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

TUESDAY, MARCH 5, 2024
6:30 P.M.

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

AGENDA

I. **OPERATIONAL ITEMS**

II. **CONSENT AGENDA ITEMS**

III. **ITEMS ADDED BY MAYOR AND COUNCIL**

IV. **ADJOURN**

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

CITY OF BETTENDORF CITY COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL

TUESDAY, MARCH 5, 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 Bettendorf Police Chaplain and Outreach Pastor of Mighty Fortress Community Church, Pastor Alex Sierra

4. **PROCLAMATIONS**
   - National Kidney Awareness Month and March 9, 2024 as World Kidney Day requested by Jonathan Napolitano, Community Outreach Manager, National Kidney Foundation Serving Iowa

   - Rivermont Collegiate Day, September 24, 2024 requested by Max Roach, Headmaster, Rivermont Collegiate

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

6. **PUBLIC HEARING**
   Regarding the 2024 Pavement Markings Program

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

7. **RESOLUTION**
   Council Member Sechser to present a resolution approving the plans, specifications, and form of contract for the 2024 Pavement Markings Program

8. **PUBLIC HEARING**
   Regarding the 2024 Street Resurfacing Program

9. **RESOLUTION**
   Council Member Sechser to present a resolution approving the plans, specifications, and form of contract for the 2024 Street Resurfacing Program

10. **PUBLIC HEARING**
    Regarding the 2024 Intake Repair Program

11. **RESOLUTION**
    Council Member Baden to present a resolution approving the plans, specifications, and form of contract for the 2024 Intake Repair Program

12. **PUBLIC HEARING**
    Regarding a request for designation as Forest Cover for a portion of property located at 8822 Wells Ferry Road to qualify for tax exemption

13. **RESOLUTION**
    Council Member Baden to present a resolution approving the request for designation as Forest Cover for a portion of property located at 8822 Wells Ferry Road to qualify for tax exemption

14. **PUBLIC HEARING**
    Regarding a request for designation as Forest Cover for a portion of property located at 3000 Barcelona Terrace to qualify for tax exemption

15. **RESOLUTION**
    Council Member Sechser to present a resolution approving the request for designation as Forest Cover for a portion of property located at 3000 Barcelona Terrace to qualify for tax exemption

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.

16. PUBLIC HEARING

Regarding a request for designation as Forest Cover/Rivers and Streams/River and Stream Banks for a portion of property located at 4340 Tanglewood Road to qualify for tax exemption

17. RESOLUTION

Council Member Jager to present a resolution approving the request for designation as Forest Cover/Rivers and Streams/River and Stream Banks for a portion of property located at 4340 Tanglewood Road to qualify for tax exemption

18. ORDINANCE

Council Member Jager to present the second reading of 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 (Case 24-006)

19. ORDINANCE

Council Member Jager to present the second reading of 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 (Case 24-003)

20. ORDINANCE

Council Member Baden to present the second reading of an ordinance adjusting the rates for Stormwater Utility, Sewer Utility, and Solid Waste Enterprise Activities of the City

21. CONSENT AGENDA

22. 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
MARCH 5, 2024

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

A. Minutes from February 20, 2024 and February 26, 2024 (Approve and Adopt)

B. Resolution appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and authorizing the execution of the Agreement. (Approve and Adopt)

C. Resolution authorizing and providing for the issuance, and levying a tax to pay the Bonds; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate. (Approve and Adopt)

D. Resolution setting the date for a public hearing for the proposed FY24/25 property tax rates. (Approve and Adopt)

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

F. Resolution setting the date for a public hearing on the FY2024 application for Federal Transit Administration Section 5307 financial assistance. (Approve and Adopt)

G. Resolution setting the date for a public hearing on the FY2024 application for Federal Transit Administration Section 5307 capital project funds. (Approve and Adopt)

H. Resolution setting the date for a public hearing on the FY2024 application for Federal Transit Administration Section 5339 capital project funds. (Approve and Adopt)

I. Resolution awarding the contract and approving the contract and bond for the Edgewood Drive Reconstruction Project from 19th Street to 21st Street. (Approve and Adopt)

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

J. Resolution awarding the contract and approving the contract and bond for the 2024 Full Depth Patching Program. (Approve and Adopt)

K. Resolution awarding the contract to A Cut Above Lawn and Landscape, LLC for Turf Maintenance Services Contract for City Right-of-Way (Zone 1-2024). (Approve and Adopt)

L. Resolution awarding the contract to A Cut Above Lawn and Landscape, LLC for Turf Maintenance Services Contract for City Right-of-Way (Zone 2-2024). (Approve and Adopt)

M. Resolution awarding the contract to Fisher Lawn Care, Inc. for the 2024 Turf Maintenance Services for City Facilities. (Approve and Adopt)

N. Resolution approving the final plat of Unity Crossing First Addition, submitted by Focus Real Estate Development (Case 24-008). (Approve and Adopt)

O. Resolution approving the final plat of Forest Green 3rd Addition (replat of part of Outlot C of Forest Green 2nd Addition), submitted by McNamara Construction/Chris McNamara (Case 24-012). (Approve and Adopt)

P. Resolution approving the final plat of Forest Green 4th Addition (replat of part of Outlot C of Forest Green 2nd Addition), submitted by McNamara Construction/Chris McNamara (Case 24-013). (Approve and Adopt)

Q. Resolution setting a date for public hearing on an ordinance rezoning 1017 Grant Street, R-2, Single-Family Residence District to C-1, Neighborhood Commercial District, submitted by SJF Homes, LLC/Amber and Mark Holmes (Case 24-014)

R. Resolution setting a date for public hearing on an ordinance rezoning property generally located at 6500 Crow Creek Road, A-1, Agricultural/ Urban Reserve District to R-2, Single-Family Residence District, submitted by Pheasant Creek Estates, LLC (Case 24-009)

S. Resolution approving the Mayoral appointment of Lauran Wittnebel and Kathleen Roberts to the Parks Advisory Board. (Approve and Adopt)

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

T. Resolution approving annual and/or special event mobile food unit licenses for The Full Nelson Catering, LLC. (Approve and Adopt)

U. Resolution approving alcohol license renewals and requests for Oscar's Pub and Rudy's Tacos. (Approve and Adopt)

V. 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.

OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS, *1 in 3 adults in the United States are at risk for chronic kidney disease. In fact, an estimated 37 million adults in the U.S. are estimated to have chronic kidney disease and approximately 90% don't know they have it; and*

WHEREAS, *risk factors for kidney disease include, diabetes, high blood pressure, heart disease, obesity, and family history. Early detection and treatment of kidney disease could result in fewer people requiring dialysis treatments and/or transplantation; and*

WHEREAS, *the National Kidney Foundation is the largest, most comprehensive, and longstanding patient-centric organization dedicated to the awareness, prevention, and treatment of kidney disease in the U.S. For more information about the National Kidney Foundation, visit www.kidney.org*

NOW, THEREFORE*, I, Robert S. Gallagher, Mayor of the City of Bettendorf, Iowa, do hereby proclaim the month of* ***March 2024 as "National Kidney Month"*** *and* ***March 14, 2024 as "World Kidney Day"*** *in the Bettendorf community and encourage all citizens to educate themselves on the risk factors associated with kidney disease and to bring attention to this often overlooked health crisis.*

DATED *this 5th day of March, 2024*

_____

Mayor Robert S. Gallagher

OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS, *Saint Katharine's School, later named Saint Katharine's/Saint Mark's and now Rivermont Collegiate has been a beacon of knowledge, inspiration, and innovation, shaping the minds and hearts of generations of students since it was founded on September 24, 1884; and*

WHEREAS, *throughout its storied history, it has upheld a commitment to academic excellence, fostering a culture of intellectual curiosity, critical thinking, and lifelong learning; and*

WHEREAS, *dedicated faculty and staff of the School have tirelessly nurtured the potential of each student, instilling in them the values of integrity, compassion, and perseverance; and*

WHEREAS, *alumni of the School have gone forth into the world as leaders, innovators, and agents of positive change, leaving an indelible mark on their communities and beyond; and*

WHEREAS, *we celebrate this momentous milestone and pay tribute to the visionaries, educators, and supporters who have contributed to the success and legacy of Rivermont Collegiate.*

NOW, THEREFORE, *I, Robert S. Gallagher, Mayor of city of Bettendorf, Iowa, do hereby proclaim* ***Tuesday***, ***September 24, 2024***, *as*:

"RIVERMONT COLLEGIATE DAY"

in our community, and call upon all citizens to join me in congratulating Rivermont Collegiate for 140 years of unwavering commitment to educational excellence and commend them for its contributions to the lives of countless individuals and for its enduring impact on the fabric of our community and society.

DATED *this 5th day of March, 2024.*

_____

Mayor Robert S. Gallagher

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Pat Lynch, P.E., Assistant City Engineer

Item Title
Public hearing for the 2024 Pavement Markings Program.

Resolution approving the plans, specifications and form of contract for the 2024 Pavement Markings Program.

Explanation
The proposed improvements consist of painting pavement markings on various streets throughout the City. The markings include edge lines, centerlines, barrier lines, double yellow lines, turn lane lines at intersections, crosswalks, and symbols.

Please note that Engineering staff has changed this program to include two (2) paintings of all long lines. All crosswalks, symbols and lines will be painted in the spring, with the lines being re-painted in early fall.

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 (RU0047) was approved with a total budget of $350,000 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 2024 PAVEMENT MARKINGS PROGRAM

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

2024 Pavement Markings Program

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

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 5th day of March, 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 5th day of March 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Pat Lynch, P.E., Assistant City Engineer

Item Title

Public hearing for the 2024 Street Resurfacing Program.

Resolution approving the plans, specifications and form of contract for the 2024 Street Resurfacing Program.

Explanation

The proposed improvements consist of pavement scarification (milling) and resurfacing various streets with Hot Mix Asphalt (HMA), full depth concrete patching, constructing handicap accessible ramps and other related work within the City of Bettendorf, Iowa. A list of streets to be completed under this year's program is noted below.

2024 Street Resurfacing Program List

Location	From	To	Ward
Apple Valley Dr	4160 Apple Valley Dr	Cul de sac	3
Tanglewood Rd	Sheffield Ct	Dead End	5
Weindruch Rd	Hwy 67	Devils Glen Park	3 & 5
Holmes St	Alley	6th St	1
Linden Ln	Hillside Dr	Spruce Hills Dr	2

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:

The overall project (PW0576 & RU0048) was approved with a total budget of $1,000,000 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 2024 STREET RESURFACING PROGRAM

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

2024 Street Resurfacing Program

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

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 5th day of March, 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 5th day of March 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer

Item Title
Public hearing for the 2024 Intake Repair Program.

Resolution approving the plans, specifications and form of contract for the 2024 Intake Repair Program.

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

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 (SM0146) was approved with a total budget of $200,000 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 2024 INTAKE REPAIR PROGRAM

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

2024 Intake Repair Program

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

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 5th day of March, 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 5th day of March 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: February 20, 2024 (SPH)
March 5, 2024 (HPH)

REQUESTED BY: Chris Curran, City Attorney

Item Title
Resolution setting the date for a public hearing for request for designation as Forest Cover for a portion of property located at 8822 Wells Ferry Road to qualify for tax exemption.

Explanation
The Council has approved a policy on land set aside for conservation purposes. Elizabeth Fincher requests property she owns receive that designation. Pursuant to the policy, the council is asked to set a public hearing on the matter and send notice to adjacent property owners.

If approved, tax revenues from the property so designated will end.

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

List Attachments
- Resolution (SPH)
- Resolution
- Letter from Scott County
- Application
- Aerial Photo
- Policy

RESOLUTION _____ - 24

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING FOR REQUEST FOR DESIGNATION AS FOREST COVERS FOR A PORTION OF PROPERTY LOCATED AT 8822 WELLS FERRY ROAD TO QUALIFY FOR TAX EXEMPTION

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that a public hearing be set for 5th day of March, 2024, at 7:00 p.m. in the Council Chambers at City Hall, 1609 State Street, Bettendorf, to receive public comment on the request of the property owner at 8822 Wells Ferry Road to classify a portion of property she owns within the city as forest covers qualify as tax exempt.

BE IT FURTHER RESOLVED that the City Clerk is directed to mail notice of this request to all property owners within 200 feet of the subject property, as well as to the property owner, Elizabeth Fincher.

PASSED, APPROVED AND ADOPTED this 20th day of February, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

RESOLUTION _____ - 24

APPROVING REQUEST FOR TAX EXEMPTION FOR 8822 WELLS FERRY ROAD

WHEREAS, the owner of property located at 8822 Wells Ferry Road has requested to have a portion of her property designated as tax exempt under Iowa Code Section 427.1 as forest cover; and

WHEREAS, pursuant to policy adopted by the City Council, the Council has held a public hearing on the request, and considered the comments of adjoining properties, if any.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, said request is hereby approved.

PASSED, APPROVED AND ADOPTED this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

From:	Dierkes, Deborah
To:	Spencer, Michelle
Cc:	Sullivan, Amber
Subject:	[EXTERNAL] Slough Applications 2024 - Bettendorf
Date:	Thursday, February 15, 2024 12:45:41 PM
Attachments:	Letter Soil Water Conservations.pdf Slough Application Fincher.pdf Slough Application C Miller.pdf Slough Application Tully.pdf

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Caution: This is an external email! Please be careful when clicking links or opening attachments. When in doubt, contact the IT Department.

Michelle,

Hope all is well with you and your family.

Attached are three Slough Applications from the County Assessor for Bettendorf City Council's approval.
Please notify me once Bettendorf City Council has taken action on these requests, thank you.

Take care,

Debbie Dierkes

Debbie Dierkes
Executive Assistant
Scott County Administration
600 W. 4TH ST | Davenport, IA 52801
Ph: 563-326-8713 | Fax: 563-328-3285
Deborah.dierkes@scottcountyiowa.gov
www.scottcountyiowa.gov

Scott County Soil & Water Conservation District

8370 Hillandale Road, Davenport, IA 52806
(563) 391-1403 Fax (563) 388-0682
Chad Dexter Lora Schmidt Joshua Witt Christine Bolte Richard Golinghorst

February 1, 2024

Scott County Assessor
600 W. 4th Street
Davenport, IA 52801

Enclosed are the applications for tax exemption under the Slough Bill. The SWCD Commissioners have recognized these applications as meeting the criteria for the type of exemption stated.

Renewal Applications:

Mary Arter	Open Prairie	20.0 acres
John & Mary Arter	Open Prairie	188.11 acres
	Forest Cover	2.4 acres
Charles Beason	Forest Cover	4.01 acres
	Open Prairie	2.636 acres
David Bierl	Open Prairie	2.3 acres
	Forest Cover	6.15 acres
*John Carrillo	Open Prairie	6.6 acres
*Joseph & Lori Cawiezell	Open Prairie	2.5 acres
Andrew Claeys	Forest Cover	17.31 acres
Paul Claeys	Open Prairie	8.3 acres
J.C. Davis, Jr.	Forest Cover	17.45 acres
ETTENDORF *Gary & Elizabeth Fincher	Forest Cover	10.7 acres
Genesis Systems Group	Open Prairie	7.0 acres
Haase Living Trust	Open Prairie	5.602 acres
Marianne Hamilton	Forest Cover	18.1 acres
Greg Hawk	Forest Cover	19.0 acres
Alan Henningsen	Forest Cover	59.3 acres
	Open Prairie	66.2 acres
Jon Hilmann	Forest Cover	15.0 acres
Eugene Johnson Trust	Open Prairie	13.347 acres
Marguerite Johnson Trust	Open Prairie	4.6 acres
Carol Klemme	Forest Cover	3.0 acres
Robert Kolwey	Forest Cover	22.98 acres
Dean Krueger	Forest Cover	25.80 acres
	Open Prairie	22.51 acres
ETTENDORF Chad A Miller Rev Trust	Forest Cover	2.0 acres
	River & Streambanks	2.3 acres
Brad Moeller	Open Prairie	50.0 acres
	Forest Cover	16.48 acres
Richard Mohr	Forest Cover	12.02 acres
Jane Morrell	Forest Cover	5.248 acres
Shirley Perry	Open Prairie	5.0 acres
Michael Purcell	Forest Cover	3.1 acres
	Open Prairie	5.5 acres
Terry Rathje	Open Prairie	4.2 acres

Brian Ritter	Forest Cover	3.8 acres
Ryan Living Trust	Forest Cover	5.0 acres
Tony Singh	Open Prairie	6.6 acres
Joe or Pam Slater	Open Prairie	2.0 acres
STL Properties LLC	Open Prairie	71.9 acres
Andrew Strunk	Forest Cover	2.0 acres
Kim Strunk	Open Prairie	5.0 acres
Ben Taylor	Forest Cover	3.4 acres
Diane Tee	Open Prairie	2.9 acres
Inez Tobin	Forest Cover	125.0 acres
BETTENDORF Judy A Tully Rev Trust	Forest Cover	10.7 acres
Doug Vickstrom Rev Trust	Open Prairie	658.34 acres
Michael Voss/Burton Voss Trust	Forest Cover	85.29 acres
Connie Youngers	Open Prairie	6.016 acres

*New application but applied in previous years

New Application

Plumb Supply Co LLC	Forest Cover	2.4 acres

Please contact me if you have any questions.

Sincerely,

Jan McClurg
Conservation Assistant
Iowa Department of Agriculture and Land Stewardship
Scott County Soil & Water Conservation District
8370 Hillandale Rd
Davenport IA 52806
563.391.1403 x3
jan.mcclurg@ia.nacdnet.net

IOWA **Property Tax**

Natural Conservation and Wildlife Areas Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district by February 1 of each year. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: (cdiowa.org).

Property Information – Please Print

Parcel number: 943607006, 943607007 (forest cover)

Owner: Gary & Elizabeth Fincher

Property location address: _____

City: _____ State: _____ ZIP: _____

Property owner mailing address: 8822 Wells Ferry Rd.

City: Bettendorf State: IA ZIP: 52722

County: Scott Number of acres: 10.7 acres

Phone: 563-349-9400 Email: garydonfincher@gmail.com

Applicant if other than owner – Please Print

Name: _____

Applicant mailing address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Relationship to owner: _____

Property type:

Recreational lakes ☐ Rivers and streams ☐ Forest covers ☒

Open prairies ☐ River and stream banks ☐ Section 427.1(22)(g) property ☐

An aerial photo of the property on which the property to be exempted is outlined:

Is included: ☐ On file: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ On file ☐

I Elizabeth Fincher swear or affirm that the above property will not be used for economic gain of any kind during the assessment year.

Applicant Signature: Elizabeth Fincher Date: 12/19/23

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: _____ Date: 2-7-24

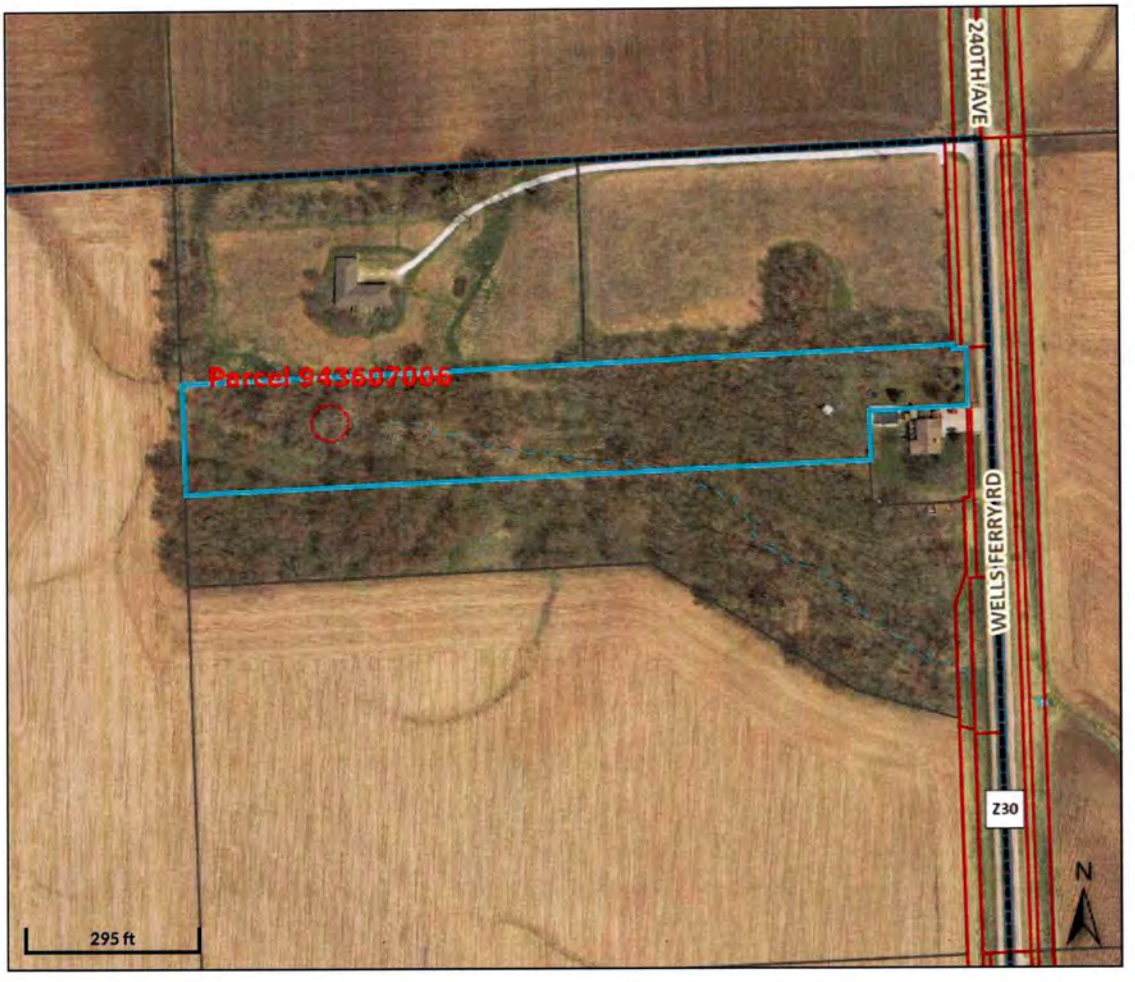
Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

Scott County / City of Davenport, Iowa



Overview

Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad

All Roads

- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway
- Rights of Way

Major Rivers and Streams

- River Centerline
- River Boundary
- Major Stream

Minor Streams, Other

- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Island

Major Rivers and Lakes

- Lake
- Major Stream
- River

Minor Lakes and Ponds

- Parcels
- Parcel Point

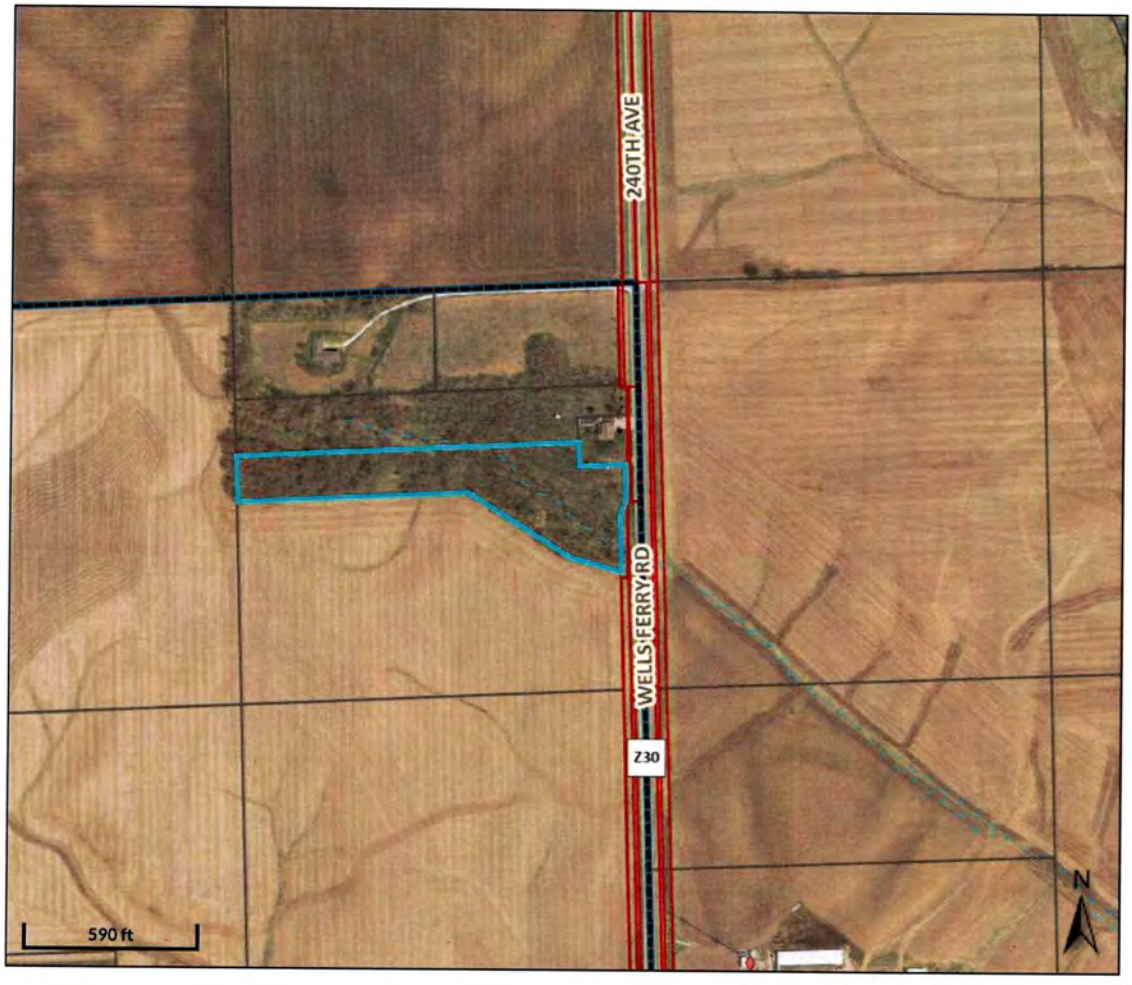
Parcel ID	943607006	**Alternate ID**	n/a	**Owner Address**	FINCHER ELIZABETH E
Sec/Twp/Rng	36-79-04	**Class**	R		8822 WELLS FERRY RD
Property Address		**Acreage**	5.02		BETTENDORF IA 52722
		Graphic Acres	5.007		

District BEP

Brief Tax Description Sec:36 Twp:79 Rng:04PT NE NE COM 329.78'S NE COR NE NE: S100.22'-W 200'-S80'- W 1120'-N 180'-E 1320' TO BEG (5.5AC)
(Note: Not to be used on legal documents)

Date created: 2/13/2024
Last Data Uploaded: 2/13/2024 11:13:34 AM

Scott County / City of Davenport, Iowa



Overview

Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad

All Roads

- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway
- Rights of Way

Major Rivers and Streams

- River Centerline
- River Boundary
- Major Stream

Minor Streams, Other

- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Island

Major Rivers and Lakes

- Lake
- Major Stream
- River

Minor Lakes and Ponds

- Parcels
- Parcel Point

Parcel ID	943607007	**Alternate ID**	n/a	**Owner Address**	FINCHER ELIZABETH E
Sec/Twp/Rng	36-79-04	**Class**	R		8822 WELLS FERRY RD
Property Address		**Acreage**	6.18		BETTENDORF IA 52722
		Graphic Acres	5.954		

District BEP

Brief Tax Description Sec:36 Twp:79 Rng:04PT NE NE COM 605' SNE COR NE NE: W200'-N 95'-W 1120'-S150.22' M/L-E 11.48 CH-S 55.25D E 8.14CH-S 71.5D E 3.76CH-N TO PT OF BEG

(Note: Not to be used on legal documents)

Date created: 2/13/2024
Last Data Uploaded: 2/13/2024 11:13:34 AM

POLICY ON APPROVAL OF TAX EXEMPTIONS FOR NATURAL CONSERVATION AND WILDLIFE AREAS

WHEREAS, the Iowa Code Section 427.1 allows certain real estate to be maintained in tax exempt status when certain conditions are met; and

WHEREAS, for areas to be designated natural conversation and wildlife areas before such status can be approved within a city, city council permission must be granted; and

WHEREAS, the adoption of a policy on the consideration of such requests will help guide the Council in its decision making.

NOW THEREFORE UPON REQUEST BY THE COUNTY BOARD OF SUPERVISORS TO CONSIDER A TAX EXEMPTION REQUEST, THE COUNCIL SHALL:

1. Mail notice to all property holders within 200 feet of the parcel under consideration of the request to designate the ground as natural conservation and wildlife area, and invite written or oral comment at the designated council meeting.

2. Request the applicant to come before the Council, to show the area being requested for tax exempt status, explain what actions the applicant has taken in order to establish the area as natural conservation or wildlife area, how long the application expects the ground to remain in that status, and the expected property tax saving associated with the designation.

3. The Council may approve, approve with conditions, or deny the application. In the event the applicant does not follow the conditions, the application shall be deemed to be denied.

4. The City Administrator shall notify the County Board of Supervisors of the decision of the Council.

FACTORS TO CONSIDER IN DETERMINING WHETHER THE COUNCIL SHALL APPROVE A REQUEST:

- The size of the parcel to be designated as natural conservation or wildlife area;
- The area's suitability for other use; that is, in the absence of the property tax abatement, would the ground likely develop or be used for other purpose;
- The amount of public access that will be available for the parcel;
- The impact of the proposal on surrounding property;
- The amount of tax revenue which will be lost by virtue of the approval of the request;
- The length of time the parcel is expected to remain as a nature conservation/wildlife area;
- The impact or potential impact the designation would have on benefiting environmental concerns such as storm water runoff, water quality, air quality, and the preservation or enhancement of native plant species; and
- The impact or potential impact the designation would have on benefiting wildlife habitat.

COUNCIL LETTER

MEETING DATE: February 20, 2024 (SPH)
March 5, 2024 (HPH)

REQUESTED BY: Chris Curran, City Attorney

Item Title
Resolution setting the date for a public hearing for request for designation as Forest Cover for a portion of property located at 3000 Barcelona Terrace to qualify for tax exemption.

Explanation
The Council has approved a policy on land set aside for conservation purposes. Judith Tully requests property she owns receive that designation. Pursuant to the policy, the council is asked to set a public hearing on the matter and send notice to adjacent property owners.

If approved, tax revenues from the property so designated will end.

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

List Attachments
- Resolution (SPH)
- Resolution
- Letter from Scott County
- Application
- Aerial Photo
- Policy

RESOLUTION _____ - 24

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING FOR REQUEST FOR DESIGNATION AS FOREST COVERS FOR A PORTION OF PROPERTY LOCATED AT 3000 BARCELONA TERRACE TO QUALIFY FOR TAX EXEMPTION

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that a public hearing be set for 5th day of March, 2024, at 7:00 p.m. in the Council Chambers at City Hall, 1609 State Street, Bettendorf, to receive public comment on the request of the property owner at 3000 Barcelona Terrace to classify a portion of property she owns within the city as forest covers qualify as tax exempt.

BE IT FURTHER RESOLVED that the City Clerk is directed to mail notice of this request to all property owners within 200 feet of the subject property, as well as to the property owner, Judith Tully.

PASSED, APPROVED AND ADOPTED this 20th day of February, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

RESOLUTION _____ - 24

APPROVING REQUEST FOR TAX EXEMPTION FOR 3000 BARCELONA TERRACE

WHEREAS, the owner of property located at 3000 Barcelona Terrace has requested to have a portion of her property designated as tax exempt under Iowa Code Section 427.1 as forest cover; and

WHEREAS, pursuant to policy adopted by the City Council, the Council has held a public hearing on the request, and considered the comments of adjoining properties, if any.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, said request is hereby approved.

PASSED, APPROVED AND ADOPTED this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

IOWA **Property Tax**

Natural Conservation and Wildlife Areas Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district by February 1 of each year. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: (cdiowa.org).

Property Information – Please Print

Parcel number: 841017204 (forest cover)

Owner: Judith A Tully Revocable Trust (Jim & Judy Tully)

Property location address: 3000 Barcelona Terrace

City: Bettendorf State: IA ZIP: 52722

Property owner mailing address: 3000 Barcelona Terrace

City: Bettendorf State: IA ZIP: 52722

County: Scott Number of acres: 10.7 acres

Phone: 563-332-5585 Email:

Applicant if other than owner – Please Print

Name:

Applicant mailing address:

City: State: ZIP:

Phone: Email:

Relationship to owner:

Property type:

Recreational lakes ☐ Rivers and streams ☐ Forest covers ☒

Open prairies ☐ River and stream banks ☐ Section 427.1(22)(g) property ☐

An aerial photo of the property on which the property to be exempted is outlined:

Is included: ☐ On file: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ On file ☐

I Judith A Tully Revocable Trust swear or affirm that the above property will not be used for economic gain of any kind during the assessment year.

Applicant Signature: Judith A Tully Date: 11-30-23

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: X Date: 2/7/24

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: Date:

Chairman, County Board of Supervisors

Scott County / City of Davenport, Iowa

Overview

Legend

- **Political Township**
- **Corporate Limits**
- **County Boundary**
- **Railroad**
- **All Roads**
  - Interstate
  - US Highway
  - State Highway
  - County Route
  - Major road
  - Local roads
  - Ramp
  - Alleyway/Access Road
  - Bike/Pedestrian Trail
  - Driveway
- **Rights of Way**
- **Major Rivers and Streams**
  - River Centerline
  - River Boundary
  - Major Stream
- **Minor Streams, Other**
  - Minor Stream
  - Small Lake/Pond
  - Drainageways, etc
  - Island
- **Major Rivers and Lakes**
  - Lake
  - Major Stream
  - River
- **Minor Lakes and Ponds**
- **Parcels**
- **Parcel Point**

Parcel ID	841017204	**Alternate ID**	n/a	**Owner Address**	JUDITH A TULLY REVOCABLE TRUST
Sec/Twp/Rng	n/a	**Class**	R		3000 BARCELONA TR
Property Address	3000 BARCELONA TR BETTENDORF	**Acreage**	15.6		BETTENDORF IA 52722
		Graphic Acres	14.945		

District BEP

Brief Tax Description FRANK MARTZAHN Lot: 004 FRANK MARTZAHNAUDITOR'S PLAT
(Note: Not to be used on legal documents)

Date created: 2/13/2024
Last Data Uploaded: 2/13/2024 11:13:34 AM

COUNCIL LETTER

MEETING DATE: February 20, 2024 (SPH)
March 5, 2024 (HPH)

REQUESTED BY: Chris Curran, City Attorney

Item Title
Resolution setting the date for a public hearing for request for designation as Forest Cover/Rivers and Streams/River and Stream Banks for a portion of property located at 4340 Tanglewood Road to qualify for tax exemption.

Explanation
The Council has approved a policy on land set aside for conservation purposes. Chad Miller requests property he owns receive that designation. Pursuant to the policy, the council is asked to set a public hearing on the matter and send notice to adjacent property owners.

If approved, tax revenues from the property so designated will end.

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

List Attachments
- Resolution (SPH)
- Resolution
- Letter from Scott County
- Application
- Aerial Photo
- Policy

RESOLUTION _____ - 24

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING FOR REQUEST FOR DESIGNATION AS FOREST COVERS/ RIVERS AND STREAMS/ RIVER AND STREAM BANKS FOR A PORTION OF PROPERTY LOCATED AT 4340 TANGLEWOOD ROAD TO QUALIFY FOR TAX EXEMPTION

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that a public hearing be set for 5th day of March, 2024, at 7:00 p.m. in the Council Chambers at City Hall, 1609 State Street, Bettendorf, to receive public comment on the request of the property owner at 4340 Tanglewood Road to classify a portion of property he owns within the city as forest covers/ rivers and streams/river and stream banks and qualify as tax exempt.

BE IT FURTHER RESOLVED that the City Clerk is directed to mail notice of this request to all property owners within 200 feet of the subject property, as well as to the property owner, Chad Miller.

PASSED, APPROVED AND ADOPTED this 20th day of February, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

RESOLUTION _____ - 24

APPROVING REQUEST FOR TAX EXEMPTION FOR 4340 TANGLEWOOD ROAD

WHEREAS, the owner of property located at 4340 Tanglewood Road has requested to have a portion of his property designated as tax exempt under Iowa Code Section 427.1 as forest cover, rivers and streams, and river and stream banks; and

WHEREAS, pursuant to policy adopted by the City Council, the Council has held a public hearing on the request, and considered the comments of adjoining properties, if any.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, said request is hereby approved.

PASSED, APPROVED AND ADOPTED this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

IOWA **Property Tax**

Natural Conservation or Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

Print property Information

Parcel number: 8414172032

Owner: CHAD A MILLER REVOC TRUST

Property location address: 4340 TANGLEWOOD RD

City: BETTENDORF State: IA ZIP: 52722

Property owner mailing address: 4340 TANGLEWOOD RD

City: BETTENDORF State: IA ZIP: 52722

County: SCOTT Number of acres: 4.30

Phone: 563-349-8692 Email: TaxExApp@millerwrks.com

Print applicant information if other than owner

Name: Chad A. Miller

Applicant mailing address: 4340 TangleWood Road

City: Bettendorf State: IA ZIP: 52722

Phone: 563-349-8692 Email: TaxExApp@millerwrks.com

Relationship to owner: Owner

Property type:

Recreational lakes	☐	Rivers and streams	■	Forest covers	■
Open prairies	☐	River and stream banks	■	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ■ Is on file with the assessor: ☐

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☐

I Chad A. Miller swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: Chad A Miller Date: 12/09/2023

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: X _____ Date: 2/7/24

Chairman, SCOTT County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

The exemption may be applied to recreational lakes, forest covers, rivers and stream banks, and open prairies as designated by the board of supervisors of the county in which the property is located.

This exemption is only available to parcels of property of two acres or more. The property must also be utilized for the purposes of providing soil erosion control, wildlife habitat, or both.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

If the property is an open prairie, the property will be inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

If the real property is located within a city, the approval of the governing body must be obtained before the real property is eligible for an exemption.

A property receiving this exemption shall not be used for economic gain of any kind during the assessment year. This includes, but is not limited to, the storage of equipment, machinery, or crops.

If the property is used for economic gain during an assessment year in which it has received this exemption, the property shall lose its exemption and be taxed at the rate levied by the county for the fiscal year beginning in that assessment year.

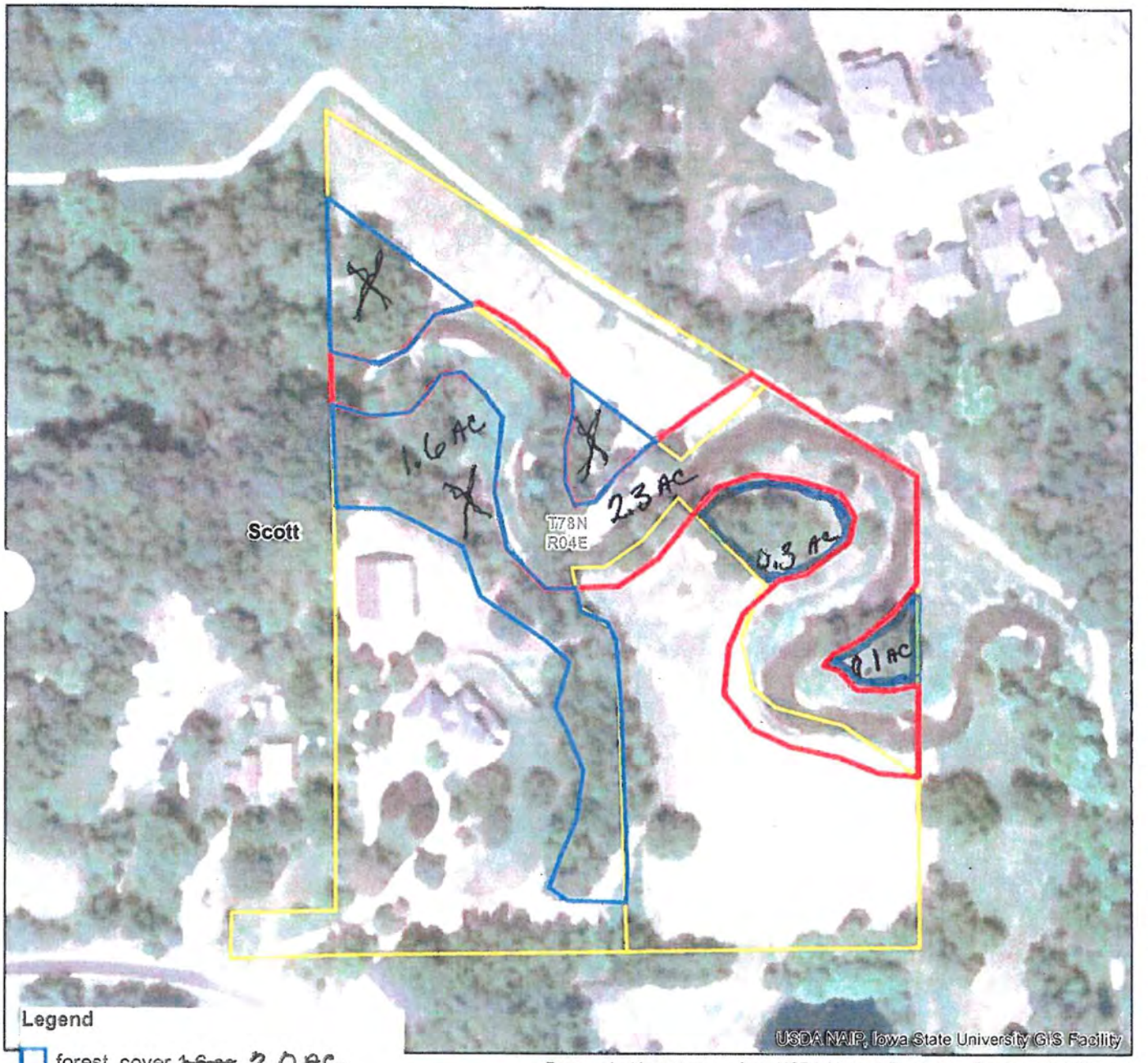
Slough Bill Application Area

Date: 1/15/2020

Customer(s): CHAD A MILLER
District: SCOTT SOIL & WATER CONSERVATION DISTRICT

Field Office: DAVENPORT SERVICE CENTER
Agency: USDA-NRCS
Assisted By: J. Bisinger

Legal Description: 4.3 AC



Legend

- forest_cover ~~1.6 ac~~ 2.0 AC
- slough-stream & stream banks 2.3 ac
- Consplan-t4894
- Iowa - Counties
- Scott Co - Townships

Prepared with assistance from USDA-Natural Resources Conservation Service

USDA

90 0 90 180 270 360 Feet

N

COUNCIL LETTER

MEETING DATE: February 6, 2024 (SPH)
February 20, 2024 (HPH)

REQUESTED BY: Mark Hunt, Community Development Director

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

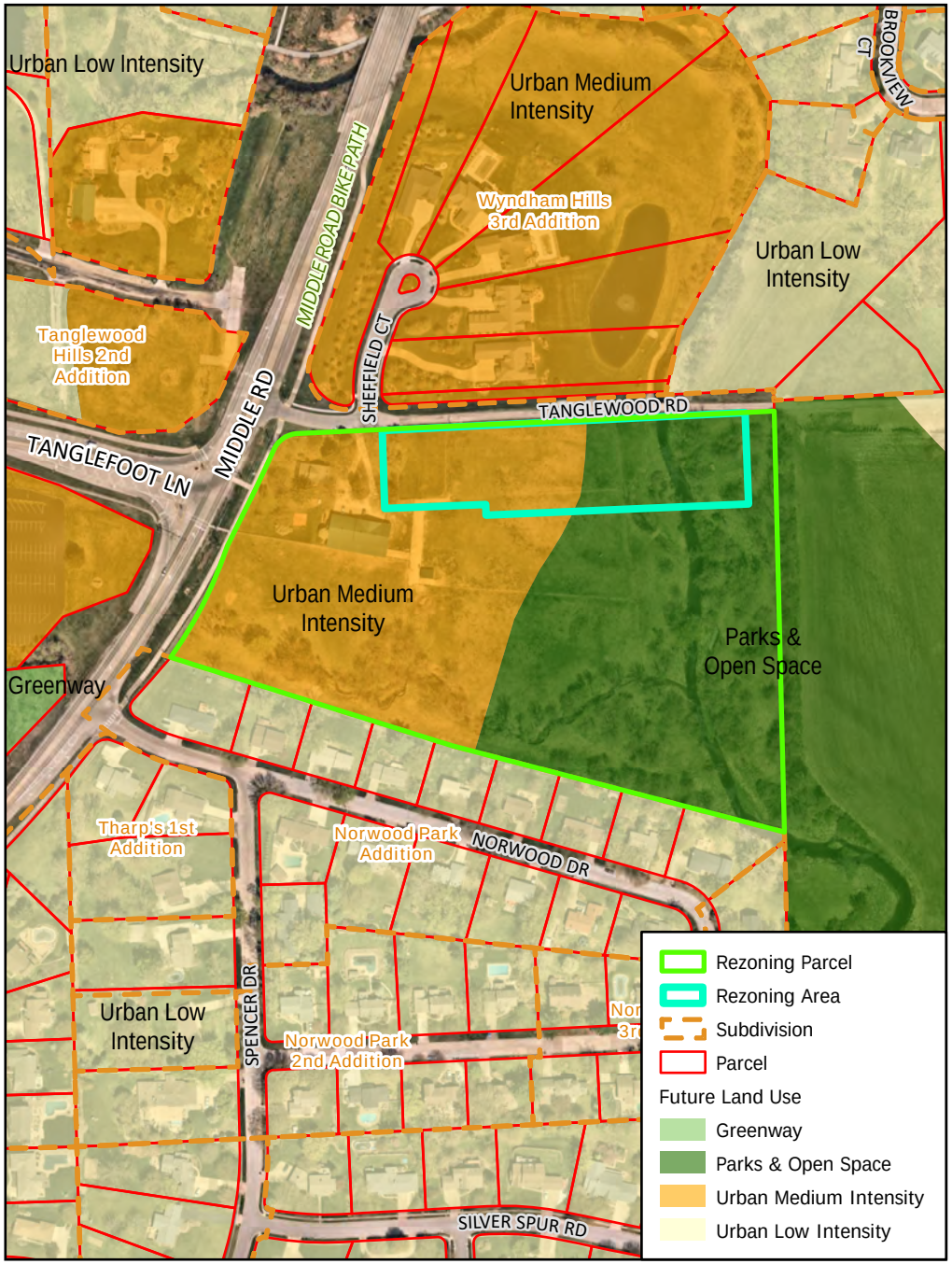
0 115 230 460 690 Feet

Case No. 24-006: 4255 Middle Road
Rezoning: A-1 to R-2
Future Land Use & Zoning

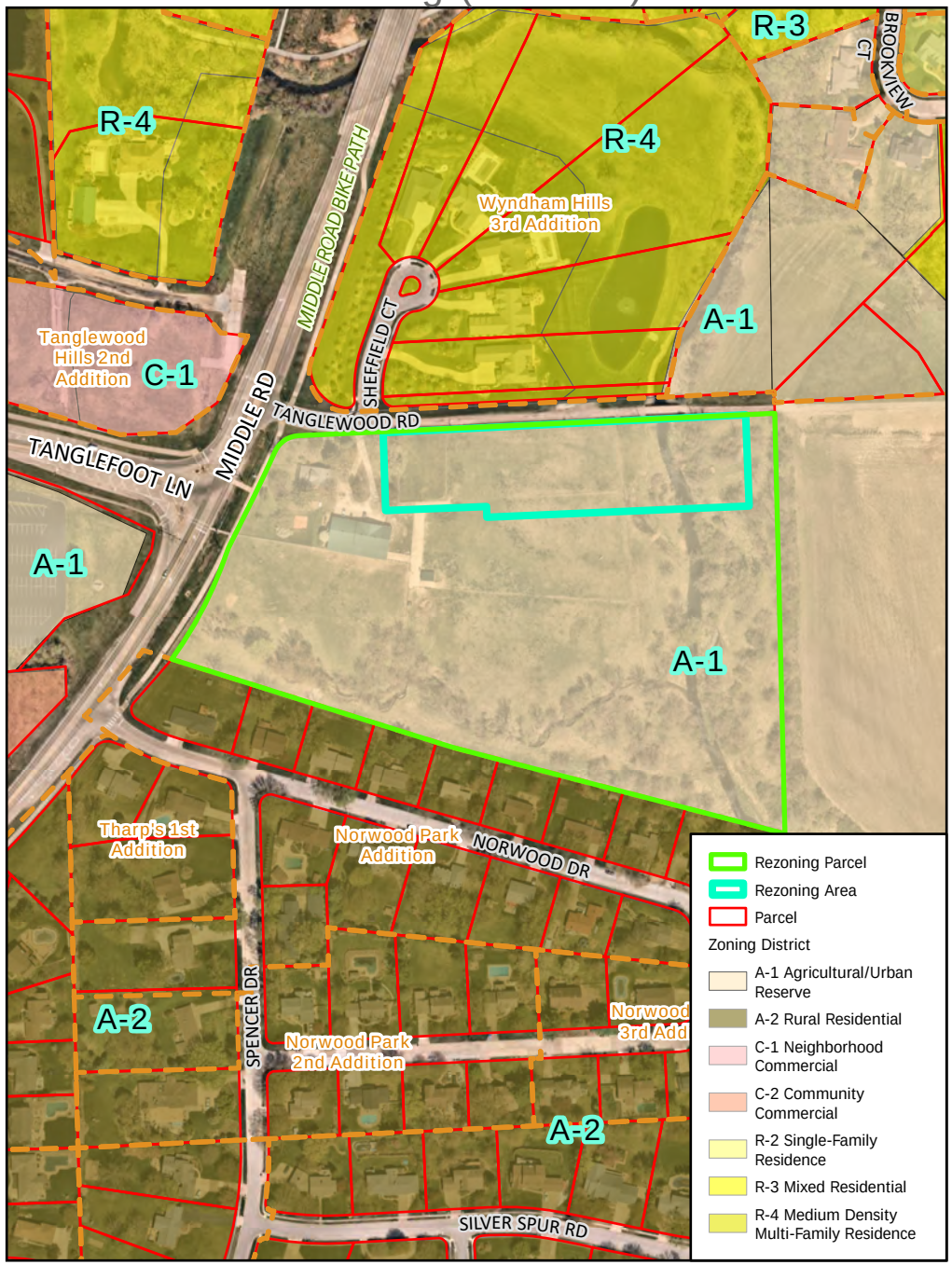
1 Inch = 333 Feet
0 185 370 740 Feet

N

Future Land Use

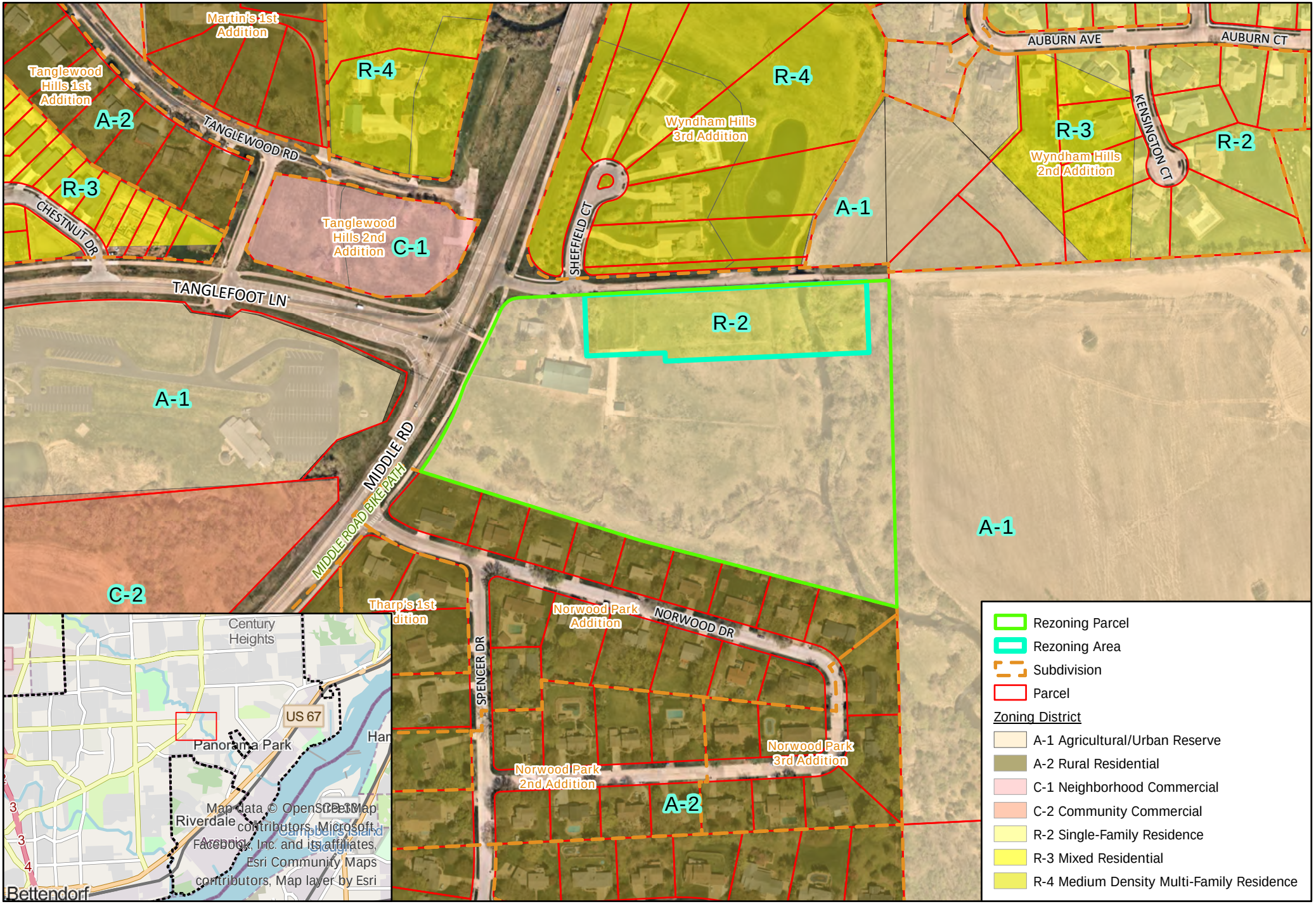


Zoning (Current)



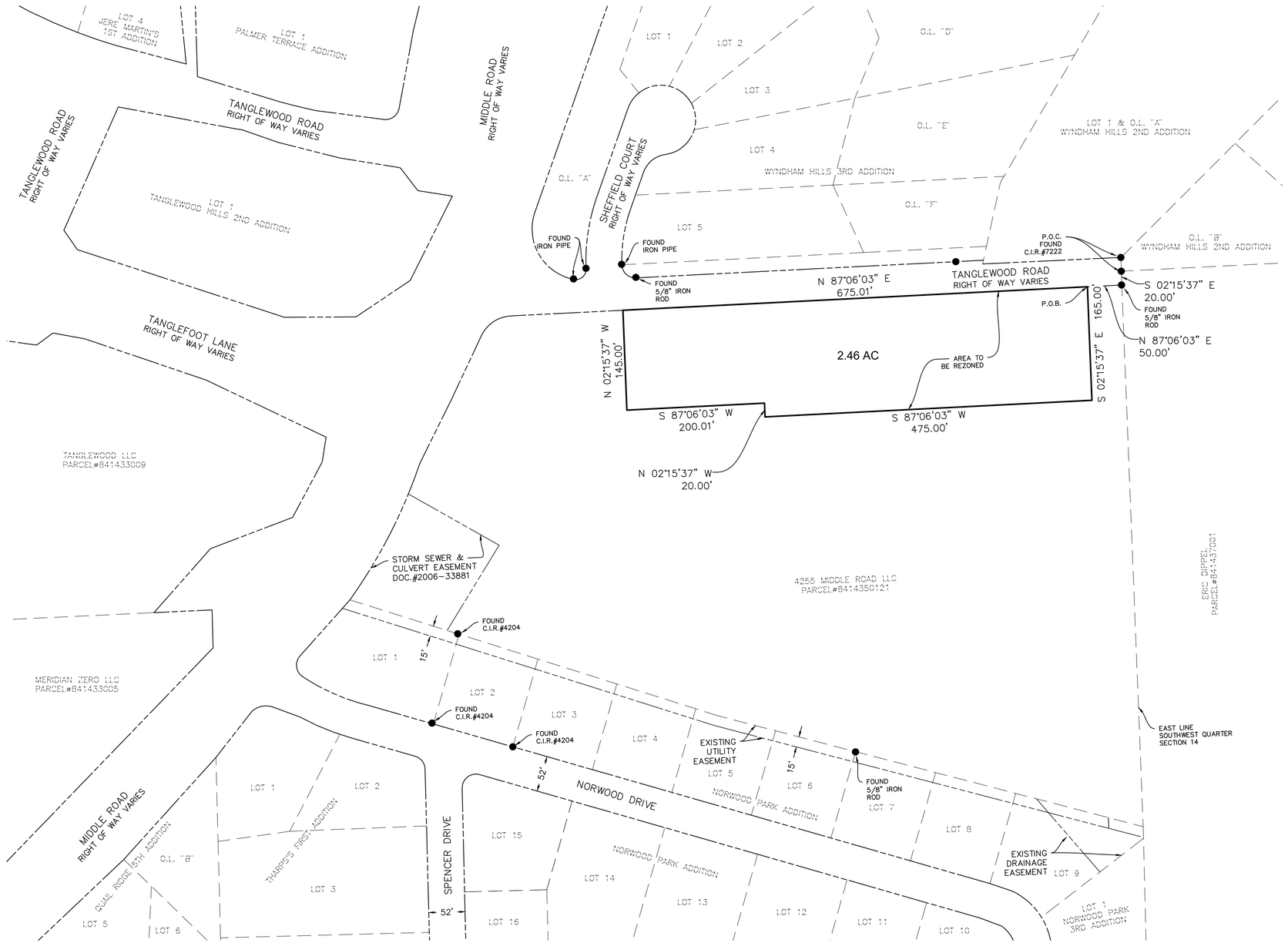
Case No. 24-006: 4255 Middle Road
Rezoning: A-1 to R-2
Proposed Zoning

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:

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 SECOONDS 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.

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

KLINGNER & ASSOCIATES, P.C.
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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

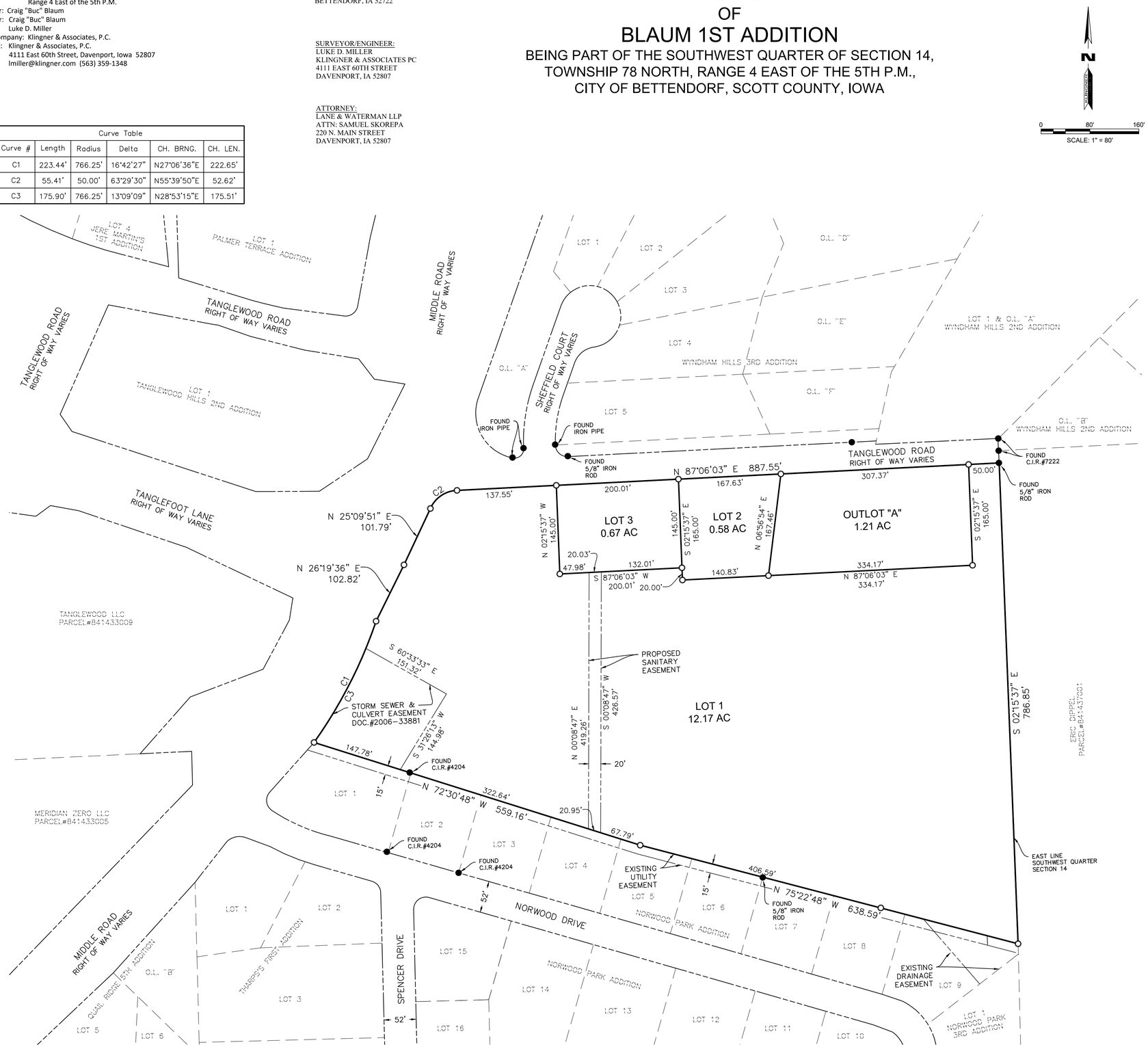
OWNER/DEVELOPER:
CRAIG "BUC" BLAUM
2139 GRETCHEN COURT
BETTENDORF, IA 52722

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

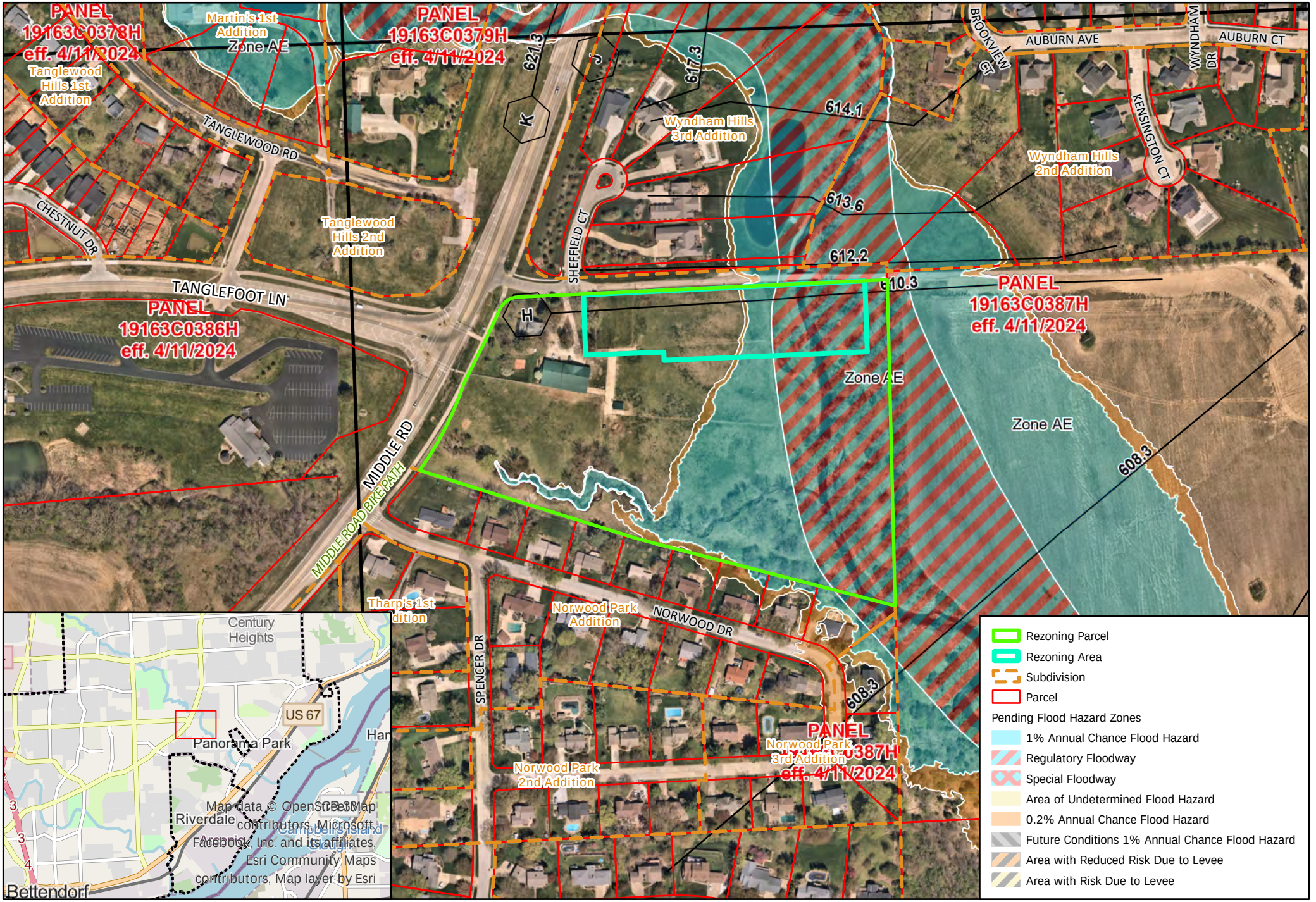
12-14-2023

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, Community Development Director

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:
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 11º18'17" EAST ON THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 74 FOR A DISTANCE OF 172.12 FEET.
3. THENCE SOUTH 01º24'55" 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 89º57'45" 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.
5.

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.

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

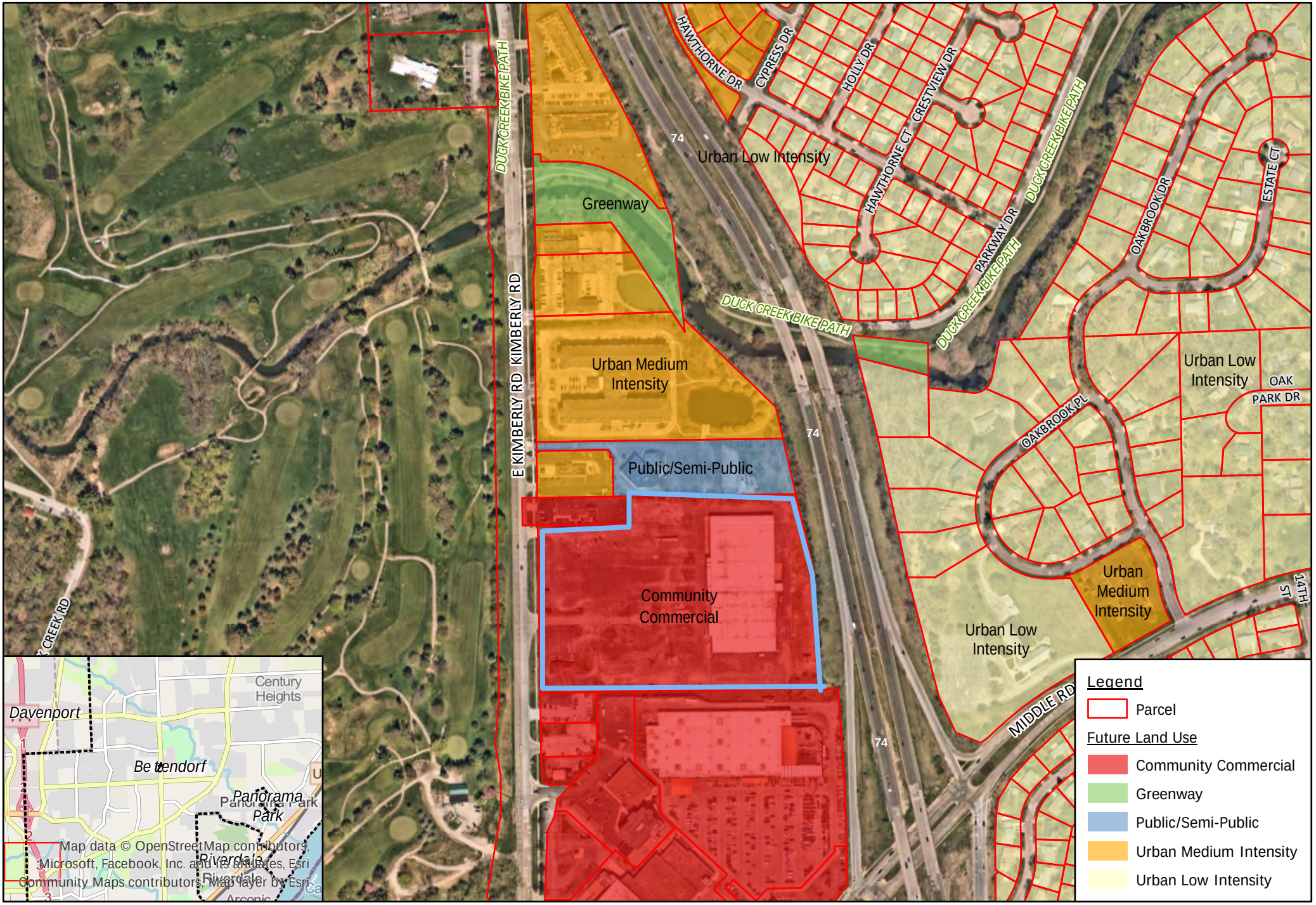
1 Inch = 400 Feet
Feet
0 70 140 280 420

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

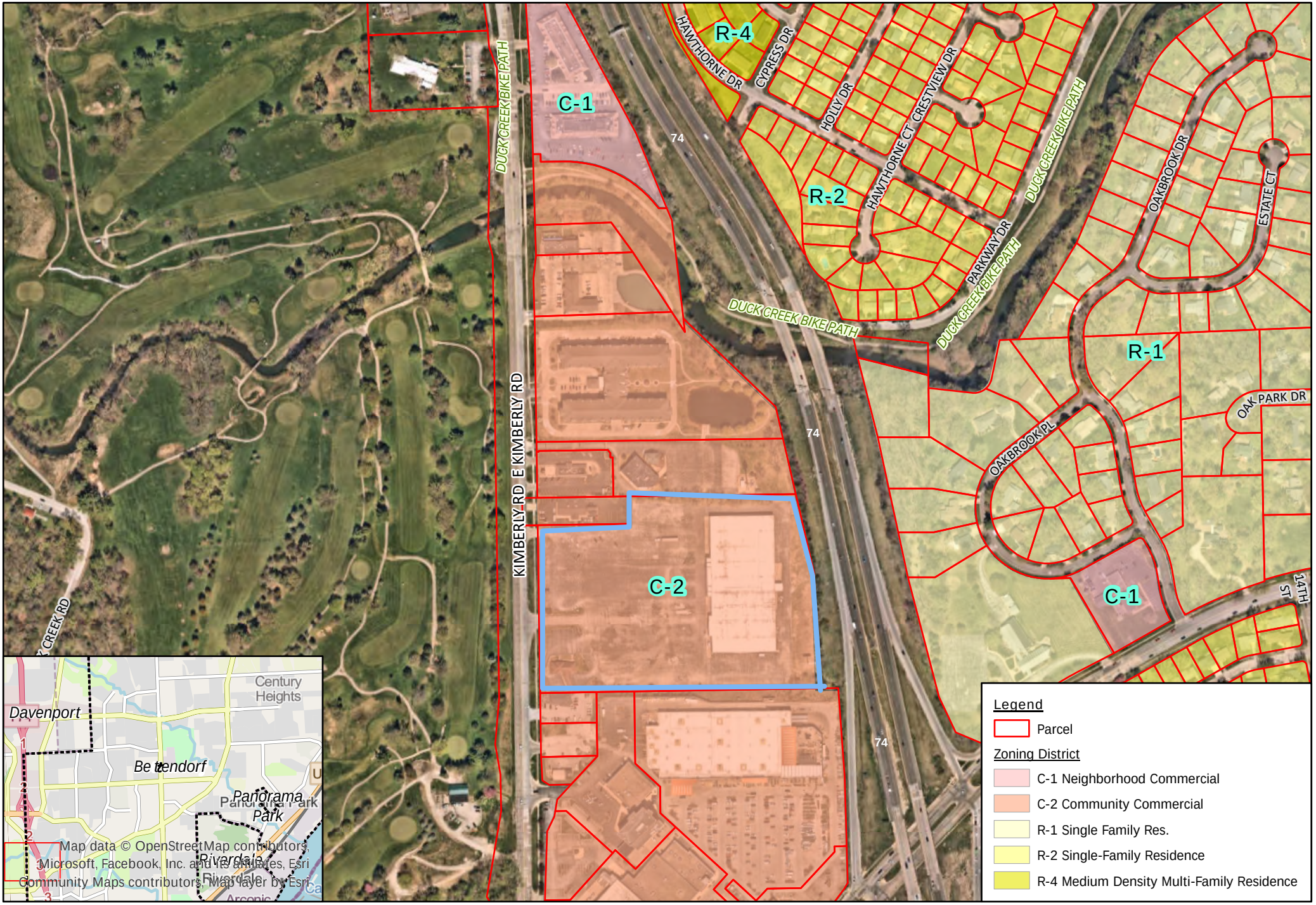
N



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

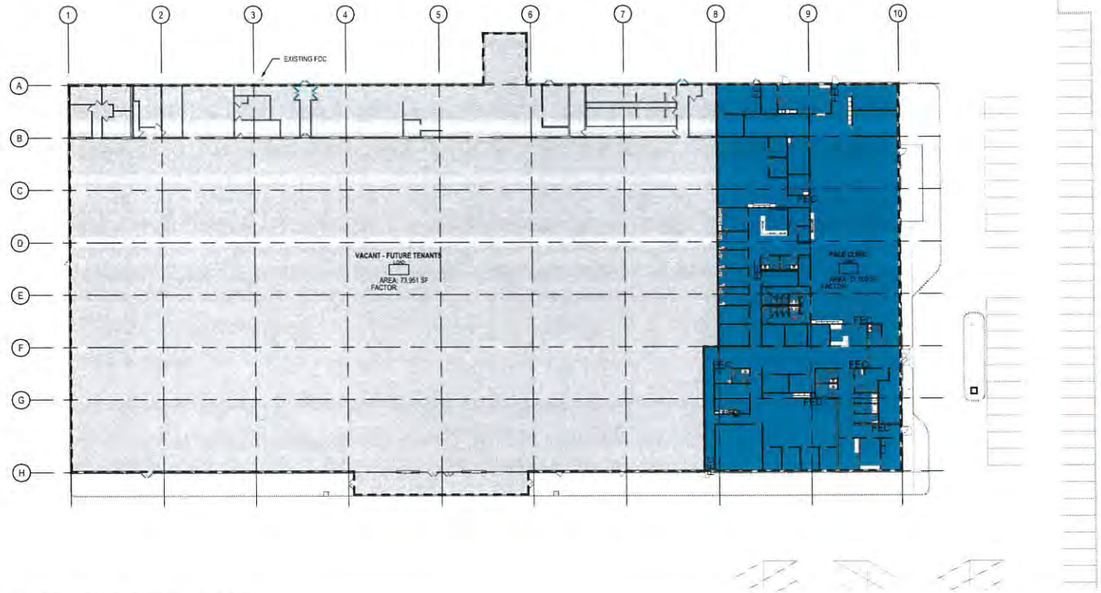
		REQUIRED	PROVIDED
MALE:	WATER CLOSETS	2	4.5
FEMALE:	WATER CLOSETS	4	4.5
	LAVATORIES:	2	5

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

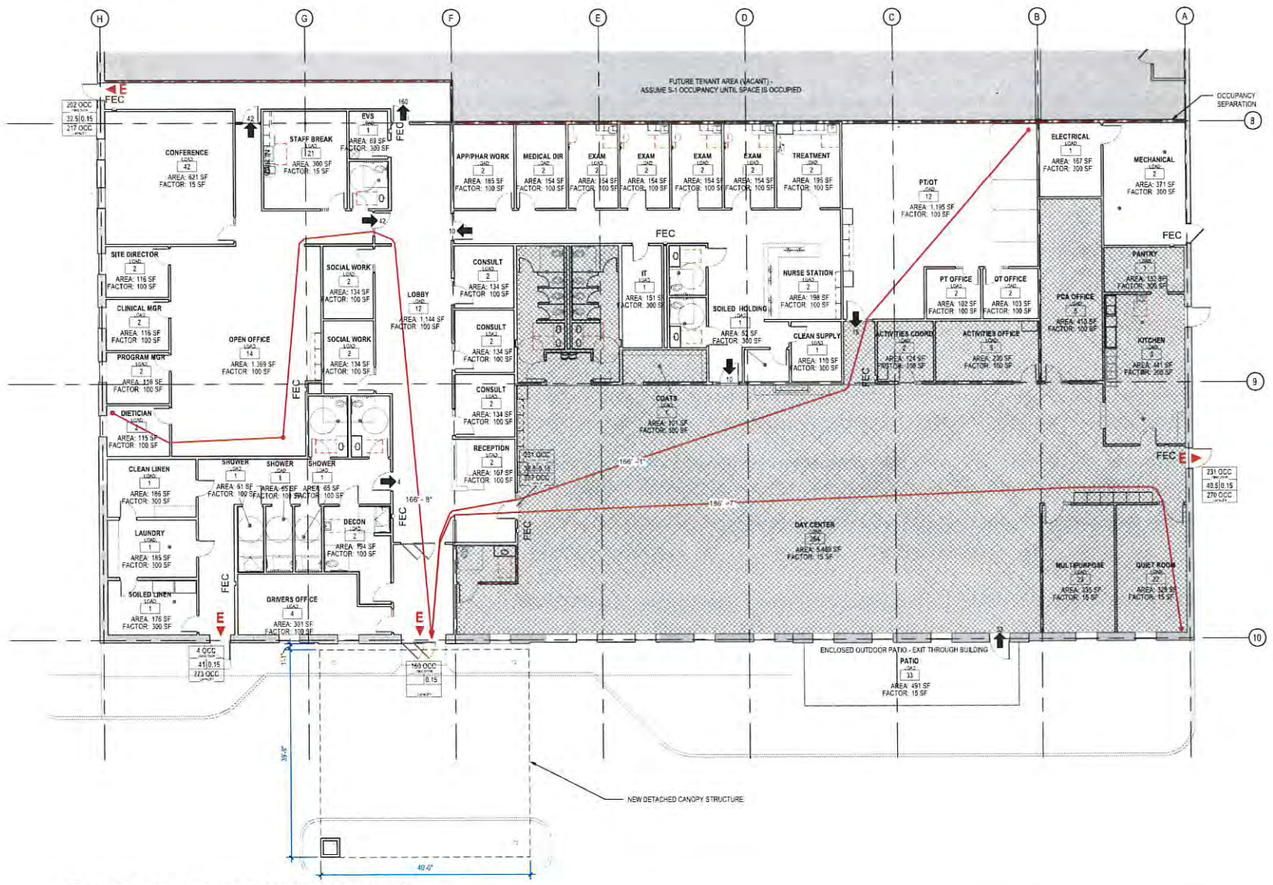


GROSS AREAS

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
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www.invisionarch.com
CONSULTANT:
STRUCTURAL
CARR ENGINEERING
MEPT
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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: March 5, 2024
REQUESTED BY: Jason Schadt, Finance Director

Item Title
An ordinance adjusting the rates for Stormwater Utility, Sewer Utility and Solid Waste enterprise activities of the City.

Explanation
During the FY 2024/25 budget work sessions, staff presented the Mayor and Council with a plan to balance revenues and expenditures in several Enterprise Funds by raising user fees. The increases needed in the Stormwater and Sewer Utility funds are primarily project driven, and a complete list of projects for these funds can be found in the City's FY 2024/25 Capital Improvement Plan. Fee increases are proposed in the Solid Waste Fund to maintain a breakeven operation and to adequately fund future truck and cart replacements.

The proposed increases are outlined in detail in the attached ordinance establishing the rate changes effective April 1, 2024, or on the day of publication, whichever occurs later.

The proposed increase in rates are summarized below:

Monthly Solid Waste Fee	Increase 2%
Monthly Stormwater Fee per Equivalent Residential Unit (ERU)	Increase from $5.60 to $5.80 ERU
Unit charge per 100 cubic feet of Sewer Wastewater	Increase from $3.84 to $4.05

Three readings are required to pass the Ordinance, unless the Council chooses to wave the rules. The March 5th reading will be the second of three readings.

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

Raising the fees, as proposed, will maintain balanced operations for each of the Sewer Enterprise, Stormwater Enterprise and Solid Waste Enterprise Funds for FY 2024/25.

List Attachments
Ordinance

ORDINANCE _____-24

AN ORDINANCE ADJUSTING THE RATES FOR STORMWATER UTILITY, SEWER UTILITY, AND SOLID WASTE ENTERPRISE ACTIVITIES OF THE CITY

WHEREAS, the revenues generated by the rates in the stormwater utility, the sanitary sewer utility, and the solid waste enterprise do not match expenses, and

WHEREAS, it is a goal of these activities that the revenues equal the expenses,

NOW THEREFORE BE IT ENACTED by the City Council of the City of Bettendorf, Iowa:

Section One. Section 8-3B-14 of the Bettendorf City Code is hereby deleted, and the following substituted therefore, effective April 1, 2024:

"Sec. 8-3B-14. **GARBAGE AND RECYCLING COLLECTION RATES**:

The city shall utilize an automated garbage collection service and the rate for the combined garbage and recycling collection shall be as established in subsections B and C of this section, effective April 1, 2024:

A. Yard Waste: The rate for the sticker which is affixed to the yard waste bag shall be one dollar sixty cents ($1.60). Each bag shall require a separate sticker for collection.

B. Garbage and Recycling: Users of garbage collection service shall be charged a fee as follows:

Garbage & Recycling	Monthly Fee
32 gallon cart/weekly collection	$13.92
65 gallon cart/weekly collection	$18.51
95 gallon cart/weekly collection	$23.14
Quarterly handling charge per billing	$4.00

Effective April 1, 2022, any new Solid Waste accounts will be serviced with either a 64-gallon or a 96-gallon container only.

Effective April 1, 2022, through April 1, 2024, the 32-gallon every other week service will be phased out over this two (2) year period and the resident will be responsible to pay for the 32-gallon weekly service thereafter.

If you currently have any 32-gallon service, you will be able to continue this service and pay the monthly fees accordingly. However, if you move within the city, or your container is lost, stolen, or damaged, you will be given a 64-gallon container. Residents will be responsible to pay the monthly service for this size of container moving forward.

C. Container Exchange: Users wanting to exchange an existing container for a different sized container will be billed a twenty-five dollar ($25.00) exchange fee.

D. Container Assessment: Garbage and recycling containers distributed to participants of the city's solid waste collection program are the property of the city. A seventy-five dollar ($75.00) fee per container will be assessed to participants for replacement of city containers due to loss, improper use or damage by the resident(s) or unreported theft.

E. Excess Garbage: Users who have garbage beyond what the container will hold shall place a special garbage sticker on the bag of garbage to be collected; only garbage bags bearing the sticker shall be collected. The special garbage sticker shall be three dollars ($3.00) per bag.

F. Nonpayment; Lien: Users shall pay the fee charged in subsections B and C of this section on a quarterly basis, with such billing to the address of service by the city. In the event the bill is not paid, the unpaid amount shall be assessed against the property and become a lien thereon, payable in the manner of Property Taxes as allowed by Iowa Code § 384.84, or as it may later be amended.

G. Date Due; Penalty: All garbage and recycling charges are due and payable thirty (30) days following the date of billing. When a bill becomes past due, a late charge equal to ten percent (10%) of the garbage and recycling charge shall be added to the original bill and a new bill shall be mailed to the user. The revised bill is due and payable fifteen (15) days following the date the first bill became due and payable.

Section Two. Section 8-2-7(H) of the Bettendorf City Code is hereby deleted and the following substituted therefore, effective April 1, 2024:

"Sec. 8-2-7H. **SEWER UTILITY RATES**:

H. Rate Charged:

1. Effective April 1, 2024, the comprehensive sewer service charge, as provided in this section, to be paid by the users of the wastewater treatment facilities of the city and billed beginning April 1, 2024, is hereby established as four dollars and five cents ($4.05) per one hundred (100) cubic feet of metered water usage plus a six dollar ($6.00) quarterly handling charge per billing.

2. The comprehensive sewer service charges for residential users connected to the sanitary sewer but who do not receive water through a metered service of the Iowa-American Water Company shall be billed by the city clerk to each dwelling unit user every three (3) months and is hereby established as ninety-six dollars and nineteen cents ($96.19) plus a six dollar ($6.00) handling charge per billing for a total cost of one hundred two dollars and nineteen cents ($102.19) every three months beginning with bills mailed April 1, 2024."

Section Three. Section 9-1-7 of the Bettendorf City Code is hereby deleted, and the following substituted therefore, effective April 1, 2024:

"Sec. 9-1-7: **STORMWATER SERVICE CHARGES AND FEES:**

A. Accrual Of Charges; Billing: Stormwater service charges shall accrue beginning July 1, 2003, and shall be billed periodically thereafter to customers, except as specific exemptions and credits may apply.

B. ERU Standards: The following ERU standards shall apply, effective April 1, 2024:

1. Charges: Stormwater service charges are per equivalent residential unit (ERU) or increment thereof. The charge per ERU shall be five dollars and eighty cents ($5.80) per month plus a four dollar ($4.00) quarterly handling charge per billing.

2. Residential Detached Dwelling Units: Residential properties with detached dwelling units shall be charged a stormwater fee based upon the amount of impervious area found on the property. The calculations of impervious area are based upon a formula that uses the total amount of square footage of land, as shown on the official records at the Scott County assessor's office,

multiplied by a factor of thirty percent (30%). This value is then divided by two thousand five hundred (2,500) to determine the amount of equivalent residential units (ERUs) for that property. No property shall be charged less than one ERU per month. No property shall be charged more than five (5) ERUs per month.

3. Other Developed Lands: All developed lands not classified as detached dwelling units shall be billed for one equivalent residential unit (ERU) for each two thousand five hundred (2,500) square feet of impervious surface or increment thereof. (Ord. 05-16, 3-15-2016)"

Section Four. 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 Five . Repealer.

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

Section Six . Severability of Provisions.

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

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

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES

FEBRUARY 20, 2024

The City Council of Bettendorf, Iowa met in regular session on February 20, 2024, at 7:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

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

Council Members Present: Jager (virtually), Naumann, Sechser, Baden, Palczynski
Council Members Absent: Adamson, Brown
Presiding: Mayor Robert S. Gallagher

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

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

RECEIPT OF BIDS FOR SERIES 2024A AND RESOLUTION DIRECTING THE SALE OF $15,615,000 (SUBJECT TO ADJUSTMENT PER TERMS OF OFFERING) GENERAL OBLIGATION BONDS, SERIES 2024A
Finance Director Jason Schadt explained that the City held a bond sale this morning, and Christine Hogan, Director, Baker Tilly explained the details of the bond sale for the following resolution.

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

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

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

RESOLUTION

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

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

Public Works Director Brian Schmidt gave an explanation of the resolution. Mayor Gallagher asked for questions. Council Member Sechser questioned staff and Mr. Schmidt responded. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. Doug McDonald, 1915 Edgewood Drive; Marcia Haynes, 2015 Edgewood Drive; and Shirley Richlen, 1934 Edgewood Drive questioned staff and expressed their concerns with the project. Mr. Schmidt responded accordingly. No one else addressed the Council, and the Public Hearing was closed.

RESOLUTION

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

PUBLIC HEARING REGARDING THE 2024 FULL DEPTH PATCHING PROGRAM

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

RESOLUTION

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

PUBLIC HEARING REGARDING THE 33RD STREET DRAINAGE IMPROVEMENTS

Public Works Director Brian Schmidt gave an explanation of the resolution and stated that this project is entirely funded by the Iowa Department of Homeland Security Mitigation Grant. Mayor Gallagher asked for questions. None presented. Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher then opened the Public Hearing. No one addressed the Council, and the Public Hearing was closed.

RESOLUTION

Council Member Sechser presented a resolution approving the plans, specification, and form of contract for the 33rd Street Drainage Improvements, and made a motion to approve the resolution as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

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

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

ORDINANCE

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

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

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

ORDINANCE

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

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

Council Member Baden presented the first reading of an ordinance adjusting the rates for Stormwater Utility, Sewer Utility, and Solid Waste Enterprise Activities of the City, and made a motion to approve the ordinance at its first reading as presented. Council Member Palczynski seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Jager (aye). The motion passed 5-0.

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

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

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

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

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

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

CONSENT AGENDA

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

ADJOURNMENT

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

_____

Mayor Robert S. Gallagher

Attest:

_____

City Clerk Decker P. Ploehn

CONSENT AGENDA
FEBRUARY 20, 2024

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

A. Minutes from February 6, 2024 (Approve and Adopt)

B. Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Pavement Markings Program. (Approve and Adopt)

C. Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Street Resurfacing Program. (Approve and Adopt)

D. Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Intake Repair Program. (Approve and Adopt)

E. Resolution awarding the contract and approving the contract and bond for the 18th Street Reconstruction Project from 53rd Avenue to St. Andrews Circle. (Approve and Adopt)

F. Resolution accepting improvements for the for the Pineacre Drive Reconstruction Project from Crestline Dr South to the end. (Approve and Adopt)

G. Resolution authorizing the Director of Public Works to execute an agreement with MidAmerican Energy for underground improvements along Spruce Hills Drive. (Approve and Adopt)

H. Resolution approving the final plat of Competition Corner First Addition, submitted by John H. Ven Horst Family Limited Partnership (Case 24-002). (Approve and Adopt)

I. Resolution adopting the health plan proposal from Wellmark for Health Insurance Service and Stop Loss Protection and prescription coverage, Delta Dental for dental coverage, and Employee Benefit Systems for vision coverage effective March 1, 2024 through February 28, 2025, and authorizing the Mayor and City Administrator to execute contracts for same. (Approve and Adopt)

J. Resolution approving the Civil Service List for the Combination Plans Examiner and Inspector for the Community Development Department. (Approve and Adopt)

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

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

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

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

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

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

CITY OF BETTENDORF
SPECIAL CITY COUNCIL MEETING MINUTES

FEBRUARY 26, 2024

The City Council of Bettendorf, Iowa held a Special City Council meeting on February 26, 2024, at 5:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

The City of Bettendorf broadcasted this public meeting online at https://www.youtube.com/c/CityofBettendorfIowa

Council Members Present: Jager, Naumann, Sechser, Baden
Council Members Absent: Adamson, Brown, Palczynski
Presiding: Mayor Robert S. Gallagher

Finance Director Jason Schadt and City Administrator Decker Ploehn gave a presentation to Council of the FY24/25 Budget. No action was taken.

ADJOURNMENT

There being no further business, Council Member Sechser made a motion to adjourn, and Council Member Jager seconded the motion. The meeting was adjourned at approximately 5:44 p.m.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Jason Schadt, Finance Director

Item Title

$15,615,000 General Obligation Bonds, Series 2024A

- Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement.
- Resolution authorizing and providing for the issuance, and levying a tax to pay the Bonds; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate.

Explanation

$15,615,000 General Obligation Bonds, Series 2024A

The public sale of $15,615,000 General Obligation Bonds, Series 2024A took place February 20, 2024 at 10:00 A.M. with award by the City Council at 7:00 p.m. that same day. The awarded bidder was Janney Montgomery Scott LLC, at a final true interest cost of 3.45%. The attached resolutions prepared by our bond counsel Ahlers & Cooney, P.C. authorize the issuance of said bonds, approve the continuing disclosure certificate, as well as UMB Bank N.A. of West Des Moines as the registrar and paying agent, and authorize the execution of the agreement.

Net proceeds from these bonds will pay for various public improvement projects as listed in the City's FY 2024/25 budget document and project summary list. The City's Debt Service levy will remain $4.85 per $1,000 assessed valuation as proposed in the FY 2024/25 budget.

Public hearings were held at the regular City Council meeting on January 16, 2024. S&P Global Ratings assigned their AA+ rating the issue.

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

- Resolutions prepared by Ahlers & Cooney, P.C. for General Obligation Bonds, Series 2024A
- Tax Exempt Certificate, Registrar's Agreement, Authentication Order, County Auditor's Certificate, Delivery Certificate, Transcript Certificate, and Continuing Disclosure Certificate

ITEMS TO INCLUDE ON AGENDA

CITY OF BETTENDORF, IOWA

$15,615,000 General Obligation Bonds, Series 2024A

- Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement.
- Resolution authorizing and providing for the issuance, and levying a tax to pay the Bonds; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate.

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

March 5, 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 APPOINTING UMB BANK, N.A. OF WEST DES MOINES, IOWA, TO SERVE AS PAYING AGENT, BOND REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND BOND REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT", and moved that the resolution be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

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

RESOLUTION APPOINTING UMB BANK, N.A. OF WEST DES MOINES, IOWA, TO SERVE AS PAYING AGENT, BOND REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND BOND REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT

WHEREAS, $15,615,000 General Obligation Bonds, Series 2024A, dated March 28, 2024, have been sold and action should now be taken to provide for the maintenance of records, registration of certificates and payment of principal and interest in connection with the issuance of the Bonds; and

WHEREAS, this Council has deemed that the services offered by UMB Bank, N.A. of West Des Moines, Iowa, are necessary for compliance with rules, regulations, and requirements governing the registration, transfer and payment of registered bonds; and

WHEREAS, a Paying Agent, Bond Registrar and Transfer Agent Agreement (hereafter "Agreement") has been prepared to be entered into between the City and UMB Bank, N.A.

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

1. That UMB Bank, N.A. of West Des Moines, Iowa, is hereby appointed to serve as Paying Agent, Bond Registrar and Transfer Agent in connection with the issuance of $15,615,000 General Obligation Bonds, Series 2024A, dated March 28, 2024.

2. That the Agreement with UMB Bank, N.A. of West Des Moines, Iowa, is hereby approved and that the Mayor and Clerk are authorized to sign the Agreement on behalf of the City.

PASSED AND APPROVED this 5th day of March, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF $15,615,000 GENERAL OBLIGATION BONDS, SERIES 2024A, AND LEVYING A TAX TO PAY SAID BONDS; APPROVAL OF THE TAX EXEMPTION CERTIFICATE AND CONTINUING DISCLOSURE CERTIFICATE" and moved that it be adopted. Council Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

_____

NAYS: _____

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

RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF $15,615,000 GENERAL OBLIGATION BONDS, SERIES 2024A, AND LEVYING A TAX TO PAY SAID BONDS; APPROVAL OF THE TAX EXEMPTION CERTIFICATE AND CONTINUING DISCLOSURE CERTIFICATE

WHEREAS, the Issuer is duly incorporated, organized and exists under and by virtue of the laws and Constitution of the State of Iowa; and

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 $13,215,000 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 $2,400,000 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 of said 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 said Bonds 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, pursuant to the provisions of Chapter 75 of the Code of Iowa, the above mentioned Bonds were heretofore sold at public sale and action should now be taken to issue said Bonds conforming to the terms and conditions of the best bid received at the advertised public sale.

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

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

- "Authorized Denominations" shall mean $5,000 or any integral multiple thereof.

- "Beneficial Owner" shall mean, whenever used with respect to a Bond, the person in whose name such Bond is recorded as the beneficial owner of such Bond by a Participant on the records of such Participant or such person's subrogee.

- "Blanket Issuer Letter of Representations" shall mean the Representation Letter from the Issuer to DTC, with respect to the Bonds.

- "Bond Fund" shall mean the fund created in Section 3 of this Resolution.

- "Bonds" shall mean $15,615,000 General Obligation Bonds, Series 2024A, authorized to be issued by this Resolution.

- "Cede & Co." shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Bonds.

- "Continuing Disclosure Certificate" shall mean that certain Continuing Disclosure Certificate approved under the terms of this Resolution and to be executed by the Issuer and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

- "Depository Bonds " shall mean the Bonds as issued in the form of one global certificate for each maturity, registered in the Registration Books maintained by the Registrar in the name of DTC or its nominee.

- "DTC" shall mean The Depository Trust Company, New York, New York, which will act as security depository for the Bond pursuant to the Representation Letter.

- "Issuer" and "City" shall mean the City of Bettendorf, State of Iowa.

- "Participants" shall mean those broker-dealers, banks and other financial institutions for which DTC holds Bonds as securities depository.

- "Paying Agent" shall mean UMB Bank, N.A., or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein as Issuer's agent to provide for the payment of principal of and interest on the Bonds as the same shall become due.

- "Project" shall mean the 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; and 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.

- "Project Fund" shall mean the fund required to be established by this Resolution for the deposit of the proceeds of the Bonds.

- "Rebate Fund" shall mean the fund so defined in and established pursuant to the Tax Exemption Certificate.

- "Registrar" shall mean UMB Bank, N.A. of West Des Moines, Iowa, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Bonds. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Bonds.

- "Resolution" shall mean this resolution authorizing the Bonds.

- "Tax Exemption Certificate" shall mean the Tax Exemption Certificate approved under the terms of this Resolution and to be executed by the Treasurer and delivered at the time of issuance and delivery of the Bonds.

- "Treasurer" shall mean the Finance Director or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Bonds issued hereunder.

Section 2. Levy and Certification of Annual Tax; Other Funds to be Used.

a) Levy of Annual Tax. That for the purpose of providing funds to pay the principal and interest of the Bonds hereinafter authorized to be issued, there is hereby levied for each future year the following direct annual tax on all of the taxable property in the City of Bettendorf, State of Iowa, to-wit:

AMOUNT	FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION
958,245.00*	2024/2025
957,400.00	2025/2026
959,900.00	2026/2027
1,336,950.00	2027/2028
1,334,450.00	2028/2029
1,335,450.00	2029/2030
1,344,000.00	2030/2031
1,341,750.00	2031/2032
1,337,750.00	2032/2033
1,337,000.00	2033/2034
1,349,250.00	2034/2035
1,343,750.00	2035/2036
1,341,250.00	2036/2037
1,331,500.00	2037/2038
1,319,750.00	2038/2039
1,311,000.00	2039/2040
1,316,200.00	2040/2041
1,319,400.00	2041/2042
1,315,600.00	2042/2043

*Payable from available cash on hand.

(NOTE: For example the levy to be made and certified against the taxable valuations of January 1, 2023 will be collected during the fiscal year commencing July 1, 2024.)

b) Resolution to be Filed With County Auditor. A certified copy of this Resolution shall be filed with the County Auditor of Scott County, Iowa and the Auditor is hereby instructed in and for each of the years as provided, to levy and assess the tax hereby authorized in Section 2 of this Resolution, in like manner as other taxes are levied and assessed, and such taxes so levied in and for each of the years aforesaid be collected in like manner as other taxes of the City are collected, and when collected be used for the purpose of paying principal and interest on said Bonds issued in anticipation of the tax, and for no other purpose whatsoever.

c) Additional City Funds Available. Principal and interest coming due at any time when the proceeds of said tax on hand shall be insufficient to pay the same shall be promptly paid when due from current funds of the City available for that purpose and reimbursement shall be made from such special fund in the amounts thus advanced.

Section 3. Bond Fund. Said tax shall be assessed and collected each year at the same time and in the same manner as, and in addition to, all other taxes in and for the City, and when collected they shall be converted into a special fund within the Debt Service Fund to be known as the "2024 GENERAL OBLIGATION BOND FUND NO. 1" (the "Bond Fund"), which is hereby pledged for and shall be used only for the payment of the principal of and interest on the

Bonds hereinafter authorized to be issued; and also there shall be apportioned to said fund its proportion of taxes received by the City from property that is centrally assessed by the State of Iowa.

Section 4. Application of Bond Proceeds. Proceeds of the Bonds, other than accrued interest except as may be provided below, shall be credited to the Project Fund and expended therefrom for the purposes of issuance. Any amounts on hand in the Project Fund shall be available for the payment of the principal of or interest on the Bonds at any time that other funds shall be insufficient to the purpose, in which event such funds shall be repaid to the Project Fund at the earliest opportunity. Any balance on hand in the Project Fund and not immediately required for its purposes may be invested not inconsistent with limitations provided by law or this Resolution.

Section 5. Investment of Bond Fund Proceeds. All moneys held in the Bond Fund, provided for by Section 3 of this Resolution shall be invested in investments permitted by Chapter 12B, Code of Iowa, as amended, or deposited in financial institutions which are members of the Federal Deposit Insurance Corporation and the deposits in which are insured thereby and all such deposits exceeding the maximum amount insured from time to time by FDIC or its equivalent successor in any one financial institution shall be continuously secured in compliance with Chapter 12C of the Code of Iowa, as amended, or otherwise by a valid pledge of direct obligations of the United States Government having an equivalent market value. All such interim investments shall mature before the date on which the moneys are required for payment of principal of or interest on the Bonds as herein provided.

Section 6. Bond Details, Execution and Redemption.

a) Bond Details. General Obligation Bonds of the City in the amount of $15,615,000, shall be issued pursuant to the provisions of Sections 384.25, 384.28 and 403.12 of the Code of Iowa for the aforesaid purposes. The Bonds shall be designated "GENERAL OBLIGATION BOND, SERIES 2024A", be dated March 28, 2024, and bear interest from the date thereof, until payment thereof, at the office of the Paying Agent, said interest payable on December 1, 2024, and semiannually thereafter on the 1st day of June and December in each year until maturity at the rates hereinafter provided.

The Bonds shall be executed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the Clerk, and impressed or printed with the seal of the City and shall be fully registered as to both principal and interest as provided in this Resolution; principal, interest and premium, if any, shall be payable at the office of the Paying Agent by mailing of a check to the registered owner of the Bond. The Bonds shall be in the denomination of $5,000 or multiples thereof. The Bonds shall mature and bear interest as follows:

Principal Amount	Interest Rate	Maturity June 1st
$ 120,000	5.000%	2025
$ 250,000	5.000%	2026
$ 265,000	3.000%	2027
$ 650,000	5.000%	2028
$ 680,000	5.000%	2029
$ 715,000	3.000%	2030
$ 745,000	5.000%	2031
$ 780,000	5.000%	2032
$ 815,000	5.000%	2033
$ 855,000	5.000%	2034
$ 910,000	5.000%	2035
$ 950,000	5.000%	2036
$ 995,000	5.000%	2037
$1,035,000	5.000%	2038
$1,075,000	5.000%	2039
$1,120,000	4.000%	2040
$1,170,000	4.000%	2041
$1,220,000	4.000%	2042
$1,265,000	4.000%	2043

b) Redemption.

i. Optional Redemption. Bonds maturing after June 1, 2033, may be called for optional redemption by the Issuer on that date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Bond. Failure to give 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. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Bonds to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Bonds to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. 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 prepayments shall be at a price of par plus accrued interest.

c) Urban Renewal Purposes.

The Bonds are hereby declared to be issued for essential public and governmental purposes for qualified urban renewal projects.

The Bonds shall recite in substance that they have been issued by the City in connection with an urban renewal project as defined by Chapter 403 of the Code of Iowa, and in any suit, action or proceeding involving the validity or enforceability of any bond issued hereunder or the security therefor, such Bond shall be conclusively deemed to have been issued for such purpose and such project shall be conclusively deemed to have been planned, located and carried out in accordance with the provisions of Chapter 403 of the Code of Iowa.

Section 7. Issuance of Bonds in Book-Entry Form; Replacement Bonds.

a) Notwithstanding the other provisions of this Resolution regarding registration, ownership, transfer, payment and exchange of the Bonds, unless the Issuer determines to permit the exchange of Depository Bonds for Bonds in Authorized Denominations, the Bonds shall be issued as Depository Bonds in denominations of the entire principal amount of each maturity of Bonds (or, if a portion of said principal amount is prepaid, said principal amount less the prepaid amount). The Bonds must be registered in the name of Cede & Co., as nominee for DTC. Payment of semiannual interest for any Bonds registered in the name of Cede & Co. will be made by wire transfer or New York Clearing House or equivalent next day funds to the account of Cede & Co. on the interest payment date for the Bonds at the address indicated or in the Representation Letter.

b) The Bonds will be initially issued in the form of separate single authenticated fully registered bonds in the amount of each stated maturity of the Bonds. Upon initial issuance, the ownership of the Bonds will be registered in the registry books of the UMB Bank, N.A. kept by the Paying Agent and Registrar in the name of Cede & Co., as nominee of DTC. The Paying Agent and Registrar and the Issuer may treat DTC (or its nominee) as the sole and exclusive owner of the Bonds registered in its name for the purposes of payment of the principal or redemption price of or interest on the Bonds, selecting the Bonds or portions to be redeemed, giving any notice permitted or required to be given to registered owners of Bonds under the Resolution of the Issuer, registering the transfer of Bonds, obtaining any consent or other action to be taken by registered owners of the Bonds and for other purposes. The Paying Agent, Registrar and the Issuer have no responsibility or obligation to any Participant or Beneficial Owner of the Bonds under or through DTC with respect to the accuracy of records maintained by DTC or any Participant; with respect to the payment by DTC or Participant of an amount of principal or redemption price of or interest on the Bonds; with respect to any notice given to owners of Bonds under the Resolution; with respect to the Participant(s) selected to receive payment in the event of a partial redemption of the Bonds, or a consent given or

other action taken by DTC as registered owner of the Bonds. The Paying Agent and Registrar shall pay all principal of and premium, if any, and interest on the Bonds only to Cede & Co. in accordance with the Representation Letter, and all payments are valid and effective to fully satisfy and discharge the Issuer's obligations with respect to the principal of and premium, if any, and interest on the Bonds to the extent of the sum paid. DTC must receive an authenticated Bond for each separate stated maturity evidencing the obligation of the Issuer to make payments of principal of and premium, if any, and interest. Upon delivery by DTC to the Paying Agent and Registrar of written notice that DTC has determined to substitute a new nominee in place of Cede & Co., the Bonds will be transferable to the new nominee in accordance with this Section.

c) In the event the Issuer determines that it is in the best interest of the Beneficial Owners that they be able to obtain Bonds certificates, the Issuer may notify DTC and the Paying Agent and Registrar, whereupon DTC will notify the Participants, of the availability through DTC of Bonds certificates. The Bonds will be transferable in accordance with this Section. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the Issuer and the Paying Agent and Registrar and discharging its responsibilities under applicable law. In this event, the Bonds will be transferable in accordance with this Section.

d) Notwithstanding any other provision of the Resolution to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to the principal of and premium, if any, and interest on the Bond and all notices must be made and given, respectively to DTC as provided in the Representation letter.

e) In connection with any notice or other communication to be provided to Bondholders by the Issuer or the Paying Agent and Registrar with respect to a consent or other action to be taken by Bondholders, the Issuer or the Paying Agent and Registrar, as the case may be, shall establish a record date for the consent or other action and give DTC notice of the record date not less than 15 calendar days in advance of the record date to the extent possible. Notice to DTC must be given only when DTC is the sole Bondholder.

f) The Representation Letter is on file with DTC and sets forth certain matters with respect to, among other things, notices, consents and approvals by Bondholders and payments on the Bonds. The execution and delivery of the Representation Letter to DTC by the Issuer is ratified and confirmed.

g) In the event that a transfer or exchange of the Bonds is permitted under this Section, the transfer or exchange may be accomplished upon receipt by the Registrar from the registered owners of the Bonds to be transferred or exchanged and appropriate instruments of transfer. In the event Bond certificates are issued to holders other than Cede & Co., its successor as nominee for DTC as holder of all the Bonds, or other securities depository as holder of all the Bonds, the provisions of the Resolution apply to, among other things, the printing of certificates and the method or payment of principal of and interest on the certificates. Any substitute depository shall be designated in writing

by the Issuer to the Paying Agent. Any such substitute depository shall be a qualified and registered "clearing agency" as provided in Section 17A of the Securities Exchange Act of 1934, as amended. The substitute depository shall provide for (i) immobilization of the Depository Bonds, (ii) registration and transfer of interests in Depository Bonds by book entries made on records of the depository or its nominee and (iii) payment of principal of, premium, if any, and interest on the Bonds in accordance with and as such interests may appear with respect to such book entries.

h) The officers of the Issuer are authorized and directed to prepare and furnish to the purchaser, and to the attorneys approving the legality of Bonds, certified copies of proceedings, ordinances, resolutions and records and all certificates and affidavits and other instruments as may be required to evidence the legality and marketability of the Bonds, and all certified copies, certificates, affidavits and other instruments constitute representations of the Issuer as to the correctness of all stated or recited facts.

Section 8. Registration of Bonds; Appointment of Registrar; Transfer; Ownership; Delivery; and Cancellation.

a) Registration. The ownership of Bonds may be transferred only by the making of an entry upon the books kept for the registration and transfer of ownership of the Bonds, and in no other way. UMB Bank, N.A. is hereby appointed as Bond Registrar under the terms of this Resolution and under the provisions of a separate agreement with the Issuer filed herewith which is made a part hereof by this reference. Registrar shall maintain the books of the Issuer for the registration of ownership of the Bonds for the payment of principal of and interest on the Bonds as provided in this Resolution. All Bonds shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Bonds and in this Resolution.

b) Transfer. The ownership of any Bond may be transferred only upon the Registration Books kept for the registration and transfer of Bonds and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple individuals, of all such transferees). In the event that the address of the registered owner of a Bond (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Bond, a new fully registered Bond, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Bond, and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

c) Registration of Transferred Bonds. In all cases of the transfer of the Bonds, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Bonds, in accordance with the provisions of this Resolution.

d) Ownership. As to any Bond, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Bonds and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond, including the interest thereon, to the extent of the sum or sums so paid.

e) Cancellation. All Bonds which have been redeemed shall not be reissued but shall be cancelled by the Registrar. All Bonds which are cancelled by the Registrar shall be destroyed and a certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Bonds to the Issuer.

f) Non-Presentment of Bonds. In the event any payment check, wire, or electronic transfer of funds representing payment of principal of or interest on the Bonds is returned to the Paying Agent or if any bond is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Bonds shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Bonds shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Bonds who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Bonds. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Bonds of whatever nature shall be made upon the Issuer.

g) Registration and Transfer Fees. The Registrar may furnish to each owner, at the Issuer's expense, one bond for each annual maturity. The Registrar shall furnish additional Bonds in lesser denominations (but not less than the minimum denomination) to an owner who so requests.

Section 9. Reissuance of Mutilated, Destroyed, Stolen or Lost Bonds. In case any outstanding Bond shall become mutilated or be destroyed, stolen or lost, the Issuer shall at the request of Registrar authenticate and deliver a new Bond of like tenor and amount as the Bond so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Bond to Registrar, upon surrender of such mutilated Bond, or in lieu of and substitution for the Bond destroyed, stolen or lost, upon filing with the Registrar evidence satisfactory to the Registrar and

Issuer that such Bond has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Registrar and Issuer with satisfactory indemnity and complying with such other reasonable regulations as the Issuer or its agent may prescribe and paying such expenses as the Issuer may incur in connection therewith.

Section 10. Record Date. Payments of principal and interest, otherwise than upon full redemption, made in respect of any Bond, shall be made to the registered holder thereof or to their designated agent as the same appear on the books of the Registrar on the 15th day of the month preceding the payment date. All such payments shall fully discharge the obligations of the Issuer in respect of such Bonds to the extent of the payments so made. Upon receipt of the final payment of principal, the holder of the Bond shall surrender the Bond to the Paying Agent.

Section 11. Execution, Authentication and Delivery of the Bonds. Upon the adoption of this Resolution, the Mayor and Clerk shall execute the Bonds by their manual or authorized signature and deliver the Bonds to the Registrar, who shall authenticate the Bonds and deliver the same to or upon order of the Purchaser. No Bond shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder unless the Registrar shall duly endorse and execute on such Bond a Certificate of Authentication substantially in the form of the Certificate herein set forth. Such Certificate upon any Bond executed on behalf of the Issuer shall be conclusive evidence that the Bond so authenticated has been duly issued under this Resolution and that the holder thereof is entitled to the benefits of this Resolution.

No Bonds shall be authenticated and delivered by the Registrar unless and until there shall have been provided the following:

1. A certified copy of the Resolution of Issuer authorizing the issuance of the Bonds;

2. A written order of Issuer signed by the Treasurer of the Issuer directing the authentication and delivery of the Bonds to or upon the order of the Purchaser upon payment of the purchase price as set forth therein;

3. The approving opinion of Ahlers & Cooney, P.C., Bond Counsel, concerning the validity and legality of all the Bonds proposed to be issued.

Section 12. Right to Name Substitute Paying Agent or Registrar. Issuer reserves the right to name a substitute, successor Registrar or Paying Agent upon giving prompt written notice to each registered bondholder.

Section 13. Form of Bond. Bonds shall be printed substantially in the form as follows:

"STATE OF IOWA"
"COUNTY OF SCOTT"
"CITY OF BETTENDORF"
"GENERAL OBLIGATION BOND"
"SERIES 2024A"
CORPORATE PURPOSE

Rate: _____
Maturity: _____
Bond Date: March 28, 2024
CUSIP No.: _____
"Registered"
Certificate No. _____
Principal Amount: $_____

The City of Bettendorf, State of Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

(Registration panel to be completed by Registrar or Printer with name of Registered Owner).

or registered assigns, the principal sum of (enter principal amount in long form) THOUSAND DOLLARS in lawful money of the United States of America, on the maturity date shown above, only upon presentation and surrender hereof at the office of UMB Bank, N.A., Paying Agent of this issue, or its successor, with interest on the sum from the date hereof until paid at the rate per annum specified above, payable on December 1, 2024, and semiannually thereafter on the 1st day of June and December in each year.

Interest and principal shall be paid to the registered holder of the Bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

This Bond is issued pursuant to the provisions of Sections 384.25, 384.28 and 403.12 of the Code of Iowa, for the purpose of paying 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; and 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, in conformity to a Resolution of the Council of said City duly passed and approved.

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a limited purpose trust company ("DTC"), to the Issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other Issuer as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

Bonds maturing after June 1, 2033, may be called for optional redemption by the Issuer and paid before maturity on said date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Bond. Failure to give 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. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Bonds to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Bonds to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. 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 prepayments shall be at a price of par plus accrued interest.

Ownership of this Bond may be transferred only by transfer upon the books kept for such purpose by UMB Bank, N.A., the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Bond at the office of the Registrar as designated below, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered Bondholders of such change. All bonds shall be negotiable as provided in Article 8 of the Uniform

Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Bond Resolution.

This Bond and the series of which it forms has been issued by the City in connection with an urban renewal project as defined in Chapter 403 of the Code of Iowa, and in any suit, action or proceeding involving the validity or enforceability of any bond issued hereunder or the security therefor, such Bond shall be conclusively deemed to have been issued for such purpose and such project shall be conclusively deemed to have been planned, located and carried out in accordance with the provisions of Chapter 403 of the Code of Iowa.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Bond, have been existent, had, done and performed as required by law; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the territory of the Issuer for the payment of the principal and interest of this Bond as the same will respectively become due; that such taxes have been irrevocably pledged for the prompt payment hereof, both principal and interest; and the total indebtedness of the Issuer including this Bond, does not exceed the constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the Issuer by its Council, has caused this Bond to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, with the seal of the City printed or impressed hereon, and to be authenticated by the manual signature of an authorized representative of the Registrar, UMB Bank, N.A., West Des Moines, Iowa.

Date of authentication: March 28, 2024
This is one of the Bonds described in the within mentioned Resolution, as registered by UMB Bank, N.A.

UMB BANK, N.A., Registrar

By: _____
Authorized Signature

Registrar and Transfer Agent: UMB Bank, N.A.
Paying Agent: UMB Bank, N.A.

SEE REVERSE FOR CERTAIN DEFINITIONS

(Seal)
(Signature Block)

CITY OF BETTENDORF, STATE OF IOWA

By: _____(manual or facsimile signature)_____

Mayor

ATTEST:

By: _____(manual or facsimile signature)_____
City Clerk

(Information Required for Registration)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Bond and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

_____

_____
(Person(s) executing this Assignment sign(s) here)

SIGNATURE)
GUARANTEED)_____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the certificate(s) or bond(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____
Address of Transferee(s) _____
Social Security or Tax Identification
Number of Transferee(s) _____
Transferee is a(n):
Individual* _____ Corporation _____
Partnership _____ Trust _____

*If the Bond is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with rights of survivorship and not as tenants in common
IA UNIF TRANS MIN ACT - ..... Custodian .....
(Cust) (Minor)
Under Iowa Uniform Transfers to Minors Act.....
(State)

ADDITIONAL ABBREVIATIONS MAY
ALSO BE USED THOUGH NOT IN THE ABOVE LIST

(End of form of Bond)

Section 14. Closing Documents. The Mayor and City Clerk are authorized and directed to execute, attest, seal and deliver for and on behalf of the City any other additional certificates, documents, or other papers and perform all other acts, including without limitation the execution of all closing documents, as they may deem necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

Section 15. Contract Between Issuer and Purchaser. This Resolution constitutes a contract between said City and the purchaser of the Bonds.

Section 16. Non-Arbitrage Covenants. The Issuer reasonably expects and covenants that no use will be made of the proceeds from the issuance and sale of the Bonds issued hereunder which will cause any of the Bonds to be classified as arbitrage bonds within the meaning of Sections 148(a) and (b) of the Internal Revenue Code of the United States, as amended, and that throughout the term of the Bonds it will comply with the requirements of statutes and regulations issued thereunder.

To the best knowledge and belief of the Issuer, there are no facts or circumstances that would materially change the foregoing statements or the conclusion that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be arbitrage bonds.

Section 17. Approval of Tax Exemption Certificate. Attached hereto is a form of Tax Exemption Certificate stating the Issuer's reasonable expectations as to the use of the proceeds of the Bonds. The form of Tax Exemption Certificate is approved. The Issuer hereby agrees to comply with the provisions of the Tax Exemption Certificate and the provisions of the Tax Exemption Certificate are hereby incorporated by reference as part of this Resolution. The Finance Director is hereby directed to make and insert all calculations and determinations necessary to complete the Tax Exemption Certificate at issuance of the Bonds to certify as to the reasonable expectations and covenants of the Issuer at that date.

Section 18. Continuing Disclosure. The Issuer hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate, and the provisions of the Continuing Disclosure Certificate are hereby incorporated by reference as part of this Resolution and made a part hereof. Notwithstanding any other provision of this Resolution, failure of the Issuer to comply with the Continuing Disclosure Certificate shall not be considered an event of default under this Resolution; however, any holder of the Bonds or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Issuer to comply with its obligations under the Continuing Disclosure Certificate. For purposes of this section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bond (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.

Section 19. Additional Covenants, Representations and Warranties of the Issuer. The Issuer certifies and covenants with the purchasers and holders of the Bonds from time to time outstanding that the Issuer through its officers, (a) will make such further specific covenants, representations and assurances as may be necessary or advisable; (b) comply with all representations, covenants and assurances contained in the Tax Exemption Certificate, which Tax Exemption Certificate shall constitute a part of the contract between the Issuer and the owners of the Bonds;(c) consult with Bond Counsel (as defined in the Tax Exemption Certificate); (d) pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Bonds;(e) file such forms, statements and supporting documents as may be required and in a timely manner; and (f) if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Issuer in such compliance.

Section 20. Amendment of Resolution to Maintain Tax Exemption. This Resolution may be amended without the consent of any owner of the Bonds if, in the opinion of Bond Counsel, such amendment is necessary to maintain tax exemption with respect to the Bonds under applicable Federal law or regulations.

Section 21. Repeal of Conflicting Resolutions or Ordinances. All ordinances and resolutions and parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 22. Severability Clause. If any section, paragraph, clause or provision of this Resolution be held invalid, such invalidity shall not affect any of the remaining provisions hereof, and this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this 5th day of March, 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)

02313242\10216-104

TAX EXEMPTION CERTIFICATE

of

CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, ISSUER

$15,615,000 General Obligation Bonds, Series 2024A

This instrument was prepared by:

Ahlers & Cooney, P.C.
100 Court Avenue, Suite 600
Des Moines, Iowa 50309
(515) 243-7611

TABLE OF CONTENTS

This Table of Contents is not a part of this Tax Exemption Certificate and is provided only for convenience of reference.

INTRODUCTION ..... **- 1 -**
ARTICLE I DEFINITIONS ..... **- 1 -**
ARTICLE II SPECIFIC CERTIFICATIONS, REPRESENTATIONS AND AGREEMENTS ..... **- 5 -**
Section 2.1 Authority to Certify and Expectations ..... - 5 -
Section 2.2 Receipts and Expenditures of Sale Proceeds ..... - 7 -
Section 2.3 Purpose of Bonds ..... - 7 -
Section 2.4 Facts Supporting Tax-Exemption Classification ..... - 8 -
Section 2.5 Facts Supporting Temporary Periods for Proceeds ..... - 8 -
Section 2.6 Resolution Funds at Restricted or Unrestricted Yield ..... - 9 -
Section 2.7 Pertaining to Yields ..... - 9 -
Section 2.8 Reimbursement Bonds ..... - 10 -
ARTICLE III REBATE ..... **- 11 -**
Section 3.1 Records ..... - 11 -
Section 3.2 Rebate Fund ..... - 11 -
Section 3.3 Exceptions to Rebate ..... - 12 -
Section 3.4 Calculation of Rebate Amount ..... - 13 -
Section 3.5 Rebate Requirements and the Bond Fund ..... - 13 -
Section 3.6 Investment of the Rebate Fund ..... - 13 -
Section 3.7 Payment to the United States ..... - 14 -
Section 3.8 Records ..... - 14 -
Section 3.9 Additional Payments ..... - 15 -
ARTICLE IV INVESTMENT RESTRICTIONS ..... **- 15 -**
Section 4.1 Avoidance of Prohibited Payments ..... - 15 -
Section 4.2 Market Price Requirement ..... - 15 -
Section 4.3 Investment in Certificates of Deposit ..... - 15 -
Section 4.4 Investment Pursuant to Investment Contracts and Agreements ..... - 16 -
Section 4.5 Records ..... - 18 -
Section 4.6 Investments to be Legal ..... - 18 -
ARTICLE V GENERAL COVENANTS ..... **- 18 -**
ARTICLE VI AMENDMENTS AND ADDITIONAL AGREEMENTS ..... **- 18 -**
Section 6.1 Opinion of Bond Counsel; Amendments ..... - 18 -
Section 6.2 Additional Covenants, Agreements ..... - 19 -
Section 6.3 Internal Revenue Service Audits ..... - 19 -
Section 6.4 Amendments ..... - 19 -
EXHIBIT "A" **20**
EXHIBIT "B" **29**

TAX EXEMPTION CERTIFICATE

CITY OF BETTENDORF, STATE OF IOWA

THIS TAX EXEMPTION CERTIFICATE made and entered into on March 28, 2024, by the City of Bettendorf, County of Scott, State of Iowa (the "Issuer").

INTRODUCTION

This Certificate is executed and delivered in connection with the issuance by the Issuer of its $15,615,000 General Obligation Bonds, Series 2024A (the "Bonds"). The Bonds are issued pursuant to the provisions of the Resolution of the Issuer authorizing the issuance of the Bonds. Such Resolution provides that the covenants contained in this Certificate constitute a part of the Issuer's contract with the owners of the Bonds.

The Issuer recognizes that under the Code (as defined below) the tax-exempt status of the interest received by the owners of the Bonds is dependent upon, among other things, the facts, circumstances, and reasonable expectations of the Issuer as to future facts not in existence at this time, as well as the observance of certain covenants in the future. The Issuer covenants that it will take such action with respect to the Bonds as may be required by the Code, and pertinent legal regulations issued thereunder in order to establish and maintain the tax-exempt status of the Bonds, including the observance of all specific covenants contained in the Resolution and this Certificate.

ARTICLE I

DEFINITIONS

The following terms as used in this Certificate shall have the meanings set forth below. The terms defined in the Resolution shall retain the meanings set forth therein when used in this Certificate. Other terms used in this Certificate shall have the meanings set forth in the Code or in the Regulations.

- "Annual Debt Service" means the principal of and interest on the Bonds scheduled to be paid during a given Bond Year.

- "Bonds" means the $15,615,000 aggregate principal amount of General Obligation Bonds, Series 2024A, of the Issuer issued in registered form pursuant to the Resolution.

- "Bond Counsel" means Ahlers & Cooney, P.C., Des Moines, Iowa, or an attorney at law or a firm of attorneys of nationally recognized standing in matters pertaining to the tax-exempt status of interest on obligations issued by states and their political subdivisions, duly admitted to the practice of law before the highest court of any State of the United States of America.

- "Bond Fund" means the Sinking Fund described in the Resolution.

- "Bond Purchase Agreement" means the binding contract in writing for the sale of the Bonds.

- "Bond Year" as defined in Regulation 1.148-1(b), means a one-year period beginning on the day after expiration of the preceding Bond Year. The first Bond Year shall be the one-year or shorter period beginning on the Closing Date and ending on a principal or interest payment date, unless Issuer selects another date.

- "Bond Yield" means that discount rate which produces an amount equal to the Issue Price of the Bonds when used in computing the present value of all payments of principal and interest to be paid on the Bonds, using semiannual compounding on a 360-day year as computed under Regulation 1.148-4.

- "Certificate" means this Tax Exemption Certificate.

- "Closing" means the delivery of the Bonds in exchange for the agreed upon purchase price.

- "Closing Date" means the date of Closing.

- "Code" means the Internal Revenue Code of 1986, as amended, and any statutes which replace or supplement the Internal Revenue Code of 1986.

- "Computation Date" means each five-year period from the Closing Date through the last day of the fifth and each succeeding fifth Bond Year.

- "Excess Earnings" means the amount earned on all Nonpurpose Investments minus the amount which would have been earned if such Nonpurpose Investments were invested at a rate equal to the Bond Yield, plus any income attributable to such excess.

- "Final Bond Retirement Date" means the date on which the Bonds are actually paid in full.

- "Governmental Obligations" means direct general obligations of, or obligations the timely payment of the principal of and interest on which is unconditionally guaranteed by the United States.

- "Gross Proceeds" as defined in Regulation 1.148-l(b), means any Proceeds of the Bonds and any replacement proceeds (as defined in Regulation 1.148-1(c)) of the Bonds.

- "Gross Proceeds Funds" means the Project Fund, Proceeds held to pay cost of issuance, and any other fund or account held for the benefit of the owners of the Bonds or containing Gross Proceeds of the Bonds except the Bond Fund and the Rebate Fund.

- "Issue Price" as defined in Regulation 1.148-l(b) and (f)(2), means the price determined pursuant to the Special Rule for Competitive Sales in accordance with Regulation 1.148-1(f)(2)(iii). The Issuer hereby elects to utilize the Special Rule for Competitive Sales and treats the reasonably expected initial offering price to the public as of the sale date as the issue price of the Bonds. The Purchasers have certified the Issue Price to be not more than $17,297,124.75, as set forth in Exhibit A.

- "Issuer" means the City of Bettendorf, a municipal corporation in the County of Scott, State of Iowa.

- "Minor Portion of the Bonds", as defined in Regulation 1.148-2(g), means the lesser of five (5) percent of Proceeds or $100,000. The Minor Portion of the Bonds is computed to be $100,000.

- "Nonpurpose Investments" means any investment property which is acquired with Gross Proceeds and is not acquired to carry out the governmental purpose of the Bonds, and may include but is not limited to U.S. Treasury bonds, corporate bonds, or certificates of deposit.

- "Proceeds" as defined in Regulation 1.148-l(b), means Sale Proceeds, investment proceeds and transferred proceeds of the Bonds.

- "Project" means the 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; and 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 including sums already expended that meet the requirements of Section 2.8 hereof, as more fully described in the Resolution.

- "Project Fund" shall mean the fund required to be established by the Resolution for the deposit of the Proceeds of the Bonds.

- "Purchasers" means Janney Montgomery Scott LLC of Philadelphia, Pennsylvania, constituting the initial purchasers of the Bonds from the Issuer.

- "Rebate Amount" means the amount computed as described in this Certificate.

- "Rebate Fund" means the fund to be created, if necessary, pursuant to this Certificate.

- "Rebate Payment Date" means a date chosen by the Issuer which is not more than 60 days following each Computation Date or the Final Bond Retirement Date.

- "Regulations" means the Income Tax Regulations, amendments and successor provisions promulgated by the Department of the Treasury under Sections 103, 148 and 149 of the Code, or other Sections of the Code relating to "arbitrage bonds", including without limitation Regulations 1.148-1 through 1.148-11, 1.149(b)-1, 1.149-d(1), 1.150-1 and 1.150-2.

- "Replacement Proceeds" include, but are not limited to, sinking funds, amounts that are pledged as security for an issue, and amounts that are replaced because of a sufficiently direct nexus to a governmental purpose of an issue.

- "Resolution" means the resolution of the Issuer adopted on March 5, 2024, authorizing the issuance of the Bonds.

- "Sale Proceeds" as defined in Regulation 1.148-1(b), means any amounts actually or constructively received from the sale of the Bonds, including amounts used to pay underwriter's discount or compensation and accrued interest other than pre-issuance accrued interest.

- "Sinking Fund" means the Bond Fund.

- "SLGS" means demand deposit Treasury securities of the State and Local Government Series.

- "Tax Exempt Obligations" means bonds or other obligations the interest on which is excludable from the gross income of the owners thereof under Section 103 of the Code and include certain regulated investment companies, stock in tax-exempt mutual funds and demand deposit SLGS.

- "Taxable Obligations" means all investment property, obligations or securities other than Tax Exempt Obligations.

• "Verification Certificate" means the certificate attached to this Certificate as Exhibit A, setting forth the offering prices at which the Purchaser will reoffer and sell the Bonds to the public.

ARTICLE II

SPECIFIC CERTIFICATIONS, REPRESENTATIONS AND AGREEMENTS

The Issuer hereby certifies, represents and agrees as follows:

Section 2.1 Authority to Certify and Expectations

(a) The undersigned officer of the Issuer along with other officers of the Issuer, are charged with the responsibility of issuing the Bonds.

(b) This Certificate is being executed and delivered in part for the purposes specified in Section 1.148-2(b)(2) of the Regulations and is intended (among other purposes) to establish reasonable expectations of the Issuer at this time.

(c) The Issuer has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as a bond issuer which may certify bond issues under Section 1.148-2(b)(2) of the Regulations.

(d) The certifications, representations and agreements set forth in this Article II are made on the basis of the facts, estimates and circumstances in existence on the date hereof, including the following: (1) with respect to amounts expected to be received from delivery of the Bonds, amounts actually received, (2) with respect to payments of amounts into various funds or accounts, review of the authorizations or directions for such payments made by the Issuer pursuant to the Resolution and this Certificate, (3) with respect to the Issue Price, the certifications of the Purchasers as set forth in the Verification Certificate, (4) with respect to expenditure of the Proceeds of the Bonds, actual expenditures and reasonable expectations of the Issuer as to when the Proceeds will be spent for purposes of the Project, and (5) with respect to Bond Yield, review of the Verification Certificate. The Issuer has no reason to believe such facts, estimates or circumstances are untrue or incomplete in any material way.

(e) To the best of the knowledge and belief of the undersigned officer of the Issuer, there are no facts, estimates or circumstances that would materially change the representations, certifications or agreements set forth in this Certificate, and the expectations herein set out are reasonable.

(f) No arrangement exists under which the payment of principal or interest on the Bonds would be directly or indirectly guaranteed by the United States or any agency or instrumentality thereof.

(g) After the expiration of any applicable temporary periods, and excluding investments in a bona fide debt service fund or reserve fund, not more than five percent

(5%) of the Proceeds of the Bonds will be (a) used to make loans which are guaranteed by the United States or any agency or instrumentality thereof, or (b) invested in federally insured deposits or accounts.

(h) The Issuer will file with the Internal Revenue Service in a timely fashion Form 8038-G, Information Return for Tax-Exempt Governmental Obligations with respect to the Bonds and such other reports required to comply with the Code and applicable Regulations.

(i) The Issuer will take no action which would cause the Bonds to become "private activity bonds" as defined in Section 141 (a) of the Code, including any use of the Project by any person other than a governmental unit if such use will be by other than a member of the general public. None of the Proceeds of the Bonds will be used directly or indirectly to make or finance loans to any person other than a governmental unit.

(j) The Issuer will make no change in the nature or purpose of the Project except as provided in Section 6.1 hereof.

(k) Except as provided in the Resolution, the Issuer will not establish any sinking fund, bond fund, reserve fund, debt service fund or other fund reasonably expected to be used to pay debt service on the Bonds (other than the Bond Fund and any Reserve Fund), exercise its option to redeem Bonds prior to maturity or effect a refunding of the Bonds.

(l) No bonds or other obligations of the Issuer (1) were sold in the 15 days preceding the date of sale of the Bonds, (2) were sold or will be sold within the 15 days after the date of sale of the Bonds, (3) have been delivered in the past 15 days or (4) will be delivered in the next 15 days pursuant to a common plan of financing for the issuance of the Bonds and payable out of substantially the same source of revenues.

(m) None of the Proceeds of the Bonds will be used directly or indirectly to replace funds of the Issuer used directly or indirectly to acquire obligations having a yield higher than the Bond Yield.

(n) No portion of the Bonds is issued for the purpose of investing such portion at a higher yield than the Bond Yield.

(o) The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause them to be "arbitrage bonds" as defined in Section 148(a) of the Code. The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause the interest on the Bonds to be includible in the gross income of the owners of the Bonds under the Code. The Issuer will not intentionally use any portion of the Proceeds to acquire higher yielding investments.

(p) The Issuer will not use the Proceeds of the Bonds to exploit the difference between tax-exempt and taxable interest rates to obtain a material financial advantage.

(q) The Issuer has not issued more Bonds, issued the Bonds earlier, or allowed the Bonds to remain outstanding longer than is reasonably necessary to accomplish the governmental purposes of the Bonds and in fact, the Bonds will not remain outstanding longer than 120% of the economic useful life of the assets financed with the Proceeds of the Bonds.

(r) The Bonds will not be Hedge Bonds as described in Section 149(g)(3) of the Code because the Issuer reasonably expects that it will meet the Expenditure test set forth in Section 2.5(b) hereof and that 50% or more of the Proceeds will not be invested in Nonpurpose Investments having a substantially guaranteed yield for four or more years.

Except for costs of issuance, all Sale Proceeds and investment earnings thereon will be expended for costs of the type that would be chargeable to capital accounts under the Code pursuant to federal income tax principles if the Issuer were treated as a corporation subject to federal income taxation.

Section 2.2 Receipts and Expenditures of Sale Proceeds

Sale Proceeds (par plus re-offering premium of $1,682,124.75), less underwriter's discount of $81,793.74, received at Closing are expected to be deposited and expended as follows:

(a) $89,615 representing costs of issuing the Bonds will be used within six months of the Closing Date to pay the costs of issuance of the Bonds (with any excess remaining on deposit in the Project Fund); and

(b) $17,125,716.01 will be deposited into the Project Fund and will be used together with earnings thereon to pay the costs of the Project and will not exceed the amount necessary to accomplish the governmental purposes of the Bonds.

Section 2.3 Purpose of Bonds

The Issuer is issuing the Bonds to pay the 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; and 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.

Section 2.4 Facts Supporting Tax-Exemption Classification

Governmental Bonds

Private Business Use/Private Security or Payment Tests

The Bonds are considered to be governmental bonds, not subject to the provisions of the alternate minimum tax. The Proceeds will be used for the purposes described in Section 2.3 hereof. These bonds are not private activity bonds because no amount of Proceeds of the Bonds is to be used in a trade or business carried on by a non-governmental unit. Rather, the Proceeds will be used to finance the general government operations and facilities of the Issuer described in Section 2.3 hereof. None of the payment of principal or interest on the Bonds will be derived from, or secured by, money or property used in a trade or business of a non-governmental unit. In addition, none of the governmental operations or facilities of the Issuer being financed with the Proceeds of the Bonds are subject to any lease, management contract or other similar arrangement or to any arrangement for use other than as by the general public.

Private Loan Financing Test

No amount of Proceeds of the Bonds is to be used directly or indirectly to make or finance loans to persons other than governmental units.

Section 2.5 Facts Supporting Temporary Periods for Proceeds

(a) Time Test. Not later than six months after the Closing Date, the Issuer will incur a substantial binding obligation to a third party to expend at least 5% of the net Sale Proceeds of the Bonds.

(b) Expenditure Test. Not less than 85% of the net Sale Proceeds will be expended for Project costs, including the reimbursement of other funds expended to date, within a three-year temporary period from the Closing Date.

(c) Due Diligence Test. Not later than six months after Closing, work on the Project will have commenced and will proceed with due diligence to completion.

(d) Proceeds of the Bonds representing less than six months accrued interest on the Bonds will be spent within six months of this date to pay interest on the Bonds, and will be invested without restriction as to yield for a temporary period not in excess of six months.

Section 2.6 Resolution Funds at Restricted or Unrestricted Yield

(a) Proceeds of the Bonds will be held and accounted for in the manner provided in the Resolution. The Issuer has not and does not expect to create or establish any other bond fund, reserve fund, or similar fund or account for the Bonds. The Issuer has not and will not pledge any moneys or Taxable Obligations in order to pay debt service on the Bonds or restrict the use of such moneys or Taxable Obligations so as to give reasonable assurances of their availability for such purposes.

(b) Any monies which are invested beyond a temporary period are expected to constitute less than a major portion of the Bonds or to be restricted for investment at a yield not greater than one-eighth of one percent above the Bond Yield.

(c) The Issuer has established and will use the Bond Fund primarily to achieve a proper matching of revenues and debt service within each Bond Year and the Issuer will apply moneys deposited into the Bond Fund to pay the principal of and interest on the Bonds. Such Fund will be depleted at least once each Bond Year except for a reasonable carryover amount. The carryover amount will not exceed the greater of (1) one year's earnings on the Bond Fund or (2) one-twelfth of Annual Debt Service. The Issuer will spend moneys deposited from time to time into such fund within 13 months after the date of deposit. Revenues, intended to be used to pay debt service on the Bonds, will be deposited into the Bond Fund as set forth in the Resolution. The Issuer will spend interest earned on moneys in such fund not more than 12 months after receipt. Accordingly, the Issuer will treat the Bond Fund as a bona fide debt service fund as defined in Regulation 1.148-1(b).

Investment of amounts on deposit in the Bond Fund will not be subject to arbitrage rebate requirements as the Bonds meet the safe harbor set forth in Regulation 1.148-3(k), because the average annual debt service on the Bonds will not exceed $2,500,000, the Bonds meet the safe harbor set forth in Code Section 148(f)(A)(4)(ii) because the Bonds are not private activity bonds, the average maturity of the issue (determined in accordance with Code Section 147(b)(2)(A)) is at least 5 years and the rates of interest on the bonds which are part of the issue do not vary during the term of the issue and the Bonds are expected to meet one or more of the spending exemptions from rebate as provided in Section 3.3 hereof.

(d) The Minor Portion of the Bonds will be invested without regard to yield.

Section 2.7 Pertaining to Yields

(a) The purchase price of all Taxable Obligations to which restrictions apply under this Certificate as to investment yield or rebate of Excess Earnings, if any, has been and shall be calculated using (i) the price taking into account discount, premium and accrued interest, as applicable, actually paid or (ii) the fair market value if less than the price actually paid and if such Taxable Obligations were not purchased directly from the United States Treasury. The Issuer will acquire all such Taxable Obligations directly from the United States Treasury or in an arm's length transaction without regard to any

amounts paid to reduce the yield on such Taxable Obligations. The Issuer will not pay or permit the payment of any amounts (other than to the United States) to reduce the yield on any Taxable Obligations. Obligations pledged to the payment of debt service on the Bonds, or deposited into any reserve fund after they have been acquired by the Issuer will be treated as though they were acquired for their fair market value on the date of such pledge or deposit. Obligations on deposit in any reserve fund on the Closing Date shall be treated as if acquired for their fair market value on the Closing Date.

(b) Qualified guarantees have not been used in computing yield.

(c) The Bond Yield has been computed as not less than 3.180420% percent. This Bond Yield has been computed on the basis of a purchase price for the Bonds equal to the Issue Price.

Section 2.8 Reimbursement Bonds

(a) Not later than 60 days after payment of Original Expenditures, the Issuer has adopted an Official Intent and has declared its intention to make a Reimbursement Allocation of Original Expenditures incurred in connection with Project Segment(s) from proceeds of the Reimbursement Bonds.

(b) The Reimbursement Allocation will occur on or before the later of (i) eighteen months after the Original Expenditures are paid or (ii) eighteen months after the first Project Segment is placed in service, but in no event more than three years after the Original Expenditures are paid.

(c) No other Reimbursement Allocation will be made except for Preliminary Expenditures.

(d) The Reimbursement Allocation has not been undertaken to avoid, in whole or in part, arbitrage yield restrictions or arbitrage rebate requirements and will not employ an abusive arbitrage device under Regulation 1.148-10.

(e) Within one year of the Closing Date, the Reimbursement Allocation will not be used in a manner that results in the creation of replacement proceeds, as defined in Regulation 1.148-1.

(f) For purposes of Section 2.8, the following terms shall have the meanings set forth below:

(1) "Official Intent" means a declaration of intent described under Regulation 1.150-2 to reimburse Original Expenditures with the proceeds of the Bonds.

(2) "Original Expenditure" means an expenditure for a governmental purpose that is originally paid from a source other than the Reimbursement Bonds.

(3) "Preliminary Expenditures", as defined in Regulation 1.150-2(f)(2), means architectural, engineering, surveying, soil tests, Reimbursement Bond issuance costs, and similar costs incurred prior to commencement of construction, rehabilitation or acquisition of a Project Segment which do not exceed 20% of the Issue Price of the portion of the Bonds that finances the Project Segment for which they were incurred.

(4) "Project Segment" means the costs, described in an Official Intent of the Issuer, incurred prior to the Closing Date to acquire, construct, or improve land, buildings or equipment excluding current operating expenses but including costs of issuing the Reimbursement Bonds.

(5) "Reimbursement Allocation" means written evidence of the use of Reimbursement Bond proceeds to reimburse a fund of the Issuer for Original Expenditures paid or advanced prior to the Closing Date and incurred in connection with a Project Segment.

(6) "Reimbursement Bonds" means the portion of the Bonds which are allocated to reimburse the Original Expenditures paid prior to the Closing Date and incurred in connection with a Project Segment.

ARTICLE III

REBATE

Section 3.1 Records

Sale Proceeds of the Bonds will be held and accounted for in the manner provided in the Resolution. The Issuer will maintain adequate records for funds created by the Resolution and this Certificate including all deposits, withdrawals, transfers from, transfers to, investments, reinvestments, sales, purchases, redemptions, liquidations and use of money or obligations until six years after the Final Bond Retirement Date.

Section 3.2 Rebate Fund

(a) In the Resolution, the Issuer has covenanted to pay to the United States the Rebate Amount, an amount equal to the Excess Earnings on the Gross Proceeds Funds, if any, at the times and in the manner required or permitted and subject to stated special rules and allowable exceptions.

(b) The Issuer may establish a fund pursuant to the Resolution and this Certificate which is herein referred to as the Rebate Fund. The Issuer will invest and expend amounts on deposit in the Rebate Fund in accordance with this Certificate.

(c) Moneys in the Rebate Fund shall be held by the Issuer or its designee and, subject to Sections 3.4, 3.5 and 6.1 hereof, shall be held for future payment to the United States as contemplated under the provisions of this Certificate and shall not constitute part of the trust estate held for the benefit of the owners of the Bonds or the Issuer.

(d) The Issuer will pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States.

Section 3.3 Exceptions to Rebate

The Issuer reasonably expects that the Bonds are eligible for one or more exceptions from the arbitrage rebate rules set forth in the Regulations. If any Proceeds are ineligible, or become ineligible, for an exception to the arbitrage rebate rules, the Issuer will comply with the provisions of this Article III. A description of the applicable rebate exception(s) is as follows:

- Eighteen-Month Exception

The Gross Proceeds of the Bonds are expected to be expended for the governmental purposes for which the Bonds were issued in accordance with the following schedule:

1) 15 percent spent within six months of the Closing Date;

2) 60 percent spent within one year of the Closing Date;

3) 100 percent spent within eighteen months of the Closing Date (subject to 5 percent retainage for not more than one year).

In any event, the Issuer expects that the 5% reasonable retainage will be spent within 30 months of the Closing Date. For purposes of determining compliance with the six-month and twelve-month spending periods, the amount of investment earnings included shall be based on the Issuer's reasonable expectations that the average annual interest rate on investments will be not more than 2.65%. For purposes of determining compliance with the eighteen-month spending period, the amount of investment earnings included shall be based on actual earnings. If the Issuer fails to meet the foregoing expenditure schedule, the Issuer shall comply with the arbitrage rebate requirements of the Code.

- Election to Treat as Construction Bonds.

The Issuer reasonably expects that more than 75 percent of the "available construction proceeds" ("ACP") of the Bonds, as defined in Section 148(f)(4)(C)(vi) of the Code, will be used for construction expenditures. ACP includes the issue price of the issue plus the earnings on such issue. Not less than the following percentages of the ACP will be spent within the following periods:

1) 10 percent spent within six months of the Closing Date;

2) 45 percent spent within one year of the Closing Date;

3) 75 percent spent within eighteen months of the Closing Date;

4) 100 percent spent within two years of the Closing Date (subject to 5 percent retainage for not more than one year).

In any event, the Issuer expects that the 5% reasonable retainage will be spent within a three-year period beginning on the Closing Date. A failure to spend an amount that does not exceed the lesser of (i) 3% of the issue price or (ii) $250,000, is disregarded if the Issuer exercises due diligence to complete the Project.

- Election with respect to future earnings

Pursuant to Section 1.148-7(f)(2) of the Regulations, the Issuer elects to use actual investment earnings of the ACP in determining compliance with the above schedule.

If the Issuer fails to meet the foregoing expenditure schedule, the Issuer shall comply with the arbitrage rebate requirements of the Code.

Section 3.4 Calculation of Rebate Amount

(a) As soon after each Computation Date as practicable, the Issuer shall, if necessary, calculate and determine the Excess Earnings on the Gross Proceeds Funds (the "Rebate Amount"). All calculations and determinations with respect to the Rebate Amount will be made on the basis of actual facts as of the Computation Date and reasonable expectations as to future events.

(b) If the Rebate Amount exceeds the amount currently on deposit in the Rebate Fund, the Issuer may deposit an amount in the Rebate Fund such that the balance in the Rebate Fund after such deposit equals the Rebate Amount. If the amount in the Rebate Fund exceeds the Rebate Amount, the Issuer may withdraw such excess amount provided that such withdrawal can be made from amounts originally transferred to the Rebate Fund and not from earnings thereon, which may not be transferred, and only if such withdrawal may be made without liquidating investments at a loss.

Section 3.5 Rebate Requirements and the Bond Fund

It is expected that the Bond Fund described in the Resolution and Section 2.6(c) of this Certificate will be treated as a bona fide debt service fund as defined in Regulation 1.148-1(b). As such, any amount earned during a Bond Year on the Bond Fund and amounts earned on such amounts, if allocated to the Bond Fund, will not be taken into account in calculating the Rebate Amount for the reasons outlined in Section 2.6(c) hereof. However, should the Bond Fund cease to be treated as a bona fide debt service fund, the Bond Fund will become subject to the rebate requirements set forth in Section 3.4 hereof.

Section 3.6 Investment of the Rebate Fund

(a) Immediately upon a transfer to the Rebate Fund, the Issuer may invest all amounts in the Rebate Fund not already invested and held in the Rebate Fund, to the extent possible, in (1) SLGS, such investments to be made at a yield of not more than one-eighth of one percent above the Bond Yield, (2) Tax Exempt Obligations, (3) direct obligations of the United States or (4) certificates of deposit of any bank or savings and loan association. All investments in the Rebate Fund shall be made to mature not later than the next Rebate Payment Date.

(b) If the Issuer invests in SLGS, the Issuer shall file timely subscription forms for such securities (if required). To the extent possible, amounts received from maturing SLGS shall be reinvested immediately in zero yield SLGS maturing on or before the next Rebate Payment Date.

Section 3.7 Payment to the United States

(a) On each Rebate Payment Date, the Issuer will pay to the United States at least ninety percent (90%) of the Rebate Amount less a computation credit of $1,000 per Bond Year for which the payment is made.

(b) The Issuer will pay to the United States not later than sixty (60) days after the Final Bond Retirement Date all the rebatable arbitrage as of such date and any income attributable to such rebatable arbitrage as described in Regulation 1.148-3(f)(2).

(c) If necessary, on each Rebate Payment Date, the Issuer will mail a check to the Internal Revenue Service Center, Ogden, UT 84201. Each payment shall be accompanied by a copy of Form 8038-T, Arbitrage Rebate, filed with respect to the Bonds or other information reporting form as is required to comply with the Code and applicable Regulations.

Section 3.8 Records

(a) The Issuer will keep and retain adequate records with respect to the Bonds, the Gross Proceeds Funds, the Bond Fund, and the Rebate Fund until six years after the Final Bond Retirement Date. Such records shall include descriptions of all calculations of amounts transferred to the Rebate Fund, if any, and descriptions of all calculations of amounts paid to the United States as required by this Certificate. Such records will also show all amounts earned on moneys invested in such funds, and the actual dates and amounts of all principal, interest and redemption premiums (if any) paid on the Bonds.

(b) Records relating to the investments in such Funds shall completely describe all transfers, deposits, disbursements and earnings including:

(1) a complete list of all investments and reinvestments of amounts in each such Fund including, if applicable, purchase price, purchase date, type of security, accrued interest paid, interest rate, dated date, principal amount, date of maturity, interest payment dates, date of liquidation, receipt upon liquidation, market value of such investment on the Final Bond Retirement Date if held by the Issuer on the Final Bond Retirement Date, and market value of the investment on the date pledged to the payment of the Bonds or the Closing Date if different from the purchase date.

(2) the amount and source of each payment to, and the amount, purpose and payee of each payment from, each such Fund.

Section 3.9 Additional Payments

The Issuer hereby agrees to pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States, but which is not available in a fund related to the Bonds for transfer to the Rebate Fund or payment to the United States.

ARTICLE IV

INVESTMENT RESTRICTIONS

Section 4.1 Avoidance of Prohibited Payments

The Issuer will not enter into any transaction that reduces the amount required to be deposited into the Rebate Fund or paid to the United States because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to either party. The Issuer will not invest or direct the investment of any funds in a manner which reduces an amount required to be paid to the United States because such transaction results in a small profit or larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to the Issuer. In particular, notwithstanding anything to the contrary contained herein or in the Resolution, the Issuer will not invest or direct the investment of any funds in a manner which would violate any provision of this Article IV.

Section 4.2 Market Price Requirement

(a) The Issuer will not purchase or direct the purchase of Taxable Obligations for more than the then available market price for such Taxable Obligations. The Issuer will not sell, liquidate or direct the sale or liquidation of Taxable Obligations for less than the then available market price.

(b) For purposes of this Certificate, United States Treasury obligations purchased directly from the United States Treasury will be deemed to be purchased at the market price.

Section 4.3 Investment in Certificates of Deposit

(a) Notwithstanding anything to the contrary contained herein or in the Resolution, the Issuer will invest or direct the investment of funds on deposit in the Reserve Fund, any other Gross Proceeds Fund, the Bond Fund, and the Rebate Fund, in a certificate of deposit of a bank or savings bank which is permitted by law and by the Resolution only if the purchase price of such a certificate of deposit is treated as its fair market value on the purchase date and if the yield on the certificate of deposit is not less than (1) the yield on reasonably comparable direct obligations of the United States; and (2) the highest yield that is published or posted by the provider to be currently available from the provider on reasonably comparable certificates of deposit offered to the public.

(b) The certificate of deposit described in paragraph 4.3(a) above must be executed by a dealer who maintains an active secondary market in comparable certificates of deposit and must be based on actual trades adjusted to reflect the size and term of that certificate of deposit and the stability and reputation of the bank or savings bank issuing the certificate of deposit.

Section 4.4 Investment Pursuant to Investment Contracts and Agreements

The Issuer will invest or direct the investment of funds on deposit in the Gross Proceeds Funds, the Bond Fund, and the Rebate Fund pursuant to an investment contract (including a repurchase agreement) only if all of the following requirements are satisfied:

(a) The Issuer makes a bona fide solicitation for the purchase of the investment. A bona fide solicitation is a solicitation that satisfies all of the following requirements:

(1) The bid specifications are in writing and are timely forwarded to potential providers.

(2) The bid specifications include all material terms of the bid. A term is material if it may directly or indirectly affect the yield or the cost of the investment.

(3) The bid specifications include a statement notifying potential providers that submission of a bid is a representation that the potential provider did not consult with any other potential provider about its bid, that the bid was determined without regard to any other formal or informal agreement that the potential provider has with the issuer or any other person (whether or not in connection with the Bonds), and that the bid is not being submitted solely as a courtesy to the issuer or any other person for purposes of satisfying the requirements of paragraph (d)(6)(iii)(B)(1) or (2) of Section 1.148-5 of the Regulations.

(4) The terms of the bid specifications are commercially reasonable. A term is commercially reasonable if there is a legitimate business purpose for the term other than to increase the purchase price or reduce the yield of the investment.

(5) For purchases of guaranteed investment contracts only, the terms of the solicitation take into account the Issuer's reasonably expected deposit and drawdown schedule for the amounts to be invested.

(6) All potential providers have an equal opportunity to bid and no potential provider is given the opportunity to review other bids (i.e., a last look) before providing a bid.

(7) At least three reasonably competitive providers are solicited for bids. A reasonably competitive provider is a provider that has an established

industry reputation as a competitive provider of the type of investments being purchased.

(b) The bids received by the Issuer meet all of the following requirements:

(1) The Issuer receives at least three bids from providers that the Issuer solicited under a bona fide solicitation meeting the requirements of paragraph (d)(6)(iii)(A) of Section 1.148-5 of the Regulations and that do not have a material financial interest in the issue. A lead underwriter in a negotiated underwriting transaction is deemed to have a material financial interest in the issue until 15 days after the issue date of the issue. In addition, any entity acting as a financial advisor with respect to the purchase of the investment at the time the bid specifications are forwarded to potential providers has a material financial interest in the issue. A provider that is a related party to a provider that has a material financial interest in the issue is deemed to have a material financial interest in the issue.

(2) At least one of the three bids described in paragraph (d)(6)(iii)(B)(1) of Section 1.148-5 of the Regulations is from a reasonably competitive provider, within the meaning of paragraph (d)(6)(iii)(A)(7) of Section 1.148-5 of the Regulations.

(3) If the Issuer uses an agent to conduct the bidding process, the agent did not bid to provide the investment.

(c) The winning bid meets the following requirements:

(1) Guaranteed investment contracts. If the investment is a guaranteed investment contract, the winning bid is the highest yielding bona fide bid (determined net of any broker's fees).

(2) Other investments. If the investment is not a guaranteed investment contract, the winning bid is the lowest cost bona fide bid (including any broker's fees).

(d) The provider of the investments or the obligor on the guaranteed investment contract certifies the administrative costs that it pays (or expects to pay, if any) to third parties in connection with supplying the investment.

(e) The Issuer will retain the following records with the bond documents until three years after the last outstanding bond is redeemed:

(1) For purchases of guaranteed investment contracts, a copy of the contract, and for purchases of investments other than guaranteed investment contracts, the purchase agreement or confirmation.

(2) The receipt or other record of the amount actually paid by the Issuer for the investments, including a record of any administrative costs paid by

the Issuer, and the certification under paragraph (d)(6)(iii)(D) of Section 1.148-5 of the Regulations.

(3) For each bid that is submitted, the name of the person and entity submitting the bid, the time and date of the bid, and the bid results.

(4) The bid solicitation form and, if the terms of the purchase agreement or the guaranteed investment contract deviated from the bid solicitation form or a submitted bid is modified, a brief statement explaining the deviation and stating the purpose for the deviation.

(5) For purchases of investments other than guaranteed investment contracts, the cost of the most efficient portfolio of State and Local Government Series Securities, determined at the time that the bids were required to be submitted pursuant to the terms of the bid specifications.

Section 4.5 Records

The Issuer will maintain records of all purchases, sales, liquidations, investments, reinvestments, redemptions, disbursements, deposits, and transfers of amounts on deposit.

Section 4.6 Investments to be Legal

All investments required to be made pursuant to this Certificate shall be made to the extent permitted by law. In the event that any such investment is determined to be ultra vires, it shall be liquidated and the proceeds thereof shall be invested in a legal investment, provided that prior to reinvesting such proceeds, the Issuer shall obtain an opinion of Bond Counsel to the effect that such reinvestment will not cause the Bonds to become arbitrage bonds under Sections 103, 148, 149, or any other applicable provision of the Code.

ARTICLE V

GENERAL COVENANTS

The Issuer hereby covenants to perform all acts within its power necessary to ensure that the reasonable expectations set forth in Article II hereof will be realized. The Issuer reasonably expects to comply with all covenants contained in this Certificate.

ARTICLE VI

AMENDMENTS AND ADDITIONAL AGREEMENTS

Section 6.1 Opinion of Bond Counsel; Amendments

The various provisions of this Certificate need not be observed and this Certificate may be amended or supplemented at any time by the Issuer if the Issuer receives an opinion or opinions of Bond Counsel that the failure to comply with such provisions will not cause any of the Bonds to become "arbitrage bonds" under the Code and that the terms of such amendment or

supplement will not cause any of the Bonds to become "arbitrage bonds" under the Code, or otherwise cause interest on any of the Bonds to become includable in gross income for federal income tax purposes.

Section 6.2 Additional Covenants, Agreements

The Issuer hereby covenants to make, execute and enter into (and to take such actions, if any, as may be necessary to enable it to do so) such agreements as may be necessary to comply with any changes in law or regulations in order to preserve the tax-exempt status of the Bonds to the extent that it may lawfully do so. The Issuer further covenants (1) to impose such limitations on the investment or use of moneys or investments related to the Bonds, (2) to make such payments to the United States Treasury, (3) to maintain such records, (4) to perform such calculations, and (5) to perform such other lawful acts as may be necessary to preserve the tax-exempt status of the Bonds.

Section 6.3 Internal Revenue Service Audits

The Internal Revenue Service has not audited the Issuer regarding any obligations issued by or on behalf of the Issuer. To the best knowledge of the Issuer, no such obligations of the Issuer are currently under examination by the Internal Revenue Service.

Section 6.4 Amendments

Except as otherwise provided in Section 6.1 hereof, all the rights, powers, duties and obligations of the Issuer shall be irrevocable and binding upon the Issuer and shall not be subject to amendment or modification by the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be executed by its duly authorized officer, all as of the day first above written.

_____

Finance Director, City of Bettendorf, State of Iowa

(SEAL)

EXHIBIT “A”

$15,615,000 General Obligation Bonds, Series 2024A

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Janney Scott Montgomery LLC("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.

JANNEY MONTGOMERY SCOTT LLC

By:_____

Name:_____

Dated: March 28, 2024

SCHEDULE A

EXPECTED OFFERING PRICES

(*Attached*)

SCHEDULE B

COPY OF UNDERWRITER'S BID

(*Attached*)

$15,615,000 GENERAL OBLIGATION BONDS, SERIES 2024A

CERTIFICATE OF MUNICIPAL ADVISOR

The undersigned, on behalf of Baker Tilly Municipal Advisors, LLC (the "Municipal Advisor"), as the municipal advisor to the City of Bettendorf, Iowa (“Issuer”) in connection with the issuance of the above-captioned obligations (the "Bonds"), has assisted the Issuer in soliciting and receiving bids from potential underwriters in connection with the sale of the Bonds in a competitive bidding process in which bids were requested for the purchase of the Bonds at specified written terms, and hereby certifies as set forth below with respect to the bidding process and award of the Bonds.

1. The Bonds were offered for sale at specified written terms more particularly described in the Official Terms of Offering, which was distributed to potential bidders, a copy of which is attached to this certificate as Attachment 1.

2. The Official Terms of Offering and preliminary official statements are distributed to the leading aggregators of municipal new issuance sale information, such as IPREO, Bloomberg, CUSIP Global Services, nationally recognized bond insurance companies and broker dealers, banks or portfolio buyers with a history of bidding publicly offered debt. In addition, all offering documents are posted to the Municipal Advisor’s public website which can be accessed at https://bondcalendar.bakertilly.com. Interested bidders may submit a bid via the IPREO Parity electronic bid submission system, by email, by fax, or by telephone provided a bid form is confirmed by the bidder prior to the time established for opening of bids. Bidding instructions are contained within the Official Terms of Offering. The method of distribution of the Official Terms of Offering is regularly used for purposes of disseminating notice of competitive sale of new issuances of municipal bonds, and notices disseminated in such manner are widely available to potential bidders. Notification of the sale was also disseminated to Bloomberg, the Bond Buyer, and MuniPlatform who each publish lists of upcoming competitive sales that are available to potential bidders. The Municipal Advisor notifies the winning bidder(s) after the sale has been conducted.

3. To the knowledge of the Municipal Advisor, all bidders were offered an equal opportunity to bid to purchase the Bonds so that, for example, if the bidding process afforded any opportunity for bidders to review other bids before providing a bid, no bidder was given an opportunity to review other bids that was not equally given to all other bidders (that is, no exclusive "last-look").

4. The Issuer received bids from at least three bidders who represented that they have established industry reputations for underwriting new issuances of municipal bonds. Based upon the Municipal Advisor’s knowledge and experience in acting as the municipal advisor for other municipal issues, the Municipal Advisor believes those representations to be accurate. Copies of the bids received are attached to this certificate as Attachment 2.

5. The winning bidder was Janney Montgomery Scott LLC (the "Purchaser"), whose bid was determined to be the best conforming bid in accordance with the terms set forth in the

Notice of Sale, as shown in the bid comparison attached as Attachment 3 to this certificate. The Issuer awarded the Bonds to the Purchaser.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Municipal Advisor'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. No other persons may rely on the representations set forth in this certificate without the prior written consent of the Municipal Advisor.

BAKER TILLY MUNICIPAL ADVISORS, LLC

By:_____

Name:_____

Dated: March 28, 2024

ATTACHMENT 1

OFFICIAL TERMS OF OFFERING

(*Attached*)

ATTACHMENT 2

BIDS RECEIVED

(*Attached*)

ATTACHMENT 3

BID COMPARISON

(*Attached*)

EXHIBIT "B"

CONSTRUCTION ISSUE CERTIFICATION

I, the undersigned, do hereby certify that I am the Finance Director of the City of Bettendorf, Iowa. I acknowledge that this Certificate is given as the basis for certain representations made in the Tax Exemption Certificate delivered by the City of Bettendorf, State of Iowa (the "Issuer"), as of the date hereof, in connection with the issuance of $15,615,000 General Obligation Bonds, Series 2024A, of the Issuer (the "Bonds").

The Issuer has elected to satisfy the requirements of Code Section 148(f)(4)(C)(iv)(I) based upon its reasonable expectations that more than 75% of the "available construction proceeds" of the Bonds, as defined in Section 148(f)(4)(C)(vi) of the Code, are to be used for construction expenditures with respect to property to be owned by the Issuer as a governmental unit.

Construction expenditures means capital expenditures, as defined in Regulation 1.150-1(b), that, on or before the date the property financed by the expenditures is placed in service, as defined in Regulation 1.150-2(c), will be properly chargeable to or may be capitalized as part of the basis of (1) real property, other than expenditures for the acquisition of any interest in land or real property other than land, (2) constructed personal property as defined in Regulation 1.148-7(g)(3), or (3) specially developed computer software as defined in Regulation 1.148-7(g)(4), that is functionally related and subordinate to real property or constructed personal property.

As of the date of issue of the Bonds, it is my opinion that at least 75% of the available construction proceeds of the Issue will be used for construction expenditures as defined above.

IN WITNESS WHEREOF, I hereunto affix my official signature this 28th day of March, 2024.

CITY OF BETTENDORF, IOWA

By:_____

Title: Finance Director

02313268\10216-104

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 $15,615,000 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 7. 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 8. 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 9. 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.

c) 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 10. 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:

i. 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 11. 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: $15,615,000 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: _____

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DELIVERY CERTIFICATE

We the undersigned City Officials, do hereby certify that we are the officers, respectively below indicated, of a municipal corporation in the State of Iowa, known as the City of Bettendorf, State of Iowa; that in pursuance of the provisions of Sections 384.25, 384.26, 384.28 and 403.12, Code of Iowa, there have been heretofore lawfully authorized and this day by us lawfully executed, issued, caused to be registered, authenticated and delivered fully registered General Obligation Bonds, Series 2024A, of the City of Bettendorf, State of Iowa, in the amount of $15,615,000, dated March 28, 2024, bearing interest and maturing as follows:

Principal Amount	Interest Rate	Maturity June 1st
$ 120,000	5.000%	2025
$ 250,000	5.000%	2026
$ 265,000	3.000%	2027
$ 650,000	5.000%	2028
$ 680,000	5.000%	2029
$ 715,000	3.000%	2030
$ 745,000	5.000%	2031
$ 780,000	5.000%	2032
$ 815,000	5.000%	2033
$ 855,000	5.000%	2034
$ 910,000	5.000%	2035
$ 950,000	5.000%	2036
$ 995,000	5.000%	2037
$1,035,000	5.000%	2038
$1,075,000	5.000%	2039
$1,120,000	4.000%	2040
$1,170,000	4.000%	2041
$1,220,000	4.000%	2042
$1,265,000	4.000%	2043

Each of the Bonds has been executed with the manual or facsimile signature of the Mayor and the manual or facsimile signature of the City Clerk of the City.

The Bonds have been delivered to DTC on behalf of:

Janney Montgomery Scott LLC of Philadelphia, Pennsylvania

and have been paid for in accordance with the terms of the contract of sale and at a price of $17,215,331.01, and accrued interest.

We further certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City, or the titles of the undersigned City officers to their respective positions, or the validity of the Bonds, or the power

and duty of the City to provide and apply adequate taxes for the full and prompt payment of the principal and interest of the Bonds, and that no measure or provision for the authorization or issuance of the Bonds has been repealed or rescinded.

We further certify that due provision has been made for the collection of sufficient taxes to meet all payments coming due, whether of principal or of interest on the Bond Issue; that all payments coming due before the next collection of the tax provided for as aforesaid will be paid promptly when due from cash on hand; and that the proceedings authorizing the issuance and delivery of the Bonds remain in full force and effect and have not been withdrawn, amended or rescinded.

To the best of our knowledge, information and belief, we further certify that the Official Statement dated February 20, 2024, as of its date and the date hereof, did not and does not contain any untrue statement of material fact or omit to state a material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

We further certify that each of the officers whose signatures appear on the Bonds were in occupancy and possession of their respective offices at the time the Bonds were executed and do hereby adopt and affirm their signatures appearing in the Bonds.

We further certify that the present financial condition of the Bond is as follows:

Assessed and taxable value of all taxable property within the City, except moneys and credits and tax free lands (Year 2023/2024), according to the last completed State and County tax lists (100% - Before Rollback)	$4,969,977,298
Total general obligation bonded indebtedness of the City, including this issue	$147,224,788
All other general obligation indebtedness, (including warrants, judgments, contracts of purchase or lease/purchase, self-insurance or local government risk pool obligations, loan agreements, and revenue bonds issued under Code Section 403.9), of the City of any kind	$3,328,524

IN WITNESS WHEREOF, we have hereunto affixed our hands at the City of Bettendorf, State of Iowa, this 28th day of March, 2024.

Mayor

City Clerk

Finance Director

(CITY SEAL)

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TRANSCRIPT CERTIFICATE

I, the undersigned, being first duly sworn, do hereby depose and certify that I am the duly appointed, qualified and acting City Clerk of the City of Bettendorf, State of Iowa, and that as such Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officials, and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that the transcript hereto attached is a true and complete copy of all the corporate records in relation to the authorization, issuance and disposition of $15,615,000 General Obligation Bonds, Series 2024A, of the City dated March 28, 2024, and that the transcript hereto attached contains a true and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time, in relation to the authorization, issuance and disposition of the Bonds, and that the City Council consists of a Mayor and seven (7) Council Members, and that the offices were duly and lawfully filled by the individuals listed in the attached transcript as of the dates and times referred to therein.

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

I further certify that according to the records in my office, the named members of the Council were duly and regularly elected to such office, and were, during all of the year 2024, and now are, the legally elected, constituted and acting City Council of the City.

I further certify that no litigation is pending, prayed or threatened affecting the validity of the Bonds hereinabove referred to, nor affecting the title of any of the City officers and Council Members to their official positions.

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

I further certify that no City officer or employee has any interest in the contract for the sale of the Bonds or any matter incidental thereto, according to my best knowledge and belief.

WITNESS my hand and the seal of the City hereto attached this _____ day of _____, 2024, at Bettendorf, Iowa.

_____
City Clerk, City of Bettendorf, State of Iowa

(SEAL)

Finally, the below stated officers whose signatures appear hereafter are now the duly qualified and acting officials of the City, possessed of the offices as designated below, to-wit:

Mayor:	Robert S. Gallagher
	_____ (Original Signature)
Clerk:	Decker P. Ploehn
	_____ (Original Signature)
Finance Director:	Jason Schadt
	_____ (Original Signature)

STATE OF IOWA	)
	) SS
COUNTY OF SCOTT	)

Subscribed and sworn to before me by Robert S. Gallagher, Decker P. Ploehn and Jason Schadt on this _____ day of _____, 2024.

_____
Notary Public in and for Scott County, Iowa

(SEAL)

02313291\10216-104

AUTHENTICATION ORDER

The undersigned Finance Director of the City of Bettendorf, State of Iowa (the "Issuer"), pursuant to a resolution of the City Council of the City of Bettendorf, authorizing the issuance and delivery of the Bonds, acting for and on behalf of the Issuer, hereby deliver to UMB Bank, N.A. (the "Registrar") $15,615,000 aggregate principal amount of Issuer's General Obligation Bonds, Series 2024A, dated March 28, 2024 in fully registered form, bearing interest, maturing and conforming to the specifications set forth in the Resolution (the "Bonds").

Each Bond has been executed on behalf of the Issuer with the manual or facsimile signature of the Mayor and the manual or facsimile signature of the City Clerk. The signatures are hereby ratified, affirmed and adopted.

The seal of the Issuer is printed or impressed thereon.

The Registrar is hereby requested to authenticate the Bonds and to complete the records with respect to registration as provided in the Bond Resolution and the instructions of the Original Purchaser as to designation of owners of the Bonds.

Upon such authentication, the Registrar is authorized to deliver the Bonds on behalf of Issuer to the Original Purchaser, Janney Montgomery Scott LLC, or their registered assigns, upon receipt of payment therefor in immediately available funds of the agreed purchase price plus accrued interest to the date of delivery as shown on Exhibit A attached hereto and incorporated herein, subject to the receipt at closing of the opinion of bond counsel. The Original Purchaser shall deposit the monies to the account of Issuer as designated in Exhibit A.

The acknowledgment of receipt of the Bonds by the Original Purchasers, or registered assigns, shall be evidenced by separate signed receipts or certificates.

Dated: this _____ day of _____, 2024

_____
Finance Director

(SEAL)

EXHIBIT A

Closing Amounts

Deposit of Funds Instructions

(See attached closing letter of the Financial Consultant)

COUNTY AUDITOR'S CERTIFICATE

I, _____, County Auditor of Scott County, State of Iowa, hereby certify that on the _____ day of _____, 2024 there was filed in my office the Resolution of the City Council of the City of Bettendorf, State of Iowa, adopted on the 5th day of March, 2024, such Resolution levying a tax for the purpose of paying principal and interest on $15,615,000 of General Obligation Bonds, Series 2024A, dated March 28, 2024, and authorizing the issuance of the Bonds.

(COUNTY SEAL)

_____
County Auditor of Scott County, State of Iowa

02313300\10216-104

Form **8038-G** (Rev. September 2018)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Bonds

▶ **Under Internal Revenue Code section 149(e)**
▶ **See separate instructions.**
Caution: *If the issue price is under $100,000, use Form 8038-GC.*
▶ **Go to *www.irs.gov/F8038G* for instructions and the latest information.**

OMB No. 1545-0720

Part I Reporting Authority

If **Amended Return**, check here ▶ ☐

1 Issuer's name Bettendorf, Iowa, City of	2 Issuer's employer identification number (EIN) 42-6004276
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)	3b Telephone number of other person shown on 3a
4 Number and street (or P.O. box if mail is not delivered to street address) Room/suite 1609 State Street	5 Report number *(For IRS Use Only)* 3
6 City, town, or post office, state, and ZIP code Bettendorf, Iowa 52722-4971	7 Date of issue 03/28/2024
8 Name of issue $15,615,000 General Obligation Bonds, Series 2024A	9 CUSIP number 087672 FF3
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information (see instructions) Jason Schadt, Finance Director	10b Telephone number of officer or other employee shown on 10a (563) 344-4116

Part II Type of Issue (enter the issue price). See the instructions and attach schedule.

11	Education	11		
12	Health and hospital	12		
13	Transportation	13		
14	Public safety	14		
15	Environment (including sewage bonds)	15		
16	Housing	16		
17	Utilities	17		
18	Other. Describe ▶	18		
19a	If bonds are TANs or RANs, check only box 19a ▶ ☐			
b	If bonds are BANs, check only box 19b ▶ ☐			
20	If bonds are in the form of a lease or installment sale, check box ▶ ☐			

Part III Description of Bonds. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21	06/01/2043	$ 17,297,124.75	$ 15,615,000	12.090 years	3.180420 %

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest			22	-0-
23	Issue price of entire issue (enter amount from line 21, column (b))			23	17,297,124 75
24	Proceeds used for bond issuance costs (including underwriters' discount)	24	171,408 74		
25	Proceeds used for credit enhancement	25	-0-		
26	Proceeds allocated to reasonably required reserve or replacement fund	26	-0-		
27	Proceeds used to refund prior tax-exempt bonds. Complete Part V	27	-0-		
28	Proceeds used to refund prior taxable bonds. Complete Part V	28	-0-		
29	Total (add lines 24 through 28)			29	171,408 74
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)			30	17,125,716 01

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded ▶	NA years
32	Enter the remaining weighted average maturity of the taxable bonds to be refunded ▶	NA years
33	Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY) ▶	
34	Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)	

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35		
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions	36a		
b	Enter the final maturity date of the GIC ▶ (MM/DD/YYYY)			
c	Enter the name of the GIC provider ▶			
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37		
38a	If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:			
b	Enter the date of the master pool bond ▶ (MM/DD/YYYY)			
c	Enter the EIN of the issuer of the master pool bond ▶			
d	Enter the name of the issuer of the master pool bond ▶			
39	If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶ ☐			
40	If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶ ☐			
41a	If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:			
b	Name of hedge provider ▶			
c	Type of hedge ▶			
d	Term of hedge ▶			
42	If the issuer has superintegrated the hedge, check box ▶ ☐			
43	If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶ ☑			
44	If the issuer has established written procedures to monitor the requirements of section 148, check box ▶ ☑			
45a	If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement ▶			
b	Enter the date the official intent was adopted ▶ (MM/DD/YYYY)			

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

Signature of issuer's authorized representative	Date	Type or print name and title
		Jason Schadt, Finance Director

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
J. Eric Boehlert				P01077288

Firm's name ▶	Ahlers & Cooney, P.C.	Firm's EIN ▶	42-1323559
Firm's address ▶	100 Court Ave., Ste, 600, Des Moines, Iowa 50309	Phone no.	515-243-7611

PAYING AGENT; BOND REGISTRAR AND TRANSFER AGENT AGREEMENT

THIS AGREEMENT is made and entered into on March 28, 2024 by and between the City of Bettendorf hereinafter called "ISSUER", and UMB Bank, N.A., a national banking association with its principal payment office in Kansas City, Missouri, in its capacity as paying agent and registrar, hereinafter called the "AGENT".

WHEREAS, the ISSUER has issued, or is currently in the process of issuing, pursuant to an ordinance, resolution, order, final terms certificate, notice of sale or other authorizing instrument of the governing body of the ISSUER, hereinafter collectively called the "Bond Document" certain bonds, certificates, notes and/or other debt instruments, more particularly described as $15,615,000 General Obligation Bonds, Series 2024A, dated March 28, 2024 hereinafter called the "Bonds"; and

WHEREAS, pursuant to the Bond Document, the ISSUER has designated and appointed the AGENT as agent to perform registrar, transfer and paying agent services, to wit: establishing and maintaining a record of the owners of the Bonds, effecting the transfer of ownership of the Bonds in an orderly and efficient manner, making payments of principal and interest when due pursuant to the terms and conditions of the Bonds, and for other related purposes; and

WHEREAS, the AGENT has represented that it possesses the necessary qualifications and maintains the necessary facilities to properly perform the required services as such registrar, transfer and paying agent and is willing to serve in such capacities for the ISSUER;

NOW THEREFORE, in consideration of mutual promises and covenants herein contained the parties agree as follows:

1. The ISSUER has designated and appointed the AGENT as registrar, transfer and paying agent of the Bonds pursuant to the Bond Document, and the AGENT has accepted such appointment and agrees to provide the services set forth therein and herein.

2. The ISSUER agrees to deliver or cause to be delivered to the AGENT a transcript of the proceedings related to the Bonds to contain the following documents:

(a) A copy of the Bond Document, and the consent or approval of any other governmental or regulatory authority, required by law to approve or authorize the issuance of the Bonds;

(b) A written opinion by an attorney or by a firm of attorneys with a nationally recognized standing in the field of municipal bond financing, and any supporting or supplemental opinions, to the effect that the Bonds and the Bond Document have been duly authorized and issued by, are legally binding upon and are enforceable against the ISSUER;

(c) A closing certificate of the ISSUER, a closing certificate and/or receipt of the purchaser(s) of the Bonds, and such other documents related to the issuance of the Bonds as the Agent reasonably deems necessary or appropriate; and

(d) Unless Paragraph 20 hereof is applicable and if requested in writing by AGENT, in addition to the transcript of proceedings a reasonable supply of blank Bond certificates bearing the manual or facsimile signatures of officials of the ISSUER authorized to sign certificates and, if required by the Bond Document, impressed with the ISSUER's seal or facsimile thereof, to enable the AGENT to provide Bond Certificates to the holders of the Bonds upon original issuance or the transfer thereof.

The foregoing documents may be subject to the review and approval of legal counsel for the AGENT. Furthermore, the ISSUER shall provide to the AGENT prompt written notification of any future amendment or change in respect of any of the foregoing, together with such documentation as the AGENT reasonably deems necessary or appropriate.

3. Unless Paragraph 20 hereof is applicable, Bond certificates provided by the ISSUER shall be printed in a manner to minimize the possibility of counterfeiting. This requirement shall be deemed satisfied by use of a certificate format meeting the standard developed by the American National Standards Committee or in such other format as the AGENT may accept by its authentication thereof. The AGENT shall have no responsibility for the form or contents of any such certificates. The ISSUER shall, while any of the Bonds are outstanding, provide a reasonable supply of additional blank certificates at any time upon request of the AGENT. All such certificates shall satisfy the requirements set forth in Paragraphs 2(d) and 3.

4. The AGENT shall initially register and authenticate, pursuant to instructions from the ISSUER and/or the initial purchaser(s) of the Bonds, one or more Bonds and shall enter into a Bond registry record the certificate number of the Bond and the name and address of the owner. The AGENT shall maintain such registry of owners of the Bonds until all the Bonds have been fully paid and surrendered. The initial owner of each Bond as reflected in the registry of owners shall not be changed except upon transfers of ownership and in accordance with procedures set forth in the Bond Document or this Agreement.

5. Transfers of ownership of the Bonds shall be made by the AGENT as set forth in the Bond Document. Absent specific guidelines in the Bond Document, transfers of ownership of the Bonds shall be made by the AGENT only upon delivery to the AGENT of a properly endorsed Bond or of a Bond accompanied by a properly endorsed transfer instrument, accompanied by such documents as the AGENT may deem necessary to evidence the authority of the person making the transfer, and satisfactory evidence of compliance with all applicable laws relating to the collection of taxes. The AGENT reserves the right to refuse to transfer any Bond until it is satisfied that each necessary endorsement is genuine and effective, and for that purpose it may require guarantees of signatures in accordance with applicable rules of the Securities and Exchange Commission and the standards and procedures of the AGENT, together with such other assurances as the AGENT shall deem necessary or appropriate. The AGENT shall incur no liability for delays in registering transfers as a result of inquiries into adverse claims or for the refusal in good faith to make transfers which it, in its judgment, deems improper or unauthorized. Upon presentation and surrender of any duly registered Bond and satisfaction of the transferability requirements, the AGENT shall (a) cancel the surrendered Bond; (b) register a new Bond(s) as directed in the same aggregate principal amount and

maturity; (c) authenticate the new Bond(s); and (d) enter the transferee's name and address, together with the certificate number of the new Bond(s), in its registry of owners.

6. The AGENT may deliver Bonds by first class, certified, or registered mail, or by courier.

7. Ownership of, payment of the principal amount of, redemption premium, if any, and interest due on the Bonds, delivery of notices, and for all other purposes shall be subject to the provisions of the Bond Document. The AGENT shall have no responsibility to determine the beneficial owners of any Bonds and shall owe no duties to any such beneficial owners. Upon written request and reasonable notice from the ISSUER, the AGENT will mail, at the ISSUER's expense, notices or other communications from the ISSUER to the holders of the Bonds as recorded in the registry maintained by the AGENT.

8. Unless the Bond Document provides otherwise, the ISSUER shall, without notice from or demand of the AGENT, provide to the AGENT funds that are immediately available at least one business day prior to the relevant interest and/or principal payment date, sufficient to pay on each interest payment date and each principal payment date, all interest and principal then payable under the terms and provisions of the Bond Document and the Bonds. The AGENT shall have no responsibility to make any such payments to the extent ISSUER has not provided sufficient immediately available funds to AGENT on the relevant payment date. In the event that an interest and/or principal payment date shall be a date that is not a business day, payment may be made on the next succeeding business day and no interest shall accrue. The term "business day" shall include all days except Saturdays, Sundays and legal holidays recognized by the Federal Reserve Bank of Kansas City, Missouri.

9. Unless otherwise provided in the Bond Document and subject to the provisions of Paragraph 12 hereof, to the extent that the ISSUER has made sufficient funds available to it, the AGENT will pay to the record owners of the Bonds as of any record date (as specified in the Bond certificate or Bond Document) the interest due thereon as of the related interest payment date or any redemption date and, will pay upon presentation and surrender of such Bond at maturity or earlier date of redemption to the owner of any Bond, the principal or redemption amount of such Bond.

10. The AGENT may make a charge against any Bond owner sufficient for the reimbursement of any governmental tax or other charge legally required to be withheld for any reason, including, but not limited to, failure of such owner to provide a correct taxpayer identification number to the AGENT. Such charge may be deducted from an interest or principal payment due to such owner.

11. Unless payment of interest, principal, and redemption premium, if any, is made by electronic transfer all payments will be made by check or draft and mailed to the address of the owner as reflected on the registry of owners, or to such other address as directed in writing by the owner.

12. Subject to the provisions of the Bond Document, the AGENT may pay at maturity or redemption or issue new certificates to replace certificates represented to the AGENT to have

been lost, destroyed, stolen or otherwise wrongfully taken, but may first may require the Bond owner to pay a replacement fee, to furnish an affidavit of loss, and/or furnish either an indemnity bond or other indemnification satisfactory to the AGENT indemnifying the ISSUER and the AGENT.

13. The AGENT shall comply with the provisions, if any, of the Bond Document and the rules of the Securities and Exchange Commission pertaining to the cancellation and retention of Bond certificates and the periodic certification to the ISSUER of the cancellation of such Bond certificates. In the event that the ISSUER requests in writing that the AGENT forward to the ISSUER the cancelled Bond certificates, the ISSUER agrees to comply with the foregoing described rules. The AGENT shall have no duty to retain any documents or records pertaining to this Agreement, the Bond Document or the Bonds any longer than eleven years after final maturity of the Bonds, unless otherwise required by the rules of the Securities and Exchange Commission or other applicable law.

14. The records maintained by AGENT in connection with the Bonds shall remain confidential records entitled to protection and confidentiality pursuant to Section 22.7(17), Code of Iowa. AGENT agrees that its use of the records will be limited to the purposes of this Agreement and that AGENT will make no private use or permit any private access thereto without the prior written consent of the ISSUER, which shall not be unreasonably withheld.

15. The AGENT is authorized to act on the order, directions or instructions of such officials as the governing body of ISSUER as the ISSUER by resolution or other proper action shall designate. The AGENT shall be protected in acting upon any paper or document believed by it to be genuine and to have been signed by the proper official(s), and the ISSUER shall promptly notify AGENT in writing of any change in the identity or authority of officials authorized to sign Bond certificates, written instructions or requests. If not so provided in the Bond Document, if any official whose manual or facsimile signature appears on blank Bond certificates shall die, resign or be removed from office or authority before the authentication of such certificates by the Agent, the AGENT may nevertheless issue such certificates until specifically directed to the contrary in writing by the ISSUER.

16. The AGENT shall provide notice(s) to the owners of the Bonds and such depositories, banks, brokers, rating agencies, information services, repositories, or publications as required by the terms of the Bond Document and to any other entities that request such notice(s) and, if so directed in such other manner and to such other parties as the ISSUER shall so direct in writing and at the expense of the ISSUER.

17. The ISSUER shall compensate the AGENT for the AGENT's ordinary services as paying agent and registrar, and shall reimburse the AGENT for all ordinary out-of-pocket expenses, charges, advances, counsel fees and other costs incurred in connection with the Bonds, the Bond Document and this Agreement as set forth in the Exhibit A or as otherwise agreed to by the ISSUER and AGENT in writing. In addition, should it become necessary for the AGENT to perform extraordinary services, the AGENT shall be entitled to extra compensation therefor and reimbursement for any out-of-pocket extraordinary costs and expenses, including, but not limited to, attorneys' fees. AGENT shall use commercially reasonable efforts to provide notice to the Issuer prior to performing extraordinary services or incurring such costs and expenses; provided,

however, that AGENT's right to compensation hereunder shall not be affected by any failure to provide such prior notice.

18. The AGENT may resign, or be removed by the ISSUER upon a date which, unless otherwise waived by the other party, is (a) at least thirty days after the receipt of written notice to the other and (b) in the case such notice is given by the AGENT, at least fifteen days prior to the next succeeding principal or interest payment date. Upon the effective date of resignation or removal, all obligations of the AGENT hereunder shall cease and terminate, but AGENT shall not be discharged from any liability for actions taken as AGENT under this Agreement prior to such resignation or removal. In the event of resignation or removal, the AGENT shall deliver the registry of owners and all related books and records in accordance with the written instructions of the ISSUER or any successor agent designated in writing by the ISSUER within a reasonable period following the effective date of its removal or resignation.

19. Whenever in the performance of its duties as Agent hereunder, the Bond Document or under the Bonds the AGENT shall deem it desirable that a matter be proved or established prior to taking, suffering or omitting any action hereunder, under the Bond Document or under the Bonds, the AGENT may consult with nationally recognized legal counsel in accordance with its internal policies and procedures, including, but not limited to, legal counsel for the ISSUER, with respect to any matter in connection with this Agreement and it shall not be liable for any action taken or omitted by it in good faith in reliance upon the advice or opinion of such counsel.

20. In the event that the Bond Document provides that the initial registered owner of all of the Bond certificates is or may be the Depository Trust Company, or any other securities depository or registered clearing agency qualified under the Securities and Exchange Act of 1934, as amended (a "Securities Depository"), none of the beneficial owners will receive certificates representing their respective interest in the Bonds. Except to the extent provided otherwise in the Bond Document, the following provisions shall apply:

(a) The registry of owners maintained by the AGENT will reflect as owner of the Bonds only the Securities Depository or its nominee, until and unless the ISSUER authorizes the delivery of Bond certificates to the beneficial owners as described in subsection (d) below.

(b) It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its participants and receive and transmit payments of principal and interest on the Bonds to the participants, unless and until the ISSUER authorizes the delivery of Bonds to the beneficial owners as described in subsection (d) below.

(c) The ISSUER may at any time, in accordance with the Bond Document, select and appoint a successor Securities Depository and shall notify the Agent of such selection and appointment in writing.

(d) If the ISSUER determines that the holding of the Bonds by the Securities Depository is no longer in the best interests of the beneficial owners of the Bonds, then

the AGENT, at the written instruction and expense of the ISSUER, shall notify the beneficial owners of the Bonds by first class mail of such determination and of the availability of certificates to owners requesting the same. The AGENT shall register in the names of and authenticate and deliver certificates representing their respective interests in the Bonds to the beneficial owners or their nominees, in principal amounts and maturities representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption. In such event, all references to the Securities Depository herein shall relate to the period of time when at least one Bond is registered in the name of the Securities Depository or its nominee. For the purposes of this paragraph, the AGENT may conclusively rely on information provided by the Securities Depository and its participants as to principal amounts held by and the names and mailing addresses of the beneficial owners of the Bonds, and shall not be responsible for any investigation to determine the beneficial owners. The cost of printing certificates for the Bonds and expenses of the AGENT shall be paid by the ISSUER.

21. The AGENT shall not be liable for any error in judgment in fulfilling its obligations under this Agreement or the Bond Document that is made in good faith by an officer or employee of the AGENT unless it shall be determined by a court of competent jurisdiction that the AGENT was negligent in ascertaining the pertinent facts or acted intentionally in bad faith. The AGENT shall not be under any obligation to prosecute or defend any action or suit in connection with its duties under the Bond Document or this Agreement or in respect of the Bonds, which, in its opinion, may involve it in expense or liability, unless satisfactory security and indemnity is furnished to the Agent (except as may result from the AGENT's own negligence or willful misconduct). The AGENT shall only be responsible for performing such duties as are set forth herein, required by the Bond Document, or otherwise agreed to in writing by the AGENT.

22. It is mutually understood and agreed that, unless otherwise provided in the Bonds or Bond Document, this Agreement shall be governed by the laws of the State of Iowa, both as to interpretation and performance.

23. The Bond Document and the terms thereof are hereby incorporated by reference and the provisions of this Agreement are to be construed to be consistent with the Bond Document. In the event of inconsistent language between the Bond Document and this Agreement, the terms of the Bond Document shall prevail.

24. AGENT shall comply at all times with such rules, regulations, and requirements as may govern the registration, transfer and payment of registered bonds including without limitation Chapters 76, 384, 403, and Section 554.8101 et seq. Code of Iowa and standards issued from time to time by the Municipal Securities Rulemaking Board of the United States and any other securities industry standard and the requirements of the Internal Revenue Code of 1986.

25. In the event any payment check representing payment of interest or principal on the Bonds is returned to the AGENT or is not presented for payment, or if any Bond is not presented for payment of principal or premium, if any, at the maturity or redemption date, if

funds sufficient to pay such interest on Bonds shall have been made available to the AGENT for the benefit of the owner thereof, all liability of the ISSUER to the owner thereof for such interest or payment of such Bonds shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the AGENT to hold such funds, without liability for interest thereon, for the benefit of the owner of such Bonds who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Agreement or on, or with respect to, such interest or Bonds. The AGENT'S obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the AGENT, shall surrender any remaining funds so held to the ISSUER, whereupon any claim under this Agreement by the Bond owners of such interest or Bonds of whatever nature shall be made upon the ISSUER.

26. It is understood and agreed by the parties that if any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any applicable law, regulation or rule, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

27. This Agreement shall be binding upon the respective parties hereto and their heirs, executors, successors or assigns. If AGENT consolidates, merges or converts into, or transfers all or substantially all of its corporate trust business (including this Agreement) to another corporation which is a transfer agent properly registered with and in compliance with the rules of the Securities and Exchange Commission, AGENT shall provide written notice to ISSUER of such event at least sixty (60) days prior to its becoming effective, and the successor corporation without any further act shall be the successor AGENT. Except as provided in this section this Agreement may not be assigned by any party without the written consent of the other party.

28. All notices, demands, and requests required or permitted to be given to the ISSUER or AGENT under the provisions hereof must be in writing and shall be deemed to have been sufficiently given, upon receipt if (i) personally delivered, (ii) sent by telecopy and confirmed by phone or (iii) mailed by registered or certified mail, with return receipt requested, delivered as follows:

If to AGENT:
UMB Bank, N.A.
Attn: Corporate Trust & Escrow Services
7155 Lake Drive, Suite 120
West Des Moines, Iowa 50266

If to ISSUER:
City of Bettendorf
City Clerk
1609 State Street
Bettendorf, Iowa 52722

29. The parties hereto agree that the transactions described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

30. In order to comply with provisions of the USA PATRIOT Act of 2001, as amended from time to time, and the Bank Secrecy Act, as amended from time to time, the AGENT may request certain information and/or documentation to verify confirm and record identification of persons or entities who are parties to this Agreement.

31. If the Bonds are eligible for receipt of any U.S. Treasury Interest Subsidy and if so directed by the Bond Document or, as agreed to in writing between the ISSUER and the AGENT, the AGENT shall comply with the provisions, if any, relating to it as described in the Bond Document or as otherwise agreed upon in writing between the ISSUER and the AGENT. The AGENT shall not be responsible for completion of or the actual filing of Form 8038-CP (or any successor form) with the IRS or any payment from the United States Treasury in accordance with §§ 54AA and 6431 of the Code.

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized signatories, set their respective hands and seals as of this 28th day of March, 2024.

CITY OF BETTENDORF,
STATE OF IOWA, ISSUER

By: _____
Mayor

ATTEST:

By: _____
City Clerk

UMB BANK N.A., as PAYING AGENT/REGISTRAR

By: _____

_____
(Title)

ATTEST:

By: _____

_____
(Title)

EXHIBIT A

Paying Agent/Registrar's Fee

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Jason Schadt, Finance Director

Item Title

Resolution setting a public hearing for the proposed FY 24/25 property tax rates for Monday, March 25th at 5:00pm.

Explanation

Iowa law requires a public hearing be held on proposed property tax rates for the FY 24/25 budget. The public hearing must be held in a stand-alone meeting. No other City business can be discussed at this meeting and no Council action will be taken.

On April 16, 2024, a second public hearing is planned regarding the final approval and adoption of the FY 24/25 Budget.

.

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

List Attachments

Resolution

RESOLUTION NO. _____- 24

RESOLUTION SETTING A PUBLIC HEARING DATE FOR THE PROPOSED FY 24/25 PROPERTY TAX RATES

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

That a public hearing shall be held to receive public comment on the Fiscal Year 2024/25 proposed property tax rates. This is the first, of two public hearings regarding the FY 2024/25 budget. The public hearing will be held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, on Monday, March 25th, 2024 at 5:00 pm, and the City Clerk is directed to publish notice of such public hearings.

PASSED, APPROVED, AND ADOPTED this 5th day of March, 2024.

_____
Mayor Robert S. Gallagher

Attest:

_____
City Clerk Decker P. Ploehn

COUNCIL LETTER

MEETING DATE: March 5, 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 Pavement Preservation Program.

Explanation
The proposed improvements consist of applying approximately 37,015 square yards of Bituminous Ravel Seal directly to the surface of recently paved hot mix asphalt streets within the City of Bettendorf, Iowa. A list of streets to be completed under this year's program is noted below.

2024 Pavement Preservation List

Location	From	To	Ward
Brown St	16th St	18th St	1
Crow Creek Ct	4566 Crow Creek Ct	Cul de sac	4
Harmony Dr	Hillcrest Dr	Spruce Hills Dr	2
South Hampton Dr	3212 S. Hampton	Windsor	2
South Hampton Dr	2990 S. Hampton	3212 S. Hampton	2
Westmar Dr	3118 Westmar Dr	Davenshire Dr	2
Somerset Dr	Brookside Dr	Cul de sac	2
Rollingwood Ct	Tanglefoot Ln	Cul de sac	4
31st St	Oak St	Oak St Ct	3
Welshire Dr	Tanglefoot Ln	Spruce Hills Dr	2
Ridgeway Ct	21st St	Cul de sac	1
Pinebrook Ln	W Valley Dr	McLmarrah Park	5
17th St	Grant St	Brown St	1
Alley (Grant & Brown)	4th St	Alley W of 6th St	1
Alley (4th & 6th)	Grant St	Mississippi Blvd	1
Alley (22nd & 23rd)	Grant St	Mississippi Blvd	1

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:
This project (RU0051) was approved with a total budget of $100,000 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 PAVEMENT PRESERVATION 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 Pavement Preservation 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 19th day of March, 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 26th 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 5th day of March, 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 **26th day of March, 2024**, for the **2024 Pavement Preservation 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 applying approximately 37,015 square yards of Bituminous Ravel Seal directly to the surface of recently paved hot mix asphalt streets within the City of Bettendorf, Iowa.

Before the start of construction, the Contractor shall submit a line of march and schedule of his work listing critical path items. The list of items shall establish a time schedule for the program.

No work shall start on any street without the approval from the Engineer or his representative.

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 22, 2024, as weather permits. All work on this contract shall be completed by September 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: March 5, 2024
REQUESTED BY: Austin Whelan, Transit Operations Manager

Item Title

Resolution setting the date for a public hearing on the FY2024 application for Federal Transit Administration Section 5307 financial assistance.

Explanation

Each year, the Bi-State Regional Commission sub-allocates Federal Transit Administration (FTA) Section 5307 funds for the three Quad Cities Area fixed-route transit systems.

Each year the City of Bettendorf amends its Section 5307 grant with FTA to incorporate the amount of funding needed for the subsequent Fiscal Year (in accordance with the approved City budget). The FTA funds are then used to offset costs for operations, capital, planning, preventive maintenance, and Americans with Disabilities Act (ADA) operations for the transit system. Any unobligated Section 5307 funds in a particular year can be used toward recurring eligible expenses in a future year or for a specific capital project.

A grant amendment must be submitted in order to obtain this funding. The City has FFY2019 ($157,331) Section 5307 funds to be obligated in a capital grant. These funds are reimbursed at an 80% federal match, except for operations which is 50% match.

Section 5307 Funds - $208,990 ($157,331 Federal/$51,659 Local)

The FTA requires a public hearing be held to allow persons the opportunity to speak in favor of, or in opposition to the grant application. The public hearing is to be published at least thirty (30) days prior to the public hearing.

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

List Attachments

Resolution

RESOLUTION NO: _____-24

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE FY2024 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5307 FINANCIAL ASSISTANCE

WHEREAS, the United States Secretary of Transportation is authorized to award Grants for mass transportation projects; and

WHEREAS, the City of Bettendorf is an eligible grant recipient and these projects are eligible mass transportation grant projects; and

WHEREAS, the Federal Transit Administration requirements include holding a public hearing to allow persons the opportunity to speak in favor of, or in opposition to, the submission of a grant.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Council will conduct a public hearing on the advisability of submitting an application for Federal Transit Administration Section 5307 Assistance in the amount of $157,331 to be used for operations, capital, planning, preventive maintenance, and Americans with Disabilities Act (ADA) operations for the transit system needs of the Bettendorf Transit System, in the Council Chambers of Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock PM, Central Daylight Time, on the 16th day of April, 2024 and the City Clerk is hereby instructed to give notice of said hearing, said notice is to be published at least once as provided by law, not less than (30) thirty days before the date of the hearing.

Passed, Approved, and Adopted this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Austin Whelan, Transit Operations Manager

Item Title
Resolution setting the date for a public hearing on the FY2024 application for Federal Transit Administration Section 5307 capital project funds.

Explanation
Each year, the Bi-State Regional Commission sub-allocates Federal Transit Administration (FTA) Section 5307 funds for the three Quad Cities Area fixed-route transit systems.

On August 1, 2023 City Council authorized the Director of Public Works to issue a Purchase Order in the amount of $853,850.00 to Model1 Commercial Vehicles for five (5) light-duty Arboc Spirit of Freedom low-floor transit buses. Of the total purchase price of $853,850.00, FTA grant funds will cover $725,772 and the City will be responsible for $128,078. The FTA's responsibility is comprised of 5339 funds in the amount of $362,132 and 5307 funds in the amount of $363,640. The FY2024 Bus Replacement Project has been programmed and approved in the Quad City Metro Transportation Improvement Program (TIP).

A grant application must be submitted in order to obtain this funding. The City has FFY2019 ($363,640) Section 5307 funds to be obligated in a capital grant. These funds are reimbursed at an 85% federal match.

Section 5307 FY2024 Bus Replacement Project - $427,812 ($363,640 Federal/$64,172 Local)

The FTA requires a public hearing be held to allow persons the opportunity to speak in favor of, or in opposition to the grant application. The public hearing is to be published at least thirty (30) days prior to the public hearing.

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

List Attachments
Resolution
TIP

RESOLUTION NO: _____-24

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE FY2024 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5307 CAPITAL PROJECT FUNDS

WHEREAS, the United States Secretary of Transportation is authorized to award Grants for mass transportation projects; and

WHEREAS, the City of Bettendorf is an eligible grant recipient and these projects are eligible mass transportation grant projects; and

WHEREAS, the Federal Transit Administration requirements include holding a public hearing to allow persons the opportunity to speak in favor of, or in opposition to, the submission of a grant.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Council will conduct a public hearing on the advisability of submitting an application for Federal Transit Administration Section 5307 Assistance in the amount of $363,640 to be used for the FY2024 Bus Replacement Project of the Bettendorf Transit System, in the Council Chambers of Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock PM, Central Daylight Time, on the 16th day of April, 2024 and the City Clerk is hereby instructed to give notice of said hearing, said notice is to be published at least once as provided by law, not less than (30) thirty days before the date of the hearing.

Passed, Approved, and Adopted this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

FFY 2024-2027 TRANSPORTATION IMPROVEMENT PROGRAM URBAN AREA TRANSPORTATION PROJECTS
TRANSIT FFY 2024 ANNUAL ELEMENT

PROJECT NUMBER	PROJECT DESCRIPTION	PROJECT TYPE	TOTAL ESTIMATED COST	FEDERAL SHARE	FEDERAL SOURCE	STATE SHARE	STATE SOURCE	LOCAL SHARE	LOCAL SOURCE	STATE # (IA TPMS #)	NOTES
BI-STATE REGIONAL COMMISSION (TRANSIT PLANNING - BS)											
BS-24-01	Transit Planning	P	$96,139	$76,911	5303/ 5305d			$19,228	LOC	IA Share: 2203	
	TOTAL		**$96,139**	**$76,911**		**$0**		**$19,228**			
BETTENDORF TRANSIT - BT											
BT-24-01	Transit Operations	O	$869,456	$385,449	5307	$98,558	STA	$385,449	LOC	985	
BT-24-02	Preventative Maintenance	C	$198,090	$158,472	5307	$0		$39,618	LOC	987	
BT-24-03	ADA Paratransit	O	$281,757	$51,925 $54,483	5307 5310	$157,152	STA	$18,197	LOC	3787	
BT-24-04	Transit Planning	P	$36,018	$28,815	5307	$0		$7,203	LOC	993	
BT-24-05	ADP Software	C	$5,000	$4,000	5307	$0		$1,000	LOC	5657	
BT-24-06	Bus Replacement	C	$853,850	$363,640 $362,132	5307 5339	$0		$128,078	LOC	6079	
	TOTAL		**$2,244,171**	**$1,408,916**		**$255,710**		**$579,545**			
DAVENPORT CITIBUS - CB											
CB-24-01	Transit Operations	O	$4,950,000	$2,475,000	5307	$460,000	STA	$2,015,000	LOC	979	O&M were split out per FTA as administrative modification
CB-24-02	ADA Paratransit	O	$1,600,000	$150,000	5310	$0		$1,450,000	LOC	981	Total cost changed, federal share remains the same
CB-24-03	JARC Projects, Sat Sub Service, IP Route	O	$370,000	$0	5307	$0		$370,000	LOC	3022	Total cost changed, federal share remains the same
CB-24-04	Purchase two (3) 35-39 ft. Diesel Low Floor Heavy Duty Buses	C	$1,400,000	$1,120,000	5339 & 5307	$0		$280,000	LOC	6540	
CB-24-05	Preventative Maintenance	C	$800,000	$640,000	5307	$0		$160,000	LOC	10768	O&M were split out per FTA as administrative modification
CB-24-06	Transit Planning and Operations Software	C	$80,000	$64,000	5339	$0		$16,000	LOC	10769	New Project. Plan to release RFP
CB-24-07	CAD/AVL Software	C	$28,000	$22,400	5339	$0		$5,600	LOC	10770	New Project
	TOTAL		**$9,228,000**	**$4,471,400**		**$460,000**		**$4,296,600**			
METROLINK - ML											
ML-22-09	Electric Bus Chargers (2)	C	$6,683,504	$1,683,504	2022 Congressionally Directed Spending	$5,000,000	REBUILD	$0	LOC		
ML-24-01	Transit Operations	O	$19,504,778	$0		$12,678,106	STA	$6,826,672	LOC		
ML-24-02	Preventive Maintenance	C	$3,000,000	$3,000,000	5307	$0		$0	LOC - TDC		Intend to request TDC's for $750,000
ML-24-03	Transit Enhancements	C	$50,000	$40,000	5307	$0		$10,000	LOC		
ML-24-04	MSE	C	$50,000	$40,000	5307	$0		$10,000	LOC		
ML-24-05	ADP Hardware	C	$12,000	$9,600	5307	$0		$2,400	LOC		
ML-24-06	ADP Software	C	$10,000	$8,000	5307	$0		$2,000	LOC		
ML-24-07	Shelters & Shelter Repairs	C	$20,000	$16,000	5307/5339	$0		$4,000	LOC		
ML-24-08	Replace (6) 30-40' Buses	C	$4,065,505	$4,065,505	5307/Low-No/5339	$0		$0	LOC		
ML-24-09	Electric Bus Battery Leases	C	$155,304	$124,243	5307/5339	$0		$31,061	LOC		
ML-24-10	Ferryboat Preventive Maintenance	C	$42,469	$42,469	5307	$0		$0	LOC		
ML-24-11	Replace (3) Light Duty Buses & 2 Medium Duty Buses	C	$300,000	$240,000	5310	$60,000	STA				
ML-24-12	Electric Charges	C	$1,301,478	$1,303,478	07/Low-No/53	$0		$0	LOC - TDC		Applying for low-no

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Austin Whelan, Transit Operations Manager

Item Title

Resolution setting the date for a public hearing on the FY2024 application for Federal Transit Administration Section 5339 capital project funds.

Explanation

Each year, the Bi-State Regional Commission sub-allocates Federal Transit Administration (FTA) Section 5339 funds for the three Quad Cities Area fixed-route transit systems.

On August 1, 2023 City Council authorized the Director of Public Works to issue a Purchase Order in the amount of $853,850.00 to Model1 Commercial Vehicles for five (5) light-duty Arboc Spirit of Freedom low-floor transit buses. Of the total purchase price of $853,850.00, FTA grant funds will cover $725,772 and the City will be responsible for $128,078. The FTA's responsibility is comprised of 5339 funds in the amount of $362,132 and 5307 funds in the amount of $363,640. The FY2024 Bus Replacement Project has been programmed and approved in the Quad City Metro Transportation Improvement Program (TIP).

A grant amendment must be submitted in order to obtain this funding. The City has FFY2022 ($43,454) and FFY2023 ($43,053) Section 5339 funds to be obligated in an existing capital grant. These funds are reimbursed at an 85% federal match. Obligation of these additional funds into this grant will increase the total available 5339 funds to $362,132.

Section 5339 FY2024 Bus Replacement Project - $426,038 ($362,132 Federal/$63,906 Local)

The FTA requires a public hearing be held to allow persons the opportunity to speak in favor of, or in opposition to the grant application. The public hearing is to be published at least thirty (30) days prior to the public hearing.

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

List Attachments

Resolution
TIP

RESOLUTION NO: _____-24

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE FY2024 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5339 CAPITAL PROJECT FUNDS

WHEREAS, the United States Secretary of Transportation is authorized to award Grants for mass transportation projects; and

WHEREAS, the City of Bettendorf is an eligible grant recipient and these projects are eligible mass transportation grant projects; and

WHEREAS, the Federal Transit Administration requirements include holding a public hearing to allow persons the opportunity to speak in favor of, or in opposition to, the submission of a grant.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Council will conduct a public hearing on the advisability of submitting an application for Federal Transit Administration Section 5339 Assistance in the amount of $362,132 to be used for the FY2024 Bus Replacement Project of the Bettendorf Transit System, in the Council Chambers of Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa at 7:00 o'clock PM, Central Daylight Time, on the 16th day of April, 2024 and the City Clerk is hereby instructed to give notice of said hearing, said notice is to be published at least once as provided by law, not less than (30) thirty days before the date of the hearing.

Passed, Approved, and Adopted this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

FFY 2024-2027 TRANSPORTATION IMPROVEMENT PROGRAM URBAN AREA TRANSPORTATION PROJECTS
TRANSIT FFY 2024 ANNUAL ELEMENT

PROJECT NUMBER	PROJECT DESCRIPTION	PROJECT TYPE	TOTAL ESTIMATED COST	FEDERAL SHARE	FEDERAL SOURCE	STATE SHARE	STATE SOURCE	LOCAL SHARE	LOCAL SOURCE	STATE # (IA TPMS #)	NOTES
BI-STATE REGIONAL COMMISSION (TRANSIT PLANNING - BS)											
BS-24-01	Transit Planning	P	$96,139	$76,911	5303/ 5305d			$19,228	LOC	IA Share: 2203	
	TOTAL		**$96,139**	**$76,911**		**$0**		**$19,228**			
BETTENDORF TRANSIT - BT											
BT-24-01	Transit Operations	O	$869,456	$385,449	5307	$98,558	STA	$385,449	LOC	985	
BT-24-02	Preventative Maintenance	C	$198,090	$158,472	5307	$0		$39,618	LOC	987	
BT-24-03	ADA Paratransit	O	$281,757	$51,925 $54,483	5307 5310	$157,152	STA	$18,197	LOC	3787	
BT-24-04	Transit Planning	P	$36,018	$28,815	5307	$0		$7,203	LOC	993	
BT-24-05	ADP Software	C	$5,000	$4,000	5307	$0		$1,000	LOC	5657	
BT-24-06	Bus Replacement	C	$853,850	$363,640 $362,132	5307 5339	$0		$128,078	LOC	6079	
	TOTAL		**$2,244,171**	**$1,408,916**		**$255,710**		**$579,545**			
DAVENPORT CITIBUS - CB											
CB-24-01	Transit Operations	O	$4,950,000	$2,475,000	5307	$460,000	STA	$2,015,000	LOC	979	O&M were split out per FTA as administrative modification
CB-24-02	ADA Paratransit	O	$1,600,000	$150,000	5310	$0		$1,450,000	LOC	981	Total cost changed, federal share remains the same
CB-24-03	JARC Projects, Sat Sub Service, IP Route	O	$370,000	$0	5307	$0		$370,000	LOC	3022	Total cost changed, federal share remains the same
CB-24-04	Purchase two (3) 35-39 ft. Diesel Low Floor Heavy Duty Buses	C	$1,400,000	$1,120,000	5339 & 5307	$0		$280,000	LOC	6540	
CB-24-05	Preventative Maintenance	C	$800,000	$640,000	5307	$0		$160,000	LOC	10768	O&M were split out per FTA as administrative modification
CB-24-06	Transit Planning and Operations Software	C	$80,000	$64,000	5339	$0		$16,000	LOC	10769	New Project. Plan to release RFP
CB-24-07	CAD/AVL Software	C	$28,000	$22,400	5339	$0		$5,600	LOC	10770	New Project
	TOTAL		**$9,228,000**	**$4,471,400**		**$460,000**		**$4,296,600**			
METROLINK - ML											
ML-22-09	Electric Bus Chargers (2)	C	$6,683,504	$1,683,504	2022 Congressionally Directed Spending	$5,000,000	REBUILD	$0	LOC		
ML-24-01	Transit Operations	O	$19,504,778	$0		$12,678,106	STA	$6,826,672	LOC		
ML-24-02	Preventive Maintenance	C	$3,000,000	$3,000,000	5307	$0		$0	LOC - TDC		Intend to request TDC's for $750,000
ML-24-03	Transit Enhancements	C	$50,000	$40,000	5307	$0		$10,000	LOC		
ML-24-04	MSE	C	$50,000	$40,000	5307	$0		$10,000	LOC		
ML-24-05	ADP Hardware	C	$12,000	$9,600	5307	$0		$2,400	LOC		
ML-24-06	ADP Software	C	$10,000	$8,000	5307	$0		$2,000	LOC		
ML-24-07	Shelters & Shelter Repairs	C	$20,000	$16,000	5307/5339	$0		$4,000	LOC		
ML-24-08	Replace (6) 30-40' Buses	C	$4,065,505	$4,065,505	5307/Low-No/5339	$0		$0	LOC		
ML-24-09	Electric Bus Battery Leases	C	$155,304	$124,243	5307/5339	$0		$31,061	LOC		
ML-24-10	Ferryboat Preventive Maintenance	C	$42,469	$42,469	5307	$0		$0	LOC		
ML-24-11	Replace (3) Light Duty Buses & 2 Medium Duty Buses	C	$300,000	$240,000	5310	$60,000	STA				
ML-24-12	Electric Charges	C	$1,301,478	$1,303,478	07/Low-No/53	$0		$0	LOC - TDC		Applying for low-no

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Pat Lynch, P.E., Assistant City Engineer

Item Title
Resolution awarding the contract and approving the contract and bond for the 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.

Bids were received on February 27, 2024. N.J. Miller, Inc. of Bettendorf, Iowa was the low bidder of five (5) bids received. Bids ranged from the high of $715,441.90 to the low of $513,259.00, which is 25.2% below the engineers estimate of $685,975.00.

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 (PW0596 & SM0154) was approved with a total budget of $700,000 within the Community Improvement Program (CIP).

List Attachments
Resolution, Bid Tabulation, and Contract.

RESOLUTION NO. _____-24

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE EDGEWOOD DRIVE RECONSTRUCTION PROJECT FROM 19TH STREET TO 21ST STREET

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

Edgewood Drive Reconstruction Project from 19th Street to 21st Street

WHEREAS, bids were accepted for the construction of the above project on the 27th day of February, 2024, with N.J. Miller, Inc. submitting the lowest responsible bid in the amount of $513,259.00 and

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

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

1. The bid of N.J. Miller, Inc. is hereby accepted for the Edgewood Drive Reconstruction Project from 19th Street to 21st Street in the amount of $513,259.00.

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

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

4. A total purchase order amount of $575,000, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

	Edgewood Drive Reconstruction			**N.J. Miller, Inc.**		**Walter D. Laud, Inc.**		**CDMI Concrete Contractors Inc.**		**Centennial Contractors**		**LANGMAN CONSTRUCTION, INC.**	
	Bid Open: 2/27/24 10:00am			**Total Price**	**$513,259.00**	**Total Price**	**$578,972.30**	**Total Price**	**$597,345.00**	**Total Price**	**$690,705.00**	**Total Price**	**$715,441.90**
Line #	**Description**	**QTY**	**UOM**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**
1	Temporary Traffic Control	1	LS	**$5,000.00**	$5,000.00	**$5,000.00**	$5,000.00	$25,000.00	$25,000.00	$18,250.00	$18,250.00	$40,000.00	$40,000.00
2	Intake Protection Device, Drop In	13	EA	$100.00	$1,300.00	$100.00	$1,300.00	$200.00	$2,600.00	$150.00	$1,950.00	**$80.00**	$1,040.00
3	Filter Sock, 12"	1740	LF	$1.00	$1,740.00	**$0.01**	$17.40	$2.00	$3,480.00	$1.25	$2,175.00	$1.00	$1,740.00
4	Sump Drain Connection	1	EA	$750.00	$750.00	$500.00	$500.00	$450.00	$450.00	$500.00	$500.00	**$300.00**	$300.00
5	Downspout Outlet	1	EA	$750.00	$750.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	**$300.00**	$300.00
6	Pavement Removal	3785	SY	$15.00	$56,775.00	**$8.00**	$30,280.00	$12.00	$45,420.00	$19.00	$71,915.00	$13.50	$51,097.50
7	Temporary Surfacing	20	TON	$45.00	$900.00	$25.00	$500.00	$50.00	$1,000.00	$30.00	$600.00	**$23.00**	$460.00
8	Water Service Lines, Lower and Replace	100	LF	**$1.00**	$100.00	$5.00	$500.00	$45.00	$4,500.00	$100.00	$10,000.00	$10.00	$1,000.00
9	Manhole, Adjustment, Minor	4	EA	**$750.00**	$3,000.00	$1,000.00	$4,000.00	$1,250.00	$5,000.00	$1,250.00	$5,000.00	$1,700.00	$6,800.00
10	Chimney Seals	4	EA	$1,250.00	$5,000.00	$1,200.00	$4,800.00	$1,200.00	$4,800.00	$1,250.00	$5,000.00	**$500.00**	$2,000.00
11	Remove Manhole	2	EA	**$500.00**	$1,000.00	$1,000.00	$2,000.00	$1,500.00	$3,000.00	$1,150.00	$2,300.00	$1,500.00	$3,000.00
12	Remove Intake	4	EA	**$500.00**	$2,000.00	$750.00	$3,000.00	$1,500.00	$6,000.00	$1,125.00	$4,500.00	$1,500.00	$6,000.00
13	Storm Sewer Removal	187	LF	**$10.00**	$1,870.00	$23.00	$4,301.00	$20.00	$3,740.00	$39.00	$7,293.00	$20.00	$3,740.00
14	Single Intake, Std.	11	EA	$3,700.00	$40,700.00	$4,400.00	$48,400.00	**$1,500.00**	$16,500.00	$5,175.00	$56,925.00	$3,800.00	$41,800.00
15	Triple Intake, Repair and Adjust	1	EA	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$2,750.00	$2,750.00	**$1,500.00**	$1,500.00
16	Storm Sewer, Trenched, RCP 15"	636	LF	**$61.00**	$38,796.00	$90.00	$57,240.00	$90.00	$57,240.00	$109.00	$69,324.00	$150.00	$95,400.00
17	Storm Sewer, Trenched, RCP 18"	158	LF	**$67.00**	$10,586.00	$91.00	$14,378.00	$110.00	$17,380.00	$120.00	$18,960.00	$155.00	$24,490.00
18	Storm Sewer, Trenched, RCP 24"	26	LF	**$95.00**	$2,470.00	**$95.00**	$2,470.00	$120.00	$3,120.00	$230.00	$5,980.00	$175.00	$4,550.00
19	Pipe Foundation Stabilization	20	TON	$25.00	$500.00	**$1.00**	$20.00	$35.00	$700.00	$40.00	$800.00	$16.00	$320.00
20	Subdrain, Perforated, Flexible Drain Tile (4")	2245	LF	**$12.00**	$26,940.00	$16.50	$37,042.50	$14.00	$31,430.00	$13.00	$29,185.00	$19.10	$42,879.50
21	Subgrade Treatment, Engineering Fabric	500	SY	$5.00	$2,500.00	$3.00	$1,500.00	$5.00	$2,500.00	$6.00	$3,000.00	**$2.00**	$1,000.00
22	Granular Stabilization	150	TON	$35.00	$5,250.00	$50.00	$7,500.00	$30.00	$4,500.00	$30.00	$4,500.00	**$23.00**	$3,450.00
23	Subbase, Granular, 6" (IDOT GR 12 or 14)	3685	SY	**$9.50**	$35,007.50	$18.00	$66,330.00	$12.00	$44,220.00	$10.00	$36,850.00	$19.70	$72,594.50
24	P.C.C. Pavement, 6"	3440	SY	**$64.00**	$220,160.00	$72.00	$247,680.00	$75.00	$258,000.00	$81.00	$278,640.00	$75.00	$258,000.00
25	P.C.C. Driveway, 6"	363	SY	**$75.00**	$27,225.00	$90.00	$32,670.00	$85.00	$30,855.00	$90.00	$32,670.00	$85.00	$30,855.00
26	P.C.C. Sidewalk, 4"	168	SF	**$9.00**	$1,512.00	$10.00	$1,680.00	$15.00	$2,520.00	$13.00	$2,184.00	$10.00	$1,680.00
27	Topsoil, Off-site, 4"	1170	SY	$5.00	$5,850.00	**$1.00**	$1,170.00	$7.00	$8,190.00	$8.00	$9,360.00	$9.60	$11,232.00
28	Sodding	1170	SY	$10.00	$11,700.00	**$1.00**	$1,170.00	$8.00	$9,360.00	$8.00	$9,360.00	$7.00	$8,190.00
29	Fertilizer	1170	SY	$0.50	$585.00	**$0.01**	$11.70	$1.00	$1,170.00	$0.10	$117.00	**$0.01**	$11.70
30	Chemical Spray Application	1170	SY	$0.25	$292.50	**$0.01**	$11.70	$1.00	$1,170.00	$0.10	$117.00	**$0.01**	$11.70

FORM OF CONTRACT

THIS CONTRACT, made the 5th day of March, 2024, by and between N.J. Miller, Inc. , hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

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

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

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

Five Hundred Thirteen Thousand, Two Hundred Fifty-Nine Dollars and 00/100 ($513,259.00)

computed as follows:

Base Bid

Item No.	Description	Units	Quantity	Unit Price	Total Price
1	Temporary Traffic Control	LS	1	$5,000.00	$5,000.00
2	Intake protection Device, Drop-In	EA	13	$100.00	$1,300.00
3	Filter Sock, 12"	LF	1740	$1.00	$1,740.00
4	Sump Drain Connection	EA	1	$750.00	$750.00
5	Downspout Outlet	EA	1	$750.00	$750.00
6	Pavement Removal	SY	3785	$15.00	$56,775.00
7	Temporary Surfacing	TON	20	$45.00	$900.00
8	Water Service Pipe, (Lower and Replace in kind)	LF	100	$1.00	$100.00
9	Manhole Adjustment, Minor	EA	4	$750.00	$3,000.00
10	Chimney Seals	EA	4	$1,250.00	$5,000.00
11	Remove Manhole	EA	2	$500.00	$1,000.00
12	Remove Intake	EA	4	$500.00	$2,000.00
13	Storm Sewer Removal	LF	187	$10.00	$1,870.00
14	Intake, Single, Standard	EA	11	$3,700.00	$40,700.00
15	Triple Intake, Repair & Adjust	EA	1	$3,000.00	$3,000.00
16	Storm Sewer, Trenched, RCP 15"	LF	636	$61.00	$38,796.00
17	Storm Sewer, Trenched, RCP 18"	LF	158	$67.00	$10,586.00
18	Storm Sewer, Trenched, RCP, 24"	LF	26	$95.00	$2,470.00
19	Pipe Foundation Stabilization	TON	20	$25.00	$500.00
20	Subdrain, Perforated, Flexible Drain Tile, 4"	LF	2245	$12.00	$26,940.00
21	Subgrade Treatment, Engineering Fabric	SY	500	$5.00	$2,500.00
22	Granular Stabilization	TON	150	$35.00	$5,250.00
23	Subbase, Granular, 6" (IDOT GR 12 or 14)	SY	3685	$9.50	$35,007.50
24	Pavement, P.C.C., 6"	SY	3440	$64.00	$220,160.00
25	Driveway, Paved, P.C.C., 6"	SY	363	$75.00	$27,225.00
26	Sidewalk, P.C.C., 4"	SF	168	$9.00	$1,512.00
27	Topsoil, Off-site, 4"	SY	1170	$5.00	$5,850.00
28	Sodding	SY	1170	$10.00	$11,700.00
29	Fertilizer	SY	1170	$0.50	$585.00
30	Chemical Spray Application	SY	1170	$0.25	$292.50

Total Base Bid: $513,259.00

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

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

ARTICLE V. CONTRACT TIME- The bidder to whom the Contract is awarded shall commence work on or after April 1, 2024, and 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 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.

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

1) Addenda to proposed Contract Documents
2) Special Conditions
3) Plan Drawings
4) Supplemental General Conditions
5) General Conditions
6) City of Bettendorf Standard Drawings
7) City of Bettendorf Standard Specifications
8) Iowa D.O.T., AASHTO, ANSI and ASTM Specifications
9) Contract With The City
10) Contractor's Performance and Payment and Maintenance Bond
11) Contractor's Proposal
12) Notice To Bidders
13) Instruction To Bidders
14) Non-Collusion Affidavit

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

N.J. Miller, Inc.
(Contractor)

By _____

_____

_____
Title

ATTEST:

_____

_____
Title

CITY OF BETTENDORF, IA

_____
Robert S. Gallagher
Mayor

ATTEST:

_____
Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 2024.

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Pat Lynch, P.E., Assistant City Engineer

Item Title
Resolution awarding the contract and approving the contract and bond 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. Please note this includes $75,000 in funding from the Iowa Department of Transportation (IDOT) to perform patching along U.S. Hwy 67 (State St. and Grant St.)

Bids were received on February 27, 2024. CDMI Concrete Contractors, Inc. of Port Byron, Illinois was the low bidder of four (4) bids received. Bids ranged from the high of $1,178,415.00 to the low of $923,925.00, which is 2.04% below the engineers estimate of $943,125.00.

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 (PW0578, RU0040 & RU0041) was approved with a total budget of $1,000,000 within the Community Improvement Program (CIP).

List Attachments
Resolution, Bid Tabulation, and Contract.

RESOLUTION NO. _____-24

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND FOR THE 2024 FULL DEPTH PATCHING PROGRAM

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

2024 Full Depth Patching Program

WHEREAS, bids were accepted for the construction of the above project on the 27th day of February, 2024, with CDMI Concrete Contractors, Inc. submitting the lowest responsible bid in the amount of $923,925.00 and

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

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

1. The bid of CDMI Concrete Contractors, Inc. is hereby accepted for the 2024 Full Depth Patching Program in the amount of $923,925.00.

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

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

4. A total purchase order amount of $1,000,000, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

	2024 Full Depth Patching Program			**CDMI Concrete Contractors Inc.**		**Centennial Contractors**		**Hawkeye Paving Corp**		**N.J. Miller, Inc.**	
	Bid Open: 2/27/24 10:00am			**Total Price**	**$923,925.00**	**Total Price**	**$933,475.00**	**Total Price**	**$1,163,592.00**	**Total Price**	**$1,178,415.00**
Line #	**Description**	**QTY**	**UOM**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**
1	Pavement, Driveway and Sidewalk Removal	7225	SY	**$19.00**	$137,275.00	$22.00	$158,950.00	$35.00	$252,875.00	$23.00	$166,175.00
2	Granular Subbase, 6" (IDOT Grad 12 or 14)	6825	SY	$15.00	$102,375.00	**$12.00**	$81,900.00	**$12.00**	$81,900.00	$18.00	$122,850.00
3	Crushed Rock Stabilization (IDOT Grad 11 or 12)	210	TON	$30.00	$6,300.00	$30.00	$6,300.00	**$20.00**	$4,200.00	$30.00	$6,300.00
4	Perforated Drain Tile, 4"	450	LF	**$14.00**	$6,300.00	**$14.00**	$6,300.00	$15.00	$6,750.00	$20.00	$9,000.00
5	Engineering Fabric	200	SY	**$4.00**	$800.00	$5.00	$1,000.00	$5.00	$1,000.00	$5.00	$1,000.00
6	P.C.C. Repair Patch, 6"	4825	SY	$77.00	$371,525.00	**$75.00**	$361,875.00	$95.00	$458,375.00	$85.00	$410,125.00
7	PCC Repair Patch, 8" (Lincoln Road)	2000	SY	**$89.00**	$178,000.00	$90.00	$180,000.00	$110.00	$220,000.00	$155.00	$310,000.00
8	P.C.C. Sidewalk, 4"	400	SF	$14.00	$5,600.00	$15.00	$6,000.00	$25.00	$10,000.00	**$8.00**	$3,200.00
9	Detectable Warning Surfaces at Curb Ramps	100	SF	**$45.00**	$4,500.00	$50.00	$5,000.00	$50.00	$5,000.00	**$45.00**	$4,500.00
10	Single Intake, Repair & Adjust	10	EA	$1,500.00	$15,000.00	**$1,250.00**	$12,500.00	$1,500.00	$15,000.00	$1,500.00	$15,000.00
11	Manhole, Repair & Adjust	20	EA	**$500.00**	$10,000.00	$1,250.00	$25,000.00	$800.00	$16,000.00	$1,500.00	$30,000.00
12	Select Topsoil, 4"	600	SY	**$8.00**	$4,800.00	**$8.00**	$4,800.00	$10.00	$6,000.00	$10.00	$6,000.00
13	Seeding & Fertilizing	600	SY	$3.00	$1,800.00	$5.00	$3,000.00	**$1.00**	$600.00	$20.00	$12,000.00
14	Chemical Spray Application	600	SY	$1.00	$600.00	$1.00	$600.00	**$0.10**	$60.00	$1.00	$600.00
15	Flexible Growth Medium	600	SY	$1.00	$600.00	$3.00	$1,800.00	**$0.10**	$60.00	$1.00	$600.00
16	P.C.C. Repair Patch, (IDOT), 10"	523	SY	**$150.00**	$78,450.00	**$150.00**	$78,450.00	$164.00	$85,772.00	$155.00	$81,065.00

FORM OF CONTRACT

THIS CONTRACT, made the 5th day of March, A.D., 2024, by and between CDMI Concrete Contractors, Inc. , hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

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

ARTICLE I. SCOPE OF WORK - The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required to perform and complete in a workmanlike manner all the work required in connection with the construction of the **2024 Full Depth Patching Program,** all in strict accordance with the plans and specifications, including any and all addenda prepared by the Engineering Division of the Public Works Department of the City of Bettendorf, Iowa, which plans and specifications are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

ARTICLE II. THE CONTRACT PRICE - The City shall pay to the Contractor for the performance of this contract, subject to any additions or deductions provided therein, in current funds, the contract price of:
Nine Hundred Twenty-Three Thousand, Nine Hundred Twenty-Five Dollars and 00/100 ($923,925.00)
computed as follows:

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Pavement, Driveway and Sidewalk Removal	7,225	SY	$ 19.00	$ 137,275.00
2	Granular Subbase, 6" (IDOT Grad 12 or Grad 14)	6,825	SY	$ 15.00	$ 102,375.00
3	Crushed Rock Stabilization (IDOT Grad 11 or 12)	210	TON	$ 30.00	$ 6,300.00
4	Perforated Drain Tile, 4"	450	LF	$ 14.00	$ 6,300.00
5	Engineering Fabric	200	SY	$ 4.00	$ 800.00
6	PCC Repair Patch, 6"	4,825	SY	$ 77.00	$ 371,525.00
7	PCC Repair Patch, 8" (Lincoln Road)	2,000	SY	$ 89.00	$ 178,000.00
8	PCC Sidewalk, 4"	400	SF	$ 14.00	$ 5,600.00
9	Detectable Warning Surfaces at Curb Ramps	100	SF	$ 45.00	$ 4,500.00
10	Single Intake, Repair and Adjust	10	EA	$ 1,500.00	$ 15,000.00
11	Manhole, Repair and Adjust	20	EA	$ 500.00	$ 10,000.00
12	Select Topsoil, 4"	600	SY	$ 8.00	$ 4,800.00
13	Seeding and Fertilizing	600	SY	$ 3.00	$ 1,800.00
14	Chemical Spray Application	600	SY	$ 1.00	$ 600.00
15	Flexible Growth Medium	600	SY	$ 1.00	$ 600.00
16	PCC Repair Patch, (IDOT), 10"	523	SY	$ 150.00	$ 78,450.00
				Total Base Bid:	**$ 923,925.00**

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

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

ARTICLE V. CONTRACT TIME- All work (Approximately 523 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. 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.

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

1) Addenda to proposed Contract Documents
2) Special Conditions
3) Plan Drawings
4) Supplemental General Conditions
5) General Conditions
6) City of Bettendorf Standard Drawings
7) City of Bettendorf Standard Specifications
8) Iowa D.O.T., AASHTO, ANSI and ASTM Specifications
9) Contract With The City
10) Bond
11) Contractor's Proposal
12) Notice To Bidders
13) Instruction To Bidders
14) Non-Collusion Affidavit

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

CDMI Concrete Contractors, Inc.
(Contractor)

By _____

_____

_____
Title

ATTEST:

_____

_____

Title

ATTEST:

CITY OF BETTENDORF, IA

_____
Robert S. Gallagher
Mayor

_____
Decker P. Ploehn
City Clerk

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

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Brian Schmidt, P.E., Director of Public Works

Item Title
Resolution awarding the contract to A Cut Above Lawn and Landscape, LLC for the Turf Maintenance Services Contract for City Right-of-Way (Zone 1- 2024).

Explanation
This contract is to provide turf maintenance services (mowing, trimming, and edging) within City right-of-way and/or other locations. The contract period will be for the 2024 growing season and the City has the option to extend the contract for two (2) years.

Bids were received on February 23, 2024. A Cut Above Lawn and Landscape, LLC of Davenport, Iowa was the low bidder of five (5) bids received. Bids ranged from the high of $69,750.00 to the low of $28,200.00.

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

List Attachments
Resolution, Bid Tabulation, and Contract.

RESOLUTION NO. _____-24

RESOLUTION AWARDING THE CONTRACT TO A CUT ABOVE LAWN AND LANDSCAPE, LLC FOR THE TURF MAINTENANCE SERVICES CONTRACT FOR CITY RIGHT-OF-WAY (ZONE 1- 2024)

WHEREAS, the City of Bettendorf issued a Request for Proposal to provide turf maintenance services (mowing, trimming, and edging) within City right-of-way and/or other locations; and

WHEREAS, bids were received for the Turf Maintenance Services Contract for City Right-of-Way (Zone 1-2024) on the 23rd day of February, 2024, and

WHEREAS, five (5) bids were received and A Cut Above Lawn and Landscape, LLC was the low bidder in the amount of $28,200.00.

WHEREAS, the Contractor has submitted a proposal that meets the specifications detailed in the above referenced Request for Proposal.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the proposal from A Cut Above Lawn and Landscape, LLC be accepted, and the Mayor and City Administrator are hereby authorized and directed to sign the contract for execution of said project.

Passed, Approved and Adopted this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Turf Maintenance Services Contract for City Right of Way - Zone 1 (2024-2026)

A Cut Above Lawn and Landscape, LLC

Mowing Base Bid

			2024		2025		2026		
Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	River Front	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
2	Remnant Parcels #1 & #2	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
3	Remnant Parcel #3 & IDOT ROW	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
4	IDOT right-of-way	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
5	Leach Park	30	$350.00	$10,500.00	$360.00	$10,800.00	$370.00	$11,100.00	$32,400.00
6	Isle of Capri levee	30	$175.00	$5,250.00	$180.00	$5,400.00	$185.00	$5,550.00	$16,200.00
7	Remnant Parcel #4	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
8	Kmberly Rd. medians	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
9	Lincoln Rd. Bridge	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
			2024 Total:	**$28,200.00**	**2025 Total:**	**$29,040.00**	**2026 Total:**	**$29,790.00**	**$87,030.00**

Lohman Earth Works

Mowing Base Bid

			2024		2025		2026		
Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	River Front	30	$191.10	$5,733.00	$210.21	$6,306.30	$231.23	$6,936.90	$18,976.20
2	Remnant Parcels #1 & #2	30	$65.00	$1,950.00	$71.50	$2,145.00	$78.65	$2,359.50	$6,454.50
3	Remnant Parcel #3 & IDOT ROW	30	$95.00	$2,850.00	$104.50	$3,135.00	$114.95	$3,448.50	$9,433.50
4	IDOT right-of-way	30	$191.10	$5,733.00	$210.21	$6,306.30	$231.23	$6,936.90	$18,976.20
5	Leach Park	30	$191.10	$5,733.00	$210.21	$6,306.30	$231.23	$6,936.90	$18,976.20
6	Isle of Capri levee	30	$95.00	$2,850.00	$104.50	$3,135.00	$114.95	$3,448.50	$9,433.50
7	Remnant Parcel #4	30	$65.00	$1,950.00	$71.50	$2,145.00	$78.65	$2,359.50	$6,454.50
8	Kmberly Rd. medians	30	$65.00	$1,950.00	$71.50	$2,145.00	$78.65	$2,359.50	$6,454.50
9	Lincoln Rd. Bridge	30	$65.00	$1,950.00	$71.50	$2,145.00	$78.65	$2,359.50	$6,454.50
			2024 Total:	**$30,699.00**	**2025 Total:**	**$33,768.90**	**2026 Total:**	**$37,145.70**	**$101,613.60**

Simple Turf Lawn Services

Mowing Base Bid

			2024		2025		2026		
Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	River Front	30	$350.00	$10,500.00	$360.00	$10,800.00	$365.00	$10,950.00	$32,250.00
2	Remnant Parcels #1 & #2	30	$150.00	$4,500.00	$160.00	$4,800.00	$165.00	$4,950.00	$14,250.00
3	Remnant Parcel #3 & IDOT ROW	30	$200.00	$6,000.00	$210.00	$6,300.00	$215.00	$6,450.00	$18,750.00
4	IDOT right-of-way	30	$300.00	$9,000.00	$310.00	$9,300.00	$315.00	$9,450.00	$27,750.00
5	Leach Park	30	$300.00	$9,000.00	$310.00	$9,300.00	$315.00	$9,450.00	$27,750.00
6	Isle of Capri levee	30	$250.00	$7,500.00	$260.00	$7,800.00	$265.00	$7,950.00	$23,250.00
7	Remnant Parcel #4	30	$150.00	$4,500.00	$160.00	$4,800.00	$165.00	$4,950.00	$14,250.00
8	Kmberly Rd. medians	30	$150.00	$4,500.00	$160.00	$4,800.00	$165.00	$4,950.00	$14,250.00
9	Lincoln Rd. Bridge	30	$100.00	$3,000.00	$110.00	$3,300.00	$115.00	$3,450.00	$9,750.00
			2024 Total:	**$58,500.00**	**2025 Total:**	**$61,200.00**	**2026 Total:**	**$62,550.00**	**$182,250.00**

Brian's Lawn Service

Mowing Base Bid

			2024		2025		2026		
Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	River Front	30	$150.00	$4,500.00	$160.00	$4,800.00	$175.00	$5,250.00	$14,550.00
2	Remnant Parcels #1 & #2	30	$150.00	$4,500.00	$160.00	$4,800.00	$175.00	$5,250.00	$14,550.00
3	Remnant Parcel #3 & IDOT ROW	30	$200.00	$6,000.00	$210.00	$6,300.00	$225.00	$6,750.00	$19,050.00
4	IDOT right-of-way	30	$350.00	$10,500.00	$360.00	$10,800.00	$375.00	$11,250.00	$32,550.00
5	Leach Park	30	$300.00	$9,000.00	$310.00	$9,300.00	$325.00	$9,750.00	$28,050.00
6	Isle of Capri levee	30	$300.00	$9,000.00	$310.00	$9,300.00	$325.00	$9,750.00	$28,050.00
7	Remnant Parcel #4	30	$250.00	$7,500.00	$260.00	$7,800.00	$275.00	$8,250.00	$23,550.00
8	Kmberly Rd. medians	30	$150.00	$4,500.00	$160.00	$4,800.00	$175.00	$5,250.00	$14,550.00
9	Lincoln Rd. Bridge	30	$100.00	$3,000.00	$110.00	$3,300.00	$125.00	$3,750.00	$10,050.00
			2024 Total:	**$58,500.00**	**2025 Total:**	**$61,200.00**	**2026 Total:**	**$65,250.00**	**$184,950.00**

Delf's Landscape & Irrigation

Mowing Base Bid

			2024		2025		2026		
Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	River Front	30	$300.00	$9,000.00	$315.00	$9,450.00	$315.00	$9,450.00	$27,900.00
2	Remnant Parcels #1 & #2	30	$80.00	$2,400.00	$80.00	$2,400.00	$80.00	$2,400.00	$7,200.00
3	Remnant Parcel #3 & IDOT ROW	30	$150.00	$4,500.00	$160.00	$4,800.00	$160.00	$4,800.00	$14,100.00
4	IDOT right-of-way	30	$450.00	$13,500.00	$475.00	$14,250.00	$475.00	$14,250.00	$42,000.00
5	Leach Park	30	$665.00	$19,950.00	$700.00	$21,000.00	$700.00	$21,000.00	$61,950.00
6	Isle of Capri levee	30	$360.00	$10,800.00	$375.00	$11,250.00	$375.00	$11,250.00	$33,300.00
7	Remnant Parcel #4	30	$120.00	$3,600.00	$120.00	$3,600.00	$120.00	$3,600.00	$10,800.00
8	Kmberly Rd. medians	30	$100.00	$3,000.00	$100.00	$3,000.00	$100.00	$3,000.00	$9,000.00
9	Lincoln Rd. Bridge	30	$100.00	$3,000.00	$100.00	$3,000.00	$100.00	$3,000.00	$9,000.00
			2024 Total:	**$69,750.00**	**2025 Total:**	**$72,750.00**	**2026 Total:**	**$72,750.00**	**$215,250.00**

FORM OF CONTRACT

THIS CONTRACT, made the 5th day of March A.D., 2024, by and between A Cut Above Lawn and Landscape, LLC,
hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City".

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

ARTICLE I. SCOPE OF WORK - The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and transportation required to perform and complete in a workmanlike manner all the work required in connection with the **Turf Maintenance Services Contract for City Right-Of-Way (Zone 1- 2024)**, all in strict accordance with the specifications, which are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

ARTICLE II. THE CONTRACT PRICE - The City shall pay to the Contractor for the performance of this contract, subject to any additions or deductions provided therein, in current funds, the contract price of:
Twenty-Eight Thousand, Two Hundred Dollars and 00/100
computed as follows:

Mowing Base Bid

			2024		2025		2026		
Item	Location	Mows	mow	Bid Price	mow	Bid Price	mow	Bid Price	Total
1	River Front (SC-6)	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
2	Remnant Parcels #1 & #2 (SC-7)	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
3	Remnant Parcel #3 and IDOT right-of-way (SC-8)	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
4	IDOT right-of-way (SC-9 & SC-10)	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
5	Leach Park (SC-11 & SC-12)	30	$350.00	$10,500.00	$360.00	$10,800.00	$370.00	$11,100.00	$32,400.00
6	Isle of Capri levee (SC-13)	30	$175.00	$5,250.00	$180.00	$5,400.00	$185.00	$5,550.00	$16,200.00
7	Remnant Parcel #4 (SC-14)	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
8	Kmberly Rd. medians (SC-15)	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
9	Lincoln Rd. Bridge (SC-16)	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
			2024 Total:	**$28,200.00**	**2025 Total:**	**$29,040.00**	**2026 Total:**	**$29,790.00**	**$87,030.00**

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

ARTICLE V. CONTRACT TIME- Work under this contract shall commence on the date specified in the written Notice to Proceed from the City, or its authorized representative, to the Contractor who shall diligently prosecute and complete all work under this contract as outlined in the Special Conditions, weather depending.

ARTICLE VII. COMPONENT PARTS OF THIS CONTRACT - This contract consists of the following component parts, all of which are as fully a part of this contract as if herein set out verbatim, or, if not attached, as if hereto attached.

1) Request for Proposal
2) Special Conditions
3) Form of Proposal
4) Form of Contract

In the event that any provision in any of the foregoing component parts of this contract conflicts with any provision in any other of the component parts, the provision in the component part first enumerated shall govern over any other component part which follows it numerically, except as may be otherwise specifically stated.

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

ATTEST:

_____

_____

_____
(Title)

A Cut Above Lawn and Landscape, LLC
(Contractor)

By: _____

_____
(Title)

ATTEST:

CITY OF BETTENDORF, IA

_____
Robert S. Gallagher
Mayor

_____
Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 2024.

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Brian Schmidt, P.E., Director of Public Works

Item Title
Resolution awarding the contract to A Cut Above Lawn and Landscape, LLC for the Turf Maintenance Services Contract for City Right-of-Way (Zone 2- 2024).

Explanation
This contract is to provide turf maintenance services (mowing, trimming, and edging) within City right-of-way and/or other locations. The contract period will be for the 2024 growing season and the City has the option to extend the contract for two (2) years.

Bids were received on February 23, 2024. A Cut Above Lawn and Landscape, LLC of Davenport, Iowa was the low bidder of four (4) bids received. Bids ranged from the high of $69,000.00 to the low of $35,250.00.

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

List Attachments
Resolution, Bid Tabulation, and Contract.

RESOLUTION NO. _____-24

RESOLUTION AWARDING THE CONTRACT TO A CUT ABOVE LAWN AND LANDSCAPE, LLC FOR THE TURF MAINTENANCE SERVICES CONTRACT FOR CITY RIGHT-OF-WAY (ZONE 2- 2024)

WHEREAS, the City of Bettendorf issued a Request for Proposal to provide turf maintenance services (mowing, trimming, and edging) within City right-of-way and/or other locations; and

WHEREAS, bids were received for the Turf Maintenance Services Contract for City Right-of-Way (Zone 2-2024) on the 23rd day of February, 2024, and

WHEREAS, four (4) bids were received and A Cut Above Lawn and Landscape, LLC was the low bidder in the amount of $35,250.00.

WHEREAS, the Contractor has submitted a proposal that meets the specifications detailed in the above referenced Request for Proposal.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the proposal from A Cut Above Lawn and Landscape, LLC be accepted, and the Mayor and City Administrator are hereby authorized and directed to sign the contract for execution of said project.

Passed, Approved and Adopted this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

Attest:

_____
Decker P. Ploehn, City Clerk

Turf Maintenance Services Contract for City Right of Way - Zone 2 (2024-2026)

A Cut Above Lawn and Landscape, LLC

Mowing Base Bid

			2024		2025		2026		
Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	Middle Rd under I-74	30	$175.00	$5,250.00	$180.00	$5,400.00	$185.00	$5,550.00	$16,200.00
2	Spruce Hills Dr.	30	$130.00	$3,900.00	$135.00	$4,050.00	$140.00	$4,200.00	$12,150.00
3	Middle Rd. & 18th St.	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
4	Stafford Blvd.	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
5	18th & Tanglefoot Ln.	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
6	Crow Creek Rd. medians	30	$175.00	$5,250.00	$180.00	$5,400.00	$185.00	$5,550.00	$16,200.00
7	53rd St. medians	30	$445.00	$13,350.00	$460.00	$13,800.00	$475.00	$14,250.00	$41,400.00
8	Welcome to Bettendorf	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
			2024 Total:	**$35,250.00**	**2025 Total:**	**$36,390.00**	**2026 Total:**	**$37,470.00**	**$109,110.00**

Lohman Earth Works

Mowing Base Bid

Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	Middle Rd under I-74	30	$95.00	$2,850.00	$104.50	$3,135.00	$114.95	$3,448.50	$9,433.50
2	Spruce Hills Dr.	30	$85.00	$2,550.00	$93.50	$2,805.00	$102.85	$3,085.50	$8,440.50
3	Middle Rd. & 18th St.	30	$65.00	$1,950.00	$71.50	$2,145.00	$78.65	$2,359.50	$6,454.50
4	Stafford Blvd.	30	$95.00	$2,850.00	$104.50	$3,135.00	$114.95	$3,448.50	$9,433.50
5	18th & Tanglefoot Ln.	30	$65.00	$1,950.00	$71.50	$2,145.00	$78.65	$2,359.50	$6,454.50
6	Crow Creek Rd. medians	30	$307.22	$9,216.60	$337.95	$10,138.50	$371.75	$11,152.50	$30,507.60
7	53rd St. medians	30	$545.00	$16,350.00	$599.50	$17,985.00	$659.45	$19,783.50	$54,118.50
8	Welcome to Bettendorf	30	$65.00	$1,950.00	$71.50	$2,145.00	$78.65	$2,359.50	$6,454.50
			2024 Total:	**$39,666.60**	**2025 Total:**	**$43,633.50**	**2026 Total:**	**$47,997.00**	**$131,297.10**

Delf's Landscape and Irrigation

Mowing Base Bid

			2024		2025		2026		
Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	Middle Rd under I-74	30	$175.00	$5,250.00	$180.00	$5,400.00	$180.00	$5,400.00	$16,050.00
2	Spruce Hills Dr.	30	$150.00	$4,500.00	$165.00	$4,950.00	$165.00	$4,950.00	$14,400.00
3	Middle Rd. & 18th St.	30	$80.00	$2,400.00	$80.00	$2,400.00	$80.00	$2,400.00	$7,200.00
4	Stafford Blvd.	30	$240.00	$7,200.00	$245.00	$7,350.00	$245.00	$7,350.00	$21,900.00
5	18th & Tanglefoot Ln.	30	$80.00	$2,400.00	$80.00	$2,400.00	$80.00	$2,400.00	$7,200.00
6	Crow Creek Rd. medians	30	$325.00	$9,750.00	$340.00	$10,200.00	$340.00	$10,200.00	$30,150.00
7	53rd St. medians	30	$480.00	$14,400.00	$500.00	$15,000.00	$500.00	$15,000.00	$44,400.00
8	Welcome to Bettendorf	30	$80.00	$2,400.00	$80.00	$2,400.00	$80.00	$2,400.00	$7,200.00
			2024 Total:	**$48,300.00**	**2025 Total:**	**$50,100.00**	**2026 Total:**	**$50,100.00**	**$148,500.00**

Simple Turf Lawn

Mowing Base Bid

			2024		2025		2026		
Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	Middle Rd under I-74	30	$350.00	$10,500.00	$355.00	$10,650.00	$360.00	$10,800.00	$31,950.00
2	Spruce Hills Dr.	30	$300.00	$9,000.00	$305.00	$9,150.00	$310.00	$9,300.00	$27,450.00
3	Middle Rd. & 18th St.	30	$200.00	$6,000.00	$205.00	$6,150.00	$210.00	$6,300.00	$18,450.00
4	Stafford Blvd.	30	$200.00	$6,000.00	$205.00	$6,150.00	$210.00	$6,300.00	$18,450.00
5	18th & Tanglefoot Ln.	30	$200.00	$6,000.00	$205.00	$6,150.00	$210.00	$6,300.00	$18,450.00
6	Crow Creek Rd. medians	30	$350.00	$10,500.00	$355.00	$10,650.00	$360.00	$10,800.00	$31,950.00
7	53rd St. medians	30	$550.00	$16,500.00	$555.00	$16,650.00	$560.00	$16,800.00	$49,950.00
8	Welcome to Bettendorf	30	$150.00	$4,500.00	$155.00	$4,650.00	$160.00	$4,800.00	$13,950.00
			2024 Total:	**$69,000.00**	**2025 Total:**	**$70,200.00**	**2026 Total:**	**$71,400.00**	**$210,600.00**

FORM OF CONTRACT

THIS CONTRACT, made the 5th day of March A.D., 2024, by and between A Cut Above Lawn and Landscape, LLC, hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City".

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

ARTICLE I. SCOPE OF WORK - The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and transportation required to perform and complete in a workmanlike manner all the work required in connection with the **Turf Maintenance Services Contract for City Right-Of-Way (Zone 2- 2024)**, all in strict accordance with the specifications, which are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

ARTICLE II. THE CONTRACT PRICE - The City shall pay to the Contractor for the performance of this contract, subject to any additions or deductions provided therein, in current funds, the contract price of:
Thirty-Five Thousand, Two Hundred Fifty Dollars and 00/100
computed as follows:

Mowing Base Bid			2024		2025		2026		
Item	Location	Est. No. of Mows	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Unit Price/ mow	Bid Price	Cumulative Total
1	Middle Rd. under I-74 (SC-6)	30	$175.00	$5,250.00	$180.00	$5,400.00	$185.00	$5,550.00	$16,200.00
2	Spruce Hills Dr. (SC-7)	30	$130.00	$3,900.00	$135.00	$4,050.00	$140.00	$4,200.00	$12,150.00
3	Middle Rd. & 18th St. (SC-8)	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
4	Stafford Blvd. (SC-9 & SC-10)	30	$85.00	$2,550.00	$88.00	$2,640.00	$90.00	$2,700.00	$7,890.00
5	18th St. & Tanglefoot Ln. (SC-11)	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
6	Crow Creek Rd. medians (SC-12 & SC-13)	30	$175.00	$5,250.00	$180.00	$5,400.00	$185.00	$5,550.00	$16,200.00
7	53rd St. medians (SC-14 thru SC-19)	30	$445.00	$13,350.00	$460.00	$13,800.00	$475.00	$14,250.00	$41,400.00
8	Welcome to Bettendorf (SC-20)	30	$40.00	$1,200.00	$41.00	$1,230.00	$42.00	$1,260.00	$3,690.00
			2024 Total:	**$35,250.00**	**2025 Total:**	**$36,390.00**	**2026 Total:**	**$37,470.00**	**$109,110.00**

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

ARTICLE V. CONTRACT TIME- Work under this contract shall commence on the date specified in the written Notice to Proceed from the City, or its authorized representative, to the Contractor who shall diligently prosecute and complete all work under this contract as outlined in the Special Conditions, weather depending.

ARTICLE VII. COMPONENT PARTS OF THIS CONTRACT - This contract consists of the following component parts, all of which are as fully a part of this contract as if herein set out verbatim, or, if not attached, as if hereto attached.

1) Request for Proposal
2) Special Conditions
3) Form of Proposal
4) Form of Contract

In the event that any provision in any of the foregoing component parts of this contract conflicts with any provision in any other of the component parts, the provision in the component part first enumerated shall govern over any other component part which follows it numerically, except as may be otherwise specifically stated.

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

ATTEST:

_____

_____

_____
(Title)

A Cut Above Lawn and Landscape, LLC
(Contractor)

By: _____

_____
(Title)

ATTEST: CITY OF BETTENDORF, IA

_____
Robert S. Gallagher
Mayor

_____
Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 2024.

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Brian Schmidt, P.E., Director of Public Works

Item Title
Resolution awarding the contract to Fisher Lawn Care, Inc. for the 2024 Turf Maintenance Services for City Facilities.

Explanation
This contract is to provide turf maintenance services (mowing, trimming, edging, and fertilizing/weed control) at City owned facilities. The contract period will be for the 2024 growing season.

Bids were received on February 23, 2024. Fisher Lawn Care, Inc. of Bettendorf, Iowa was the low bidder of six (6) bids received. Bids ranged from the high of $24,155.12 to the low of $12,620.00.

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

List Attachments
Resolution, Bid Tabulation, and Contract.

RESOLUTION NO. _____-24

RESOLUTION AWARDING THE CONTRACT TO FISHER LAWN CARE, INC. FOR THE 2024 TURF MAINTENANCE SERVICES FOR CITY FACILITIES

WHEREAS, the City of Bettendorf issued a Request for Proposal to provide turf maintenance services (mowing, trimming, edging, and fertilizing/weed control) at City owned facilities; and

WHEREAS, bids were received for the 2024 Turf Maintenance Services for City facilities on the 23rd day of February, 2024, and

WHEREAS, six (6) bids were received and Fisher Lawn Care, Inc. of Bettendorf, Iowa was the low bidder in the amount of $12,620.00.

WHEREAS, the Contractor has submitted a proposal that meets the specifications detailed in the above referenced Request for Proposal.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the proposal from Fisher Lawn Care, Inc. be accepted, and the Mayor and City Administrator are hereby authorized and directed to sign the contract for execution of said project.

Passed, Approved and Adopted this 5th day of March, 2024.

_____

Robert S. Gallagher, Mayor

Attest:

_____

Decker P. Ploehn, City Clerk

Fisher Lawn Care, Inc.

Mowing Base Bid 2024

Item	Location	Estimated Area (SF)	Est. No. of Mows	Unit Price/ mow	Bid Price
1	Community Center	95,400	30	$150.00	$4,500.00
4	Learning Campus	125,000	30	$200.00	$6,000.00
				2024 Total:	**$10,500.00**

Fisher Lawn Care, Inc.

Chemical Application Base Bid 2024

Item	Location	Estimated Area (SF)	No. of Applications	Unit Price/ Application	Bid Price
1	Community Center	95,400	4	$130.00	$520.00
4	Learning Campus	125,000	4	$400.00	$1,600.00
				2024 Total:	**$2,120.00**
				Total Base Bid:	**$12,620.00**

Delf's Landscape & Irrigation

Mowing Base Bid 2024

Item	Location	Estimated Area (SF)	Est. No. of Mows	Unit Price/ mow	Bid Price
1	Community Center	95,400	30	$150.00	$4,500.00
4	Learning Campus	125,000	30	$235.00	$7,050.00
				2024 Total:	**$11,550.00**

Delf's Landscape & Irrigation

Chemical Application Base Bid 2024

Item	Location	Estimated Area (SF)	No. of Applications	Unit Price/ Application	Bid Price
1	Community Center	95,400	4	$200.00	$800.00
4	Learning Campus	125,000	4	$250.00	$1,000.00
				2024 Total:	**$1,800.00**
				Total Base Bid:	**$13,350.00**

Simple Turf Lawn Services

Mowing Base Bid 2024

Item	Location	Estimated Area (SF)	Est. No. of Mows	Unit Price/ mow	Bid Price
1	Community Center	95,400	30	$160.00	$4,800.00
4	Learning Campus	125,000	30	$225.00	$6,750.00
				2024 Total:	**$11,550.00**

Simple Turf Lawn Services

Chemical Application Base Bid 2024

Item	Location	Estimated Area (SF)	No. of Applications	Unit Price/ Application	Bid Price
1	Community Center	95,400	4	$200.00	$800.00
4	Learning Campus	125,000	4	$300.00	$1,200.00
				2024 Total:	**$2,000.00**
				Total Base Bid:	**$13,550.00**

A Cut Above
Mowing Base Bid 2024

Item	Location	Estimated Area (SF)	Est. No. of Mows	Unit Price/ mow	Bid Price
1	Community Center	95,400	30	$130.00	$3,900.00
4	Learning Campus	125,000	30	$175.00	$5,250.00

2024 Total: $9,150.00

A Cut Above
Chemical Application Base Bid 2024

Item	Location	Estimated Area (SF)	No. of Applications	Unit Price/ Application	Bid Price
1	Community Center	95,400	4	$484.00	$1,936.00
4	Learning Campus	125,000	4	$780.00	$3,120.00

2024 Total: $5,056.00
Total Base Bid: $14,206.00

Valley Outdoor
Mowing Base Bid 2024

Item	Location	Estimated Area (SF)	Est. No. of Mows	Unit Price/ mow	Bid Price
1	Community Center	95,400	30	$160.00	$4,800.00
4	Learning Campus	125,000	30	$320.00	$9,600.00

2024 Total: $14,400.00

Valley Outdoor
Chemical Application Base Bid 2024

Item	Location	Estimated Area (SF)	No. of Applications	Unit Price/ Application	Bid Price
1	Community Center	95,400	4	$340.00	$1,360.00
4	Learning Campus	125,000	4	$610.00	$2,440.00

2024 Total: $3,800.00
Total Base Bid: $18,200.00

Lohman Earth Works
Mowing Base Bid 2024

Item	Location	Estimated Area (SF)	Est. No. of Mows	Unit Price/ mow	Bid Price
1	Community Center	95,400	30	$300.00	$9,000.00
4	Learning Campus	125,000	30	$360.00	$10,800.00

2024 Total: $19,800.00

Lohman Earth Works
Chemical Application Base Bid 2024

Item	Location	Estimated Area (SF)	No. of Applications	Unit Price/ Application	Bid Price
1	Community Center	95,400	4	$471.28	$1,885.12
4	Learning Campus	125,000	4	$617.50	$2,470.00

2024 Total: $4,355.12
Total Base Bid: $24,155.12

FORM OF CONTRACT

THIS CONTRACT, made the 5th day of March A.D., 2024, by and between Fisher Lawn Care, Inc. , hereinafter called the "Contractor", and the City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

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

ARTICLE I. SCOPE OF WORK - The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and transportation required to perform and complete in a workmanlike manner all the work required in connection with the **2024 Turf Maintenance Services Contract for City Facilities**, all in strict accordance with the specifications, which are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

ARTICLE II. THE CONTRACT PRICE - The City shall pay to the Contractor for the performance of this contract, subject to any additions or deductions provided therein, in current funds, the contract price of: **Twelve Thousand, Six Hundred Twenty Dollars and 00/100**

computed as follows:

Mowing Base Bid

Item	Location	Estimated Area (SF)	Estimated No. of Mows	Unit Price/ mow	Total Price
2	Community Center	95,400	30	$150.00	$4,500.00
5	Learning Campus	125,000	30	$200.00	$6,000.00

Total Mowing Base Bid: $10,500.00

Chemical Application Base Bid

Item	Location	Estimated Area (SF)	No. of applications	Unit Price/ Application	Total Price
1	Community Center	95,400	4	$130.00	$520.00
4	Learning Campus	125,000	4	$400.00	$1,600.00

Total Chemical Application Base Bid: $2,120.00

Total Base Bid: $12,620.00

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

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

ARTICLE V. CONTRACT TIME- Work under this contract shall commence on the date specified in the written Notice to Proceed from the City, or its authorized representative, to the Contractor who shall diligently prosecute and complete all work under this contract as outlined in the Special Conditions, weather depending.

ARTICLE VII. COMPONENT PARTS OF THIS CONTRACT - This contract consists of the following component parts, all of which are as fully a part of this contract as if herein set out verbatim, or, if not attached, as if hereto attached.

1) Request for Proposal
2) Special Conditions
3) Form of Proposal
4) Form of Contract

In the event that any provision in any of the foregoing component parts of this contract conflicts with any provision in any other of the component parts, the provision in the component part first enumerated shall govern over any other component part which follows it numerically, except as may be otherwise specifically stated.

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

Fisher Lawn Care, Inc.
(Contractor)

By: _____

_____
(Title)

ATTEST:

_____
(Title)

ATTEST:

CITY OF BETTENDORF, IA

_____
Robert S. Gallagher
Mayor

_____
Decker P. Ploehn
City Clerk

This Instrument approved by the City Council of the City of Bettendorf, Iowa, pursuant to Resolution Number _____ passed _____, 2024.

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Mark Hunt, Community Development Director

Item Title
Resolution approving the final plat of Unity Crossing First Addition, submitted by Focus Real Estate Development. (Case 24-008)

Explanation
Kevin Koellner of Focus Real Estate Development has submitted a request to plat ground west of Interstate 74, north of Home Depot and on the east side of Kimberly Road. The plat is intended to subdivide a previously unplatted area and officially dedicate right-of-way to the City for Kimberly Road.

The future land use is Community Commercial, and 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.

A rezoning request from C-2 to C-3 is currently in review by the City Council for this parcel (see Zoning Aerial, Attachment C). Adjacent zoning is:

- 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)

The Planning and Zoning Commission made a recommendation for approval of the final plat at their February 21, 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 UNITY CROSSING FIRST ADDITION

WHEREAS, Focus Real Estate Development has submitted the final plat of Unity Crossing First Addition, and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it, and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Unity Crossing First Addition.

PASSED, APPROVED, AND ADOPTED this 5th day of March, 2024.

_____

Robert S. Gallagher, Mayor

ATTEST:

_____

Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Final Plat
Author: Greg Beck
Department: Community Development
Date: January 17, 2024

Case No:	24-008
Request:	Final Plat - Unity Crossing First Addition
Location:	1975, 2119, and 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 Real Estate Development
Current Zoning:	C-2, Community Commercial District
Proposed Zoning:	C-3, General Business District (In Process)
Future Land Use:	Community Commercial

Background Information & Facts

Kevin Koellner of Focus Real Estate Development has submitted a request to plat ground west of Interstate 74, north of Home Depot and on the east side of Kimberly Road (see Aerial Map, Attachment A). The plat is intended to subdivide a previously unplatted area and officially dedicate right-of-way to the City for Kimberly Road.

Future Land Use and Comprehensive Plan

The future land use is Community Commercial (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.

A rezoning request from C-2 to C-3 is currently in review by the City Council for this parcel (see Zoning Aerial, Attachment C). Adjacent zoning is:

- 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)

Lot Configuration & Zoning Compliance

This overall site contains 12.78 acres, three metes and bounds parcels and two existing buildings. This area is proposed to be subdivided into five lots of record under the proposed plat (see Sewer Map and Final Plat, Attachments D and E). The applicant provided an aerial showing the buildings on site and how they fit within each new lot of record (see Final Plat Aerial, Attachment F).

Thoroughfare Plan & Access

Two access points from Kimberly Road are present and will not change. Easements permit all lots in the subdivision vehicular access. 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. Easements on the plat are provided for utilities that are on site or anticipated.

Pedestrian and Trail Access

Sidewalks 4 feet in width are present along 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.

Staff Recommendation

Staff makes a recommendation for approval.

Respectfully submitted,

Greg Beck
City Planner

Case No. 24-008: 2119-2121 Kimberly Road

Final Plat Unity Crossing First Addition

Aerial

1 Inch = 400 Feet

Feet

0 70 140 280 420

N

Case No. 24-008: 2119-2121 Kimberly Road

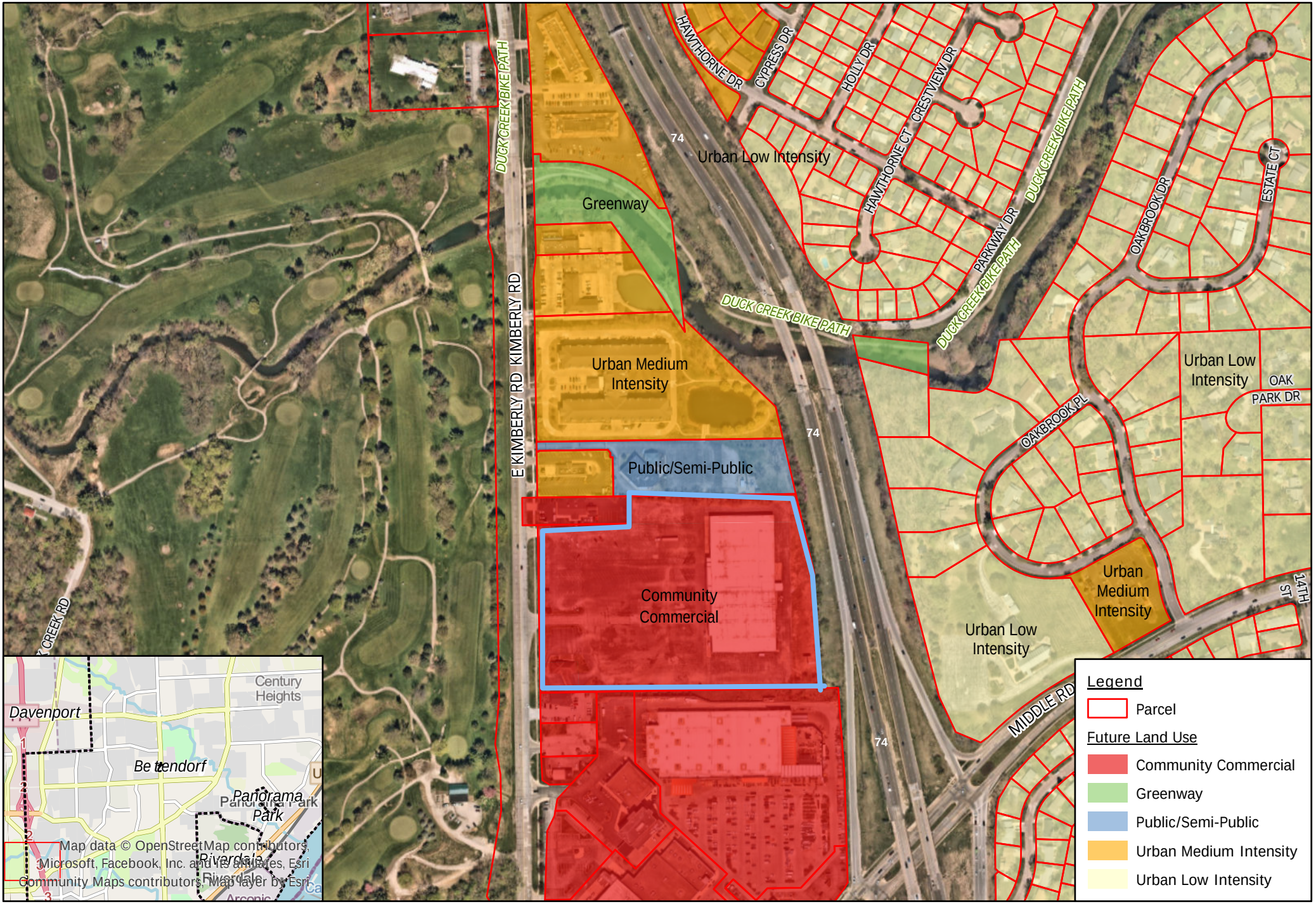
Final Plat - Unity Crossing First Addition

Future Land Use Aerial

1 Inch = 400 Feet

0 70 140 280 420 Feet

N



Case No. 24-008: 2119-2121 Kimberly Road

Final Plat - Unity Crossing First Addition

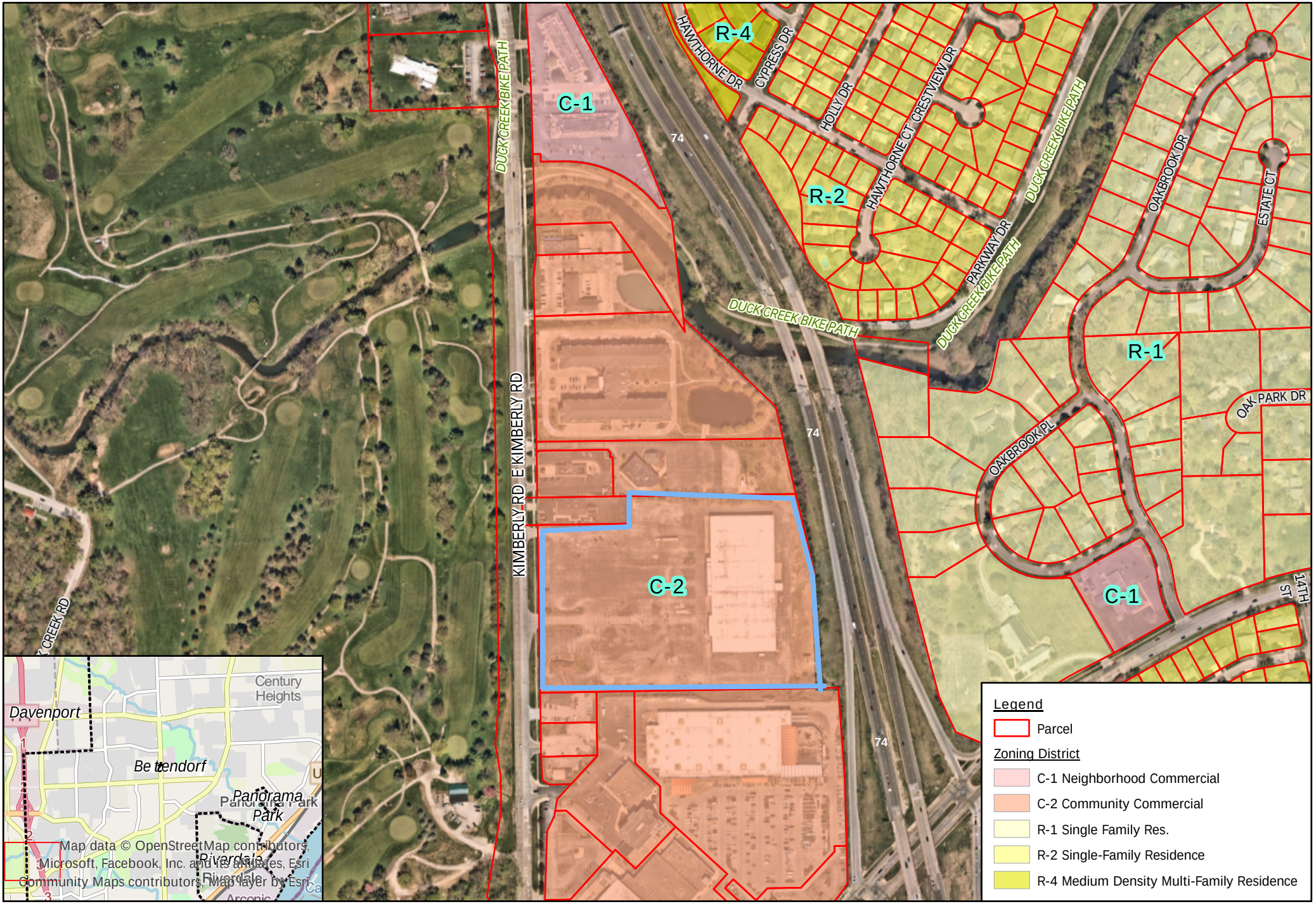
Zoning Aerial

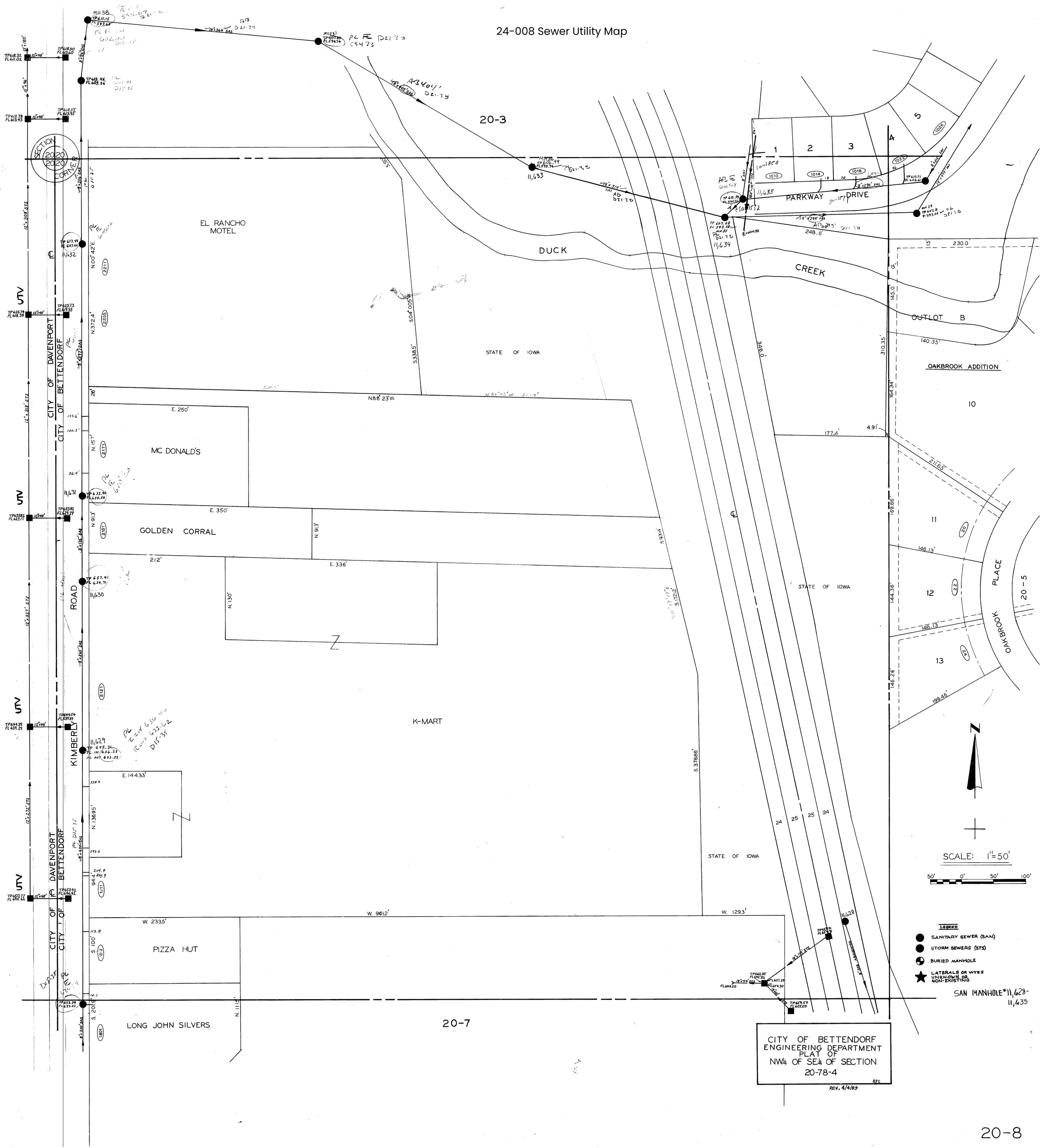
1 Inch = 400 Feet

Feet

0 70 140 280 420

N

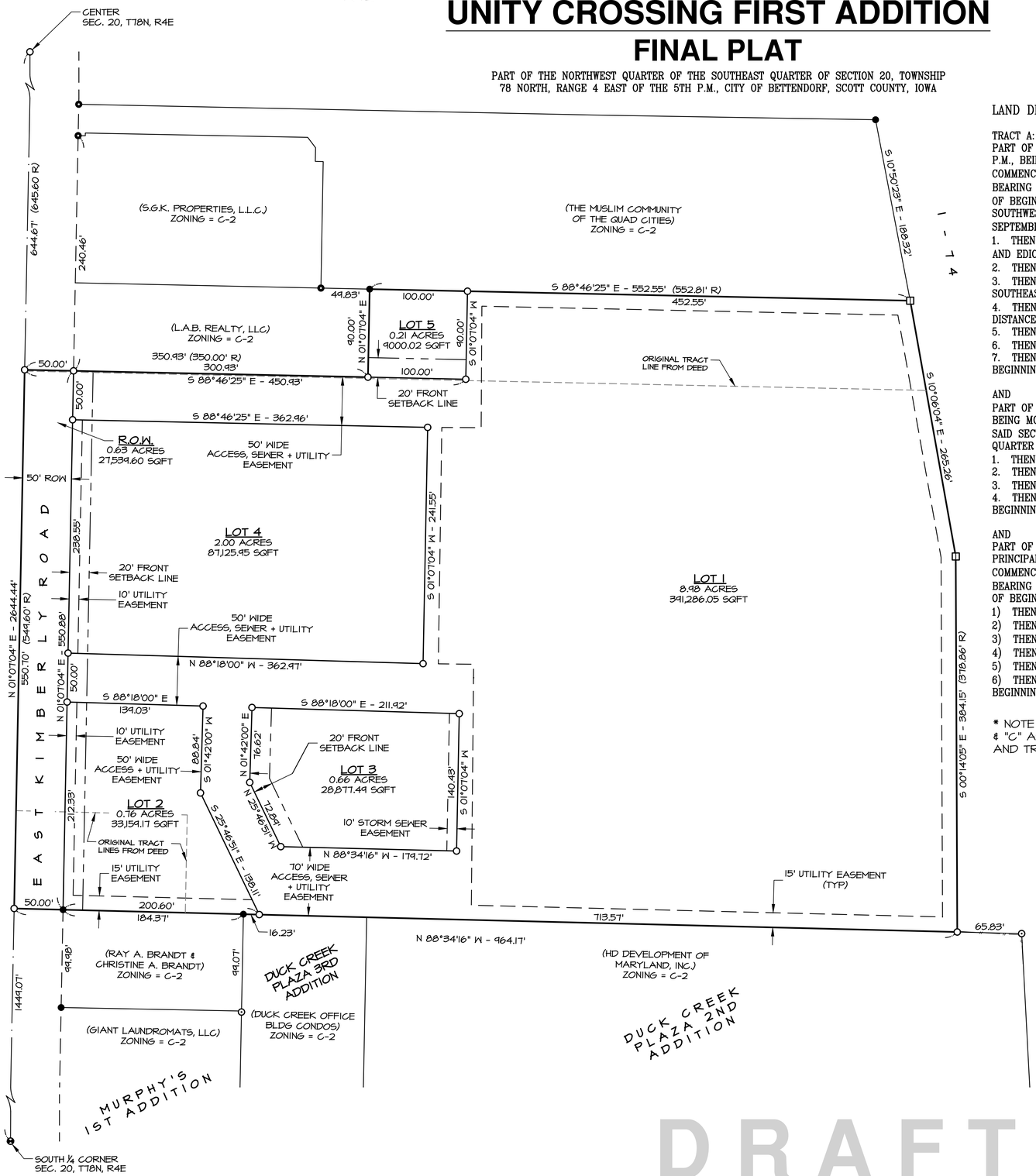



MH38
TP611.15
FL597.60
MH37
TP607.89
FL594.74
MH36
TP606.99
FL593.74
MH39
TP609.18
FL593.02
11,633
11,635
11,634
11,632
11,631
11,630
11,629
11,628
20-3
20-7
EL RANCHO MOTEL
DUCK CREEK
STATE OF IOWA
MC DONALD'S
GOLDEN CORRAL
K-MART
PIZZA HUT
LONG JOHN SILVERS
CITY OF DAVENPORT
CITY OF BETTENDORF
KIMBERLY ROAD
PARKWAY DRIVE
OAKBROOK ADDITION
OAKBROOK PLACE
OUTLOT B
SECTION 2020 2020 CORNER
N00°42'E
N372.4'
S04°00'W
S338.5'
N88°23'W.
E. 250'
E. 350'
E. 336'
N. 130'
N. 157'
N. 91.3'
S. 201.9'
E. 144.33'
N. 136.95'
S. 100'
W. 233.5'
W. 961.2'
W. 129.3'
S. 378.86'
S. 591.4'
N. 111.5'
346.0'
310.35'
164.34'
145.0'
230.0'
140.35'
177.4'
248.6'
211.65'
169.66'
146.13'
144.36'
146.26'
199.46'
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

UNITY CROSSING FIRST ADDITION

FINAL PLAT

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 11

north

60 0 60

LAND DESCRIPTION – (FILE #2020-00001137)

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 89°57'45" 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 PARTICULARY 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 89°57'45" EAST 175.00 FEET;
2. THENCE SOUTH 100.00 FEET;
3. THENCE SOUTH 89°57'45" 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 FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCIRBED 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 89°54'36" EAST 350.00 FEET;
2) THENCE NORTH 90.00 FEET;
3) THENCE SOUTH 89°54'36" EAST 552.81 FEET TO THE WEST LINE OF INTERSTATE #74;
4) THENCE SOUTH 11°18'17" EAST 93.14 FEET ON THE WEST LINE OF INTERSTATE #74;
5) THENCE NORTH 89°54'36" 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.

* NOTE - THE DESCRIPTIONS OF THE 2 EXCEPTIONS TO TRACT "A" AND THE DESCRIPTIONS OF TRACTS "B" & "C" AS SHOWN IN THE RECORD DEED, FILE #2020-00001137, ARE NOT INCLUDED ABOVE. EXCEPTION #1 AND TRACT "B" DESCRIBE THE SAME LAND. EXCEPTION #2 AND TRACT "C" DESCRIBE THE SAME LAND.

SURVEY NOTES

1. IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
2. NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY CONCERNING ENVIRONMENTAL OR SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
3. NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 811 OR 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
4. ALL MONUMENTS SHOWN HAVE BEEN FOUND OR WILL BE SET BY DECEMBER 31ST, 2024

GENERAL NOTES

1. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, BROADBAND SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
2. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
3. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT AT 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 RE-PLATTED.
4. EAST KIMBERLY ROAD RIGHT OF WAY SHALL BE DEDICATED TO THE CITY OF BETTENDORF WITH RECORDING OF THIS PLAT.

VICINITY MAP
NOT TO SCALE

LEGEND

- ○ SET ½" X 36" REBAR W/ORANGE CAP #15981
- ⊙ FOUND ½" REBAR W/ALUMINUM CAP #13581
- ◫ FOUND I.D.O.T. RIGHT OF WAY RAIL
- ● FOUND ½" REBAR CAP #10135
- ⊖ FOUND "X" IN CONCRETE
- ● FOUND ½" REBAR

ZONING
C-3 GENERAL BUSINESS DISTRICT

SETBACKS
FRONT 20'
SIDE NONE
REAR 10% OF LOT DEPTH, 10' MAX
* EXCEPT AS RESTRICTED BY EASEMENTS

DEVELOPER
FOCUS REAL ESTATE
1805 STATE STREET, SUIT 101
BETTENDORF, IOWA, 52722

OWNERS
KRE LLC (50%)
1805 STATE ST STE 101
BETTENDORF, IA 52722

JCO PROPERTIES INC (50%)
6215 UTICA RIDGE RD UNIT 201
DAVENPORT, IA 52807

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC
Title Date

MEDIACOM
Title Date

IOWA-AMERICAN WATER COMPANY
Title Date

MID-AMERICAN ENERGY CO.
Title Date

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Matthew W. Krause
Date _____ Reg. No. 15981
My license renewal date is December 31, 2025

Pages or sheets covered by this seal: 1

PROFESSIONAL LAND SURVEYOR
MATTHEW W. KRAUSE
15981
IOWA

SURVEY COMPANY / RETURN TO:
Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: MATTHEW W. KRAUSE
PROPRIETOR(S): KRE LLC & JCO PROPERTIES INC
REQUESTOR: FOCUS REAL ESTATE
LOCATION: PART OF THE NW ¼ - SE ¼ SEC. 20, T78N, R4E SCOTT COUNTY, IOWA
SURVEY TYPE: FINAL PLAT

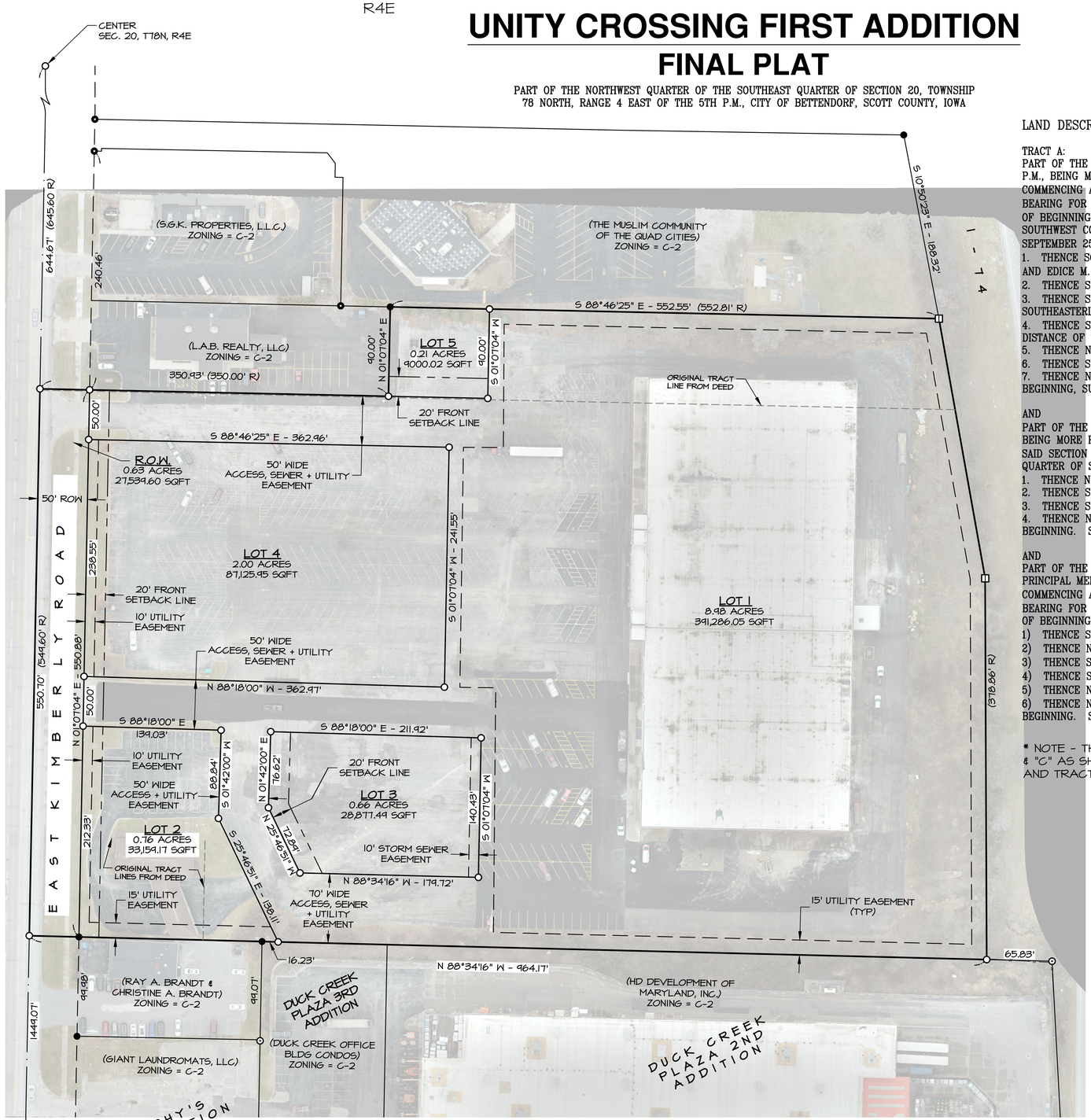
FILE SCANNED	BOOK DAVENPORT BOOK #4	SCALE 1"=60'	DRN TT	CHK'D MWK	DATE 2/6/2024	JOB NO. 4020.23
REV. 0	4020 FOCUS				SHEET 1	OF 1

DRAFT

UNITY CROSSING FIRST ADDITION

FINAL PLAT

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 11

north

60 0 60

LAND DESCRIPTION – (FILE #2020-00001137)

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 89°57'45" 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 PARTICULARY 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 89°57'45" EAST 175.00 FEET;
2. THENCE SOUTH 100.00 FEET;
3. THENCE SOUTH 89°57'45" 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
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4) THENCE SOUTH 11°18'17" EAST 93.14 FEET ON THE WEST LINE OF INTERSTATE #74;
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SURVEY NOTES

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2. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
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4. EAST KIMBERLY ROAD RIGHT OF WAY SHALL BE DEDICATED TO THE CITY OF BETTENDORF WITH RECORDING OF THIS PLAT.

VICINITY MAP
NOT TO SCALE

LEGEND

- ○ SET ½" X 36" REBAR W/ORANGE CAP #15981
- ⊙ FOUND ½" REBAR W/ALUMINUM CAP #13581
- ▯ FOUND I.D.O.T. RIGHT OF WAY RAIL
- ● FOUND ½" REBAR CAP #10135
- ⊕ FOUND "X" IN CONCRETE
- ● FOUND ½" REBAR

ZONING
C-3 GENERAL BUSINESS DISTRICT

SETBACKS
FRONT 20'
SIDE NONE
REAR 10% OF LOT DEPTH, 10' MAX
* EXCEPT AS RESTRICTED BY EASEMENTS

DEVELOPER
FOCUS REAL ESTATE
1805 STATE STREET, SUIT 101
BETTENDORF, IOWA, 52722

OWNERS
KRE LLC (50%)
1805 STATE ST STE 101
BETTENDORF, IA 52722

JCO PROPERTIES INC (50%)
6215 UTICA RIDGE RD UNIT 201
DAVENPORT, IA 52807

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC
Title Date

MEDIACOM
Title Date

IOWA-AMERICAN WATER COMPANY
Title Date

MID-AMERICAN ENERGY CO.
Title Date

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Matthew W. Krause
Date_____ Reg. No. 15981
My license renewal date is December 31, 2025

Pages or sheets covered by this seal: 1

PROFESSIONAL LAND SURVEYOR
MATTHEW W. KRAUSE
15981
IOWA

SURVEY COMPANY / RETURN TO:
Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: MATTHEW W. KRAUSE
PROPRIETOR(S): KRE LLC & JCO PROPERTIES INC
REQUESTOR: FOCUS REAL ESTATE
LOCATION: PART OF THE NW ¼ - SE ¼ SEC. 20, T78N, R4E SCOTT COUNTY, IOWA
SURVEY TYPE: FINAL PLAT

FILE SCANNED	BOOK PAVEDETT BOOK #4	SCALE 1"=60'	DRN TT	CHK'D MWK	DATE 2/6/2024	JOB NO. 4020.23
REV. 0	4020 FOCUS				SHEET 1	OF 1

DRAFT

February 27, 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 Unity Crossing First Addition, submitted by Focus Real Estate Development. (Case 24-008)

Honorable Mayor and Members of the City Council:

On February 21, 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

7. Case 24-008; Final Plat of Unity Crossing First Addition, submitted by Focus Real Estate Development. (Staff: Beck)

Beck reviewed the staff report.

On motion by Kulkarni, seconded by Gibson, that the final plat of Unity Crossing First Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: March 5, 2024
REQUESTED BY: Mark Hunt, Community Development Director

Item Title

Resolution approving the final plat of Forest Green 3rd Addition (replat of part of Outlot C of Forest Green 2nd Addition), submitted by McNamara Construction/Chris McNamara. (Case 24-012)

Resolution approving the final plat of Forest Green 4th Addition (replat of part of Outlot C of Forest Green 2nd Addition), submitted by McNamara Construction/Chris McNamara. (Case 24-013)

Explanation

Chris McNamara of McNamara Construction has submitted a replat of Forest Green subdivision located on the southwest corner of Forest Grove Drive and Criswell Street. The original subdivision was recommended for approval by the Planning and Zoning Commission July 20, 2022 and approved by City Council on August 2, 2022 (Case 22-045).

The entirety of the property was shown on the original plat, with no phasing of construction being considered. Since then, the applicant has reconsidered and is proposing to construct the roads and infrastructure of the subdivision in multiple phases. For this to occur a replat is required. No material changes are occurring to the overall subdivision layout or configuration. Forest Green 2nd Addition was approved by City Council on July 5, 2023 (Case 23-044). Forest Green 3rd Addition and Forest Green 4th Addition are all that remains for residential portions of the development.

Per the City's adopted Subdivision Ordinance, Final Plats and Replats must be reviewed by the Planning and Zoning Commission and approved by City Council. Staff has reviewed the submitted replats and contends no material changes have been made from the original concept and the submittal meets applicable code requirements. Staff recommends approval of Forest Green 3rd Addition (Case 24-012) and Forest Green 4th Addition (Case 24-013).

The Planning and Zoning Commission made a recommendation for approval of the final plats at their February 21, 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

Resolutions; (A) Staff Memo 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
FOREST GREEN 3RD ADDITION
REPLAT OF PART OF OUTLOT C OF FOREST GREEN 2ND ADDITION

WHEREAS, McNamara Construction/Chris McNamara has submitted the final plat of Forest Green 3rd Addition (replat of part of Outlot C of Forest Green 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 Forest Green 3rd Addition.

PASSED, APPROVED, AND ADOPTED this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

RESOLUTION NO. _____ - 24

RESOLUTION APPROVING THE FINAL PLAT OF
FOREST GREEN 4TH ADDITION
REPLAT OF PART OF OUTLOT C OF FOREST GREEN 2ND ADDITION

WHEREAS, McNamara Construction/Chris McNamara has submitted the final plat of Forest Green 4th Addition (replat of part of Outlot C of Forest Green 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 Forest Green 4th Addition.

PASSED, APPROVED, AND ADOPTED this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

TO: Planning and Zoning Commission
FROM: Taylor Beswick, Senior City Planner
RE: Case 24-012: Forest Green 3rd Addition (Final Plat and Replat)
Case 24-013: Forest Green 4th Addition (Final Plat and Replat)
DATE: February 21, 2024

Chris McNamara of McNamara Construction is requesting a replat of Forest Green subdivision located on the southwest corner of Forest Grove Drive and Criswell Street. The original subdivision was recommended for approval by the Planning and Zoning Commission July 20, 2022, and approved by City Council on August 2, 2022 (see Case No. 22-045).

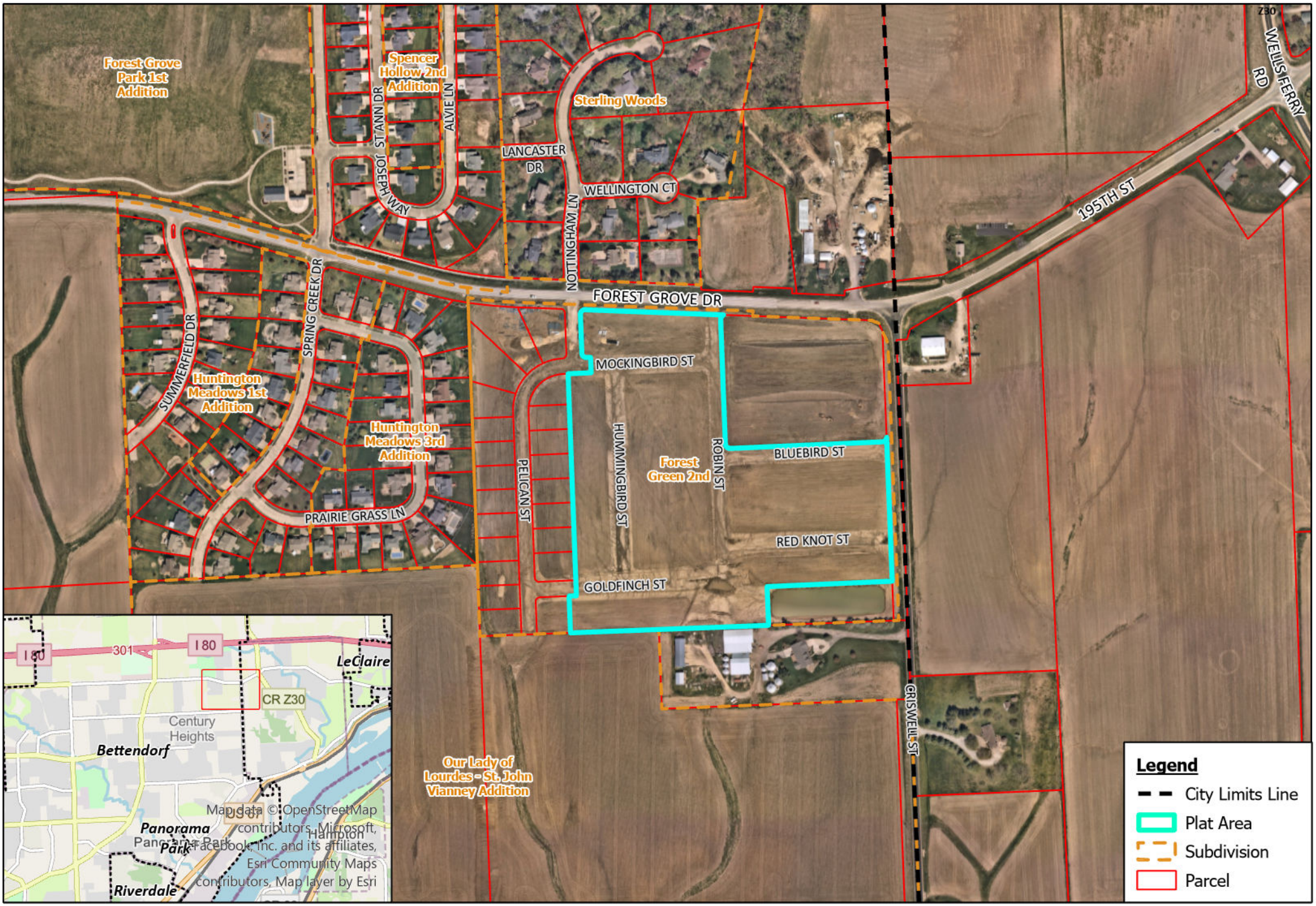
The entirety of the property was shown on the original plat, with no phasing of construction being considered. Since then, the applicant has reconsidered and is requesting to construct the roads and infrastructure of the subdivision in multiple phases. For this to occur a replat is required. No material changes are occurring to the overall subdivision layout or configuration. Forest Green 2nd Addition was reviewed by this body on June 21, 2023 (Case 23-044). Forest Green 3rd Addition and Forest Green 4th Addition are all that remains for residential portions of the development.

Per the City's adopted Subdivision Ordinance, Final Plats and Replats must be reviewed by the Planning and Zoning Commission and approved by City Council. Staff has reviewed the submitted replats and contends no material changes have been made from the original concept and the submittal meets applicable code requirements. Staff recommends approval of Forest Green 3rd Addition (Case 24-012) and Forest Green 4th Addition (Case 24-013).

Attachments:

(A) Location Map
(B) Forest Green Final Plat (approved in 2022)
(C) Forest Green 3rd Addition Final Plat (proposed replat)
(D) Forest Green 4th Addition Final Plat (proposed replat)

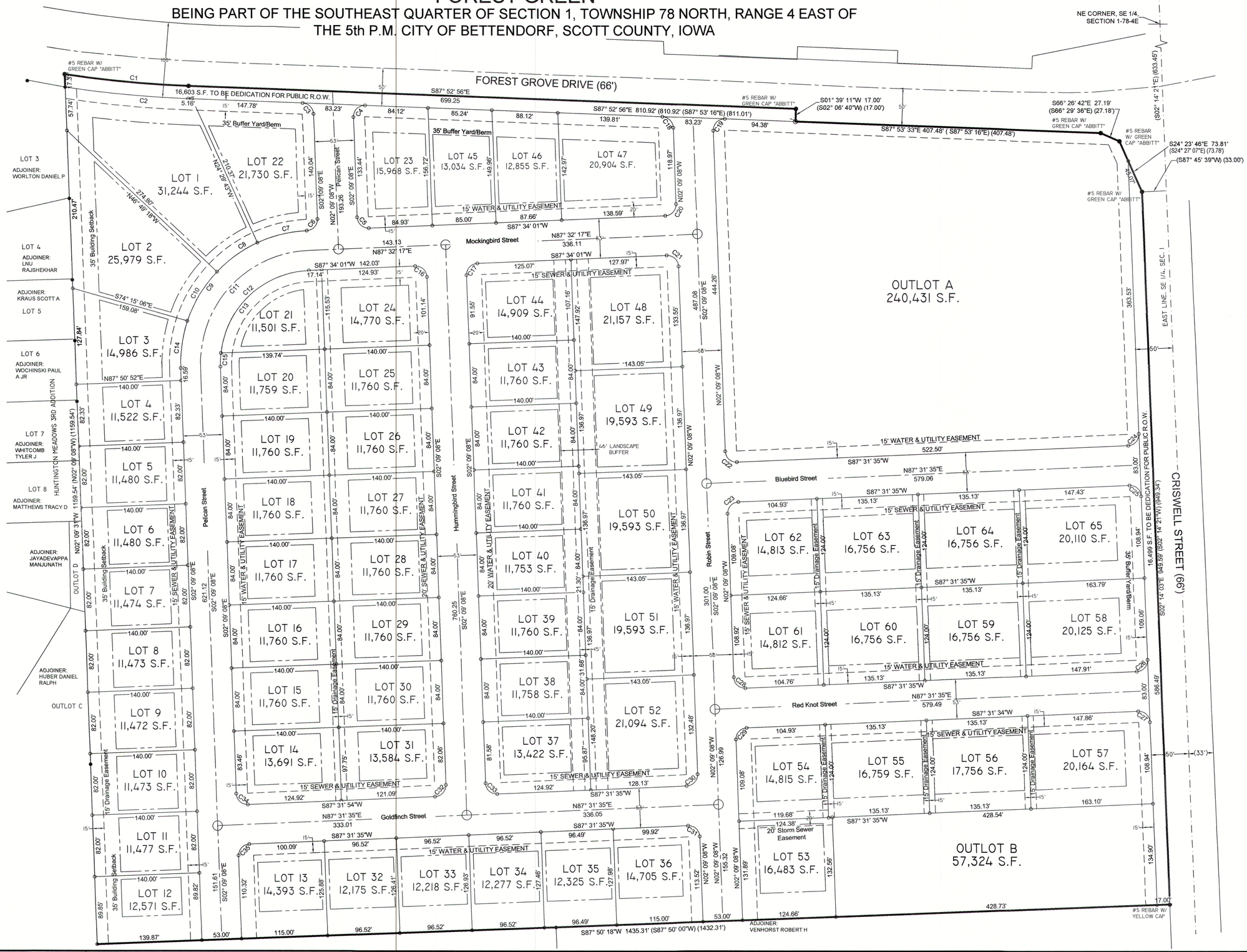
Case No. 24-012-013: Forest Green 3rd and 4th Additions
Final Plats (Replats)
Aerial



FINAL PLAT

FOREST GREEN

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA



GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

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

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

N W E S

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

DATE: 6/23/2022

DRAWN BY: KLC

CHECKED BY: MDR

DRAWING LOCATION
S: \MCNAMARA\CRISWELL

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
FOREST GREEN
BETTENDORF, IOWA

DEVELOPER
MCNAMARA CONSTRUCTION
4841 SCHOOL HOUSE ROAD
BETTENDORF, IOWA 52722

FINAL PLAT

FOREST GREEN

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA

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.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1 % ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376F AND 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.

LOTS 1-46 SHALL BE DESIGNATED FOR SINGLE FAMILY USE WITH A ZONING OF R-3.

LOTS 47-65 SHALL BE DESIGNATED FOR 4-UNIT SINGLE STORY TOWNHOMES WITH A ZONING OF R-3.

OUTLOT A SHALL BE RESERVED FOR NEIGHBORHOOD COMMERCIAL USE, ZONING REMAINS A-1.

OUTLOT B SHALL BE DESIGNATED FOR STORM WATER DETENTION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER; S ASSOCIATION.

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

NO LOT IS ALLOWED TO HAVE DIRECT ACCESS TO FOREST GROVE DRIVE OR CRISWELL STREET.

IN THE EVENT PELICAN STREET IS NOT EXTENDED SOUTHERLY OF THIS SUBDIVISION PRIOR TO HOUSE CONSTRUCTION ON LOTS 12 AND 13, THE DRIVEWAYS ON THOSE LOTS SHALL BE CONSTRUCTED WITH 6-INCH THICK PORTLAND CEMENT CONCRETE, AND CITY OF BETTENDORF VEHICLES SHALL BE ALLOWED TO USE THOSE DRIVEWAYS SPECIFICALLY FOR TURN-AROUND PURPOSES UNTIL SUCH TIME AS THE STREET IS EXTENDED.

NO BERM OR PLANTINGS ARE ALLOWED IN 15-FOOT WIDE DRAINAGE EASEMENT AREA WITHIN LANDSCAPE BUFFER AREA BETWEEN SINGLE-FAMILY DETACHED HOMES AND TOWNHOMES.

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	166.28'	1465.50'	006°30'04"	166.20'	S84° 33' 57"E
C2	164.98'	1482.50'	006°22'34"	164.89'	S84° 37' 45"E
C3	22.44'	15.00'	085°43'47"	20.41'	N45° 01' 02"W
C4	24.68'	15.00'	094°16'13"	21.99'	S44° 58' 58"W
C5	23.64'	15.00'	090°16'51"	21.27'	S47° 17' 33"E
C6	23.43'	15.00'	089°30'46"	21.12'	N42° 36' 15"E
C7	68.20'	176.50'	022°08'23"	67.78'	S76° 17' 26"W
C8	66.81'	176.50'	021°41'20"	66.41'	S54° 22' 35"W
C9	275.74'	176.50'	089°30'46"	248.55'	S42° 36' 15"W
C10	77.00'	176.50'	024°59'49"	76.39'	S31° 02' 00"W
C11	234.84'	149.99'	089°42'44"	211.58'	S42° 42' 06"W
C12	193.38'	123.50'	089°42'56"	174.22'	S42° 42' 33"W
C13	175.27'	123.50'	081°18'47"	160.93'	S46° 54' 38"W
C14	63.73'	176.50'	020°41'13"	63.38'	S08° 11' 28"W
C15	18.11'	123.50'	008°24'09"	18.10'	S02° 02' 56"W
C16	23.64'	15.00'	090°16'51"	21.27'	N47° 17' 33"W
C17	23.49'	15.00'	089°43'09"	21.16'	S42° 42' 27"W
C18	22.44'	15.00'	085°43'47"	20.41'	N45° 01' 02"W
C19	24.68'	15.00'	094°16'12"	21.99'	S44° 58' 58"W
C20	23.49'	15.00'	089°43'09"	21.16'	N42° 42' 27"E
C21	23.64'	15.00'	090°16'51"	21.27'	N47° 17' 33"W
C22	23.65'	15.00'	090°19'17"	21.27'	S47° 18' 47"E
C23	23.48'	15.00'	089°40'43"	21.15'	S42° 41' 13"W
C24	23.50'	15.00'	089°45'38"	21.17'	N42° 38' 46"E
C25	23.62'	15.00'	090°14'22"	21.26'	N47° 21' 14"W
C26	23.50'	15.00'	089°45'38"	21.17'	N42° 38' 46"E
C27	23.62'	15.00'	090°14'23"	21.26'	N47° 21' 14"W
C28	23.65'	15.00'	090°19'17"	21.27'	S47° 18' 47"E
C29	23.48'	15.00'	089°40'43"	21.15'	S42° 41' 13"W
C30	23.48'	15.00'	089°40'43"	21.15'	N42° 41' 13"E
C31	23.65'	15.00'	090°19'17"	21.27'	N47° 18' 47"W
C32	23.48'	15.00'	089°40'43"	21.15'	N42° 41' 13"E
C33	23.65'	15.00'	090°19'17"	21.27'	S47° 18' 47"E
C34	23.65'	15.00'	090°19'17"	21.27'	S47° 18' 47"E
C35	23.48'	15.00'	089°40'43"	21.15'	S42° 41' 13"W

APPROVAL SIGNATURES:

MAYOR — DATE: 8-24-22

CITY CLERK — DATE: 8-24-22

CHAIRMAN PLAN & ZONE — DATE: 8-19-22

CENTURY LINK — DATE: 8 18 22

IOWA - AMERICAN WATER COMPANY — DATE: 8-18-22

MEDIACOM — DATE: 8-18-22

MIDAMERICAN ENERGY — DATE: 8-18-22

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

METRONET — DATE: 8/18/22

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

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

Single Family Setbacks		
Front	Rear	Side
25'	25'	Min5' w/Total Of 15'

Multi-Family Setbacks		
Front	Rear	Side
25'	25'	Min5' w/Total Of 15'

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

N W E S

PLAT INFORMATION

1. Owner:
McNamara Construction
4841 School House Road
Bettendorf, Iowa 52722

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

4. Attorney:
Tom Pastmak
313 W. 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

LICENSED LAND SURVEYOR — MICHAEL D. RICHMOND 23503 — 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

MICHAEL D. RICHMOND — 8-18-22

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 2

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

DATE: 6/23/2022

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC

CHECKED BY: MDR

DRAWING LOCATION
S:\McNAMARA\CRISWELL

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
FOREST GREEN
BETTENDORF, IOWA

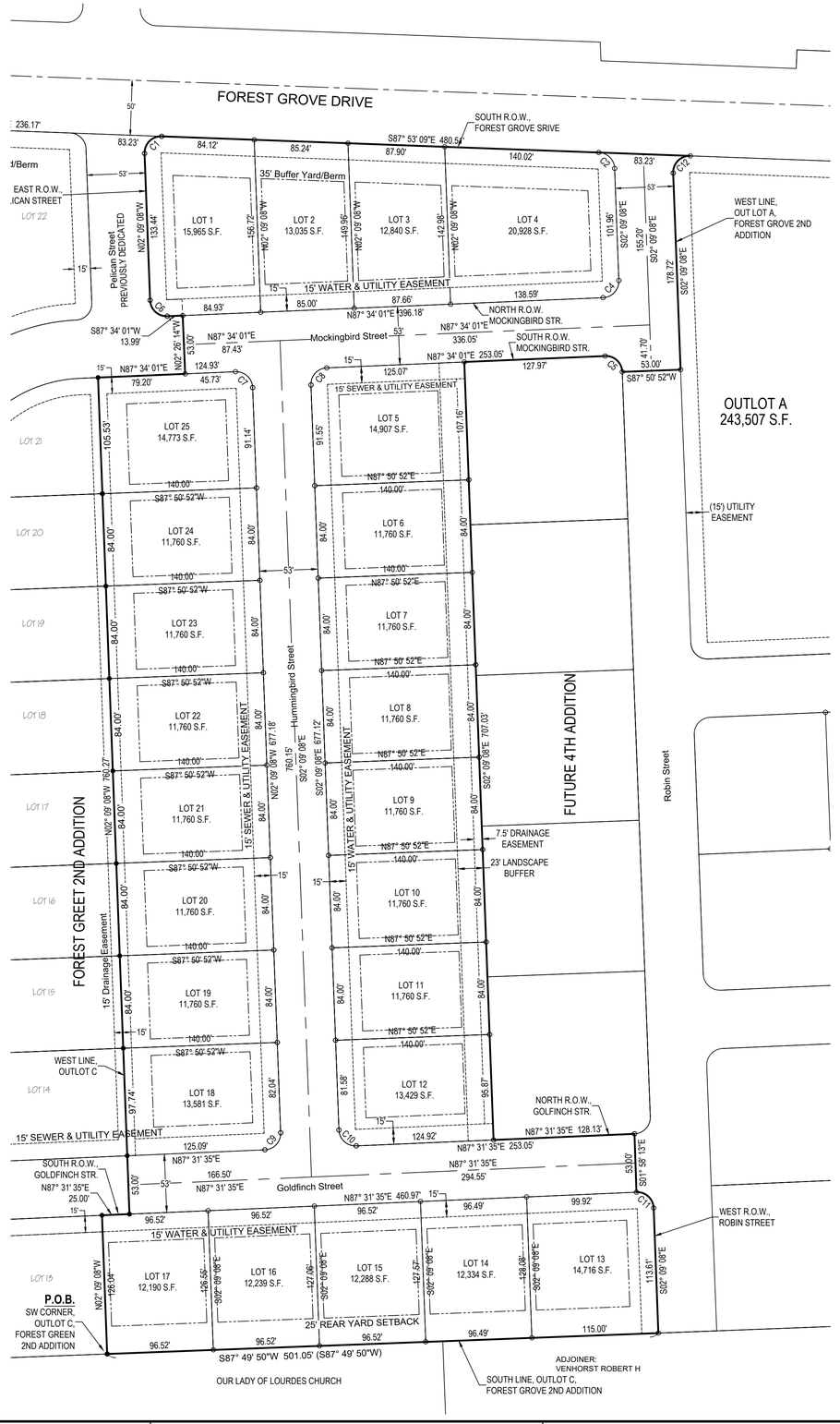
PREPARED FOR
MCNAMARA CONSTRUCTION
4841 SCHOOL HOUSE ROAD
BETTENDORF, IOWA 52722

SHEET NO.
2 of 2

FINAL PLAT

FOREST GREEN 3RD ADDITION

BEING A REPLAT OF PART OF OUTLOT C OF FOREST GREEN 2ND ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	24.69'	15.00'	094°19'27"	22.00'	S44° 57' 08"W
C2	22.49'	15.00'	085°53'18"	20.44'	N44° 56' 30"W
C4	23.49'	15.00'	089°43'09"	21.16'	N42° 42' 27"E
C5	23.64'	15.00'	090°16'51"	21.27'	N47° 17' 33"W
C6	23.64'	15.00'	090°16'51"	21.27'	S47° 17' 33"E
C7	23.64'	15.00'	090°16'51"	21.27'	N47° 17' 33"W
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C9	23.48'	15.00'	089°40'43"	21.15'	N42° 41' 13"E
C10	23.65'	15.00'	090°19'17"	21.27'	S47° 18' 47"E
C11	23.65'	15.00'	090°19'17"	21.27'	S47° 18' 47"E
C12	24.68'	15.00'	094°15'59"	21.99'	S44° 58' 51"W

NOTES:

THIS SUBDIVISI0ON CONTAINS 418,128 S.F. OR 9.599 ACRES, MORE OR LESS.

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.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1 % ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376F AND 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.

ALL REQUIREMENTS, RESTRICTIONS, EASEMENTS AND COVENANTS ESTABLISHED WITH FOREST GREEN 2ND ADDITION SHALL APPLY TO FOREST GREEN 3RD ADDITION. THE REMAINDER OUTLOT C OF FOREST GREEN 2ND ADDITION IS RESERVED FOR FUTURE RESIDENTIAL DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER .

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.

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NO LOT IS ALLOWED TO HAVE DIRECT ACCESS TO FOREST GROVE DRIVE.

NO BERM OR PLANTINGS ARE ALLOWED IN 15-FOOT WIDE DRAINAGE EASEMENT AREA WITHIN LANDSCAPE BUFFER AREA BETWEEN SINGLE-FAMILY DETACHED HOMES AND TOWNHOMES.

Single Family Setbacks			Multi-Family Setbacks		
Front	Rear	Side	Front	Rear	Side
25'	25'	Min:5' w/Total Of 10'	25'	25'	Min:5' w/Total Of 15'

APPROVAL SIGNATURES:

MAYOR DATE:

CITY CLERK DATE:

CHAIRMAN PLAN & ZONE DATE:

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

METRONET DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

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

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

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

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, 2025
Pages or sheets covered by this seal: 1

LICENSED LAND SURVEYOR JERRY D. ROGERS 8860 IOWA

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

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT

DATE: 2/5/2024

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: JDR

DRAWING LOCATION
S: \MCNAMARA\CRISWELL

PLAT INFORMATION

1. Owner: McNamara Construction, 4841 School House Road, 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: Tom Pastrnak, 313 W. 3rd Street, Davenport, Iowa 52801, Ph: (563) 323-7737

PROJECT
FINAL PLAT
FOREST GREEN 3RD ADDITION
BETTENDORF, IOWA

DEVELOPER
MCNAMARA CONSTRUCTION
4841 SCHOOL HOUSE ROAD
BETTENDORF, IOWA 52722

SHEET NO.
1 of 1

FINAL PLAT

FOREST GREEN 4TH ADDITION

BEING A REPLAT OF PART OF OUTLOT C OF FOREST GREEN 2ND ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA

NOTES:
THIS SUBDIVISION CONTAINS 9.850 ACRES, OR 429,080 S.F., MORE OR LESS

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.

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NO LOT IS ALLOWED TO HAVE DIRECT ACCESS TO CRISWELL STREET.

NO BERM OR PLANTINGS ARE ALLOWED IN 15-FOOT WIDE DRAINAGE EASEMENT AREA WITHIN LANDSCAPE BUFFER AREA BETWEEN SINGLE-FAMILY DETACHED HOMES AND TOWNHOMES.

Single Family Setbacks			Multi-Family Setbacks		
Front	Rear	Side	Front	Rear	Side
25'	25'	Min:5' w/Total Of 10'	25'	25'	Min:5' w/Total Of 15'

APPROVAL SIGNATURES:

MAYOR DATE:

CITY CLERK DATE:

CHAIRMAN PLAN & ZONE DATE:

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

METRONET DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	23.65'	15.00'	090°19'17"	21.27'	S47° 18' 47"E
C2	23.48'	15.00'	089°40'43"	21.15'	S42° 41' 13"W
C3	23.65'	15.00'	090°19'17"	21.27'	S47° 18' 47"E
C4	23.48'	15.00'	089°40'43"	21.15'	S42° 41' 13"W
C5	23.48'	15.00'	089°40'43"	21.15'	N42° 41' 13"E
C6	23.65'	15.00'	090°19'17"	21.27'	N47° 18' 47"W
C7	23.62'	15.00'	090°14'23"	21.26'	N47° 21' 14"W
C8	23.50'	15.00'	089°45'38"	21.17'	N42° 38' 46"E
C9	23.62'	15.00'	090°14'22"	21.26'	N47° 21' 14"W
C10	23.50'	15.00'	089°45'38"	21.17'	N42° 38' 46"E
C11	23.64'	15.00'	090°16'51"	21.27'	S47° 17' 33"E

N
W E
S

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60' (24x36)

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

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

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.

LICENSED LAND SURVEYOR
JERRY D. ROGERS
8860
IOWA

JERRY D. ROGERS Date
Date Iowa License Number: 8860
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ~ STRUCTURAL ~ LAND DEVELOPMENT

DATE: 1/25/2024

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: JDR

DRAWING LOCATION
S: \MCNAMARA\CRISWELL

PLAT INFORMATION

1. Owner: McNamara Construction, 4841 School House Road, 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: Tom Pastrnak, 313 W. 3rd Street, Davenport, Iowa 52801, Ph: (563) 323-7737

PROJECT
FINAL PLAT
FOREST GREEN 4TH ADDITION
BETTENDORF, IOWA

DEVELOPER
MCNAMARA CONSTRUCTION
4841 SCHOOL HOUSE ROAD
BETTENDORF, IOWA 52722

SHEET NO.
1 of 1

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

February 27, 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 Forest Green 3rd Addition (replat), submitted by McNamara Construction/Chris McNamara. (Case 24-012)

Planning and Zoning Commission's decision on the final plat of Forest Green 4th Addition (replat), submitted by McNamara Construction/Chris McNamara. (Case 24-013)

Honorable Mayor and Members of the City Council:

On February 21, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plats.

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 24-012; Final Plat of Forest Green 3rd Addition (replat), submitted by Chris McNamara/McNamara Construction. (Staff: Beswick)

13. Case 24-012; Final Plat of Forest Green 4th Addition (replat), submitted by Chris McNamara/McNamara Construction. (Staff: Beswick)

Beswick reviewed the staff report.

> On motion by Ormsby, seconded by Kulkarni, that the final plat of Forest Green 3rd Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

> On motion by Gibson, seconded by Kulkarni, that the final plat of Forest Green 4th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: March 5, 2024 (SPH)
March 19, 2024 (HPH)

REQUESTED BY: Mark Hunt, Community Development Director

Item Title

Resolution setting a date for public hearing for an ordinance amending the zoning map for 1017 Grant Street, R-2 Single-Family Residence District to C-1 Neighborhood Commercial District, submitted by SJF Homes, LLC/Amber and Mark Holmes. (Case 24-014) (3/5/24)

Public hearing and first reading of an ordinance amending the zoning map for 1017 Grant Street, R-2 Single-Family Residence District to C-1 Neighborhood Commercial District, submitted by SJF Homes, LLC/Amber and Mark Holmes. (Case 24-014) (3/19/24)

Explanation

SJF Holmes LLC by Mark and Amber Holmes has submitted a request to rezone 1017 Grant Street. The surrounding area contains commercial uses. The petitioner is proposing the rezoning from R-2 to C-1 to allow for a real estate office within the existing structure.

The future land use designation is Urban Light Intensity which includes C-1 as a permitted zoning district. The surrounding future land use designations are:

- Urban Low Intensity (east, west, and north)
- Urban High Intensity (south)

The proposed development is consistent with Comprehensive Plan Goal C: Attract and Retain Business and Industry. The real estate office use is permitted as a general office under the Zoning Ordinance descriptions for the C-1 zoning district.

The Downtown Master Plan calls out this portion of the City as the West Bridge District which is between I-74, 6th Street, one row of lots north of Grant Street, and the shoreline of the Mississippi River. The following excerpts from the Downtown Master Plan support this proposal:

- Under the category of Development Character, one of the plan's goals is, "Provide for a mix of residential, office and retail uses through thoughtful land redevelopment. Protect the historic character of the neighborhood and key buildings."

- Master Plan Objectives also include "Small-scale redevelopment projects north of State Street".

The Planning and Zoning Commission made a recommendation for approval of the rezoning request at their February 21, 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 SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING THE ZONING MAP FOR 1017 GRANT STREET LOT 5, BLOCK 17, RIVERVIEW ADDITION R-2 SINGLE-FAMILY RESIDENCE DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for March 19, 2024 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of an ordinance amending the Zoning Map from R-2 Single-Family Residence District to C-1 Neighborhood Commercial District for 1017 Grant Street which is legally described as Lot 5, Block 17, Riverview Addition.

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 1017 GRANT STREET (LOT 5, BLOCK 17, RIVERVIEW ADDITION) R-2 SINGLE-FAMILY RESIDENCE DISTRICT TO C-1 NEIGHBORHOOD 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 1017 Grant Street (Lot 5, Block 17, Riverview Addition) and which is now zoned R-2 Single-Family Residence District, is hereby repealed and said described land shall hereinafter be zoned C-1 Neighborhood 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: 1017 Grant Street
Author: Greg Beck
Department: Community Development
Date: February 21, 2024

Case No:	24-014
Request:	Rezoning to accommodate a real estate office
Location:	1017 Grant Street
Legal Description:	Lot 5, Block: 017 Riverview Addition Parcel No. 84229410517
Applicant:	SJF Holmes LLC by Mark and Amber Holmes
Current Zoning:	R-2, Single Family Residence District
Proposed Zoning:	C-1, Neighborhood Commercial District
Future Land Use:	Urban Low intensity

Background Information & Facts

SJF Holmes LLC by Mark and Amber Holmes has submitted a request to rezone 1017 Grant Street (see Aerial Map, Attachment A). Much of the surrounding area contains commercial uses. The petitioner is proposing the rezoning from R-2 to C-1 to allow for a real estate office, within the existing structure.

Future Land Use and Comprehensive Plan

The future land use designation is Urban Light Intensity which includes C-1 as a permitted zoning district (see Future Land Use Map, Attachment B). The surrounding future land use designations are:

1. Urban Low Intensity (east, west, and north)
2. Urban High Intensity (south)

The proposed development is consistent with Comprehensive Plan Goal C: Attract and Retain Business and Industry.

Lot Configuration & Zoning Compliance

This parcel contains .107 acres. Adjacent zoning is a mix of residential and commercial (see Zoning Aerial, Attachment C):

- R-2, Single Family Residence District to the north, east, and west side of this site
- C-3, General Business District to the south

The real estate office use is permitted as a general office under the Zoning Ordinance descriptions for in the C-1 zoning district.

The Downtown Master Plan calls out this portion of the City as the West Bridge District which is between I-74, 6th Street, one row of lots north of Grant Street, and the shoreline of the Mississippi River. The following excerpts from the Downtown Master Plan support this proposal:

- Under the category of Development Character, one of the plan's goals is, "Provide for a mix of residential, office and retail uses through thoughtful land redevelopment. Protect the historic character of the neighborhood and key buildings."

- Master Plan Objectives also include "Small-scale redevelopment projects north of State Street" (see Downtown Master Plan, P. 21 and 23 Attachment D).

Thoroughfare Plan & Access

One access point from the alley behind the building will allow entry into a six-stall parking area. The volume of traffic and close proximity to Grant Street make this an appropriate location for the use anticipated as general office (see Concept Drawing by Petitioner, Attachment E).

Utilities

Utilities are present along Grant Street and in the alley behind the dwelling. Utilities to existing buildings are already extended. The structure shall require negligible utility changes, if any.

Pedestrian and Trail Access

Sidewalks of 4 feet in width are present facing Grant Street. A connection of a sidewalk from the house to the City sidewalk shall be installed by the petitioner.

Off-Street Parking

Six spaces shall be provided for parking purposes, 764 square feet is the size of the single - family dwelling being requested for general office use. One parking space per 300 square feet is required for general office and only three parking spaces are needed.

Floodplain

No portion of the acreage is in a flood hazard area.

Staff Recommendation

The proposed rezoning request would accommodate a new use for a single-family dwelling being converted to office space. Many former single-family dwellings in the central business district of Bettendorf along arterial streets have been converted to office space over the last 50 years. 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. Urban Low Intensity future land use permits C-1, Neighborhood Commercial 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 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. The parcel's use is of lesser intensity than the surrounding commercial uses to the south. The intent is for more mixed-use commercial development to occur along Grant Street as has been the example for decades between 6th Street and 26th Street.

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 alley to 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. Close proximity of the most intense commercial zoning found in the City (C-3 to the south) and heavy traffic make this an expanding commercial area as demonstrated by the various zoning classes found along Grant Street. Most commercial structures adjoining this site have been in place for over 50 years.

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.

Staff would recommend approval of the rezoning application. Other conditions added to the approval of the rezoning include:

1. Paving from the front door of the dwelling to the sidewalk is required.
2. A dry dustless surfacing of the parking area is required.

Respectfully submitted,

Greg Beck
City Planner

Case No. 24-014: 1017 GRANT STREET
REZONING R-2 TO C-1
Aerial

Bettendorf
a premier city
IOWA

N

1 Inch = 300 Feet
Feet
0 30 60 120 180 240 300

Case No. 24-014: 1017 GRANT STREET
REZONING R-2 TO C-1
FUTURE LAND USE Aerial

Bettendorf IOWA
a premier city

N

1 Inch = 300 Feet
Feet
0 30 60 120 180 240 300

Case No. 24-014: 1017 GRANT STREET
REZONING R-2 TO C-1
ZONING Aerial

1 Inch = 300 Feet
Feet
0 30 60 120 180 240 300

N

West Bridge District:

District Summary

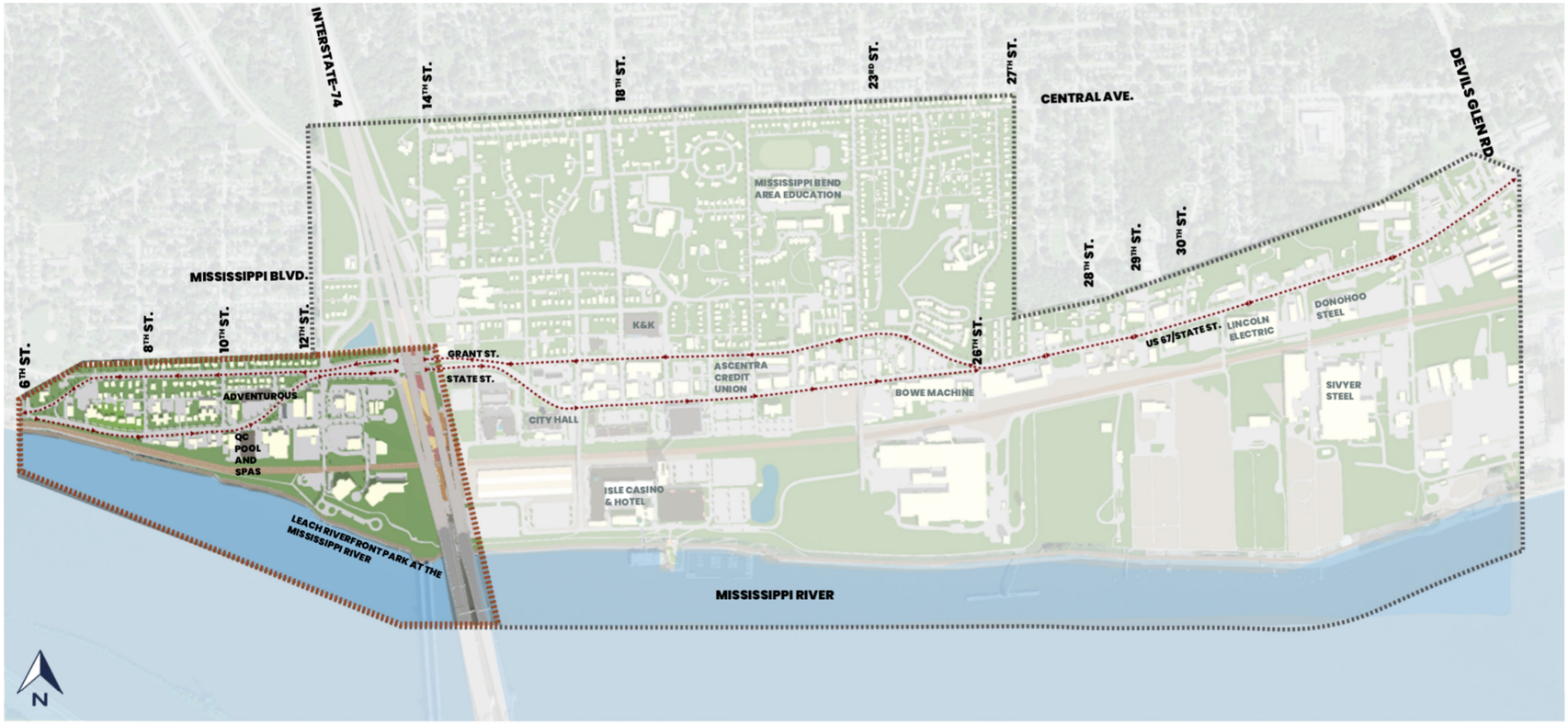
The West Bridge District is bounded approximately by 6th Street on the west, the Mississippi River on the south, the I-74 corridor on the east, and Grant Street on the north. The West Bridge District is a mix of commercial and residential uses. Much of the eastern part of this district has been heavily impacted by the new I-74 bridge: The realignment of State Street and grant street have been completed, as well as all other local streets within the corridor. State Street exhibits a definite small business/higher-density residential flavor, as evidenced by apartment buildings, warehouses, parking lots, and retail buildings. Along Grant Street, the character is mainly residential with mature trees lining the corridor with space available for on-street parking.

Master Plan Objectives

- Street connectivity to riverfront sites.
- Business area with parking and trail links in area between the bridge and 12th Street.
- Slower business street character on State and Gilbert Streets.
- Land swaps and land aquirement to enable landscaped edges of quasi-industrial uses and storage yards.
- Small-scale redevelopment projects on sites north of State Street.
- Path and street connectivity to neighborhoods and riverfront.
- Permaneant location for SSO Operations during flood events.

Development Character

- Provide a mix of residential, office, and retail uses through thoughtful land redevelopment. Protect historic character of the neighborhood and key buildings.
- Look for opportunities to create green spaces and focal points.
- Create high quality, contextually appropriate architecture, streets, and public spaces.
- Convenience/retail developments limited to key corners.
- Areas south of State Street offer opportunities for larger scale development with orientation and views of the Mississippi River.
- Site development should incorporate plazas, trails, and outdoor use areas that connect to the Mississippi River and the Mississippi River Trail (MRT).



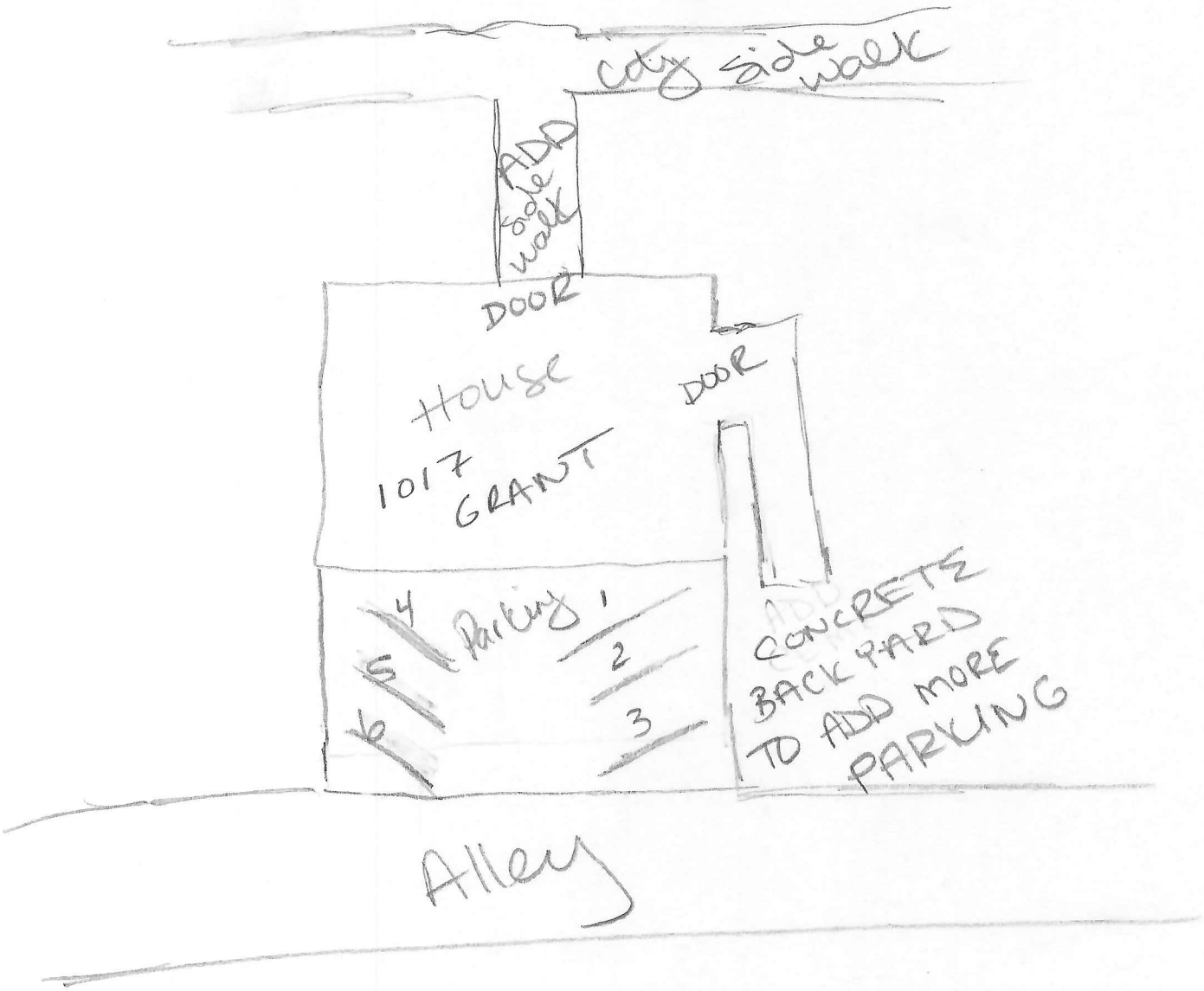
Site Accomplishments:

- Construction of I-74 bridge and identity elements

Site Recommendations:

- Urban Park and Trail with connections to surrounding community, State and Grant Streets, MRT, and ADT.
- Pedestrian at-grade railroad crossing.
- 12th Street greenway and path to the riverfront and major public riverside green spaces.
- Development of retail building along State Street frontage.
- Redevelopment of City Center Motel.
- New retail on surplus site west of City Center Motel.
- Reconfiguration of "Lower State Street" as two-way, two-lane section with diagonal parking from 11th Street to the I-74 bridge.
- Redevelopment of older shopping center with multi-family or retail building.
- Leach River Front Park upgrade and redevelopment update
- Focus on river front amenities and intentional strategy for high density housing.

PETITIONER'S CONCEPT



February 27, 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 1017 Grant Street, R-2 to C-1, submitted by SJF Homes, LLC/Amber and Mark Holmes. (Case 24-014)

Honorable Mayor and Members of the City Council:

On February 21, 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

9. Case 24-014; Public Hearing on Rezoning of 1017 Grant Street, R-2 Single-Family Residence District to C-1 Neighborhood Commercial District, submitted by SJF Homes/Amber and Mark Holmes . (Staff: Beck)

Beck reviewed the staff report.

Stoltenberg opened the public hearing and asked if there is proof of publication. Beswick confirmed this.

David Baker, 327 Tenth Street, stated that generally he would be in favor of the rezoning. He asked if there are any plans to increase the size of the building on the lot. Hunt explained that the applicant plans to add a sidewalk connection to Grant Street and to improve the parking area but that there are no plans to change the size of the building. Baker asked if there would be any signage added or lighting that would affect the adjacent residential neighbors. Beck stated that the applicant would have to comply with the requirements of the Downtown Master Plan Overlay District and the sign code and that lighting would have to be down cast so as to not negatively impact adjacent lots. Baker asked if the property would be tenant-occupied or sold for business use. Hunt stated that the applicant plans to use the building for an office.

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

A brief discussion was held regarding submittal requirements for rezoning requests.

On motion by Kulkarni, second by Gibson, that the rezoning of 1017 Grant Street, R-2 to C-2, be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE:	Gibson, Kappeler, Kulkarni, Ormsby, Stoltenberg, Wennlund
NAY:	None

Motion carried.

COUNCIL LETTER

MEETING DATE: March 5, 2024 (SPH)
March 19, 2024 (HPH)

REQUESTED BY: Mark Hunt, Community Development Director

Item Title

Resolution setting a date for public hearing for an ordinance amending the zoning map for property generally located at 6500 Crow Creek Road, A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Pheasant Creek Estates. (Case 24-009) (3/5/24)

Public hearing and first reading of an ordinance amending the zoning map for property generally located at 6500 Crow Creek Road, A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Pheasant Creek Estates. (Case 24-009) (3/19/24)

Explanation

Pheasant Creek Estates, LLC has submitted a request to rezone approximately 20.17 acres of land generally located at 6500 Crow Creek Road from A-1 to R-2. Property contained within the rezoning area and surrounding it is currently tilled farmland or forest. The proposed development contains 23 single-family lots accessible by a city street.

The property is one of the last undeveloped locations in this area which has primarily been developed as single-family subdivisions, churches, or schools. The Future Land Use Map designates this area as ULI which is consistent with the proposed R-2 zoning. In addition, an unnamed creek runs east of the property resulting in this area being designated as Parks & Open Space. The entire property is zoned A-1 which is also present to the north. Single-family developments exist to the north and south of this parcel.

Portions of the property are in Special Flood Hazard Areas, and the applicant's surveyor has taken this fact into account for siting of the 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 rezoning tract is of sufficient size for the proposed use and is in an area that can be developed. All additional bulk standards and regulations have been sufficiently considered for the rezoning including floor area, height, and setbacks.

The Planning and Zoning Commission made a recommendation for approval of the rezoning request at their February 21, 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 SETTING A DATE FOR PUBLIC HEARING ON AN ORDINANCE AMENDING THE ZONING MAP FOR PROPERTY GENERALLY LOCATED AT 6500 CROW CREEK 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 March 19, 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 generally located at 6500 Crow Creek Road and which is legally described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 12 & PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., ALSO KNOW AS PARCEL# 841253002 & 841253001, CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUT LOT "C" OF WILDERNESS POINTE 1ST ADDITION; THENCE, ALONG THE SOUTH LINE OF SAID ADDITION, NORTH 87 DEGREES 22 MINUTES 45 SECONDS EAST, TO THE NORTHWEST CORNER OF LOT 11 OF OLD HUNTERS WOODS ADDITION, A DISTANCE OF 955.12 FEET; THENCE, ALONG THE WEST LINE OF SAID LOT 11, SOUTH 02 DEGREES 09 MINUTES 56 SECONDS EAST, TO THE NORTHEAST CORNER OF PARCEL# 841255004, A DISTANCE OF 284.87 FEET; THENCE, ALONG THE NORTH LINE OF SAID PARCEL FOR THE NEXT TWO COURSES, NORTH 45 DEGREES 38 MINUTES 53 SECONDS WEST, A DISTANCE OF 205.79 FEET; THENCE, NORTH 70 DEGREES 21 MINUTES 41 SECONDS WEST, TO THE NORTHWEST CORNER OF SAID PARCEL, A DISTANCE OF 234.50 FEET; THENCE, ALONG THE WEST LINE OF SAID PARCEL, SOUTH 07 DEGREES 37 MINUTES 58 SECONDS EAST, TO THE NORTHWEST CORNER OF PARCEL# 841255003, A DISTANCE OF 249.02 FEET; THENCE, ALONG THE WEST LINE OF PARCEL# 841255003 FOR THE NEXT TWO COURSES, SOUTH 07 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 180.35 FEET; THENCE, SOUTH 03 DEGREES 50 MINUTES 32 SECONDS WEST, TO THE NORTH RIGHT OF WAY LINE OF CROW CREEK ROAD, A DISTANCE OF 113.57 FEET; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT TWO COURSES, NORTH 70 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 166.57 FEET; THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST, TO THE SOUTHWEST CORNER OF PARCEL# 841253001, A DISTANCE OF 472.86 FEET; THENCE, ALONG THE WEST LINE OF SAID PARCEL, NORTH 01 DEGREES 59

MINUTES 54 SECONDS WEST, TO THE SOUTHEAST CORNER OF PARCEL# 841253002, A DISTANCE OF 82.10 FEET; THENCE, ALONG THE SOUTH AND WEST LINE OF SAID PARCEL FOR THE NEXT 5 COURSES, NORTH 47 DEGREES 13 MINUTES 09 SECONDS WEST, A DISTANCE OF 320.03 FEET; THENCE, NORTH 73 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 181.05 FEET; THENCE, SOUTH 87 DEGREES 21 MINUTES 45 SECONDS WEST, TO THE WEST LINE OF SAID PARCEL, ALSO BEING THE EAST LINE OF LOT 12 OF SETTLEMENT AT PIGEON CREEK 5TH/ ADDITION, A DISTANCE OF 10.58 FEET; THENCE, NORTH 25 DEGREES 03 MINUTES 34 SECONDS WEST, A DISTANCE OF 167.35 FEET; THENCE, NORTH 19 DEGREES 28 MINUTES 43 SECONDS WEST, TO THE NORTHWEST CORNER OF SAID PARCEL, A DISTANCE OF 695.09 FEET; THENCE, ALONG THE NORTH LINE OF SAID PARCEL, NORTH 87 DEGREES 09 MINUTES 57 SECONDS EAST, TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING A POINT ON THE WEST LINE OF WILDERNESS POINTE 1ST ADDITION, A DISTANCE OF 686.26 FEET; THENCE, ALONG THE WEST LINE OF SAID ADDITION, SOUTH 01 DEGREES 59 MINUTES 54 SECONDS EAST, A DISTANCE OF 666.54 FEET, TO THE POINT OF BEGINNING, CONTAINING 20.17 ACRES, MORE OR LESS.

FOR THE ABOVE DESCRIPTION THE WEST LINE OF WILDERNESS POINTE 1ST ADDITION HAS A BEARING OF SOUTH 01 DEGREES 59 MINUTES 54 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 GENERALLY LOCATED AT 6500 CROW CREEK 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 generally located at 6500 Crow Creek Road and which is legally described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 12 & PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., ALSO KNOW AS PARCEL# 841253002 & 841253001, CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUT LOT "C" OF WILDERNESS POINTE 1ST ADDITION; THENCE, ALONG THE SOUTH LINE OF SAID ADDITION, NORTH 87 DEGREES 22 MINUTES 45 SECONDS EAST, TO THE NORTHWEST CORNER OF LOT 11 OF OLD HUNTERS WOODS ADDITION, A DISTANCE OF 955.12 FEET; THENCE, ALONG THE WEST LINE OF SAID LOT 11, SOUTH 02 DEGREES 09 MINUTES 56 SECONDS EAST, TO THE NORTHEAST CORNER OF PARCEL# 841255004, A DISTANCE OF 284.87 FEET; THENCE, ALONG THE NORTH LINE OF SAID PARCEL FOR THE NEXT TWO COURSES, NORTH 45 DEGREES 38 MINUTES 53 SECONDS WEST, A DISTANCE OF 205.79 FEET; THENCE, NORTH 70 DEGREES 21 MINUTES 41 SECONDS WEST, TO THE NORTHWEST CORNER OF SAID PARCEL, A DISTANCE OF 234.50 FEET; THENCE, ALONG THE WEST LINE OF SAID PARCEL, SOUTH 07 DEGREES 37 MINUTES 58 SECONDS EAST, TO THE NORTHWEST CORNER OF PARCEL# 841255003, A DISTANCE OF 249.02 FEET; THENCE, ALONG THE WEST LINE

OF PARCEL# 841255003 FOR THE NEXT TWO COURSES, SOUTH 07 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 180.35 FEET; THENCE, SOUTH 03 DEGREES 50 MINUTES 32 SECONDS WEST, TO THE NORTH RIGHT OF WAY LINE OF CROW CREEK ROAD, A DISTANCE OF 113.57 FEET; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT TWO COURSES, NORTH 70 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 166.57 FEET; THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST, TO THE SOUTHWEST CORNER OF PARCEL# 841253001, A DISTANCE OF 472.86 FEET; THENCE, ALONG THE WEST LINE OF SAID PARCEL, NORTH 01 DEGREES 59 MINUTES 54 SECONDS WEST, TO THE SOUTHEAST CORNER OF PARCEL# 841253002, A DISTANCE OF 82.10 FEET; THENCE, ALONG THE SOUTH AND WEST LINE OF SAID PARCEL FOR THE NEXT 5 COURSES, NORTH 47 DEGREES 13 MINUTES 09 SECONDS WEST, A DISTANCE OF 320.03 FEET; THENCE, NORTH 73 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 181.05 FEET; THENCE, SOUTH 87 DEGREES 21 MINUTES 45 SECONDS WEST, TO THE WEST LINE OF SAID PARCEL, ALSO BEING THE EAST LINE OF LOT 12 OF SETTLEMENT AT PIGEON CREEK 5TH/ ADDITION, A DISTANCE OF 10.58 FEET; THENCE, NORTH 25 DEGREES 03 MINUTES 34 SECONDS WEST, A DISTANCE OF 167.35 FEET; THENCE, NORTH 19 DEGREES 28 MINUTES 43 SECONDS WEST, TO THE NORTHWEST CORNER OF SAID PARCEL, A DISTANCE OF 695.09 FEET; THENCE, ALONG THE NORTH LINE OF SAID PARCEL, NORTH 87 DEGREES 09 MINUTES 57 SECONDS EAST, TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING A POINT ON THE WEST LINE OF WILDERNESS POINTE 1ST ADDITION, A DISTANCE OF 686.26 FEET; THENCE, ALONG THE WEST LINE OF SAID ADDITION, SOUTH 01 DEGREES 59 MINUTES 54 SECONDS EAST, A DISTANCE OF 666.54 FEET, TO THE POINT OF BEGINNING, CONTAINING 20.17 ACRES, MORE OR LESS.

FOR THE ABOVE DESCRIPTION THE WEST LINE OF WILDERNESS POINTE 1ST ADDITION HAS A BEARING OF SOUTH 01 DEGREES 59 MINUTES 54 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: February 21, 2024

Case No.:	24-009
Request:	Rezoning
Location:	North of Crow Creek Road (6500 Crow Creek Road)
Applicant:	Adam Seitz DBA Pheasant Creek Estates, LLC
Current Zoning:	A-1, Agricultural/Urban Reserve District
Proposed Zoning:	R-2, Single-Family Residence District
Future Land Use:	ULI, Urban Low Intensity

Background Information & Facts

Pheasant Creek Estates, LLC has submitted a request to rezone approximately 20.17 acres of land located north of Crow Creek Road and east of Pleasant View Elementary School from A-1 to R-2 (see Aerial Map - Attachment A). Property contained within the rezoning area and surrounding it is currently tilled farmland or forest. The proposed development contains 23 single-family lots accessible by a city street.

The property is one of the last undeveloped locations in this area, which has primarily been developed as single-family subdivisions, churches, or schools. The Future Land Use Map designates this area as ULI, with which a proposed R-2 zoning is consistent. In addition, an unnamed creek runs east of the property resulting in this area being designated as Parks & Open Space. The entire property is zoned A-1, and the same A-1 zoning is also present to the north. 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 Crow Creek Road (see Proposed Zoning - Attachment C and Rezoning Exhibit – Attachment D). 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 E).

Future Land Use and Comprehensive Plan

As noted, the area is designated for ULI on the currently adopted Future Land Use Map which is consistent with the proposed R-2, Single-Family Residence District. 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 into 23 single-family lots which is permitted in the R-2 district. The rezoning tract is of sufficient size for the proposed use and is in an area that can be developed. 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.* – Crow Creek 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 in adjacent areas.

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 a street connecting to Crow Creek Road. The road connection is shown west of the existing retaining wall at the site and will switch back up the terrain. The road will end at the

property line but would provide a connection point for future single-family development to the north which would connect to Winfield Court. Further analysis and review will be conducted during the platting stage.

Pigeon Creek Trail is not proposed to connect to this development at this time due to multiple property ownership and topography.

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. 24-009).

Respectfully submitted,

Taylor Beswick
Senior City Planner

Case No. 24-009: 6500 Crow Creek Road
Rezoning: A-1 to R-2
Aerial

1 Inch = 417 Feet

0 162.5 325 650 975 Feet

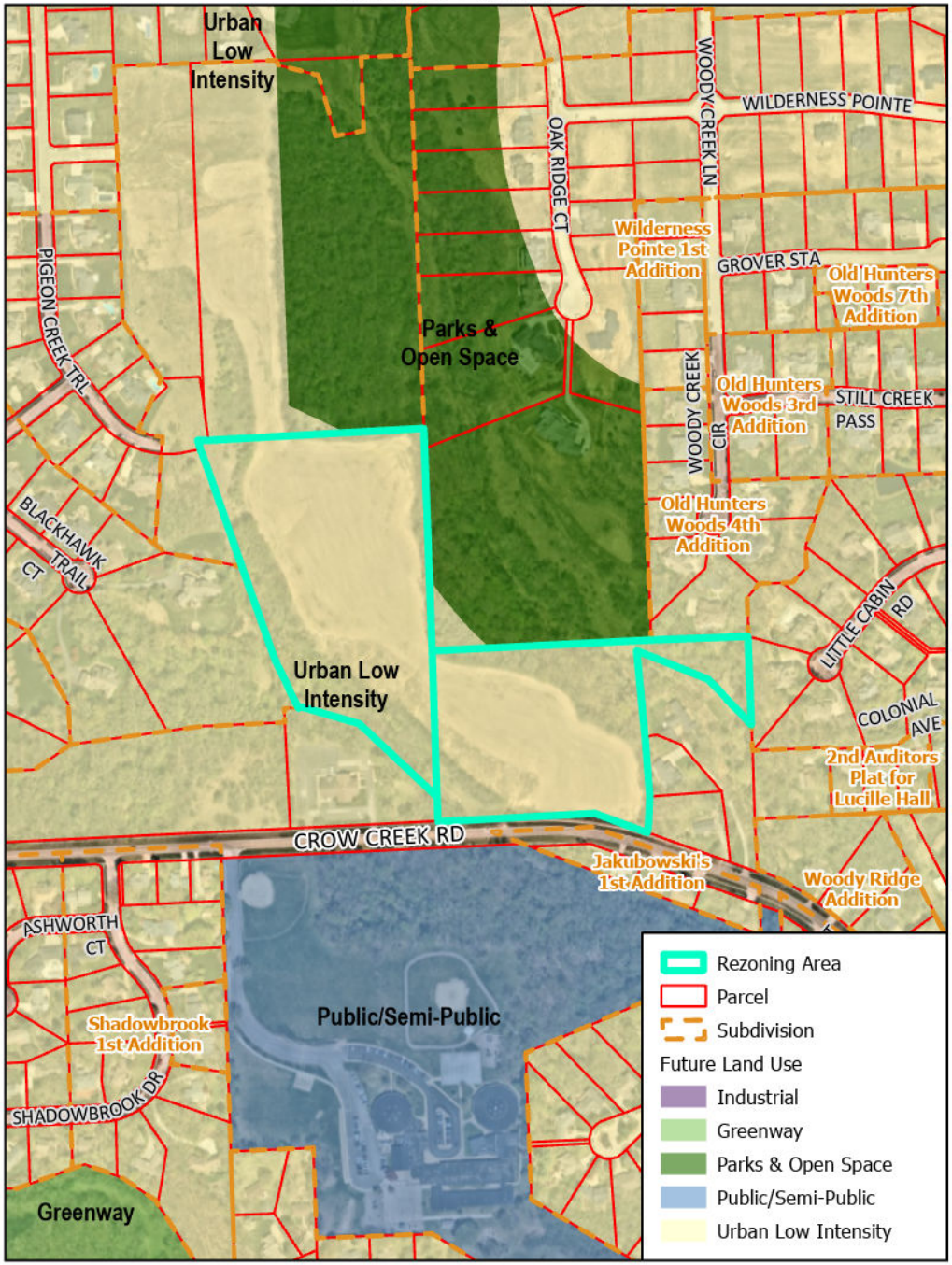
N

Case No. 24-009: 6500 Crow Creek Road
Rezoning: A-1 to R-2
Future Land Use & Zoning

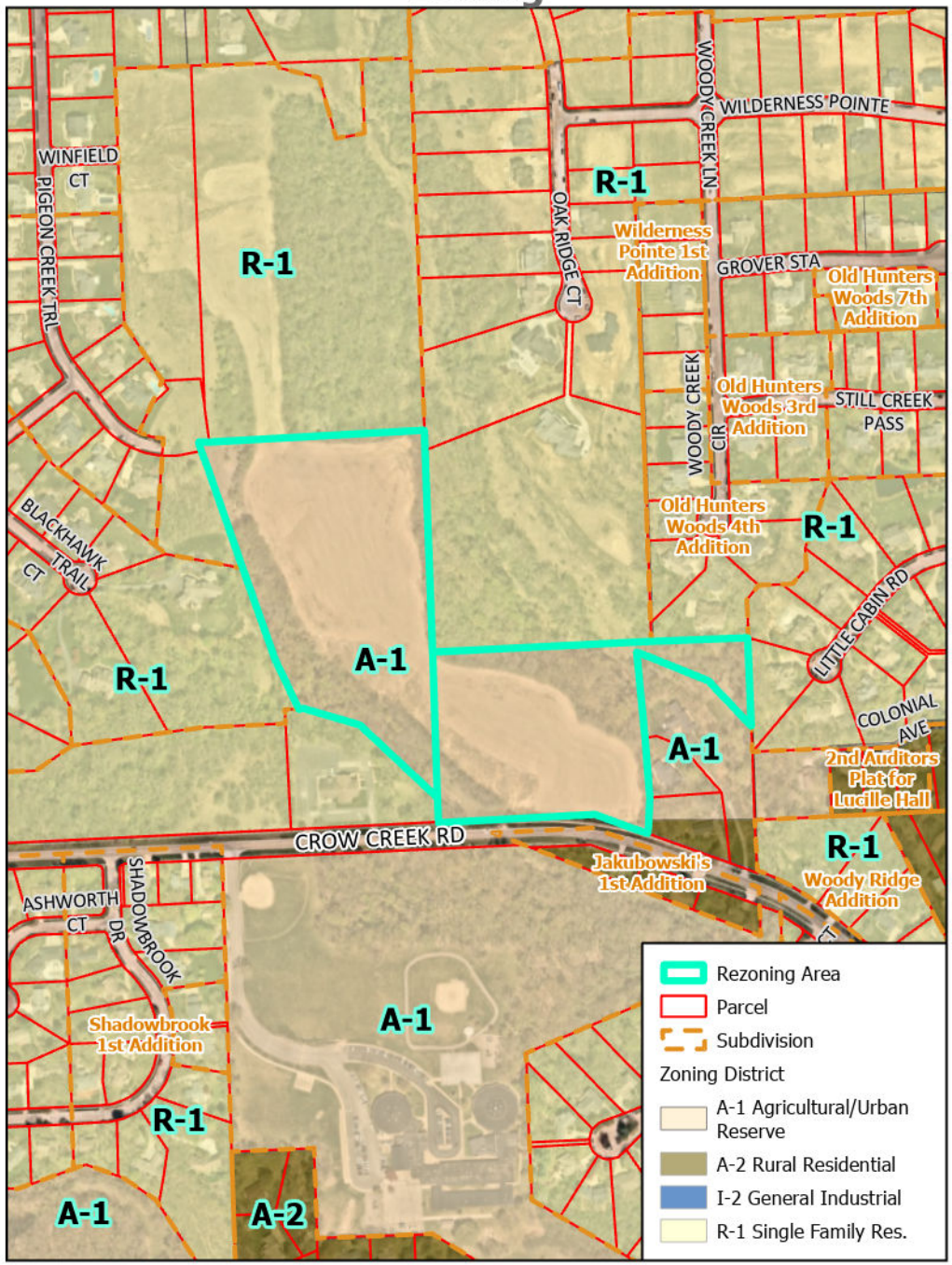
1 Inch = 542 Feet
0 185 370 740 Feet

N

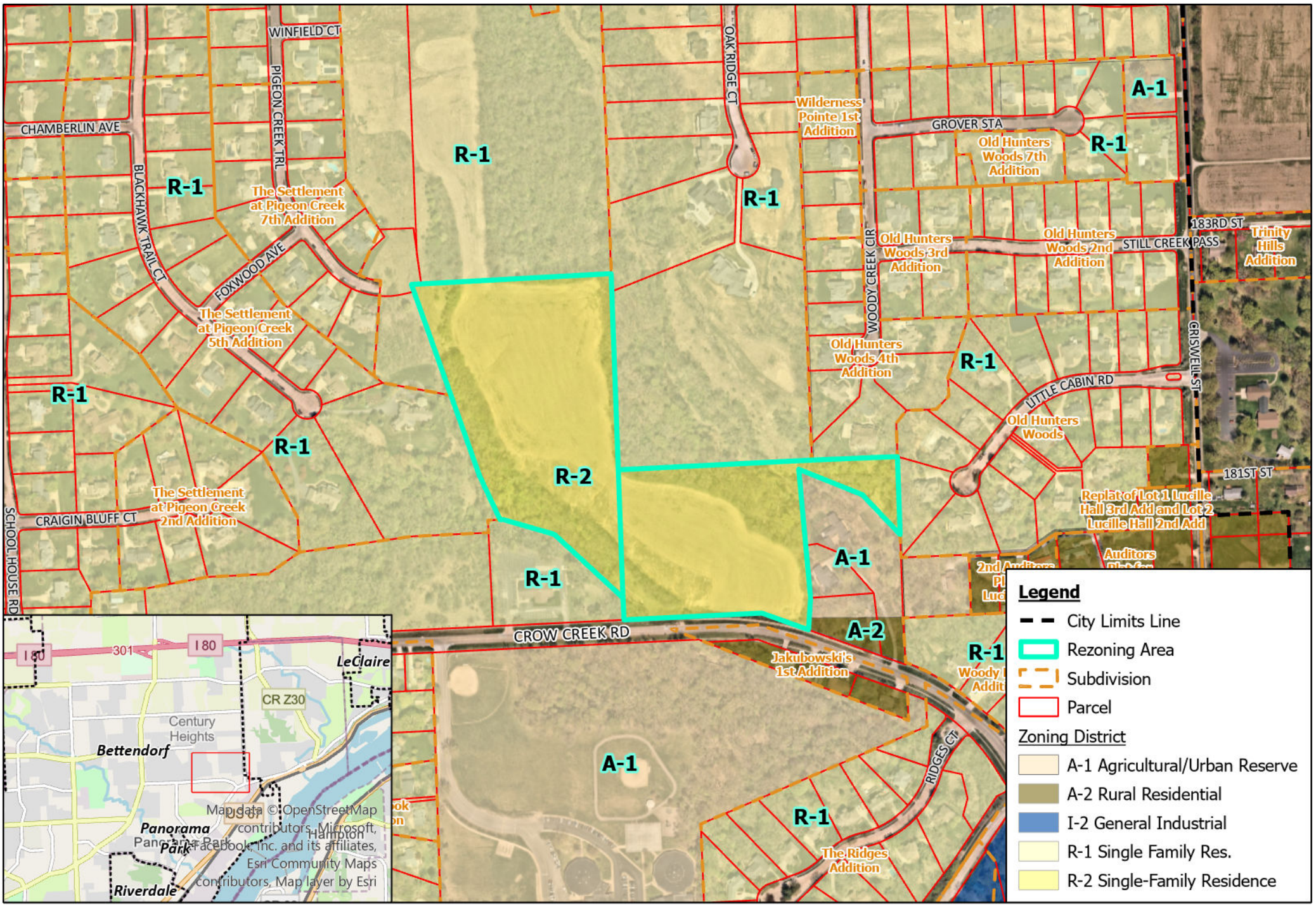
Future Land Use

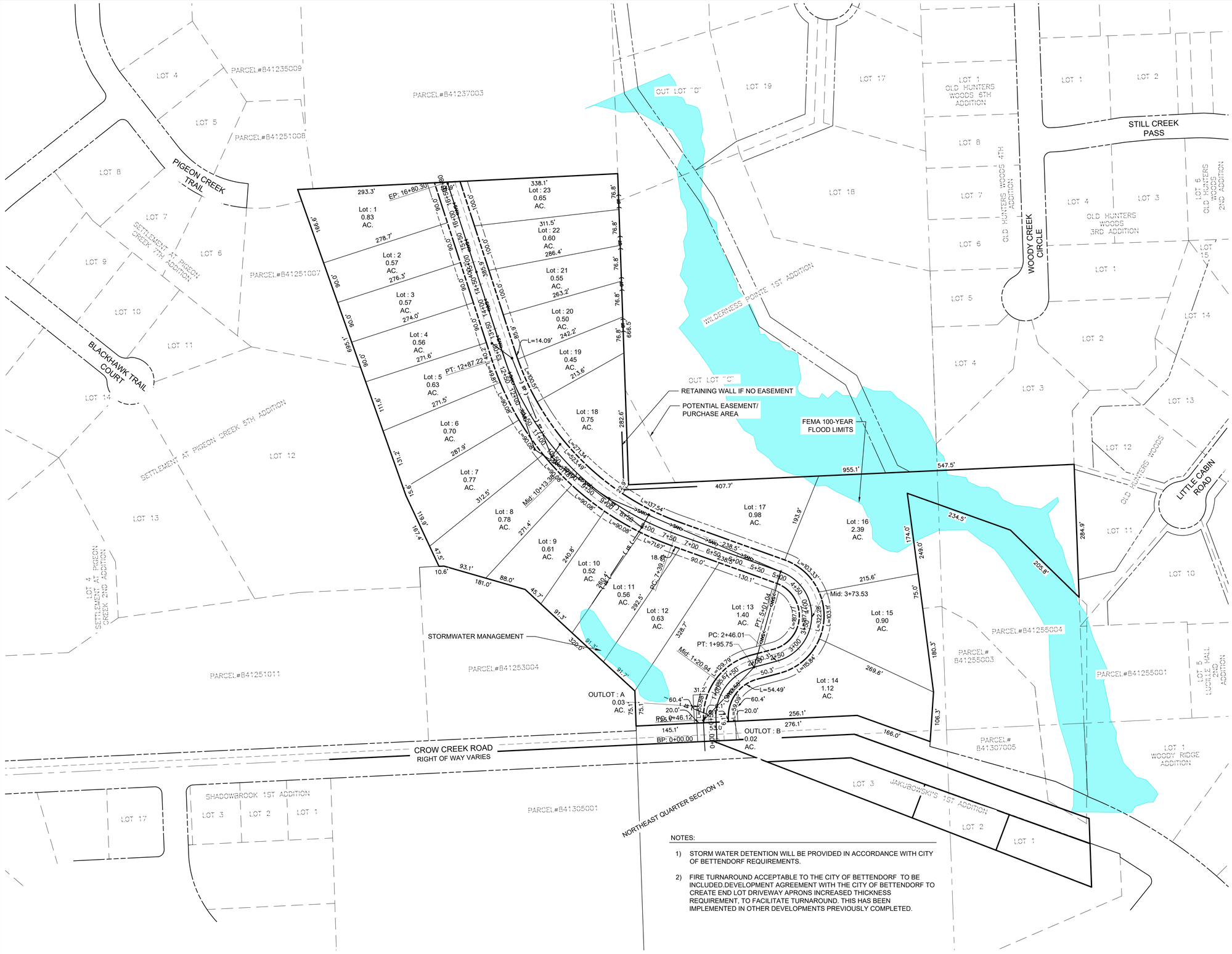


Zoning



Case No. 24-009: North of Crow Creek Road
Rezoning: A-1 to R-2
Proposed Zoning





NOTES:

1) STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CITY OF BETTENDORF REQUIREMENTS.

2) FIRE TURNAROUND ACCEPTABLE TO THE CITY OF BETTENDORF TO BE INCLUDED.DEVELOPMENT AGREEMENT WITH THE CITY OF BETTENDORF TO CREATE END LOT DRIVEWAY APRONS INCREASED THICKNESS REQUIREMENT, TO FACILITATE TURNAROUND. THIS HAS BEEN IMPLEMENTED IN OTHER DEVELOPMENTS PREVIOUSLY COMPLETED.

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR
		-	-

ISSUED FOR 11/13/2023

CONCEPT

PRELIMINARY NOT FOR CONSTRUCTION

ODAMA CROW CREEK RD. DEV.

ADVANCE HOMES, INC.
4215 E. 60TH STREET
DAVENPORT, IOWA

Non-Reduced Sheet Size: 22" x 34"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
DCD	JLR
FIELD	FIELD BOOK
-	-
CHECKED	CHECK DATE
-	-

SHEET TITLE

CONCEPT FEASIBILITY PLAN NO CONTOURS

PROJECT NO. 23-6093

DRAWING ISSUED DATE: 01/25/2024

SHEET

C101

Case No. 24-009: 6500 Crow Creek Road
Rezoning: A-1 to R-2
Floodplain

February 27, 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 6500 Crow Creek Road, A-1 to R-2, submitted by Pheasant Creek Estates, LLC. (Case 24-009)

Honorable Mayor and Members of the City Council:

On February 21, 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 24-009; Public Hearing on Rezoning of property generally located at 6500 Crow Creek Road, A-1 Agricultural/Urban Reserve District to R-2 Single-Family Residence District, submitted by Pheasant Creek Homes, LLC . (Staff: Beswick)

Beswick reviewed the staff report.

Stoltenberg opened the public hearing and asked if there is proof of publication. Beswick confirmed this.

Robert Kelly, 4824 Pigeon Creek Trail, asked if there would be a future connection to Pigeon Creek Trail. Morlok stated that there would be no connection. Baker asked how storm water runoff at the terminus of Pigeon Creek Trail would be addressed. Morlok explained that the area in question is privately owned, adding that it is separate and distinct from the property proposed to be rezoned.

Greg Gackle, 1116 Coffelt Avenue, expressed concern about the fact that there would be no connection between Pigeon Creek Trail and the future subdivision. Morlok explained that the area where a connection would be made is privately owned and that the city would have to condemn property to extend Pigeon Creek Trail. He added that there are two entrances to the existing subdivision via School House Road and Settlers Pointe Circle. He added that when the property to the north is developed, there will be another connection at Winfield Court. Beswick added that the property proposed to be rezoned will be a 23-lot subdivision with a separate access to Crow Creek Road.

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

> On motion by Wennlund, second by Kappeler, that the rezoning of property generally located at 6500 Crow Creek Road, A-1 to R-2, 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: March 5, 2024

REQUESTED BY: Kim Kidwell, Director of Culture & Recreation

Item Title
Resolution appointing Laura Wittnebel and Kathleen Roberts to the City of Bettendorf's Parks Advisory Board.

Explanation
Tara Marahatta recently resigned from the Parks Advisory Board leaving a vacancy with a term expiration of June 30, 2024 and Patrick Larkin recently resigned leaving a vacancy with a term expiration of June 30, 2025. Laura Wittnebel and Kathleen Roberts have expressed a desire to serve the City of Bettendorf as a member of the Parks Advisory Board. Mayor Gallagher recommends appointing Ms. Wittnebel and Ms. Roberts to fill said vacancies.

Staff requests that the City Council approve these appointments.

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

List Attachments
- Resolution
- Appointment Resumes

RESOLUTION _____ - 24

RESOLUTION APPOINTING LAURA WITTNEBEL AND KATHLEEN ROBERTS TO THE CITY OF BETTENDORF'S PARKS ADVISORY BOARD

WHEREAS, there currently exists two vacancies with a term expiration of June 30, 2024 and June 30,. 2025, on the Parks Advisory Board due to the resignations of Tara Marahatta and Patrick Larkin; and

WHEREAS, Laura Wittnebel and Kathleen Roberts have expressed a desire to serve the City of Bettendorf as a member of the Parks Advisory Board; and

WHEREAS, Mayor Gallagher recommends the appointments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the mayoral appointment of Laura Wittnebel to the Parks Advisory Board is hereby approved with a term beginning immediately and ending on June 30, 2024; and the mayoral appointment of Kathleen Roberts to the Parks Advisory Board is hereby approved with a term beginning immediately and ending on June 30, 2025.

PASSED, APPROVED AND ADOPTED this 5th day of March, 2024.

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

Appointment Resume
City of Bettendorf

Board or Commission: Parks & Recreation Advisory Board
Name: Laura Wittrebel

Address: 12553 Dorothy's Dr - Bettendorf

Phone where I can be reached: 319-239-4628

If checked, please answer:

_____ If residency within the city is a condition of appointment, I certify that I am a resident and will be throughout my tenure. X (Yes) _____ (No)
(Note: Parks & Recreation Advisory Board Members must be Bettendorf Residents).

_____ If qualification is dependent upon a special skill, job function, or status, I certify that I have the qualification X (Yes) _____ (No)

Requirement(s) mandated by City Code: _____

I have read the powers and duties of the position for which I am applying: X (Yes) _____ (No)

I will exercise those powers and duties in a fair and impartial manner: X (Yes) _____ (No)

I understand the Open Meetings Law (Ch 21) and the Gift Law (Ch68B) as they currently exist in the State Code and will abide by them: X (Yes) _____ (No)

I was referred to this position by: Kim Kidwell

Please describe any factor you believe would assist the Mayor and Council in favorably considering your appointment to the Board or Commission listed above (including things such as professional competence, length of residency, education or any other factor you think is important. Please feel free to add another sheet is you need more room):

I have been a longtime resident of Bettendorf. My background has been in parks & recreation as well. I have worked in the government, non-profit, and public sector. Looking forward to helping the community. ☺

Thank you for applying for a volunteer position to help the residents of Bettendorf. On page two of the form is certain information requested to comply with EEOC requirements. That information will not be reported to the Mayor or Council.

Appointment Resume
City of Bettendorf

Board or Commission: Board of Trustees – Parks & Recreation_____
Name: Kathleen Roberts

Address: 5241 Berkshire Ct; Bettendorf, IA 52722

Phone where I can be reached: 309-798-8881

If checked, please answer:
_____ If residency within the city is a condition of appointment, I certify that I am a resident and will be throughout my tenure. ____ (Yes) _____ (No)
(Note: In the case of the Parks & Recreation Advisory Board, 100% of the members must be residents of Bettendorf)

_____ If qualification is dependent upon a special skill, job function, or status, I certify that I have the qualification _____ (Yes) _____ (No)

Requirement(s) mandated by City Code: _____

I have read the powers and duties of the position for which I am applying: _X__ (Yes)
_____ (No)

I will exercise those powers and duties in a fair and impartial manner: _X__ (Yes)
_____ (No)

I understand the Open Meetings Law (Ch 21) and the Gift Law (Ch68B) as they currently exist in the State Code and will abide by them: __X_ (Yes)
_____ (No)

I was referred to this position by: Betsy Flaherty

Please describe any factor you believe would assist the Mayor and Council in favorably considering your appointment to the Board or Commission listed above (including things such as professional competence, length of residency, education or any other factor you think is important. Please feel free to add another sheet is you need more room):

As a mother of two kiddos who are actively engaged in Parks & Rec activities, I've been on the receiving end of what Bettendorf has to offer families and the community. I would love to be part of the future journey that this organization has, adding value and impact for my family, my friends and our community.

I have had extensive professional experiences in my employment with John Deere in project management, product management, analyzing data, long term strategic development, short term tactics, marketing efforts, etc… that would help me work with the Parks & Rec team to help guide and add value.

Public

I've been an Iowa girl my whole life though spending time in other countries (lived in Mexico as a teenager) and in the Pacific Northwest US has given me perspective from other cultures, communities and areas of the world that will help me as I navigate decisions with the team.

I look forward to engaging and supporting as much as possible and for the consideration of this opportunity.

Thank you for applying for a volunteer position to help the residents of Bettendorf. On page two of the form is certain information requested to comply with EEOC requirements. That information will not be reported to the Mayor or Council.

Public

COUNCIL LETTER

MEETING DATE: March 5, 2024

REQUESTED BY: Michelle Spencer, Sr. Admin. Assistant

Item Title
Resolution approving annual and/or special event mobile food unit licenses.

Explanation
The Licensing of mobile food units contribute to the mission of a growing, competitive business environment. The applicant for The Full Nelson Catering, LLC has submitted the necessary documentation to issue the respective license and/or permits as required by City of Bettendorf's City Code, Title 3, Chapter 13.

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

List Attachments
- Resolution

RESOLUTION _____- 24

RESOLUTION APPROVING ANNUAL AND/OR SPECIAL EVENT MOBILE FOOD UNIT LICENSES

WHEREAS, the City Council of the City of Bettendorf, Iowa has received application for the following mobile food unit requests:

The Full Nelson Catering, LLC (annual license)

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Bettendorf City Code, Title 3, Chapter 13, the aforementioned renewals and/or requests is hereby approved.

PASSED, APPROVED AND ADOPTED this 5th day of March, 2024

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: March 5, 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 Oscar's Pub and Rudy's Tacos 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 Oscar's Pub and Rudy's Tacos

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 5th day of March, 2024

_____
Robert S. Gallagher, Mayor

ATTEST:

_____
Decker P. Ploehn, City Clerk

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00100002330000		WAGEWORKS	02/06/2024	2400432	INV6146895	713.79	FLEX CLAIMS
		00100002330000		WAGEWORKS	01/30/2024	2400429	INV6128305	4,862.09	FLEX CLAIMS
	GENERAL FUND	**- Summary**						**5,575.88**	
		81000002052200		CITY OF BETTENDORF	02/23/2024	124823	20240223	165.00	PAYROLL SUMMARY
		81000002051500		AFLAC	02/09/2024	2400436	PR DATE 02/09	116.40	CI WRAP CONTRIBUTIONS
		81000002051000		IPERS COLLECTIONS	01/02/2024	2400423	8455686	27.16	EMPLOYEE SHARE IPERS
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	02/23/2024	124820	20240223	50.00	PAYROLL SUMMARY
		81000002052800		ICMA RETIREMENT TRUST - 457	02/09/2024	2400447	7102596B	4,559.44	457 LOAN PAYMENTS
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	02/23/2024	124831	20240223	61.10	PAYROLL SUMMARY
		81000002050900		INTERNAL REVENUE SERVICE	02/09/2024	2400440	15912553B	25,966.64	MEDICARE W/H TAX
		81000002050500		INTERNAL REVENUE SERVICE	02/09/2024	2400440	15912553	77,354.63	FEDERAL W/H
		81000002051000		IPERS COLLECTIONS	02/09/2024	2400443	121101244	36,701.09	EMPLOYEE SHARE IPERS
	LIABILITY CLEARING ACCT.	81000002051500		ICMA RETIREMENT TRUST - 457	02/09/2024	2400447	6505005	4,552.02	AFTER TAX ROTH IRA
		81000002051500		AMERICAN FUNDS ROTH IRA WIRE	02/09/2024	2400446	9290-9110-13909	25.00	AFTER TAX ROTH IRA CONTRIBUTIONS
		81000002059900		BETTENDORF POLICE BENEVOLENT FUND	02/09/2024	2400439	PR DATE 02/09	100.00	02/09 CONTRIBUTIONS
		81000002052100		CITY OF BETTENDORF	02/23/2024	124823	20240223	17,990.33	PAYROLL SUMMARY
		81000002052300		GREAT AMERICAN PLAN ADMINISTRATORS	02/09/2024	2400437	PR DATE 02/09	712.18	02/09 CONTRIBUTIONS
		81000002051200		MUNICIPAL FIRE & POLICE	02/09/2024	2400435	02/09 PAY DATEB	10,709.38	EMP SHARE FIRE PENSION
		81000002059900		CITY OF BETTENDORF	02/23/2024	124822	20240223	491.69	PAYROLL SUMMARY
		81000002051500		ICMA RETIREMENT TRUST - 457	02/09/2024	2400447	7102596C	150.00	457 B ROTH
		81000002050600		TREASURER,STATE OF IOWA	02/09/2024	2400441	0-005-241-144	27,737.78	02/09 PAY DATE IA W/H TAX
		81000002050800		INTERNAL REVENUE SERVICE	02/09/2024	2400440	15912553A	71,352.06	FICA W/H TAX

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002052300		CITY OF BETTENDORF/125 PLAN	02/23/2024	124826	20240223	1,744.33	PAYROLL SUMMARY
		81000002051500		LEGALSHIELD	02/23/2024	124827	20240223	55.83	PAYROLL SUMMARY
		81000002051900		COLLECTION SERVICES CENTER	02/09/2024	2400445	2421085	1,784.81	CHILD/SPOUSE SUPPORT
		81000002050700		ILLINOIS DEPARTMENT OF REVENUE	02/09/2024	2400442	0-793-476-144	3,214.62	ILLINOIS STATE W/H TAX
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	02/23/2024	124829	20240223	300.30	PAYROLL SUMMARY
		81000002051100		MUNICIPAL FIRE & POLICE	02/09/2024	2400435	02/09 PAY DATE	16,462.34	EMPLOYEE SHARE POLICE PENSION
		81000002052300		CITY OF BETTENDORF/125 PLAN	02/23/2024	124825	20240223	1,972.23	PAYROLL SUMMARY
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	02/23/2024	124821	20240223	219.46	PAYROLL SUMMARY
		81000002052300		LINCOLN LIFE	02/23/2024	124828	20240223	1,057.51	PAYROLL SUMMARY
	LIABILITY CLEARING ACCT.	81000002052300		GREEN, JEFF	02/28/2024	124837	02222024	10,000.00	LINCOLN 457 WITHDRAWL LESS TAXES
		81000002051000		IPERS COLLECTIONS	02/09/2024	2400443	121101244A	55,080.79	CITY SHARE IPERS
		81000002052000		UNITED WAY QUAD CITIES	02/09/2024	2400448	PR DATE 02/09	794.00	02/09/24 CONTRIBUTIONS
		81000002052300		ICMA RETIREMENT TRUST - 457	02/09/2024	2400447	7102596	57,811.16	457 CONTRIBUTIONS
		81000002050400		MUNICIPAL FIRE & POLICE	02/09/2024	2400435	02/09 PAY DATEC	26,181.06	CITY SHARE FIRE PENSION
		81000002052300		NATIONWIDE RETIREMENT SOLUTIONS	02/09/2024	2400444	02092024	760.04	457 CONTRIBUTIONS
		81000002051900		STATE DISBURSEMENT UNIT	02/23/2024	124830	20240223	615.14	PAYROLL SUMMARY
		81000002059900		IOWA C.O.P.S.	02/09/2024	2400438	PR DATE 02/09	40.00	02/09 CONTRIBUTIONS
		81000002050200		MUNICIPAL FIRE & POLICE	02/09/2024	2400435	02/09 PAY DATEA	40,245.25	CITY SHARE POLICE PENSION
		81000002052900		MADISON NATIONAL LIFE INSURANCE CO	02/02/2024	2400449	1603606A	1,873.06	VOLUNTARY LIFE INSURANCE DEC
		81000002052300		CITY OF BETTENDORF/125 PLAN	02/23/2024	124824	20240223	4,923.86	PAYROLL SUMMARY

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	LIABILITY CLEARING ACCT. - Summary							**503,957.69**	
	PALMER HILLS GOLF COURSE	56000002211000		TREASURER, STATE OF IOWA	01/29/2024	2400426	0-005-201-518	1,021.48	DECEMBER SALES TAX - PHGC
	PALMER HILLS GOLF COURSE - Summary							**1,021.48**	
	SEWER UTILITY	52000001130000		FRANK YORK	03/06/2024	124871	5254 N RICHMOND	72.45	SEWER REFUND
	SEWER UTILITY - Summary							**72.45**	
	STORM WATER UTILITY	58000001130000		NORTHWEST BANK & TRUST CO.	03/06/2024	124907	2516 MIDDLE RD	2,613.61	STW REFUND
	STORM WATER UTILITY - Summary							**2,613.61**	
	TRANSIT	58500002010300		RIVER BEND TRANSIT	03/06/2024	124924	3054	319.87	442 JAN 2024 BUS LEASE PRINCIPAL
		58500002010300		RIVER BEND TRANSIT	03/06/2024	124924	3042	317.82	442 DEC 2023 BUS LEASE PRINCIPAL
		58500003592300		RIVER BEND TRANSIT	03/06/2024	124924	013124C	-34.25	FARES COLLECTED - JAN 2024
		58500003592400		RIVER BEND TRANSIT	03/06/2024	124924	013124A	-2,040.50	REVENUES COLLECTED - JAN 2024
	TRANSIT - Summary							**-1,437.06**	
- Summary								**511,804.05**	
	AQUATIC CENTER FUND	57550504992290	2PL005	RDG PLANNING & DESIGN, INC.	03/06/2024	124919	56260	20,284.36	#15 THE LANDING AMEND 1 THRU 1.31.2024
	AQUATIC CENTER FUND - Summary							**20,284.36**	
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802307	2CD009	TERRY-DURIN COMPANY	03/06/2024	124937	153793-00	2,846.96	HAND HOLES & CARRIERS
		40050504802307	PW0584	GRAYBAR (DATA)	03/06/2024	124875	9335830970	2,875.32	FIBER CASSETTES
		40050504802299	PW0562	N.J. MILLER INC.	03/06/2024	124906	230202 15	1,290.00	#15 FOREST GROVE PH 4 01.23.24 to 02.12.24
		40050504802299	PW0549	AMERICORE, LLC	03/06/2024	124848	230258 6	8,822.77	PE #6 RETAINAGE 2023 SIDEWALK REPAIR PROG
		40050504802299	PW0562	QUAD CITY CUSTOM SIGNS	03/06/2024	124914	INV-1985	4,914.79	CUSTOM ACRYLIC LIGHT BOXES
		40050504802307	2CD009	REPUBLIC COMPANIES	03/06/2024	124920	6231245-00	525.00	POWER TAPS
		40050504802299	CD0112	CDB UTILITY CONTRACTORS	03/06/2024	124857	1085	13,216.00	MIDDLE RD CONDUIT FIBER PH 2

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		40050504802307	PW0584	GRAYBAR (DATA)	03/06/2024	124875	9335851908	40.96	FIBER WIPES
		40050504802290	ED0032	HDR ENGINEERING, INC.	02/21/2024	124815	1200587748	2,621.76	#1 WEST BRIDGE MASTER PLAN THRU 12.3.23 TO12.31
	CAPITAL PROJECTS	40050504802299	PW0562	DAVENPORT ELECTRIC CONTRACT	02/21/2024	124814	53778	24,687.20	HYDROVAC & POLE SETTING @ FG
		40050504802307	PW0584	TERRY-DURIN COMPANY	02/21/2024	124818	151982-00	7,080.00	METER SOCKETS 4TH OF JULY
		40050504802290	ED0032	HDR ENGINEERING, INC.	02/21/2024	124815	1200594266	8,607.27	#2 WEST BRIDGE MASTER PLAN 1.1.24 TO 1.27.24
	CAPITAL PROJECTS - Summary							**77,528.03**	
	FMLY MUSEUM/ARTS &SCIENCE	55550504997074	FM0023	BLACK HAWK ROOF COMPANY	03/06/2024	124855	240097 2	68,130.00	FAM MUSEUM ROOF REPLACE
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**68,130.00**	
CAPITAL PROJECTS	ROAD USE FUND	20650504802307	RU0052	GRAYBAR (DATA)	03/06/2024	124875	9335968639	39.38	FIBER CLEANER DISPENSER
		20650504802307	RU0052	TERRY-DURIN COMPANY	03/06/2024	124937	153796-00	9,600.00	HAND HOLES
	ROAD USE FUND - Summary							**9,639.38**	
		52050504992290	SW0103	MCCLURE ENGINEERING CO	03/06/2024	124898	149788	60,364.55	#10 SPENCER CRK LIFT STATION 11.26.23 TO 12.30
		52050504992299	SW0103	G & H CONSTRUCTION INC.	03/06/2024	124872	240190 1	39,162.80	PE #1 SPENCER CRK LIFT STATION TREE CLEARING
	SEWER UTILITY	52050504992290	SW0103	MCCLURE ENGINEERING CO	03/06/2024	124898	150267	52,445.00	#11 SPENCER CRK LIFT STATION 12.31.23 TO 01.27
		52050504992290	SW0103	MCCLURE ENGINEERING CO	03/06/2024	124898	149422	53,367.23	#9 SPENCER CRK LIFT STATION 10.29.23 TO 11.25
		52050504992299	SW0096	ADVANCE HOMES, INC.	03/06/2024	124846	240183 1	290,423.58	SANITARY SWR EXT HOPEWELL FG
	SEWER UTILITY - Summary							**495,763.16**	
CAPITAL PROJECTS - Summary								**671,344.93**	
CITY ADMINISTRATION	GENERAL FUND	00141024612214		QUAD CITY TIMES	03/06/2024	124916	176981	85.54	PUB NOTICE OF BOND SALE GO BONDS, SERIES 2024A
		00141014602254		OLD CHICAGO	03/06/2024	124909	LC0046524	203.13	LIQUORE LICENSE REFUND

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
CITY ADMINISTRATION	GENERAL FUND	00141024612214		QUAD CITY TIMES	03/06/2024	124916	176982	104.07	PUB PH NOT AMEND ZONE MAP C2-C3 1975-2121 KIMBERLY
		00141024612214		QUAD CITY TIMES	03/06/2024	124916	176983	63.69	PUB PH NOT AMEND ZONE MAP A1-R2 4255 MIDDLE ROAD
		00141024612214		QUAD CITY TIMES	03/06/2024	124916	177351	558.21	PUBLISH CITY COUNCIL MTG MINUTES 2/6/24 MEETING
		00141024612244		MERCHANT SERVICES	02/02/2024	2400451	124D	43.00	BANKCARD FEES BUSINESS LIC
		00141024612214		QUAD CITY TIMES	03/06/2024	124916	176988	39.20	PUB PH NOT RE BIDS EDGE WOOD DR RECONSTR PROJECT
		00141024612214		QUAD CITY TIMES	03/06/2024	124916	175300	401.97	PUBLISH 2023 ANNUAL SALARY LIST
		00141024612214		QUAD CITY TIMES	03/06/2024	124916	176986	38.54	PUB PH NOT RE BIDS 33RD ST DRAINAGE IMPROVEMENTS
		00141024612214		QUAD CITY TIMES	03/06/2024	124916	177352	160.34	PUBLISH ORDINANCE 04-24
		00141024612214		QUAD CITY TIMES	03/06/2024	124916	176985	45.16	PUB PH NOT VACATION OF ALLEY ROW 15TH,N OF GRANT
		00141024612214		QUAD CITY TIMES	03/06/2024	124916	176987	38.54	PUB PH NOT RE BIDS 2024 FULL DEPTH PATCHING PROG
	GENERAL FUND - Summary							**1,781.39**	
CITY ADMINISTRATION - Summary								**1,781.39**	
COMMUNITY DEVELPMENT	GENERAL FUND	00130064162303		INTERNATIONAL CODE COUNCIL, INC.	03/06/2024	124885	1001828435	1,184.40	CODE BOOKS
		00130064161304		PETERSEN, JEREMY	02/28/2024	124840	020824	110.04	MILEAGE REIMBURSEMENT TO ATTEND EICCC MEETING
		00130064162244		MERCHANT SERVICES	02/02/2024	2400451	124A	1,129.07	BANKCARD FEES INSPECTIONS
	GENERAL FUND - Summary							**2,423.51**	
COMMUNITY DEVELPMENT - Summary								**2,423.51**	
ECONOMIC DEVELOPMENT	GENERAL FUND	00135014512249		TAG COMMUNICATIONS INC.	03/06/2024	124935	027399	2,240.00	PARKS AND REC PARTNERS WORDMARKS
	GENERAL FUND - Summary							**2,240.00**	
ECONOMIC DEVELOPMENT - Summary								**2,240.00**	

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FAMILY MUSEUM	FMLY MUSEUM/ARTS &SCIENCE	55511014942244		VANTIV INTEGRATED PAYMENTS	02/06/2024	2400452	124	1,931.96	BANKCARD FEES MUSEUM
		55511014942307		ARAMARK - CHICAGO	03/06/2024	124850	6150318076	59.96	FIRST AID SUPPLIES
		55511014942307		ARAMARK - CHICAGO	03/06/2024	124850	6150314678	59.96	FIRST AID SUPPLIES
		55511014942290		WESTERN ILLINOIS UNIVERSITY	03/06/2024	124946	021924	1,904.50	ELI SADLER GRADUATE ASSIS TANT FEBRUARY 2024
		55511014942307		ARAMARK - CHICAGO	03/06/2024	124850	6150321890	59.96	FIRST AID SUPPLIES
		55511014941304		HY-VEE, INC. FM	03/06/2024	124881	660784	100.24	VISIT QC BOARD MEETING
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**4,116.58**	
FAMILY MUSEUM	**- Summary**							**4,116.58**	
	CAPITAL PROJECTS	40002094708004		S&P GLOBAL RATINGS	03/06/2024	124928	11469026	17,500.00	ANALYTICAL SERVICES WITH BONDS SERIES 2024A
	CAPITAL PROJECTS - Summary							**17,500.00**	
FINANCE	GENERAL FUND	00102024612307		CULLIGAN OF DAVENPORT	03/06/2024	124861	0522443	14.45	WATER
		00102024612307		ARAMARK - CHICAGO	03/06/2024	124850	6150323593	29.98	FIRST AID
		00102024612307		ARAMARK - CHICAGO	03/06/2024	124850	6150313278	29.98	FIRST AID
		00102024612307		ARAMARK - CHICAGO	03/06/2024	124850	6150320143	29.98	FIRST AID
		00102014612244		MERCHANT SERVICES	02/02/2024	2400451	124F	9.57	BANKCARD FEES 1% SW1,SW2,SW3
		00102024612307		CULLIGAN OF DAVENPORT	03/06/2024	124861	0522702	23.95	WATER
	GENERAL FUND - Summary							**137.91**	
	INFORMATION SERVICES	68802314942130		TRAFFIC LOGIX CORPORATION	03/06/2024	124941	SIN23538	9,450.00	CLOUD DATA SERVICES MARCH 2024-2025
		68802314942130	IT-FIN	TRAVELBANK	02/21/2024	124819	2024020829	13,500.00	EXPENSE MANAGEMENT
		68802314942130		ICIMS INC.	02/28/2024	124838	INV-ICI-281250	10,131.82	ICIMS APPLICANT TRAINING
	INFORMATION SERVICES - Summary							**33,081.82**	
	SEWER UTILITY	52002044902244		MERCHANT SERVICES	02/02/2024	2400451	124G	2,451.56	BANKCARD FEES UT SW1 SW2
		52002044902244		AUTHORIZE.NET	02/02/2024	2400450	124	30.70	ONLINE PYMT GATEWAY

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FINANCE	SEWER UTILITY	52002044902299		MIDWEST MAILWORKS INC.	03/06/2024	124901	247673	64.02	04 BILLS
		52002044902299		MIDWEST MAILWORKS INC.	03/06/2024	124901	247672	316.26	LATE NOTICES
		52002044902299		MIDWEST MAILWORKS INC.	03/06/2024	124901	247681	31.00	FINAL BILLS
	SEWER UTILITY	**- Summary**						**2,893.54**	
	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	03/06/2024	124901	247672B	316.25	LATE NOTICES
		58002194932299		MIDWEST MAILWORKS INC.	03/06/2024	124901	247673B	64.00	04 BILLS
		58002194932299		MIDWEST MAILWORKS INC.	03/06/2024	124901	247681B	30.99	FINAL BILLS
	STORM WATER UTILITY	**- Summary**						**411.24**	
	VEHICLE REPLACEMENT FUND	40102424802304		RACOM	02/28/2024	124841	FCSO202996	765.25	WIRING KITS/NEW PD VEHS
		40102424802304		SANTA CRUZ GUNLOCKS LLC	02/28/2024	124843	51005	741.16	GUN RACKS/NEW VEHS CITY #22322/22323
	VEHICLE REPLACEMENT FUND	**- Summary**						**1,506.41**	
FINANCE	**- Summary**							**55,530.92**	
FIRE	GENERAL FUND	00104154142101		JOHNSON CONTROLS SECURITY SOLUTIONS	03/06/2024	124890	39822556	818.74	FIRE ALARM MONITORING/ST2 3/1/24-2/28/25
		00104154142111		IOWA AMERICAN WATER COMPANY	03/06/2024	124887	061239FEB24	27.36	HYDRANT/ST2
		00104154142299		PS3 ENTERPRISES, INC	03/06/2024	124913	160181	100.00	UNIT RENTAL/TC
		00104154142106		CENTURY LAUNDRY DISTRIBUTING	03/06/2024	124858	28-032038	744.50	EXTRACTOR REPAIR/ST1
		00104124142104		LINDQUIST FORD, INC.	03/06/2024	124895	254991	569.40	HEAD BEAM REPAIR/ADM3
		00104154142111		IOWA AMERICAN WATER COMPANY	03/06/2024	124887	062188FEB24	61.86	HYDRANT/ST4
		00104114142104		KELTEK INC	03/06/2024	124892	9974	136.88	EMERGENCY LIGHT/E1
		00104154142111		IOWA AMERICAN WATER COMPANY	03/06/2024	124887	334067FEB24	142.32	WATER USAGE/ST2
		00104154142299		THYMET PEST CONTROL	03/06/2024	124940	145467	58.00	MONTHLY SERVICE/ST2
		00104114141209		RACOM	02/28/2024	124841	FCSO203458	234.00	RADIO ANTENNAS

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FIRE	GENERAL FUND	00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	03/06/2024	124847	0077372-IN	609.37	SOLENOID REPAIR/E1
		00104134142310		EMERGENCY MEDICAL PRODUCTS, INC.	03/06/2024	124869	2611374	12.29	MEDICAL SUPPLIES
		00104154142101		SHERWIN WILLIAMS CO.	03/06/2024	124933	4681-8	36.17	PAINT SUPPLIES/ST4
		00104134142310		RILCO SAFETY SUPPLY	03/06/2024	124923	RSS7506	396.00	MASK SILICONE CARTRIDGE/RESPIR COMBO
		00104114141209		PANTHER UNIFORMS INC.	03/06/2024	124911	24-1889	436.90	UNIFORM WEAR/BOCK
		00104154142101		SHERWIN WILLIAMS CO.	03/06/2024	124933	4682-6	11.59	PAINT SUPPLIES/ST4
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	03/06/2024	124847	0077339-IN	109.59	HUMP HOSE/E4
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	03/06/2024	124847	0077415-IN	840.26	EQ2B CONTROL HEAD/E2
		00104114142106		HEIMAN FIRE EQUIPMENT, INC.	03/06/2024	124878	0928630-IN	161.02	PARTS/THERMAL IMAGER
		00104144142304		SANDRY FIRE SUPPLY	02/21/2024	124817	INV-032609	5,395.16	SCBA TAG ASSY, CYLINDER CHARGER HAZMAT
		00104114141209		PANTHER UNIFORMS INC.	03/06/2024	124911	24-1892	39.00	UNIFORM WEAR/BOCK
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	03/06/2024	124847	0077344-IN	18.14	PIVOT BLOCK SPRING/T2
		00104014141301		IOWA ASSN OF PROF FIRE CHIEFS	03/06/2024	124888	22624	120.00	2024 DUES/CHIEF AND AC
	GENERAL FUND	**- Summary**						**11,078.55**	
FIRE	**- Summary**							**11,078.55**	
HUMAN RESOURCES	GENERAL FUND	00142014662213		GENESIS PSYCHOLOGY ASSOCIATES	03/06/2024	124873	12112023	400.00	EVALUATION
		00142014662342		RILEY, CHERYL	02/28/2024	124842	02202024	1,100.00	THIRD TIER MANAGEMENT TRAINING
		00142014662342		LOGO PRO, LLC	03/06/2024	124896	23434	116.00	CITY APPAREL GIFT CODE REDEMPTION FALL'23 STORE
		00142014662342		HY-VEE, INC. PW & AD	03/06/2024	124882	02222024	120.00	LEADERSHIP TRAINING SUPPLIES
	GENERAL FUND	**- Summary**						**1,736.00**	

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
HUMAN RESOURCES	**- Summary**							**1,736.00**	
LIBRARY	GENERAL FUND	00106014402244		MERCHANT SERVICES	02/02/2024	2400451	124B	252.07	BANKCARD FEES LIBRARY
	GENERAL FUND	**- Summary**						**252.07**	
LIBRARY	**- Summary**							**252.07**	
		68601064942288		MADISON NATIONAL LIFE INSURANCE CO	02/02/2024	2400449	1603606	12,626.44	LIFE AND LTD DEC
		68601064942296		EMPLOYEE BENEFIT SYSTEM	01/26/2024	2400427	01242024	1,112.75	VISION CLAIMS CKS 2566-2570
		68601064942285		WELLMARK BLUE CROSS & BLUE SHIELD	02/01/2024	2400424	12312023D	42,976.08	SPECIFIC DEC
		68601064942283		EMPLOYEE BENEFIT SYSTEM	03/06/2024	124870	000041761	1,727.18	MONTHLY BILLING
		68601064942294		DELTA DENTAL	01/29/2024	2400428	352050000202424	4,693.75	DENTAL CLAIMS 01/16-01/22/24
		68601064942296		EMPLOYEE BENEFIT SYSTEM	01/05/2024	2400431	01032024	596.92	VISION CLAIMS CKS 2561-2562
		68601064942294		DELTA DENTAL	02/12/2024	2400433	352050000202426	9,155.12	DENTAL CLAIMS 1.30-2.5
		68601064942294		DELTA DENTAL	02/05/2024	2400425	352050000202425	5,420.65	DENTAL CLAIMS 01/23-01/29/24
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	02/01/2024	2400424	12312023	45,304.29	MEDICAL CLAIMS 12/23-12/31/23
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	01/26/2024	2400430	01192024	73,704.47	MEDICAL CLAIMS 01/13-01/19/24
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	02/01/2024	2400424	12312023A	-6,904.97	STOP LOSS REIMBURSEMENTS
		68601064942297		YMCA OF IOWA MISSISSIPPI VALLEY	03/06/2024	124947	22024BETT	2,340.00	MONTHLY FEES
		68601064942283		WELLMARK BLUE CROSS & BLUE SHIELD	02/01/2024	2400424	12312023B	13,429.08	ADMIN FEES DEC.
		68601064942296		EMPLOYEE BENEFIT SYSTEM	02/09/2024	2400434	02072024	515.82	VISION CLAIMS CKS 2571-2572
		68601064942284		WELLMARK BLUE CROSS & BLUE SHIELD	02/01/2024	2400424	12312023C	1,350.72	AGGREGATE DEC
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	01/26/2024	2400430	01192024A	-7,243.47	STOP LOSS REIMBURSEMENTS

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	EMPLOYEE INSURANCE - Summary							**200,804.83**	
MAYOR & COUNCIL	GENERAL FUND	00101014601304		BI-STATE REGIONAL COMMISSION	03/06/2024	124854	0011214	47.67	CEO/CAO MTG 2/16/24 MAYOR GALLAGHER & DPLOEHN
		00101014602351		DPHILMS/DINGELDEIN PHILMS, INC	03/06/2024	124863	027549	3,140.00	LIVE STREAM SERIVICES
		00101014602213		GRABER, EDMUND C.	03/06/2024	124874	022624	1,832.00	CONSULTING SERVICES FOR FEBRUARY 1 - 29, 2024
		00101014602213		ROCK ISLAND DEFENSE ALLIANCE	03/06/2024	124926	24-180	17,400.00	FY24 FUNDING FOR RIADA
		00101014602340		HY-VEE, INC. PW & AD	03/06/2024	124882	162168	108.00	FUNERAL ARRANGEMENT - J. KLEIN'S SON (FM)
		00101014602290		HIGHTECH SIGNS	03/06/2024	124880	B27390	1,734.19	OUTSIDE ADDRESS NUMBERS FOR CITY HALL & PD BLDGS
	GENERAL FUND - Summary							**24,261.86**	
	RISK MANAGEMENT	68401054942268		IOWA COMMUNITIES ASSURANCE POOL	02/28/2024	124839	4A2401CSJ5C0001	9,135.00	CLAIM PAYMENT
		68401054942276		DAVENPORT ELECTRIC CONTRACT	03/06/2024	124862	53914	1,864.00	ACCIDENT 24-718 POLE @ 10TH & STATE
		68401054942292		IMWCA	03/06/2024	124884	INV89522	3,166.51	LARGE DED PMT FY1819 01/01/24 TO 01/31/24
	RISK MANAGEMENT - Summary							**14,165.51**	
MAYOR & COUNCIL - Summary								**239,232.20**	
PARKS & RECREATION	GENERAL FUND	00107404462202	FEST01	APEX SCREENPRINTING	03/06/2024	124849	259413	4,950.00	KOOZIES 4TH OF JULY
		00107404462202	FEST01	APEX SCREENPRINTING	03/06/2024	124849	259414	4,975.00	4TH OF JULY TOTES
		00107034432244		MERCHANT SERVICES	02/02/2024	2400451	124E	127.92	BANKCARD FEES REC ONLINE
	GENERAL FUND - Summary							**10,052.92**	
	PALMER HILLS GOLF COURSE	56007114942244		MERCHANT SERVICES	02/02/2024	2400451	124C	45.00	BANKCARD FEES GOLF RANGE BALLS
	PALMER HILLS GOLF COURSE - Summary							**45.00**	
PARKS & RECREATION - Summary								**10,097.92**	

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
POLICE	GENERAL FUND	00103114102104		RACOM	03/06/2024	124917	FCSO203230	1,260.00	EQUIPMENT REMOVAL SQD 202/CITY VEH 21924
		00103154102299		SCOTT COUNTY SHERIFF'S OFFICE	03/06/2024	124930	2024-75	1,975.00	BOOKING FEES (JAN)
		00103114101209		UNIFORM DEN, INC.	03/06/2024	124943	115405	16.00	ALTERATION/CHIEF
		00103114101301		SECRETARY OF STATE	03/06/2024	124932	021324	30.00	NOTARY RENEWAL/GOODMAN
		00103114101209		UNIFORM DEN, INC.	03/06/2024	124943	115287	92.95	UNIFORM WEAR (NELSON)
		00103114102309		RAY O'HERRON CO.INC.	03/06/2024	124918	2326204	177.97	BADGE/K9 LEWIS
		00103114101209		RAY O'HERRON CO.INC.	03/06/2024	124918	2325255	678.84	BADGES
		00103184102304		STREICHER'S INC	03/06/2024	124934	I1681049	948.00	HEADSET/ERU
		00103114101209		UNIFORM DEN, INC.	03/06/2024	124943	115034-01	84.50	UNIFORM WEAR/KOHLMEYER
	GENERAL FUND	**- Summary**						**5,263.26**	
POLICE	**- Summary**							**5,263.26**	
PUBLIC WORKS	FMLY MUSEUM/ARTS &SCIENCE	55505254942101	2400FM	ADEL WHOLESALERS, INC.	03/06/2024	124845	2128223	118.89	CHROME FLANGES - DRAINS FAM MUS
		55505254942101	2400FM	KONE INC.	03/06/2024	124894	871271417A	214.34	ELEVATOR SERVICE CONTRACT MUSEUM
		55505254942101	2400FM	JOHNSON CONTROLS SECURITY SOLUTIONS	03/06/2024	124890	39822558	2,970.53	FIRE ALARM MONITORING - FAM MUS
		55505254942101	2400FM	ADEL WHOLESALERS, INC.	03/06/2024	124845	2128222	34.66	SINK DRAIN - FAM MUS
	FMLY MUSEUM/ARTS &SCIENCE - Summary							**3,338.42**	
	GENERAL FUND	00105724422325		CITY OF DAVENPORT	03/06/2024	124859	1334119	1,330.00	MATERIALS HAULED OFF
		00105254642101	2400MC	REPUBLIC COMPANIES	03/06/2024	124920	6232922-00	316.62	WALL PACK AND BULBS - MAINT CTR
		00105254642101	2400MC	ADEL WHOLESALERS, INC.	03/06/2024	124845	2127563	40.75	COPPER REPAIR COUPLERS MAINT CTR
		00105254642101	2400MC	ADEL WHOLESALERS, INC.	03/06/2024	124845	2127870	42.46	INSULATION TAPE - MAINT CTR
		00105724422299		S J SMITH CO. INC.	03/06/2024	124927	731925	10.85	GAS, OXYGEN RENTAL
		00105724422299		S J SMITH CO. INC.	03/06/2024	124927	731924	65.10	GAS, OXYGEN RENTAL
		00105724422104		REXCO EQUIPMENT CO.	03/06/2024	124921	P45001	673.37	PARTS FOR BOBCAT INVENTOR Y

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00105254642101	2400LB	KONE INC.	03/06/2024	124894	871271417	428.70	ELEVATOR SERVICE CONTRACT LIBRARY
		00105254642101	2400CC	REPUBLIC COMPANIES	03/06/2024	124920	6232923-00	186.27	WALL PACK LIGHT - COMM CTR
		00105254642101	2400MC	BASEPOINT BUILDING AUTOMATIONS	03/06/2024	124853	144618	210.00	HVAC CONTROLLER REPAIR - MAINT CTR
		00105724422325		CITY OF DAVENPORT	03/06/2024	124859	1334510	180.00	DEBRIS HAULED OFF
		00105264642307	2401LB	THE HOME DEPOT PRO	03/06/2024	124938	789706231	284.11	PAPER TOWELS - LIBRARY
		00105254642101	2400CH	WALT LAMBACH FIRE PROTECTION	03/06/2024	124945	59294	709.12	FIRE EXTINGUISHER SERVICE CITY HALL
		00105254642299	2400MC	ELECTRICAL ENGINEERING & EQUIP. CO.	03/06/2024	124867	7543217-00	795.00	GENERATOR REPAIR - MAINT CTR
		00105724422299		ACE PEST MANAGEMENT, INC.	03/06/2024	124844	24462	68.00	PEST CONTROL - AGAPE
		00105254642101	2400CH	ADEL WHOLESALERS, INC.	03/06/2024	124845	2127869	49.49	DRINKING FOUNTAIN VALVE CITY HALL
	GENERAL FUND	00105724422299		ACE PEST MANAGEMENT, INC.	03/06/2024	124844	24461	68.00	PEST CONTROL - AGAPE
PUBLIC WORKS		00105254642101	2400MC	WALT LAMBACH FIRE PROTECTION	03/06/2024	124945	59135	67.53	FIRE EXTINGUISHER INSP MAINT CTR
		00105254642101	2400MC	JOHNSON CONTROLS SECURITY SOLUTIONS	03/06/2024	124890	39822553	1,981.17	FIRE ALARM MONITORING - MAINT CTR
		00105254642101	2400MC	BASEPOINT BUILDING AUTOMATIONS	03/06/2024	124853	144270	1,028.30	POWER DOOR SERVICE - MAIN T CTR
		00105724422307		CARQUEST AUTO PARTS STORE	03/06/2024	124856	6604-429941	22.80	DIESEL EXHAUST
		00105254642101	2400CH	KONE INC.	03/06/2024	124894	871271417B	214.34	ELEVATOR SERVICE CONTRACT CITY HALL
		00105254642101	2400MC	KONE INC.	03/06/2024	124894	871271417C	214.34	ELEVATOR SERVICE CONTRACT MAINT CTR
		00105264642307	2401CC	SCRUB PUB	03/06/2024	124931	4727	34.50	LAUNDRY SERVICE - COMM CTR
		00105254642101	2400CC	JOHNSON CONTROLS SECURITY SOLUTIONS	03/06/2024	124890	39822557	777.18	FIRE ALARM MONITORING - COMM CTR
	GENERAL FUND	**- Summary**						**9,798.00**	
	MUNICIPAL GARAGE	68305204942104		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	R103037381:01	3,904.52	#1 INJ REPAIR 1322

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942324		KILBURG EQUIPMENT, LLC.	03/06/2024	124893	3774	445.53	PADS STOCK
		68305204942324		EASTERN IOWA TIRE, INC.	03/06/2024	124865	100154202	1,451.55	STOCK TIRES
		68305204942324		LINDQUIST FORD, INC.	03/06/2024	124895	388631	205.34	BUMPER LOWER
		68305204942104		MACQUEEN EQUIPMENT	03/06/2024	124897	W04589	3,450.39	JOYSTICK REPAIR 1315
		68305204942352		RILCO FLUID CARE, INC.	03/06/2024	124922	503352	1,923.75	OILS
		68305204942324		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	X103139965:01	145.98	STOCK
		68305204942351		JOHNSON OIL COMPANY	03/06/2024	124891	8229730	41.94	FUEL
		68305204942324		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	X103139447:01	444.33	FUEL FILTER HOUSING 1725
		68305204942104		SATIN'S NORTHPARK GLASS	03/06/2024	124929	018362	320.00	WINDSHIELD 1401
		68305204942104		MILLS CHEVROLET COMPANY	03/06/2024	124903	3649188	84.57	OIL CHANGE 2116
		68305204942324		MOTION INDUSTRIES, INC.	03/06/2024	124905	IA16-00972050	17.52	FITTING FOR 2400
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		MIDWEST WHEEL & RIM CO	03/06/2024	124902	3588526-00	38.66	VALVE 1919
		68305204942324		EASTERN IOWA TIRE, INC.	03/06/2024	124865	100154201	-601.55	RETURN
		68305204942324		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	X103139851:02	148.52	STOCK BRAKE CHAMBER
		68305204942324		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	X103139720:01	-307.10	RETURN
		68305204942351		RILCO FLUID CARE, INC.	03/06/2024	124922	504120	143.00	DEF
		68305204942324		TERMINAL SUPPLY COMPANY	03/06/2024	124936	14492-00	439.32	BEACONS STOCK
		68305204942324		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	X103139173:02	1,855.42	MIRROR STOCK
		68305204942324		EASTERN IOWA TIRE, INC.	03/06/2024	124865	100154193	601.55	STOCK TIRES
		68305204942104		MILLS CHEVROLET COMPANY	03/06/2024	124903	6349792	1,704.18	REPAIR COIL/PLUGS 1916
		68305204942324		MIDWEST WHEEL & RIM CO	03/06/2024	124902	3575531-00	-772.00	CORE RETURN
		68305204942324		ELLIOTT EQUIPMENT CO.	03/06/2024	124868	177775	641.55	PADS FOR ARMS - STOCK

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942106		RILCO FLUID CARE, INC.	03/06/2024	124922	502491	2,052.00	OIL PUMP
		68305204942324		MIDWEST WHEEL & RIM CO	03/06/2024	124902	3578639-00	50.84	TRIANGLES 2306 & 2303
		68305204942324		LINDQUIST FORD, INC.	03/06/2024	124895	388683	18.36	WIPERS FOR 2006
		68305204942324		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	X103139822	65.46	STOCK HOOD LIGHT
		68305204942324		LINDQUIST FORD, INC.	03/06/2024	124895	388761	34.09	WINDOW SWITCH 1215
		68305204942324		LINDQUIST FORD, INC.	03/06/2024	124895	388756	157.15	STOCK FILTERS
		68305204942324		NOTT COMPANY	03/06/2024	124908	4782404-00	115.24	FITTINGS
		68305204942324		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	X103139748:01	62.22	STOCK HOSE
		68305204942307		S J SMITH CO. INC.	03/06/2024	124927	6616870	387.22	OXYGEN
		68305204942307		TERMINAL SUPPLY COMPANY	03/06/2024	124936	17505-00	421.23	MISC SUPPLY
		68305204942324		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	X103139851:01	196.96	STOCK BRAKE LINE
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		ELLIOTT EQUIPMENT CO.	03/06/2024	124868	177536	103.42	TEMP SENSOR - 1611
		68305204942104		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	R103037477:01	544.99	REPAIR FOR 1629
		68305204942324		INTERSTATE BATTERY OF THE	03/06/2024	124886	280450	89.95	BATTERY 0419
		68305204942324		MIDWEST WHEEL & RIM CO	03/06/2024	124902	3571671-01	858.84	DRUMS STOCK
		68305204942104		LINDQUIST FORD, INC.	03/06/2024	124895	255054	60.09	OIL CHANGE 2323
		68305204942104		H & H CAR CARE & TOWING, LLC	03/06/2024	124877	55755	260.00	TOW - 1613
		68305204942324		THOMPSON TRUCK & TRAILER INC.	03/06/2024	124939	X103139688:01	755.29	COOLANT TANK FOR 1726
		68305204942307		S J SMITH CO. INC.	03/06/2024	124927	731743	195.30	GAS RENTAL SHOP
		68305204942324		GREEN BUICK GMC INC.	03/06/2024	124876	161340	98.54	OIL PSI SENSOR FOR 1630
		68305204942324		HENDERSON PRODUCTS	03/06/2024	124879	393217	3,625.75	TUBE FOR WING 2010
		68305204942324		MHC KENWORTH	03/06/2024	124899	T01135600195261	32.39	STOCK FILTERS

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	MUNICIPAL GARAGE	68305204942324		GREEN BUICK GMC INC.	03/06/2024	124876	161335	489.06	OIL LINES FOR 1701
		68305204942324		LINDQUIST FORD, INC.	03/06/2024	124895	388708	101.54	A PILLAR HANDLE 1215
		68305204942324		MACQUEEN EQUIPMENT	03/06/2024	124897	P22244	113.58	GAUGE STOCK
		68305204942324		MIDWEST WHEEL & RIM CO	03/06/2024	124902	3571671-00	1,858.04	BRAKES STOCK
		68305204942324		LINDQUIST FORD, INC.	03/06/2024	124895	388753	18.36	WIPERS 1516
	MUNICIPAL GARAGE - Summary							**29,092.88**	
	PALMER HILLS GOLF COURSE	56005254942299	2400GC	THYMET PEST CONTROL	03/06/2024	124940	145629	79.00	PEST CONTROL - PALMER
	PALMER HILLS GOLF COURSE - Summary							**79.00**	
PUBLIC WORKS	ROAD USE FUND	20605124242299		B & B MACHINES, INC.	03/06/2024	124852	18246	817.98	BRINE PUMP REPAIR
		20605304232108		MID AMERICAN ENERGY	03/06/2024	124900	549652332	21.05	6988 MIDDLE RD
		20605124242307		TRISTATE TRUCK EQUIPMENT	03/06/2024	124942	8053	2,019.50	SPREADER CHAIN
		20605114202307		RIVERSTONE GROUP INC.	03/06/2024	124925	1270118	355.25	UPM MIX
		20605144232307		3M COMPANY	03/06/2024	124949	9427230068	101.56	PAINTERS TAPE
		20605114202307		RIVERSTONE GROUP INC.	03/06/2024	124925	1268813	865.65	UPM MIX
		20605304232108		MID AMERICAN ENERGY	03/06/2024	124900	549685456	240.77	6850 MIDDLE RD
		20605124242307		COMPASS MINERALS AMERICA	03/06/2024	124860	1296000	3,347.11	ROAD DE ICING SALT
		20605304232108		MID AMERICAN ENERGY	03/06/2024	124900	549663932	53.96	6002 MIDDLE RD
		20605304232108		MID AMERICAN ENERGY	03/06/2024	124900	549655634	28.34	5304 MIDDLE RD
		20605114202310		QUAD CITY SAFETY, INC.	03/06/2024	124915	3098084A	246.00	SAFETY GLOVES
		20605144232307		3M COMPANY	03/06/2024	124949	9427216005	1,963.92	REFLECTIVE SHEETING
		20605304232108		MID AMERICAN ENERGY	03/06/2024	124900	549680992	55.19	4798 FOREST GROVE DR
		20605014292306		ARAMARK - CHICAGO	03/06/2024	124850	6150321898	29.98	FIRST AID SUPPLY
		20605124242299		OVERLAND SYSTEMS, INC.	03/06/2024	124910	35879	725.00	SNOW REMOVAL
		20605014292306		CULLIGAN OF DAVENPORT	03/06/2024	124861	0522570	79.95	WATER - ENG

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	ROAD USE FUND	20605014292306		ARAMARK - CHICAGO	03/06/2024	124850	6150318084	29.98	FIRST AID SUPPLY
		20605114202307		PROFORMA XTREME	03/06/2024	124912	BT51002618	390.71	VEHICLE INSPECTION BOOKS
		20605014292306		IMPERIAL	03/06/2024	124883	288002:354437	43.50	COFFEE & SUGAR
	ROAD USE FUND	**- Summary**						**11,415.40**	
	SEWER UTILITY	52005104902299		MISSISSIPPI VALLEY PUMP, INC.	03/06/2024	124904	14960	6,034.00	REPAIR HYDROMATIC PUMP
		52005104902307		TERRY-DURIN COMPANY	03/06/2024	124937	153844-00	774.12	THERMAL UNIT
		52005024901304		LAWRENCE GREGORICH	02/21/2024	124816	021624	396.60	REIMB TRAVEL EXPENSES PCC LEVEL 1 - L.GREGORICH
		52005104902299		IOWA ONE CALL	03/06/2024	124889	259373	297.90	331 EMAILS - JAN 2024
		52005024901304		LAWRENCE GREGORICH	02/21/2024	124816	021624A	159.18	REIMB TRAVEL EXPENSE AGG TECH - L.GREGORICH
		52005104902310		QUAD CITY SAFETY, INC.	03/06/2024	124915	3098084B	246.00	SAFETY GLOVES
	SEWER UTILITY	**- Summary**						**7,907.80**	
	SOLID WASTE/ RECYCLING ENT	55005164912299		CITY OF DAVENPORT	03/06/2024	124859	1334509	1,600.00	COMPOST - DECEMBER 2023
		55005094912310		QUAD CITY SAFETY, INC.	03/06/2024	124915	3098084	246.00	SAFETY GLOVES
		55005094912299		MIDWEST MAILWORKS INC.	03/06/2024	124901	247672A	316.25	LATE NOTICES
		55005164912299		CITY OF DAVENPORT	03/06/2024	124859	1334273	1,730.00	COMPOST - NOVEMBER 2023
		55005094912307		PROFORMA XTREME	03/06/2024	124912	BT51002618A	390.71	VEHCIL INSPECTION BOOK
		55005094912299		MIDWEST MAILWORKS INC.	03/06/2024	124901	247673A	64.00	04 BILLS
		55005094912299		MIDWEST MAILWORKS INC.	03/06/2024	124901	247681A	30.99	FINAL BILLS
		55005094912244		MERCHANT SERVICES	02/02/2024	2400451	124H	2,477.28	BANKCARD FEES RECYCLE SW1 SW2 50% PW
	SOLID WASTE/RECYCLING ENT - Summary							**6,855.23**	
	STORM WATER UTILITY	58005194932310		QUAD CITY SAFETY, INC.	03/06/2024	124915	3098084C	246.00	SAFETY GLOVES
		58005194932307		UTILITY EQUIPMENT CO.	03/06/2024	124944	10106712-00	1,020.00	STORM - EJ FLAT GRATE
		58005194932307		PROFORMA XTREME	03/06/2024	124912	BT51002618B	390.71	VEHICLE INSPECTION BOOKS

City of Bettendorf Council Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	STORM WATER UTILITY	58005194932244		MERCHANT SERVICES	02/02/2024	2400451	124I	2,451.57	BANKCARD FEES STRM WTR SW1 SW2
	STORM WATER UTILITY - Summary							**4,108.28**	
		58505074922221		RACOM	03/06/2024	124917	A15104125	1,386.00	RACOM CONTRACT - TRANSIT
		58505474922106		3/S EQUIPMENT & SUPPLY	03/06/2024	124948	22539	1,087.50	BUS WASH OPENER REPAIRS MAINT CTR
		58505074922238		RIVER BEND TRANSIT	03/06/2024	124924	013124B	7,189.83	SATURDAY SERVICE - JAN 2024
		58505074922244		MERCHANT SERVICES	02/02/2024	2400451	124J	25.71	BANKCARD FEES 50% PW
PUBLIC WORKS		58505474922106		MOTION INDUSTRIES, INC.	03/06/2024	124905	IA16-00972920	950.60	BUS WASH MAI HP WATER HOSES - MAINT CTR
	TRANSIT	58505474922106		AVENUE RENTAL, INC.	03/06/2024	124851	138745	105.00	SCISSOR LIFT RENTAL - BUS WASH REPAIR
		58505274922105		ECK'S AUTO SHINE	03/06/2024	124866	300	200.00	BUS WASHING - 2/10 & 2/17
		58505174928005		RIVER BEND TRANSIT	03/06/2024	124924	3054A	30.13	442 JAN 2024 BUS LEASE INTEREST
		58505174928005		RIVER BEND TRANSIT	03/06/2024	124924	3042A	32.18	442 DEC 2023 BUS LEASE INTEREST
		58505474922106		DULTMEIER SALES LLC	03/06/2024	124864	4116438	8.20	BUS WASH - FITTINGS MAINT CTR
		58505074922237		RIVER BEND TRANSIT	03/06/2024	124924	013124	29,363.99	PARATRANSIT SERV - JAN 2024
	TRANSIT - Summary							**40,379.14**	
PUBLIC WORKS - Summary								**112,974.15**	
Overall - Summary								**1,629,875.53**	

City of Bettendorf QCWCC Accounts Payable, 03/05/24 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION	59020014942101		EASTERN IOWA OVERHEAD DOOR	03/06/2024	3631	3104	545.00	SERVICE CALL
		59020014942215		AUDIO VISUAL RESOURCE QC	03/06/2024	3630	Q4272	337.50	EQUIPMENT RENTAL
		59020014942290		REPUBLIC SERVICES #400	03/06/2024	3632	0400-002318742	579.73	QCWCC GARBAGE BILLS
		59020014942290		REPUBLIC SERVICES #400	03/06/2024	3632	0400-002324763	477.36	QCWCC GARBAGE BILLS
	QC WATERFRONT CONVENTION - Summary							**1,939.59**	
QC WATERFRONT CONV CTR - Summary								**1,939.59**	
Overall - Summary								**1,939.59**	

City of Bettendorf Parks Accounts Payable, 03/05/24 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
00107034432233	REC004	SCHNEIDER, CADE	03/06/2024	124956	021724	112.00	REF PAY-LAS
00107034432299	REC062	JONES, LINDA	03/06/2024	124951	022924	400.00	2/10 COOKING INSTRUCTION
00107034432299	REC062	JONES, LINDA	03/06/2024	124951	022924A	200.00	2/17 COOKING INSTRUCTION
00107034432299	REC023	QUAD CITIES MUSIC, LLC	02/28/2024	124836	011824A	283.50	JAN 2024 SESSION - PMT 2: QC MUSIC THERAPY CLASSES
00107034432299	REC023	QUAD CITIES MUSIC, LLC	02/28/2024	124836	022124	117.60	JAN 2024 SESSION - PMT 3: QC MUSIC THERAPY CLASSES
00107034432299	REC063	RAUCH, KARIE	03/06/2024	124954	022924	510.00	2/11 PAINT INSTRUCTION
00107054452310		ARAMARK - CHICAGO	03/06/2024	124950	6150316730	29.98	FIRST AID SUPPLIES
00107054452310		ARAMARK - CHICAGO	03/06/2024	124950	6150320142	29.98	FIRST AID SUPPLIES
56000002011000		M & M GOLF CARS, LLC	03/06/2024	124952	01312024	9.30	25.89% OF CART PAYABLES
56000002011400		JON WADDELL GOLF SHOP LLC	02/28/2024	124835	JAN24D	144.00	CLUB REPAIR
56000002011600		JON WADDELL GOLF SHOP LLC	02/28/2024	124835	JAN24A	2,801.47	PROSHOP PAYABLES
56000002011600		JON WADDELL GOLF SHOP LLC	02/28/2024	124835	JAN24C	-84.05	CITY'S 3%
56000002011600		JON WADDELL GOLF SHOP LLC	02/28/2024	124835	JAN24B	206.19	PROSHOP TAX
56000002011800		JON WADDELL GOLF SHOP LLC	02/28/2024	124835	JAN24E	160.00	LESSONS
56007114942310		ARAMARK - CHICAGO	03/06/2024	124950	6150295754	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	03/06/2024	124950	6150319501	14.99	FIRST AID SUPPLIES
56007114942310		ARAMARK - CHICAGO	03/06/2024	124950	6150316116	14.99	FIRST AID SUPPLIES
56007134942327	PHG014	IOWA BEVERAGE SYSTEMS INC	02/28/2024	124834	W-5022428	500.00	DEPOSIT - BEER FOR RESALE
56007154942299		ARAMARK - CHICAGO	03/06/2024	124950	6150316113	25.00	TOWELS/APRONS/MAT SERVICE
56007154942299		ARAMARK - CHICAGO	03/06/2024	124950	6150319498	25.00	TOWELS/APRONS/MAT SERVICE
56007154942299		ARAMARK - CHICAGO	03/06/2024	124950	6150295750	25.00	APRONS/TOWELS/MAT SERVICE
56007154942310		ARAMARK - CHICAGO	03/06/2024	124950	6150295753	29.98	FIRST AID SUPPLIES
56007154942310		ARAMARK - CHICAGO	03/06/2024	124950	6150319500	29.98	FIRST AID SUPPLIES
56007154942310		ARAMARK - CHICAGO	03/06/2024	124950	6150316115	29.98	FIRST AID SUPPLIES
56007154942310		QUAD CITY SAFETY, INC.	03/06/2024	124953	3098819	480.32	SAFETY SUPPLIES - EAR PLU GS, GLOVES, BUG SPRAY

City of Bettendorf Parks Accounts Payable, 03/05/24 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
56050504992299	2GC004	RIVERSTONE GROUP INC.	03/06/2024	124955	1242377A	60.04	GRAVEL
56050504992299	2GC004	RIVERSTONE GROUP INC.	03/06/2024	124955	1244188A	162.18	GRAVEL
Overall - Total						**6,332.42**	