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## 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.

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The Vision Statement for the City of Bettendorf outlines what Bettendorf wants in the future. Our preferred future is defined in value-based principles that can guide policies, decisions, and operations. The City of Bettendorf is a Premier City in which to live.

**BETTENDORF CITY COUNCIL  
COMMITTEE OF THE WHOLE  
COUNCIL CHAMBERS – CITY HALL**

**MONDAY, MAY 6, 2024  
5:00 P.M.**

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

**AGENDA**

**I. OPERATIONAL ITEMS**

- Public Hearing and Resolution approving the City of Bettendorf's FY2025 Application for State Transit Assistance Funds for Transit System Operations in the amount of \$252,710.00 – Public Works Director Brian Schmidt and Transit Manager Austin Whelan **(Items to Appear #6 & 7)**

**II. CONSENT AGENDA ITEMS**

- Resolution setting the date of May 21, 2024 for a public hearing for consideration of the renewal of the Self-Supporting Municipal Improvement District (SSMID) in Downtown Bettendorf – Assistant City Administrator/Economic Development Director Jeff Reiter and DBO Manager Ryan Jantzi **(Consent E)**
- Resolution approving a site development plan for proposed Lot 1, FG80 Holdings Fifth Addition, submitted by Kevin Koellner of Focus Real Estate Development (Case 24-030) – Community Development Director Mark Hunt **(Consent M)**

**III. REMAINING CONSENT AGENDA ITEMS**

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

**V. ADJOURN**

**CITY OF BETTENDORF CITY COUNCIL MEETING  
COUNCIL CHAMBERS – CITY HALL**

**TUESDAY, MAY 7, 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](http://www.bettendorf.org/YouTube)

**AGENDA**

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. INVOCATION**

Given by Allan Ross, Executive Director of the Jewish Federation of the Quad Cities

**4. PROCLAMATIONS**

- School Nurse Day, May 8, 2024
- National Skilled Nursing Care Week, May 12-18, 2024
- River Cleanup Day, May 18, 2024
- Public Works Day, May 18, 2024 and Public Works Week, May 19-25, 2024
- National Cities, Towns, and Villages Month, Month of May

**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 City of Bettendorf's FY2025 Application for State Transit Assistance Funds for Transit System Operations

**7. RESOLUTION**

Council Member Adamson to present a resolution approving the City of Bettendorf's FY2025 Application for State Transit Assistance Funds in the amount of \$252,710.00 for Transit System Operations

**8. ORDINANCE**

Council Member Jager to present the first reading of an ordinance amending Bettendorf City Code Section 6-1-322(A)(2), "Vehicles Entering Stop or Yield Intersection" by adding a stop sign intersection on Deer Springs Drive at Streamside Drive

**9. ORDINANCE**

Council Member Brown to present the second reading of an ordinance amending Bettendorf City Code Title 8, Chapter 2 entitled "Sewer Use and Service"

**10. CONSENT AGENDA**

**11. ADJOURN**

## **CONSENT AGENDA**

**MAY 7, 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 April 16, 2024 (Approve and Adopt)
- B. Resolution approving financial institutions as depositories of the City of Bettendorf's funds in conformance with all applicable provisions of Chapter 12C of the Code of Iowa. (Approve and Adopt)
- C. Resolution setting the date for a public hearing to adopt the City of Bettendorf's FY23/24 Final Budget Amendment. (Approve and Adopt)
- D. Resolution authorizing staff to negotiate an agreement with OneNeck IT Solutions for a complete redesign and implementation of a new IT network. (Approve and Adopt)
- E. Resolution setting the date of May 21, 2024 for a public hearing for consideration of the renewal of the Self-Supporting Municipal Improvement District (SSMID) in Downtown Bettendorf. (Approve and Adopt)
- F. Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Rural Road Sealcoat Program. (Approve and Adopt)
- G. Resolution awarding the contract and approving the contract and bond for the Harmony Court, Hillcrest Court, and Norwich Court Reconstruction Project. (Approve and Adopt)
- H. Resolution awarding the contract and approving the contract and bond for the 2024 Alley Rehabilitation Program. (Approve and Adopt)
- I. Resolution ordering the Installation of streetlights In the Century Heights 24th Addition. (Approve and Adopt)
- J. Resolution approving the final plat of Masonic Village 2nd Addition (replat of Lot 1, Masonic Village), submitted by Bettendorf IA SNF Propco, LLC (Case 24-019). (Approve and Adopt)

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

- K. Resolution approving the final plat of Blaum Hoofin, submitted by 4255 Middle Road, LLC (Case 24-028). (Approve and Adopt)
- L. Resolution approving the final plat of FG80 Holdings Fifth Addition (replat of Lot 5, FG80 Holdings Fourth Addition), submitted by Kevin Koellner of Focus Real Estate Development (Case 24-029). (Approve and Adopt)
- M. Resolution approving a site development plan for proposed Lot 1, FG80 Holdings Fifth Addition, submitted by Kevin Koellner of Focus Real Estate Development (Case 24-030). (Approve and Adopt)
- N. Resolution approving the Civil Service List submitted for the Operations Coordinator position in the Public Works Department. (Approve and Adopt)
- O. Resolution approving an annual mobile food unit license for Smokin' Goodness and Wolfe It Down Pizza. (Approve and Adopt)
- P. Resolution approving alcohol license renewals and requests for Walgreens #05512 and #06553; QC Mart (Middle Rd location); Tanglewood Hills Pavilion and Country Club; Mile Zero, Inc.; and El Fogon Mexican Bar & Grill. (Approve and Adopt)
- Q. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)



**OFFICE OF THE MAYOR**

**PROCLAMATION**

**WHEREAS,** *all students have a right to have their physical and mental health needs safely met while in the school setting; and*

**WHEREAS,** *school nurses are professional nurses that serve on the frontlines, understanding the link between health and learning and are in a position to make a positive difference, providing support for children every day, and have been ensuring student's academic success for more than 120 years; and*

**WHEREAS,** *school nurses act as a liaison to the school community, families, and healthcare providers on behalf of children's health by promoting wellness and improving health outcomes for our nation's children, and are members of school-based teams (e.g. school health services, 504/IEP, disaster/emergency planning) providing care coordination to address the school population.*

**NOW, THEREFORE,** *I, Robert S. Gallagher, Mayor of the City of Bettendorf, Iowa, do hereby proclaim Wednesday, **MAY 8, 2024,** as:*

**"SCHOOL NURSE DAY"**

*in our community and encourage all citizens to celebrate our school nurses and express gratitude for all they do to keep our children safe and healthy all year long.*

**IN WITNESS WHEREOF,** *I have hereunto set my hand and caused the Seal of the City of Bettendorf to be affixed this 7<sup>th</sup> day of May, 2024.*

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Mayor Robert S. Gallagher



**OFFICE OF THE MAYOR**

**PROCLAMATION**

**WHEREAS,** *the week of May 12 to May 18, 2024 has been designated as National Skilled Nursing Care Week, an observance that honors the dedicated care provided in skilled nursing centers across the nation including right here in Bettendorf; and*

**WHEREAS,** *this year's theme, "Radiant Memories – A Tribute to the Golden Age of Radio," celebrates the rich tapestry of stories and experiences of those who reside and work within skilled nursing care centers, recalling an era cherished by many of our community's elders; and*

**WHEREAS,** *skilled nursing care providers play a pivotal role in delivering compassionate care to the elderly and individuals with disabilities, and the city of Bettendorf acknowledges and celebrates the invaluable contributions of skilled nursing care centers and their staff to the lives of residents and their families.*

**NOW, THEREFORE,** *I, Robert S. Gallagher, Mayor of the City of Bettendorf, Iowa, do hereby declare the week of **MAY 12 – 18, 2024**, as:*

***"NATIONAL SKILLED NURSING CARE WEEK"***

*In our community and encourage all citizens to recognize the essential role that skilled nursing care plays in our community and in the lives of many individuals and their families.*

**IN WITNESS WHEREOF,** *I have hereunto set my hand and caused the Seal of the City of Bettendorf to be affixed this 7<sup>th</sup> day of May, 2024.*

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Mayor Robert S. Gallagher



**OFFICE OF THE MAYOR**

**PROCLAMATION**

**WHEREAS,** since 1973, the United States has observed National River Cleanup Day of Action during May to promote river clean-ups and as a result over 1.3 million volunteers have participated, removing more than 17 million pounds of trash from U.S. rivers; and

**WHEREAS,** the Quad Cities has unique geography as a bi-state region located along the banks of the Mississippi River, which is a vital source of drinking water, an important habitat for wildlife and plants, and a recreational and economic amenity; and

**WHEREAS,** in 2023, the Walton Family Foundation in partnership with Iman Consulting and the Quad Cities Community Foundation formed the Clean River Advisory Council to inspire all community members to seek to create a more inclusive conservation community, bring awareness to its Mississippi River Equity Vision, and to highlight the importance of a zero-pollution mindset; and

**WHEREAS,** the proactive measures taken by the City of Bettendorf recognize the importance of the Mississippi River and are committed to highlighting the importance of a zero-pollution mindset.

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

**"RIVER CLEANUP DAY"**

in the City of Bettendorf, and commend its observance to all citizens.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Seal of the City of Bettendorf to be affixed this 7<sup>th</sup> day of May, 2024.

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Mayor Robert S. Gallagher



**OFFICE OF THE MAYOR**  
**PROCLAMATION**

**WHEREAS,** *public works services provided in our community are an integral part of our citizens everyday lives; and*

**WHEREAS,** *the support of an understanding and informed community is vital to the efficient operation of public works systems and programs; such as sewers, streets, solid waste collection; and the numerous other services provided by this department; and*

**WHEREAS,** *the efficiency of qualified and dedicated staff is essential for our community to meet the needs of our citizens and to provide the highest quality of service that Bettendorf has the reputation for consistently providing; and*

**WHEREAS,** *the year 2024 marks the 64<sup>th</sup> annual National Public Works Week sponsored by the American Public Works Association.*

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

***"PUBLIC WORKS DAY"***

*and the week of **MAY 19 – MAY 25, 2024,** as:*

***"PUBLIC WORKS WEEK"***

*in our community, and I ask all citizens to acquaint themselves with our Public Works Staff and Operations and to take great pride in the excellence of service provided by their outstanding Public Works Department.*

**IN WITNESS WHEREOF,** *I have hereunto set my hand and caused the Seal of the City of Bettendorf to be affixed this 7<sup>th</sup> day of May, 2024.*

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Mayor Robert S. Gallagher



**OFFICE OF THE MAYOR**

**PROCLAMATION**

**WHEREAS,** *the National League of Cities was founded in 1924 in Lawrence, Kansas, as the American Municipal Association by state municipal leagues seeking more coordination and national representation as cities, towns, and villages expanded rapidly; and*

**WHEREAS,** *the nonpartisan National League of Cities is the oldest and largest organization representing municipal governments throughout the United States, representing the interests of more than 19,000 cities, towns, and villages across the country; and*

**WHEREAS** *today, the National League of Cities works in partnership with 49 state municipal leagues across the country to strengthen local leadership, drive innovation, and influence the federal policies that impact local programs and operations; and*

**WHEREAS,** *as the voice of cities, towns, and villages in Washington, DC, the National League of Cities has successfully championed federal legislative solutions that support municipalities and has worked closely with Congress and the Executive Branch to educate policymakers on the realities of local implementation; and*

**WHEREAS,** *the City of Bettendorf is a proud member of the National League of Cities, and has benefited from the organization's research, technical expertise, federal advocacy and opportunities to learn from other local governments.*

**NOW, THEREFORE, BE IT RESOLVED,** *that I, Robert S. Gallagher, Mayor of the City of Bettendorf, Iowa, do hereby proclaim the month of **MAY 2024**, as:*

***"NATIONAL CITIES, TOWNS, AND VILLAGES MONTH"***

*in our community in celebration of America's local governments and the National League of Cities' historic centennial anniversary.*

**IN WITNESS WHEREOF,** *I have hereunto set my hand and caused the Seal of the City of Bettendorf to be affixed this 7<sup>th</sup> day of May, 2024.*

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Mayor Robert S. Gallagher

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Austin Whelan, Transit Operations Manager



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### Item Title

Public hearing for the FY2025 application for State Transit Assistance funds for Transit System Operations.

Resolution approving the FY2025 application for State Transit Assistance funds for Transit System Operations.

### Explanation

Each year, State Transit Assistance (STA) funds are available to the City of Bettendorf to support transit system operations. A grant must be submitted in order to obtain this funding. The FY2025 State funding allocation for Bettendorf was originally estimated to be \$238,641.00 but has since been increased to \$252,710.00. The reason for the increase was due to a delay by the Federal Transit Administration in posting their full year allocation numbers while they waited for Congress to pass a full year funding bill. On March 6<sup>th</sup>, 2024 the Iowa Department of Transportation (Iowa DOT) provided a DRAFT version of FY2025 STA Funding Projections to allow Transit Agencies to begin their application process for submittals due by May 31<sup>st</sup>, 2024. City Council set the date for the public hearing on March 19<sup>th</sup>, 2024. On March 28<sup>th</sup>, 2024 Iowa DOT provided the final FY2025 STA Funding Projections that included the increase of estimated funds for Bettendorf.

The grant period will begin on July 1, 2024 and these funds will help the City continue to provide a quality, responsive transit service to the Citizens of Bettendorf.

The State 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 was scheduled prior to the City Council Meeting this 7th day of May, 2024 at Bettendorf City Hall. All public comments are to be considered prior to approval and submittal of the FY2024 grant application.

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

### List Attachments

Resolution, Authorizing STA Resolution.

**RESOLUTION NO: \_\_\_\_\_ -24**

**RESOLUTION APPROVING THE FY2025 APPLICATION FOR STATE TRANSIT ASSISTANCE FUNDS FOR  
TRANSIT SYSTEM OPERATIONS**

WHEREAS, the State of Iowa Office of Public Transit requires a public hearing to allow persons the opportunity to speak in favor of, or in opposition to, the submission of a grant; and

WHEREAS, a public hearing on the FY2025 application for State Transit Assistance funds was held in the Council Chambers of Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa at 7 o'clock PM on the 7th day of May, 2024: and

WHEREAS, all public comments have been considered at a regular meeting of the City Council.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the FY2025 application for State Transit Assistance funds in the estimated amount of \$252,710.00 be used by the City's transit system for transit system operations be approved.

Passed, Approved, and Adopted this 7th day of May, 2024.

\_\_\_\_\_  
Robert S. Gallagher, Mayor

Attest:

\_\_\_\_\_  
Decker P. Ploehn, City Clerk

## Authorizing Resolution

We, hereby, authorize Mr. Robert Gallagher

(Name of Authorized Signatory)

on behalf of City of Bettendorf

(Legal Name of Applicant)

to apply for financial assistance as noted below and to enter into related contract(s) with the Iowa Department of Transportation.

From the State Transit Assistance Program:

1.32628122 % of formula funds;

\$ \_\_\_\_\_ of Special Project funds

From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and person with disabilities:

\$ \_\_\_\_\_

From statewide federal capital assistance for transit:

\$ \_\_\_\_\_

We understand acceptance of federal transit assistance involves an agreement to comply with certain labor protection provisions.

We certify that City of Bettendorf

(Legal Name of Applicant)

has sufficient non-federal funds to provide required local match for capital projects and at time of delivery will have the funds to operate and maintain vehicles and equipment purchased under this project.

We request that State Transit Assistance formula funding be advanced as allowed by law, to improve transit system cash flow.

Adopted the 7th day of May, 2024

Name: City of Bettendorf

(Applicant's Governing Body)

By: \_\_\_\_\_

(Signature of Chief Executive Officer)

(Printed Name of Chief Executive Officer)

Title: Mayor, City of Bettendorf

Address: 1609 State Street, Bettendorf, IA 52722

Telephone: 563-344-4013

E-mail Address: bgallagher@bettendorf.org

(E-mail Address of Chief Executive Officer)

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Brent O. Morlok, P.E., City Engineer



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### Item Title

Ordinance amending Bettendorf City Code Section 6-1-322(A)(2), “Vehicles Entering Stop or Yield Intersection” by adding a stop sign intersection on Deer Springs Drive at Streamside Drive.

### Explanation

Engineering staff was contacted by a resident near the intersection of Deer Springs Drive and Streamside Drive, who requested the intersection be evaluated for a potential conversion to a full four-way stop controlled configuration. Currently, only Streamside Drive is stop controlled. The resident lives immediately adjacent to the intersection and has a disabled child who needs to frequently utilize the sidewalks and ADA crossings. After review and discussion with the Police Department, staff recommends converting to a four-way stop. Several other four-way intersections in the Deerbrook Additions are currently full stop controlled, so there is also a precedent in the immediate area.

This Ordinance meets the City’s mission by providing a quick response to concerns for safety.

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

The cost of publication and the erection of signs for this work is funded in the operations budget.

### List Attachments

Ordinance

**ORDINANCE NO. \_\_\_\_\_-24**

**ORDINANCE AMENDING BETTENDORF CITY CODE SECTION 6-1-322(A)(2),  
"VEHICLES ENTERING STOP OR YIELD INTERSECTION" BY ADDING A STOP SIGN  
INTERSECTION ON DEER SPRINGS DRIVE AT STREAMSIDE DRIVE**

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

Deer Springs Drive at Streamside Drive

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

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

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

Passed, Approved and Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Robert S. Gallagher, Mayor

Attest:

\_\_\_\_\_  
Decker P. Ploehn, City Clerk

## COUNCIL LETTER

**MEETING DATE:** April 16, 2024  
**REQUESTED BY:** Brent O. Morlok, P.E., City Engineer



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### Item Title

Ordinance amending Bettendorf City Code Title 8, Chapter 2 entitled “Sewer Use and Service.”

### Explanation

As part of the Intergovernmental Agreement (28E) approved in 2019 between the Joint Use Sewer communities (Davenport, Bettendorf, Riverdale and Panorama Park), each city is required to pass and maintain substantively equal industrial waste and surcharge ordinances. These sections of the ordinance govern industrial sewer users and are specific to critical items such pretreatment, local limits, state permitting, etc.

The Water Pollution Control Plant (WPCP) Pretreatment Coordinator enforces these items, and specific to this update the local limits for certain pollutants that are found discharges from industrial sewer users. A standard review was held between WPCP staff and the Iowa Department of Natural Resources (IADNR) which found that a formula in the previous update was incorrect and needed updating. IADNR has reviewed the proposed changes and held a public hearing regarding it, which resulted in no changes. The Joint Use Sewer communities now need to update their ordinances.

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

### List Attachments

Ordinance.

**ORDINANCE AMENDING BETTENDORF CITY CODE TITLE 8, CHAPTER 2 ENTITLED  
“SEWER USE AND SERVICE”**

Section One: BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Bettendorf City Code Title 8, Chapter 2, Article B, Subsection 3 is hereby deleted in its entirety and replaced with the following:

**2B-3: LOCAL LIMITS FOR SPECIFIC POLLUTANTS**

**A. General Provisions:**

1. Dilution. Users shall not increase the use of process water or, in any way; attempt to dilute a discharge as a partial or complete substitute for adequate pretreatment to achieve compliance with the limitations contained in the NCPS, or with any other pollutant specific limitation developed by the City.
2. Sample Location. Measurement of pollutant concentrations to determine compliance shall be made at the point immediately following the pretreatment facility and before mixture with other waters, unless another point is designated by the Water Pollution Control Plant Manager. If necessary, the concentrations so measured shall be recomputed to exclude the effect of any dilution that is improper using the combined waste stream formula.

**B. Headworks Limits - Average Mass.** The average composite loading of all users contributing the following specific pollutants to the POTW shall not exceed the allowable total pounds. The allocation of pollutants between industrial and nonindustrial sources may be adjusted by the Water Pollution Control Plant Manager provided that allowable total loading for any pollutant at the headworks of the POTW treatment plant is not exceeded.

**Table 1  
Davenport Water Pollution Control Plant 2606 South Concord Street Head  
Works Allowable Loading  
Pollutant      30 Day Average**

Al	5405.653
As	3.229
Ba	NA
Cd	4.892
Total Cr	86.373
Cu	61.823
Fe	682.836
Pb	17.432
Hg	1.004
Mo	44.749
Ni	34.532

Se	3.828
Ag	14.771
Zn	125.628
Total Phenols	3018.538
Total Cyanide	8.408

**Table 2**  
**Davenport Water Pollution Control Lagoon West Locust Street Head**  
**Works Allowable Loading**  
**Pollutant      30 Day Average**

Al	NA
As	NA
Ba	NA
Cd	0.002 Pounds
Total Cr	0.062 Pounds
Cu	0.084 Pounds
Fe	NA
Pb	0.011 Pounds
Hg	NA
Mo	NA
Ni	0.072 Pounds
Se	NA
Ag	0.002 Pounds
Zn	8.338 Pounds
Total Phenols	NA s
Total Cyanide	0.002 Pounds

**Table 3**  
**Davenport Water Pollution Control Plant 2606 South Concord Street Tier 1**  
**Significant Industrial User Local Limits**

	<b>Kraft Oscar</b>	<b>Nestle Purina</b>	<b>Pollutant</b>	<b>30 Day</b>
	<b>Mayer</b>	<b>Leiner Davis</b>		
	<b>Average</b>	<b>30 Day Average</b>	<b>30 Day Average</b>	
Al		NA	NA	NA
As		0.17 Pounds	0.04 Pounds	0.10 Pounds
Ba		NA	NA	NA
Cd		0.080 Pounds	0.02 Pounds	0.05 Pounds
Total Cr		0.080 Pounds	0.07 Pounds	0.05 Pounds

Cu	0.17 Pounds	0.33 Pounds	0.10 Pounds
Fe	NA	NA	NA
Pb	0.17 Pounds	0.04 Pounds	0.10 Pounds
Hg	NA	NA	NA
Mo	NA	NA	NA
Ni	0.090 Pounds	0.04 Pounds	0.05 Pounds
Se	0.17 Pounds	0.04 Pounds	0.10 Pounds
Ag	0.08 Pounds	0.02 Pounds	0.05 Pounds
Zn	1.07 Pounds	1.63 Pounds	0.34 Pounds
Total Phenols	0.51 Pounds	0.06 Pounds	0.20 Pounds
Total Cyanide	0.10 Pounds	0.03 Pounds	0.06 Pounds

**Table 4**  
**Davenport Water Pollution Control Plant 2606 South Concord Street Tier 2**  
**Significant Industrial User Local Limits**  
**Pollutant      30 Day Average**

Al	NA
As	0.141 mg/L
Ba	NA
Cd	0.242 mg/L
Total Cr	4.441 mg/L
Cu	2.989 mg/L
Fe	NA
Pb	0.629 mg/L
Hg	NA
Mo	NA
Ni	1.770 mg/L
Se	0.121 mg/L
Ag	0.776 mg/L
Zn	5.636 mg/L
Total Phenols	115.828 mg/L
Total Cyanide	0.448 mg/L

**Table 5**  
**Davenport Water Pollution Control Lagoon West Locust Street**  
**Significant Industrial User Local Limits**  
**Pollutant      30 Day Average**

Al	NA
As	NA
Ba	NA
Cd	0.024 mg/l
Total Cr	0.942 mg/l
Cu	1.282 mg/l
Fe	NA
Pb	0.173 mg/l
Hg	NA
Mo	NA
Ni	1.099 mg/l
Se	NA
Ag	0.029 mg/l
Zn	5.00 mg/l
Total Phenols	NA
Total Cyanide	0.027 mg/l

C. Discharge Concentration Limits and Review Criteria:

1. The admission into the POTW of any materials, water or waste having a pollutant concentration or poundage greater than the limits in Tables 1 through 5 above, or containing pollutants not listed herein, shall be subject to the review and approval of the Water Pollution Control Plant Manager. After review of the proposed discharges, the Water Pollution Control Plant Manager may:
  - (a) Reject the waste for reasons consistent with section 8-2-1C.
  - (b) Require pretreatment to an acceptable pollutant concentration for discharge to the POTW.
  - (c) Require control of the quantities and rates of discharge of the water or waste.
  - (d) Require payment to cover the added cost of handling and treatment of water and waste or any combination thereof.
  - (e) Reduce the maximum or average mass loading of present and prospective individual users on any reasonable prorated basis to meet headworks loading limits at the POTW treatment plant.
  - (f) Require the user to obtain a wastewater discharge permit and be subject to any of the rules and regulations contained therein.
  - (g) Require the user to meet local limits or NCPS in cases where local limits are more restrictive than NCPS provided that headworks loading limits are met.

- (h) Initiate enforcement action in response to any noncompliance with this ordinance using the enforcement procedures outlined in this ordinance.
  - (i) Take any combination of steps (a) through (h) as appropriate.
2. Users discharging wastewater to the POTW having pollutant concentrations or flows greater than the limits in Table 6 shall be considered non-domestic for purposes of sewer charges and may be regulated or permitted by the Water Pollution Control Plant Manager as appropriate:

<b>Table 6</b>	
<b>Domestic Pollutant Limits</b>	
<b>Pollutant</b>	<b>Domestic Limit</b>
BOD	250 mg/l
TSS	300 mg/l

- D. No provision of this section shall be construed to provide lesser discharge standards than are presently or may hereafter be imposed and required by USEPA or IDNR, nor to allow the average allowable total loading for any pollutant at the headworks of the POTW treatment plant to be exceeded.

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**

**APRIL 16, 2024**

The City Council of Bettendorf, Iowa met in regular session on April 16, 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](http://www.bettendorf.org/YouTube).

**Council Members Present:** Adamson, Brown, Jager, Naumann, Sechser (Teams), Baden, Palczynski

**Presiding:** Mayor Robert S. Gallagher

Mayor Gallagher opened the meeting with the Pledge of Allegiance followed by an Invocation given by Pastor Troy Winder of Bettendorf Presbyterian Church.

**PUBLIC REQUESTS OF COUNCIL**

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

**PROCLAMATIONS**

Mayor Gallagher read proclamation proclaiming April 19, 2024, as Education and Sharing Day in the Bettendorf community. The proclamation was requested by Rabbi Shneur Cadaner, Chabad Lubavitch of the Quad Cities.

Mayor Gallagher read a proclamation proclaiming April 22, 2024, as Earth Day in the Bettendorf community. The proclamation was requested by EarthDay.org and Progressive Action for the Common Good (PACG), and received by Susan Leuthauser, Co-Facilitator for Environmental Forum, PACG.

Mayor Gallagher read a proclamation proclaiming April 26, 2024, as Arbor Day in the Bettendorf community. The proclamation was requested by Bob Sartor, Bettendorf Trees Are Us Committee, and received by Bob Sartor and Ron Phillips of the Trees Are Us Committee.

Mayor Gallagher read a proclamation proclaiming the week of April 28 – May 4, 2024, as National Small Business Week in the Bettendorf community. The proclamation was requested by Quad Cities Chamber of Commerce, and received by Jacob Foote, Government Affairs Manager, QC Chamber of Commerce, and Adam Isaacson, Co-Owner of Crawford Brew Works.

## **RECOGNITIONS**

Mayor Gallagher recognized Jason Manfull for his receipt of the 2024 Iowa Parks & Recreation Association's T. Ray Frame Parks Maintenance Award and presented him with an appreciation plaque for his dedication, leadership, and professionalism as Bettendorf's Park Maintenance Supervisor.

Mayor Gallagher recognized Isaac Jacobs for his receipt of the 2024 Iowa Parks & Recreation Association's Dr. Carole J. Hanson New Professional Award and presented him with an appreciation plaque for his dedication, leadership, and professionalism as Bettendorf's Recreation Program Coordinator.

Bob Sartor and Ron Phillips of Bettendorf's Trees Are Us Committee revealed that the City of Bettendorf won the Tree City USA Award for the 28<sup>th</sup> year in a row, the Arbor Day Foundation Growth Award for the 13<sup>th</sup> year in a row, and MidAmerican Energy's Trees Please Award for the second year in a row and presented Mayor Gallagher with a \$2,000 check from MidAmerican Energy for the city's tree planting projects.

## **PUBLIC HEARING REGARDING ADOPTING THE FISCAL YEAR 2024/25 BUDGET AND CERTIFICATION OF TAXES**

Finance Director Jason Schadt gave a presentation of the proposed FY2024/25 budget and review of the approval process. City Administrator Decker Ploehn commented that it is his and staff's understanding that with the approval of this budget to raise the levy \$0.46 it is the Council's wishes to not raise the levy the next two years in light of this maneuver unless some unforeseeable circumstance comes forward that would change that. Mayor Gallagher asked for questions. Council Member Naumann thanked staff for their hard work and diligence on this budget understanding the need to increase the levy this year in anticipation of the unknown with regards to the state legislature's plans, and thanked staff for being nimble, prudent, and judicious with the taxpayer's dollars. Council Member Sechser commented that he believes any funds generated from the levy increase should be designated for the payment of the new fire truck that is forthcoming in a few years. Council Member Jager echoed Council Member Naumann's comments and thanked Community Engagement Manager Angie Sharp for her efforts in keeping the council informed of what the community thought about a potential tax increase. City Administrator Decker Ploehn responded to Council Member Secher's comments explaining staff's recommendation to not designate any generated funds for a specific item but rather to hold it in a reserve account until such time it is needed, and the use is authorized by city council. Council Member Adamson stated that with the unknown what the state legislature is going to do in the next few years, putting any generated funds in reserve is the prudent thing to do.

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 Jager presented a resolution approving and adopting the FY2024/25 Budget and Certification of Taxes setting the tax levy at \$13.11, and made a motion to approve the resolution as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

## **PUBLIC HEARING REGARDING THE CITY'S FY2024 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5307 FINANCIAL ASSISTANCE**

Public Works Director Brian Schmidt and Transit Manager Austin Whelan gave an explanation of this resolution and the following two resolutions at the Committee of the Whole meeting on April 15, 2024. 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 Bettendorf's FY2024 Application for Federal Administration Section 5307 Financial Assistance, 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 Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

## **PUBLIC HEARING REGARDING THE CITY'S FY2024 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5307 CAPITAL PROJECT FUNDS**

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 Bettendorf's FY2024 Application for Federal Administration Section 5307 Capital Project Funds, 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 Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

**PUBLIC HEARING REGARDING THE CITY'S FY2024 APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5339 CAPITAL PROJECT FUNDS**

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 Jager presented a resolution approving Bettendorf's FY2024 Application for Federal Administration Section 5339 Capital Project Funds, 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 Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

**PUBLIC HEARING REGARDING THE HARMONY COURT, HILLCREST COURT, AND NORWICH COURT RECONSTRUCTION PROJECT**

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 Naumann presented a resolution approving the plans, specification, and form of contract for the Harmony Court, Hillcrest Court, and Norwich Court Reconstruction Project, and made a motion to approve the resolution as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Naumann thanked Public Works Director Brian Schmidt for his work on this matter. Roll call vote indicated Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

**PUBLIC HEARING REGARDING THE 2024 ALLEY REHABILITATION PROGRAM**

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

**ORDINANCE – FIRST READING AMENDING BETTENDORF CITY CODE TITLE 8, CHAPTER 2, ENTITLED “SEWER USE AND SERVICE”**

Mayor Gallagher asked for any questions. None presented. Council Member Brown presented the first reading of an ordinance amending the Bettendorf City Code Title 8, Chapter 2, entitled “Sewer Use and Service”, and made a motion to approve the ordinance at its first reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

**ORDINANCE – THIRD AND FINAL READING OF AN ORDINANCE REZONING 1017 GRANT STREET, R-2, SINGLE-FAMILY RESIDENCE DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (CASE 24-014)**

Council Member Baden presented the third and final reading of an ordinance amending the Bettendorf, Iowa Zone Map for property located 1017 Grant Street, R-2, Single-Family Residence District to C-1, Neighborhood Commercial District, and made a motion to approve the ordinance at its final reading as presented. Council Member Palczynski seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

**ORDINANCE – THIRD AND FINAL REGARDING OF AN ORDINANCE REZONING 6500 CROW CREEK ROAD, A-1, AGRICULTURAL/URBAN RESERVE DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT (CASE 24-009)**

Council Member Naumann presented the third and final reading of an ordinance amending the Bettendorf, Iowa Zone Map for property located 6500 Crow Creek Road, A-1, Agricultural/Urban Reserve District to R-2, Single-Family Residence District, and made a motion to approve the ordinance at its final reading as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); Palczynski (aye); and Adamson (aye). The motion passed unanimously.

**CONSENT AGENDA**

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

**SUPPLEMENTAL**

Council Member Palczynski questioned staff regarding a couple of new laws that might affect our city. Police Chief Keith Kimball and Public Works Director Brian Schmidt responded accordingly.

**ADJOURNMENT**

There being no further business, Council Member Naumann made a motion to adjourn, and Council Member Palczynski seconded the motion. The meeting was adjourned at approximately 7:57 p.m.

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Mayor Robert S. Gallagher

Attest:

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City Clerk Decker P. Ploehn

## **CONSENT AGENDA**

**APRIL 16, 2024**

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

- A. Minutes from April 2, 2024 (Approve and Adopt)
- B. Resolution approving a Master Services Agreement for Municipal Advisor Services with Baker Tilly US, LLP. (Approve and Adopt)
- C. Resolution awarding the contract and approving the contract and bond for the Criswell Rehabilitation Project from Forest Grove Drive to Valley Drive. (Approve and Adopt)
- D. Resolution authorizing the Director of Public Works to issue a purchase order Davenport Electric Contract Company for the installation of a traffic signal at the intersection of Forest Grove Drive and Devils Glen Road. (Approve and Adopt)
- E. Resolution approving Change Order #1 for the Spencer Creek Lift Station Tree Clearing Project. (Approve and Adopt)
- F. Resolution approving the final plat of Glenbrook Ridge Fourth Addition, replat of Outlot A and Detention Outlot #1 of Glenbrook Ridge Second Addition and Lot 2 and Outlot F of Glenbrook Ridge Third Addition, submitted by Nelson Development 1, LLC (Case 23-069). (Approve and Adopt)
- G. Resolution approving a site development plan for 3341 Glenbrook Circle South, submitted by Jacob Wolfgang of Nelson Construction & Development (Case 23-049). (Approve and Adopt)
- H. Resolution establishing fees for weed mowing for 2024. (Approve and Adopt)
- I. Resolution approving the Civil Service List submitted for the Human Resources Generalist position in the Human Resources Department. (Approve and Adopt)
- J. Resolution authorizing the Culture & Recreation Director to issue a purchase order to MTI Distributing, Inc. for the purchase of a used 2023 Ventrac Rough Mower for Palmer Hills Maintenance. (Approve and Adopt)

- K. Resolution authorizing the Culture & Recreation Director to issue a purchase order to Van-Wall Equipment, Inc. for the purchase of a Fairway Mower, 2653B Tee Mower, two (2) 2750 John Deere Green Mower, John Deere Reels (set of three (3)), John Deere Progator 2020A, and five (5) John Deere Gator vehicles for Palmer Hills Maintenance. (Approve and Adopt)
  
- L. Resolution approving the lease of three (3) vehicles with emergency equipment installation from Enterprise Fleet Management for the Police Department. (Approve and Adopt)
  
- M. Resolution approving alcohol license renewals and requests for Purgatory's Pub & Grill; Verde; Edison's Raw Bar; Los Amigos; Isle of Capri Isle Center; The Isle Marina Bar; and Iron Tee Golf. (Approve and Adopt)
  
- N. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Jason Schadt, Finance Director



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### Item Title

Resolution approving financial institutions as depositories of the City' of Bettendorf's funds, in conformance with all applicable provisions of Chapter 12C of the Code of Iowa.

### Explanation

The City is required in Chapter 12C of the Code of Iowa to periodically adopt a list of financial institutions that may be depositories of the City of Bettendorf's funds, and to authorize maximum amounts for each depository. The most recent list was adopted in 2018. The attached resolution provides an updated list of current financial institutions in Bettendorf and around the Quad Cities.

**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 APPROVING FINANCIAL INSTITUTIONS TO BE DEPOSITORIES OF THE CITY OF BETTENDORF'S FUNDS IN CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF CHAPTER 12C OF THE CODE OF IOWA**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA: that the following list of financial institutions is hereby approved and that the Bettendorf Finance Director is hereby authorized to deposit city funds in amounts not to exceed the maximum approved for each respective financial institution as set out below:

<b>Depository name</b>	<b>Location of home office</b>	<b>Maximum balance in effect under prior resolution</b>	<b>Maximum balance in effect under this resolution</b>
American Bank & Trust	Rock Island, IL	\$20,000,000	\$20,000,000
BankOrion	Orion, IL	\$20,000,000	\$20,000,000
Blackhawk Bank & Trust	Milan, IL	\$20,000,000	\$20,000,000
Blue Grass Savings Bank	Blue Grass, IA	\$20,000,000	\$20,000,000
CBI Bank & Trust	Muscatine, IA	\$0	\$20,000,000
First Central State Bank	DeWitt, IA	\$20,000,000	\$20,000,000
First National Bank	Moline, IL	\$20,000,000	\$20,000,000
Fortress Bank	Peoria, IL	\$20,000,000	\$20,000,000
Great Southern Bank	Springfield, MO	\$20,000,000	\$20,000,000
Northwest Bank & Trust Company	Davenport, IA	\$20,000,000	\$20,000,000
Old National Bank	Chicago, IL	\$0	\$20,000,000
Quad City Bank & Trust	Davenport, IA	\$20,000,000	\$20,000,000
TBK Bank	Dallas, TX	\$70,000,000	\$75,000,000
US Bank	Minneapolis, MN	\$20,000,000	\$20,000,000
Wells Fargo	San Francisco, CA	\$20,000,000	\$20,000,000

PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of May, 2024

\_\_\_\_\_  
Mayor, Robert S. Gallagher

Attest:

\_\_\_\_\_  
Decker P. Ploehn

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Jason Schadt, Finance Director



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### Item Title

Resolution setting a public hearing date to adopt the City of Bettendorf's FY 23/24 Final Budget Amendment.

### Explanation

Attached, please find a resolution setting a public hearing date on May 21, 2024 at 7:00 p.m. to adopt the City's FY 23/24 final Budget Amendment. Budget Amendments must be formally adopted by resolution by May 31 each year to reflect Council action taken throughout the year, or the City will be in violation of the State code.

The FY 23/24 budget amendments reflect Council action already taken for the fiscal year through April 30 and anticipated Council action to be taken by June 30, 2024.

**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 TO ADOPT  
THE CITY OF BETTENDORF'S FY23/24 FINAL BUDGET  
AMENDMENT**

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

That a public hearing will be held on May 21, 2024 at 7:00 p.m. in the Council  
Chambers of the City of Bettendorf, 1609 State Street, Bettendorf, Iowa to receive  
public input on the adoption of the FY 23/24 final Budget Amendment.

PASSED, APPROVED, AND ADOPTED this 7th day of May, 2024.

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Mayor, Robert S. Gallagher

Attest:

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Decker P. Ploehn

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Monte Sonksen, IT Manager



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### Item Title

Resolution authorizing staff to enter an advanced services agreement with OneNeck IT Solutions, LLC, for a complete re-design and implementation of a new IT network for the City of Bettendorf.

### Explanation

Our current IT network infrastructure, which was designed over 25 years ago, is no longer adequate to keep up with the demands of today's technology and cybersecurity landscape, as identified by outside assessments by Berry-Dunn and HDR. This old infrastructure poses significant risks to city operations, security, and productivity.

Challenges of the Current Network:

- **Obsolescence:** Legacy designs and hardware are unreliable, inefficient, and incompatible with modern applications.
- **Security vulnerabilities:** Outdated designs and hardware are more susceptible to cyberattacks, putting sensitive data and city operations at risk.
- **Performance limitations:** The aging infrastructure cannot handle the increased network traffic and bandwidth demands of current and projected future needs.
- **Scalability constraints:** The existing network lacks the flexibility to accommodate future growth and evolving technological requirements.

Business Impact:

- **Downtime and disruption:** Network failures can cause significant downtime, impacting productivity and customer service.
- **Data breaches:** Security vulnerabilities can lead to costly data breaches, damaging our reputation and incurring financial penalties.

Proposed Solution:

It is critical that we redesign and improve our network and infrastructure to ensure business continuity, data security, and future scalability. This project will involve three phases:

1. **Plan & Design:** OneNeck, with input from the CoB IT staff, will evaluate our current network, assess business needs, and design a modern and secure network architecture. The output will be a complete network design, bill of materials (BOM), and implementation plan.

2. Procurement & Installation: Based on the BOM from phase 1, CoB IT will purchase the required new network equipment and install the hardware throughout the city. This resolution does NOT include the hardware that will be required.
3. Implementation & Tuning: OneNeck, with hands-on assistance from CoB IT staff, will configure all the new network equipment and work with us to migrate all the city's IT systems to the new network.

We approached five IT service companies for this project and, after extensive discussions with each, have decided to recommend OneNeck IT Solutions as the preferred vendor. OneNeck has the knowledge, resources, and experience to provide the best solution for this project.

The eventual contract will cover all the IT services for the entirety of the project at a fixed bid price. The hardware costs are unknown until the redesign work is completed, so that will be submitted separately.

OneNeck IT Services: \$66,500.00

Network Hardware: TBD

This project was planned and included in the 23/24 and 24/25 budgets.

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

**List Attachments**

Resolution

OneNeck Proposal

**RESOLUTION NO. \_\_\_\_\_ - 24**

**RESOLUTION AUTHORIZING STAFF TO ENTER INTO AN  
ADVANCED SERVICES AGREEMENT WITH ONENECK IT  
SOLUTIONS, LLC, FOR A COMPLETE REDESIGN AND  
IMPLEMENTATION OF A NEW IT NETWORK  
FOR THE CITY OF BETTENDORF**

WHEREAS, the replacement of the City's current financial system is a high priority in the City's IT Strategic Plan; and

WHEREAS, adequate funding for such a replacement, including consulting services, has been appropriated in the budget; and

WHEREAS, OneNeck has extensive knowledge of the City's technology environment and experience in managing Network implementation projects.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA: that staff is hereby authorized to enter into an advanced services agreement with OneNeck IT Solutions, LLC, for a complete re-design and implementation of a new IT network.

PASSED, APPROVED, AND ADOPTED this 7th day of May, 2024.

\_\_\_\_\_  
Mayor, Robert S. Gallagher

Attest:

\_\_\_\_\_  
City Clerk, Decker P. Ploehn

Prepared for: City of Bettendorf ("Client")

Quote # 155455-1

**Bill To**

City of Bettendorf  
1609 State St  
Bettendorf, IA 52722-4937  
msonksen@bettendorf.gov  
(563) 344-4475

**Ship To**

City of Bettendorf  
Monte Sonksen  
1609 State St  
Bettendorf, IA 52722-4937  
msonksen@bettendorf.gov  
(563) 344-4475

**OneNeck Account Executive**

Tyler Patterson  
tyler.patterson@oneneck.com  
Fax 515-334-5757  
Inside Rep: Ashley Adlfinger  
ashley.adlfinger@oneneck.com  
Solutions Architect: Brian Clarke

Network Refresh - AS

Expires: 06/03/2024

OneNeck Services

Line #	Part #	Product Description	Qty	List Price	Price	Ext. Price
	<b>OneNeck-AS</b>	OneNeck IT Solutions Advanced Services. Please see scope of work for project details.	<b>1</b>	<b>\$77,640.00</b>	<b>\$66,494.70</b>	<b>\$66,494.70</b>

## Statement of Work

### 1. OneNeck Services

OneNeck IT Solutions LLC ("OneNeck") will provide the services outlined below (the "Services") for Client in accordance with the terms of the Master Services Agreement (as defined in the Acknowledgement, below) and any specifications outlined herein. The term "Services" as used in this Statement of Work section of the Quote (hereinafter the "SOW") will be included within the term "Services" as defined in the Master Services Agreement. Any capitalized terms shall have the meanings set forth in the Master Services Agreement, unless otherwise defined herein.

#### 1.1 Term

The term of this SOW shall commence on the last signature date below (the "Effective Date") and terminate upon the later of completion of Services or one year from the Effective Date, unless terminated earlier in accordance with this SOW and/or the Master Services Agreement. Subject to agreement on rates and Services, the parties may extend this SOW upon mutual written agreement.

#### 1.2 Project Oversight

##### Project Management

OneNeck will assign a Project Manager to act as a single point of contact for the project, perform project oversight, and provide status reporting. Specifically, the OneNeck Project Manager will:

- Schedule a kick-off meeting with OneNeck project resources and Client project resources to review the scope of Services and discuss scheduled activities;
- Develop and maintain a project plan that incorporates the overall Services delivery schedule including dependencies, task assignments, and milestones;
- Assemble OneNeck resources necessary to deliver the Services;
- Coordinate and schedule activities associated with the Services (*e.g.*, meetings, change windows, engineering activities, etc.);
- Manage overall project communications per an agreed upon communications plan;

- Manage and document risks and issues associated with the Services and communicate as needed with the Client;
- Monitor progress of the Services and escalate and resolve related issues;
- Control the defined scope of Services and manage the defined budget;
- Draft and submit change orders to document any requested changes to scope or budget; and
- Confirm Client's acceptance of Services and Deliverables and close out the project.

### 1.3 Availability of OneNeck Services

Except as outlined below, OneNeck personnel will provide the Services to Client Monday through Friday, 8:00 AM to 5:00 PM local time based on the OneNeck resource's work location ("Normal Business Hours"), excluding holidays recognized by OneNeck.

Integration and migration cutovers events included in this SOW may be scheduled outside of Normal Business hours by mutual agreement of the parties.

### 1.4 Work Location

Services will be performed both remotely and onsite at Client location(s) at 1609 State St Bettendorf, IA 52722-4937. When OneNeck personnel are onsite at Client location(s), Client shall use at least the same degree of care in safeguarding OneNeck personnel health and safety as it uses in safeguarding its own similarly situated personnel, but in no event less than reasonable care shall be exercised.

## 2. Scope of Services

### 2.1 Services Overview

OneNeck will design and deploy a new network design for Client.

### 2.2 Services Description

Client's current City network ("Office Network") includes all sites within the City of Bettendorf city limits:

- City Hall

- Public Works
- Library
- Museum
- Community Center
- Golf Course
- (2x) Fire Stations
- Small number of additional small buildings/sites

All sites are connected by Client-owned and managed fiber.

Current network infrastructure consists of the following:

- (54x) current model Meraki APs (MR44)
- (31x) Cisco Catalyst switches, (22x) of which are in an end of support state (EoS)
- (10x) Cisco routers, (6x) of which are EoS
- (3x) Cisco analog voice gateways (EoS state to be determined)
- (2x) Ubiquiti routers (EoS state to be determined)
- Single production, current model Cisco firewall (two others as cold spares)

Client has provided a network diagram detailing equipment presence for each location, fiber connectivity between them, and a spreadsheet detailing specific hostnames and models for each item.

Client has indicated that the current network requires extensive re-design to address performance, scalability, security, and redundancy concerns.

OneNeck will work with Client to gather requirements for the overall network design. OneNeck will review current deployment configurations to build a High-Level Design (HLD). The HLD will identify new equipment and licensing to replace existing EoS hardware and to meet Client “future state” design requirements.

OneNeck will build out a detailed Low-Level Design (“LLD”) during the design portion of the project, using the HLD as a framework and after gathering additional Client requirements.

OneNeck will build out configurations for new and existing equipment to support the LLD. OneNeck will work with Client to determine an acceptable migration plan and outline specific cutover and outage events. OneNeck will provide a full day (8am – 5pm CST) of Day 2 support after each cutover event

(up to four events).

OneNeck engineering documentation deliverables will include:

- HLD (including Build of Materials (BOM) for new hardware and licensing
- LLD
- Device configurations for all equipment
- Final documentation upon project completion (adjustments to LLD, if required)

OneNeck will provide the following administrative knowledge transfer (KT):

- (2x) 2-hour in-project sessions detailing design and configuration builds
- (2x) 2-hour sessions reviewing the final design and deployment

OneNeck engineering will be conducted during normal hours (8am – 5pm CST) and after hours timeframes for any cutover and outage events.

The project scope and contracted OneNeck engineering effort is based on the final design consisting of a total number of devices (switches, routers, and firewalls) not to exceed 20% of the current network device count. (It is also feasible that the redesign could result in a fewer number of total devices than are currently in operation.)

Client responsibilities for this project:

- Client will handle all physical requirements required for the project, including:
  - Inventory of, unboxing and labeling all new equipment.
  - Equipment racking in parallel with existing, production networking
  - Network cabling to support new design and parallel configuration with existing production network
- Client will provide remote VPN access to OneNeck engineering as required throughout the project engagement.
- Client will provide onsite physical access to OneNeck engineering as required throughout the project engagement.
- Client is responsible for the reconfiguration of non-network devices impacted by the deployment of the new design, including but not limited to:
  - Re-IP of statically configured endpoints
  - DHCP scopes to support the new IP design
  - Physical re-patching of endpoints to support the new physical design, if required
- Client will provide a primary point of contact to facilitate communications, assemble Client resources, coordinate Client activities, accept

deliverables, and perform any change orders.

- Client will work with OneNeck to:
  - Complete project tasks, testing, and acceptance of deliverables in a timely fashion or according to mutually agreed schedules.
  - Schedule predetermined “maintenance windows” with required downtime

OneNeck engineering included in this project:

- Project meetings and review
- Client requirements meetings
- Existing infrastructure and HLD review
- LLD buildout
- Project migration planning
- Configuration buildouts:
  - New equipment
  - Existing equipment to be reconfigured or repurposed
  - Cisco voice equipment to support IP addressing changes
- Design deployment
- Migrations/cutovers (after hours for outage events)
- Day 2 support events
- Final engineering documentation

### 3. Assumptions

#### 3.1 Client Responsibilities

Client agrees to fulfill the following responsibilities, which are required to complete the Services. Any delay in Client’s performance of its responsibilities may result in additional charges and/or delay of the completion of the Services.

- a. **Assign Point-Of-Contact.** Assign a single Client representative to facilitate communications, assemble Client resources, coordinate Client activities, accept deliverables, and perform any change orders.
- b. **Coordinate Client Activities.** Coordinate all Client activities and third party activities required for this project, including handling all necessary communication to Client personnel. Client is responsible for the timely performance of activities performed by its staff and its Third Party

contractors according to the agreed project schedule.

- c. **Separate Provisioning.** Separately provide or purchase all equipment, cabling, circuits, Third Party services, software, licenses, manufacturer maintenance and support for the solution, unless exceptions are explicitly identified in a Resale pricing section above.
- d. **Ensure Compliance.** Ensure compliance with any national or local safety and building regulations or similar requirements affecting installation.
- e. **Facilities Readiness.** Ensure facilities are ready for equipment installation as scheduled, including mounting location, power, cooling, premise cabling, and patch cables not supplied by OneNeck. Facilities must meet equipment installation requirements as provided herein and by any applicable manufacturer documentation.
- f. **Access to Facilities & Equipment.** Provide access to any Client facilities or equipment to the extent necessary for OneNeck to perform this SOW as scheduled.
- g. **Access to Equipment.** Provide physical access, passwords, access codes or security devices as necessary to perform the Services.
- h. **Remote Access to Equipment.** Provide OneNeck staff secure remote access to the Client equipment required to perform the Services.
- i. **Timely Performance.** Complete project tasks, testing, and acceptance of Deliverables in a timely fashion or according to mutually agreed schedules.
- j. **Scheduling.** Work with OneNeck to develop a mutually agreed schedule for the Services.
- k. **Change Orders.** Submit a change order request for any moves, additions or changes that may have an impact on Client's environment.
- l. **Maintenance Scheduling.** Work with OneNeck to schedule a predetermined "maintenance window" with required downtime.
- m. **Licenses and Support.** Approve and pay for vendor licenses and support for all products in use. OneNeck will provide best effort tracking and notification of expiring licenses, support agreements, and extended warranties of hardware and software administered by OneNeck on behalf of Client.
- n. **Efficient Workflows.** Work directly with dedicated OneNeck resources during Normal Business Hours to facilitate efficient workflows.
- o. **Miscellaneous.** Provide the following to OneNeck:
  - 1. Information on all applicable Client specific processes to be followed;
  - 2. Authorization to work with Third Parties on behalf of Client; and
  - 3. Guidance related to business direction as it pertains to technology planning.

## 4. Payment Terms

### 4.1 Fixed Price

Products sold in support of this engagement are charged separately and payment for products is not dependent on any invoice milestone.

OneNeck will perform the Services and provide all Service Deliverables for a fixed fee equal to **\$66,494.70** (the "Fixed Price"), which includes all project-related expenses incurred by OneNeck.

### 4.2 Milestone Invoicing

OneNeck will submit invoices to Client upon completion of each milestone set forth below.

Client invoicing for this project will be milestone-based as follows:

- \$22,164.90 of project cost to be invoiced 30 days after the initial Client Project Kickoff (PKO) call
- \$22,164.90 of project cost to be invoiced 60 days after PKO
- Remainder of the project balance to be invoiced at project completion OR no later than 120 days from PKO

## 5. Change Orders

### Change Orders

Change orders and additional fees may apply for changes to the scope of work, changes to assumptions documented herein, changes to the work schedule, changes to information in accepted documents, failure of Client or third parties to perform responsibilities as scheduled, and delays outside of OneNeck’s control. OneNeck will not provide or bill for any additional services unless specifically approved by Client in writing.

Quote Summary	Amount
OneNeck Services	\$66,494.70
<b>Total:</b>	<b>\$66,494.70</b>

ACKNOWLEDGEMENT Some vendors have informed OneNeck that Coronavirus/COVID-19 could affect product pricing and/or delivery. Accordingly, prices and delivery terms quoted herein may change due to events which are not within OneNeck’s control, and which by the exercise of reasonable diligence it is unable to prevent. OneNeck will promptly provide you with notice of any such changes that impact your order. Sales are subject to all applicable taxes. Freight terms are prepay/add all shipping charges.

By signing below Client certifies that it has read and agrees to the provisions set forth in this Executed Order and to the terms and conditions of both the Master Reseller Agreement and/or the Master Services Agreement, or its/their equivalent as executed by Client and OneNeck (or, if Client and OneNeck have not executed any such agreements, the Reseller and Service Agreements posted at [Privacy and Terms | OneNeck](#)), and that it intends to be bound to such provisions. The Parties agree that the Master or Web-Based Reseller Agreement, as applicable, shall apply to the software, hardware, and third party services to be provided by OneNeck and that the Master or Web-Based Services Agreement, as applicable, shall apply to the services to be performed by OneNeck.

City of Bettendorf ("Client")

OneNeck IT Solutions LLC

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024

**REQUESTED BY:** Jeff Reiter, Assistant City Administrator/Economic Development Director (fbo Ryan Jantzi and the Downtown Bettendorf Organization)



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### Item Title

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING FOR CONSIDERATION OF THE RENEWAL OF THE SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT (SSMID) IN DOWNTOWN BETTENDORF.**

### Explanation

In 2019, the establishment of a Self-Supporting Municipal Improvement District (SSMID) in Downtown Bettendorf occurred. For the past five years, Executive Director, Ryan Jantzi has worked with his Board and Downtown property owners to further the goals and objectives of the SSMID, and has worked with the City to accomplish many great initiatives. During that time, as manager of the DBO, Ryan Jantzi provided formal documentation, and informed every commercial property owner in the SSMID district of the process and impact that the SSMID has had on Downtown.

Accompanying this Council Letter is a packet of information created by the DBO, which shows their steps towards securing a renewal of the SSMID for an additional five year. Per Iowa Code, in order for a SSMID to be implemented, the SSMID petition must include the signatures of at least 25% of all commercial, multi-residential, or industrial property owners within the proposed SSMID, who also represent at least 25% of the assessed value of all applicable property types within the proposed SSMID. At the time of this Council Letter, Mr. Jantzi has a signed petition representing 50% of the property owners, who represent 68% of the assessed value! These percentages not only exceed the Code requirement, but they are also some of the highest percentages ever seen on any SSMID petition in Iowa's history.

The development of a Downtown Business SSMID had been identified as a City Council High Priority prior to its inception. Today, the response by property owners for a renewal suggests that there is great support for the renewal.

At this time, staff requests a Resolution setting the date of Tuesday, May 21, 2024 for a Public Hearing to consider the renewal of the Self-Supporting Municipal Improvement District in Downtown Bettendorf for an additional five year term.

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

- N/A

### List Attachments

- Resolution
- DBO Support Materials

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING FOR  
CONSIDERATION OF A RENEWAL OF THE  
SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT (SSMID)  
IN DOWNTOWN BETTENDORF**

WHEREAS, the City of Bettendorf has identified the development of a Downtown Business SSMID as a high priority; and

WHEREAS, in August, 2017, there was the creation of a Downtown Business Organization; and

WHEREAS, said Downtown Business Organization vetted the process to create a SSMID and secured the necessary SSMID petition in 2019; and

WHEREAS, City Council review and approved the initial SSMID in 2019 for a five year term; and

WHEREAS, after its initial five year term, which expires on June 30, 2024, there is the request for a renewal by petition from the business owners within the SSMID boundary.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Bettendorf, Iowa hereby sets Tuesday, May 21, 2024 at 7pm in the Bettendorf City Council Chambers as the date, time, and place for a Public Hearing for the consideration of a renewal of the SSMID in Downtown Bettendorf for a term of five more years.

Passed, Approved and Adopted this 7<sup>th</sup> day of May, 2024.

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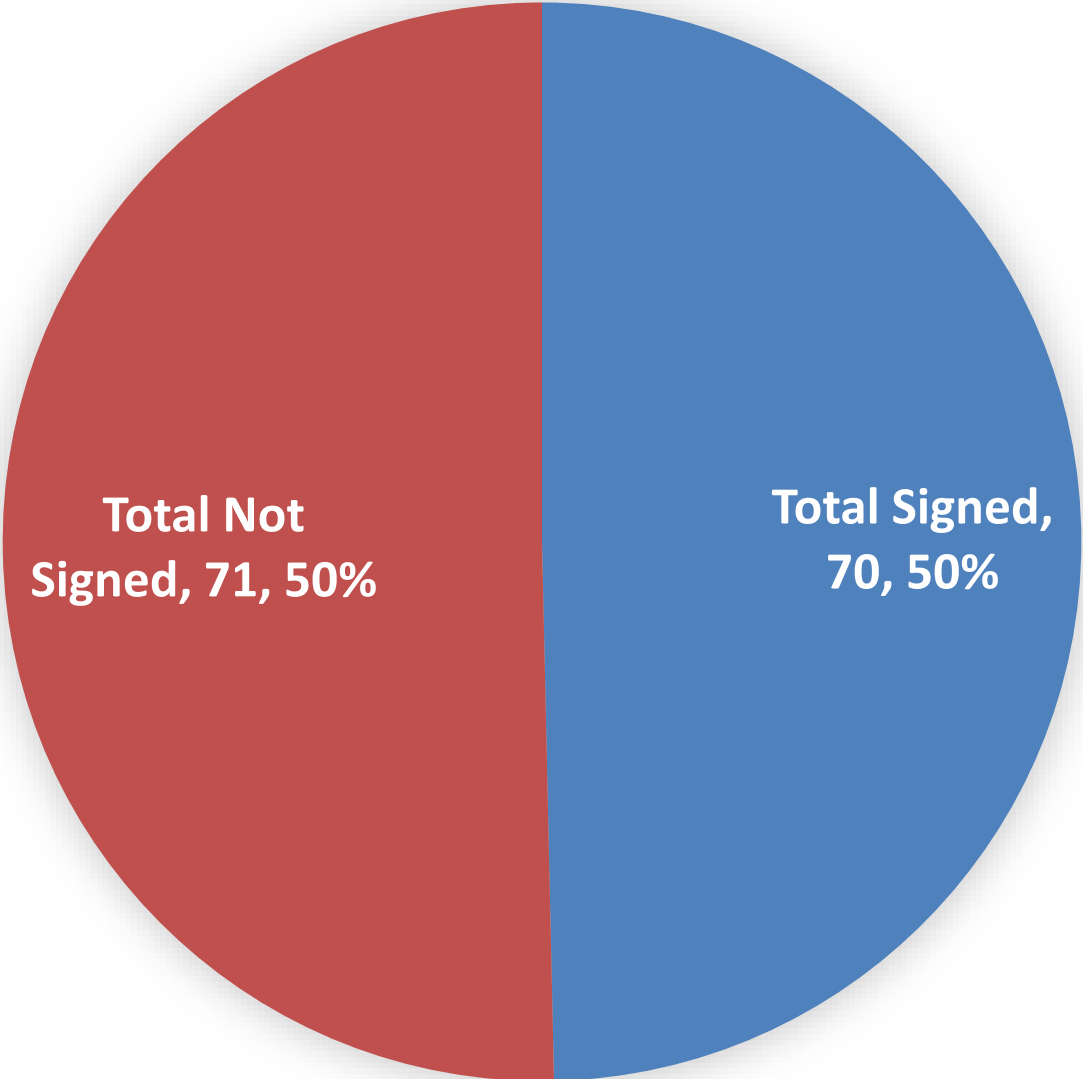
Robert S. Gallagher, Mayor

Attest:

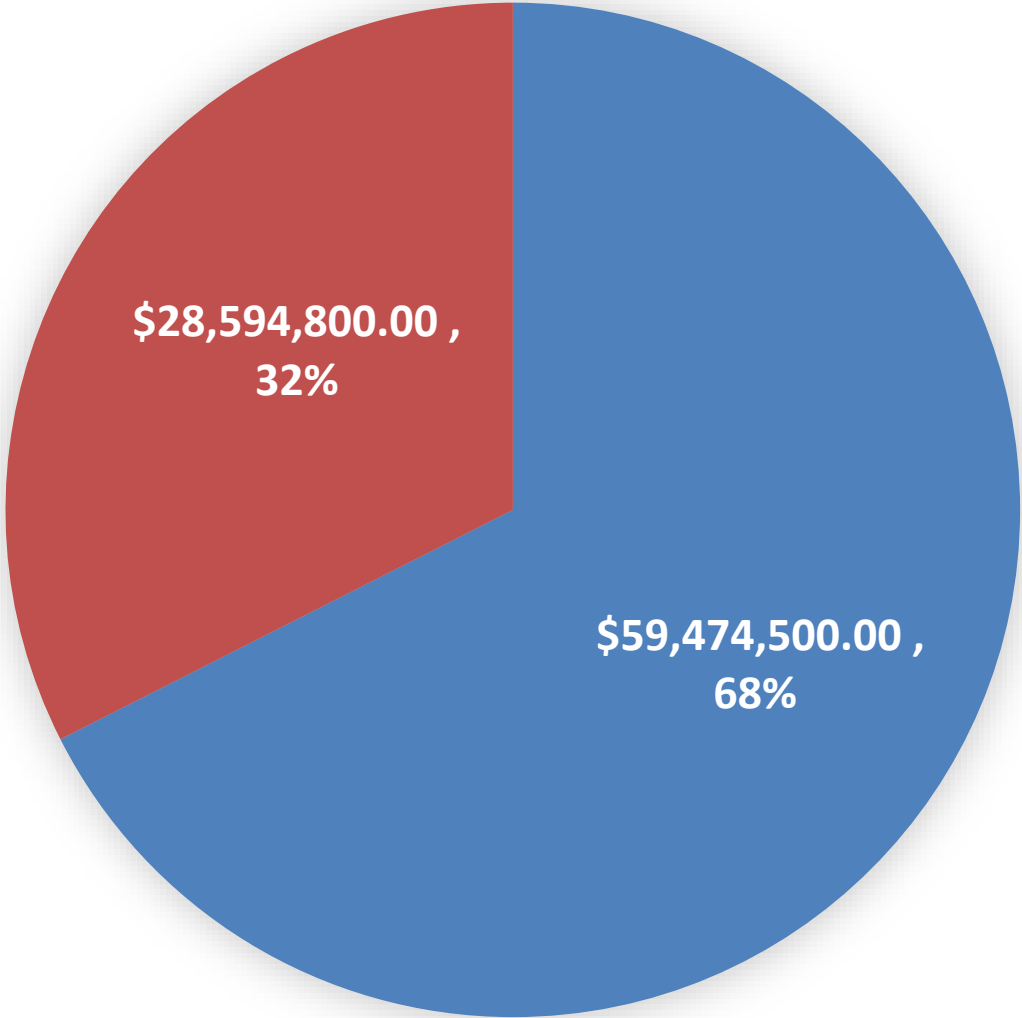
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Decker P. Ploehn, City Clerk

# Businesses Signing SSMID Renewal Petition



# Assessed Value of Businesses Signing SSMID Renewal Petition



■ Assessed Value Signed

■ Assessed Value Not Signed





## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Brian Fries, P.E., Assistant City Engineer



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### Item Title

Resolution setting the date for a public hearing and directing the advertising for bids for the 2024 Rural Road Sealcoat Program.

### Explanation

The Community Improvement Program provides for sealcoating of rural roads that formerly were gravel. This work to maintain roadways by placing and compacting asphalt binder and rock chips on a surface prepared by the contractor. Sealcoating is primarily used on rural streets, but also on park driveway areas. Sealcoat will be applied to roadways selected by the engineer. The following streets under this year's program include:

- Tanglewood Rd. from Silver Oaks Ln. to Middle Rd.
- Indiana Ave. from Devils Glen Bridge to Middle Rd.
- 76<sup>th</sup> Ave. from Bettendorf City Limits to Devils Glen Bridge
- Barr St. from Indiana Ave. to Bettendorf City Limits
- 56<sup>th</sup> St. from Indiana Ave. to Bettendorf City Limits
- Access Rd. from 35<sup>th</sup> St. Pump Station (35<sup>th</sup> St./Elm St.)
- Depot St. from 35<sup>th</sup> St. to East end of street
- Indiana Ave. from Middle Rd. to Wells Ferry Rd.
- Middle Rd. from Indiana Ave. S. to Spencer Creek Bridge
- 42<sup>nd</sup> St. from State St. S. to PCC header near Tri City Blacktop
- 42<sup>nd</sup> St. from PCC header near Creative Fence S. to Elm St.
- Elm St. from 42<sup>nd</sup> St. W. to PCC header at Scenic View

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

This project (PW0294) was approved with a total budget of \$150,000.00 within the Community Improvement Program (CIP).

### List Attachments

Resolution; Notice to Bidders.

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING  
THE ADVERTISING FOR BIDS FOR THE 2024 RURAL ROAD SEALCOAT 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 Rural Road Sealcoat 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 21<sup>st</sup> day of May, 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 28<sup>th</sup> day of May, 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 7<sup>th</sup> day of May, 2024.

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Robert S. Gallagher, Mayor

Attest:

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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 **28th day of May, 2024**, for the **2024 Rural Road Sealcoat 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 Community Improvement Program provides for sealcoating of rural roads that formerly were gravel. This work to maintain roadways by placing and compacting asphalt binder and rock chips on a surface prepared by the contractor. Sealcoating is primarily used on rural streets, but also on park driveway areas. Sealcoat will be applied to roadways selected by the engineer.

The bidder to whom the Contract is awarded shall commence work on or after July 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 specifications prepared by the Engineer of the Engineering Division of the Public Works Department of Bettendorf, Iowa.

All work on this contract shall be completed within 6 calendar weeks from the agreed upon start date or by August 30<sup>th</sup>, 2024, whichever comes first. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 (\$500.00) per calendar day shall be charged for every day past the completion date.

The plans, specifications and all bid documents, hereinafter called proposed Contract Documents, are placed on file and are available for inspection on the City of Bettendorf's electronic bid submission website: <https://bettendorf.ionwave.net>. If you haven't already done so, you will need to register as a supplier at the website to submit a bid. All bids must be submitted electronically. No paper, emailed, or faxed bids will be accepted, and no physical bid opening shall be held. All bids will be evaluated by the City's electronic bid submission system.

Copies of the proposed Contract Documents for said improvements may be obtained with a forty eight (48) hour notice at the Engineering Division of Public Works, 4403 Devils Glen Rd., Bettendorf, Iowa by calling (563) 344-4055. Paper sets require a refundable deposit of Two Hundred Fifty Dollars (\$250.00) for each set that shall be refunded within fourteen (14) days after the award of the project. If the Contract Documents are not returned in a timely manner and in a reusable condition, the deposit, or portions thereof, may be forfeited.

Each proposal must be accompanied by a certified or cashier's check drawn on an Iowa bank or a bank chartered under the laws of the United States or by a Bid Bond with corporate surety satisfactory to the City of Bettendorf in the amount of ten (10) percent of the bid, made payable to the City Treasurer of the City of Bettendorf, Iowa, and may be cashed or claim made against the bond by the Treasurer of the City of Bettendorf, Iowa, as liquidated damages in the event the successful bidder fails to enter into a contract within ten (10) days and post bond satisfactory to the City for the faithful performance of the work. Checks or Bid Bonds of the three lowest bidders may be retained for a period of not to exceed thirty (30) days or until a contract is awarded or rejection is made, whichever is sooner. Other checks and Bid Bonds will be returned after the tabulation of the bids is completed.

The successful bidder will be required to furnish a performance and maintenance bond equal to One Hundred Percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved by the City Council and shall guarantee the faithful performance of the contract and shall also guarantee

the maintenance of the improvement for a period of four (4) years from and after its completion and acceptance by the City.

Contractors and subcontractors on this project will undergo a standardized evaluation upon completion of the work. The results of this evaluation may influence the determination of the contractor's eligibility to bid on future projects as governed by the current policies adopted by the City of Bettendorf City Council.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa and to Iowa domestic labor. A preference will be given to resident Bidders in Accordance with Chapter 73 of the Code of Iowa.

Plans and specifications governing the construction of the proposed improvements and also prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract shall be executed in compliance therewith.

The City reserves the right to reject any or all proposals and to waive technicalities and irregularities if deemed necessary and approved by City Council.

Published upon order of the City Council of Bettendorf, Iowa.

Brent Morlok, P.E.  
City Engineer

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Pat Lynch, P.E., Assistant City Engineer



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### Item Title

Resolution awarding the contract and approving the contract and bond for the Harmony Court, Hillcrest Court, and Norwich Court Reconstruction Project.

### Explanation

The proposed improvements consist of reconstructing approximately 300 linear feet of twenty-seven foot (27') wide and 150 linear feet of thirty-one foot (31') wide Portland Cement Concrete pavement, including cul-de-sacs, 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 these streets. Harmony Ct, Hillcrest Ct and Norwich Ct are all similar in size and scope, and within relatively close proximity to each other so staff chose to bundle them together to maximize bid prices.

Bids were received on May 1, 2024. AmeriCore, LLC of Muscatine, Iowa was the low bidder of ten (10) bids received. Bids ranged from the high of \$457,547.80 to the low of \$368,704.00, which is 0.9% below the engineers estimate of \$371,976.00.

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 (PW0594, PW0596, PW0597) was approved with a total budget of \$450,000.00 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 HARMONY COURT, HILLCREST COURT, AND NORWICH COURT RECONSTRUCTION PROJECT**

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

Harmony Court, Hillcrest Court, and Norwich Court Reconstruction Project

WHEREAS, bids were accepted for the construction of the above project on the 1<sup>st</sup> day of May, 2024, with AmeriCore, LLC submitting the lowest responsible bid in the amount of \$368,704.00 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 AmeriCore, LLC is hereby accepted for the Harmony Court, Hillcrest Court, and Norwich Court Reconstruction Project in the amount of \$368,704.00.
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 \$400,000, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 7<sup>th</sup> day of May, 2024.

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Robert S. Gallagher, Mayor

Attest:

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Decker P. Ploehn, City Clerk

Harmony Court, Hillcrest Court & Norwich Court Reconstruction				AmeriCore, LLC		Centennial Contractors		MIDWEST CONCRETE, INC.		Walter D. Laud, Inc.		Emery Construction Group Inc.		CDMI Concrete Contractors Inc.		Hawkeye Paving Corp		McCarthy Improvement Company		N.J. Miller, Inc.		LANGMAN CONSTRUCTION, INC.	
Bid Open: May 1, 2024 10:00am				Total Price	\$368,704.00	Total Price	\$375,480.20	Total Price	\$382,673.74	Total Price	\$394,275.90	Total Price	\$397,058.00	Total Price	\$408,286.20	Total Price	\$433,477.00	Total Price	\$436,653.00	Total Price	\$443,143.00	Total Price	\$457,547.80
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	Temporary Traffic Control	1	LS	\$14,418.80	\$14,418.80	\$12,500.00	\$12,500.00	\$36,352.68	\$36,352.68	<b>\$7,500.00</b>	\$7,500.00	\$9,500.00	\$9,500.00	\$35,000.00	\$35,000.00	\$40,000.00	\$40,000.00	\$47,000.00	\$47,000.00	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00
2	Intake Protection Device, Drop-In	1	EA	<b>\$20.00</b>	\$20.00	\$150.00	\$150.00	\$51.50	\$51.50	\$300.00	\$300.00	\$250.00	\$250.00	\$100.00	\$100.00	\$100.00	\$100.00	\$200.00	\$200.00	\$300.00	\$300.00	\$150.00	\$150.00
3	Sump Drain Connection	3	EA	\$750.00	\$2,250.00	\$500.00	\$1,500.00	\$650.00	\$1,950.00	\$500.00	\$1,500.00	\$325.00	\$975.00	\$500.00	\$1,500.00	\$500.00	\$1,500.00	\$900.00	\$2,700.00	\$500.00	\$1,500.00	<b>\$300.00</b>	\$900.00
4	Filter Sock, 12"	866	LF	\$1.00	\$866.00	\$1.50	\$1,299.00	\$2.58	\$2,234.28	<b>\$0.01</b>	\$8.66	\$4.40	\$3,810.40	\$1.00	\$866.00	\$1.00	\$866.00	\$4.00	\$3,464.00	\$3.00	\$2,598.00	\$1.00	\$866.00
5	Clearing and Grubbing	1	LS	<b>\$500.00</b>	\$500.00	\$5,000.00	\$5,000.00	\$985.63	\$985.63	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	<b>\$500.00</b>	\$500.00	\$5,700.00	\$5,700.00	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00
6	Pavement Removal	2616	SY	\$15.00	\$39,240.00	\$19.00	\$49,704.00	\$18.77	\$49,102.32	\$18.50	\$48,396.00	\$11.35	\$29,691.60	\$16.00	\$41,856.00	\$15.00	\$39,240.00	<b>\$10.00</b>	\$26,160.00	\$20.00	\$52,320.00	\$25.50	\$66,708.00
7	Water Service Pipe, Lower and Replace in kind	250	LF	\$15.00	\$3,750.00	\$50.00	\$12,500.00	\$39.50	\$9,875.00	\$10.00	\$2,500.00	\$25.00	\$6,250.00	\$50.00	\$12,500.00	\$10.00	\$2,500.00	\$65.00	\$16,250.00	<b>\$5.00</b>	\$1,250.00	\$10.00	\$2,500.00
8	Subgrade Treatment, Engineering Fabric	2687	SY	\$5.00	\$13,435.00	\$4.00	\$10,748.00	\$5.92	\$15,907.04	\$2.00	\$5,374.00	\$4.00	\$10,748.00	\$4.00	\$10,748.00	\$2.00	\$5,374.00	\$6.00	\$16,122.00	\$4.00	\$10,748.00	<b>\$1.00</b>	\$2,687.00
9	Granular Stabilization	150	TON	\$35.00	\$5,250.00	\$35.00	\$5,250.00	\$42.35	\$6,352.50	\$20.00	\$3,000.00	\$28.00	\$4,200.00	\$28.00	\$4,200.00	<b>\$15.00</b>	\$2,250.00	\$41.50	\$6,225.00	\$45.00	\$6,750.00	\$26.00	\$3,900.00
10	Manhole, Adjustment, Minor	2	EA	\$750.00	\$1,500.00	\$1,250.00	\$2,500.00	\$1,544.47	\$3,088.94	\$2,500.00	\$5,000.00	<b>\$700.00</b>	\$1,400.00	\$1,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,100.00	\$2,200.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00
11	Manhole, Remove and Replace	2	EA	\$5,500.00	\$11,000.00	\$7,500.00	\$15,000.00	\$11,329.50	\$22,659.00	\$8,700.00	\$17,400.00	\$7,200.00	\$14,400.00	<b>\$5,000.00</b>	\$10,000.00	<b>\$5,000.00</b>	\$10,000.00	\$9,600.00	\$19,200.00	\$7,000.00	\$14,000.00	\$5,500.00	\$11,000.00
12	Chimney Seal	4	EA	\$1,250.00	\$5,000.00	\$1,250.00	\$5,000.00	\$730.00	\$2,920.00	<b>\$0.01</b>	\$0.04	\$1,050.00	\$4,200.00	\$1,200.00	\$4,800.00	\$800.00	\$3,200.00	\$600.00	\$2,400.00	\$1,500.00	\$6,000.00	\$350.00	\$1,400.00
13	Removal of Storm Sewer, RCP, 18"	23	LF	\$40.00	\$920.00	\$20.00	\$460.00	\$32.00	\$736.00	\$25.00	\$575.00	\$27.00	\$621.00	\$20.00	\$460.00	\$40.00	\$920.00	\$15.00	\$345.00	<b>\$5.00</b>	\$115.00	\$10.00	\$230.00
14	Single Intake, Removal	1	EA	<b>\$500.00</b>	\$500.00	\$1,000.00	\$1,000.00	\$1,090.15	\$1,090.15	\$1,000.00	\$1,000.00	\$1,100.00	\$1,100.00	\$1,000.00	\$1,000.00	\$750.00	\$750.00	\$700.00	\$700.00	<b>\$500.00</b>	\$500.00	\$1,000.00	\$1,000.00
15	Double Intake, New	1	EA	\$4,500.00	\$4,500.00	<b>\$4,000.00</b>	\$4,000.00	\$6,500.00	\$6,500.00	\$8,000.00	\$8,000.00	\$7,500.00	\$7,500.00	\$4,500.00	\$4,500.00	\$7,000.00	\$7,000.00	\$9,500.00	\$9,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
16	Storm Sewer, Trenched, RCP, 18"	24	LF	<b>\$95.00</b>	\$2,280.00	\$100.00	\$2,400.00	\$149.97	\$3,599.28	\$130.00	\$3,120.00	\$137.00	\$3,288.00	\$125.00	\$3,000.00	\$180.00	\$4,320.00	\$300.00	\$7,200.00	\$130.00	\$3,120.00	\$100.00	\$2,400.00
17	Subdrain, Perforated, Flexible Drain Tile (4")	373	LF	\$12.00	\$4,476.00	\$12.00	\$4,476.00	\$14.78	\$5,512.94	<b>\$8.00</b>	\$2,984.00	\$15.00	\$5,595.00	\$14.00	\$5,222.00	\$14.00	\$5,222.00	\$18.00	\$6,714.00	\$12.00	\$4,476.00	\$20.00	\$7,460.00
18	Subbase, Granular, 12" (DOT GR 12 or 14)	2687	SY	\$15.00	\$40,305.00	<b>\$10.00</b>	\$26,870.00	\$17.00	\$45,679.00	\$21.00	\$56,427.00	\$24.00	\$64,488.00	\$15.00	\$40,305.00	\$27.00	\$72,549.00	\$19.00	\$51,053.00	\$30.00	\$80,610.00	\$22.80	\$61,263.60
19	Pavement, P.C.C., 6"	2558	SY	\$72.00	\$184,176.00	\$70.00	\$179,060.00	<b>\$52.50</b>	\$134,295.00	\$77.00	\$196,966.00	\$70.00	\$179,060.00	\$75.00	\$191,850.00	\$78.00	\$199,524.00	\$72.00	\$184,176.00	\$74.00	\$189,292.00	\$87.00	\$222,546.00
20	Driveway, Paved, P.C.C., 6"	244	SY	\$75.00	\$18,300.00	\$81.00	\$19,764.00	<b>\$60.22</b>	\$14,693.68	\$90.00	\$21,960.00	\$140.00	\$34,160.00	\$75.00	\$18,300.00	\$80.00	\$19,520.00	\$74.00	\$18,056.00	\$80.00	\$19,520.00	\$80.00	\$19,520.00
21	Sidewalk, P.C.C., 4"	434	SF	\$9.00	\$3,906.00	\$12.00	\$5,208.00	\$10.00	\$4,340.00	\$11.00	\$4,774.00	\$14.50	\$6,293.00	\$12.00	\$5,208.00	\$15.00	\$6,510.00	\$10.00	\$4,340.00	<b>\$6.00</b>	\$2,604.00	\$9.00	\$3,906.00
22	Detectable Warning	20	SF	\$45.00	\$900.00	\$50.00	\$1,000.00	\$45.00	\$900.00	\$50.00	\$1,000.00	\$50.00	\$1,000.00	\$45.00	\$900.00	\$40.00	\$800.00	<b>\$31.00</b>	\$620.00	\$45.00	\$900.00	\$100.00	\$2,000.00
23	Topsoil, Offsite, 4"	560	SY	\$10.00	\$5,600.00	\$8.00	\$4,480.00	\$4.64	\$2,598.40	<b>\$4.00</b>	\$2,240.00	\$6.60	\$3,696.00	\$8.00	\$4,480.00	\$7.00	\$3,920.00	\$6.00	\$3,360.00	\$12.00	\$6,720.00	<b>\$4.00</b>	\$2,240.00
24	Sod	560	SY	\$10.00	\$5,600.00	\$10.00	\$5,600.00	\$18.54	\$10,382.40	<b>\$4.00</b>	\$2,240.00	\$5.50	\$3,080.00	\$8.00	\$4,480.00	\$5.00	\$2,800.00	\$5.00	\$2,800.00	\$20.00	\$11,200.00	\$6.00	\$3,360.00
25	Fertilizer	560	SY	<b>\$0.01</b>	\$5.60	<b>\$0.01</b>	\$5.60	\$1.03	\$576.80	<b>\$0.01</b>	\$5.60	\$0.25	\$140.00	<b>\$0.01</b>	\$5.60	\$0.10	\$56.00	\$0.10	\$56.00	\$0.10	\$56.00	<b>\$0.01</b>	\$5.60
26	Chemical Spray Application	560	SY	<b>\$0.01</b>	\$5.60	<b>\$0.01</b>	\$5.60	\$0.52	\$291.20	<b>\$0.01</b>	\$5.60	\$0.20	\$112.00	<b>\$0.01</b>	\$5.60	\$0.10	\$56.00	\$0.20	\$112.00	\$1.00	\$560.00	<b>\$0.01</b>	\$5.60

**FORM OF CONTRACT**

**THIS CONTRACT**, made the 7th day of May, 2024, by and between  
 AmeriCore, 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 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 **Harmony Court, Hillcrest Court & Norwich Court 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:

**\$368,704.00**

**Three Hundred Sixty-Eight Thousand, Seven Hundred Four Dollars and 00/100**

computed as follows:

**Base Bid**

Item No.	Description	Units	Quantity	Unit Price	Total Price
1	Temporary Traffic Control	LS	1	\$14,418.80	\$14,418.80
2	Intake Protection Device, Drop-In	EA	1	\$20.00	\$20.00
3	Sump Drain Connection	EA	3	\$750.00	\$2,250.00
4	Filter Sock, 12"	LF	866	\$1.00	\$866.00
5	Clearing & Grubbing	LS	1	\$500.00	\$500.00
6	Pavement Removal	SY	2616	\$15.00	\$39,240.00
7	Water Service Pipe, (Lower and Replace in kind)	LF	250	\$15.00	\$3,750.00
8	Subgrade Treatment, Engineering Fabric	SY	2687	\$5.00	\$13,435.00
9	Granular Stabilization	TON	150	\$35.00	\$5,250.00
10	Manhole, Adjustment, Minor	EA	2	\$750.00	\$1,500.00
11	Manhole, Remove & Replace	EA	2	\$5,500.00	\$11,000.00
12	Chimney Seal	EA	4	\$1,250.00	\$5,000.00
13	Removal of Storm Sewer, RCP, 18"	LF	23	\$40.00	\$920.00
14	Single Intake, Removal	EA	1	\$500.00	\$500.00
15	Double Intake, New	EA	1	\$4,500.00	\$4,500.00
16	Storm Sewer, Trenched, RCP, 18"	LF	24	\$95.00	\$2,280.00
17	Subdrain. Perforated, Flexible Drain Tile, 4"	LF	373	\$12.00	\$4,476.00
18	Subbase, Granular, 12" (IDOT GR 12 or 14)	SY	2687	\$15.00	\$40,305.00
19	Pavement, P.C.C., 6"	SY	2558	\$72.00	\$184,176.00
20	Driveway, Paved, P.C.C., 6"	SY	244	\$75.00	\$18,300.00
21	Sidewalk, P.C.C., 4"	SF	434	\$9.00	\$3,906.00
22	Detectable Warning	SF	20	\$45.00	\$900.00
23	Topsoil, Off-site, 4"	SY	560	\$10.00	\$5,600.00
24	Sod	SY	560	\$10.00	\$5,600.00
25	Fertilizer	SY	560	\$0.01	\$5.60
26	Chemical Spray Application	SY	560	\$0.01	\$5.60

**Total Base Bid: \$368,704.00**

**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 July 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 October 15, 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.

AmeriCore, LLC  
(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:** May 7, 2024  
**REQUESTED BY:** Brian Fries, P.E., Assistant City Engineer



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### Item Title

Resolution awarding the contract and approving the contract and bond for the 2024 Alley Rehabilitation Program.

### Explanation

The proposed improvements consist of rehabilitating five (5) alley segments totaling approximately 1,860 linear feet. The alleys vary in width from ten (10') feet to fourteen (14') feet. The proposed improvements consist of milling the existing surface, placement of granular subbase and resurfacing with Hot Mix Asphalt (HMA). The program also includes partial construction of driveways, sodding, and other work related to reconstruct the alleys. The following alleys under this year's program include:

- Alley west of 4<sup>th</sup> St. between Holmes St. and Pheasant Run Ln.
- Alley east of 6<sup>th</sup> St. from Holmes St. extending north approximately 413 feet to an existing alley
- Alley from Mississippi Blvd to 10<sup>th</sup> St.
- The southern and western leg of the Lincoln Place alley located just west of 14<sup>th</sup> St.
- Alley west of 16<sup>th</sup> St. between Mississippi Blvd. and Brown St.

After completion of the 2024 program, approximately nine (9) asphalt / sealcoat alley segments will remain to be reconstructed. There is currently no funding shown in the Community Improvement Program beyond 2026 as that is the estimated year to complete those nine (9) segments.

Bids were received on April 30, 2024. Langman Construction, Inc. of Rock Island, Illinois was the low bidder of three (3) bids received. Bids ranged from the high of \$468,187.00 to the low of \$397,053.15, which is 1.17% below the engineers estimate of \$401,766.50.

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:**

This project (PW0575) was approved with a total budget of \$450,000.00 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 ALLEY REHABILITATION 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 Alley Rehabilitation Program

WHEREAS, bids were accepted for the construction of the above project on the 30<sup>th</sup> day of April, 2024, with Langman Construction, Inc. submitting the lowest responsible bid in the amount of \$397,053.15 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 Langman Construction, Inc. is hereby accepted for the 2024 Alley Rehabilitation Program in the amount of \$397,053.15.
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 \$450,000, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 7<sup>th</sup> day of May, 2024.

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Robert S. Gallagher, Mayor

Attest:

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Decker P. Ploehn, City Clerk

**2024 Alley Rehabilitation Program**

*Bid Open: April 30, 2024 10:00am*

				LANGMAN CONSTRUCTION, INC.		Hawkeye Paving Corp		Brandt Construction Co	
				Total Price	\$397,053.15	Total Price	\$408,683.00	Total Price	\$468,187.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	Traffic Control and Access Provisions	5	LS	<u>\$500.00</u>	\$2,500.00	\$15,000.00	\$75,000.00	\$5,500.00	\$27,500.00
2	Milling and Disposal	3100	SY	\$11.50	\$35,650.00	<u>\$9.00</u>	\$27,900.00	\$23.00	\$71,300.00
4	Pavement, Driveway and Sidewalk Removal	716	SY	<u>\$10.00</u>	\$7,160.00	\$11.00	\$7,876.00	\$25.00	\$17,900.00
5	Water Service Lines, Remove and Replace	100	LF	\$20.00	\$2,000.00	<u>\$10.00</u>	\$1,000.00	\$25.00	\$2,500.00
10	Sanitary Manhole, Repair and Adjust	1	EA	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	<u>\$1,200.00</u>	\$1,200.00
11	Chimney Seal	1	EA	<u>\$750.00</u>	\$750.00	\$1,500.00	\$1,500.00	\$900.00	\$900.00
12	Engineering Fabric	1600	SY	<u>\$2.00</u>	\$3,200.00	<u>\$2.00</u>	\$3,200.00	\$3.00	\$4,800.00
13	Crushed Rock Stabilization (6")	850	TON	\$15.00	\$12,750.00	<u>\$12.00</u>	\$10,200.00	\$20.00	\$17,000.00
14	Granular Base, Recycled Grad 11, (12")	3100	SY	\$25.00	\$77,500.00	<u>\$22.00</u>	\$68,200.00	\$30.00	\$93,000.00
15	Granular Base, Recycled Grad 11, (6")	795	SY	\$15.00	\$11,925.00	<u>\$14.00</u>	\$11,130.00	\$15.00	\$11,925.00
18	HMA Standard Traffic (ST) S-I, 3/8", PG 58-28H	336	TON	\$199.55	\$67,048.80	\$140.00	\$47,040.00	<u>\$136.50</u>	\$45,864.00
19	HMA Standard Traffic (ST) Base, 3/4", PG 58-28S	487	TON	\$199.55	\$97,180.85	<u>\$125.00</u>	\$60,875.00	\$136.50	\$66,475.50
22	P.C.C. Driveway 6"	735	SY	<u>\$65.00</u>	\$47,775.00	\$80.00	\$58,800.00	\$80.00	\$58,800.00
23	P.C.C. Sidewalk 4"	141	SF	<u>\$16.00</u>	\$2,256.00	\$18.00	\$2,538.00	<u>\$16.00</u>	\$2,256.00
24	P.C.C. 30" Curb and Gutter, 4" Rollover	39	LF	<u>\$45.00</u>	\$1,755.00	\$75.00	\$2,925.00	\$100.00	\$3,900.00
25	P.C.C. 30" Curb and Gutter, 6" Barrier	222	LF	<u>\$45.00</u>	\$9,990.00	\$67.00	\$14,874.00	\$77.00	\$17,094.00
26	Detectable Warnings at ADA Curb Ramps	20	SF	\$55.00	\$1,100.00	\$50.00	\$1,000.00	<u>\$38.00</u>	\$760.00
27	Select Topsoil (4")	1250	SY	\$6.00	\$7,500.00	<u>\$5.00</u>	\$6,250.00	\$9.00	\$11,250.00
28	Sodding and Fertilizing	1250	SY	\$6.00	\$7,500.00	<u>\$5.00</u>	\$6,250.00	\$11.00	\$13,750.00
29	Flexible Growth Medium	1250	SY	<u>\$0.01</u>	\$12.50	\$0.10	\$125.00	<u>\$0.01</u>	\$12.50

**FORM OF CONTRACT**

**THIS CONTRACT**, made the 7th day of May, A.D., 2024, by and between  
Langman Construction, 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 Alley Rehabilitation 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:

397,053.15

Three Hundred Ninety-Seven Thousand, Fifty-Three Dollars and 15/100  
 computed as follows:

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	Traffic Control and Access Provisions	5	LS	\$ 500.00	\$ 2,500.00
2	Milling and Disposal	3100	SY	\$ 11.50	\$ 35,650.00
3	Pavement, Driveway and Sidewalk Removal	716	SY	\$ 10.00	\$ 7,160.00
4	Water Service Lines, Remove & Replace	100	LF	\$ 20.00	\$ 2,000.00
5	Sanitary Manhole, Repair and Adjust	1	EA	\$ 1,500.00	\$ 1,500.00
6	Chimney Seal	1	EA	\$ 750.00	\$ 750.00
7	Engineering Fabric	1600	SY	\$ 2.00	\$ 3,200.00
8	Crushed Rock Stabilization (6")	850	TON	\$ 15.00	\$ 12,750.00
9	Granular Base, Recycled Grad 11. (12")	3100	SY	\$ 25.00	\$ 77,500.00
10	Granular Base, Recycled Grad 11. (6")	795	SY	\$ 15.00	\$ 11,925.00
11	HMA Standard Traffic (ST) S-I, 3/8", PG 58-28H	336	TON	\$ 199.55	\$ 67,048.80
12	HMA Standard Traffic (ST) Base, 3/4", PG 58-28S	487	TON	\$ 199.55	\$ 97,180.85
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16	P.C.C. 30" Curb and Gutter, 6" Barrier	222	LF	\$ 45.00	\$ 9,990.00
17	Detectable Warnings at ADA Curb Ramps	20	SF	\$ 55.00	\$ 1,100.00
18	Select Topsoil (4")	1250	SY	\$ 6.00	\$ 7,500.00
19	Sodding and Fertilizing	1250	SY	\$ 6.00	\$ 7,500.00
20	Flexible Growth Medium	1250	SY	\$ 0.01	\$ 12.50

**Total Base Bid: \$ 397,053.15**

**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 July 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 October 15, 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 Project 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 referenced in the above documents
- 9) Contract with the City
- 10) Contractor's Performance and Payment and Maintenance Bond
- 11) Contractor's Proposal
- 12) Notice to Bidders
- 13) Instructions 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.

Langman Construction, Inc.

(Contractor)

By

Title

ATTEST:

Title

CITY OF BETTENDORF, IA

Robert S. Gallagher

Mayor

ATTEST:

Decker P. Ploehn

City Clerk

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

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Brian Fries, P.E., Assistant City Engineer



---

### Item Title

Resolution ordering the installation of street lights in Century Heights 24<sup>th</sup> Addition.

### Explanation

A petition has been received requesting the installation of street lights in Century Heights 24<sup>th</sup> Addition.

The street lights meet the requirements of the City's policy on street light petitions. The locations are in accordance with the City's street lighting policies and plan.

The location of the street lights have been discussed with MidAmerican Energy Company personnel. The street lights will be installed on ornamental poles with underground wiring. The cost of the ornamental poles will be borne by the developer.

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 City will be responsible for the total monthly electrical usage charge for the street light after installation. This is estimated to be \$10.53 per month.

### List Attachments

Resolution; Petition

**RESOLUTION NO. \_\_\_\_\_-24**

**RESOLUTION ORDERING THE INSTALLATION OF STREET LIGHTS IN  
CENTURY HEIGHTS 24<sup>TH</sup> ADDITION**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that MidAmerican Energy Company is hereby ordered and directed to install four (4) street lights in accordance with the terms of its franchise in the City of Bettendorf, to-wit:

- Southeast corner of the intersection of Ryan Road and Martin Avenue (with light facing northwest).
- Southeast corner of the intersection of Ginger Creek Road and Martin Avenue (with light facing northwest).
- Southwest corner of the intersection of Ryan Road and 63<sup>rd</sup> Avenue (with light facing northeast).
- Southeast corner of the intersection of Ginger Creek Road and Bulldog Avenue (with light facing northwest).

BE IT FURTHER RESOLVED that the City Clerk of the City of Bettendorf, Iowa, is hereby directed to inform the MidAmerican Energy Company of this action of this Council and is also directed to send to MidAmerican Energy a copy of this resolution.

Passed, Approved and Adopted this 7<sup>th</sup> day of May, 2024.

---

Robert S. Gallagher, Mayor

Attest:

---

Decker P. Ploehn, City Clerk



MidAmerican Energy Company  
PO Box 657  
Des Moines, IA 50306

4/17/2024

City of Bettendorf  
Attention: Brian Fries, P.E.  
bfries@bettendorf.org

Dear Brian Fries:

On behalf of the developer, Mel Foster Company, MidAmerican Energy Company is requesting authorization to install four (4) LED streetlights in the Century Heights 24<sup>th</sup> Addition.

The lights will be a 150w LED light on a black fiberglass pole. To review, we will install, own and maintain the streetlight. The developer will pay us the difference in cost between decorative and conventional streetlight systems. The City pays the same monthly rate as with any conventional installation.

We will soon begin installing underground electric service and would like to install streetlight facilities at the same time. Potential location and landscaping conflicts will be greatly minimized if everything is installed at once.

If you have any questions, please feel free to call me at (515) 697-3260.

Sincerely,  
MidAmerican Energy Company

*Scott Young*

Scott Young  
Customer Project Coordinator

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Mark Hunt, Community Development Director



### Item Title

Resolution approving the final plat Masonic Village 2<sup>nd</sup> Addition (replat of Lot 1, Masonic Village), submitted by Bettendorf IA SNF Propco, LLC. (Case 24-019)

### Explanation

Bettendorf IA SNF Propco LLC has submitted a request for approval of the final plat of Masonic Village 2<sup>nd</sup> Addition. The request will create a three-lot subdivision to separate the nursing care facility from the independent living units, Masonic Lodge and open areas. This is a replatting of Masonic Village, which was a single lot subdivision from 1986.

The proposed subdivision's future land use designation is Public/Semi-Public and the zoning is PR-5, Planned Residential Overlay District. Surrounding land uses are Urban Low Intensity (north, west, and east); Community Commercial (southeast); Urban High Intensity (south) and Urban Medium Intensity (southwest). Adjacent zoning is R-2, Single Family Residence District (north, west and east); R-4, Medium Density Multi-Family Residence District (southeast and southwest) and C-3 General Business District (south).

The underlying zoning controlling this site is the present-day R-5, High Density Multi-Family Residence District. Staff did not find any violations of the current R-5 provisions of the zoning ordinance within the present development. The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods.

The Planning and Zoning Commission made a recommendation for approval of the final plat at their April 17, 2024 meeting.

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

N/A

### **List attachments**

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

**RESOLUTION APPROVING THE FINAL PLAT OF  
MASONIC VILLAGE 2<sup>ND</sup> ADDITION  
REPLAT OF LOT 1, MASONIC VILLAGE**

WHEREAS, Bettendorf IA SNF Propco, LLC has submitted the final plat of Masonic Village 2<sup>nd</sup> Addition (replat of Lot 1, Masonic Village), 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 Masonic Village 2<sup>nd</sup> Addition subject to the following conditions:

1. Owners of Lot 1 shall provide a caretaking agreement for Outlot A to be presented with platting documents for recording of the plat.
2. The maintenance agreement requiring the owners of Lot 2 to maintain and repair the paved access easement area connecting Lots 1 and 2, shall be presented with platting documents for recording of the plat.

PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of May, 2024.

\_\_\_\_\_  
Robert S. Gallagher, Mayor

ATTEST:

\_\_\_\_\_  
Decker P. Ploehn, City Clerk

## STAFF REPORT

**Subject:** Replat  
**Author:** Greg Beck  
**Department:** Community Development  
**Date:** April 17, 2024



---

**Case No.:** 24-019  
**Request:** Final Plat, Masonic Village 2<sup>nd</sup> Addition  
**Location:** 2500 Grant Street  
**Legal Description:** Replatting of Masonic Village  
**Applicant:** Bettendorf IA SNF Propco, LLC  
**Current Zoning:** PR-5 Overlay District (Underlying R-5, High Density Multi-Family Residence District)  
**Future Land Use:** Public/Semi-Public

---

### Background Information & Facts

Bettendorf IA SNF Propco LLC has submitted a request for approval of the final plat of Masonic Village 2<sup>nd</sup> Addition (see Aerial Map, Attachment A). The request will create a three-lot subdivision to separate the nursing care facility from the independent living units, Masonic Lodge and open areas. This is a replatting of Masonic Village, which was a single lot subdivision from 1986.

### Future Land Use and Comprehensive Plan

The proposed subdivision's future land use designation is Public/Semi-Public and the zoning is PR-5, Planned Residential Overlay District. Surrounding land uses are Urban Low Intensity (north, west, and east); Community Commercial (southeast); Urban High Intensity (south) and Urban Medium Intensity (southwest). Adjacent zoning is R-2, Single Family Residence District (north, west and east); R-4, Medium Density Multi-Family Residence District (southeast and southwest) and C-3 General Business District (south) (see Future Land Use Map and Zoning Map, Attachments B and C).

The underlying zoning controlling this site is the present-day R-5, High Density Multi-Family Residence District. Staff did not find any violations of the current R-5 provisions of the zoning ordinance within the present development. The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods.

### Lot Configuration & Zoning Compliance

The original subdivision was zoned PR-5 Planned Residential Overlay District. Conditions of the rezoning permitted up to 81 beds or apartment units in the skilled nursing care facility where 79 beds are present. The remaining multi-family independent living units were permitted at 125 multi-family units, with 40 having been built (see Final Plat, Attachment D). The splitting of the of the present subdivision would be as follows: (see Final Plat, Attachment E):

- Proposed Lot 1
  - 9.30 acres containing multi-family
  - 40 existing units
  - Potential for 85 additional units.

- Proposed Lot 2
  - 5.88 acres
  - 79 beds (units) present
  - Potential for 81 beds (units).
- Proposed Outlot A
  - 3.08-acre shall contain the storm water detention basin and provide for storm water conveyance from acreage north of the site through a storm sewer easement.

### **Utilities**

Utilities are present throughout the addition but will be accessed primarily along Grant Street, 26<sup>th</sup> and 27<sup>th</sup> Streets. Utilities already connect to existing multi-family structures on both proposed lots.

### **Thoroughfare Plan & Access**

The site is accessible from Grant Street and 27<sup>th</sup> Street. An access easement that is paved in asphalt shall be maintained and repaired by the owners of Lot 2 per an agreement as part of the replatting process. This easement shall connect the Masonic Lodge and independent living on Lot 1 to the nursing care building on Lot 2. Emergency access for first response vehicles to maintain two points of access to the subdivision must be guaranteed by the Owners of Lot 2. A plat note and agreement to be recorded shall govern the access easement.

### **Pedestrian and Trail Access**

A 5-foot sidewalk on the north side of Grant Street is the only pedestrian access on site.

### **Stormwater Detention**

Storm water detention is accommodated by a detention basin in Outlot A, which outlets into a ravine governed by a 25-foot-wide storm sewer easement. This detention basin shall be maintained by the owners of Lot 1. A storm water easement permits a ravine to convey storm water through the subdivision and south to two separate pump stations near the river. A plat note and agreement to be recorded shall govern Outlot A.

### **Floodplain**

The April 11, 2024, updated FIRM shows no part of the subdivision in the 100-year flood plain.

### **Staff Recommendation**

Staff would recommend approval of the final plat with the conditions subject to the following conditions:

1. Owners of Lot 1 shall provide a caretaking agreement for Outlot A to be presented with platting documents for recording of the plat.
2. The maintenance agreement requiring the owners of Lot 2 to maintain and repair the paved access easement area connecting Lots 1 and 2, shall be presented with platting documents for recording of the plat.

Respectfully submitted,

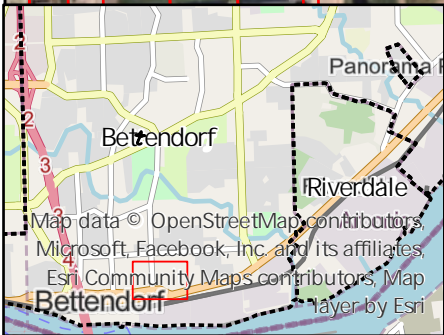
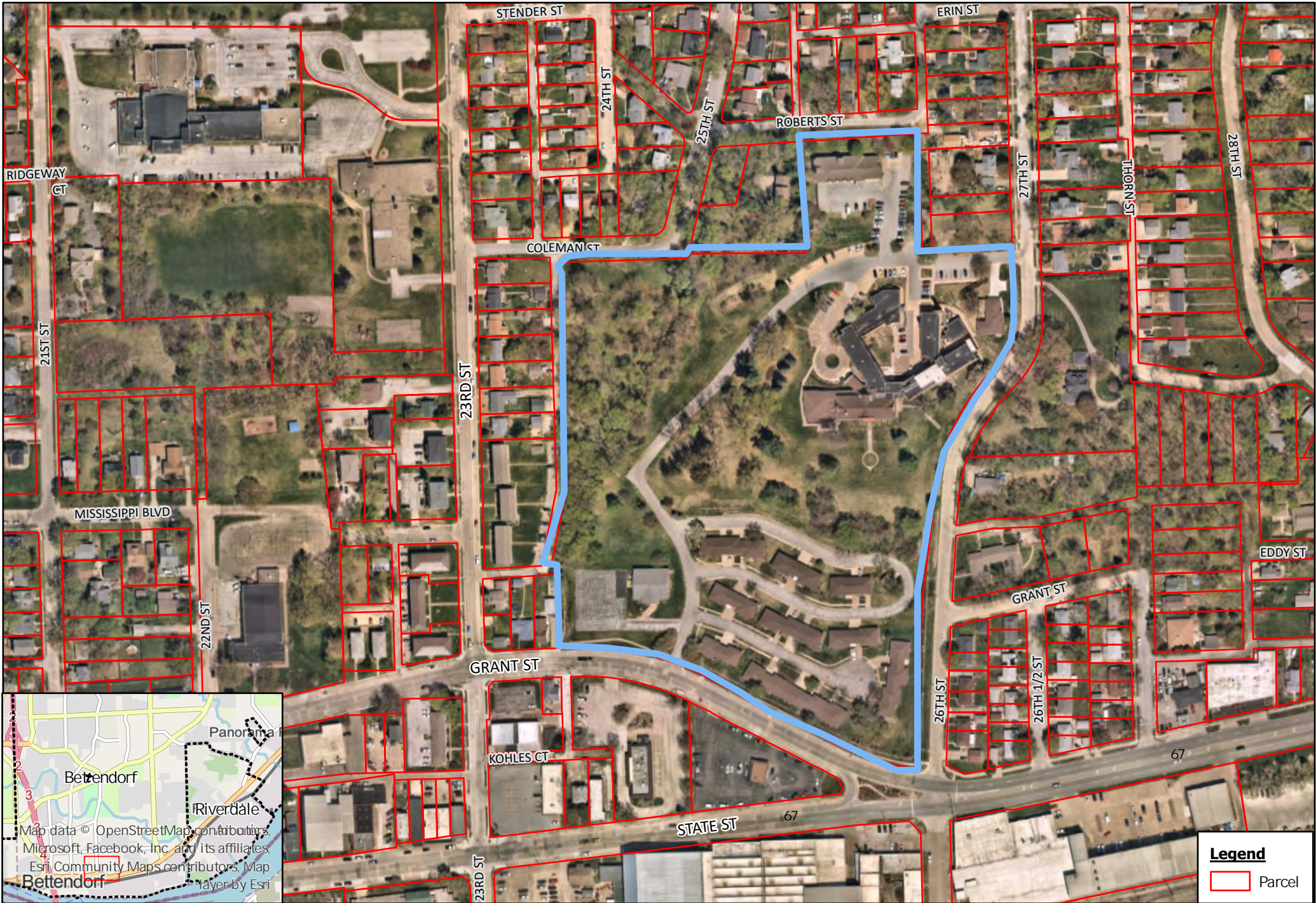
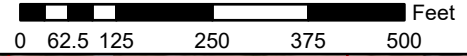
Greg Beck  
City Planner

# Case No. 24-019 : Masonic Village Subdivision 2

## Final Plat (replat)

### Future Land Use Aerial

1 Inch = 250 Feet

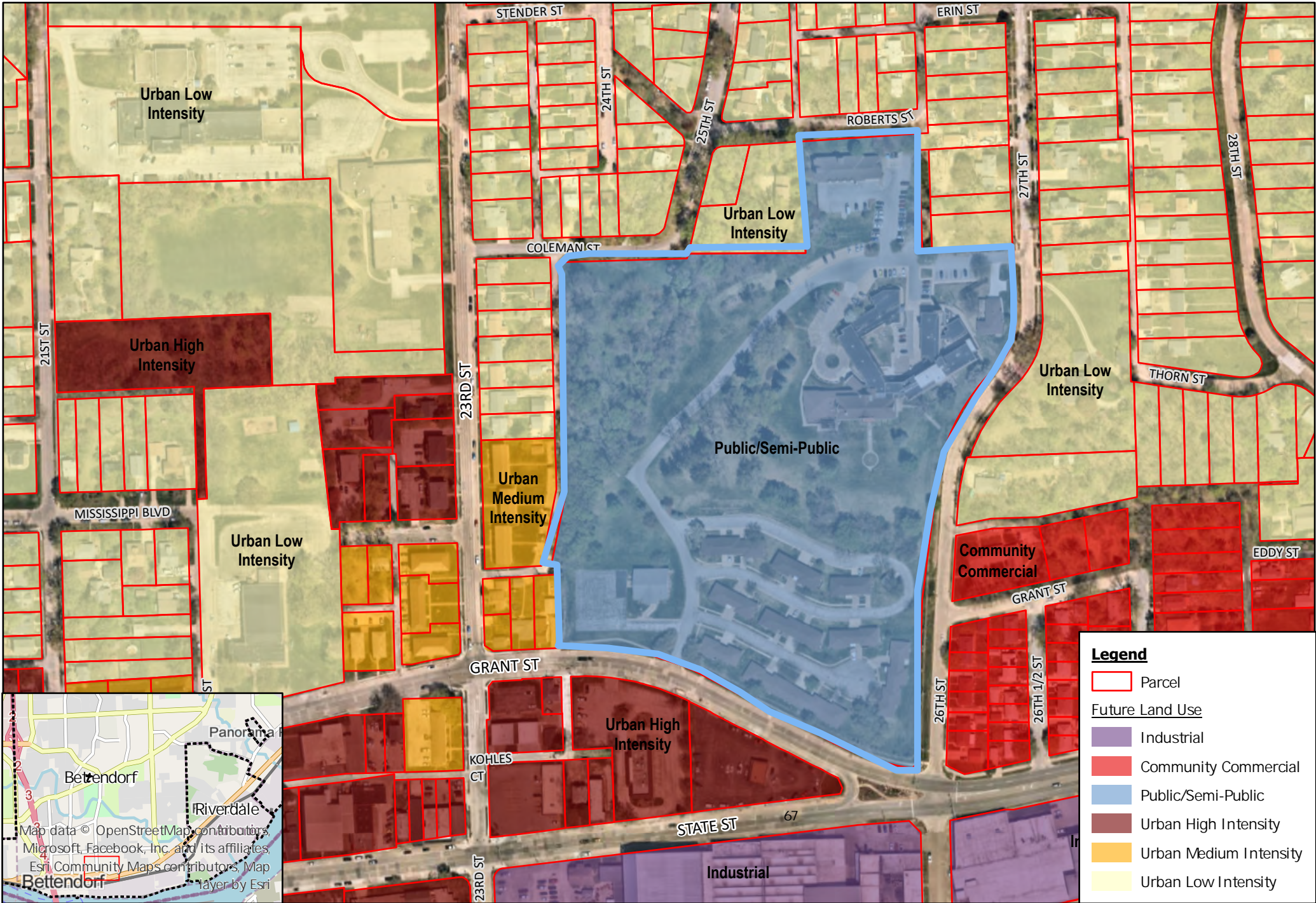
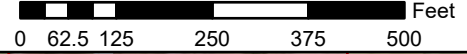


**Legend**

- Parcel

**Case No. 24-019 : Masonic Village Subdivision 2  
Final Plat (replat)  
Future Land Use Aerial**

1 Inch = 250 Feet



**Legend**

- Parcel
- Future Land Use**
- Industrial
- Community Commercial
- Public/Semi-Public
- Urban High Intensity
- Urban Medium Intensity
- Urban Low Intensity

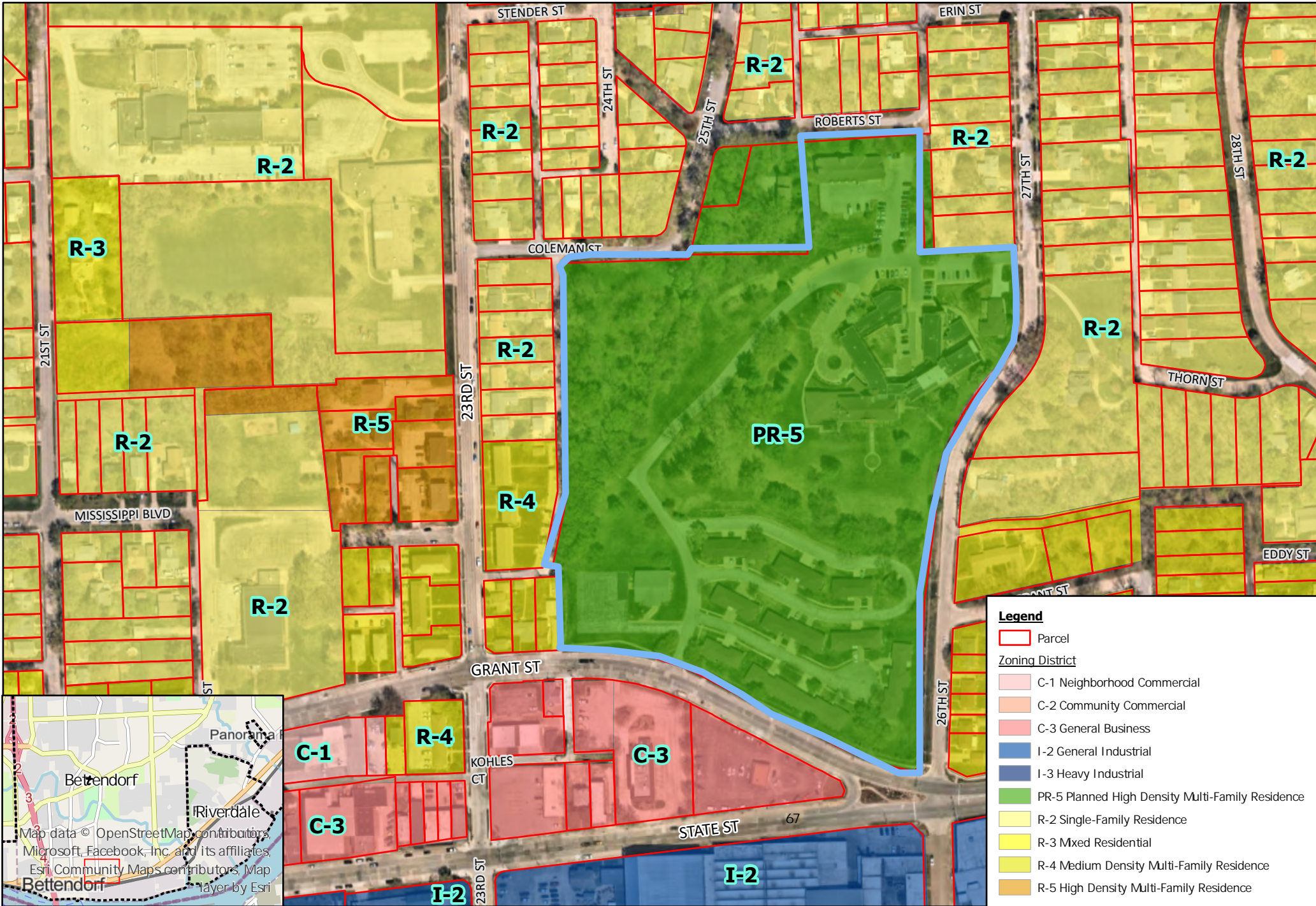
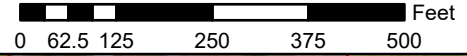
Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri, Community Maps contributors, Map layer by Esri

# Case No. 24-019 : Masonic Village Subdivision 2

## Final Plat (replat)

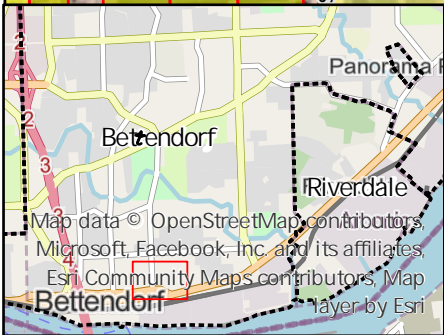
### Zoning Aerial

1 Inch = 250 Feet



**Legend**




- Parcel
- Zoning District**
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 General Business
- I-2 General Industrial
- I-3 Heavy Industrial
- PR-5 Planned High Density Multi-Family Residence
- R-2 Single-Family Residence
- R-3 Mxed Residential
- R-4 Medium Density Multi-Family Residence
- R-5 High Density Multi-Family Residence



# FINAL PLAT OF MASONIC VILLAGE AN ADDITION TO THE CITY OF BETTENDORF, IOWA

PART OF THE SOUTHEAST QUARTER OF SECTION 28  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.

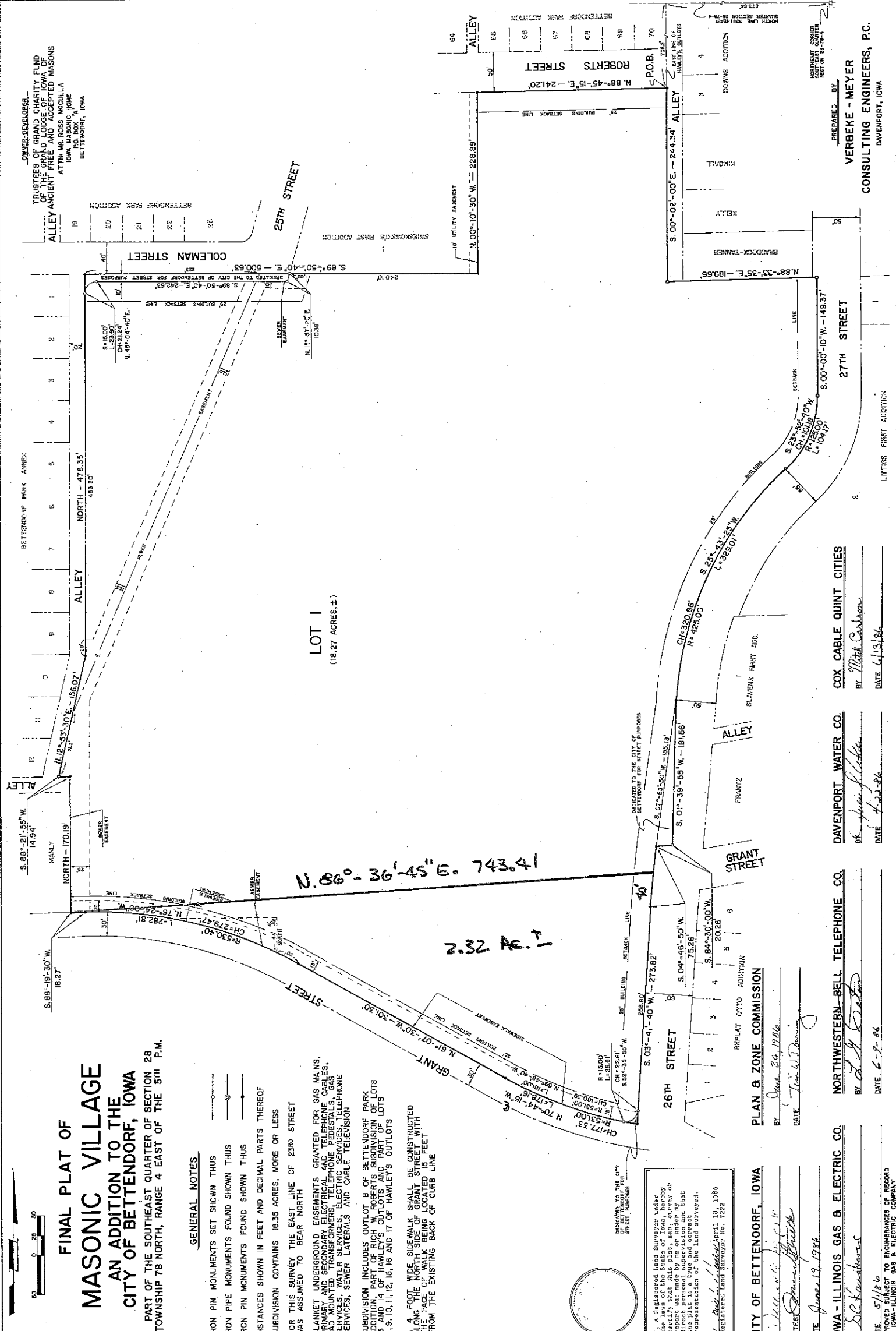
### GENERAL NOTES

- IRON PIN MONUMENTS SET SHOWN THUS 
- IRON PIPE MONUMENTS FOUND SHOWN THUS 
- IRON PIN MONUMENTS FOUND SHOWN THUS 
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
- SUBDIVISION CONTAINS 18.35 ACRES, MORE OR LESS
- FOR THIS SURVEY THE EAST LINE OF 23RD STREET WAS ASSUMED TO BEAR NORTH
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR GAS MAINS, PRIMARY AND SECONDARY ELECTRICAL AND TELEPHONE CABLES, PAID MOUNTED TRANSFORMERS, TELEPHONE PEDESTALS, GAS SERVICES, WATER TRANSFORMERS, ELECTRIC SERVICES, TELEPHONE SERVICES, SEWER LATERALS AND CABLE TELEVISION
- SUBDIVISION INCLUDES OUTLOT 8 OF BETTENDORF PARK AND PART OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. LOTS 13 AND 14 OF HAWLEY'S OUTLOTS AND PART OF LOTS 8, 9, 10, 11, 12, 15, 16 AND 17 OF HAWLEY'S OUTLOTS
- A 4 FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF GRANT STREET WITH THE FACE OF WALK BEING LOCATED 15 FEET FROM THE EXISTING BACK OF CURB LINE

**LOT 1**  
(18.27 ACRES, ±)

N. 86°-36'-45" E. 743.41

2.32 AC. ±



I, a Registered Land Surveyor under the laws of the State of Iowa, do hereby certify that this plat, map, survey or report was made by me or under my supervision and that the same is a true and correct representation of the land surveyed.

*James W. Dunning*  
Registered Land Surveyor No. 7222  
April 10, 1986

**CITY OF BETTENDORF, IOWA**  
BY *James W. Dunning*  
ATTEST *James W. Dunning*  
DATE June 19, 1986

**IOWA - ILLINOIS GAS & ELECTRIC CO.**  
BY *S. K. Henderson*  
DATE 5/1/86

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD  
BY IOWA-ILLINOIS GAS & ELECTRIC COMPANY

**PLAN & ZONE COMMISSION**  
BY *James W. Dunning*  
DATE June 24, 1986

**NORTHWESTERN BELL TELEPHONE CO.**  
BY *James W. Dunning*  
DATE 6-9-86

**DAVENPORT WATER CO.**  
BY *James W. Dunning*  
DATE 6-24-86

**COX CABLE QUINT CITIES**  
BY *W. H. Carver*  
DATE 6/13/86

**LITTELLS FIRST ADDITION**

**PREPARED BY**  
**VERBEKE - MEYER**  
CONSULTING ENGINEERS, P.C.  
DAVENPORT, IOWA





May 2, 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 Masonic Village 2<sup>nd</sup> Addition, submitted by Bettendorf IA SNF Propco, LLC. (Case 24-019)

Honorable Mayor and Members of the City Council:

On April 17, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat request.

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

Sincerely,

Mark D. Hunt  
Director, Community Development

4. Case 23-019; Final Plat of Masonic Village 2<sup>nd</sup> Addition, submitted by Bettendorf IA SNF Propco, LLC. (Deferred from meeting of March 20, 2024)

Beck reviewed the staff report.

Ormsby asked if the shared private drive would be required to be built to city standards. Morlok explained that the drive is already existing, adding that the only change to the development will be to subdivide it.

Kappeler asked for clarification of the reason the owners want to subdivide the property and if the developer would be required to submit a site development plan for any future allowable potential construction as indicated in the staff report. Hunt confirmed this and stated that he is aware of no plans for further development of the site. He added that he believes Beck's intent was to describe the density of the development. Curran stated that ownership of the development is not changing and that the plat is only for purposes of refinancing.

Dan McGarvey, 831 – 25<sup>th</sup> Street, asked for clarification of the purpose of the refinancing. Curran explained that the owner wants to have permanent HUD financing that is only available for the skilled nursing portion of the development. He added that one of the conditions of the financing is that there can be no other type of facility on that lot.

McGarvey asked if any development of the wooded drainage area will be allowed. Beck stated that the outlot is designated for detention, adding that it is not considered to be buildable.

On motion by Ormsby, second by Kappeler, that the final plat of Masonic Village 2<sup>nd</sup> Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Mark Hunt, Community Development Director



### Item Title

Resolution approving the final plat of Blaum Hoofin, submitted by 4255 Middle Road, LLC. (Case 24-028)

### Explanation

4255 Middle Road, LLC has submitted a final plat for property containing 14.63 acres of land located east of the intersection of Tanglefoot Lane and Middle Road. Property contained within the plat is currently used as a horse farm, pasture, and farmhouse. The plat proposes a total of four lots, including one outlot. Lot 1 will remain a horse farm and is zoned A-1. Lots 2, 3, and Outlot A are zoned R-2 and are being developed for two new single-family detached homes.

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

The Planning and Zoning Commission made a recommendation for approval of the final plat at their April 17, 2024 meeting.

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

N/A

### **List attachments**

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

**RESOLUTION NO. \_\_\_\_\_ - 24**

**RESOLUTION APPROVING THE FINAL PLAT OF  
BLAUM HOOFIN**

WHEREAS, 4255 Middle Road, LLC has submitted the final plat of Blaum Hoofin, 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 Blaum Hoofin.

PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of May, 2024.

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Robert S. Gallagher, Mayor

ATTEST:

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Decker P. Ploehn, City Clerk



## STAFF REPORT

**Subject:** Planning and Zoning Commission  
**Author:** Taylor Beswick  
**Department:** Community Development  
**Date:** April 17, 2024

---

**Case No.:** 24-028  
**Request:** Final Plat – Blaum Hoofin  
**Location:** 4255 Middle Road  
**Applicant:** Brian “Buc” Blaum  
**Current Zoning:** A-1, Agricultural/Urban Reserve District and R-2, Single-Family Residence District  
**Future Land Use:** UMI, Urban Medium Intensity and PKOS, Parks & Open Space  
**Proposed Use:** 3-lot single-family subdivision. The agricultural property and farmhouse will remain.

---

### Background Information & Facts

Brian “Buc” Blaum has submitted a final plat for property containing 14.63 acres of land located east of the intersection of Tanglefoot Lane and Middle Road ([see Aerial Map - Attachment A](#)). Property contained within the plat is currently used as a horse farm, pasture, and farmhouse. The plat proposes a total of four lots, including one outlot ([see Final Plat – Attachment B](#)). Lot 1 will remain a horse farm and is zoned A-1. Lots 2, 3, and Outlot A are zoned R-2 and are being developed for two new single-family detached homes.

### 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 ([see Future Land Use and Zoning – Attachment C](#)). 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

### Lot Configuration & Zoning Compliance

The area zoned R-2 contains the smaller Lot 2, 3, and Outlot A, and is intended for two additional single-family lots which are permitted in this district. Outlot A shall be owned and maintained by the owner of Lot 2, and no structures are allowed on the outlot. Lot 1 remains in the A-1 zoning district, and the 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.

### **Thoroughfare Plan & Access**

Access to the new single-family lots is provided by Tanglewood Road, a public street. A turnaround will be constructed east of the Crow Creek bridge for City refuse trucks and emergency vehicles. This area is located on the adjacent property.

### **Pedestrian Access & Future Bike Trail**

One sidewalk connection is required to the Middle Road bike/ped trail. A plat note reflects the requirement.

Staff is exploring the possibility of a future Crow Creek bike/ped trail extension from Middle Road to US-67/State Street. Alignment for this trail would be located in the floodway/floodplain of Crow Creek. If the property owner acquiesces, staff would recommend adding a bike trail easement on this plat east of Crow Creek.

### **Utilities**

The proposed plat contains sufficient utility, sewer, and water easements necessary for development of the two single-family lots.

### **Stormwater**

Engineering staff has reviewed the proposed plat and associated development and has determined it does not meet the threshold for additional stormwater detention.

### **Floodplain**

Portions of the property are located in the 100-year floodplain of Crow Creek. The approximate floodplain boundary has been delineated on the final plat, and all proposed development is proposed outside the floodplain area.

### **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 final plat of Blaum Hoofin (Case No. 24-028).

Respectfully submitted,

Taylor Beswick  
Senior City Planner

# Case No. 24-028: Blaum Hoofin

## Final Plat

### Aerial

1 Inch = 292 Feet



N



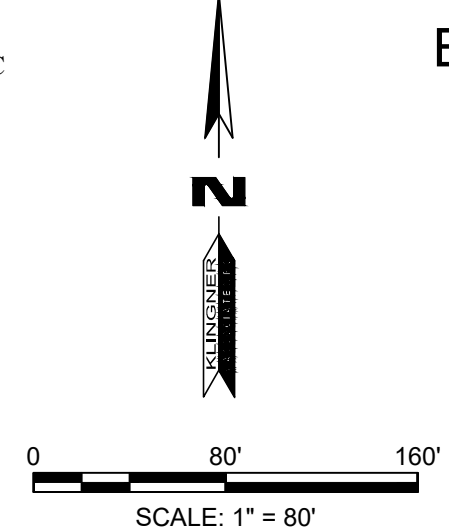
- Plat Area
- Subdivision
- Parcel

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  
 lmill@klingner.com (563) 359-1348

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

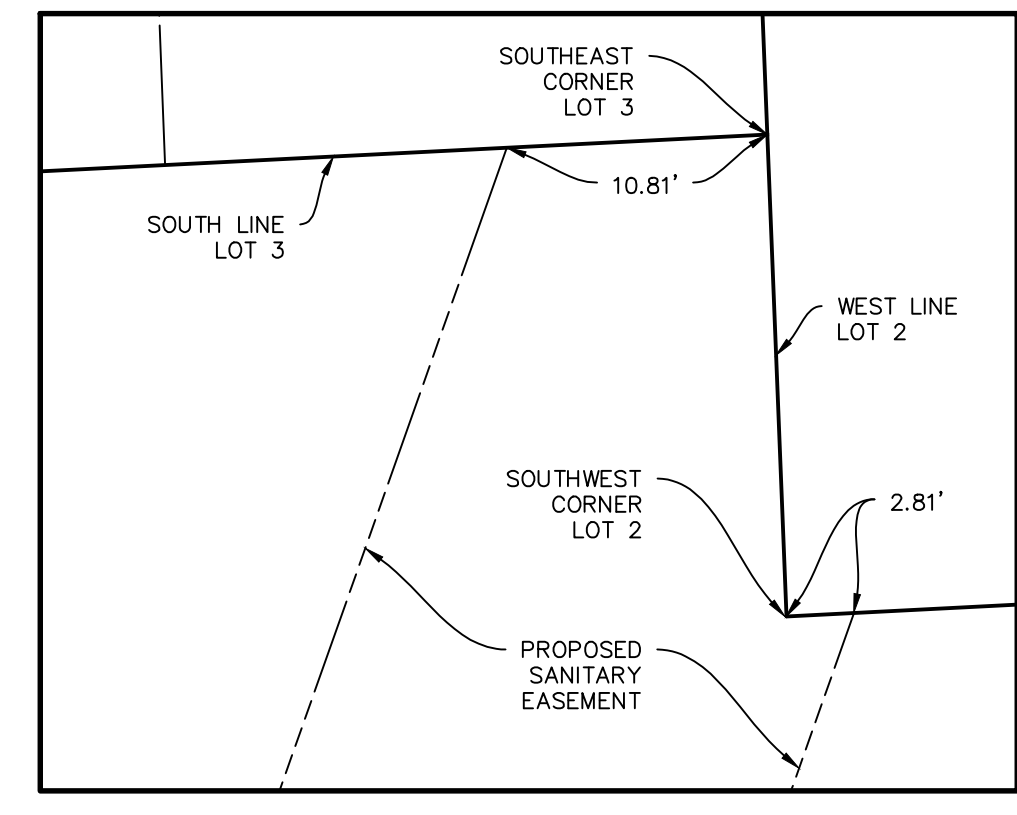
SURVEYOR/ENGINEER:  
 LUKE D. MILLER  
 KLINGNER & ASSOCIATES P.C.  
 4111 EAST 60TH STREET  
 DAVENPORT, IA 52807

ATTORNEY:  
 LANE & WATERMAN LLP  
 ATTN: SAMUEL SKOREPA  
 220 N. MAIN STREET  
 DAVENPORT, IA 52807



# FINAL PLAT OF BLAUM HOOFIN

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



DETAIL "A"  
 NOT TO SCALE

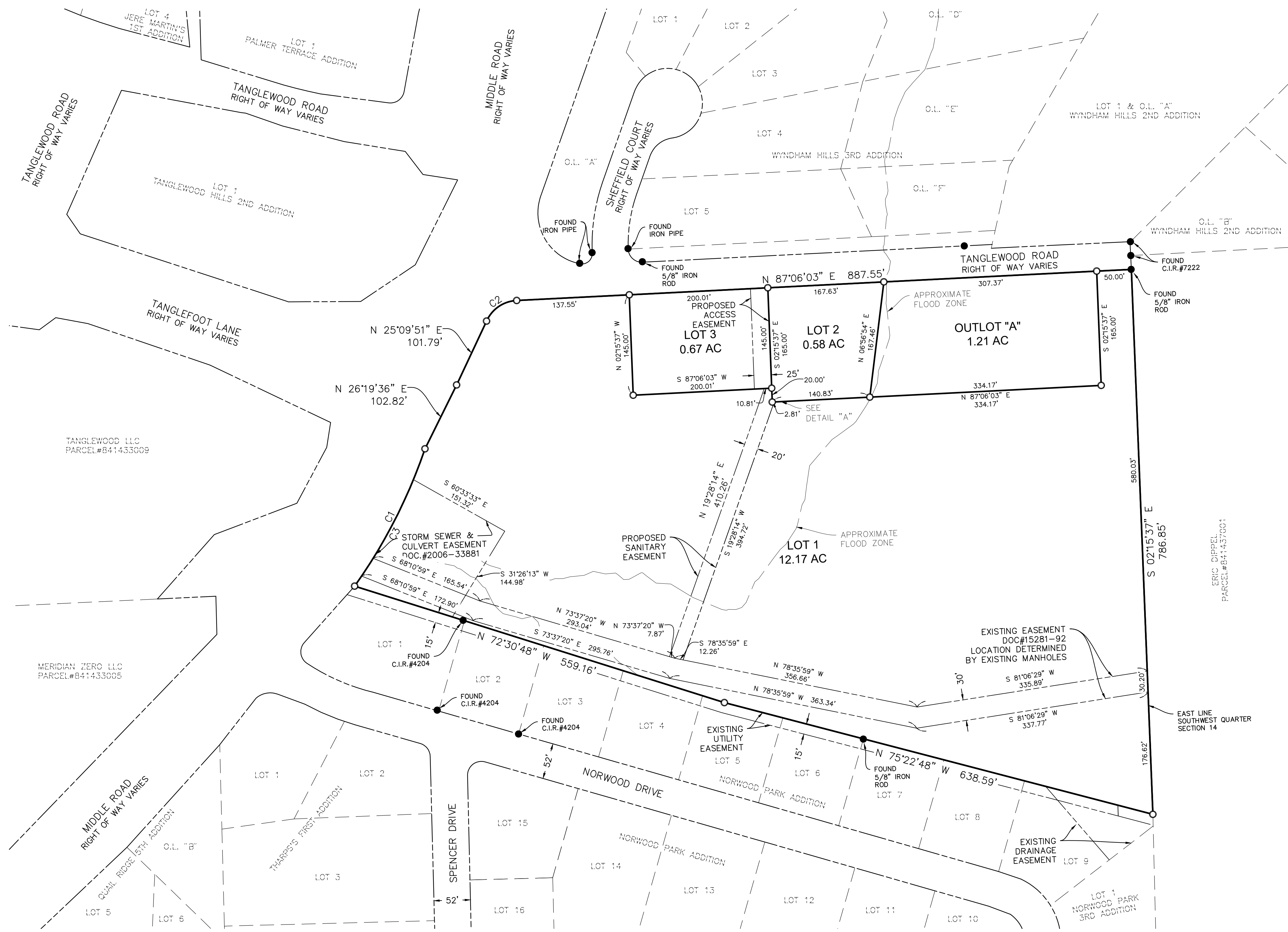
Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	223.44'	766.25'	16°42'27"	N27°06'36"E	222.65'
C2	55.41'	50.00'	63°29'30"	N55°39'50"E	52.62'
C3	175.90'	766.25'	13°09'09"	N28°53'15"E	175.51'

- 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

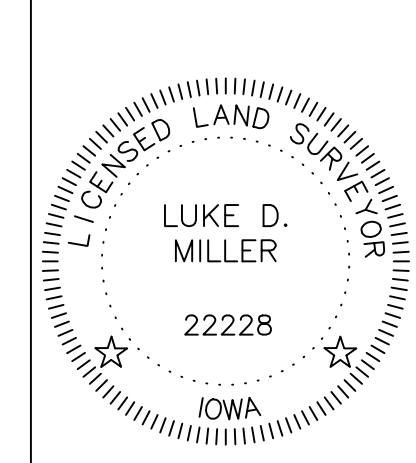
- THE UTILITY EASEMENTS SHOWN ARE APPROVED:
- MIDAMERICAN ENERGY \_\_\_\_\_ DATE \_\_\_\_\_
  - CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_
  - MEDIACOM \_\_\_\_\_ DATE \_\_\_\_\_
  - IOWA AMERICAN WATER \_\_\_\_\_ DATE \_\_\_\_\_
  - METRONET \_\_\_\_\_ DATE \_\_\_\_\_
- THIS FINAL PLAT AS SHOWN IS APPROVED:
- 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.  
 LOT 2, 3 & OUTLOT A IS ZONED R-2.  
 LOT 1 IS ZONED A-1.  
 OUTLOT A MAY NOT BE SOLD WITHOUT AN ADJOINER OF LOT 1 OR LOT 2. 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.  
 APPROXIMATE FLOOD LINE SHOWN ON PLAT BASED ON FIRM PANEL 19163C0387H WITH AN EFFECTIVE DATE OF 4/11/2024.  
 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.  
 A SIDEWALK SHALL BE INSTALLED ALONG ONE SIDE OF TANGLEWOOD ROAD, ALONG THE ENTIRE NORTH LINE OF LOT 3.  
 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 surveying 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: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 My license expires on December 31, 2025.  
 Pages or sheets covered by this seal: \_\_\_\_\_  
 THIS SHEET ONLY.

**KLINGNER & ASSOCIATES, P.C.**  
 Engineers • Architects • Surveyors  
 Davenport, Iowa  
 4111 East 60th Street  
 563.359.1348

© 2024 KLINGNER & ASSOCIATES P.C.  
 This document shall not be used for any purpose or project for which it is not intended. Klingner & Associates P.C. and their Divisions shall be indemnified by the client and held harmless from all claims, damages, liabilities, losses and expenses, including attorney fees and costs arising out of such misuse or reuse of this document. In addition, unauthorized reproduction of this document, in part or as a whole, is prohibited.

REVISION HISTORY			
NO.	DESCRIPTION	DATE	APP.

ISSUED FOR: XXXXX/2023  
 PROJECT STATUS

PRELIMINARY  
 DO NOT RECORD

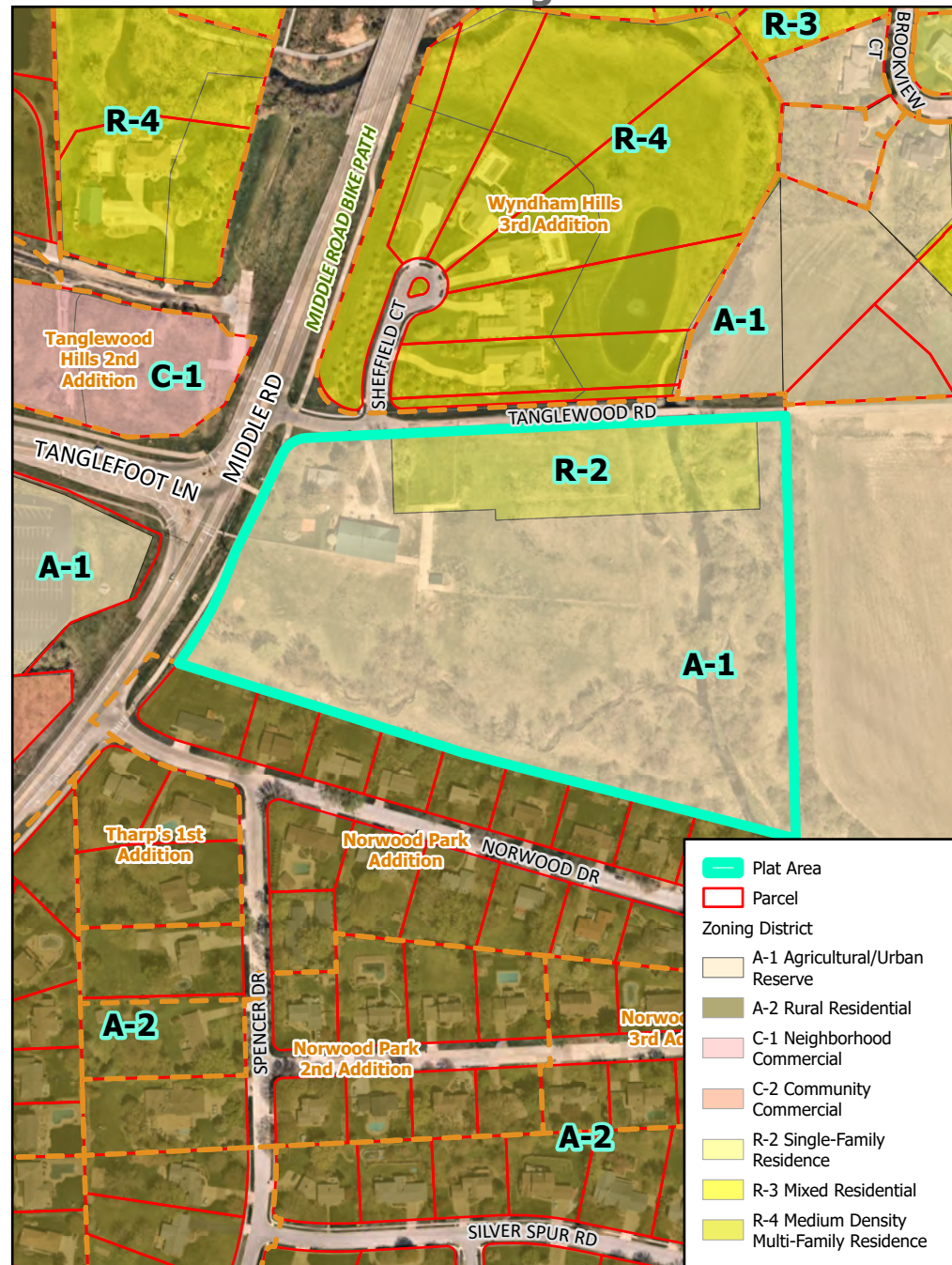
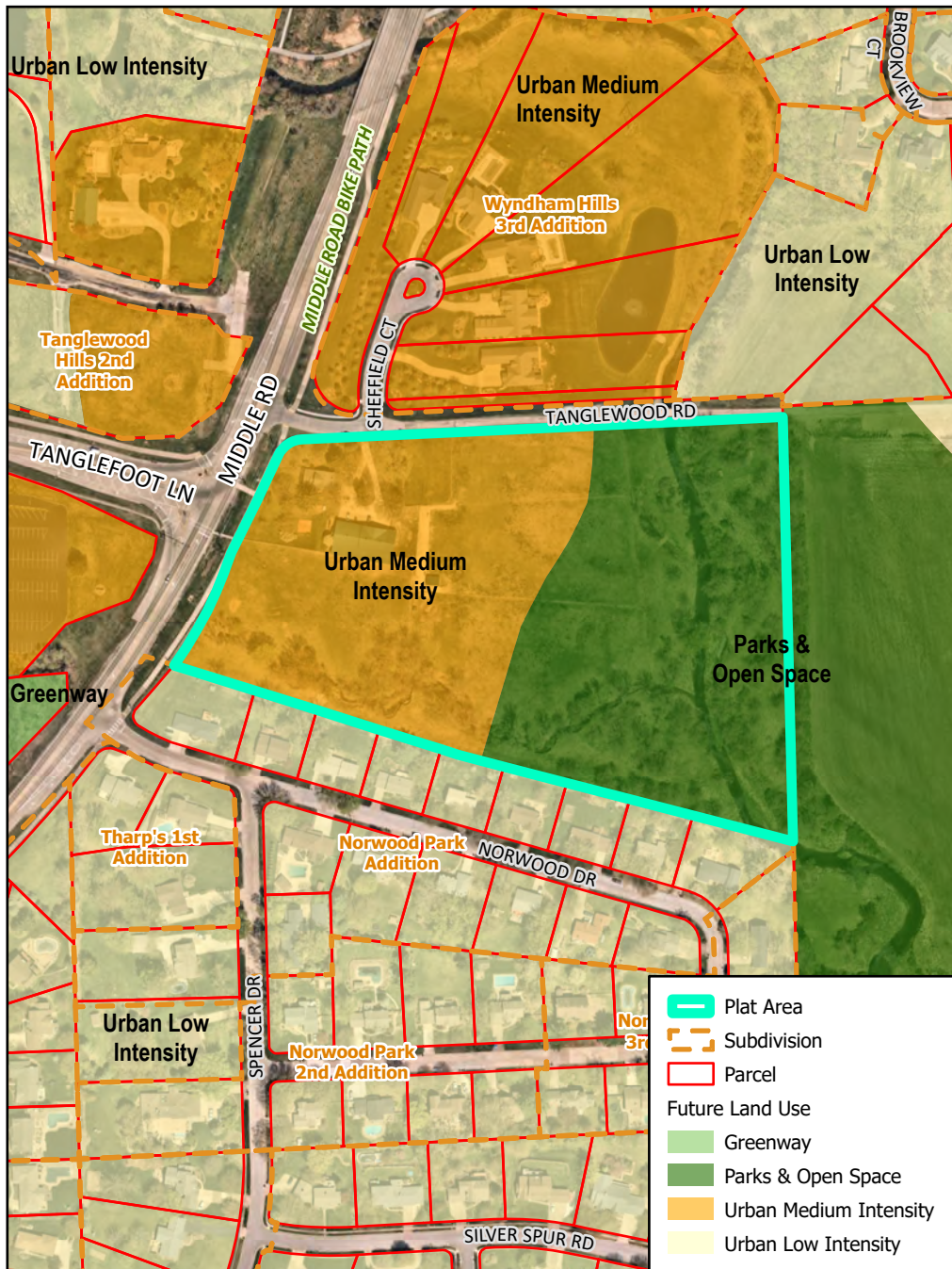
FINAL PLAT	
DESIGNED	DRAWN
FIELD DAMUBG	FIELD BOOK
CHECKED LDM	CHECK DATE
FINAL PLAT	
PROJECT NO. 23-6066	
4-8-2024	
SHEET 1 OF 1	

# Case No. 24-028: Blaum Hoofin Final Plat Future Land Use & Zoning

1 Inch = 333 Feet  
0 185 370 740 Feet



## Zoning



- Plat Area
- Subdivision
- Parcel
- Future Land Use**
- Greenway
- Parks & Open Space
- Urban Medium Intensity
- Urban Low Intensity

- Plat Area
- Parcel
- Zoning District**
- A-1 Agricultural/Urban Reserve
- A-2 Rural Residential
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- R-2 Single-Family Residence
- R-3 Mixed Residential
- R-4 Medium Density Multi-Family Residence



May 2, 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 Blaum Hoofin,  
submitted by 4255 Middle Road, LLC. (Case 24-028)

Honorable Mayor and Members of the City Council:

On April 17, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat request.

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

Sincerely,

Mark D. Hunt  
Director, Community Development

6. Case 24-028; Final Plat of Blaum Hoofin, submitted by 4255 Middle Road, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

On motion by Kappeler, second by Gibson, that final plat of Blaum Hoofin be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Mark Hunt, Community Development Director



### Item Title

Resolution approving the final plat of FG 80 Holdings Fifth Addition (replat of Lot 5, FG 80 Holdings Fourth Addition), submitted by Kevin Koellner of Focus Real Estate Development. (Case 24-029)

### Explanation

Kevin Koellner has submitted a final plat (replat) of FG 80 Holdings Fifth Addition located north of Forest Grove Drive and east of Middle Road. The property contained in the proposed plat splits Lot 5 of FG 80 Holdings Fourth Addition into two, roughly two-acre lots. Kevin Koellner has also submitted a site development plan for a building to be located on Lot 1 of the proposed plat. The development proposes a 9,289 square foot commercial building containing 3,600 square feet of retail and the remainder an automotive service use.

An access easement is shown on the plat which provides access to both Lot 1 and Lot 2. The easement contains a 51-foot radius intersection which can provide future access developments east of the subdivision. Access is also provided to the stormwater detention area located in Lot A, FG 80 Holdings First Addition. All roadways and parking areas are private, and maintenance is the responsibility of the owner.

The currently adopted Future Land Use Map designates this area as CC, Community Commercial, and the entire area is zoned C-3. The proposal is consistent with uses and character envisioned in a CC area. The development proposal also supports the following priorities in the Comprehensive Plan:

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

The Planning and Zoning Commission made a recommendation for approval of the final plat at their April 17, 2024 meeting.

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

N/A

### List attachments

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

**RESOLUTION NO. \_\_\_\_\_ - 24**

**RESOLUTION APPROVING THE FINAL PLAT OF  
FG 80 HOLDINGS FIFTH ADDITION  
REPLAT OF LOT 5, FG 80 HOLDINGS FOURTH ADDITION**

WHEREAS, Kevin Koellner of Focus Real Estate Development has submitted the final plat of FG 80 Holdings Fifth Addition (replat of Lot 5, FG 80 Holdings Fourth Addition), and

WHEREAS, the Planning and Zoning Commission has reviewed said final plat and recommended approval of it, and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of FG 80 Holdings Fifth Addition.

PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of May, 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:** April 17, 2024



---

**Case No.:** 24-029 and 24-030  
**Request:** Final Plat (replat) – FG 80 Holdings Fifth Addition  
Site Development Plan – Commercial  
**Location:** North of proposed ORA building  
**Applicant:** Kevin Koellner DBA Focus Real Estate Development  
**Current Zoning:** C-3, General Business District  
**Future Land Use:** CC, Community Commercial  
**Proposed Use:** Lot split of Lot 5, FG 80 Holdings Fourth Addition. One building containing 9,289 square feet and associated parking (72 spaces). Proposed uses are retail and automotive services.

---

### Background Information & Facts

Kevin Koellner has submitted a final plat (replat) of FG 80 Holdings Fifth Addition located north of Forest Grove Drive and east of Middle Road ([see Aerial Map - Attachment A](#)). The property contained in the proposed plat splits Lot 5 of FG 80 Holdings Fourth Addition into two, roughly two-acre lots ([see FG 80 Holdings Fourth Addition - Attachment B](#) and [FG 80 Holdings Fifth Addition – Attachment C](#)). Kevin Koellner has also submitted a site development plan for a building to be located on Lot 1 of the proposed plat ([see Site Development Plan - Attachment D](#)). The development proposes a 9,289 square foot commercial building containing 3,600 square feet of retail and the remainder an automotive service use.

### Final Plat (24-029)

#### Future Land Use and Comprehensive Plan

The currently adopted Future Land Use Map designates this area as CC, Community Commercial, and the entire area is zoned C-3 ([see Future Land Use & Zoning – Attachment E](#)). The proposal is consistent with uses and character envisioned in a CC area. The development proposal also supports the following priorities in the Comprehensive Plan:

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

#### Lot Configuration

The proposed plat contains two lots of roughly equivalent size. Each lot meets the bulk standards for the C-3 District.

## **Thoroughfare Plan & Access**

An access easement is shown on the plat which provides access to both Lot 1 and Lot 2. The easement contains a 51-foot radius intersection which can provide future access developments east of the subdivision. Access is also provided to the stormwater detention area located in Lot A, FG 80 Holdings First Addition. All roadways and parking areas are private, and maintenance is the responsibility of the owner.

## **Stormwater & Utilities**

All stormwater detention is provided by off-site, regional detention areas. Dedication of stormwater detention lots are not required in this subdivision.

## **Site Development Plan(24-030)**

### **Zoning Compliance**

The proposed uses are classified as retail and automotive service which is permitted in the C-3 District. All C-3 zoning bulk standards are met, including the building setback of 20 feet for the proposed development.

### **Access & Off-Street Parking**

Two vehicular accesses are shown via two curb cuts onto the private drive, one northeast of the structure and one southeast of the structure. Interior vehicular turning movements meet design requirements. Drive-through garage door stalls are located in the center of the proposed structure for the automotive service user.

The site plan shows a total of 72 parking stalls, including 2 ADA spaces. The required number of parking spaces is met based on the defined use of retail and auto services per the off-street parking schedule.

### **Landscaping**

The proposed development shows a total of 17.5 tree factors located primarily in the streetscape buffer area of Middle Road for the development which meets code requirements (see Attachment F – Landscape Plan).

### **Stormwater Detention, Utility Connections, and Refuse**

Stormwater detention is provided offsite in a regional pond. All stormwater calculations for the development have been reviewed, and the off-site detention has sufficient capacity. The utilities have been reviewed by staff and are deemed sufficient for the proposed construction. One dumpster is located in the southwest corner of the development. The dumpster is shown with screening and has sufficient access for trucks.

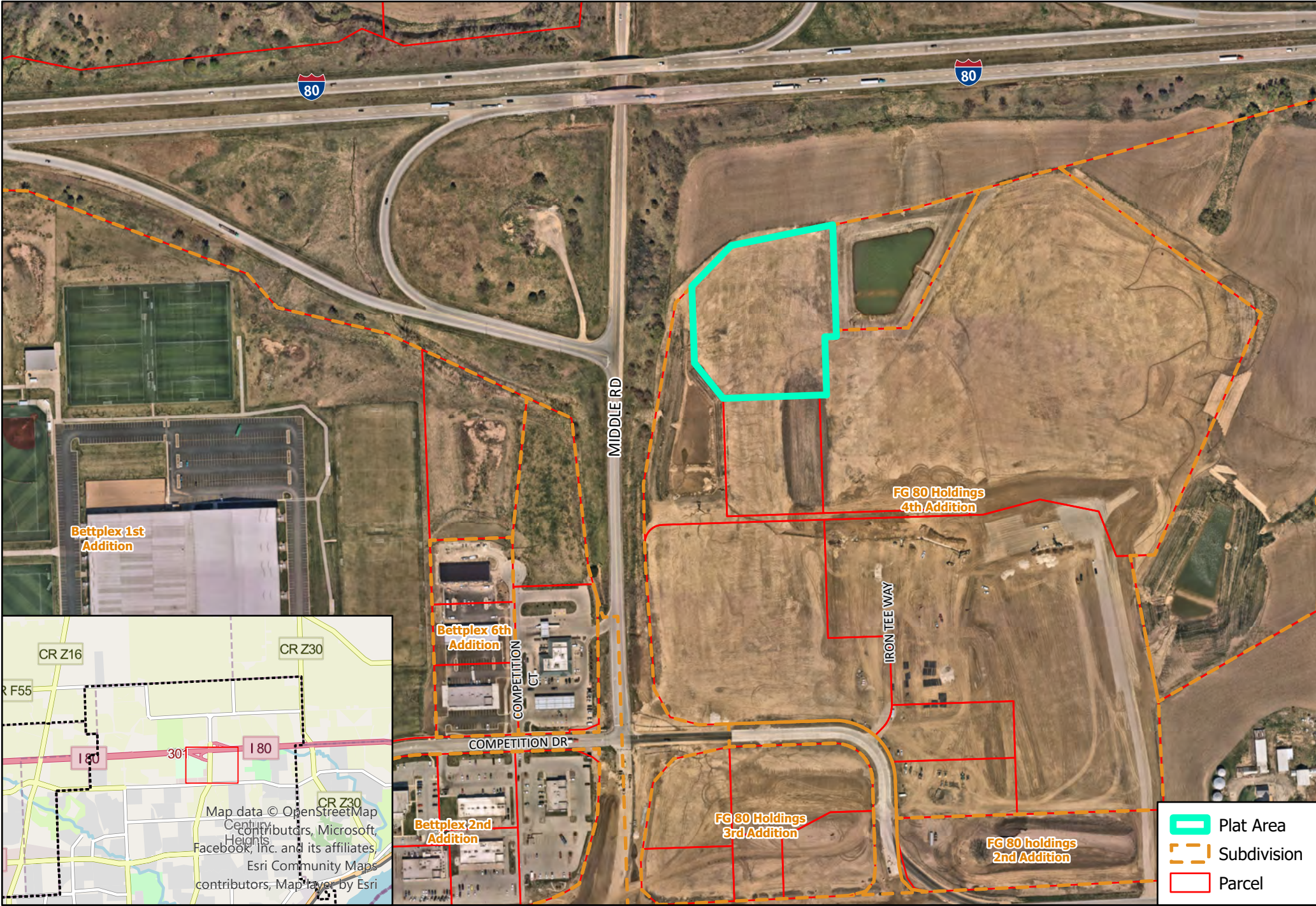
### **Staff Recommendation**

Staff contends the proposed plat meets subdivision standards and code requirements. Staff recommends approval of Case 24-029, final plat (replat) of FG 80 Holdings Fifth Addition.

Staff contends the proposed development meets site development standards and code requirements. Staff recommends approval of Case 24-030, site development plan for proposed Lot 1, FG 80 Holdings Fifth Addition.

Respectfully submitted,

Taylor Beswick  
Senior City Planner



CR Z16 CR Z30  
R F55  
I 80 301 I 80  
CR Z30  
Map data © OpenStreetMap Contributors, Microsoft, Facebook, Inc. and its affiliates  
Esri Community Maps contributors, MapLayer by Esri

- Plat Area
- Subdivision
- Parcel

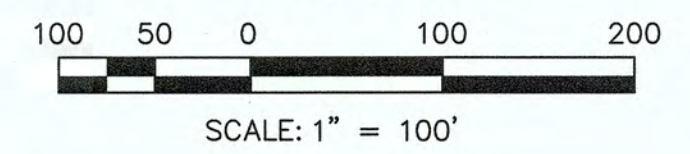
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	3.12'	100.00'	N 00°57'01" W	3.12'
C2	76.90'	100.00'	N 20°11'17" E	75.02'
C3	139.94'	185.00'	N 70°10'22" W	136.63'
C4	96.89'	185.00'	N 33°29'54" W	95.79'
C5	53.76'	185.00'	N 10°10'06" W	53.57'

# FINAL PLAT

## FOR FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C" IN FG 80 HOLDINGS SECOND ADDITION IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

BASIS OF BEARINGS  
IOWA STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



OWNER / SUBDIVIDER  
**MIDDLE & FOREST GROVE, LLC**  
KEVIN KOELLNER  
1805 STATE STREET SUITE 101  
BETTENDORF, IOWA 52722  
PHONE: (563) 355-2022

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°28'16" E	67.14'
L2	S 42°13'07" W	35.53'
L3	S 01°50'34" E	20.00'
L4	S 88°09'26" W	41.73'

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	63,953 SF±	1.47 AC±
LOT 2	68,216 SF±	1.57 AC±
LOT 3	665,331 SF±	15.27 AC±
LOT 4	1,013,533 SF±	23.27 AC±
LOT 5	194,285 SF±	4.46 AC±
LOT 6	106,880 SF±	2.45 AC±
LOT 7	380,207 SF±	8.73 AC±
LOT C	135,920 SF±	3.12 AC±
TOTAL AREA	2,628,326 SF±	60.34 AC±

- LEGEND**
- ▲ REBAR WITH CAP #13581, FOUND
  - △ 5/8" REBAR WITH CAP #13581, SET
  - P.K. NAIL, SET
  - REBAR, FOUND
  - ⊗ CHISELED "X" IN CONCRETE, FOUND
  - ⊙ WOODEN FENCE POST
  - 100.00' MEASURED DIMENSION
  - (100.00') RECORDED DIMENSION
  - SUBDIVISION BOUNDARY
  - PROPOSED LOT LINE
  - EXISTING PROPERTY LINE
  - HISTORICAL LOT LINE
  - CENTERLINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - PROPOSED & EXISTING ACCESS & UTILITY EASEMENT
  - SECTION LINE
  - EXISTING R.O.W. LINE
  - PROPOSED R.O.W. LINE
  - EXISTING SETBACK LINE
  - PROPOSED SETBACK LINE
- ABBREVIATIONS**
- AC ACRES
  - SF SQUARE FEET
  - BSL BUILDING SETBACK LINE
  - POB POINT OF BEGINNING
  - ROW RIGHT OF WAY
  - UE UTILITY EASEMENT

**GENERAL NOTES**

This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as a part of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377G with an Effective Date March 23, 2021.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or are set as shown on this plat.

Plat notes establish requirements for how a subdivision will develop. However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replanted.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

Easements designated as "Utility Easements" include all utilities that are provided either by the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf, including sewer and water.

Lots "A" and "B" in FG 80 First Addition and Lot "C" in FG 80 Fourth Addition are reserved for stormwater detention. A Pedestrian / Bike Path blanket easement is also granted for all of Lot "C"

A Blanket Access Easement across Lots 1, 2, 3, 4, 5, 6, 7 & Lot "C" in FG 80 Fourth Addition is hereby granted for Lot "A" in FG 80 First Addition.

Access to Lot "B" in FG 80 First Addition across part of Lot 3 in FG 80 Fourth Addition, is limited to the Access Easement shown along the east side of said Lot 3.

All easements and setback lines previously established within Lots 2 thru 8 and Lot C by the Final Plat for FG 80 Holdings Second Addition are now void, and are replaced by the proposed easement and setbacks shown here on the Final Plat for FG 80 Fourth Addition.

No Lots shall have direct access onto Middle Road or Forest Grove Drive, except via Competition Drive, or the Access Easement adjacent to the east line of Lot 1 of FG 80 Second Addition.

- MID AMERICAN ENERGY CO.  
BY: *[Signature]*  
DATE: 4/12/23
- MEDIACOM  
BY: *[Signature]*  
DATE: 9-12-23
- CENTURYLINK  
BY: *[Signature]*  
DATE: 9-29-23
- IOWA - AMERICAN WATER CO.  
BY: *[Signature]*  
DATE: 9-27-23
- METRONET  
BY: *[Signature]*  
DATE: 9/28/23
- CITY OF BETTENDORF  
BY: *[Signature]*  
ATTEST: *[Signature]*  
DATE: 10/19/23
- PLANNING AND ZONING  
BY: *[Signature]*  
DATE: 10-4-23

HARRY A. VEN HORST REVOCABLE TRUST  
TRACT III - WARRANTY DEED  
DOCUMENT # 2018-04119  
PLAT OF SURVEY  
DOCUMENT # 2010-16740

P.O.B.  
NORTHEAST CORNER OF LOT 1  
OF FG 80 HOLDINGS SECOND ADDITION



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]* 9/12/23  
Date  
Daryl A. Brickner, PLS No. 13581  
My license renewal date is December 31, 2023  
No. of sheets covered by this seal: 3

REVISONS	DATE	9/11/23
	DESCRIPTION	
NO.	CITY REVIEW COMMENTS	
<b>IMEG</b> 1716 STATE STREET SUITE 201 BETTENDORF, IA 52722 PH: 563-344-0280 www.imeg.com		
<b>FG 80 HOLDINGS FOURTH ADDITION</b> BETTENDORF, IOWA		
<b>FINAL PLAT</b>		
IMEG Project No: 21003795.01		
File Name: 21003795-01 FG80 4th Final Plat.dwg		
© COPYRIGHT 2023 ALL RIGHTS RESERVED		
Field Book No:		
Drawn By: DAB		
Checked By: BDO		
Date: 07/24/2023		
Sheet 1 of 3		

Tuesday, September 19, 2023 8:03:09 AM  
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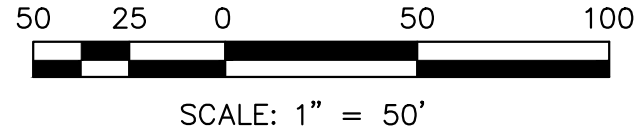
# FINAL PLAT

## FOR

### FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"  
 IN FG 80 HOLDINGS SECOND ADDITION IN  
 PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND  
 PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, ALL  
 LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE  
 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF,  
 COUNTY OF SCOTT, STATE OF IOWA

**BASIS OF BEARINGS**  
 IOWA STATE PLANE COORDINATE SYSTEM  
 SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



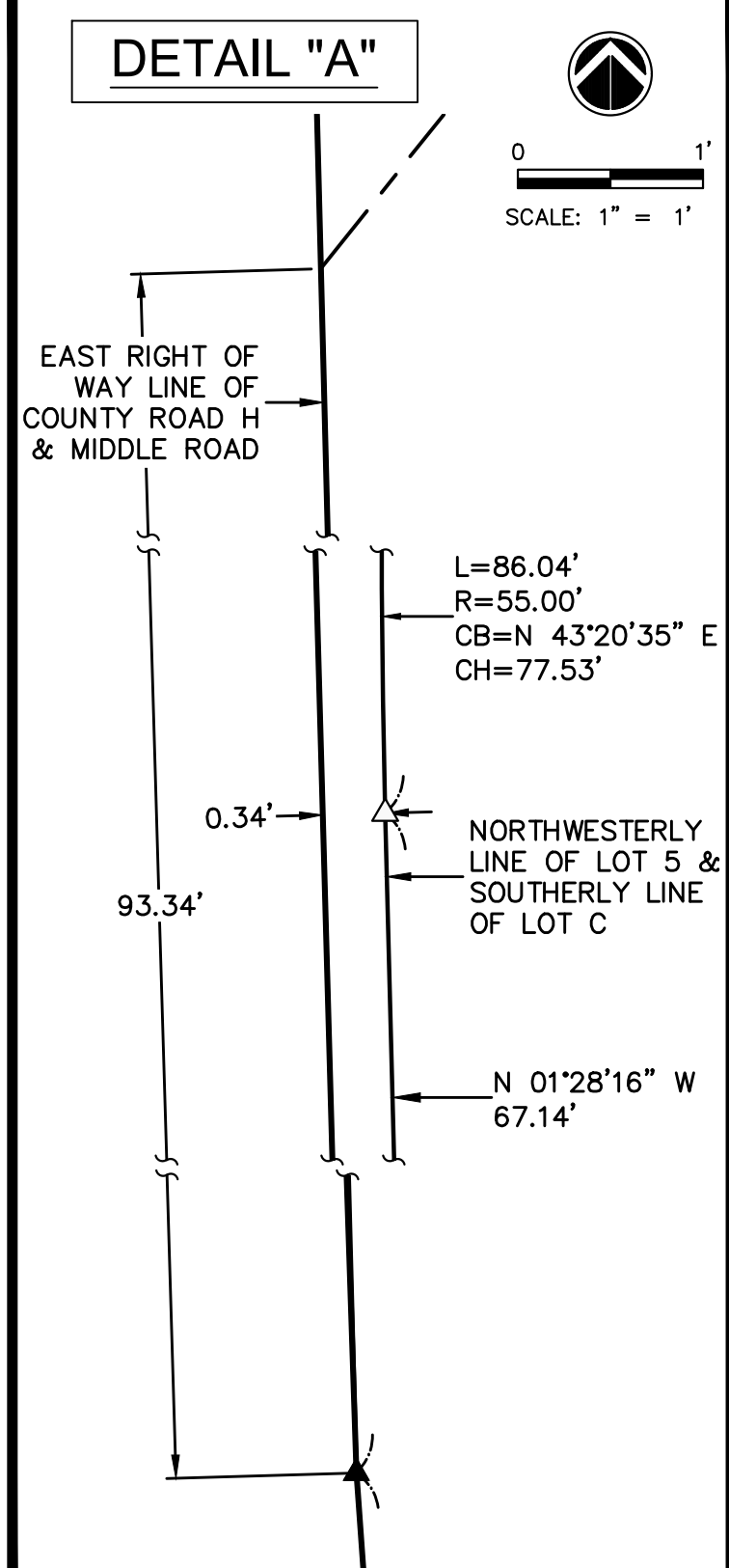
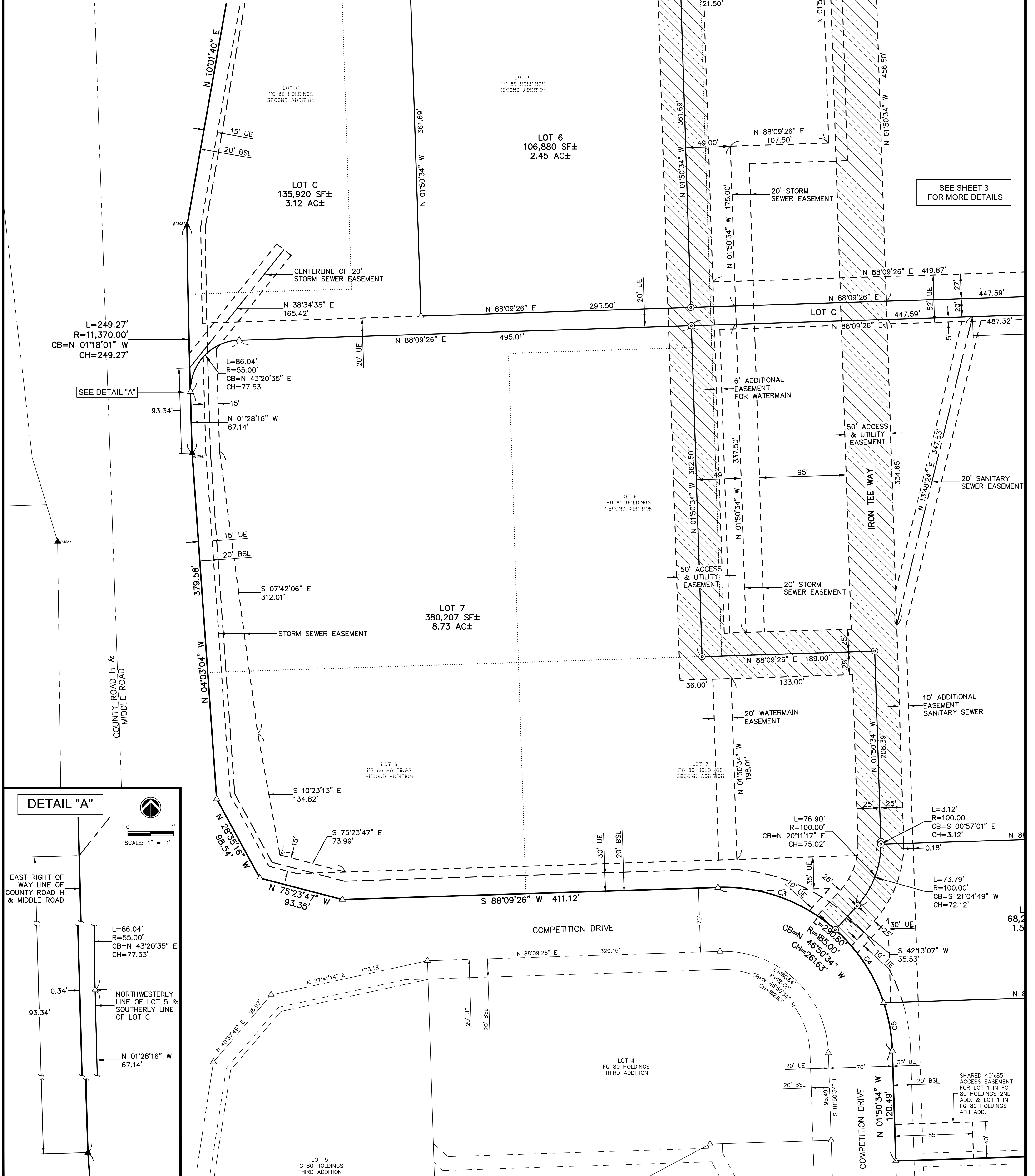
LOT 5  
 194,285 SF±  
 4.46 AC±

LOT 6  
 106,880 SF±  
 2.45 AC±

LOT C  
 135,920 SF±  
 3.12 AC±

LOT 7  
 380,207 SF±  
 8.73 AC±

SEE SHEET 3  
 FOR MORE DETAILS



Sheet 2 of 3

File Name: 21003795.01  
 IMEG Project No: 21003795.01

Checked By: BDO  
 Date: 07/24/2023

Drawn By: DAB  
 Field Book No:

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**FG 80 HOLDINGS FOURTH ADDITION**  
 BETTENDORF, IOWA

**FINAL PLAT**

1717 STATE STREET  
 SUITE 201  
 BETTENDORF, IA 52722

PH: 563.344.0260  
 www.imegcorp.com

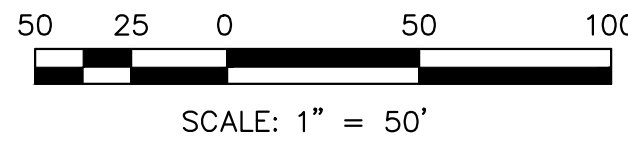
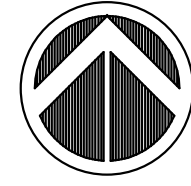
REVISIONS		
No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
-	-	-
-	-	-
-	-	-

# FINAL PLAT

FOR  
**FG 80 HOLDINGS FOURTH ADDITION**

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"  
 IN FG 80 HOLDINGS SECOND ADDITION IN  
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 LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE  
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**BASIS OF BEARINGS**  
 IOWA STATE PLANE COORDINATE SYSTEM  
 SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
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C4	96.89'	185.00'	N 33°29'54" W	95.79'
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LINE TABLE		
LINE	BEARING	DISTANCE
L3	S 01°50'34" E	20.00'
L4	S 88°09'26" W	41.73'
L5	N 75°09'26" E	87.94'
L6	N 75°09'26" E	58.84'
L7	N 75°09'26" E	33.46'
L8	S 78°30'48" E	34.93'
L9	S 78°30'48" E	65.16'
L10	S 78°30'48" E	83.32'
L11	S 35°38'49" E	16.57'
L12	N 75°09'26" E	58.88'
L13	N 75°09'26" E	51.92'
L14	S 27°28'42" E	29.62'
L15	S 27°28'42" E	106.69'
L16	S 35°38'49" E	43.80'
L17	N 88°56'36" E	89.65'
L18	S 74°04'46" E	35.10'
L19	S 27°28'42" E	72.70'
L20	S 30°53'04" E	10.03'
L21	S 79°02'41" W	7.92'

**LOT 4**  
 1,013,533 SF±  
 23.27 AC±

LOT 4  
 FG 80 HOLDINGS  
 SECOND ADDITION

**LOT 3**  
 665,331 SF±  
 15.27 AC±

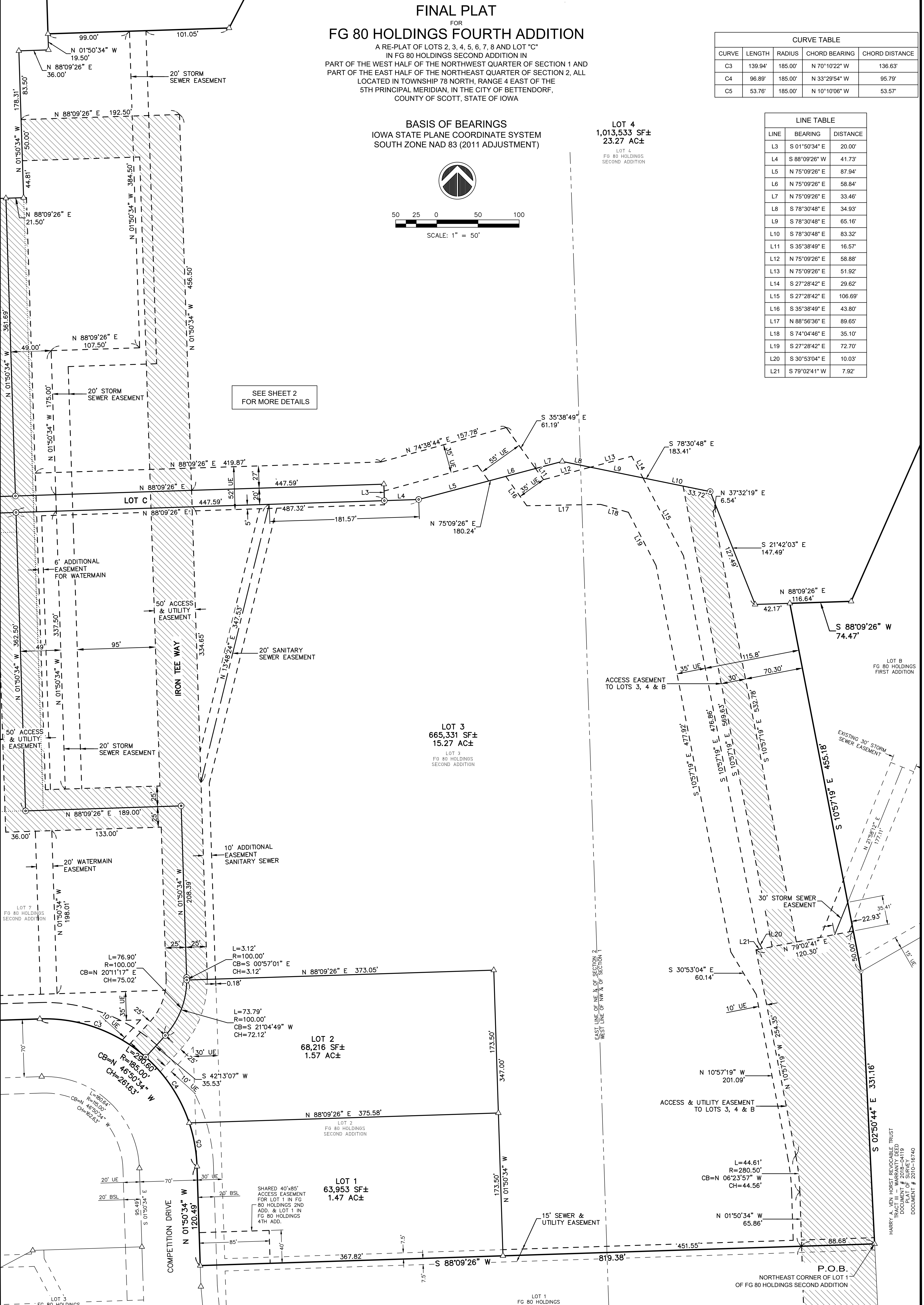
LOT 3  
 FG 80 HOLDINGS  
 SECOND ADDITION

**LOT 2**  
 68,216 SF±  
 1.57 AC±

LOT 2  
 FG 80 HOLDINGS  
 SECOND ADDITION

**LOT 1**  
 63,953 SF±  
 1.47 AC±

LOT 1  
 FG 80 HOLDINGS  
 SECOND ADDITION



IMEG Project No:  
 21003795.01

File Name:  
 21003795-01 FG80 4th Final Plat.dwg

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Field Book No.:

Drawn By: DAB

Checked By: BDO

Date: 07/24/2023

**FG 80 HOLDINGS FOURTH ADDITION**  
 BETTENDORF, IOWA

**FINAL PLAT**

1717 STATE STREET  
 SUITE 201  
 BETTENDORF, IA 52722

PH: 563.344.0260  
 www.imegcorp.com

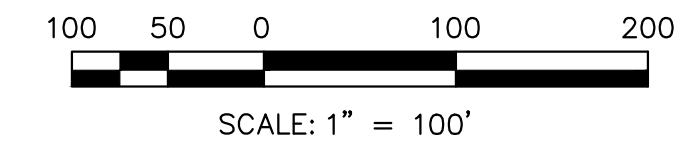
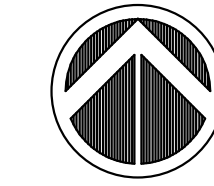
REVISIONS		
No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
-	-	-
-	-	-
-	-	-

HARRY A. VEN HORST REVOCABLE TRUST  
 TRACT III - WARRANTY DEED  
 DOCUMENT # 2018-0419  
 DOCUMENT # 2010-16740

**FINAL PLAT**  
FOR  
**FG 80 HOLDINGS FIFTH ADDITION**  
A RE-PLAT OF LOT 5 IN FG 80 HOLDINGS FOURTH ADDITION IN  
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

INTERSTAE ROAD NO. 80

**BASIS OF BEARINGS**  
IOWA STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



NO.	DESCRIPTION	DATE

**IMEG**  
177 STATE STREET  
BETTENDORF, IA 52722  
PH: 563-344-0260  
www.imegpa.com

**FG 80 HOLDINGS FIFTH ADDITION**  
BETTENDORF, IOWA  
**FINAL PLAT**

IMEG Project No:  
21003795.01

File Name:  
21003795-01 FG80 5th Final

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Field Book No:

Drawn By: DAB

Checked By: \*\*\*

Date: 04/05/2024

Sheet 1 of 1

OWNER / SUBDIVIDER  
**MIDDLE & FOREST GROVE, LLC**  
KEVIN KOELLNER  
1805 STATE STREET SUITE 101  
BETTENDORF, IOWA 52722  
PHONE: (563) 355-2022

**DRAFT**  
**04-05-2024**

**LEGEND**

- ▲ REBAR WITH CAP #13581, FOUND
- △ 5/8" REBAR WITH CAP #13581, SET
- P.K. NAIL, SET
- REBAR, FOUND
- X CHISELED "X" IN CONCRETE, FOUND
- ⊙ WOODEN FENCE POST
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ▨ PROPOSED ACCESS & UTILITY EASEMENT
- ▨ EXISTING ACCESS & UTILITY EASEMENT
- EXISTING R.O.W. LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE

**ABBREVIATIONS**

- AC ACRES
- SF SQUARE FEET
- BSL BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- UE UTILITY EASEMENT

LOT	AREA S.F.±	AREA AC.±
LOT 1	102,629 SF±	2.36 AC±
LOT 2	91,656 SF±	2.10 AC±
TOTAL AREA	194,285 SF±	4.46 AC±

**GENERAL NOTES**

This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as a part of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377G with an Effective Date March 23, 2021.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or are set as shown on this plat.

Plat notes establish requirements for how a subdivision will develop. However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

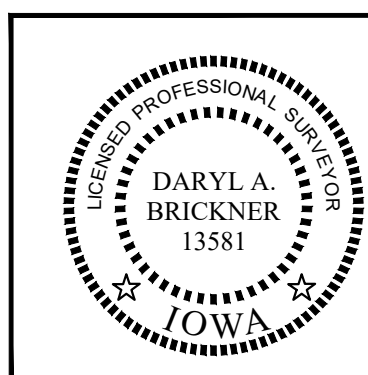
Easements designated as "Utility Easements" include all utilities that are provided either by the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf, including sewer and water.

Lots "A" in FG 80 First Addition and Lot "C" in FG 80 Fourth Addition are reserved for stormwater detention. A Pedestrian / Bike Path blanket easement is also granted for all of Lot "C"

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 I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

**DRAFT**  
**04-05-2024**

Daryl A. Brickner, PLS No. 13581 Date  
My license renewal date is December 31, 2025  
No. of sheets covered by this seal: \_\_\_\_\_



MID AMERICAN ENERGY CO.

BY \_\_\_\_\_  
DATE \_\_\_\_\_

MEDIACOM

BY \_\_\_\_\_  
DATE \_\_\_\_\_

CENTURYLINK

BY \_\_\_\_\_  
DATE \_\_\_\_\_

IOWA - AMERICAN WATER CO.

BY \_\_\_\_\_  
DATE \_\_\_\_\_

METRONET

BY \_\_\_\_\_  
DATE \_\_\_\_\_

CITY OF BETTENDORF

BY \_\_\_\_\_  
DATE \_\_\_\_\_

PLANNING AND ZONING

BY \_\_\_\_\_  
DATE \_\_\_\_\_

LOT 2  
91,656 SF±  
2.10 AC±

AREA IN ACCESS EASEMENT  
2,241 SF± / 0.05 AC±  
AREA NOT IN ACCESS EASEMENT  
89,415 SF± / 2.05 AC±

LOT 1  
102,629 SF±  
2.36 AC±

AREA IN ACCESS EASEMENT  
16,296 SF± / 0.37 AC±  
AREA NOT IN ACCESS EASEMENT  
86,334 SF± / 1.98 AC±

PROPOSED ACCESS & UTILITY EASEMENT

EXISTING ACCESS & UTILITY EASEMENT

P.O.B.  
SOUTHEAST CORNER OF LOT 5  
OF FG 80 HOLDINGS FOURTH ADDITION

EXISTING ACCESS & UTILITY EASEMENT

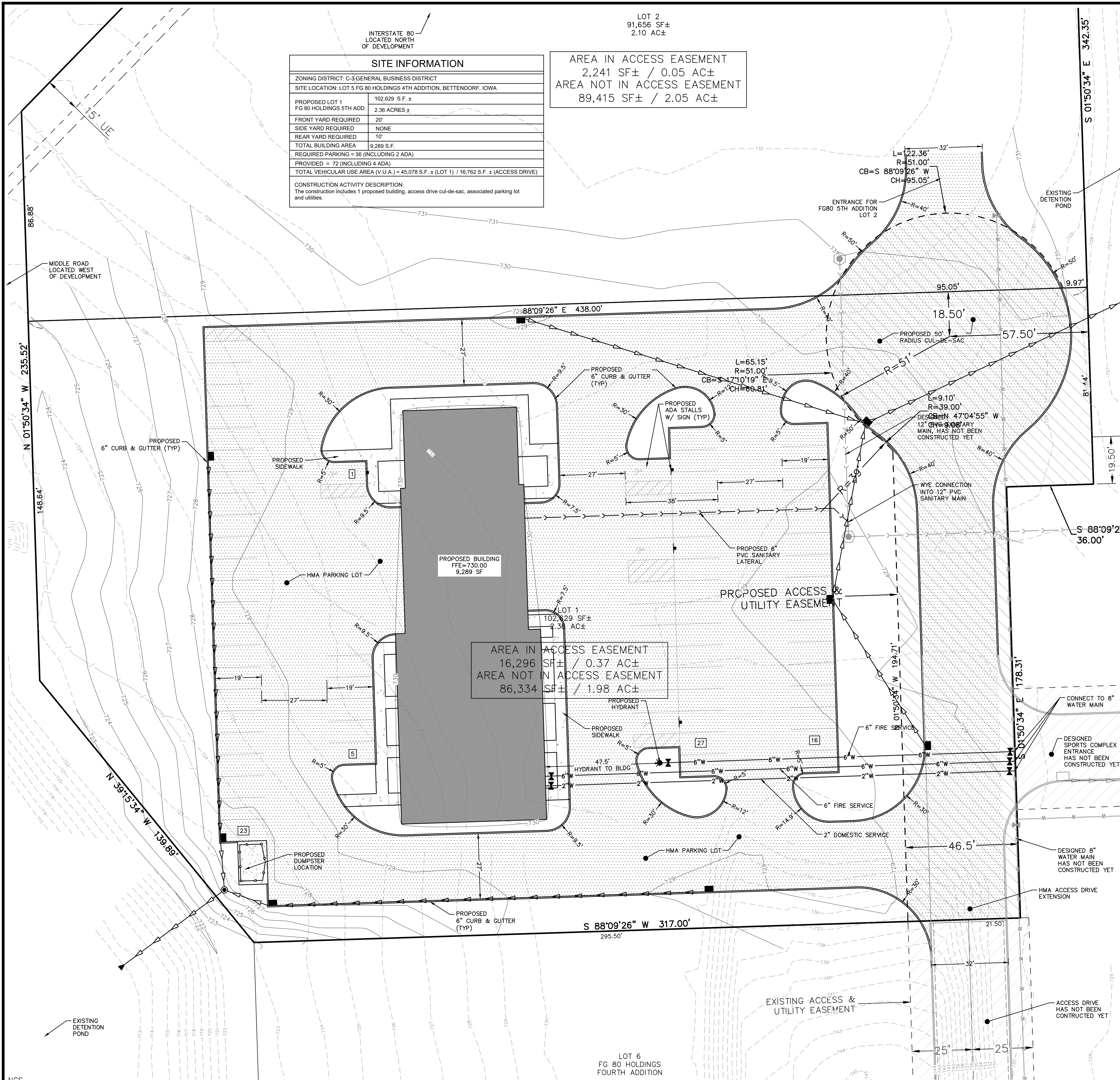
LOT 4  
FG 80 HOLDINGS  
FOURTH ADDITION

LOT 6  
FG 80 HOLDINGS  
FOURTH ADDITION

LOT C  
FG 80 HOLDINGS  
FOURTH ADDITION

Friday, April 5, 2024 8:57:14 AM  
G:\2021\21003795.01\DESIGN\CIVIL\C30\SURVEY\21003795-01 FG80 5TH FINAL PLAT.DWG

Tuesday, April 9, 2024, 3:35:26 PM  
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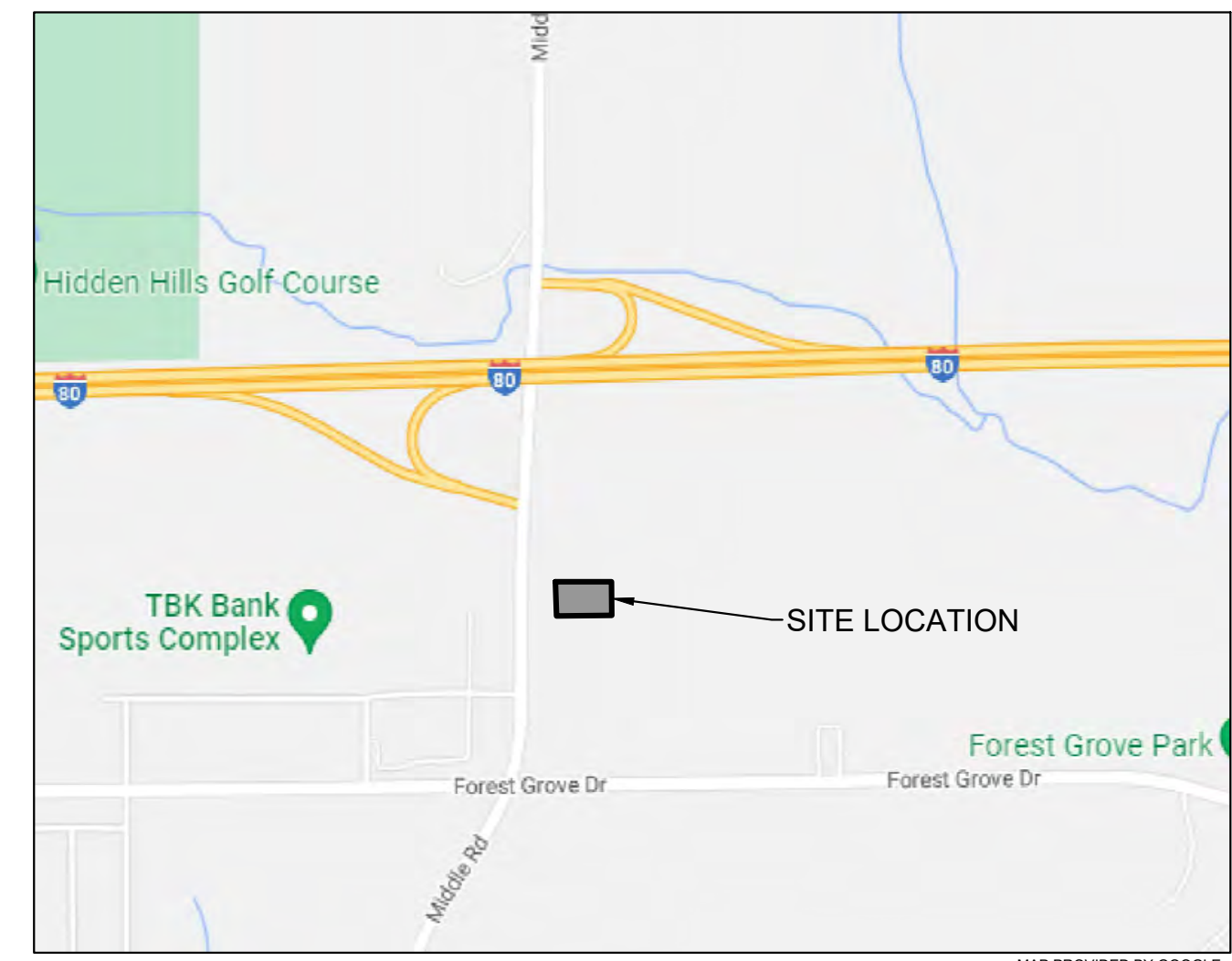


SITE INFORMATION	
ZONING DISTRICT: C-3 GENERAL BUSINESS DISTRICT	
SITE LOCATION: LOT 5 FG 80 HOLDINGS 4TH ADDITION, BETTENDORF, IOWA	
PROPOSED LOT 1	102,629 S.F. ±
FG 80 HOLDINGS 5TH ADD.	2.36 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	9,289 S.F.
REQUIRED PARKING = 36 (INCLUDING 2 ADA)	
PROVIDED = 72 (INCLUDING 4 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 45,078 S.F. ± (LOT 1) / 16,762 S.F. ± (ACCESS DRIVE)	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 1 proposed building, access drive cut-de-sac, associated parking lot and utilities.	

LOT 2  
91,656 SF±  
2.10 AC±

AREA IN ACCESS EASEMENT  
2,241 SF± / 0.05 AC±  
AREA NOT IN ACCESS EASEMENT  
89,415 SF± / 2.05 AC±

AREA IN ACCESS EASEMENT  
16,296 SF± / 0.37 AC±  
AREA NOT IN ACCESS EASEMENT  
86,334 SF± / 1.98 AC±



LEGAL DESCRIPTION  
LOT NUMBER 1 OF FG 80 HOLDINGS FIFTH ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
  - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
  - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
  - THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
  - ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
  - BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "1B" PER THE 2015 INTERNATIONAL BUILDING CODE.
  - SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2015 INTERNATIONAL BUILDING CODE.
  - PARKING CALCULATIONS FROM "MINIMUM OFF-STREET PARKING REQUIREMENTS" TABLE 11-13.7B1 - AUTO SERVICE (4 TIMES SERVICE CAPACITY) SERVICE CAPACITY, 3 BAYS, STALLS REQUIRED = 12 STALLS - RETAIL BUILDING (ONE SPACE PER 200 SQUARE FEET) SQUARE FOOTAGE, 4725 SF. STALLS REQUIRED = 24 STALLS. TOTAL STALLS = 36 STALLS.

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

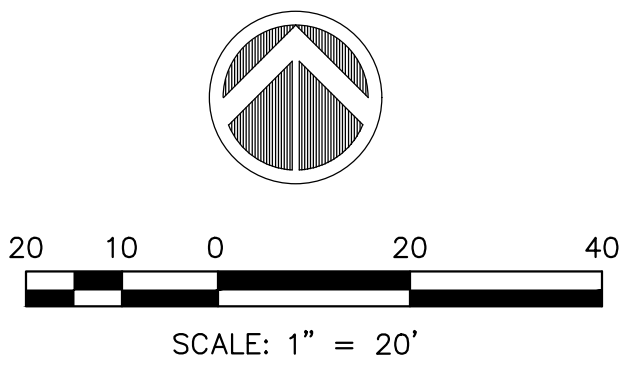
ARCHITECT  
**JOSEPH ARCHITECTURAL**  
4510 42ND AVENUE  
ROCK ISLAND, ILLINOIS 61201  
PHONE: 309-786-9920

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



**LEGEND**

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

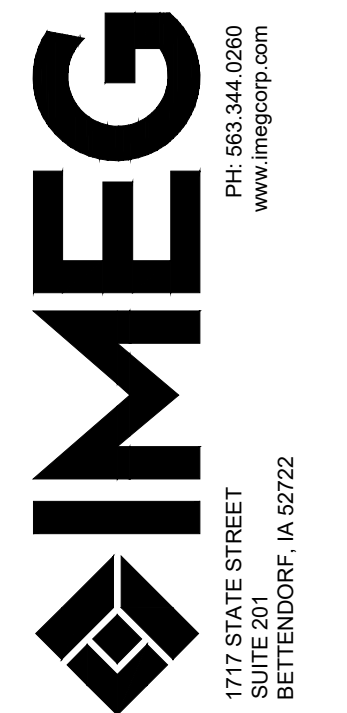


I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: \_\_\_\_\_ Date: 3/26/2024

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

NO.	REVISIONS	DESCRIPTION	DATE
1	SITE DEVELOPMENT PLAN - CITY COMMENT REVISIONS		4/9/2024



FG 80 HOLDINGS 5TH ADDITION - LOT 1  
BETTENDORF, IA  
SITE DEVELOPMENT PLAN

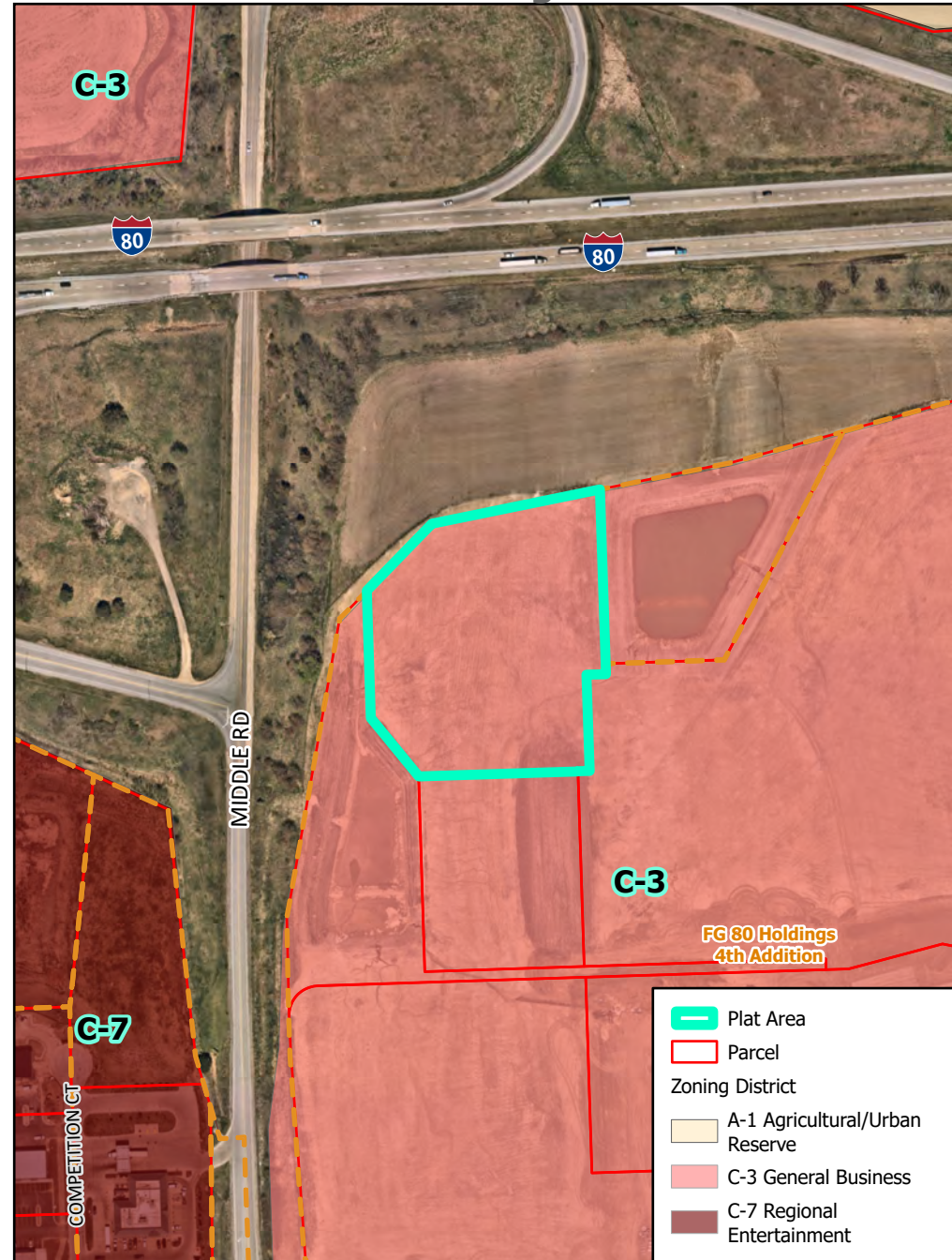
IMEG Project No: 21003795.21
File Name: 21003795.21-CITY SITE PLAN.dwg
© COPYRIGHT 2024 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: ZSE
Checked By: ---
Date: 3/26/2024
<b>C-1</b>
Sheet 1 of 1

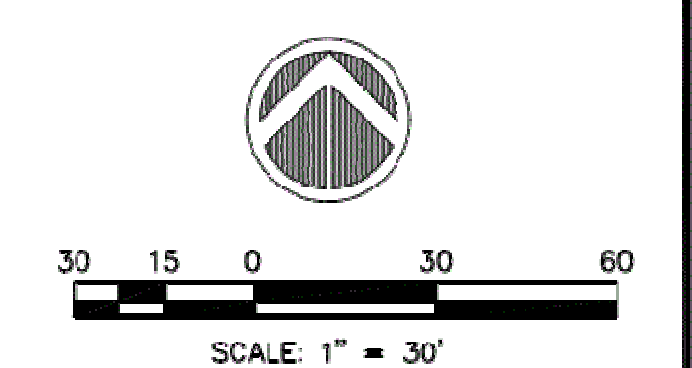
**Case No. 24-029; -030: FG 80 Holdings Fifth Add.  
Final Plat & Site Development Plan  
Future Land Use & Zoning**

1 Inch = 333 Feet  
0 185 370 740 Feet



**Zoning**





**TOM P. WILKERSON**  
REGISTERED LANDSCAPE ARCHITECT  
1074-400-02



Quant.	Plant Name	Size
<b>Trees:</b>		
2	Tulip Tree	2" cal.
3	Brandywine Maple	2" cal.
2	'Armstrong' Maple	2" cal.
1	Swamp White Oak	2" cal.
6	Princeton Sentry Ginkgo	2" cal.
4	Prairiefire Crabapple	1.75" cal.
3	Norway Spruce	6' B&B
<b>Shrubs/Grasses/Perennials:</b>		
3	Bobo Hydrangea	5 gal
26	Karl Foerster Grass	5 gal
3	Summerwine Ninebark	5 gal
16	Green Velvet Boxwood	5 gal
4	Candy Corn Spirea	5 gal
9	Dwf. Korean Lilac	5 gal
30	Gro-Low Sumac	5 gal
27	Stella de Oro Daylily	1 gal
24	Maynight Salvia	1 gal
5	Black-eyed Susan	1 gal

**Landscape Requirements**

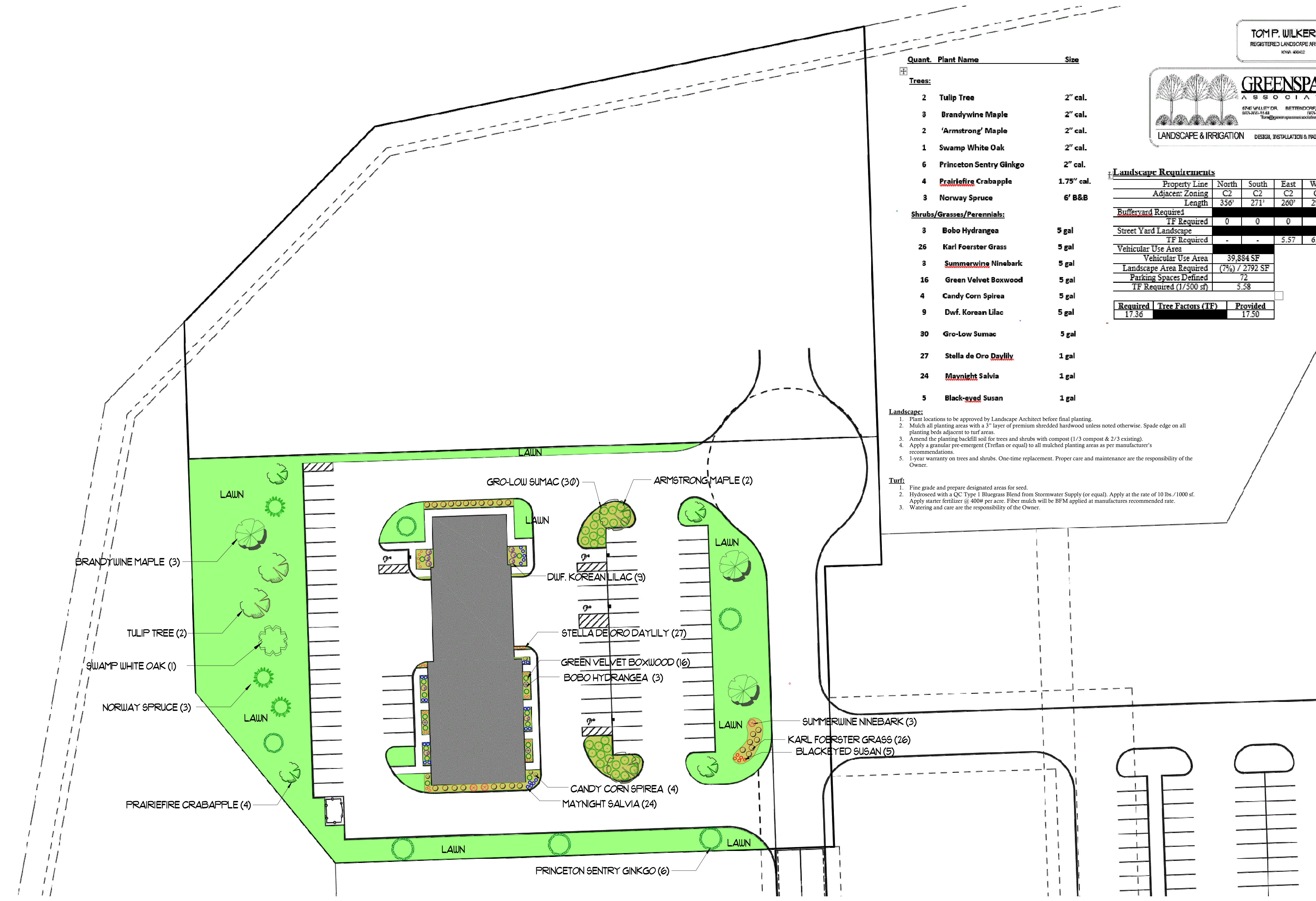
Property Line	North	South	East	West
Adjacent Zoning	C2	C2	C2	C2
Length	356'	271'	260'	290'
Buffer Yard Required				
TF Required	0	0	0	0
Street Yard Landscape				
TF Required	-	-	5.57	6.21
Vehicular Use Area				
Vehicular Use Area	39,884 SF			
Landscape Area Required	(7%) / 2,792 SF			
Parking Spaces Defined	72			
TF Required (1/300 sf)	5.58			
Required	Tree Factors (TF)	Provided		
17.36		17.50		

**Landscape:**

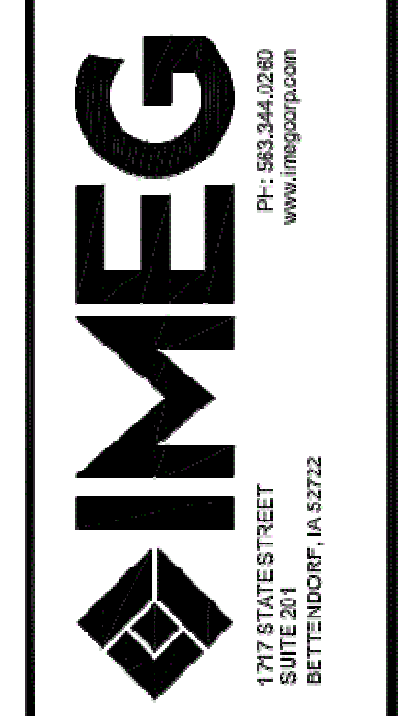
- Plant locations to be approved by Landscape Architect before final planting.
- Match all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
- Amend the planting backfill soil for trees and shrubs with compost (1/3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

**Turf:**

- Fine grade and prepare designated areas for seed.
- Hydroseed with a QC Type 1 Bluegrass Blend from Stormwater Supply (or equal). Apply at the rate of 10 lbs./1000 sf. Apply starter fertilizer @ 400# per acre. Fiber mulch will be BFM applied at manufacturer's recommended rate.
- Watering and care are the responsibility of the Owner.



REVISIONS	DESCRIPTION	DATE
No.		



FG80 - LOT 5  
BETTENDORF, IA  
**LANDSCAPE PLAN**

IMEG Project No:  
21003795.21  
File Name:  
© COPYRIGHT 2024  
ALL RIGHTS RESERVED  
Field Book No:####  
Drawn By: TPU  
Checked By:  
Date: 4/11/24

Tuesday, April 9, 2024, 4:15:48 PM  
 C:\Users\TPO\Documents\21003795.21\MEG\FG80\LANDSCAPE\21003795.21-00.DWG



May 2, 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 FG 80 Holdings Fifth Addition (replat), submitted by Kevin Koellner/Focus Real Estate Development. (Case 24-029)

Planning and Zoning Commission's decision on a site development plan for proposed Lot 1, FG 80 Holdings Fifth Addition, submitted by Kevin Koellner/Focus Real Estate Development. (Case 24-030)

Honorable Mayor and Members of the City Council:

On April 17, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat and site development plan requests.

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 24-029; Final Plat of FG 80 Holdings Fifth Addition (replat), submitted by Kevin Koellner/Focus Real Estate Development. (Staff: Beswick)
8. Case 24-030; Site Development Plan for proposed Lot 1 of FG 80 Holdings Fifth Addition, submitted by Kevin Koellner/Focus Real Estate Development. (Staff: Beswick)

Beswick reviewed the staff report.

On motion by Kappeler, seconded by Ormsby, that the final plat of FG 80 Holdings Fifth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Ormsby, that a site development plan for proposed Lot 1, FG 80 Holdings Fifth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

## COUNCIL LETTER

**MEETING DATE:** May 7, 2024  
**REQUESTED BY:** Mark Hunt, Community Development Director



### Item Title

Resolution approving a site development plan for proposed Lot 1, FG 80 Holdings Fifth Addition, submitted by Kevin Koellner of Focus Real Estate Development. (Case 24-030)

### Explanation

Kevin Koellner has submitted a site development plan for a building to be located on Lot 1 of the proposed plat (replat) of FG 80 Holdings Fifth Addition located north of Forest Grove Drive and east of Middle Road e proposed plat. The development proposes a 9,289 square foot commercial building containing 3,600 square feet of retail and the remainder an automotive service use. The property contained in the proposed plat splits Lot 5 of FG 80 Holdings Fourth Addition into two, roughly two-acre lots.

The currently adopted Future Land Use Map designates this area as CC, Community Commercial, and the entire area is zoned C-3. The proposal is consistent with uses and character envisioned in a CC area. The development proposal also supports the following priorities in the Comprehensive Plan:

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

The Planning and Zoning Commission made a recommendation for approval of the site development plan at their April 17, 2024 meeting.

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

N/A

### **List attachments**

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

**RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR  
PROPOSED LOT 1, FG 80 HOLDINGS FIFTH ADDITION**

WHEREAS, Kevin Koellner of Focus Real Estate Development has submitted a site development plan for proposed Lot 1 of FG 80 Holdings Fifth 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 site development plan does not waive any other federal, state, or local government provisions as required by law.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the site development plan for proposed Lot 1 of FG 80 Holdings Fifth Addition.

PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of May, 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:** April 17, 2024



---

**Case No.:** 24-029 and 24-030  
**Request:** Final Plat (replat) – FG 80 Holdings Fifth Addition  
Site Development Plan – Commercial  
**Location:** North of proposed ORA building  
**Applicant:** Kevin Koellner DBA Focus Real Estate Development  
**Current Zoning:** C-3, General Business District  
**Future Land Use:** CC, Community Commercial  
**Proposed Use:** Lot split of Lot 5, FG 80 Holdings Fourth Addition. One building containing 9,289 square feet and associated parking (72 spaces). Proposed uses are retail and automotive services.

---

### Background Information & Facts

Kevin Koellner has submitted a final plat (replat) of FG 80 Holdings Fifth Addition located north of Forest Grove Drive and east of Middle Road ([see Aerial Map - Attachment A](#)). The property contained in the proposed plat splits Lot 5 of FG 80 Holdings Fourth Addition into two, roughly two-acre lots ([see FG 80 Holdings Fourth Addition - Attachment B](#) and [FG 80 Holdings Fifth Addition – Attachment C](#)). Kevin Koellner has also submitted a site development plan for a building to be located on Lot 1 of the proposed plat ([see Site Development Plan - Attachment D](#)). The development proposes a 9,289 square foot commercial building containing 3,600 square feet of retail and the remainder an automotive service use.

### Final Plat (24-029)

#### Future Land Use and Comprehensive Plan

The currently adopted Future Land Use Map designates this area as CC, Community Commercial, and the entire area is zoned C-3 ([see Future Land Use & Zoning – Attachment E](#)). The proposal is consistent with uses and character envisioned in a CC area. The development proposal also supports the following priorities in the Comprehensive Plan:

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

#### Lot Configuration

The proposed plat contains two lots of roughly equivalent size. Each lot meets the bulk standards for the C-3 District.

## **Thoroughfare Plan & Access**

An access easement is shown on the plat which provides access to both Lot 1 and Lot 2. The easement contains a 51-foot radius intersection which can provide future access developments east of the subdivision. Access is also provided to the stormwater detention area located in Lot A, FG 80 Holdings First Addition. All roadways and parking areas are private, and maintenance is the responsibility of the owner.

## **Stormwater & Utilities**

All stormwater detention is provided by off-site, regional detention areas. Dedication of stormwater detention lots are not required in this subdivision.

## **Site Development Plan(24-030)**

### **Zoning Compliance**

The proposed uses are classified as retail and automotive service which is permitted in the C-3 District. All C-3 zoning bulk standards are met, including the building setback of 20 feet for the proposed development.

### **Access & Off-Street Parking**

Two vehicular accesses are shown via two curb cuts onto the private drive, one northeast of the structure and one southeast of the structure. Interior vehicular turning movements meet design requirements. Drive-through garage door stalls are located in the center of the proposed structure for the automotive service user.

The site plan shows a total of 72 parking stalls, including 2 ADA spaces. The required number of parking spaces is met based on the defined use of retail and auto services per the off-street parking schedule.

### **Landscaping**

The proposed development shows a total of 17.5 tree factors located primarily in the streetscape buffer area of Middle Road for the development which meets code requirements (see Attachment F – Landscape Plan).

### **Stormwater Detention, Utility Connections, and Refuse**

Stormwater detention is provided offsite in a regional pond. All stormwater calculations for the development have been reviewed, and the off-site detention has sufficient capacity. The utilities have been reviewed by staff and are deemed sufficient for the proposed construction. One dumpster is located in the southwest corner of the development. The dumpster is shown with screening and has sufficient access for trucks.

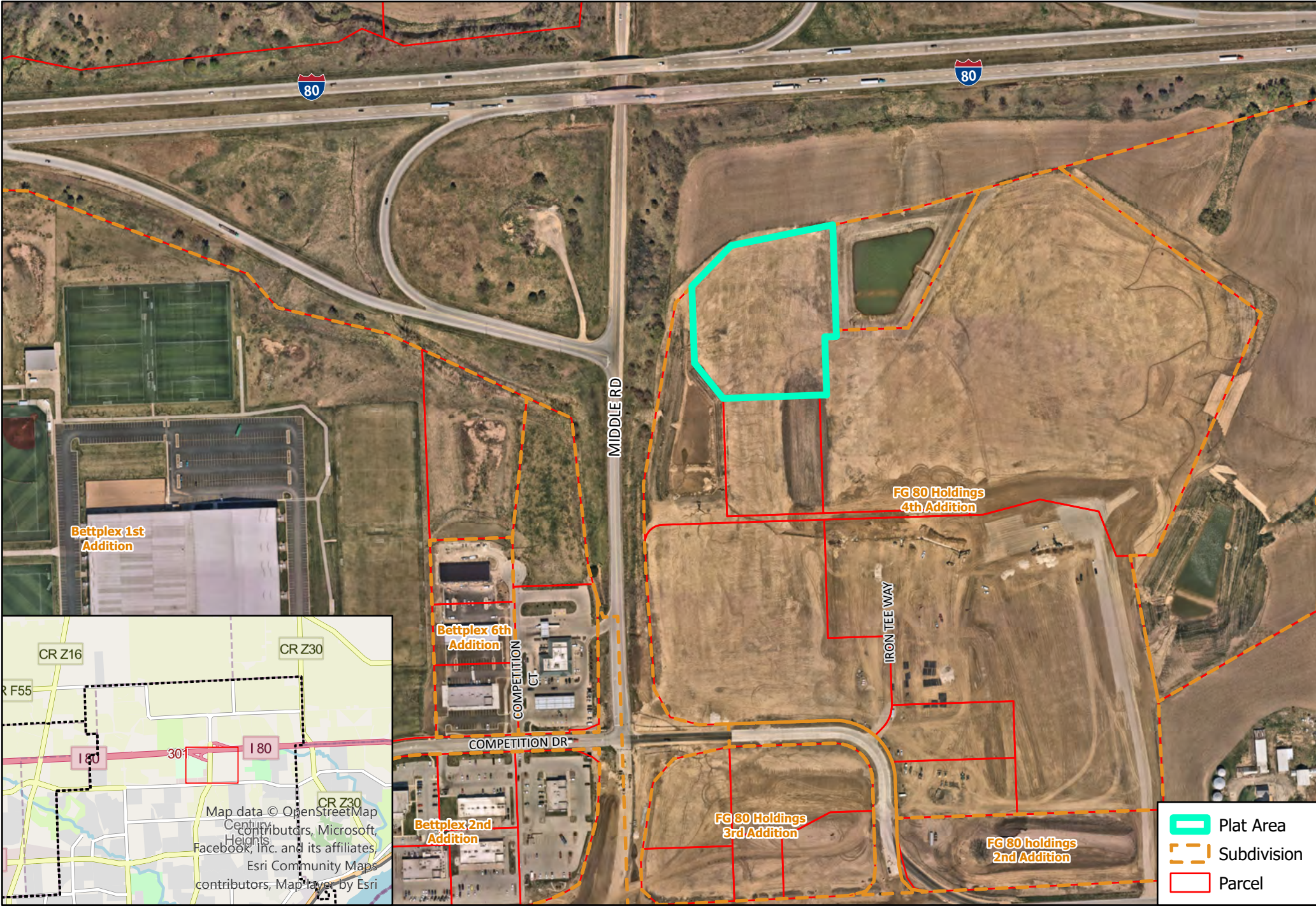
### **Staff Recommendation**

Staff contends the proposed plat meets subdivision standards and code requirements. Staff recommends approval of Case 24-029, final plat (replat) of FG 80 Holdings Fifth Addition.

Staff contends the proposed development meets site development standards and code requirements. Staff recommends approval of Case 24-030, site development plan for proposed Lot 1, FG 80 Holdings Fifth Addition.

Respectfully submitted,

Taylor Beswick  
Senior City Planner



CR Z16 CR Z30  
R F55  
I 80 301 I 80  
CR Z30  
Map data © OpenStreetMap Contributors, Microsoft, Facebook, Inc. and its affiliates  
Esri Community Maps contributors, MapLayer by Esri

Plat Area  
 Subdivision  
 Parcel

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	3.12'	100.00'	N 00°57'01" W	3.12'
C2	76.90'	100.00'	N 20°11'17" E	75.02'
C3	139.94'	185.00'	N 70°10'22" W	136.63'
C4	96.89'	185.00'	N 33°29'54" W	95.79'
C5	53.76'	185.00'	N 10°10'06" W	53.57'

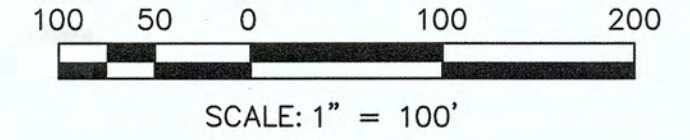
# FINAL PLAT

## FOR

### FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C" IN FG 80 HOLDINGS SECOND ADDITION IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

BASIS OF BEARINGS  
IOWA STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



#### LEGEND

- ▲ REBAR WITH CAP #13581, FOUND
- △ 5/8" REBAR WITH CAP #13581, SET
- P.K. NAIL, SET
- REBAR, FOUND
- ⊗ CHISELED "X" IN CONCRETE, FOUND
- ⊙ WOODEN FENCE POST
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- HISTORICAL LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED & EXISTING ACCESS & UTILITY EASEMENT
- SECTION LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE

#### ABBREVIATIONS

- AC ACRES
- SF SQUARE FEET
- BSL BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- UE UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°28'16" E	67.14'
L2	S 42°13'07" W	35.53'
L3	S 01°50'34" E	20.00'
L4	S 88°09'26" W	41.73'

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	63,953 SF±	1.47 AC±
LOT 2	68,216 SF±	1.57 AC±
LOT 3	665,331 SF±	15.27 AC±
LOT 4	1,013,533 SF±	23.27 AC±
LOT 5	194,285 SF±	4.46 AC±
LOT 6	106,880 SF±	2.45 AC±
LOT 7	380,207 SF±	8.73 AC±
LOT C	135,920 SF±	3.12 AC±
TOTAL AREA	2,628,326 SF±	60.34 AC±

#### GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as a part of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377G with an Effective Date March 23, 2021.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or are set as shown on this plat.

Plat notes establish requirements for how a subdivision will develop. However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

Easements designated as "Utility Easements" include all utilities that are provided either by the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf, including sewer and water.

Lots "A" and "B" in FG 80 First Addition and Lot "C" in FG 80 Fourth Addition are reserved for stormwater detention. A Pedestrian / Bike Path blanket easement is also granted for all of Lot "C"

A Blanket Access Easement across Lots 1, 2, 3, 4, 5, 6, 7 & Lot "C" in FG 80 Fourth Addition is hereby granted for Lot "A" in FG 80 First Addition.

Access to Lot "B" in FG 80 First Addition across part of Lot 3 in FG 80 Fourth Addition, is limited to the Access Easement shown along the east side of said Lot 3.

All easements and setback lines previously established within Lots 2 thru 8 and Lot C by the Final Plat for FG 80 Holdings Second Addition are now void, and are replaced by the proposed easement and setbacks shown here on the Final Plat for FG 80 Fourth Addition.

No Lots shall have direct access onto Middle Road or Forest Grove Drive, except via Competition Drive, or the Access Easement adjacent to the east line of Lot 1 of FG 80 Second Addition.

- MID AMERICAN ENERGY CO.  
BY: *[Signature]*  
DATE: 4/12/23
- MEDIACOM  
BY: *[Signature]*  
DATE: 9-12-23
- CENTURYLINK  
BY: *[Signature]*  
DATE: 9-29-23
- IOWA - AMERICAN WATER CO.  
BY: *[Signature]*  
DATE: 9-27-23
- METRONET  
BY: *[Signature]*  
DATE: 9/28/23
- CITY OF BETTENDORF  
BY: *[Signature]*  
ATTEST: *[Signature]*  
DATE: 10/19/23
- PLANNING AND ZONING  
BY: *[Signature]*  
DATE: 10-4-23



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.

Daryl A. Brickner, PLS No. 13581  
My license renewal date is December 31, 2023  
No. of sheets covered by this seal: 3

Date: 9/12/23

REVISONS	DATE	9/11/23
	DESCRIPTION	
NO.	CITY REVIEW COMMENTS	
<b>FG 80 HOLDINGS FOURTH ADDITION</b> BETTENDORF, IOWA		
<b>FINAL PLAT</b>		
IMEG Project No: 21003795.01 File Name: 21003795-01 FG80 4th Final Plat.dwg © COPYRIGHT 2023 ALL RIGHTS RESERVED Field Book No: Drawn By: DAB Checked By: BDO Date: 07/24/2023 Sheet 1 of 3		

Tuesday, September 19, 2023 8:03:09 AM  
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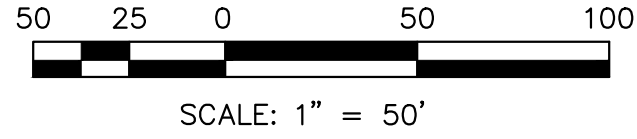
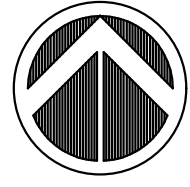
# FINAL PLAT

## FOR

### FG 80 HOLDINGS FOURTH ADDITION

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"  
 IN FG 80 HOLDINGS SECOND ADDITION IN  
 PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND  
 PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, ALL  
 LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE  
 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF,  
 COUNTY OF SCOTT, STATE OF IOWA

**BASIS OF BEARINGS**  
 IOWA STATE PLANE COORDINATE SYSTEM  
 SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



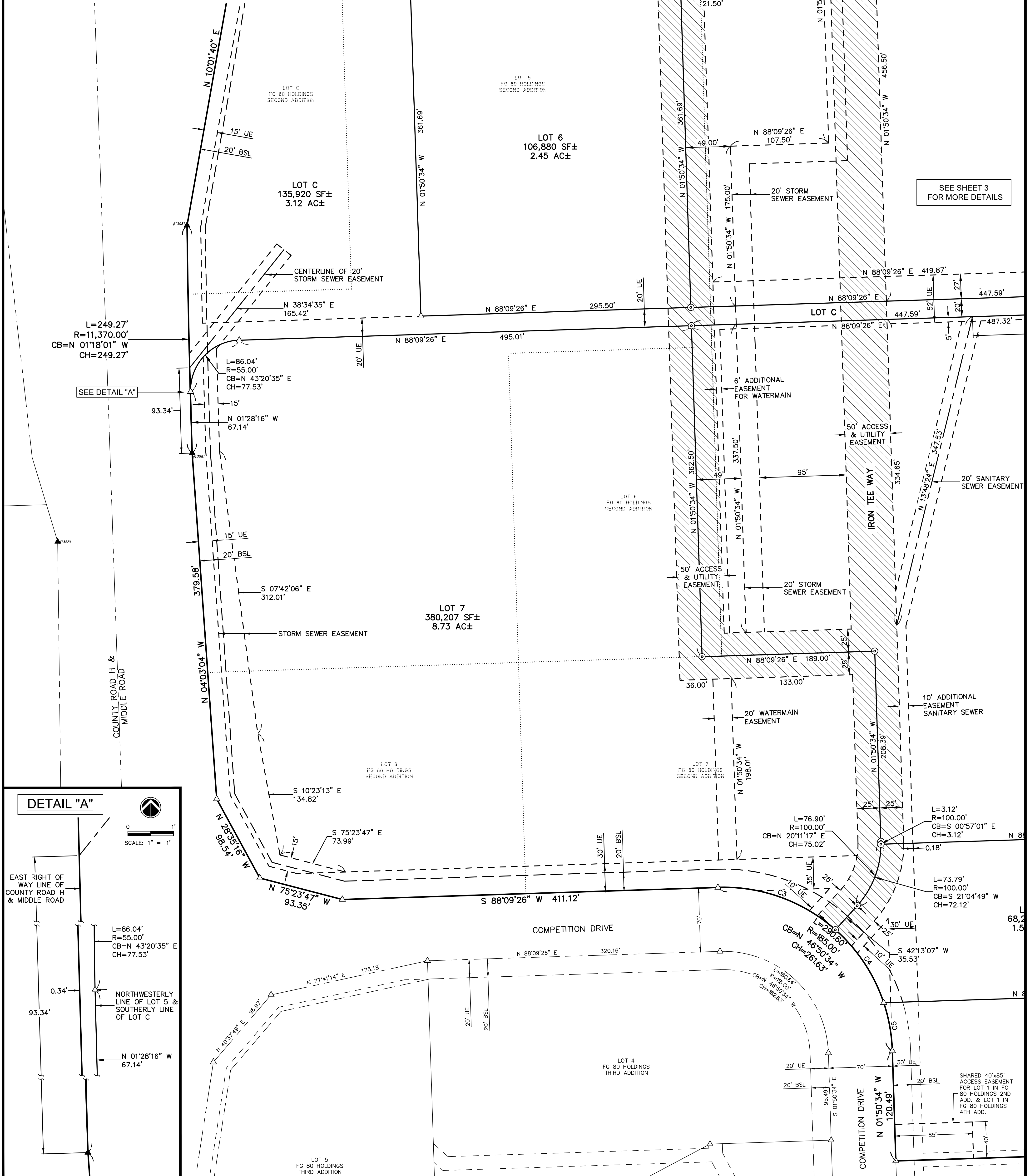
LOT 5  
 194,285 SF±  
 4.46 AC±

LOT 6  
 106,880 SF±  
 2.45 AC±

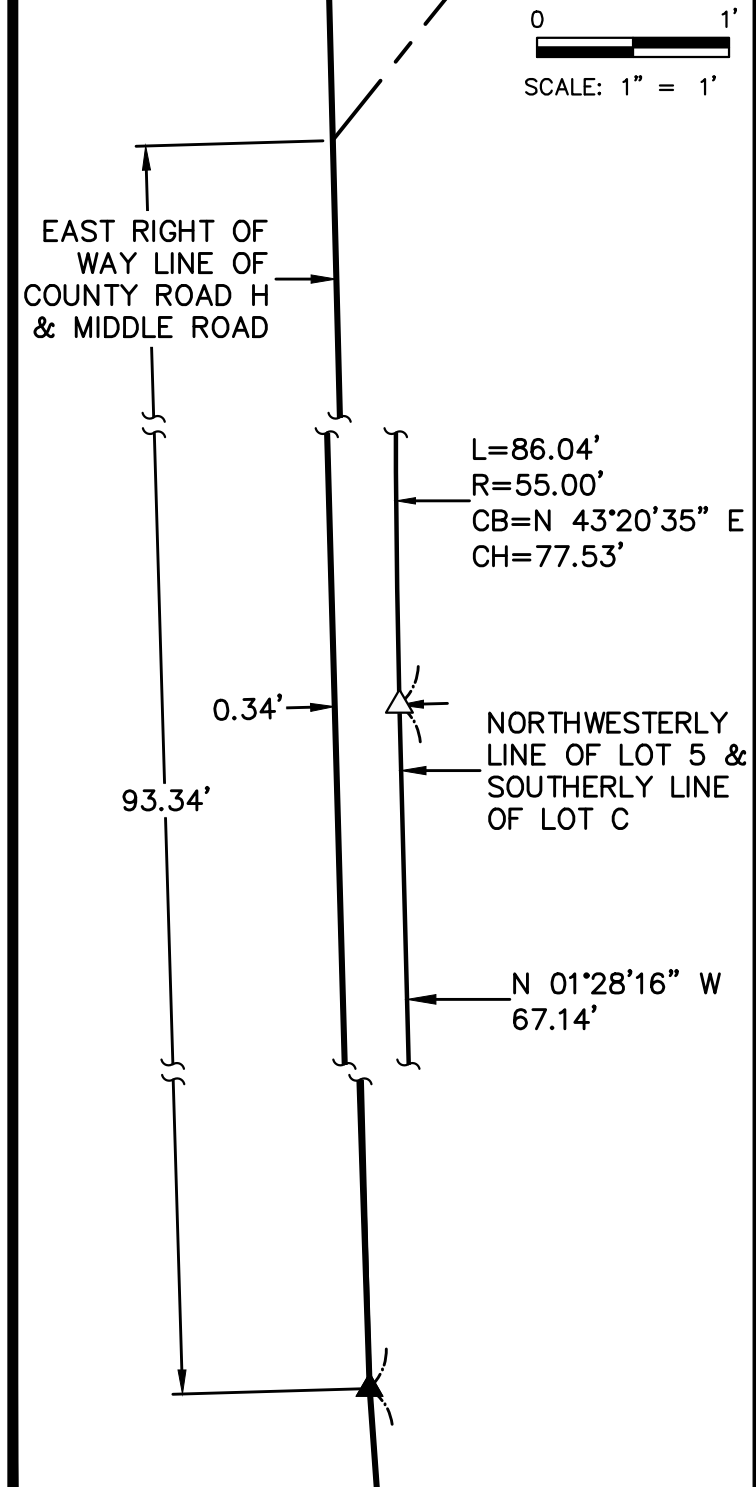
LOT C  
 135,920 SF±  
 3.12 AC±

LOT 7  
 380,207 SF±  
 8.73 AC±

SEE SHEET 3  
 FOR MORE DETAILS



### DETAIL "A"



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 21003795.01  
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 21003795.01 Final Plat.dwg  
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 Drawn By: DAB  
 Checked By: BDO  
 Date: 07/24/2023

**FG 80 HOLDINGS FOURTH ADDITION**  
 BETTENDORF, IOWA  
**FINAL PLAT**

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

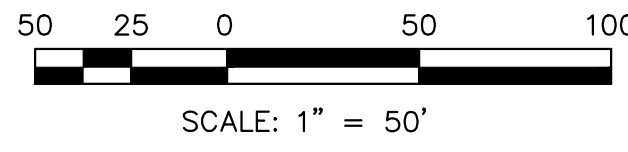
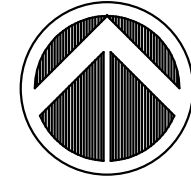
REVISIONS		
No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
-	-	-
-	-	-
-	-	-

# FINAL PLAT

FOR  
**FG 80 HOLDINGS FOURTH ADDITION**

A RE-PLAT OF LOTS 2, 3, 4, 5, 6, 7, 8 AND LOT "C"  
 IN FG 80 HOLDINGS SECOND ADDITION IN  
 PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND  
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**BASIS OF BEARINGS**  
 IOWA STATE PLANE COORDINATE SYSTEM  
 SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C3	139.94'	185.00'	N 70°10'22" W	136.63'
C4	96.89'	185.00'	N 33°29'54" W	95.79'
C5	53.76'	185.00'	N 10°10'06" W	53.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S 01°50'34" E	20.00'
L4	S 88°09'26" W	41.73'
L5	N 75°09'26" E	87.94'
L6	N 75°09'26" E	58.84'
L7	N 75°09'26" E	33.46'
L8	S 78°30'48" E	34.93'
L9	S 78°30'48" E	65.16'
L10	S 78°30'48" E	83.32'
L11	S 35°38'49" E	16.57'
L12	N 75°09'26" E	58.88'
L13	N 75°09'26" E	51.92'
L14	S 27°28'42" E	29.62'
L15	S 27°28'42" E	106.69'
L16	S 35°38'49" E	43.80'
L17	N 88°56'36" E	89.65'
L18	S 74°04'46" E	35.10'
L19	S 27°28'42" E	72.70'
L20	S 30°53'04" E	10.03'
L21	S 79°02'41" W	7.92'

**LOT 4**  
 1,013,533 SF±  
 23.27 AC±

LOT 4  
 FG 80 HOLDINGS  
 SECOND ADDITION

**LOT 3**  
 665,331 SF±  
 15.27 AC±

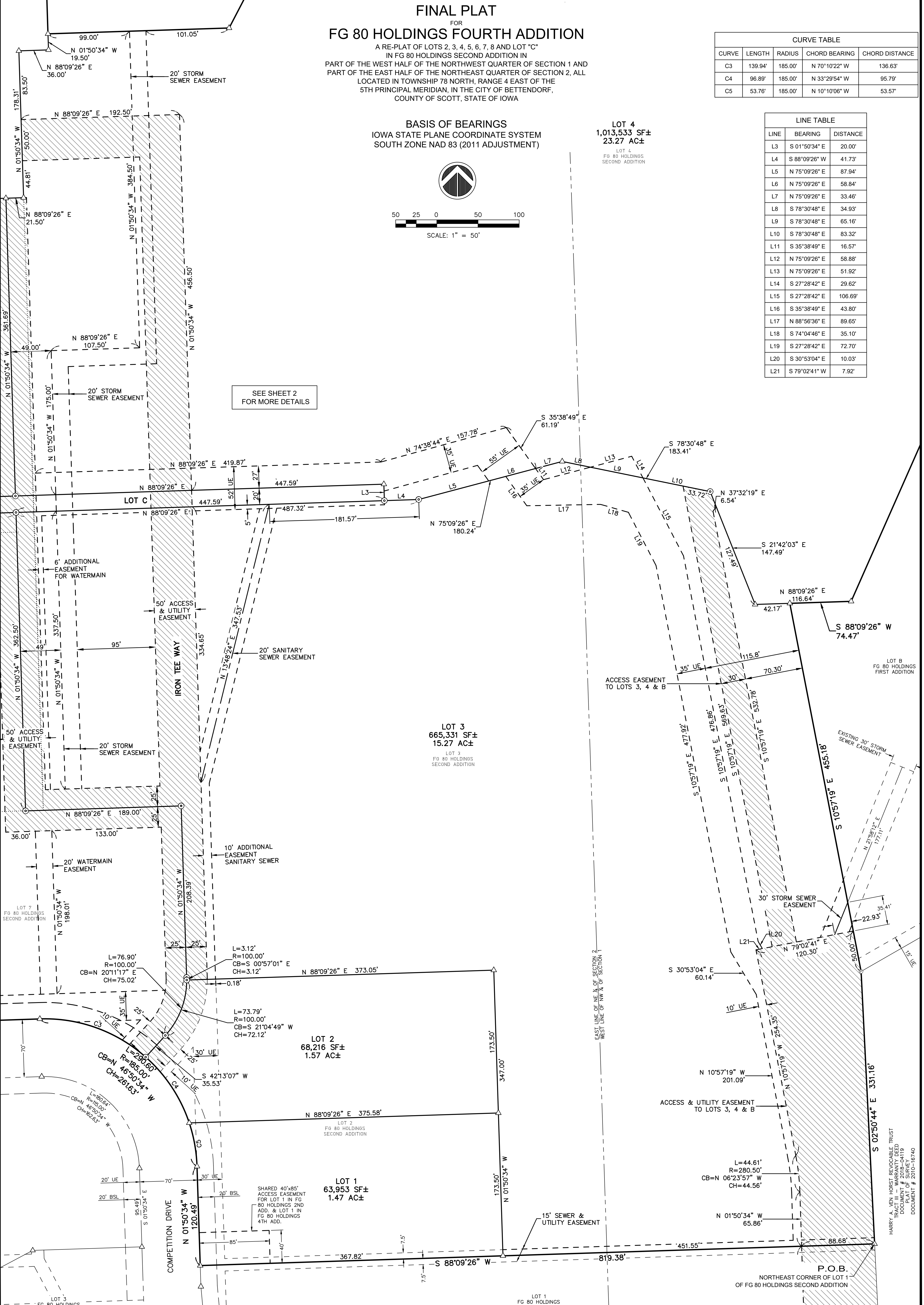
LOT 3  
 FG 80 HOLDINGS  
 SECOND ADDITION

**LOT 2**  
 68,216 SF±  
 1.57 AC±

LOT 2  
 FG 80 HOLDINGS  
 SECOND ADDITION

**LOT 1**  
 63,953 SF±  
 1.47 AC±

LOT 1  
 FG 80 HOLDINGS  
 SECOND ADDITION



IMEG Project No:  
 21003795.01

File Name:  
 21003795-01 FG80 4th Final Plat.dwg

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Field Book No.:

Drawn By: DAB

Checked By: BDO

Date: 07/24/2023

**FG 80 HOLDINGS FOURTH ADDITION**  
 BETTENDORF, IOWA

**FINAL PLAT**

1717 STATE STREET  
 SUITE 201  
 BETTENDORF, IA 52722

PH: 563.344.0260  
 www.imegcorp.com

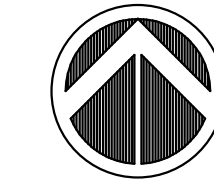
REVISIONS		
No.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	9/11/23
-	-	-
-	-	-
-	-	-

HARRY A. VEN HORST REVOCABLE TRUST  
 TRACT III - WARRANTY DEED  
 DOCUMENT # 2018-0419  
 DOCUMENT # 2010-16740

**FINAL PLAT**  
FOR  
**FG 80 HOLDINGS FIFTH ADDITION**  
A RE-PLAT OF LOT 5 IN FG 80 HOLDINGS FOURTH ADDITION IN  
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

INTERSTAE ROAD NO. 80

**BASIS OF BEARINGS**  
IOWA STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



100 50 0 100 200  
SCALE: 1" = 100'

NO.	REVISIONS DESCRIPTION	DATE

**IMEG**  
177 STATE STREET  
BETTENDORF, IA 52722  
PH: 563-344-0260  
www.imegpa.com

**FG 80 HOLDINGS FIFTH ADDITION**  
BETTENDORF, IOWA  
**FINAL PLAT**

IMEG Project No:  
21003795.01

File Name:  
21003795-01 FG80 5th Final

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Field Book No:

Drawn By: DAB

Checked By: \*\*\*

Date: 04/05/2024

Sheet 1 of 1

OWNER / SUBDIVIDER  
**MIDDLE & FOREST GROVE, LLC**  
KEVIN KOELLNER  
1805 STATE STREET SUITE 101  
BETTENDORF, IOWA 52722  
PHONE: (563) 355-2022

**DRAFT**  
**04-05-2024**

**LEGEND**

- ▲ REBAR WITH CAP #13581, FOUND
- △ 5/8" REBAR WITH CAP #13581, SET
- P.K. NAIL, SET
- REBAR, FOUND
- X CHISELED "X" IN CONCRETE, FOUND
- ⊙ WOODEN FENCE POST
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ▨ PROPOSED ACCESS & UTILITY EASEMENT
- ▨ EXISTING ACCESS & UTILITY EASEMENT
- EXISTING R.O.W. LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE

**ABBREVIATIONS**

- AC ACRES
- SF SQUARE FEET
- BSL BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- UE UTILITY EASEMENT

**AREA TABLE**

LOT	AREA S.F.±	AREA AC.±
LOT 1	102,629 SF±	2.36 AC±
LOT 2	91,656 SF±	2.10 AC±
TOTAL AREA	194,285 SF±	4.46 AC±

**GENERAL NOTES**

This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

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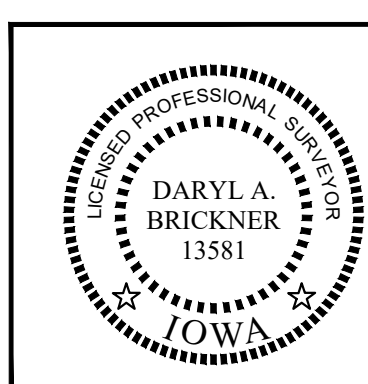
Easements designated as "Utility Easements" include all utilities that are provided either by the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf, including sewer and water.

Lots "A" in FG 80 First Addition and Lot "C" in FG 80 Fourth Addition are reserved for stormwater detention. A Pedestrian / Bike Path blanket easement is also granted for all of Lot "C"

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 I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

**DRAFT**  
**04-05-2024**

Daryl A. Brickner, PLS No. 13581 Date  
My license renewal date is December 31, 2025  
No. of sheets covered by this seal: \_\_\_\_\_



MID AMERICAN ENERGY CO.

BY \_\_\_\_\_

DATE \_\_\_\_\_

MEDIACOM

BY \_\_\_\_\_

DATE \_\_\_\_\_

CENTURYLINK

BY \_\_\_\_\_

DATE \_\_\_\_\_

IOWA - AMERICAN WATER CO.

BY \_\_\_\_\_

DATE \_\_\_\_\_

METRONET

BY \_\_\_\_\_

DATE \_\_\_\_\_

CITY OF BETTENDORF

BY \_\_\_\_\_

DATE \_\_\_\_\_

PLANNING AND ZONING

BY \_\_\_\_\_

DATE \_\_\_\_\_

LOT 2  
91,656 SF±  
2.10 AC±  
AREA IN ACCESS EASEMENT  
2,241 SF± / 0.05 AC±  
AREA NOT IN ACCESS EASEMENT  
89,415 SF± / 2.05 AC±

LOT 1  
102,629 SF±  
2.36 AC±  
AREA IN ACCESS EASEMENT  
16,296 SF± / 0.37 AC±  
AREA NOT IN ACCESS EASEMENT  
86,334 SF± / 1.98 AC±

PROPOSED ACCESS & UTILITY EASEMENT

EXISTING ACCESS & UTILITY EASEMENT

EXISTING ACCESS & UTILITY EASEMENT

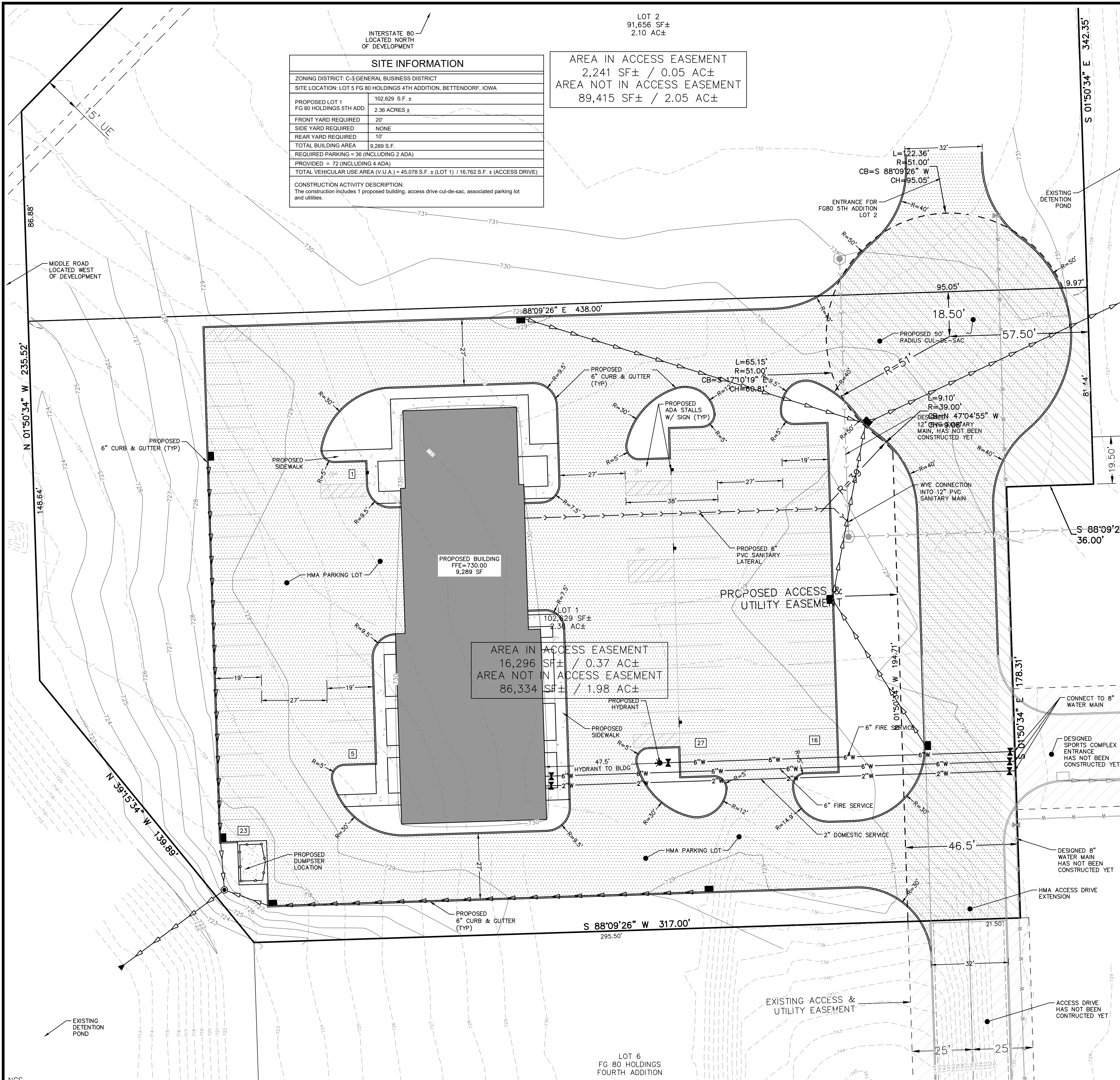
P.O.B.  
SOUTHEAST CORNER OF LOT 5  
OF FG 80 HOLDINGS FOURTH ADDITION

LOT 6  
FG 80 HOLDINGS  
FOURTH ADDITION

LOT 4  
FG 80 HOLDINGS  
FOURTH ADDITION

Friday, April 5, 2024 8:57:14 AM  
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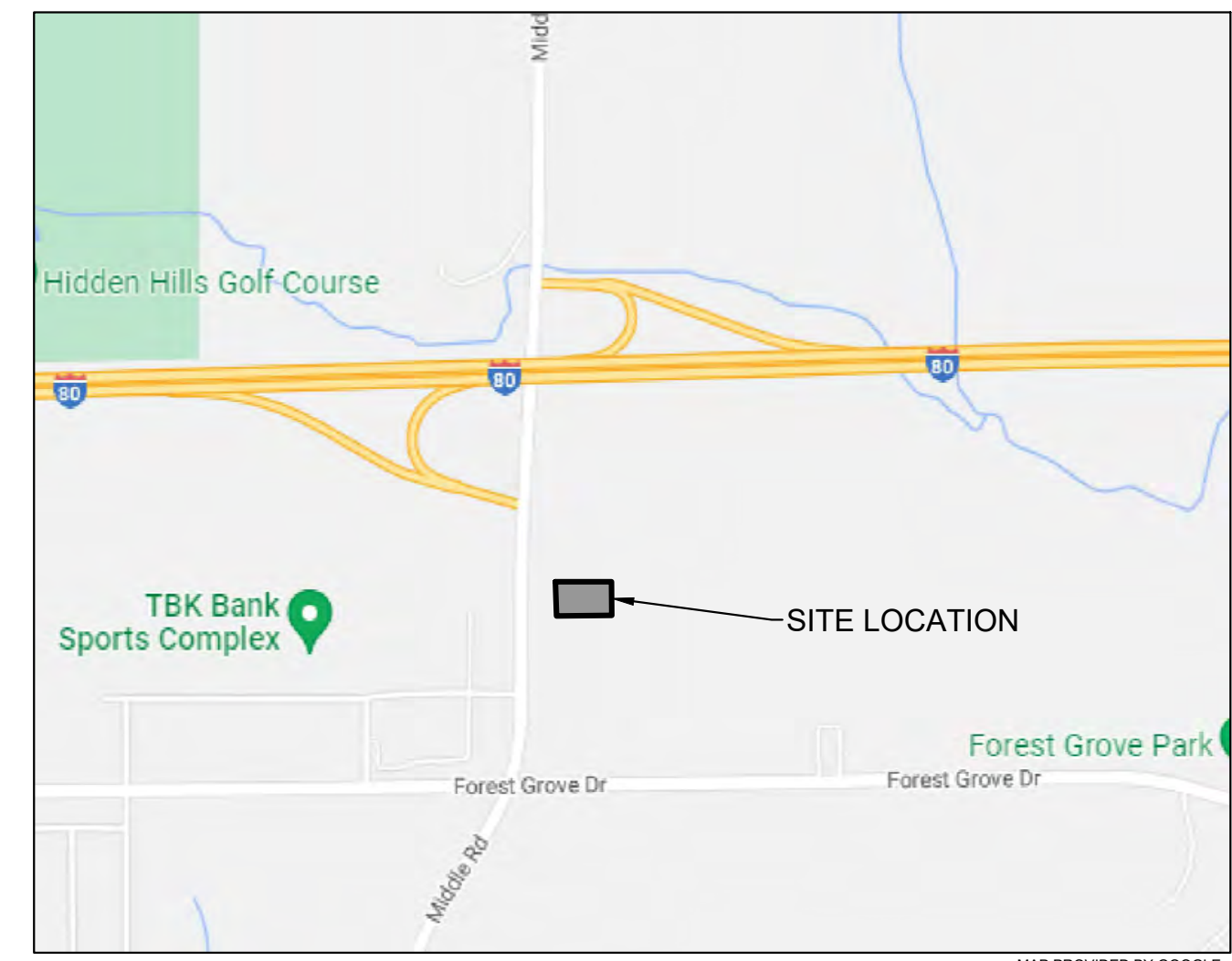


SITE INFORMATION	
ZONING DISTRICT: C-3 GENERAL BUSINESS DISTRICT	
SITE LOCATION: LOT 5 FG 80 HOLDINGS 4TH ADDITION, BETTENDORF, IOWA	
PROPOSED LOT 1	102,629 S.F. ±
FG 80 HOLDINGS 5TH ADD.	2.36 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	9,289 S.F.
REQUIRED PARKING = 36 (INCLUDING 2 ADA)	
PROVIDED = 72 (INCLUDING 4 ADA)	
TOTAL VEHICULAR USE AREA (V.U.A.) = 45,078 S.F. ± (LOT 1) / 16,762 S.F. ± (ACCESS DRIVE)	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction includes 1 proposed building, access drive cut-de-sac, associated parking lot and utilities.	

LOT 2  
91,656 SF±  
2.10 AC±

AREA IN ACCESS EASEMENT  
2,241 SF± / 0.05 AC±  
AREA NOT IN ACCESS EASEMENT  
89,415 SF± / 2.05 AC±

AREA IN ACCESS EASEMENT  
16,296 SF± / 0.37 AC±  
AREA NOT IN ACCESS EASEMENT  
86,334 SF± / 1.98 AC±



LEGAL DESCRIPTION  
LOT NUMBER 1 OF FG 80 HOLDINGS FIFTH ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
  - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
  - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
  - THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
  - ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
  - BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "1B-2" PER THE 2015 INTERNATIONAL BUILDING CODE.
  - SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2015 INTERNATIONAL BUILDING CODE.
  - PARKING CALCULATIONS FROM "MINIMUM OFF-STREET PARKING REQUIREMENTS" TABLE 11-13.7B1 - AUTO SERVICE (4 TIMES SERVICE CAPACITY) SERVICE CAPACITY, 3 BAYS, STALLS REQUIRED = 12 STALLS - RETAIL BUILDING (ONE SPACE PER 200 SQUARE FEET) SQUARE FOOTAGE, 4725 SF. STALLS REQUIRED = 24 STALLS. TOTAL STALLS = 36 STALLS.

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

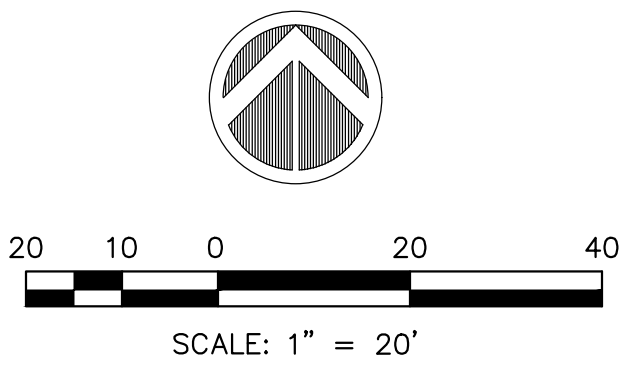
ARCHITECT  
**JOSEPH ARCHITECTURAL**  
4510 42ND AVENUE  
ROCK ISLAND, ILLINOIS 61201  
PHONE: 309-786-9920

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



**LEGEND**

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

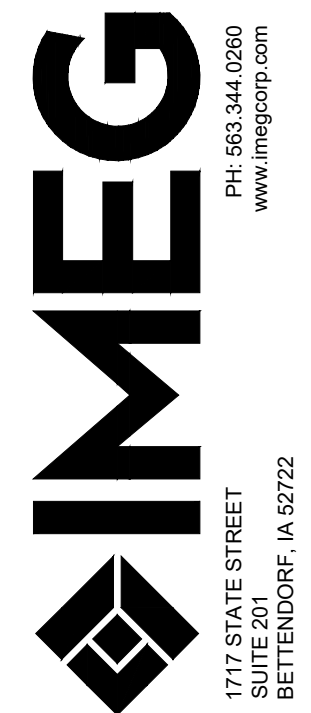


I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: \_\_\_\_\_ Date: 3/26/2024

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

NO.	REVISIONS	DESCRIPTION	DATE
1	SITE DEVELOPMENT PLAN - CITY COMMENT REVISIONS		4/9/2024



FG 80 HOLDINGS 5TH ADDITION - LOT 1  
BETTENDORF, IA

**SITE DEVELOPMENT PLAN**

IMEG Project No: 21003795.21
File Name: 21003795.21-CITY SITE PLAN.dwg
© COPYRIGHT 2024 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: ZSE
Checked By: ---
Date: 3/26/2024
<b>C-1</b>
Sheet 1 of 1

**Case No. 24-029; -030: FG 80 Holdings Fifth Add.  
Final Plat & Site Development Plan  
Future Land Use & Zoning**

1 Inch = 333 Feet  
0 185 370 740 Feet

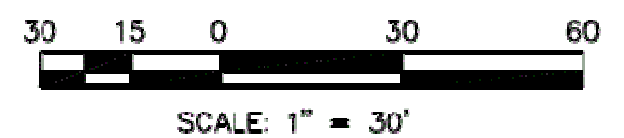
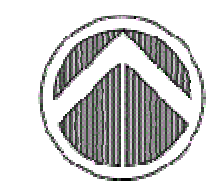


**Zoning**





Know what's below.  
Call before you dig.



TOM P. WILKERSON  
REGISTERED LANDSCAPE ARCHITECT  
1074-400-02



**Landscape Requirements**

Property Line	North	South	East	West
Adjacent Zoning	C2	C2	C2	C2
Length	356'	271'	260'	290'
Buffer Yard Required				
TF Required	0	0	0	0
Street Yard Landscape				
TF Required			5.57	6.21
Vehicular Use Area				
Vehicular Use Area	39,884 SF			
Landscape Area Required	(7%) / 2,792 SF			
Parking Spaces Defined	72			
TF Required (1/300 sf)	5.58			
Required	Tree Factors (TF)	Provided		
17.36		17.50		

Quant.	Plant Name	Size
<b>Trees:</b>		
2	Tulip Tree	2" cal.
3	Brandywine Maple	2" cal.
2	'Armstrong' Maple	2" cal.
1	Swamp White Oak	2" cal.
6	Princeton Sentry Ginkgo	2" cal.
4	Prairiefire Crabapple	1.75" cal.
3	Norway Spruce	6' B&B
<b>Shrubs/Grasses/Perennials:</b>		
3	Bobo Hydrangea	5 gal
26	Karl Foerster Grass	5 gal
3	Summerwine Ninebark	5 gal
16	Green Velvet Boxwood	5 gal
4	Candy Corn Spirea	5 gal
9	Dwf. Korean Lilac	5 gal
30	Gro-Low Sumac	5 gal
27	Stella de Oro Daylily	1 gal
24	Maynight Salvia	1 gal
5	Black-eyed Susan	1 gal

**Landscape:**

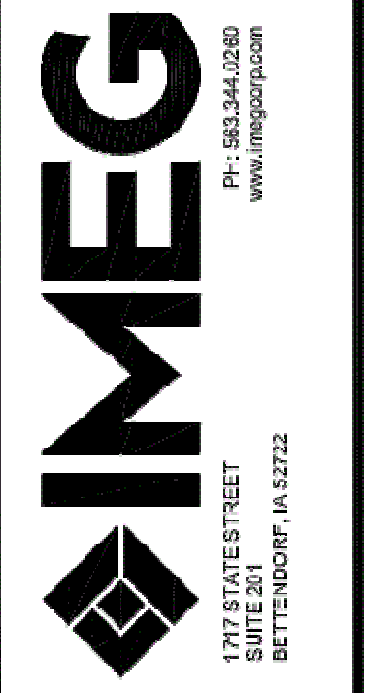
- Plant locations to be approved by Landscape Architect before final planting.
- Match all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
- Amend the planting backfill soil for trees and shrubs with compost (1/3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

**Turf:**

- Fine grade and prepare designated areas for seed.
- Hydroseed with a QC Type 1 Bluegrass Blend from Stormwater Supply (or equal). Apply at the rate of 10 lbs./1000 sf. Apply starter fertilizer @ 400# per acre. Fiber mulch will be BFM applied at manufacturer's recommended rate.
- Watering and care are the responsibility of the Owner.



REVISIONS	DESCRIPTION	DATE
No.		



FG80 - LOT 5  
BETTENDORF, IA  
LANDSCAPE PLAN

IMEG Project No:  
21003795.21  
File Name:  
© COPYRIGHT 2024  
ALL RIGHTS RESERVED  
Field Book No:####  
Drawn By: TPU  
Checked By:  
Date: 4/11/24

T:\Projects\21003795.21\MEG\DWG\21003795.21-01.DWG



May 2, 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 FG 80 Holdings Fifth Addition (replat), submitted by Kevin Koellner/Focus Real Estate Development. (Case 24-029)

Planning and Zoning Commission's decision on a site development plan for proposed Lot 1, FG 80 Holdings Fifth Addition, submitted by Kevin Koellner/Focus Real Estate Development. (Case 24-030)

Honorable Mayor and Members of the City Council:

On April 17, 2024, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat and site development plan requests.

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 24-029; Final Plat of FG 80 Holdings Fifth Addition (replat), submitted by Kevin Koellner/Focus Real Estate Development. (Staff: Beswick)
8. Case 24-030; Site Development Plan for proposed Lot 1 of FG 80 Holdings Fifth Addition, submitted by Kevin Koellner/Focus Real Estate Development. (Staff: Beswick)

Beswick reviewed the staff report.

On motion by Kappeler, seconded by Ormsby, that the final plat of FG 80 Holdings Fifth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Ormsby, that a site development plan for proposed Lot 1, FG 80 Holdings Fifth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

## COUNCIL LETTER

**MEETING DATE:** May 7<sup>th</sup>, 2024

**REQUESTED BY:** Kathleen Richlen, HR Director



---

### Item Title

Resolution approving the Civil Service List submitted for the Operations Coordinator position in the Public Works Department.

### Explanation

Due to a promotion, the Operations Coordinator position is currently vacant. Staff conducted the recruitment process and received forty-eight (48) applicants. Through the testing process, the Civil Service interviewed the applicants and created a list of seven (7) applicants.

The Civil Service List will be valid for one (1) year.

The Operations Coordinator position is a full-time union position with a current salary range of \$52,565 to \$76,876 annually.

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

Budget contemplates the position.

### List Attachments

Resolution  
Civil Service List

**RESOLUTION APPROVING THE CIVIL SERVICE LIST SUBMITTED FOR  
THE OPERATIONS COORDINATOR POSITION IN THE PUBLIC WORKS  
DEPARTMENT**

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on April 17<sup>th</sup>, 2024 for the Operations Coordinator position is hereby approved.

PASSED, APPROVED and ADOPTED this 7<sup>th</sup> day of May, 2024.

---

Mayor Robert S. Gallagher

Attest:

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City Clerk Decker P. Ploehn



April 17, 2024

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Operations Coordinator – Public Works.

1. Jordan Harms
2. Nicole Kendall
3. Brad Benson
4. Teri Nice
5. Randy Roslewski
6. Melissa Morris
7. Michael Ramirez

This certified list will expire April 16, 2025.

Respectfully,

Ralph W. Heninger  
Civil Service Commissioner

Matthew DeBisschop  
Civil Service Commissioner

## COUNCIL LETTER

**MEETING DATE:** May 7, 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 Smokin' Goodness, Wolfe It Down Pizza, and Miguel's Street Tacos have 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 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:

Annual licenses for Smokin' Goodness, Wolfe It Down Pizza and Miguel's Street Tacos

**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 7<sup>th</sup> day of May, 2024

\_\_\_\_\_  
Robert S. Gallagher, Mayor

ATTEST:

\_\_\_\_\_  
Decker P. Ploehn, City Clerk

## COUNCIL LETTER

**MEETING DATE:** May 7, 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 Walgreens #05512 and #06553; QC Mart (Middle Rd location); Tangledwood Hills Pavilion and Country Club; Mile Zero, Inc.; and El Fogon Mexican Bar & Grill have 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 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 Walgreens #05512 and #06553; QC Mart (Middle Rd location); Tanglewood Hills Pavilion and Country Club; a special event license for Mile Zero, Inc.; and a new license for El Fogon Mexican Bar & Grill

**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 7<sup>th</sup> day of May, 2024

---

Robert S. Gallagher, Mayor

ATTEST:

---

Decker P. Ploehn, City Clerk



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	GENERAL FUND	00100002080000		TROY HOLMBERG	04/24/2024	125551	04182024	277.00	OFFSET REFUND
	<b>GENERAL FUND</b>	<b>- Summary</b>						<b>277.00</b>	
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	04/19/2024	125548	20240419	61.10	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	04/19/2024	125542	20240419	1,972.23	PAYROLL SUMMARY
		81000002052300		AFLAC	01/31/2024	2400422	282399	2,422.89	AFLAC PRE TAX
		81000002052200		CITY OF BETTENDORF	05/03/2024	125559	20240503	165.00	PAYROLL SUMMARY
		81000002051500		WASHINGTON NATIONAL LIFE INSURANCE	05/03/2024	125567	20240503	61.10	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	04/19/2024	125541	20240419	4,923.86	PAYROLL SUMMARY
		81000002051500		LEGALSHIELD	05/03/2024	125563	20240503	55.83	PAYROLL SUMMARY
		81000002052100		CITY OF BETTENDORF	04/19/2024	125540	20240419	17,926.58	PAYROLL SUMMARY
		81000002059900		CITY OF BETTENDORF	04/19/2024	125539	20240419	273.09	PAYROLL SUMMARY
LIABILITY CLEARING ACCT.		81000002051900		STATE DISBURSEMENT UNIT	04/19/2024	125547	20240419	616.65	PAYROLL SUMMARY
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	04/19/2024	125538	20240419	219.46	PAYROLL SUMMARY
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	04/19/2024	125537	20240419	50.00	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	05/03/2024	125561	20240503	1,972.23	PAYROLL SUMMARY
		81000002052300		LINCOLN LIFE	04/19/2024	125545	20240419	1,047.87	PAYROLL SUMMARY
		81000002051900		STATE DISBURSEMENT UNIT	05/03/2024	125566	20240503	628.43	PAYROLL SUMMARY
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	05/03/2024	125565	20240503	300.30	PAYROLL SUMMARY
		81000002052300		LINCOLN LIFE	05/03/2024	125564	20240503	1,086.09	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	05/03/2024	125562	20240503	1,863.63	PAYROLL SUMMARY



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		81000002052300		PACIFIC LIFE INSURANCE COMPANY	04/19/2024	125546	20240419	300.30	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	05/03/2024	125560	20240503	4,923.86	PAYROLL SUMMARY
		81000002051500		AFLAC	01/31/2024	2400422	282399A	1,446.48	AFLAC AFTER TAX CONTRIBUTIONS
		81000002052200		CITY OF BETTENDORF	04/19/2024	125540	20240419A	165.00	PAYROLL SUMMARY
LIABILITY CLEARING ACCT.		81000002059900		CITY OF BETTENDORF	05/03/2024	125558	20240503	315.26	PAYROLL SUMMARY
		81000002051500		LEGALSHIELD	04/19/2024	125544	20240419	55.83	PAYROLL SUMMARY
		81000002052100		CITY OF BETTENDORF	05/03/2024	125559	20240503	17,874.26	PAYROLL SUMMARY
		81000002052300		ANCHOR NATIONAL LIFE INSURANCE CO	05/03/2024	125557	20240503	219.46	PAYROLL SUMMARY
		81000002052300		CITY OF BETTENDORF/125 PLAN	04/19/2024	125543	20240419	1,863.63	PAYROLL SUMMARY
		81000002051500		AMERICAN FUNDS SERVICE COMPANY	05/03/2024	125556	20240503	50.00	PAYROLL SUMMARY
<b>LIABILITY CLEARING ACCT. - Summary</b>								<b>62,860.42</b>	
		52000001219900		CITY OF DAVENPORT	05/08/2024	125580	1334476	314,282.00	FY24 EQUIP REPLACEMENT & RESERVE FUNDS
SEWER UTILITY		52000001130000		CHRISTIAN HURTADO	04/17/2024	125529	2003 EDGEWOODDR	126.01	SEWER REFUND
		52000001130000		SHANNON VENTOCILLA	05/08/2024	125664	1207 17TH ST A	12.90	SEWER REFUND
<b>SEWER UTILITY - Summary</b>								<b>314,420.91</b>	
SOLID WASTE/RECYCLING ENT		55000002219900		WASTE COMMISSION OF SCOTT CO.	05/08/2024	125684	24-B03	19,172.10	CLOSED LOOP JAN, FEB, MAR
<b>SOLID WASTE/RECYCLING ENT - Summary</b>								<b>19,172.10</b>	
		58500003592300		RIVER BEND TRANSIT	05/08/2024	125659	033124C	-66.50	FARES COLLECTED - MAR 2024
TRANSIT		58500002010300		RIVER BEND TRANSIT	05/08/2024	125659	3101	324.01	442 MAR 2024 BUS LEASE PRINCIPAL
		58500003592400		RIVER BEND TRANSIT	05/08/2024	125659	033124A	-2,129.75	REVENUES COLLECTED - MAR 2024



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description	
	TRANSIT	- Summary							-1,872.24	
	- Summary							394,858.19		
	AQUATIC CENTER FUND	57550504992290	2PL005	TERRACON CONSULTANTS, INC.	05/08/2024	125668	TL01775	3,006.30	THE LANDING PCC CYLINDER TESTING PROJ MNGR	
	AQUATIC CENTER FUND	57550504992290	2PL005	RDG PLANNING & DESIGN, INC.	05/08/2024	125655	56698	21,467.80	#17 THE LANDING AMEND 1 THRU 3/31/24	
	AQUATIC CENTER FUND	- Summary							24,474.10	
CAPITAL PROJECTS		40050504802307	CD0111	REPUBLIC COMPANIES	05/08/2024	125656	6239479-00	21.44	CONDUIT	
		40050504802290	PW0562	HDR ENGINEERING, INC.	05/08/2024	125604	1200612278A	1,894.17	#29 TO 2 FG DR 02.25.24 3.30.24	
		40050504802299	PW0562	N.J. MILLER INC.	05/08/2024	125640	230202 17	102,337.80	PE #17 FOREST GROVE RECON PH. 4	
		40050504802299	CD0111	DAVENPORT ELECTRIC CONTRACT	05/08/2024	125584	54449	30,310.00	TEMP TS FG & SPRING CRK	
		40050504802307	AD0029	REPUBLIC COMPANIES	05/08/2024	125656	6240518-00	665.94	WIRE & CONDUIT	
		40050504802307	2CD009	TERRY-DURIN COMPANY	05/08/2024	125669	156909-00	1,608.00	HAND HOLES	
		40050504802307	CD0111	PLEASANT VALLEY REDIMIX INC.	05/08/2024	125648	63953	517.00	CONCRETE FOR CABINET	
		CAPITAL PROJECTS	40050504802290	PW0039	KLINGNER & ASSOCIATES P.C	05/08/2024	125621	81143	2,500.00	SURVEY
		CAPITAL PROJECTS	40050504802290	PW0580	HDR ENGINEERING, INC.	05/08/2024	125604	1200612280	61,202.58	#10 TO3 MIDDLE RD PED BRIDGE & TRAILS 2.25-3.30
		CAPITAL PROJECTS	40050504802307	2CD009	TERRY-DURIN COMPANY	05/08/2024	125669	156932-00	1,674.00	TRAFFIC MATERIALS
		CAPITAL PROJECTS	40050504802290	PW0564	TERRACON CONSULTANTS, INC.	05/08/2024	125668	TL01192	15,856.25	#2 MATERIAL TESTING & OBSERVATION FOR CRISWELL
		CAPITAL PROJECTS	40050504802290	PW0381	HDR ENGINEERING, INC.	05/08/2024	125604	1200612278	29,282.51	#29 TO 2 FG DR 02.25.24 TO 3.30.24
		CAPITAL PROJECTS	40050504802290	PW0577	TERRACON CONSULTANTS, INC.	05/08/2024	125668	TL01959	804.00	2024 FULL DEPTH PATCH PCC CYLINDER TESTING
		CAPITAL PROJECTS	40050504802290	ED0032	HDR ENGINEERING, INC.	05/08/2024	125604	1200612281	7,386.27	#4 WEST BRIDGE MASTER PLAN 2.25.24 TO 3.30.24
		CAPITAL PROJECTS	40050504802307	2CD011	TERRY-DURIN COMPANY	05/08/2024	125669	156925-00	4,245.00	TRAFFIC MATERIALS



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description		
CAPITAL PROJECTS	CAPITAL PROJECTS	40050504802307	PW0584	GRAYBAR (DATA)	05/08/2024	125599	9336713234	1,880.20	TRAFFIC MATERIALS		
		40050504802307	PW0584	TERRY-DURIN COMPANY	05/08/2024	125669	156537-00	1,251.00	FIBER GLASS 90'S		
		40050504802299	2CD011	DAVENPORT ELECTRIC CONTRACT	05/08/2024	125584	54380	4,619.00	CRISWELL HAND HOLES		
		40050504802307	CD0113	TERRY-DURIN COMPANY	05/08/2024	125669	157876-00	240.00	4-BOLT COMPRESSION		
		40050504802307	CD0111	REPUBLIC COMPANIES	05/08/2024	125656	6239241-00	6.64	CONDUIT STRAP		
		40050504802307	PW0584	REPUBLIC COMPANIES	05/08/2024	125656	6240028-00	174.78	FENDER WASHE & UNISTRUT		
		40050504802299	PW0555	LANGMAN CONSTRUCTION COMPANY	05/08/2024	125623	230200 7	41,426.61	PE #7 RETAINAGE 2023 ST. RESURFACING		
		40050504802307	PW0584	PLEASANT VALLEY REDIMIX INC.	05/08/2024	125648	64094	875.00	CONCRETE FOR SPRUCE HILLS		
		<b>CAPITAL PROJECTS - Summary</b>								<b>310,778.19</b>	
		ROAD USE FUND	ROAD USE FUND	20650504802307	RU0052	HAWKEN UTILITY CONTSTRUCTION	05/08/2024	125603	24-020	890.00	FIBER
20650504802307	RU0052			TERRY-DURIN COMPANY	05/08/2024	125669	157427-00	508.50	COUPLINGS		
20650504802299	RU0052			HAWKEN UTILITY CONTSTRUCTION	05/08/2024	125603	24-019	14,240.00	FIBER OPTIC CABLE INSTALL		
<b>ROAD USE FUND - Summary</b>								<b>15,638.50</b>			
STORM WATER UTILITY	STORM WATER UTILITY	58050504992299	SM0147	WALTER D. LAUD INC.	05/08/2024	125683	040424	4,192.91	STORM PIPE REPAIR STAFFORD & DUNDEE		
<b>STORM WATER UTILITY - Summary</b>								<b>4,192.91</b>			
<b>CAPITAL PROJECTS - Summary</b>								<b>355,083.70</b>			
CITY ADMINISTRATION	GENERAL FUND	00141014601304		BI-STATE REGIONAL COMMISSION	05/08/2024	125575	0011238	18.82	IOWA INTERGOV MTG 4/3/24 DPLOEHN, CITY ADMNS		
		00141014601304		CORRIDOR MEDIA GROUP	05/01/2024	125554	04262024	575.00	REGISTRATION OF 8 QCPT WOMEN OF INFLUENCE		
		00141014601304		BI-STATE REGIONAL COMMISSION	05/08/2024	125575	0011246	23.52	MAC MTG 4/5/24 - DPLOEHN CITY ADMINISTRATOR		
		00141014602306		IMPERIAL	05/08/2024	125607	288002:376512	221.60	COFFEE SUPPLIES FOR CITY HALL		



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
CITY ADMINISTRATION	GENERAL FUND								& POLICE DEPT
	GENERAL FUND	- Summary						838.94	
CITY ADMINISTRATION	- Summary						838.94		
		00135014512290		TWIN STATE TECHNICAL SERVICES, LTD	05/08/2024	125679	202771	99.00	BETTEVENT.ORG MAINTENANCE
ECONOMIC DEVELOPMENT	GENERAL FUND	00135014512249		LOGO PRO, LLC	05/08/2024	125627	24198	1,148.50	ORANGE BRANDED HATS FOR PUBLIC WORKS
		00135014512249		TAG COMMUNICATIONS INC.	05/08/2024	125667	027799	2,400.00	FOUNDATION WORDMARK MARKETING AND DESIGN
	GENERAL FUND	- Summary						3,647.50	
ECONOMIC DEVELOPMENT	- Summary						3,647.50		
		55511024942307		TESKE PET & GARDEN CENTER	05/08/2024	125670	2-1648654	2.99	GRAVEL FOR SUN/EARTH KIT
		55511024942140		MULCHSCAPERS	05/08/2024	125638	3855	870.00	PLAYGROUND MULCH FOR COUR TYARD
		55511054942337		JOHANNES BUS SERVICE, INC.	05/08/2024	125618	45606	180.00	BUS REIMBURSEMENT FOR JOR DAN CATHOLIC 3/19/24
		55511024942307		VESTIS	05/08/2024	125682	6150349305	59.96	FIRST AID SUPPLIES
		55511014997074		CROUCH RECREATION	04/17/2024	125530	5282	17,617.50	OUTDOOR WATER PLAY EQUIP. MUSEUM
FAMILY MUSEUM	FMLY MUSEUM/ARTS & SCIENCE	55511014942306		QUADIENT LEASING USA	05/08/2024	125651	Q1276906	229.28	POSTAGE METER LEASE
		55511024942313		KUEHL, ALYSSA	05/08/2024	125622	KUEHL	39.00	REFUND FOR OVERPAYMENT OF DANCE CLASS CANCELLED
		55511024942140		IOWA'S AREA EDUCATION AGENCIES	05/08/2024	125617	107575	180.00	SHIELDS FOR GET THE MESSA GE
		55511054942307		THE TOY NETWORK	05/08/2024	125673	T10069084	766.70	STORE MERCHANDISE
		55511014942309		FAMILY MUSEUM FOUNDATION	04/24/2024	125550	041124	6,159.75	BIRDIES FOR CHARITY PROCEEDS
		55511014942306		VESTIS	05/08/2024	125682	6150237343	59.96	FIRST AID SUPPLIES
		55511014942307		VESTIS	05/08/2024	125682	6150345800	59.96	FIRST AID SUPPLIES



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FAMILY MUSEUM	FMLY MUSEUM/ARTS & SCIENCE - Summary							26,225.10	
FAMILY MUSEUM	- Summary							26,225.10	
	ELEC.EQUIP.REPLACEMENT FD	40202434807074		BAYCOM	05/08/2024	125573	EQUIPINV040612	3,168.00	TOUGHBOOK USED IN ADDED K-9 CAR
	ELEC.EQUIP.REPLACEMENT FD - Summary							3,168.00	
		00102024612307		CULLIGAN OF DAVENPORT	05/08/2024	125581	0526326	14.95	WATER
		00102024612307		CULLIGAN OF DAVENPORT	05/08/2024	125581	0526036	24.95	WATER
		00102024612307		VESTIS	05/08/2024	125682	61503447908	29.98	FIRST AID
GENERAL FUND		00102024612306		DES MOINES STAMP MFG COMPANY	05/08/2024	125585	1233366	34.00	JUANITA NOTARY
		00102024612307		VESTIS	05/08/2024	125682	6150354859	29.98	FIRST AID
		00102024612307		CULLIGAN OF DAVENPORT	05/08/2024	125581	0525729	14.95	WATER
	GENERAL FUND - Summary							148.81	
FINANCE		68802314942130		ONENECK IT SOLUTIONS LLC	05/08/2024	125643	INV000043476	937.50	CISCO PHONE SUBSCRIPTION
INFORMATION SERVICES		68802314942130		MGG TECHNOLOGIES INC	05/08/2024	125630	0001-00001250	1,800.00	ASSET MANAGEMENT SUBSCRIPTION
		68802314942130		CDW GOVERNMENT INC.	05/08/2024	125578	NVLX686	4,020.00	NGFW LICENSING 3 YEARS
	INFORMATION SERVICES - Summary							6,757.50	
		52002044902299		MIDWEST MAILWORKS INC.	05/08/2024	125634	248638	1,905.92	02 BILLS
SEWER UTILITY		52002044902299		MIDWEST MAILWORKS INC.	05/08/2024	125634	248741	63.84	04 BILLS
		52002044902299		MIDWEST MAILWORKS INC.	05/08/2024	125634	248758	97.63	01 LATE NOTICES
	SEWER UTILITY - Summary							2,067.39	
	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS	05/08/2024	125634	248758B	97.61	01 LATE NOTICES



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				INC.					
FINANCE	STORM WATER UTILITY	58002194932299		MIDWEST MAILWORKS INC.	05/08/2024	125634	248741B	63.82	04 BILLS
		58002194932299		MIDWEST MAILWORKS INC.	05/08/2024	125634	248638B	1,905.91	02 BILLS
	<b>STORM WATER UTILITY</b>	<b>- Summary</b>						<b>2,067.34</b>	
<b>FINANCE</b>	<b>- Summary</b>							<b>14,209.04</b>	
		00104154142106		K & K HARDWARE	04/17/2024	125532	243568	81.25	INMAR MAINT.
		00104154142101		K & K HARDWARE	04/17/2024	125532	243255	22.76	WASHERS STATION 1
		00104154142111		IOWA AMERICAN WATER COMPANY	05/08/2024	125610	062188APR24	63.68	HYDRANT/ST4
		00104144141301		IOWA HAZARDOUS MATERIALS TASK FORCE	05/08/2024	125613	041624	100.00	2024 ANNUAL DUES
		00104154142307		K & K HARDWARE	04/17/2024	125532	244729	899.00	LP GRILL
		00104154142111		IOWA AMERICAN WATER COMPANY	05/08/2024	125610	061239APR24	29.18	HYDRANT/ST2
FIRE	GENERAL FUND	00104154142106		CARQUEST AUTO PARTS STORE	05/08/2024	125577	6604-431831	12.34	TRAILER ADAPTER/MARINE 1
		00104154142106		K & K HARDWARE	04/17/2024	125532	244436	31.77	WELD KIT
		00104014141301		IOWA FIRE CHIEFS ASSOCIATION	05/08/2024	125612	042624	50.00	ANNUAL DUES/CHIEF AND AC
		00104114142106		MACQUEEN EQUIPMENT	05/08/2024	125629	INV-033599	116.67	MSA PARTS
		00104154142307		K & K HARDWARE	04/17/2024	125532	244726	33.98	BATTERY
		00104014142213		MABAS DIVISION 43	05/08/2024	125628	24-002	2,500.00	2024 DUES
		00104114142104		ALEXIS FIRE EQUIPMENT COMPANY	05/08/2024	125570	0077752-IN	3,478.03	SEAT/E2
		00104114142304		RACOM	05/08/2024	125652	INV16238	18,193.50	NEW HIRE RADIOS
		00104154142106		INTERSTATE BATTERY OF THE	05/08/2024	125609	281744	587.85	BATTERIES/MARINE 1



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
FIRE	GENERAL FUND	00104154142101		K & K HARDWARE	04/17/2024	125532	243449	64.74	SPACERS FOR COMPRESS OR CONNECTIONS STATION 4
		00104144142307		K & K HARDWARE	04/17/2024	125532	244802	12.09	HARDWARE
		00104154142307		K & K HARDWARE	04/17/2024	125532	244762	11.99	MASONRY DRILL
		00104154142299		PS3 ENTERPRISES, INC	05/08/2024	125650	162002	100.00	UNIT RENTAL/TC
		00104154142299		THYMET PEST CONTROL	05/08/2024	125675	146956	58.00	MONTHLY SERVICE/ST4
		00104154142307		K & K HARDWARE	04/17/2024	125532	244567	21.99	GAS TANK EXCHANGE
		00104114142304		MACQUEEN EQUIPMENT	05/08/2024	125629	INV-033516	429.21	FACEPIECE
		00104134142310		BOUND TREE MEDICAL, LLC	05/08/2024	125576	85303822	42.16	MEDICAL SUPPLIES
		00104154142106		INTERSTATE BATTERY OF THE	05/08/2024	125609	281904	118.95	BATTERY/MARINE 1
		00104154142307		K & K HARDWARE	04/17/2024	125532	244648	31.98	TANK EXCHANGE AND NIGHT LIGHT
		00104144142307		K & K HARDWARE	04/17/2024	125532	DISCOUNTMAR24	-190.52	DISCOUNT
		00104154142106		K & K HARDWARE	04/17/2024	125532	244640	62.98	FUEL AND OIL
		00104154142307		K & K HARDWARE	04/17/2024	125532	244685	60.24	TANK EXCHANGE AND BAGS
		00104114141209	SAFER	PANTHER UNIFORMS INC.	05/08/2024	125645	24-2201	421.05	UNIFORM WEAR/GOULDER, SCHNECKLOTH, FELDMANN
		00104154142299		THYMET PEST CONTROL	05/08/2024	125675	146617	58.00	MONTHLY SERVICE/ST2
		00104154142111		IOWA AMERICAN WATER COMPANY	05/08/2024	125610	334067APR24	181.64	WATER USAGE/ST2
		00104154142307		K & K HARDWARE	04/17/2024	125532	K44041	23.98	FRAMING BLADE
		<b>GENERAL FUND - Summary</b>							
<b>FIRE</b>	<b>- Summary</b>							<b>27,708.49</b>	
HUMAN RESOURCES	GENERAL FUND	00142014662290		HOLMES MURPHY & ASSOCIATES	05/08/2024	125605	763900	2,500.00	MAY 2024 BENEFITS CONSULTING
		00142014661304		RICHLIN, KATHLEEN	05/01/2024	125555	04072024	546.66	SAVANNAH TRIP TRAVEL EXPENSE REIMBURSEMENT



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description	
HUMAN RESOURCES	GENERAL FUND	00142014662203		TRILLIUM	05/08/2024	125678	3035160136765	1,200.00	TESTING	
	GENERAL FUND	- Summary							<b>4,246.66</b>	
<b>HUMAN RESOURCES</b>		<b>- Summary</b>							<b>4,246.66</b>	
LEGAL	GENERAL FUND	00140014632290		AHLERS & COONEY, P.C.	05/08/2024	125569	865192	7,208.00	PROFESSIONAL SERVICES THRU 4/15/2024	
	GENERAL FUND	- Summary							<b>7,208.00</b>	
<b>LEGAL</b>		<b>- Summary</b>							<b>7,208.00</b>	
EMPLOYEE INSURANCE		68601064942283		EMPLOYEE BENEFIT SYSTEM	05/08/2024	125593	000042507	875.42	MONTHLY BILLING	
		68601064942297		YMCA OF IOWA MISSISSIPPI VALLEY	05/08/2024	125685	42024BETT	2,400.00	MONTHLY FEES	
	<b>EMPLOYEE INSURANCE</b>		<b>- Summary</b>							<b>3,275.42</b>
MAYOR & COUNCIL		00101014602340		GLASS BLAST	05/08/2024	125595	109027	218.00	RECOGNITION PLAQUES FOR JMANFULL & JACOBS	
		00101014602340		LOGO PRO, LLC	05/08/2024	125627	24264	691.50	HW TSHIRTS FOR PARTICIPANTS	
		00101014602307		JOHN MOHR PHOTOGRAPHY	05/08/2024	125619	12733	1,220.00	HEAD SHOTS	
		00101014602213		GRABER, EDMUND C.	05/08/2024	125597	042524	1,832.00	CONSULTING SERVICES FOR APRIL 1-30, 2024	
	GENERAL FUND	00101014602213		QC CONVENTION & VISITORS BUREAU	04/17/2024	125534	2ND QTR FY 24	56,733.42	25% HOTEL MOTEL TAX 2ND QTR	
		00101014601304		BI-STATE REGIONAL COMMISSION	05/08/2024	125575	0011250	51.78	CEO/CAO MTG 4/19/24 MAYOR GALLAGHER & CADPLOEHN	
		00101014602290		EIDE AND HEISINGER, LLC	05/08/2024	125590	042224	8,500.00	LEGISLATIVE CONSULTING SERVICES FY2023/24	
		00101014602307		JOHN MOHR PHOTOGRAPHY	05/08/2024	125619	12732	285.00	SWEARING IN CEREMONY	
<b>GENERAL FUND</b>		<b>- Summary</b>							<b>69,531.70</b>	
RISK MANAGEMENT		68401054942292		IOWA COMMUNITIES ASSURANCE POOL	05/08/2024	125611	129253	644.00	GEN LIAB COV THE FORGE CONSESSION 4/1/24-4/1/25	



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
MAYOR & COUNCIL	RISK MANAGEMENT	68401054942208		THE HARTFORD INC	05/08/2024	125671	04082024	351.25	SPECIAL RISK ACCIDENT DOWN PAYMENT BILLING
		68401054942276		MOBOTREX, INC.	05/08/2024	125637	271889	529.00	ACCIDENT 23-26516
		68401054942268		IOWA COMMUNITIES ASSURANCE POOL	04/17/2024	125531	4A2402DTMM40001	1,829.91	CLAIM PAYMENT
		68401054942276		MOBOTREX, INC.	05/08/2024	125637	272952	885.00	ACCIDENT 24-5332
		68401054942276		TERRY-DURIN COMPANY	05/08/2024	125669	150040-00	16,125.00	ACCIDENT 23-28169 LIGHT POLE
		68401054942292		IMWCA	05/08/2024	125608	INV89558	1,979.90	LARGE DED PMT 1819 3/1/2024-3/31/2024
		68401054942276		TERRY-DURIN COMPANY	05/08/2024	125669	150039-00	16,125.00	ACCIDENT 23-28413 LIGHT POLE
	<b>RISK MANAGEMENT</b>	<b>- Summary</b>						<b>38,469.06</b>	
<b>MAYOR &amp; COUNCIL</b>	<b>- Summary</b>						<b>111,276.18</b>		
PARKS & RECREATION	PALMER HILLS GOLF COURSE	56007154942299		PS3 ENTERPRISES, INC	05/08/2024	125650	162003	354.20	PALMER HILLS GOLF COURSE
		<b>PALMER HILLS GOLF COURSE - Summary</b>						<b>354.20</b>	
		ROAD USE FUND	20607094502299		D & K PRODUCTS	05/08/2024	125582	76920IN	2,415.74
	<b>ROAD USE FUND</b>	<b>- Summary</b>						<b>2,415.74</b>	
<b>PARKS &amp; RECREATION</b>	<b>- Summary</b>						<b>2,769.94</b>		
POLICE	GENERAL FUND	00103114102307		HY-VEE, INC. PD	05/08/2024	125606	980568	23.56	GUN CLEANING SUPPLIES
		00103114101209		UNIFORM DEN, INC.	05/08/2024	125680	115889	93.95	UNIFORM PANTS/STREEPY
		00103114101209		RAY O'HERRON CO.INC.	05/08/2024	125653	2334907	4,340.31	UNIFORM SHIRTS 3193078
		00103114102104		H & H CAR CARE & TOWING, LLC	05/08/2024	125601	30329	90.00	TOW/SQD 540 VEH 21817
		00103104101303		IOWA LAW ENFORCEMENT ACADEMY	05/08/2024	125614	326112	2,850.00	ILEA CERT EXAM/NELSON
		00103114102307		K & K HARDWARE	04/17/2024	125532	244471	9.76	HARDWARE FOR MONITOR
		00103114101209		RAY O'HERRON CO.INC.	05/08/2024	125653	2335515	611.88	UNIFORM SHIRTS 3193078



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
POLICE	GENERAL FUND	00103114102104		MILLS CHEVROLET COMPANY	05/08/2024	125636	6352438	368.11	K9 HARNESS WIRING
		00103154102299		SCOTT COUNTY SHERIFF'S OFFICE	05/08/2024	125663	2024-97	2,800.00	BOOKING FEES (MARCH)
		00103114102104		CARQUEST AUTO PARTS STORE	05/08/2024	125577	6604-432248	3.43	SPOT LIGHT FUSES
		00103184102304		STREICHER'S INC	05/08/2024	125666	11695594	11,412.00	BALLISTIC VESTS
		00103114101209		UNIFORM DEN, INC.	05/08/2024	125680	115959	8.00	INSIGNIA/BUCKLES
		00103154102306		DES MOINES STAMP MFG COMPANY	05/08/2024	125585	1233367	34.00	NOTARY STAMP/DORR
		00103114101209		UNIFORM DEN, INC.	05/08/2024	125680	115923	48.00	EAR PIECES
		00103114102104		RACOM	05/08/2024	125652	INV16491	52.00	SQUAD CAR ANTENNAS
		00103114102307		CARQUEST AUTO PARTS STORE	05/08/2024	125577	6604-432001	13.79	ELECTRONIC CLEANER
		00103114101209		RAY O'HERRON CO.INC.	05/08/2024	125653	2336728	238.72	3193078 UNIFORM SHIRTS
<b>GENERAL FUND - Summary</b>								<b>22,997.51</b>	
<b>POLICE</b>	<b>- Summary</b>							<b>22,997.51</b>	
	FMLY MUSEUM/ARTS & SCIENCE	55505254942101	2400FM	INTERSTATE BATTERY OF THE	05/08/2024	125609	282249E	258.20	KEYSCAN BATTERIES - FAM MUS
		55505254942101	2400FM	RAYNOR DOOR CO., INC. OF THE QC	05/08/2024	125654	139574	1,480.00	GARAGE DOOR OPENER FAM MUS
		<b>FMLY MUSEUM/ARTS &amp; SCIENCE - Summary</b>							<b>1,738.20</b>
PUBLIC WORKS	GENERAL FUND	00105254642299	2400LB	THYMET PEST CONTROL	05/08/2024	125675	146941	60.00	PEST CONTROL - LIBRARY
		00105724422307		TNT LANDSCAPING	05/08/2024	125677	41993	363.55	PARTS FOR VENTRAC
		00105724422299		PETERSEN PLUMBING & HEATING	05/08/2024	125646	260498S	2,140.00	PARTS, REPAIR TO BACKFLOW DG PARK
		00105254642101	2400MC	K & K HARDWARE	04/17/2024	125532	244597	39.78	BOOT SCRAPER MAINT CTR
		00105724422307		ADEL WHOLESALERS, INC.	05/08/2024	125568	2131716	174.74	PLUMBING PARTS



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		00105724422325		CITY OF DAVENPORT	05/08/2024	125580	1334897	110.00	CHIPS TO COMPOST
		00105254642101	2400MC	K & K HARDWARE	04/17/2024	125532	244670	79.00	WATER LINE FOR ICE MACHINE MAINT CTR
		00105724422299		PS3 ENTERPRISES, INC	05/08/2024	125650	162005	270.00	CCP - SOCCER COMPLEX
		00105264642307	2401LB	THE HOME DEPOT PRO	05/08/2024	125672	798346151	300.59	PAPER TOWELS - LIBRARY
		00105724422299		PS3 ENTERPRISES, INC	05/08/2024	125650	162010	270.00	729 21ST - SOCCER FIELDS
		00105264642307	2401CC	K & K HARDWARE	04/17/2024	125532	244845	32.98	BATTERIES DUSTER COMM CTR
		00105254642101	2400CH	SHERWIN WILLIAMS CO.	05/08/2024	125665	7196-3	42.03	PAINT DOORS - CITY HALL
		00105724422307		LOGAN CONTRACTORS SUPPLY, INC.	05/08/2024	125626	D79846	19.42	ORANGE PAINT
		00105724422299		PS3 ENTERPRISES, INC	05/08/2024	125650	162009	60.78	MP - PLAYGROUND
		00105724422325		PPG ARCHITECTURAL FINISHES	05/08/2024	125649	945220001443	93.30	PAINT FOR FIELDS
PUBLIC WORKS	GENERAL FUND	00105724422307		NORTHERN TOOL EQUIPMENT	05/08/2024	125642	543354330234918	333.00	HOSE FOR PUMP
		00105254642101	2400MC	DULTMEIER SALES LLC	05/08/2024	125587	4133509	61.20	VACUUM MOTOR MAINT CTR
		00105254642101	2400MC	K & K HARDWARE	04/17/2024	125532	244470	54.00	MAINT CTR SUPPLIES
		00105254642101	2400MC	ELECTRICAL ENGINEERING & EQUIP. CO.	05/08/2024	125591	7540185-00	150.00	GENERATOR REPAIR - MAINT CTR
		00105724422299		PS3 ENTERPRISES, INC	05/08/2024	125650	162004	170.00	MP CENTENNIAL GARDENS
		00105254642101	2400CH	INTERSTATE BATTERY OF THE	05/08/2024	125609	282249B	435.60	KEYSCAN BATTERIES - CITY HALL
		00105724422299		PS3 ENTERPRISES, INC	05/08/2024	125650	162013	60.78	CCP - DOG PARK
		00105724422299		DEVILS GLEN STORAGE	05/08/2024	125586	040324	435.00	STORAGE UNIT RENTAL
		00105724422323		GRAINGER	05/08/2024	125598	9088233052	85.75	REPAIR KIT
		00105724422299		PS3 ENTERPRISES, INC	05/08/2024	125650	162007	243.65	DEK HOCKEY
		00105254642101	2400MC	INTERSTATE BATTERY	05/08/2024	125609	282249	408.00	KEYSCAN BATTERIES - MAINT CTR



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				OF THE					
		00105724422299		DEVILS GLEN STORAGE	05/08/2024	125586	040324A	103.50	STORAGE UNIT RENTAL
		00105724422325		PPG ARCHITECTURAL FINISHES	05/08/2024	125649	945220001465	79.20	PAINT FOR FIELDS
		00105264642307	2401CC	GOLD STAR FS, INC.	05/08/2024	125596	58582	46.00	PROPANE FOR BURNISHER - COMM CTR
		00105724422299		PS3 ENTERPRISES, INC	05/08/2024	125650	162008	77.00	MIDDLE PARK - CENTENNIAL GARDEN
		00105254642101	2400CC	INTERSTATE BATTERY OF THE	05/08/2024	125609	282249A	51.00	KEYSCAN BATTERIES - COMM CTR
		00105254642101	2400MC	K & K HARDWARE	04/17/2024	125532	243672	10.28	GREASE GUN ADAPTORS
		00105254642101	2400CC	GRAINGER	05/08/2024	125598	9062091812	124.18	CEILING FAN (GYM) - COMM CTR
		00105254642101	2400LB	K & K HARDWARE	04/17/2024	125532	244469	37.25	REPAIR SUPPLIES LIBRARY
		00105264642307	2401LB	THE HOME DEPOT PRO	05/08/2024	125672	798816054	6.78	DUSTER - LIBRARY
PUBLIC WORKS	GENERAL FUND	00105724422307		TNT LANDSCAPING	05/08/2024	125677	41975	360.00	WEIGHTS FOR ATTACHMENT
		00105724422323		PLEASANT VALLEY REDIMIX INC.	05/08/2024	125648	64438	738.00	ED SCHECK REPAIRS
		00105254642101	2400MC	GRAINGER	05/08/2024	125598	9094682185	241.98	CONINUNITY TONER - MAINT CTR
		00105724422307		BETTENDORF N & S LOCK INC.	05/08/2024	125574	23458	209.50	LOCK WORK, PAD LOCKS
		00105724422325		D & K PRODUCTS	05/08/2024	125582	76042IN	2,660.00	CHALK FOR INFIELDS
		00105254642101	2400MC	K & K HARDWARE	04/17/2024	125532	243827	6.99	ORIFICE BRUSH
		00105254642101	2400MC	JOHNSON H2O EQUIPMENT, INC.	05/08/2024	125620	95339	4,795.19	REPLACE R.O. SYSTEM - MAINT CTR
		00105254642299	2400CC	THYMET PEST CONTROL	05/08/2024	125675	146872	63.00	PEST CONTROL - COMM CTR
		00105724422299		S J SMITH CO. INC.	05/08/2024	125662	740710	10.85	GAS, O2 SUPPLY
		00105724422299		PS3 ENTERPRISES, INC	05/08/2024	125650	162011	130.90	MCMANUS PARK
		00105254642101	2400LB	INTERSTATE BATTERY OF THE	05/08/2024	125609	282249C	153.00	KEYSCAN BATTERIES - LIBRARY



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
PUBLIC WORKS	GENERAL FUND	00105724422299		S J SMITH CO. INC.	05/08/2024	125662	740709	65.10	RENTAL ON EQUIPMENT
		00105254642101	2400LB	K & K HARDWARE	04/17/2024	125532	K44755	2.99	GROUNDING SCREWS LIBRARY
		00105264642307	2401MC	K & K HARDWARE	04/17/2024	125532	243254	3.99	PLUNGER MAINT CTR
		00105254642101	2400MC	GRAINGER	05/08/2024	125598	9094682177	197.34	MILWAUKEE BATTERIES - MAINT CTR
		00105724422307		K & K HARDWARE	04/17/2024	125532	244553	19.00	ANCHORS
		00105254642101	2400MC	ADEL WHOLESALERS, INC.	05/08/2024	125568	2130968	116.31	PROGRESS FITTINGS - MAINT CTR
		00105724422325		TNT LANDSCAPING	05/08/2024	125677	41974	3,000.00	BALLFIELD GROOMER PART
		00105724422307		CENTENNIAL CONTRACTOR OF QC	05/08/2024	125579	24029A	245.00	TOPSOIL - STOCK
		00105724422299		PS3 ENTERPRISES, INC	05/08/2024	125650	162006	107.52	LEACH
		00105264642307	2401MC	K & K HARDWARE	04/17/2024	125532	244075	29.94	CLEANING BRUSH MAINT CTR
		00105264642307	2401MC	K & K HARDWARE	04/17/2024	125532	243937	15.66	CLEANING BRUSH MAINT CTR
		00105254642299	2400MC	THYMET PEST CONTROL	05/08/2024	125675	146610	58.00	PEST CONTROL - MAINT CTR
			<b>GENERAL FUND - Summary</b>						
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942307		S J SMITH CO. INC.	05/08/2024	125662	740527	195.30	OPERATING SUPPLIES
		68305204942104		THOMPSON TRUCK & TRAILER INC.	05/08/2024	125674	R103037693:01	13,945.78	AFTER TREATMENT REPAIR 1628
		68305204942104		LINDQUIST FORD, INC.	05/08/2024	125625	258224	2,034.80	A/C REPAIR 1320
		68305204942324		ALEXIS FIRE EQUIPMENT COMPANY	05/08/2024	125570	0077711-IN	80.95	HORN SOLENOID 1919
		68305204942324		LINDQUIST FORD, INC.	05/08/2024	125625	389225	85.00	STOCK BRAKE PADS
		68305204942324		MHC KENWORTH	05/08/2024	125631	T01135600198458	391.88	STOCK FILTERS
		68305204942307		NAPA - DAVENPORT	05/08/2024	125641	840152	7.70	MIN BULBS
		68305204942307		LAWSON PRODUCTS, INC.	05/08/2024	125624	9311440531	179.86	OPERATING SUPPLIES
		68305204942324		INTERSTATE BATTERY	05/08/2024	125609	282028	137.95	BATTERY - PARKS



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				OF THE					
		68305204942324		THOMPSON TRUCK & TRAILER INC.	05/08/2024	125674	X103141524:01	2,229.40	RADIATOR 1727
		68305204942324		GREEN BUICK GMC INC.	05/08/2024	125600	161854	506.00	BRAKE BOOTER
		68305204942307		K & K HARDWARE	04/17/2024	125532	244061	25.46	CLEANING SHOP SUPPLIES
		68305204942324		GREEN BUICK GMC INC.	05/08/2024	125600	161769	506.00	BOOSTER 1703
		68305204942324		LINDQUIST FORD, INC.	05/08/2024	125625	389226	59.73	STOCK BRAKE PADS
		68305204942304		K & K HARDWARE	04/17/2024	125532	244838	15.99	DEBURR TOOL
		68305204942351		PLEASANT VALLEY COMMUNITY	05/08/2024	125647	24-152	32,482.02	FUEL
		68305204942307		RILCO FLUID CARE, INC.	05/08/2024	125658	510627	2,000.00	GREASE PUMP
		68305204942104		LINDQUIST FORD, INC.	05/08/2024	125625	258236	394.90	SPARE KEY 1719
		68305204942324		MIDWEST WHEEL COMPANIES INC.	05/08/2024	125635	3656569-00	35.56	LED LIGHT STOCK
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942324		REXCO EQUIPMENT CO.	05/08/2024	125657	P45718	235.41	GUIDE ASSEMBLY
		68305204942324		EASTERN IOWA TIRE, INC.	05/08/2024	125588	100156353	523.20	STOCK TIRES
		68305204942324		LINDQUIST FORD, INC.	05/08/2024	125625	389117	532.91	A/C COMPRESSOR 1414
		68305204942324		GREEN BUICK GMC INC.	05/08/2024	125600	161784	270.85	BRAKES REAR 1630
		68305204942324		MACQUEEN EQUIPMENT	05/08/2024	125629	P22939	815.77	VALVE FOR 1315
		68305204942104		BAUER BUILT, INC.	05/08/2024	125572	230123538	1,129.46	REPLACE TIRE - 1518
		68305204942324		TITAN MACHINERY, INC.	05/08/2024	125676	PS0236573-1	145.55	FUEL CAP/LATCH 1205
		68305204942324		MACQUEEN EQUIPMENT	05/08/2024	125629	P22917	112.69	SWITCH 1315
		68305204942352		RILCO FLUID CARE, INC.	05/08/2024	125658	511499	4,249.73	ATF STOCK
		68305204942324		MACQUEEN EQUIPMENT	05/08/2024	125629	P22960	1,262.82	FLANGE/ADAPTER 1315/1305
		68305204942352		RILCO FLUID CARE, INC.	05/08/2024	125658	510628	343.20	COOLANT
		68305204942324		TITAN MACHINERY, INC.	05/08/2024	125676	SR0014388-1	-410.00	FUEL CAP RETURN



## City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		68305204942324		EASTERN IOWA TIRE, INC.	05/08/2024	125588	100156351	2,626.48	STOCK TIRES
		68305204942307		LAWSON PRODUCTS, INC.	05/08/2024	125624	9311451305	17.06	OPERATING SUPPLIES
		68305204942324		NAPA - DAVENPORT	05/08/2024	125641	840976	71.98	STOCK WIPERS
		68305204942351		PLEASANT VALLEY COMMUNITY	05/08/2024	125647	24-151	29,668.14	FUEL
		68305204942324		NAPA - DAVENPORT	05/08/2024	125641	840663	71.98	WIPERS FOR 1919
		68305204942324		ELLIOTT EQUIPMENT CO.	05/08/2024	125592	178931	72.40	CLAMPS FOR 1611
		68305204942324		GREEN BUICK GMC INC.	05/08/2024	125600	161771	12.94	SEAT HANDLE 1630
		68305204942324		MACQUEEN EQUIPMENT	05/08/2024	125629	P22930	24.90	CLAMPS FOR 1315 - 1305
		68305204942324		THOMPSON TRUCK & TRAILER INC.	05/08/2024	125674	X103141545:01	322.38	CLAMP STOCK
		68305204942104		TITAN MACHINERY, INC.	05/08/2024	125676	SO0064391-1	1,508.90	TRANS REPAIR 1205
PUBLIC WORKS	MUNICIPAL GARAGE	68305204942307		LAWSON PRODUCTS, INC.	05/08/2024	125624	9311411300	251.51	OPERATING SUPPLIES
		68305204942307		ROCKFORD RIGGING INC.	05/08/2024	125661	0630215-IN	705.97	CHAIN OPERATING SUPPLIES
		68305204942324		LINDQUIST FORD, INC.	05/08/2024	125625	389199	32.72	OIL FILTER 2118
		68305204942324		INTERSTATE BATTERY OF THE	05/08/2024	125609	10062281	559.80	BATTERY STOCK
		68305204942324		ELLIOTT EQUIPMENT CO.	05/08/2024	125592	178844	6,145.04	ARM GRIPPER HEAD 16,11
		68305204942324		THOMPSON TRUCK & TRAILER INC.	05/08/2024	125674	X103141564:01	-126.27	RETURN - GAUGE SENSOR
		68305204942324		MACQUEEN EQUIPMENT	05/08/2024	125629	P22906	819.33	VALVE FOR 1305
		68305204942307		LAWSON PRODUCTS, INC.	05/08/2024	125624	9311477545	202.92	OPERATING SUPPLIES
		68305204942307		LAWSON PRODUCTS, INC.	05/08/2024	125624	9311451306	25.59	OPERATING SUPPLIES
		68305204942351		PLEASANT VALLEY COMMUNITY	05/08/2024	125647	24-150	55,657.29	FUEL



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description	
MUNICIPAL GARAGE		68305204942307		K & K HARDWARE	04/17/2024	125532	K43949	20.98	SHOP TAPE	
		68305204942324		LINDQUIST FORD, INC.	05/08/2024	125625	389083	49.99	BRAKE PAD 1724	
		68305204942106		ACUREN INSPECTION INC.	04/24/2024	125549	0001065078	1,255.00	EQUIPMENT INSPECTION	
<b>MUNICIPAL GARAGE - Summary</b>								<b>164,522.90</b>		
PALMER HILLS GOLF COURSE		56005254942101	2400GC	INTERSTATE BATTERY OF THE	05/08/2024	125609	282249D	51.00	KEYSCAN BATTERIES - PALMER	
<b>PALMER HILLS GOLF COURSE - Summary</b>								<b>51.00</b>		
PUBLIC WORKS		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	05/08/2024	125626	D80727	159.92	CAUTION TAPE	
		20605114202307		K & K HARDWARE	04/17/2024	125532	243704	21.77	WELDING KIT SWEEP ELBOW	
		20605114202307		RIVERSTONE GROUP INC.	05/08/2024	125660	1281663	282.75	UPM MIX	
		20605144232307		AMERICAN TRAFFIC SAFETY MATERIALS	05/08/2024	125571	96761	450.00	FILM	
		20605114202307		RIVERSTONE GROUP INC.	05/08/2024	125660	1283311	730.08	GRAVEL	
		20605144232307		K & K HARDWARE	04/17/2024	125532	K43778	59.94	PEN,BRUSH,PAIL,LINER	
		20605124242307		K & K HARDWARE	04/17/2024	125532	244356	34.97	MAILBOX REPAIR SUPPLIES	
	ROAD USE FUND		20605304232108		MID AMERICAN ENERGY	05/08/2024	125632	551925099	51.38	6002 MIDDLE RD
		20605114202307		D & K PRODUCTS	05/08/2024	125582	76558IN	348.95	SEED & STARTER	
		20605114202307		HAHN READY MIX COMPANY	05/08/2024	125602	451866	1,580.00	CONCRETE - 1116 31ST ST	
		20605144232307		K & K HARDWARE	04/17/2024	125532	244435	58.47	LAMPS	
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	05/08/2024	125626	D80482	150.00	P-STAKES	
		20605114202307		HAHN READY MIX COMPANY	05/08/2024	125602	451555	1,896.00	CONCRETE - 1116 31ST ST	
		20605114202307		K & K HARDWARE	04/17/2024	125532	244029	43.98	PIK STICK AND GARBAGE BAG	
	20605144232307		AMERICAN TRAFFIC SAFETY MATERIALS	05/08/2024	125571	96725	1,540.00	FILM		



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605144232307		3M COMPANY	05/08/2024	125686	9427906061	1,831.50	REFLECTIVE SHEETING
		20605114202307		GIERKE ROBINSON COMPANY	05/08/2024	125594	4130224-000	1,155.09	EPOXY REBAR DOWEL
		20605114202307		HAHN READY MIX COMPANY	05/08/2024	125602	451553	1,264.00	CONCRETE - 1116 31ST ST
		20605304232108		MID AMERICAN ENERGY	05/08/2024	125632	551911359	19.87	6988 MIDDLE RD
		20605024252315		LOGAN CONTRACTORS SUPPLY, INC.	05/08/2024	125626	D80501	99.84	SURVEY SUPPLIES
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	05/08/2024	125626	D72994	49.90	HARDWARE
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	05/08/2024	125626	D80063	16.00	CONCRETE EDGER
		20605304232108		MID AMERICAN ENERGY	05/08/2024	125632	551915236	25.85	5304 MIDDLE RD
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	05/08/2024	125626	T39322	321.80	REPAIRED NUMATIC DRILL
PUBLIC WORKS	ROAD USE FUND	20605114202307		RIVERSTONE GROUP INC.	05/08/2024	125660	1280089	319.00	UPM MIX
		20605114202307		K & K HARDWARE	04/17/2024	125532	244827	11.99	BATTERY
		20605124242307		K & K HARDWARE	04/17/2024	125532	K44307	265.54	MAILBOX REPAIR SUPPLIES
		20605114202307		HAHN READY MIX COMPANY	05/08/2024	125602	451582	529.75	CONCRETE - 1116 31ST ST
		20605124242307		CENTENNIAL CONTRACTOR OF QC	05/08/2024	125579	23923	75.00	TOPSOIL - SOD REPAIR
		20605114202299		OVERLAND SYSTEMS, INC.	05/08/2024	125644	36647	240.00	2 LOADS OF GRAVEL - PW BLDG
		20605114202307		HAHN READY MIX COMPANY	05/08/2024	125602	451494	330.00	CONCRETE - 1228 30TH ST
		20605014292306		VESTIS	05/08/2024	125682	6150345808	29.98	FIRST AID -ENG
		20605024252299		TERRACON CONSULTANTS, INC.	05/08/2024	125668	TL01854	536.00	MISC PATCH REPAIRS PCC CYLINDER TESTING
		20605114202307		HAHN READY MIX COMPANY	05/08/2024	125602	451935	1,615.00	CONCRETE - 1116 31ST ST



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
		20605014292306		CULLIGAN OF DAVENPORT	05/08/2024	125581	0525910	51.45	WATER - ENG
		20605114202307		LOGAN CONTRACTORS SUPPLY, INC.	05/08/2024	125626	D80478	802.00	LUMBER
		20605114202307		RIVERSTONE GROUP INC.	05/08/2024	125660	1280090	979.64	GRAVEL - PW BLDG
	ROAD USE FUND	20605114202307		RIVERSTONE GROUP INC.	05/08/2024	125660	1283310	111.65	UPM MIX
		20605304232108		MID AMERICAN ENERGY	05/08/2024	125632	551945484	47.95	4798 FOREST GROVE DR
		20605304232108		MID AMERICAN ENERGY	05/08/2024	125632	551950834	188.80	6850 MIDDLE RD
		20605114202299		PS3 ENTERPRISES, INC	05/08/2024	125650	162012	77.00	PUBLIC WORKS - STREETS
		20605014292306		IMPERIAL	05/08/2024	125607	288002:374070	57.35	COFFEE & CREAMER
	<b>ROAD USE FUND</b>	<b>- Summary</b>						<b>18,460.16</b>	
		52005104902307		MUNICIPAL PIPE TOOL CO, INC	05/08/2024	125639	34399	536.82	RETERM KIT FOR CAMERA
		52005104902299		IOWA ONE CALL	05/08/2024	125615	260395	583.20	648 EMAILS - MAR 2024
		52005104901302		DATA COMMAND	05/08/2024	125583	4511A	1,050.00	ANNUAL INFOPORTAL SUBSCR
	SEWER UTILITY	52005104902307		UTILITY EQUIPMENT CO.	05/08/2024	125681	10107032-000	127.75	ADJUSTING RINGS
		52005104902307		MUNICIPAL PIPE TOOL CO, INC	05/08/2024	125639	34397	312.86	ADAPTER FOR CAMERA
		52005024901304		LAWRENCE GREGORICH	04/17/2024	125533	04172024	331.64	TRAVEL REIMB HMA LEVEL 1 CERT
		52005104902307		MID-IOWA SOLID WASTE EQUIP.CO.	05/08/2024	125633	60561	199.79	TIGERTAILS
	<b>SEWER UTILITY</b>	<b>- Summary</b>						<b>3,142.06</b>	
		55005094912299		MIDWEST MAILWORKS INC.	05/08/2024	125634	248638A	1,905.91	02 BILLS
	SOLID WASTE/RECYCLING ENT	55005094912299		MIDWEST MAILWORKS INC.	05/08/2024	125634	248758A	97.61	01 LATE NOTICES
		55005094912299		MIDWEST MAILWORKS INC.	05/08/2024	125634	248741A	63.82	04 BILLS
	<b>SOLID WASTE/RECYCLING ENT</b>	<b>- Summary</b>						<b>2,067.34</b>	



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description		
PUBLIC WORKS	STORM WATER UTILITY	58005194932307		CENTENNIAL CONTRACTOR OF QC	05/08/2024	125579	24029	245.00	TOPSOIL - STOCK		
		58005194931302		DATA COMMAND	05/08/2024	125583	4511	1,050.00	ANNUAL INFOPORTAL SUBSCR		
		58005194932307		K & K HARDWARE	04/17/2024	125532	244360	-139.96	RETURN CHAINSAW CHAINS		
		58005014931302		IOWA STORM WATER EDUCATION PROGRAM	05/08/2024	125616	971	379.00	FIELD GUIDES		
		58005194932307		UTILITY EQUIPMENT CO.	05/08/2024	125681	10107776-000	816.00	BEEHIVE GRATE		
		58005194932307		HAHN READY MIX COMPANY	05/08/2024	125602	451793	330.00	CB REPAIR		
		58005194932307		K & K HARDWARE	04/17/2024	125532	244361	107.98	20" BAR		
		58005194932307		K & K HARDWARE	04/17/2024	125532	244359	-139.96	RETURN CHAINSAW CHAINS		
		<b>STORM WATER UTILITY - Summary</b>								<b>2,648.06</b>	
		PUBLIC WORKS	TRANSIT	58505074922238		RIVER BEND TRANSIT	05/08/2024	125659	033124B	9,114.59	SATURDAY FIXED ROUTE - MAR 2024
58505274922105				ECK'S AUTO SHINE	05/08/2024	125589	304	180.00	BUS WASHING - 4/6 & 4/13		
58505174928005				RIVER BEND TRANSIT	05/08/2024	125659	3101A	25.99	442 MAR 2024 BUS LEASE INTEREST		
58505074922237				RIVER BEND TRANSIT	05/08/2024	125659	033124	27,980.32	PARATRANSIT SERV - MAR 2024		
<b>TRANSIT - Summary</b>								<b>37,300.90</b>			
<b>PUBLIC WORKS - Summary</b>								<b>250,189.22</b>			
<b>Overall - Summary</b>								<b>1,221,258.47</b>			



# City of Bettendorf Council Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description	
MAYOR & COUNCIL	EMPLOYEE INSURANCE	68601064942285		WELLMARK BLUE CROSS & BLUE SHIELD	04/02/2024	2400552	02292024D	43,658.24	SPECIFIC FEB	
		68601064942283		WELLMARK BLUE CROSS & BLUE SHIELD	04/02/2024	2400552	01312024A	13,695.53	ADMIN FEES JAN	
		68601064942284		WELLMARK BLUE CROSS & BLUE SHIELD	04/02/2024	2400552	01312024B	1,377.52	AGGREGATE JAN	
		68601064942283		WELLMARK BLUE CROSS & BLUE SHIELD	04/02/2024	2400552	02292024B	13,642.24	ADMIN FEES FEB	
		68601064942284		WELLMARK BLUE CROSS & BLUE SHIELD	04/02/2024	2400552	02292024C	1,372.16	AGGREGATE FEB	
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	04/02/2024	2400552	01312024	-92,042.65	MEDICAL CLAIMS	01/27-01/31/2024
		68601064942285		WELLMARK BLUE CROSS & BLUE SHIELD	04/02/2024	2400552	01312024C	43,828.78	SPECIFIC JAN	
		68601064942282		WELLMARK BLUE CROSS & BLUE SHIELD	04/02/2024	2400552	02292024A	-271.01	STOP LOSS REIMBURSEMENTS	
		68601064942281		WELLMARK BLUE CROSS & BLUE SHIELD	04/02/2024	2400552	02292024	5,651.46	MEDICAL CLAIMS	02/24-02/29/2024
	EMPLOYEE INSURANCE	- Summary						<b>30,912.27</b>		
MAYOR & COUNCIL	- Summary							<b>30,912.27</b>		
<b>Overall - Summary</b>								<b>30,912.27</b>		



# City of Bettendorf QCWCC Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
	QC WATERFRONT CONVENTION	59000002211000		TREASURER, STATE OF IOWA	04/19/2024	2400591	0-005-772-018	2,725.07	SALES TAX 03/01-03/31/24
	QC WATERFRONT CONVENTION - Summary							2,725.07	
	- Summary							2,725.07	
CAPITAL PROJECTS	QC WATERFRONT CONVENTION	59050504997074	AD0004	SNAPLOCK INDUSTRIES	04/17/2024	3648	03202024	7,603.80	DANCE FLOOR QCWCC
	QC WATERFRONT CONVENTION - Summary							7,603.80	
CAPITAL PROJECTS	- Summary							7,603.80	
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724C	2,186.45	FACILITIES/MAINT. BENEFITS SALARY WAGES AND
		59020014941121		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724I	39,253.92	SALARY WAGES AND BENEFITS
		59020014942101		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724D	-1,365.04	REPAIRS AND MAINT.
		59020014942109		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724E	569.15	MEDIACOM
		59020014942203		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724	400.00	ADVERTISING/PRODUCTION
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION	59020014942215		AUDIO VISUAL RESOURCE QC	05/09/2024	3649	Q4309	1,367.50	EQUIPMENT RENTAL
		59020014942290		REPUBLIC SERVICES #400	05/09/2024	3651	0400-002333083	454.86	QCWCC GARBAGE BILLS
		59020014942290		REPUBLIC SERVICES #400	05/09/2024	3651	0400-002339595	329.99	QCWCC GARBAGE BILL
		59020014942299		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724F	65.05	CONTRACT SERVICES
		59020014942299		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724K	3,068.89	CONTRACT SERVICES
		59020014942306		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724J	4,523.96	SUPPLIES GENERAL OFFICE
		59020014942328		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724G	15,024.88	FOOD INVOICE
		59020014942329		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724H	894.83	BEVERAGE INVOICES



## City of Bettendorf QCWCC Accounts Payable, 05/07/2024 Meeting

Department	Fund	Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
				L.C.					
QC WATERFRONT CONV CTR	QC WATERFRONT CONVENTION	59020014942355		ISLE OF CAPRI BETTENDORF, L.C.	05/09/2024	3650	041724B	5,511.28	FINANCE SALARY/BENEFITS
	QC WATERFRONT CONVENTION - Summary							72,285.72	
QC WATERFRONT CONV CTR - Summary								72,285.72	
Overall - Summary								82,614.59	



# City of Bettendorf Parks Accounts Payable, 05/07/2024 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
00107014421304		SOLIS-WILLIS, LIZ	05/08/2024	125697	032724	230.48	MILEAGE - IPRA CONFERENCE
00107034432299	REC056	JOHANNES BUS SERVICE, INC.	05/08/2024	125690	45421	1,050.00	JAN BUS FOR SNOWSTAR
00107034432299	REC062	JONES, LINDA	05/08/2024	125692	043024	240.00	HALF PINT COOKNG 4/20
00107034432299	REC014	MILLER, MIA	05/08/2024	125695	043024	36.00	CHEER CLINIC - APRIL
00107034432299	REC063	RAUCH, KARIE	05/01/2024	125552	043024	600.00	4/13/24 PAINT CLASS
00107034432299	REC014	WILLIS, NATALIE	05/08/2024	125699	043024	16.00	CHEER CLINIC - APRIL
00107034432299	REC038	WILLIS, NATALIE	05/08/2024	125699	043024A	20.00	VOLLEYBALL CLINIC - APRIL
00107054452310		VESTIS	05/08/2024	125698	6150344402	29.98	FIRST AID SUPPLIES
00107054452310		VESTIS	05/08/2024	125698	6150351404	29.98	FIRST AID SUPPLIES
00107054452310		VESTIS	05/08/2024	125698	6150347907	29.98	FIRST AID SUPPLIES
56000002011000		M & M GOLF CARS, LLC	05/08/2024	125693	033124	5,785.60	25.89% OF CART PAYABLES
56000002011400		JON WADDELL GOLF SHOP LLC	04/17/2024	125535	MAR24D	1,176.55	CLUB REPAIR
56000002011600		JON WADDELL GOLF SHOP LLC	04/17/2024	125535	MAR24B	1,483.04	PROSHOP TAX
56000002011600		JON WADDELL GOLF SHOP LLC	04/17/2024	125535	MAR24A	20,017.77	PROSHOP PAYABLES
56000002011600		JON WADDELL GOLF SHOP LLC	04/17/2024	125535	MAR24C	-614.72	CITY'S 3%
56000002011800		JON WADDELL GOLF SHOP LLC	04/17/2024	125535	MAR24E	6,800.00	LESSONS
56000002011900		JON WADDELL GOLF SHOP LLC	04/17/2024	125535	MAR24F	472.39	TAX EXEMPT SALES
56007114942110		CENTURYLINK	05/08/2024	125687	5633328703MAY24	131.25	TELEPHONE 4/16-5/15
56007114942307		IOWA GOLF ASSOCIATION	05/08/2024	125689	14567	1,525.00	HANDICAP FEES
56007114942307		JON WADDELL GOLF SHOP LLC	05/08/2024	125691	241804	2,562.50	RENTAL CLUBS
56007114942310		VESTIS	05/08/2024	125698	615001170	-234.90	CREDIT - FIRST AID SUPPLIES AND APRONS
56007114942310		VESTIS	05/08/2024	125698	6150343795	25.00	FIRST AID SUPPLIES
56007114942310		VESTIS	05/08/2024	125698	6150350782	25.00	FIRST AID SUPPLIES
56007114942310		VESTIS	05/08/2024	125698	6150347268	25.00	FIRST AID SUPPLIES
56007154942299		VESTIS	05/08/2024	125698	6150347264	25.00	TOWELS/APRONS/MAT SERVICE



## City of Bettendorf Parks Accounts Payable, 05/07/2024 Meeting

Account Number	Project #	Vendor Name	Ck Date	Ck #	Invoice Number	Amount	Description
56007154942299		VESTIS	05/08/2024	125698	6150343791	25.00	TOWELS/APRONS/MAT SERVICE
56007154942299		VESTIS	05/08/2024	125698	6150350778	25.00	APRONS/TOWELS/MAT SERVICE
56007154942307		SITEONE LANDSCAPE SUPPLY, LLC	05/08/2024	125696	140235863-001	120.66	VALVE LIDS
56007154942310		VESTIS	05/08/2024	125698	6150350781	29.98	FIRST AID SUPPLIES
56007154942310		VESTIS	05/08/2024	125698	6150343794	29.98	FIRST AID SUPPLIES
56007154942310		VESTIS	05/08/2024	125698	6150347267	29.98	FIRST AID SUPPLIES
56007154942324		MULGREW OIL & PROPANE	04/17/2024	125536	1439204	1,104.04	DIESEL FUEL
56007154942324		MULGREW OIL & PROPANE	04/17/2024	125536	1439182	1,670.88	GASOLINE
56007154942325		D & K PRODUCTS	05/08/2024	125688	76559IN	1,226.00	CRABGRASS PREVENTER
56007154942325		D & K PRODUCTS	05/08/2024	125688	76194IN	56.00	TORDON HERBICIDE
56007154942325		D & K PRODUCTS	05/08/2024	125688	75734IN	14,447.30	CHEMICALS BI-STATE
56007154942325		MIDWEST TURF SUPPORT	05/08/2024	125694	24-0024	1,086.00	FERTILIZER BI-STATE
<b>Overall - Total</b>						<b>61,337.72</b>	