCARD FEES GOLF RANGE BALLS
		56007134941208		IOWA WORKFORCE DEVELOPMENT	01/22/2024	2400390	011524C	1,673.00	UNEMPLOYMENT/CLARKE, M
	PALMER HILLS GOLF COURSE - Summary							**1,726.25**	

City of Bettendorf Council Accounts Payable, 02/06/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PARKS & RECREATION - Summary								**1,938.23**	
	GENERAL FUND	00105724421208		IOWA WORKFORCE DEVELOPMENT	01/22/2024	2400390	011524A	3,523.00	UNEMPLOYMENT/GOETSCH, D
	GENERAL FUND - Summary							**3,523.00**	
	ROAD USE FUND	20605024251208		IOWA WORKFORCE DEVELOPMENT	01/22/2024	2400390	011524B	762.00	UNEMPLOYMENT/ELLISON, J
	ROAD USE FUND - Summary							**762.00**	
PUBLIC WORKS	SOLID WASTE/ RECYCLING ENT	55005094912244		MERCHANT SERVICES	01/02/2024	2400387	1223H	1,531.52	BANKCARD FEES RECYCLE SW1 SW2 50% PW
	SOLID WASTE/RECYCLING ENT - Summary							**1,531.52**	
	STORM WATER UTILITY	58005194932244		MERCHANT SERVICES	01/02/2024	2400387	1223I	1,450.84	BANKCARD FEES STRM WTR SW1 SW2
	STORM WATER UTILITY - Summary							**1,450.84**	
	TRANSIT	58505074922244		MERCHANT SERVICES	01/02/2024	2400387	1223J	80.68	BANKCARD FEES 50% PW
	TRANSIT - Summary							**80.68**	
PUBLIC WORKS - Summary								**7,348.04**	
Overall - Summary								**719,992.09**	

City of Bettendorf QCWCC Accounts Payable, 02/06/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	QC WATERFRONT CONVENTION	59000002211000		TREASURER, STATE OF IOWA	12/28/2023	2400361	0-004-864-341	13,870.03	SALES TAX 11/01-11/30/23
		59000002211000		TREASURER, STATE OF IOWA	01/22/2024	2400392	0-005-020-093	10,513.17	SALES TAX 12/01-12/31/23
	QC WATERFRONT CONVENTION - Summary							**24,383.20**	
	- Summary							**24,383.20**	
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION	59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	012524B	5,217.51	FINANCE SALARY AND BENEFITS
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	012524C	2,502.47	FACILTIES MAINT. SALARY WAGES AND BENEFITS
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	122524H	32,935.44	SALARY WAGES AND BENEFITS
		59020014942101		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	012524D	2,417.09	REPAIRS AND MAINT.
		59020014942106		NORTHWEST PLUMBING	02/07/2024	3621	56876	3,250.43	PLUMBING REPAIR
		59020014942109		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	012524E	569.15	MEDIACOM
		59020014942111		IOWA AMERICAN WATER COMPANY	02/07/2024	3619	779052JAN24	61.86	QCWCC WATER BILLS
		59020014942215		AUDIO VISUAL RESOURCE QC	02/07/2024	3618	Q4247	122.50	EQUIPMENT RENTAL AND TECH FEES
		59020014942299		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	122524J	5,323.77	CONTRACT SERVICES
		59020014942306		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	122524I	1,934.09	SUPPLIES GENERAL OFFICE
		59020014942328		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	012524F	17,603.41	FOOD INVOICES
		59020014942329		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	122524G	11,309.18	BEVERAGE INVOICES
		59020014942355		ISLE OF CAPRI BETTENDORF, L.C.	02/07/2024	3620	012524A	1,901.99	FEES AND LICENSES
	QC WATERFRONT CONVENTION - Summary							**85,148.89**	
QC WATERFRONT CONV CTR - Summary								**85,148.89**	
Overall - Summary								**109,532.09**	

City of Bettendorf Parks Accounts Payable, 02/06/2024 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
00107014421301		NRPA-MEMBERSHIP	02/07/2024	124629	011024	900.00	ANNUAL MEMBERSHIP
00107034432299	REC023	QUAD CITIES MUSIC, LLC	01/24/2024	124469	011824	283.50	JANUARY 2024 SESSION-PMT 1: QC MUSIC THERAPY CLASS
00107034432350		ART MONUMENTS IN STONE CO.	02/07/2024	124623	121223	48.15	DOG PARK BRICK -SAMURAI
00107054452310		ARAMARK - CHICAGO	02/07/2024	124622	6150299590	29.98	FIRST AID SUPPLIES
00107054452310		ARAMARK - CHICAGO	02/07/2024	124622	6150306433	29.98	FIRST AID SUPPLIES
00107054452310		ARAMARK - CHICAGO	02/07/2024	124622	6150302921	29.98	FIRST AID SUPPLIES
56000002011000		M & M GOLF CARS, LLC	02/07/2024	124626	12312023	1,477.00	25.89% OF CART PAYABLES
56000002011400		JON WADDELL GOLF SHOP LLC	01/24/2024	124468	DEC23D	648.30	CLUB REPAIR
56000002011600		JON WADDELL GOLF SHOP LLC	01/24/2024	124468	DEC23C	-259.22	CITY'S 3%
56000002011600		JON WADDELL GOLF SHOP LLC	01/24/2024	124468	DEC23B	650.29	PROSHOP TAX
56000002011600		JON WADDELL GOLF SHOP LLC	01/24/2024	124468	DEC23A	8,640.77	PROSHOP PAYABLES
56000002011800		JON WADDELL GOLF SHOP LLC	01/24/2024	124468	DEC23E	975.00	LESSONS
56007114942110		CENTURY LINK	02/07/2024	124624	5633328703FEB	118.43	TELEPHONE 1/16-2/15
56007114942307		IOWA GOLF ASSOCIATION	01/24/2024	124467	14367	750.00	HANDICAP FEES
56007114942310		ARAMARK - CHICAGO	02/07/2024	124622	6150305828	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	02/07/2024	124622	6150298973	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	02/07/2024	124622	6150302439	14.99	FIRST AID SUPPLIES
56007154942102		MTI DISTRIBUTING	02/07/2024	124628	1416233-00	1,805.73	IRRIGATION SPRINKLERS
56007154942299		ARAMARK - CHICAGO	02/07/2024	124622	6150305825	25.00	TOWELS/APRONS/MAT SERVICE
56007154942299		ARAMARK - CHICAGO	02/07/2024	124622	6150298970	25.00	TOWELS/APRONS/MAT SERVICE
56007154942299		ARAMARK - CHICAGO	02/07/2024	124622	6150302436	25.00	TOWELS/ARPONS/MAT SERVICE
56007154942299		MILLENNIUM WASTE, INC.	02/07/2024	124627	3617019T081	75.17	GARBAGE SERVICE
56007154942310		ARAMARK - CHICAGO	02/07/2024	124622	6150274926	29.98	FIRST AID SUPPLIES
56007154942310		ARAMARK - CHICAGO	02/07/2024	124622	6150302438	29.98	FIRST AID SUPPLIES
56007154942310		ARAMARK - CHICAGO	02/07/2024	124622	6150298972	29.98	FIRST AID SUPPLIES

City of Bettendorf Parks Accounts Payable, 02/06/2024 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
56007154942310		ARAMARK - CHICAGO	02/07/2024	124622	6150305827	29.98	FIRST AID SUPPLIES
56007154942310		EMPOWERING ABILITIES	02/07/2024	124625	102523	106.25	SAFETY SWEATSHIRTS WITH N EW LOGO
Overall - Total						**16,549.20**	