



Vision

THE CITY OF BETTENDORF IS THE MOST LIVABLE COMMUNITY WITH RICH EDUCATIONAL, CULTURAL, AND RECREATIONAL OPPORTUNITIES WHERE WE ENJOY A VIBRANT RIVERFRONT AND A GROWING, COMPETITIVE BUSINESS ENVIRONMENT. WE TAKE PRIDE IN OUR GREAT COMMUNITY.

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

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

**MONDAY, JULY 14, 2025
5:00 P.M.**

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

AGENDA

I. CONSENT AGENDA ITEMS

- Resolution approving a site development plan for 3469 Middle Road, submitted by 7-Brew Iowa, LLC (Case 25-025-SDP) – Community Development Director Mark Hunt (**Consent H**)

II. REMAINING CONSENT AGENDA ITEMS

III. ITEMS TO APPEAR

IV. ITEMS ADDED BY MAYOR AND COUNCIL

V. ADJOURN

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

**TUESDAY, JULY 15, 2025
7:00 P.M.**

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

AGENDA

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

Given by Bettendorf Fire and Police Chaplain and Reverend of Our Lady of Lourdes Catholic Church, Father Jason Crossen

4. 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.

5. PUBLIC HEARING

Regarding the 2025 Sidewalk Repair Program

6. RESOLUTION

Council Member Sechser will present a resolution approving the plans, specifications, and form of contract for the 2025 Sidewalk Repair Program

7. PUBLIC HEARING

Regarding a 100% voluntary annexation of certain property in an urbanized area to the city of Bettendorf, Iowa via a Corporate Boundary Adjustment between cities

8. RESOLUTION

Council Member Baden to present a resolution approving a 100% voluntary annexation of certain property in an urbanized area to the city of Bettendorf, Iowa via a Corporate Boundary Adjustment between cities

9. ORDINANCE

Council Member Palczynski to present the first reading of an ordinance amending the Bettendorf City Code Section 6-1-285, "Speed Restrictions" by adding a School Zone on Hopewell Avenue

10. ORDINANCE

Council Member Brown to present the first reading of an ordinance amending the Bettendorf City Code Section 6-1-322(B)(2), "Vehicles Entering Stop or Yield Intersection" by adding a yield sign intersection on Aspen Hills Circle at Apple Valley Drive

11. CONSENT AGENDA

12. ADJOURN

CONSENT AGENDA
JULY 15, 2025

**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 June 30, 2025, and July 1, 2025 (Approve and Adopt)
- B. Resolution to receive and file the Finance Summary Report as of April 30, 2025. (Approve and Adopt)
- C. Resolution setting a public hearing date and directing advertising for bids for the Kiwanis Park Mini-Pitch Asphalt Pad Project. (Approve and Adopt)
- D. Resolution authorizing the Director of Public Works to issue a purchase order to Hometown Mechanical for the Faye's Field Restroom Sewer and Water Service Installations. (Approve and Adopt)
- E. Resolution approving Change Order #1 for the Citywide Landscape Mulching Program. (Approve and Adopt)
- F. Resolution setting the date for a public hearing on the rezoning of 5680 North Street (Lot 5, Bailey's First Addition), A-2, Rural Residence District to R-1, Single-Family Residence District, submitted by Jonathan and Stephanie DeBoer (Case 25-024-REZ). (Approve and Adopt)
- G. Resolution approving an appeal to the offer price for a home located at 2407 Crestview Drive (Lot 128, Hawthorne Hills First Addition) as part of the Flood Grant Buyout Program (DR-4557-0045). (Approve and Adopt)
- H. Resolution approving a site development plan for 3469 Middle Road, submitted by 7-Brew Iowa, LLC (Case 25-025-SDP). (Approve and Adopt)

- I. Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Amended and Restated I-80 Urban Renewal Plan for the I-80 Urban Renewal Area in the city of Bettendorf, state of Iowa. (Approve and Adopt)
- J. Resolution approving the Civil Service List submitted for the Accountant position in the Finance Department. (Approve and Adopt)
- K. Resolution approving the placement of a Parking for Persons with Disabilities sign at 1609 Brown Street. (Approve and Adopt)
- L. Resolution approving mobile food unit licenses for Famous Dave's, Stan's Ice Cream, and Birds Chicken. (Approve and Adopt)
- M. Resolution approving alcohol license renewals and requests for Smash Pizzeria, Flip's Pancake House (Competition Dr), Jimmy's Pancake House, HP Fuels, Tobacco Outlet Plus, Hilton Garden Inn (Association for Midwest Museums (AMM) at Family Museum), and Adventurous Brewing (Aug 15-17 and 29-31 events). (Approve and Adopt)
- N. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer



Item Title

Public hearing for the 2025 Sidewalk Repair Program.

Resolution approving the plans, specifications and form of contract for the 2025 Sidewalk Repair Program.

Explanation

This project consists of removing and replacing 4-inch and 6-inch thick P.C.C. sidewalk and ADA curb ramps compliant with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Work includes removal and replacement of existing P.C.C. sidewalk, driveway and curb ramps, installing detectable warning tile at ADA curb ramps, sidewalk curb, P.C.C. curb and gutter removal and replacement and reshaping disturbed areas and grades including 4-inch deep select topsoil and related fertilizing, sodding and watering.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

This project (PW0589) was approved with a total budget of \$250,000 within the Community Improvement Program (CIP).

List Attachments

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

RESOLUTION NO. _____-25

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, AND FORM OF CONTRACT FOR THE
2025 SIDEWALK REPAIR PROGRAM**

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

2025 Sidewalk Repair Program

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

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 15th day of July, 2025,

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

Passed, Approved and Adopted this 15th day of July 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: July 1, 2025 (SPH)
July 15, 2025 (HPH)

REQUESTED BY: Chris Curran, City Attorney and Taylor Beswick, Senior City Planner



Item Title

Resolution setting a date for public hearing on a 100% voluntary annexation of certain property in an urbanized area to the City of Bettendorf, Iowa via a Corporate Boundary Adjustment between Cities. (7/1/25)

Public hearing and resolution approving a 100% voluntary annexation of certain property in an urbanized area to the City of Bettendorf, Iowa via a Corporate Boundary Adjustment between Cities. (7/15/25)

Explanation

The City of Bettendorf has on file an application from the Lisa M. Schluensen Trust for a 100% voluntary annexation in an urbanized area of approximately 0.29 acres of land located north of 2145 Forest Grove Drive in Bettendorf. The action to annex the property is called a Corporate Boundary Adjustment between Cities. The request would realign the city limits of Bettendorf to the south right-of-way line of Forest Grove Drive. The petition includes City of Davenport right-of-way to the centerline of Forest Grove Drive.

A portion of the Davenport Veteran's Memorial Parkway road reconstruction project, which was completed in 2017, included the reconfiguration of Forest Grove Drive up to the Bettendorf city limits. The old Forest Grove Road, which was no longer needed, was vacated in 2018 when the street was removed. Because the city limits line runs along the vacated old Forest Grove Road, this right-of-way vacation resulted in the split of land owned by the Lisa M. Schluensen Trust.

The City of Davenport City Council approved a resolution approving the voluntary severance of the property in question on May 28, 2025. The sliver of land subject to the severance is not developable and functions as the front yard of the home located at 2145 Forest Grove Drive in Bettendorf.

After acceptance by the City Council, the request will be submitted to the State of Iowa City Development Board. If the annexation is approved and no appeal is filed within 30 days of the issuance of the ruling, the Board will file and record the documents to complete the annexation.

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

the anticipated source:

N/A

List attachments

Resolutions; (A) City of Bettendorf Application for Voluntary Annexation (Corporate Boundary Adjustment between Cities); (B) City of Davenport Petition for Voluntary Severance Location Map; (C) City of Davenport resolution approving the voluntary severance.

RESOLUTION NO. _____ - 25

**RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON A
100% VOLUNTARY ANNEXATION OF CERTAIN PROPERTY
IN AN URBANIZED AREA TO THE CITY OF BETTENDORF, IOWA VIA A
CORPORATE BOUNDARY ADJUSTMENT BETWEEN CITIES**

WHEREAS, the Lisa M. Schluensen Trust has applied for a 100% voluntary annexation of property in an urbanized area to the City of Bettendorf, Iowa; and

WHEREAS, the property to be annexed is in Davenport, Iowa and is located north of 2145 Forest Grove Drive in Bettendorf, Iowa and is legally described in Exhibit A and is further delineated in Exhibit B, containing 0.29 acres; and

WHEREAS, it is in the best interest of the City of Bettendorf that said property be annexed to the city at this time; and

WHEREAS, a public hearing is required before City Council action under Iowa Code Section 368.7(3), and proper notice has been published.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearing be set for July 15, 2025 at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of a 100% voluntary annexation of certain property in an urbanized area to the City of Bettendorf, Iowa via a Corporate Boundary Adjustment between Cities; and

PASSED, APPROVED, AND ADOPTED this 1st day of July, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

RESOLUTION NO. _____ - 25

**RESOLUTION APPROVING A
100% VOLUNTARY ANNEXATION OF CERTAIN PROPERTY
IN AN URBANIZED AREA TO THE CITY OF BETTENDORF, IOWA VIA A
CORPORATE BOUNDARY ADJUSTMENT BETWEEN CITIES**

WHEREAS, the Lisa M. Schluensen Trust has applied for a 100% voluntary annexation of property in an urbanized area to the City of Bettendorf, Iowa; and

WHEREAS, the property to be annexed is in Davenport, Iowa and is located north of 2145 Forest Grove Drive in Bettendorf, Iowa and is legally described in Exhibit A and is further delineated in Exhibit B, containing 0.29 acres; and

WHEREAS, the Davenport Veteran’s Memorial Parkway reconstruction project resulted in the split of land owned by the Lisa M. Schluensen Trust; and

WHEREAS, the City of Davenport City Council approved a resolution approving the voluntary severance of the property in question on May 28, 2025 via Resolution 225-25; and

WHEREAS, it is in the best interest of the City of Bettendorf that said property be annexed to the city at this time.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the property referred to herein as described and mapped in Exhibit A and Exhibit B shall hereinafter be and become part of the City of Bettendorf, Iowa.

BE IT FURTHER RESOLVED that city staff is hereby directed to file the appropriate documentation with the State of Iowa City Development Board to facilitate the finalization of this annexation via Corporate Boundary Adjustment between Cities.

PASSED, APPROVED, AND ADOPTED this 15th day of July, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

ANNEXATION DESCRIPTION

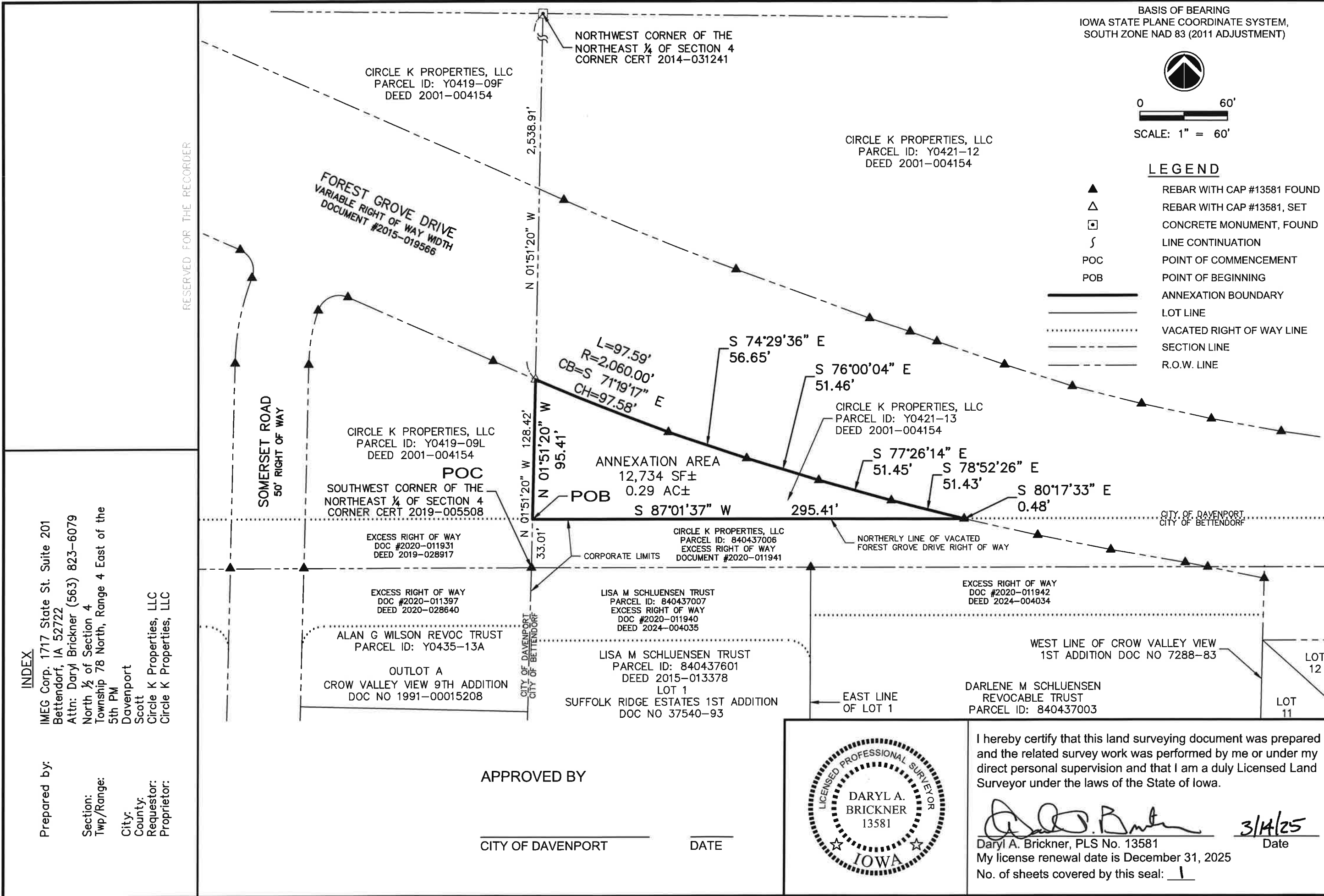
Part of the northeast quarter of Section 4, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Davenport, County of Scott State of Iowa, more particularly described as follows:

Beginning at the southwest corner of the northeast quarter of said Section 4; thence North 01 degree 51 minutes 20 seconds West along the west line of the northeast quarter of said Section 4, a distance of 30.01 feet to the northerly line of Vacated Forest Grove Drive right-of-way; thence continuing North 01 degree 51 minutes 20 seconds West along said west line, a distance of 95.41 feet to the southwesterly right-of-way line of Forest Grove Drive; thence Easterly 97.59 feet along said southwesterly right-of-way line and the arc of a curve to the left with a radius of 2,060.00 feet, a chord bearing of South 71 degrees 19 minutes 17 seconds East and a chord distance of 97.58 feet; thence South 74 degrees 29 minutes 36 seconds East, a distance of 56.65 feet; thence South 76 degrees 00 minutes 04 seconds East, a distance of 51.46 feet; thence South 77 degrees 26 minutes 14 seconds East, a distance of 51.45 feet; thence South 78 degrees 52 minutes 26 seconds East, a distance of 51.43 feet; thence South 80 degrees 17 minutes 33 seconds East, a distance of 0.48 feet to said northerly line of Vacated Forest Grove Drive right-of-way; thence South 87 degrees 01 minutes 37 seconds West along said northerly line, a distance of 295.41 feet to the Point of Beginning.

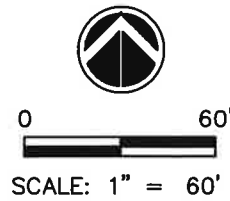
The above-described parcel contains 12,734 square feet or 0.29 acres, more or less.

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

Friday, March 14, 2025 2:44:18 PM
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BASIS OF BEARING
 IOWA STATE PLANE COORDINATE SYSTEM,
 SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



- LEGEND**
- ▲ REBAR WITH CAP #13581 FOUND
 - △ REBAR WITH CAP #13581, SET
 - CONCRETE MONUMENT, FOUND
 - ⋯ LINE CONTINUATION
 - ⋮ POC POINT OF COMMENCEMENT
 - ⋮ POB POINT OF BEGINNING
 - ANNEXATION BOUNDARY
 - LOT LINE
 - ⋯ VACATED RIGHT OF WAY LINE
 - SECTION LINE
 - R.O.W. LINE

REVISIONS	DATE
No.	
DESCRIPTION	



INDEX
 Prepared by: IMEG Corp, 1717 State St. Suite 201
 Bettendorf, IA 52722
 Attn: Daryl Brickner (563) 823-6079
 Section: North 1/2 of Section 4
 Twp/Range: Township 78 North, Range 4 East of the
 5th PM
 City: Davenport
 County: Scott
 Requestor: Circle K Properties, LLC
 Proprietor: Circle K Properties, LLC

CIRCLE K PROPERTIES, LLC
 DAVENPORT, IOWA
Annexation Plat

APPROVED BY

 CITY OF DAVENPORT

DATE



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Daryl A. Brickner
 Daryl A. Brickner, PLS No. 13581
 My license renewal date is December 31, 2025
 No. of sheets covered by this seal: 1

3/14/25
 Date

IMEG Project No: 24003215.00
File Name: 24003215.00 Annexation.dwg
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: JPJ
Date: 03/14/2025
Sheet 1 of 1

**APPLICATION FOR VOLUNTARY ANNEXATION
City of Bettendorf, Iowa**

Part 1

The undersigned, Lisa M. Schluensen, Trustee of the
Lisa M. Schlensen Trust, being the owner(s) or authorized representative(s) of the owner(s) of all property legally described in "Exhibit A" and as shown on the map "Exhibit B" request the property be annexed and become a part of the City of Bettendorf, Iowa.

Property Owner(s):

Signature: Lisa M. Schluensen, Trustee
Phone: 563 / 349-5578
Date: May 9, 2025

Signature: _____
Phone: _____
Date: _____

Part 2 (optional)

Iowa Code Section 368.7 gives the landowner(s) consenting to voluntary annexation of land the right to withdraw consent to annexation within three business days after the public hearing on the application to annex land unless this right is waived.

I hereby waive my right to withdraw consent to annexation within three business days after the public hearing on the application as evidenced by my signature below.

Property Owner(s):

Signature: Lisa M. Schluensen, Trustee
Phone: 563 / 349-5578
Date: May 9, 2025

Signature: _____
Phone: _____
Date: _____

Attachments: Exhibit A: Legal description of the property
Exhibit B: Map showing location of the property within the proposed annexation area

ANNEXATION DESCRIPTION

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

Beginning at the southwest corner of the northeast quarter of said Section 4;

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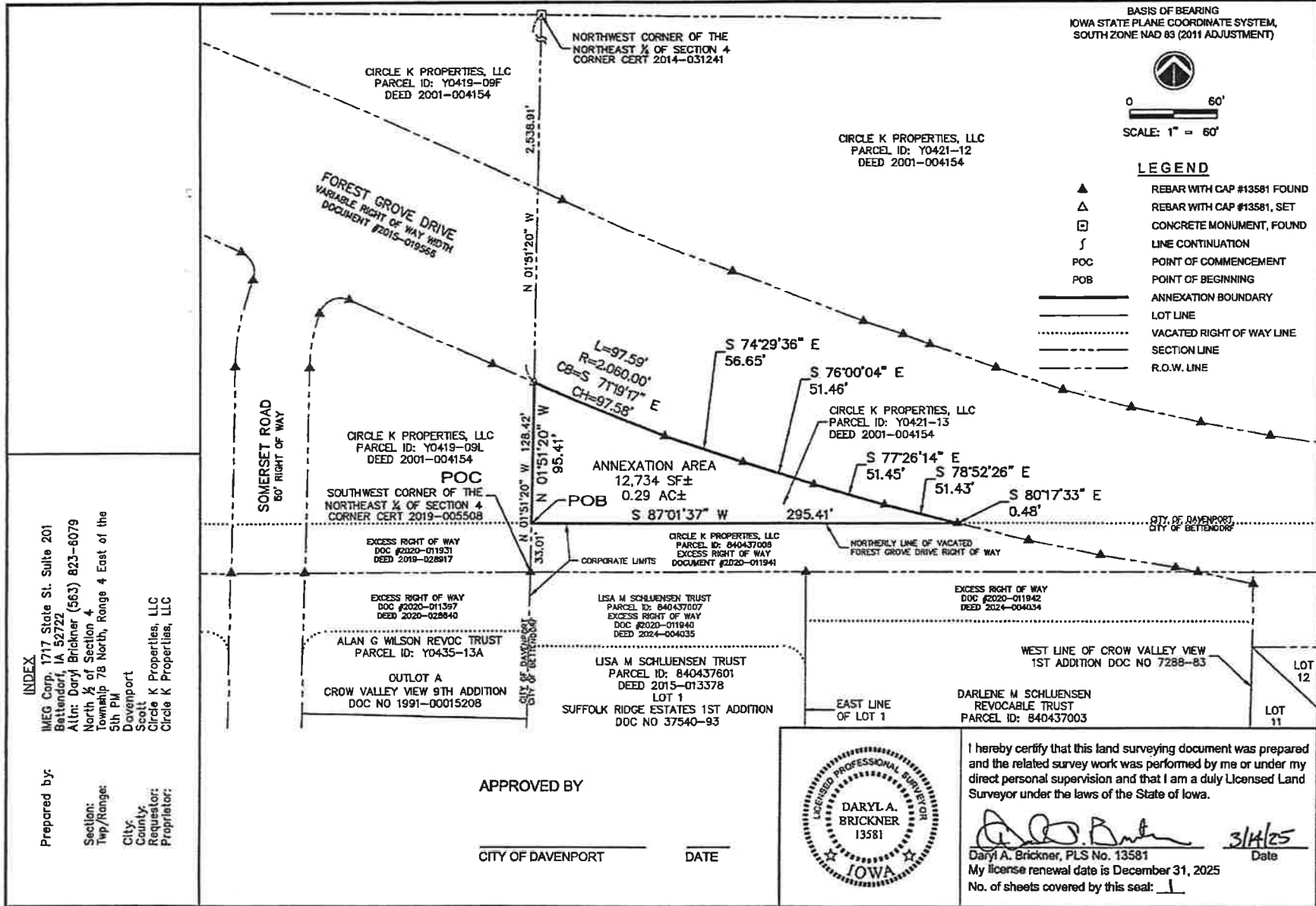
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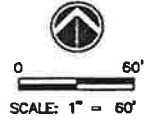
The above-described parcel contains 12,734 square feet or 0.29 acres, more or less as shown by the attached Annexation Plat.

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- - - SECTION LINE
- - - R.O.W. LINE

NO.	REVISIONS	DESCRIPTION	DATE



CIRCLE K PROPERTIES, LLC
 DAVENPORT, IOWA
 Annexation Plat

INDEX
 Prepared by: IMEG Corp, 1717 State St. Suite 201
 Bettendorf, IA 52722
 Attn: Daryl Brickner (563) 823-6079
 Section: North 1/4 of Section 4
 Township: 78 North, Range 4 East of the
 5th PM
 City: Davenport
 County: Scott
 Requestor: Circle K Properties, LLC
 Proprietor: Circle K Properties, LLC

ANNEXATION AREA
 12,734 SF±
 0.29 AC±

POB
 S 87°01'37" W 295.41'

POC
 SOUTHWEST CORNER OF THE
 NORTHEAST 1/4 OF SECTION 4
 CORNER CERT 2019-005508

FOREST GROVE DRIVE
 VARIABLE RIGHT OF WAY WIDTH
 DOCUMENT #2015-019366

SOMERSET ROAD
 60' RIGHT OF WAY

LOT 11
 LOT 12

LOT 1
 EAST LINE OF LOT 1

LOT 2
 WEST LINE OF CROW VALLEY VIEW
 1ST ADDITION DOC NO 7288-83

LOT 3
 SUFFOLK RIDGE ESTATES 1ST ADDITION
 DOC NO 37540-93

LOT 4
 ALAN G WILSON REVOC TRUST
 PARCEL ID: Y0435-13A

LOT 5
 LISA M SCHLIJENSEN TRUST
 PARCEL ID: 840437007

LOT 6
 LISA M SCHLIJENSEN TRUST
 PARCEL ID: 840437601

LOT 7
 DARLENE M SCHLIJENSEN
 REVOCABLE TRUST
 PARCEL ID: 840437003

LOT 8
 CIRCLE K PROPERTIES, LLC
 PARCEL ID: Y0419-09L
 DEED 2001-004154

LOT 9
 CIRCLE K PROPERTIES, LLC
 PARCEL ID: Y0421-12
 DEED 2001-004154

LOT 10
 CIRCLE K PROPERTIES, LLC
 PARCEL ID: Y0421-13
 DEED 2001-004154

LOT 11
 CIRCLE K PROPERTIES, LLC
 PARCEL ID: 840437003
 EXCESS RIGHT OF WAY
 DOCUMENT #2020-011941

LOT 12
 EXCESS RIGHT OF WAY
 DOC #2020-011942
 DEED 2024-004034

LOT 13
 EXCESS RIGHT OF WAY
 DOC #2020-011931
 DEED 2019-028817

LOT 14
 EXCESS RIGHT OF WAY
 DOC #2020-011397
 DEED 2020-028840

LOT 15
 EXCESS RIGHT OF WAY
 DOC #2020-011940
 DEED 2024-004035

LOT 16
 EXCESS RIGHT OF WAY
 DOC #2020-011941
 DEED 2024-004034

LOT 17
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 DOC #2020-011941
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LOT 18
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LOT 46
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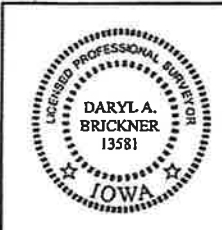
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LOT 48
 EXCESS RIGHT OF WAY
 DOC #2020-011941
 DEED 2024-004034

LOT 49
 EXCESS RIGHT OF WAY
 DOC #2020-011941
 DEED 2024-004034

LOT 50
 EXCESS RIGHT OF WAY
 DOC #2020-011941
 DEED 2024-004034

APPROVED BY _____
 CITY OF DAVENPORT DATE _____



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Daryl A. Brickner
 Daryl A. Brickner, PLS No. 13581
 My license renewal date is December 31, 2025
 No. of sheets covered by this seal: 1

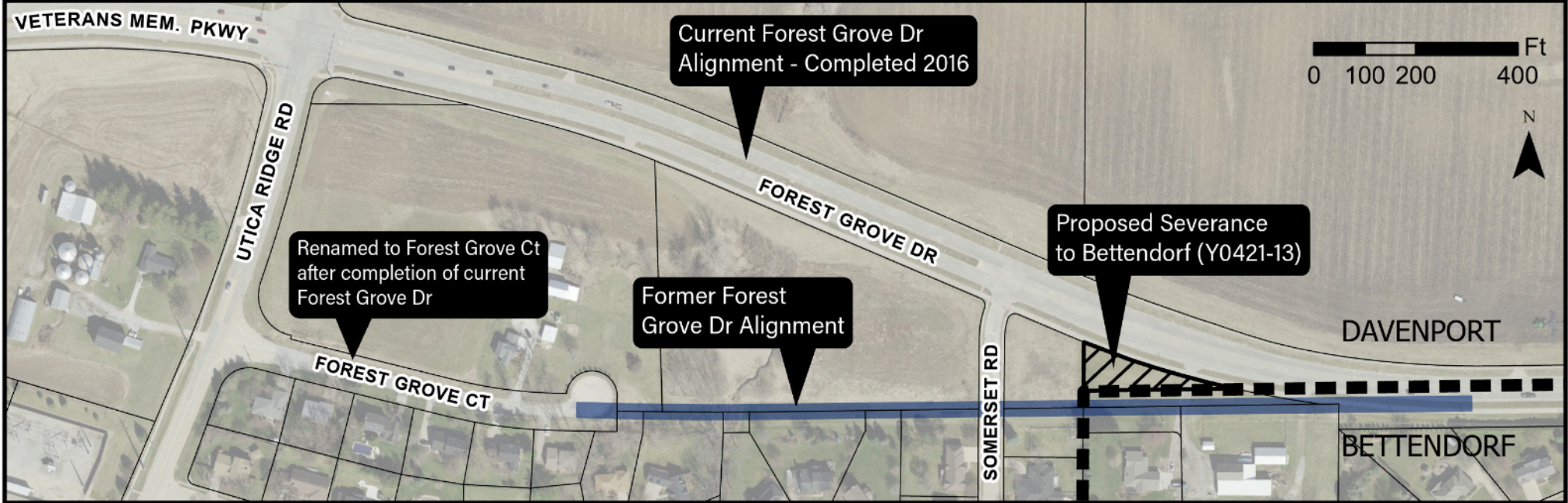
3/14/25
 Date

IMEG Project No:	24003215.00
File Name:	INDEX
Checked By:	JPJ
Date:	03/14/2025







Petition for Voluntary Severance Location Map

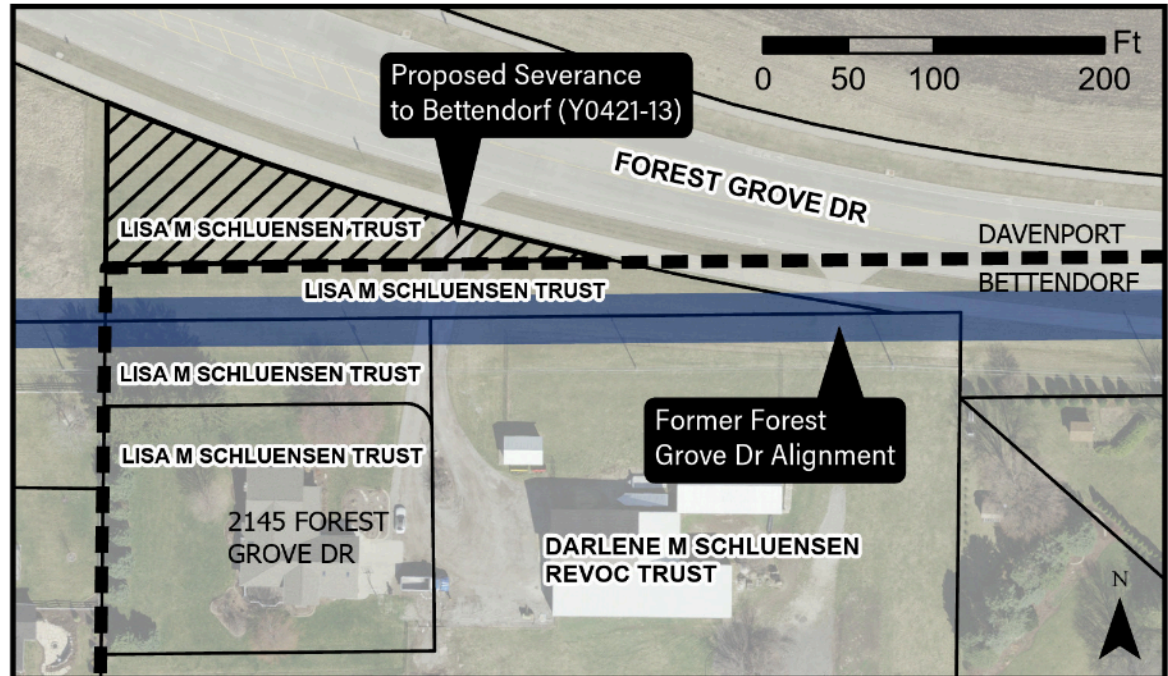
Parcel Y0421-13



Legend

-  Existing City Limit (Dav./Bett.)
-  Proposed Severance to Bettendorf
-  Parcel Lines
-  Former Forest Grove Dr Alignment

Map Date: 5/15/2025



Resolution No. 2025-225

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a petition for voluntary severance of 0.29 acres of real property located between the southern right-of-way of Forest Grove Drive and 2145 Forest Grove Drive, Lisa M. Schluensen Trust, Petitioner.

WHEREAS, the City of Davenport, County of Scott, State of Iowa is a duly organized municipal organization; and

WHEREAS, the City of Davenport, Iowa has received a request for voluntary severance from the property owner of certain real estate located in Scott County described as:

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

Beginning at the southwest corner of northeast quarter of said Section 4;

Thence North 01 degree 51 minutes 20 seconds West along the west line of the northeast quarter of said Section 4, a distance of 30.01 feet to the northerly line of vacated Forest Grove Drive Right of Way;

Thence continuing North 01 degree 51 minutes 20 seconds West along said west line a distance of 95.41 feet to the southwesterly right of way line of Forest Grove Drive;

Thence Easterly 97.59 feet along said southwesterly right of way line and the arc of a curve to the left with a radius of 2,060.00 feet, a chord bearing of South 71 degrees 19 minutes 17 seconds East and a chord distance of 97.58 feet;

Thence South 74 degrees 29 minutes 36 seconds East, a distance of 56.65 feet;

Thence South 76 degrees 00 minutes 04 seconds East, a distance of 51.46 feet;

Thence South 77 degrees 26 minutes 14 seconds East a distance of 51.45 feet;

Thence South 78 degrees 52 minutes 26 seconds East, a distance of 51.43 feet;

Thence South 80 degrees 17 minutes 33 seconds East, a distance of 0.48 feet to said northerly line of Vacated Forest Grove Drive Right of Way;

Thence South 87 degrees 01 minutes 37 seconds West along said northerly line, a distance of 295.41 feet to the Point of the Beginning;

The above-described parcel contains 12,734 square feet or 0.29 acres, more or less, as shown by the attached Annexation Plat;

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

WHEREAS, pursuant to Chapter 368.25A of the Code of Iowa, a real property owner within the boundaries of a city may file a petition for severance with the city council if the petitioner's real property, if severed, would be eligible for annexation by a different city; and

WHEREAS, the owner of the subject property has filed a Petition of Severance from the City of Davenport, Iowa; and

WHEREAS, the owner of the subject property has also filed an application for Voluntary Annexation of Property to the City of Bettendorf, Iowa; and

WHEREAS, it is the desire of the Davenport City Council to approve the voluntary severance of property from the City of Davenport, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the voluntary severance of 0.29 acres of real property located between the southern right-of-way of Forest Grove Drive and 2145 Forest Grove Drive is hereby approved and shall be severed from the City of Davenport, Iowa in accordance with Chapter 368 of the Iowa Code.

Passed and approved this 28th day of May, 2025.

Approved:



Mike Matson
Mayor



Attest:



Brian Krup
Deputy City Clerk

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Brent O. Morlok, P.E., City Engineer



Item Title

Ordinance amending the Bettendorf City Code Section 6-1-285 “Speed Restrictions” by adding a School Zone on Hopewell Avenue.

Explanation

St. Joan of Arc Catholic School is nearing completion and will in the fall of 2025. As has been standard practice for all schools not located in a residential area, a school speed zone needs to be established for the area. The school has access from both Hopewell Ave and Criswell St, but all pickup and drop-off traffic is intended to originate from Hopewell Ave and exit onto Criswell St so staff is recommending the zone be placed on Hopewell Ave.

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

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.

List Attachments

Ordinance.

ORDINANCE NO. _____-25

ORDINANCE AMENDING THE BETTENDORF CITY CODE SECTION 6-1-285 "SPEED RESTRICTIONS" BY ADDING A SCHOOL ZONE ON HOPEWELL AVENUE

Section One. Be It Enacted by the City Council of the city of Bettendorf, Iowa, that Bettendorf City Code Section 6-1-285 (B-9) entitled, "Speed Restrictions" is hereby amended by **adding** thereto the following:

7:00 A.M. - 5:00 P.M. WHEN SCHOOL IS IN SESSION

Hopewell Avenue from 900 feet east of Triangle Court to 500 feet west of Criswell Street, 25 miles per hour. At all other times, the speed limit shall be as established in subsection B8 of this section.

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 _____, 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Brent O. Morlok, P.E., City Engineer



Item Title

Ordinance amending Bettendorf City Code Section 6-1-322(B)(2), “Vehicles Entering Stop or Yield Intersection” by adding a yield intersection on Aspen Hills Circle at Apple Valley Drive.

Explanation

Public Works has recently received complaints regarding the lack of traffic control signs at the intersection of Aspen Hills Circle at Apple Valley Drive. There is limited sight distance when looking north due to a horizontal curve on Apple Valley Drive. Given that restriction, staff recommends installing a yield sign to improve safety at this intersection. This location does not meet Manual on Uniform Traffic Control Devices (MUTCD) warrants for stop signs, thus yield signs were selected.

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

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

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

List Attachments

Ordinance

ORDINANCE NO. _____-25

ORDINANCE AMENDING BETTENDORF CITY CODE SECTION 6-1-322(B)(2), "VEHICLES ENTERING STOP OR YIELD INTERSECTION" BY ADDING A YIELD INTERSECTION ON ASPEN HILLS CIRCLE AT APPLE VALLEY DRIVE

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

Aspen Hills Circle at Apple Valley 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 _____, 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

CITY OF BETTENDORF
COMMITTEE OF THE WHOLE MEETING MINUTES

JUNE 30, 2025

The City Council of Bettendorf, Iowa held their Committee of the Whole on Monday, June 30, 2025, at 5:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

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

Council Members Present: Adamson, Jager, Brown, Naumann, Sechser, Baden, Palczynski

Presiding: Mayor Robert S. Gallagher

PRESENTATION

City Engineer Brent Morlok gave a presentation on the Gateway Pedestrian Bridge and Trails Project. This item was for discussion only – no action. Mr. Morlok explained that staff put together three options for council to consider, 1) current budget as a total project budget is \$13.5 million broken into two CIP projects (arterial collector section in the amount of \$11,735,000 projected to be paid back with TIF/GO bonds and the recreation trails sidewalk and recreation trails section in the amount of \$1,765,000). City Administrator Decker Ploehn explained the other two options, 2) accept or reject the bids no later than the first meeting in August; and if council chooses to reject the bids, then go out at later point in time for an opportunity for potential savings, which would likely be 2 – 3 years from now; and 3) reject it altogether and abandon the project. Mayor Gallagher asked council for any questions. Council Members Jager, Sechser, Palczynski, Baden, Adamson, Brown, and Naumann questioned staff and/or commented on cost, funding, TIF/GO Bonds, other options, bids, aesthetics, development agreement, minimum assessment, cost of rejecting bids and going out for another bid later on, urban renewal area, construction deadlines, amount of public use of the ped bridge, tariffs, watching the budget, eliminate some of the amenities on the proposed ped bridge, public comment, and reputation. Mr. Morlok, Mr. Ploehn, Assistant City Administrator Jeff Reiter, and Finance Director Jason Schadt all responded accordingly. Mayor Gallagher thanked everyone for the cordial conversation on this matter, and stated that if we initially contemplated the need for pedestrian bridge for public safety for those attempting to cross a four lane road at the time of planning, do we still need a bridge, should we wait a few years. If yes, then this [pedestrian bridge] is very important. Mr. Ploehn indicated that staff would have

a conversation with the developers about their perspective and staff would try to work on a solution that addresses the concerns of the council.

ITEMS TO APPEAR

Transit Operations Manager Austin Whelan gave an explanation of the resolution approving changes to Bettendorf Transit’s Americans with Disabilities Act (ADA) Complementary Paratransit Service Policy. Mayor Gallagher asked council for any questions. None presented. ***(Items to Appear 6 & 7)***

CONSENT AGENDA ITEMS

Mayor Gallagher asked council for any questions on the consent agenda items. None presented. Mayor Gallagher asked for a motion to keep all consent agenda items as presented for consideration at tomorrow evening’s council meeting. Council Member Naumann made a motion to approve same, and Council Member Adamson seconded the motion. Viva Voce indicated all ayes, and the motion passed unanimously.

ITEMS ADDED BY MAYOR AND COUNCIL

No items were added by Mayor and/or Council.

ADJOURNMENT

There being no further business, Council Member Baden made a motion to adjourn, and Council Member Brown seconded the motion. The meeting was adjourned at approximately 6:29 p.m.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn

**CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES**

JULY 1, 2025

The City Council of Bettendorf, Iowa met in regular session on Tuesday, July 1, 2025, at 7:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

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

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

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

PROCLAMATION

Mayor Gallagher issued a proclamation proclaiming the month of July as Park and Recreation Month, and July 18, 2025, as Park and Recreation Professionals Day in the Bettendorf community. The proclamation was requested and received by Parks and Recreation Director John Byrnes.

PUBLIC REQUESTS OF COUNCIL

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

PUBLIC HEARING REGARDING PROPOSED CHANGES TO BETTENDORF TRANSIT'S AMERICANS WITH DISABILITIES (ADA) COMPLEMENTARY PARATRANSIT SERVICE POLICY

Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. Mayor Gallagher stated that a presentation was given on this item by Transit Operations Manager Austin Whelan at last night's Committee of the Whole meeting. Mayor Gallagher asked council for any questions. None presented. Mayor Gallagher then opened the public hearing. No one addressed the Council, and Public Hearing was closed.

RESOLUTION

Council Member Sechser presented a resolution approving Bettendorf Transit's Americans with Disabilities (ADA) Complementary Paratransit Service Policy, 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 Palczynski (aye); Adamson (aye); Jager (aye); Brown (aye); Naumann (aye); Sechser (aye); and Baden (aye). The motion passed unanimously.

ORDINANCE – THIRD AND FINAL READING AMENDING BETTENDORF CITY CODE TITLE 4 – HEALTH, SANITATION AND ENVIRONMENT, CHAPTER 3 – OPEN BURNING

Council Member Baden presented the third and final reading of ordinance amending Bettendorf City Code Title 4 – Health, Sanitation and Environment, Chapter 3 – Open Burning, and made a motion to approve the ordinance at its final reading as presented. Council Member Naumann seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Palczynski (aye); Adamson (aye); Jager (aye); Brown (aye); Naumann (aye); Sechser (aye); and Baden (aye). The motion passed unanimously.

CONSENT AGENDA

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

ADJOURNMENT

There being no further business, Council Member Baden made a motion to adjourn, and Council Member Palczynski seconded the motion. The meeting was adjourned at approximately 7:07 p.m.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn

CONSENT AGENDA

JULY 1, 2025

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 June 16, 2025, and June 17, 2025 (Approve and Adopt)
- B. Resolution setting the date for a public hearing and directing the advertising for bids for the 2025 Sidewalk Repair Program. (Approve and Adopt)
- C. Resolution awarding the contract and approving the contract and bond for the 2025 City Bridge Culvert Clearing. (Approve and Adopt)
- D. Resolution authorizing and directing the Director of Public Works to issue a purchase order to Martin Equipment for the purchase of one (1) new Deere 50P Chassis Mini Excavator. (Approve and Adopt)
- E. Resolution authorizing and directing the Director of Public Works to issue a purchase order to CDW-G for traffic network switches. (Approve and Adopt)
- F. Resolution approving the contract extension with Advantage Weed & Feed, LLC for the Weed Control Services Contract. (Approve and Adopt)
- G. Resolution setting a date for a public hearing on a 100% voluntary annexation of certain property in an urbanized area to the city of Bettendorf, Iowa via a Corporate Boundary Adjustment between cities. (Approve and Adopt)
- H. Resolution approving an Engagement Letter with Ahlers & Cooney, PC for services rendered to Amend and Restate the I-80 Urban Renewal Area. (Approve and Adopt)
- I. Resolution approving the civil service list submitted for the Police Officer position in the Police Department. (Approve and Adopt)
- J. Resolution approving mobile food unit licenses for Flavor Train and DeLaney's Ice Cream Shoppe. (Approve and Adopt)
- K. Resolution approving alcohol license renewals and requests for Treehouse Pub, Isle of Capri, Adventurous Brewing, Los Amigos, and Melis Cafe. (Approve and Adopt)
- L. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Jason Schadt, Finance Director

Item Title

Finance Summary Report as of 4/30/25 – Receive and File

Explanation

The April Finance Summary is attached. Included is revenue and expenditure data for the month and fiscal year-to-date as of April 30, 2025. Portions of the report also include data from the same month in the prior year. Please note the summary reports revenue and expenditures relative to the *amended* budget approved in May.

83% of the fiscal year is completed. Overall, revenue is at about 90% of the adopted budget. Property taxes, the City's largest single revenue source, are predominantly received by this point in the year. As expected charges for services, other city taxes and intergovernmental revenue are the next largest contributors to revenue so far.

Expenditures in total are at about 62% of the adopted budget as of April 30. CIP projects are just getting underway, TIF and debt service payments remain to be paid by June 1. Salaries and wages have taken the top spot of expenditures by category, followed by capital outlay and contractual services. Expenditures by department are on pace to meet budget expectations with about 38% of the adopted budget remaining.

The last page of the report shows line-item detail information for the Mayor & Council's General Fund budget. Overall, 80% of the budget is spent year-to-date.

The report is also available on the city's website [here](#).

List Attachments

Finance Summary – Month Ended 4/30/25

RESOLUTION _____ - 25

FINANCIAL SUMMARY REPORT AS OF 4/30/25 - RECEIVE AND FILE

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that Council hereby acknowledges receipt of the Finance Summary Report as of April 30, 2025.

PASSED, APPROVED, AND ADOPTED this 15th day of July, 2025.

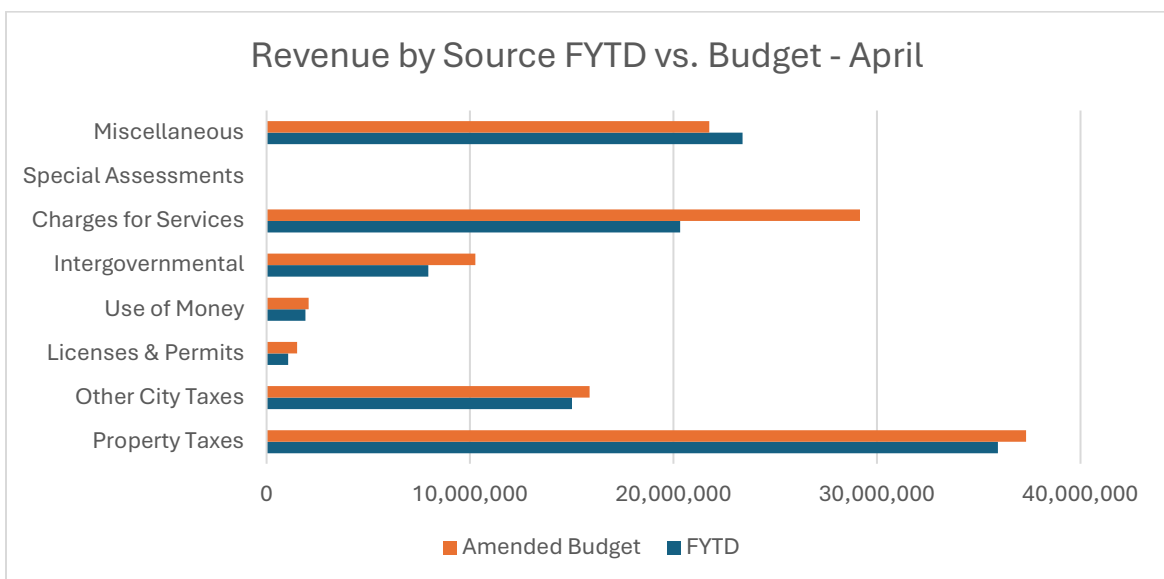
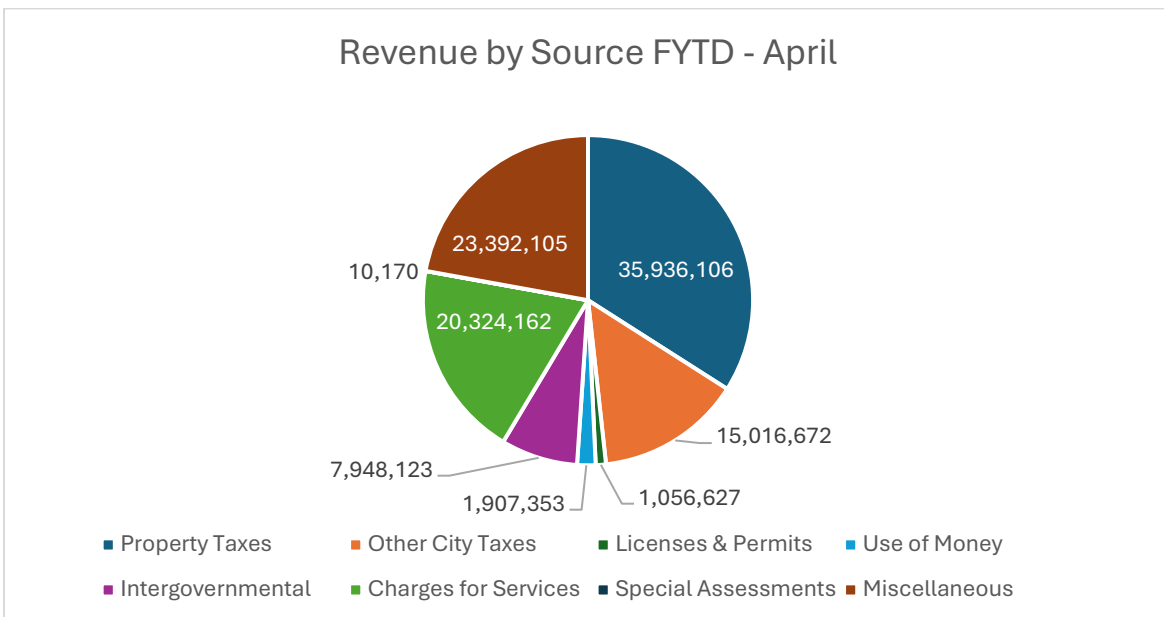
Mayor Robert S. Gallagher

ATTEST:

Decker P. Ploehn, City Clerk

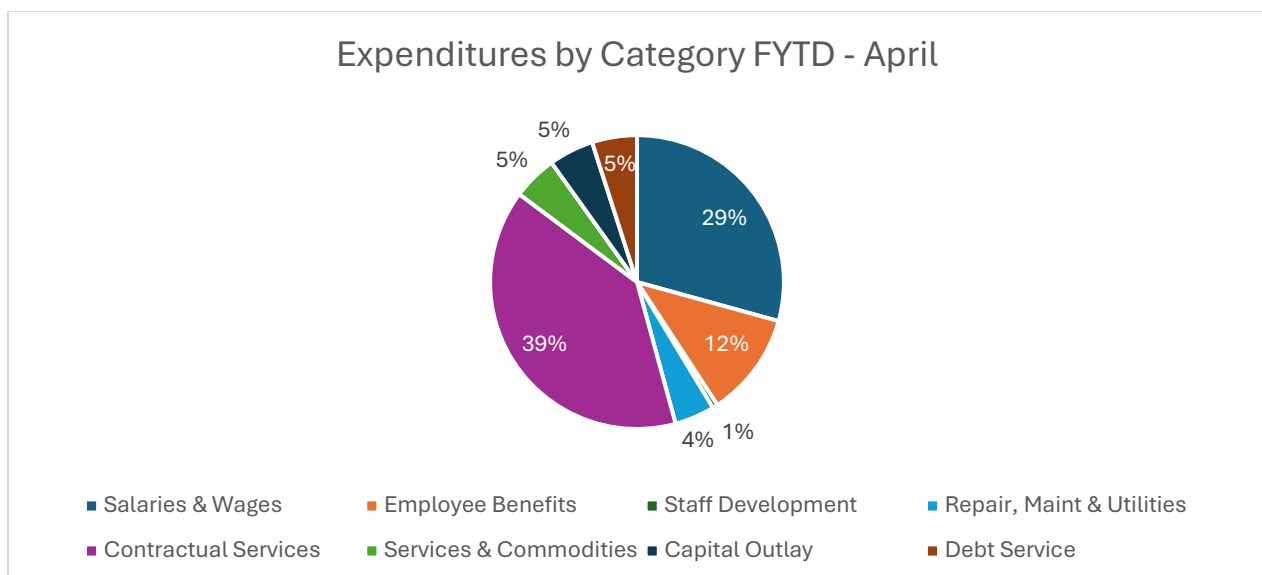
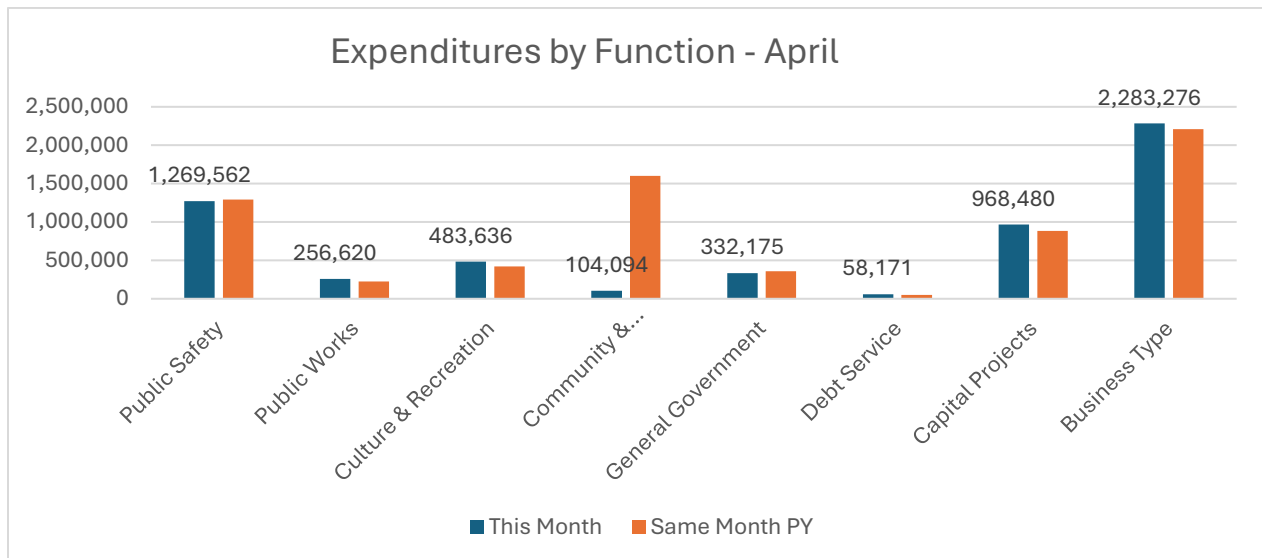
Total Revenue by Source

	This Month	Same Month PY	FYTD	Budget	% of Budget
Property Taxes	1,622,725	1,463,525	35,936,106	37,321,497	96%
Other City Taxes	1,913,440	1,593,512	15,016,672	15,881,939	95%
Licenses & Permits	99,103	175,605	1,056,627	1,496,250	71%
Use of Money	135,661	263,793	1,907,353	2,061,205	93%
Intergovernmental	895,592	799,265	7,948,123	10,254,204	78%
Charges for Services	3,922,386	2,975,024	20,324,162	29,167,950	70%
Special Assessments	0	495	10,170	13,500	75%
Miscellaneous	1,718,815	796,498	23,392,105	21,759,173	108%
	10,307,722	8,067,717	105,591,318	117,955,718	90%



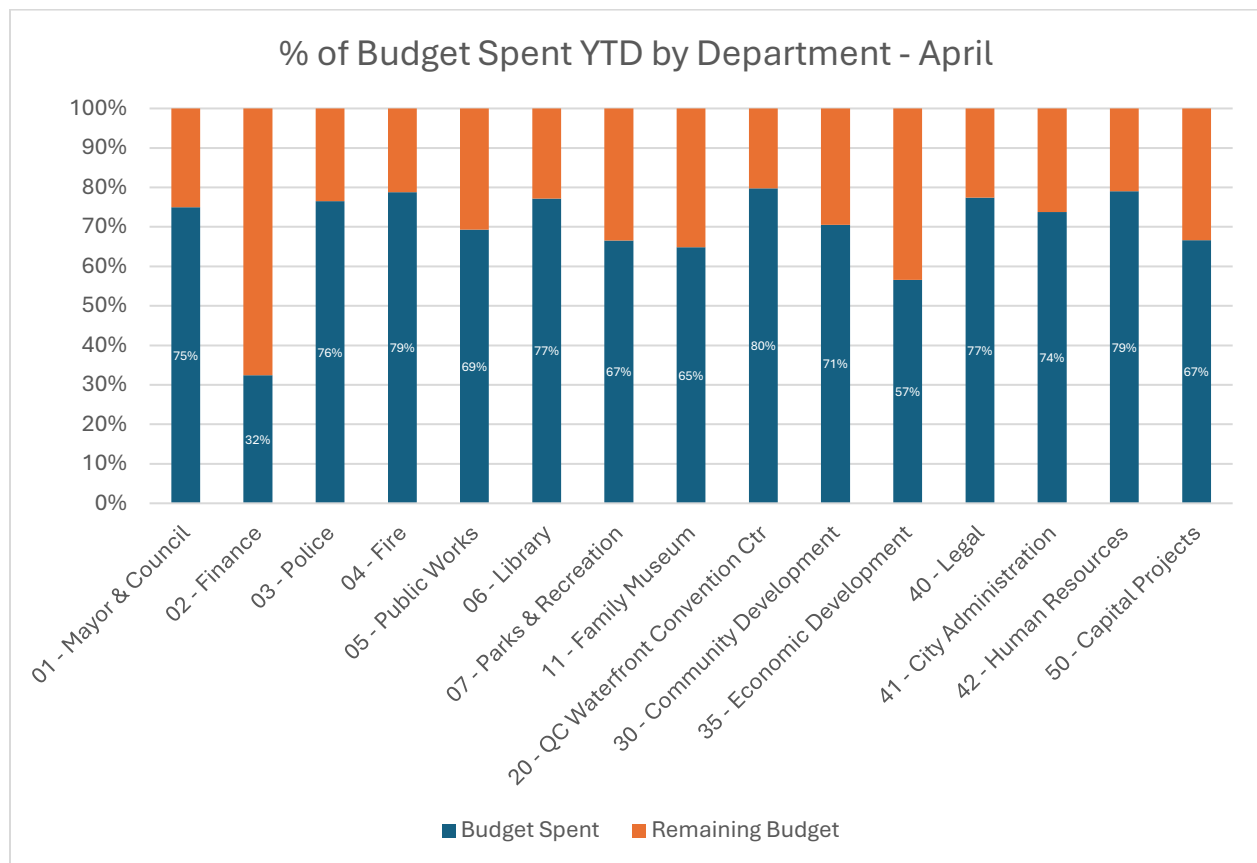
Total Expenditures by Function

	This Month	Same Month PY	FYTD	Budget	% of Budget
Public Safety	1,269,562	1,292,532	13,589,931	17,547,234	77%
Public Works	256,620	224,770	3,213,913	4,295,277	75%
Culture & Recreation	483,636	422,697	5,491,089	7,007,484	78%
Community & Economic Development	104,094	1,599,531	3,034,589	5,356,265	57%
General Government	332,175	358,861	4,274,431	6,315,085	68%
Debt Service	58,171	51,925	3,127,185	15,776,087	20%
Capital Projects	968,480	882,674	16,956,994	26,184,687	65%
Business Type	2,283,276	2,211,132	21,636,934	32,446,513	67%
	5,756,015	7,044,122	71,325,065	114,928,632	62%



Total Expenditures by Department

	This Month	Same Month PY	FYTD	Budget	Budget Spent	Remaining Budget
01 - Mayor & Council	644,855	635,605	7,076,666	9,432,968	75%	25%
02 - Finance	386,060	459,208	8,389,823	25,844,613	32%	68%
03 - Police	708,983	730,143	7,793,641	10,188,111	76%	24%
04 - Fire	490,428	500,969	5,170,872	6,561,846	79%	21%
05 - Public Works	1,601,233	1,351,023	13,971,264	20,160,992	69%	31%
06 - Library	305,391	272,985	3,268,948	4,236,994	77%	23%
07 - Parks & Recreation	224,557	222,217	2,714,199	4,078,592	67%	33%
11 - Family Museum	170,914	194,794	1,738,299	2,680,797	65%	35%
20 - QC Waterfront Convention Ctr	134,466	59,281	1,484,837	1,860,942	80%	20%
30 - Community Development	145,869	137,647	1,493,986	2,118,231	71%	29%
35 - Economic Development	47,048	1,537,198	2,496,931	4,414,848	57%	43%
40 - Legal	32,362	37,238	378,557	489,214	77%	23%
41 - City Administration	43,847	38,479	445,538	603,984	74%	26%
42 - Human Resources	48,757	31,194	427,747	541,096	79%	21%
50 - Capital Projects	771,243	836,141	14,473,757	21,715,404	67%	33%
	5,756,015	7,044,122	71,325,065	114,928,632	62%	38%



Mayor & Council (General Fund Only)	Account Description	Adopted Budget	Actual	Encumb.	(Over)/Under Budget	% Spent YTD
1001-0101-51001	Regular Full Time	17,836	13,960.93	0.00	3,875.07	78.27%
1001-0101-51002	Regular Part-Time	105,183	79,484.42	0.00	25,698.58	75.57%
1001-0101-51004	Overtime	750	561.29	0.00	188.71	74.84%
1001-0101-51027	Sick Leave Buyback	63	63.00	0.00	0.00	100.00%
1001-0101-52001	Fica-City Contribution	2,516	1,915.17	0.00	600.83	76.12%
1001-0101-52002	Medicare-City Contributn	1,803	1,369.10	0.00	433.90	75.93%
1001-0101-52003	Ipers-City Contribution	9,703	7,398.86	0.00	2,304.14	76.25%
1001-0101-52005	City Funded Deferred Comp	365	284.08	0.00	80.92	77.83%
1001-0101-52006	Group Insurance	3,596	2,994.83	0.00	601.17	83.28%
1001-0101-53001	Association Dues	100	0.00	0.00	100.00	0.00%
1001-0101-53002	Subscriptns & Educatn Mat	500	423.07	0.00	76.93	
1001-0101-53004	Meetings & Conferences	33,000	30,352.19	0.00	2,647.81	91.98%
1001-0101-55013	Payment To Other Agencies	765,000	611,277.72	0.00	153,722.28	79.91%
1001-0101-55019	Information Services Chrg	32,399	32,470.63	0.00	-71.63	100.22%
1001-0101-55031	Contingency	0	0.00	0.00	0.00	
1001-0101-55072	Other Professional Servic	50,000	31,462.40	0.00	18,537.60	62.92%
1001-0101-55082	Homebase Warranty Expense	2,000	900.00	0.00	1,100.00	
1001-0101-56004	Minor Equipment	500	102.72	0.00	397.28	20.54%
1001-0101-56006	Office Supplies	200	191.83	0.00	8.17	95.92%
1001-0101-56007	Operating Supplies	42,500	34,805.38	0.00	7,694.62	81.90%
1001-0101-56008	Postage & Shipping	2,000	0.00	0.00	2,000.00	0.00%
1001-0101-56033	Public Appreciation	25,000	21,910.40	0.00	3,089.60	87.64%
Total		1,095,014	871,928	0	223,085.98	79.63%

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Pat Lynch, P.E., Assistant City Engineer



Item Title

Resolution setting the date for a public hearing and directing the advertising for bids for the Kiwanis Park Mini-Pitch Asphalt Pad Project.

Explanation

The proposed improvements consist of removing the existing concrete basketball court, basketball standards and foundations, removal of the storm sewer, minor grading, placing and compacting the rock base and hot-mix asphalt surface, surface restoration and other work related to this project.

Relationship to Goals: Upgraded City Infrastructure & Public Facilities.

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

This project (PK0165) was approved with a total budget of \$70,000 within the Community Improvement Program (CIP).

List Attachments

Resolution; Notice to Bidders; Notice of Public Hearing.

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING AND DIRECTING THE ADVERTISING FOR BIDS FOR THE KIWANIS PARK MINI-PITCH ASPHALT PAD PROJECT

WHEREAS, this Council deems it necessary and advisable under the provisions of the Code of Iowa to construct certain improvements to the parks of Bettendorf, Iowa, namely, the

Kiwanis Park Mini-Pitch Asphalt Pad Project

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 5th day of August, 2025, 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 12th day of August, 2025, 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 15th day of July 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

NOTICE TO BIDDERS

Sealed bids will be received by the City of Bettendorf, Iowa, through their electronic bid submission system at <https://bettendorf.ionwave.net> until **10:00 A.M.** on the **12th day of August, 2025**, for the **Kiwanis Park Mini-Pitch Asphalt Pad Project** and related work as described in the plans and specifications now on file in the office of the City Clerk. Bids shall be submitted to the City Council for consideration and action at a subsequent meeting.

The proposed improvements consist of removing the existing concrete basketball court, basketball standards and foundations, removal of the storm sewer, minor grading, placing and compacting the rock base and hot-mix asphalt surface, surface restoration and other work related to this project.

Before the start of construction, the Contractor shall submit a line of march and schedule of his work listing critical path items. The list of items shall include removals, grading, rock base, HMA pavement and other items, as required, to establish a time schedule for the program.

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

All work shall be done in strict compliance with the plans and specifications prepared by the Engineer of the Engineering Division of the Public Works Department of Bettendorf, Iowa.

All work on this contract shall commence on or after August 20, 2025, as weather permits. All work on this contract shall be completed by October 24, 2025. 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 one (1) year 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

NOTICE OF PUBLIC HEARING

To Whom It May Concern:

Notice is hereby given that on the 5th day of August, 2025, at 7:00 p.m., the City Council of the City of Bettendorf, Iowa, will conduct a public hearing at City Hall, Council Chambers, 1609 State Street, regarding the adoption of plans, specifications, notice to bidders, and form of contract for the construction of the improvements for the Kiwanis Park Mini-Pitch Asphalt Pad Project.

The City Council has set said hearing at the time and place specified. Written suggestions or objections concerning this issue may be filed with the City Clerk at or before such hearing and will be heard by the City Council at the time and place specified.

Interested persons desiring to present their views upon the issue, either in writing or verbally, will be given the opportunity to be heard at the above-mentioned time and place.

Dated at Bettendorf, Iowa, this 15th day of July, 2025

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Pat Lynch, P.E., Assistant City Engineer



Item Title

Resolution authorizing the Director of Public Works to issue a purchase order to Hometown Mechanical for the Faye's Field Restroom Sewer and Water Service Installations.

Explanation

The proposed improvements consist of installing a four-inch (4") sanitary sewer service and a one-inch (1") water service to a predetermined location for a future restroom at Faye's Field. Both lines will be directionally drilled and capped near the future restroom. Work includes excavation and installation of pipes and fittings, backfill of excavated area, installation of cleanouts as required, new curb stop, new curb box, and new meter valve.

Quotes were solicited and Hometown Mechanical of Davenport, Iowa was the lowest responsible bid of three (3) bids received. Bids ranged from the high of \$50,700.00 to the low of \$32,500.00.

Staff is requesting a contingency be authorized in addition to the low bid total to cover any additional 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 PK0202) was approved with a total budget of \$75,000 within the Community Improvement Program (CIP).

List Attachments

Resolution; Bid Tabulation; Quote.

RESOLUTION NO. _____-25

**RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ISSUE A PURCHASE ORDER
TO HOMETOWN MECHANICAL FOR THE FAYE'S FIELD RESTROOM SEWER AND
WATER SERVICE INSTALLATIONS**

WHEREAS, the City's purchasing policies require that any contract purchases in the amount of \$25,000 or greater be approved by a City Council resolution; and

WHEREAS, the requested site improvements are a necessary component of maintaining and upgrading the facilities at Faye's Field; and

WHEREAS, quotes were solicited and Hometown Mechanical was the lowest bid received in the amount of \$32,500. A total purchase order in the amount of \$35,000 is hereby requested which includes a construction contingency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Director of Public Works is authorized to issue a purchase order to Hometown Mechanical in the amount of \$35,000.00.

Passed, Approved and Adopted this 15th day of July 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk



Fayes Field Restroom Sewer and Water Service Installations	Hometown Mechanical		Peterson Plumbing & Heating		Hawkeye Sewer & Water	
	Total Price	\$32,500.00	Total Price	\$34,131.25	Total Price	\$50,700.00

HOMETOWN MECHANICAL

A CRETE UNITED COMPANY

PROPOSAL

June 30, 2025

Pat Lynch
City of Bettendorf
4403 Devils Glen Road
Bettendorf, IA 52722

Re: Sewer and Water for Restroom at Faye's Field

We propose to furnish labor, materials, and equipment necessary to excavate approximately 275 feet of 4" Greenline sewer pipe from the restroom to the manhole near the creek. We will tie into the manhole with an inside drop. We will also install 300 feet of 1" CTS Poly pipe from the existing rock to the restroom. Both lines will be directionally drilled and capped near the restroom in the greenspace area.

Includes:

1. Excavation and installation of pipe and fittings
2. Rough backfill of excavated area
3. Permits
4. Installation of clean out at building or as required
5. New curb stop, curb box, and meter valve
6. Boring contractor

Not included:

1. Landscaping or restoration of excavated area beyond rough backfill
2. Concrete repair or replacement
3. Excavation into the street or any related street repair
4. Wye replacement on the city main
5. Repair or replacement of more than 320 feet of pipe for each line
6. Liability for damage to trees resulting from excavation
7. Removal or replacement of fencing or resetting fence posts
8. Repairs to any unmarked private utilities

We propose to complete the above for a total of: \$32,500.00

Payment Terms: Payment is due upon completion, pending credit approval.

Authorized Signature *Aaron DeSplinter*,
Aaron DeSplinter, Estimator

- Note: Due to the market volatility all pricing is good for five days, after five days the market value of materials may result in additional costs to the project.
- Note: Hometown Mechanical cannot be held responsible for delays in work due to unforeseen unavailability of materials and equipment. If alternate materials are used to maintain work schedule, all efforts will be made to mitigate additional costs, however the end result may be addition costs to the project.
- Note: This proposal is based on the sewer having an average depth of 6 to 9 feet, if the sewer line exceeds this depth, extra time could be needed to complete the job, and this will be done on a T&M basis.
- Note: This proposal may be withdrawn by us if not accepted within 5 days.
- Note: Hometown Mechanical is a cash business. Payment is due within 10 days of invoice date. Interest will be charged at a rate of 1.5% per month until paid in full.
- Note: We accept Visa/MasterCard payment. Customer agrees to a 4% convenience fee paid to the payment processors.
- Note: Contractor shall be entitled to collect reasonable attorney fees incurred in the collection of the debt incurred hereunder.
- Note: Any conditions such as rock, buried concrete, (frost) high water table, inaccurate information, unstable earth, any unforeseen conditions, etc. will be cause for adjustments in the contract.
- Note: The parties acknowledge that the cost of materials used in the performance of this agreement may be subject to fluctuations caused by changes in tariffs, duties, or trade regulations imposed after the effective date of this agreement or the execution of any applicable proposal or work order. In the event that any such changes result in a material cost increase of 4% or more for any materials necessary to perform the work, we shall notify the customer/client in writing as soon as reasonably practicable. The notice shall include documentation supporting the cost increase and the impact on the project budget.
- Note: We cannot guarantee the integrity of the existing piping.
- Note: The following rates will be charged if the job changes from the above-mentioned scope of work. Our standard rates are as follows:

Operator	\$122.00 per hour	Plumber	\$122.00 per hour
Backhoe	\$425.00 per day	Compactor	\$310.00 per day
Breaker	\$390.00 per day		

Acceptance of Proposal-The above prices, specifications & conditions are satisfactory & are hereby accepted. You are to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____ Signature _____

Print _____

**** Note: If this proposal is accepted, please sign and return one copy****

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Brent O. Morlok, P.E., City Engineer



Item Title

Resolution approving Change Order #1 for the 2025 Citywide Landscape Mulching Program.

Explanation

In March 2025, MB Lawn Care, LLC was awarded the contract for the 2025 Citywide Landscape Mulching Program. This is an annual program for the Contractor to purchase and place dyed brown shredded mulch in previously landscaped areas in and around City parks, right-of-ways, and facilities. The mulching services are for the City's Park Maintenance Division and will last until the end of the current years planting season.

The original bid did not include the medians along Forest Grove Dr. and Middle Rd. as staff believed the newly placed mulch from those projects would suffice for one additional year. Unfortunately the material deteriorated quicker than anticipated which led to a large growth of weeds this summer. The weeds have been removed but the area needs to be re-mulched to prevent further growth. MB Lawn Care was willing to honor their original contract unit price and re-mobilize for this work. The total change order amount is \$18,000.00, bringing the final project cost to \$36,000.00 from the approved \$18,000.00 purchase order.

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

The overall beautification budget was approved for \$215,000. To date, \$148,000 has been approved with no additional expenses expected to occur.

List Attachments

Resolution, Change Order #1.

RESOLUTION NO. _____-25

**RESOLUTION APPROVING CHANGE ORDER #1
FOR THE 2025 CITYWIDE LANDSCAPE MULCHING PROGRAM**

WHEREAS, on the 4th day of March, 2025, the City of Bettendorf entered into contract with MB Lawn Care, LLC of Urbandale, Iowa for the purchase and installation of landscape mulching at various locations within the City of Bettendorf; and

WHEREAS, the increase to completed contract items are deemed appropriate to achieve the intended purpose of the improvements in a cost-effective manner;

Now, therefore be it resolved by the city council of the city of Bettendorf, Iowa that Change Order No. 1 for the 2025 Citywide Landscape Mulching Program be approved, and that the Public Works Director is authorized to execute the said work order.

Passed, Approved and Adopted this 15th day of July, 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

CHANGE ORDER

2025 Citywide Landscape Mulching Program
Project Name
MB Lawn Care
Contractor

CO #1
Change Order Number
1001071255081
Project / Account Number

DESCRIPTION OF CHANGES:

(attach additional pages if more space is needed.)

The medians and roundabouts along Forest Grove Dr and Middle Rd were not included in the initial bid for the 2025 Citywide Landscape Mulching program. The intent was that the initial mulch laid as part of the project would be sufficient for one more season. Unfortunately the existing mulch deteriorated quicker than anticipated which led to the growth of a large amount of weeds. The weeds have been removed, and the area needs to be mulched to prevent them from coming back. MB Lawn Care is willing to extend the existing contract for this area.

PRICE. These changes (select one):

- raise lower the price of the contract to \$ 36,000.00
 do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

- extend shorten the duration of the project by _____ days.
 do not affect the duration of the project.

COMPLETION. The new approximate date of completion is: Unchanged

BUDGET SUMMARY:

Original Contract Amount	\$ 18,000.00
Prior Change Orders	\$ 0.00
Current Contract Amount	\$ 18,000.00
Current Change Order Amount	<u>\$ 18,000.00</u>
Proposed Total Contract Amount	\$ 36,000.00

Owner Signature

Mirnes Becirovic
Contractor Signature

Printed Name

Date

MIRNES BECIROVIC 07/08/2025
Printed Name Date

COUNCIL LETTER

MEETING DATE: July 15, 2025 (SPH)
August 5, 2025 (HPH)

REQUESTED BY: Mark Hunt
Community Development Director



Item Title

Resolution setting a date for public hearing on the rezoning of 5680 North Street (Lot 5, Bailey's First Addition), A-2 Rural Residence District to R-1 Single-Family Resident District, submitted by Jonathan and Stephanie Den Boer. (Case 25-024-REZ) (7/15/25)

Public hearing and first reading of an ordinance rezoning 5680 North Street (Lot 5, Bailey's First Addition), A-2 Rural Residence District to R-1 Single-Family Resident District, submitted by Jonathan and Stephanie Den Boer. (Case 25-024-REZ) (8/5/25)

Explanation

Jonathan and Stephanie Den Boer have submitted a request to rezone 5680 North Street to facilitate the subdivision of the single-family lot. All of the surrounding areas contain single-family residential uses. The future land use designation is Neighborhood Light which permits the R-1 zoning district. Because the surrounding properties are designated as Neighborhood Light, the proposed rezoning is consistent the Future Land Use Map within the City's Comprehensive Plan.

North Street is accessed from Moencks Road. It should be noted that North Street was originally an access easement but has recently been designated as right-of-way. This history has led to the inconsistent widths of the roadway. Staff feels, however, that the road is sufficient to support the rezoning and proposed residential use.

The proposed rezoning aligns with the plan's goal of "Expanding Housing Choices and Strengthening Neighborhoods." More infill housing in this area could "help stabilize older neighborhoods" and "promote smaller lot homes" which is a recommendation of the plan.

The Planning and Zoning Commission made a recommendation for approval of the rezoning request at their June 18, 2025 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; Ordinance; Notice of Public Hearing; (A) Staff Report with attachments; (B) Planning and Zoning Commission report to Mayor and City Council; (C) Excerpts from Planning and Zoning Commission meeting minutes.

RESOLUTION NO. _____ - 25

**RESOLUTION SETTING A DATE FOR PUBLIC HEARING ON REZONING OF
5680 NORTH STREET (LOT 5, BAILEY'S FIRST ADDITION)
A-2 RURAL RESIDENCE DISTRICT TO
R-1 SINGLE-FAMILY RESIDENCE DISTRICT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that a date for public hearings be set for August 5, 2025, at 7:00 p.m., City Hall Council Chambers, 1609 State Street, on the matter of a rezoning request for 5680 North Street (Lot 5, Bailey's First Addition) from A-2 Rural Residence District to R-1 Single-Family Residence District.

PASSED, APPROVED, AND ADOPTED this 15th day of July, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

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

ORDINANCE NO. _____ - 25

**ORDINANCE AMENDING THE BETTENDORF, IOWA ZONING MAP FOR
5680 NORTH STREET (LOT 5, BAILEY’S FIRST ADDITION)
A-2 RURAL RESIDENCE DISTRICT TO R-1 SINGLE-FAMILY RESIDENCE DISTRICT**

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

Section 1. That the Bettendorf, Iowa, Zoning Map referred to in Section 4, and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to 5680 North Street (Lot 5, Bailey’s First Addition) and which is now zoned A-2 Rural Residence District, is hereby repealed and said described land shall hereinafter be zoned R-1 Single-Family Residence District, and the following Zoning Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map.

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

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

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

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

NOTICE OF PUBLIC HEARING

To Whom It May Concern:

Notice is hereby given that on the 5th day of August, 2025, at 7:00 p.m., the City Council of the City of Bettendorf, Iowa, will conduct a public hearing at City Hall, Council Chambers, 1609 State Street, regarding amending the Bettendorf, Iowa Zoning Map for property located at 5680 North St, (Lot 5, Bailey's First Addition, Parcel ID 841333105), A-2, Rural Residence District to R-1, Single-Family Residence District.

The City Council has set said hearing at the time and place specified. Written suggestions or objections concerning this issue may be filed with the City Clerk at or before such hearing and will be heard by the City Council at the time and place specified.

Interested persons desiring to present their views upon the issue, either in writing or verbally, will be given the opportunity to be heard at the above-mentioned time and place.

Dated at Bettendorf, Iowa, this 15th day of July, 2025

Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: 25-024
Author: Greg Beck
Department: Community Development
Date: June 18, 2025



Case No: 25-024
Request: Rezoning to accommodate future lot replatting
Location: 5680 North Street
Legal Description: Lots 5, Bailey's First Addition, Parcel No. 841333105
Applicant: Jonathon and Stephanie Den Boer
Current Zoning: A-2, Rural Residence District
Proposed Zoning: R-1, Single Family Residence District
Future Land Use: Neighborhood Light

Background Information & Facts

Jonathon and Stephanie Den Boer have submitted a request to rezone 5680 North Street to facilitate the subdivision of his single-family lot. All of the surrounding areas contain single-family residential uses.

Future Land Use and Comprehensive Plan

The future land use designation is Neighborhood Light which permits the R-1 zoning district. Because the surrounding properties are designated as Neighborhood Light, the proposed rezoning is consistent the Future Land Use Map within the City's Comprehensive Plan.

The proposed rezoning also aligns with the plan's goal of "Expanding Housing Choices and Strengthening Neighborhoods." More infill housing in this area could "help stabilize older neighborhoods" and "promote smaller lot homes" which is a recommendation of the plan.

Lot Configuration & Zoning Compliance

This parcel contains 1 acre. Adjacent zoning is residential:

- A-2, Rural Residence District zoning is found to the north, south, and west of this parcel
- R-1 Single Family Residence District zoning is located east of this lot. Newer housing is located in R-1 districts to the east.
- Single-family dwellings are the primary use in both A-2 and R-1 zoning districts surrounding this lot.

Thoroughfare Plan & Access

North Street is accessed from Moencks Road. It should be noted that North Street was originally an access easement but has recently been designated as right-of-way. This history has led to the inconsistent widths of the roadway. Staff feels, however, that the road is sufficient to support the rezoning and proposed residential use.

Utilities

Utilities are in place in the neighborhood. Easements may be needed at the platting stage to facilitate water and sewer connectivity to the new lot and perhaps other adjacent properties depending on their current connection status. Staff has received written correspondence regarding a well on the property that is used for non-potable water by an adjacent property. Staff will review access to this well at the platting stage. These conditions do not negatively impact the requested rezoning.

Pedestrian and Trail Access

North Street does not have sidewalks, as it was constructed before they were required by code. A 6-foot wide sidewalk exists along portions of Moencks Road.

Off-Street Parking

Any parking requirements shall be met with on site design accommodations as required for single-family dwellings.

Floodplain

No portion of the acreage is in a flood hazard area.

Staff Recommendation

The proposed rezoning would allow the lot to be further subdivided to provide space for infill single-family housing. In addition to the analysis provided above, staff finds the zoning amendment adequately addresses the following concerns as prescribed in 11-15-13(B) of the Zoning Ordinance:

1. The rezoning conforms to the future land use map in the comprehensive plan as described in the Preamble and further in subsection A-1-3 of Appendix 1. [The Neighborhood Light future land use designation permits R-1, Single-Family Residence District zoning.](#)
2. The amendment is consistent with the goals and objectives of the Comprehensive Plan. The plan's housing-related goal of ["Expanding Housing Choices and Strengthening Neighborhoods"](#) is [facilitated by the rezoning.](#)
3. If the responses for Subsection 11-15-13 B.1. and 11-15-13 B.2. of this section are not affirmative, then either the amendment request recommendation must be denied, or the Planning and Zoning Commission and City Council must amend the Comprehensive Plan to provide the required consistency. [11-15-13 B.1. and 11-15-13 B.2. Requirements have been met.](#)

4. The subject property, after the City Council approval of the proposed rezoning, will be designed to permit characteristics of said zoning district that will not negatively impact the nearby parcels. The parcel's use is consistent with the newer subdivisions to the east. The A-2 zoning that borders this parcel was meant to be transitional to accommodate parts of the County that the City incorporated in the 1960s and 1970s. Once water service and sanitary sewer service were connected, the parcels in this area qualified to be zoned to R-1 zoning.

5. The potential externalities and applicable performance standards requirements governing factors (such as noise, neon lights, odors, etc.) of the rezoning request have been adequately considered. All structures anticipated for any future lot expansion would have the same single-family dwelling use classification. All driveway accesses would be to North Street and so would not create more drive entries onto Moencks Road. No externalities differing from those created by single-family housing are anticipated

6. The pattern of development that has occurred surrounding the subject property is examined, as other characteristics of the subject property are considered, to make a determination regarding a request for an amendment change. Newer subdivisions in this part of Bettendorf have been rezoned to R-1, Single Family Residence District or R-2, Single Family Residence District.

7. The proposed amendment is in the public interest and not solely in the interests of the applicant. Infill development requires little if any additional utility connections or infrastructure improvements. Tax base shall increase.

Staff recommends approval of the rezoning application. The applicant is reminded that any future plat must comply with all zoning requirements for the R-1, Single-Family Residence District. The replat will not be considered by the City Council until the third reading of the ordinance rezoning the property is approved.

Respectfully submitted,

Greg Beck
City Planner

List of Attachments:

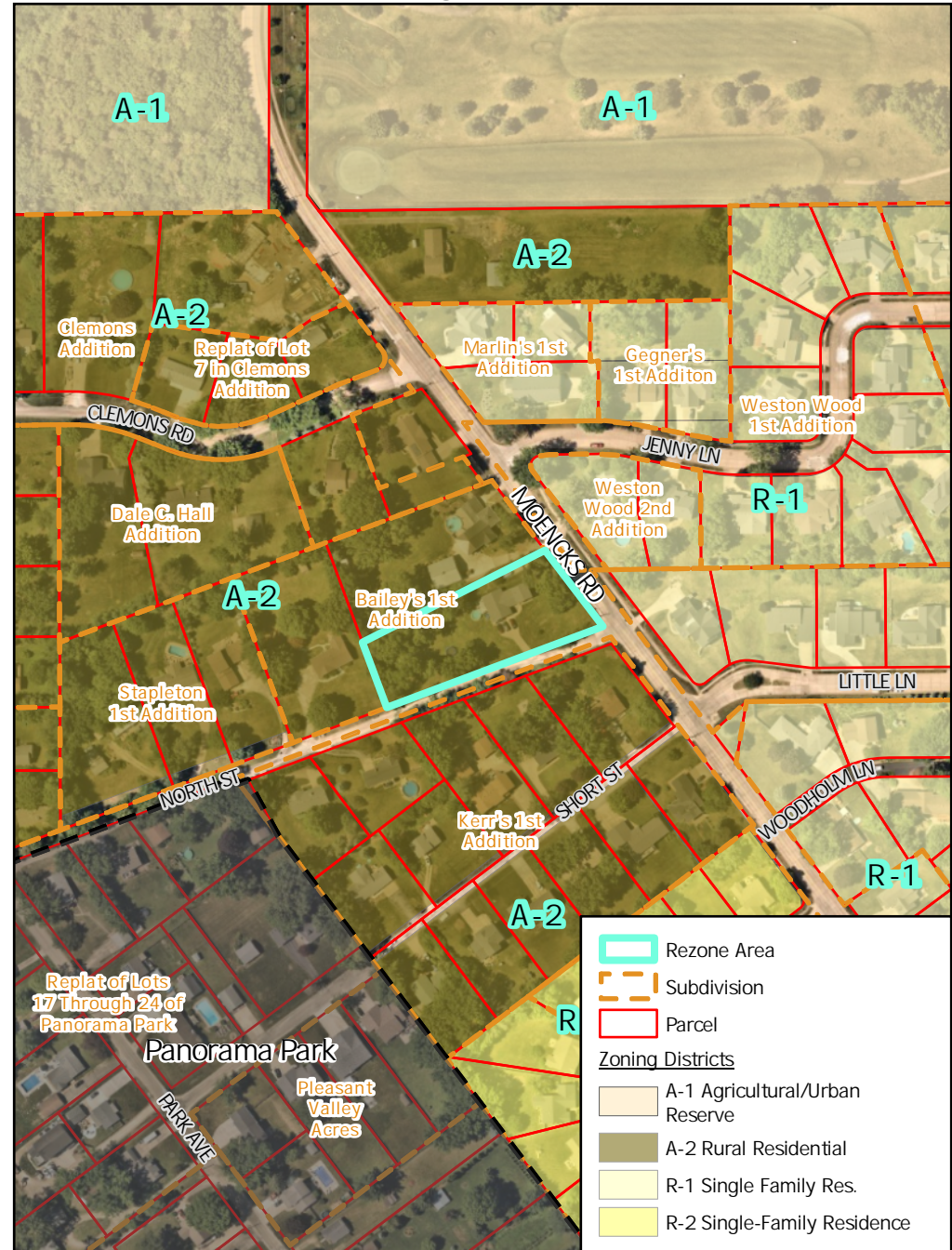
- (A) Aerial Location Map
- (B) FLUM and Zoning Map
- (C) Final Plat
- (D) Retracement Survey





Future Land Use

Zoning (Current)



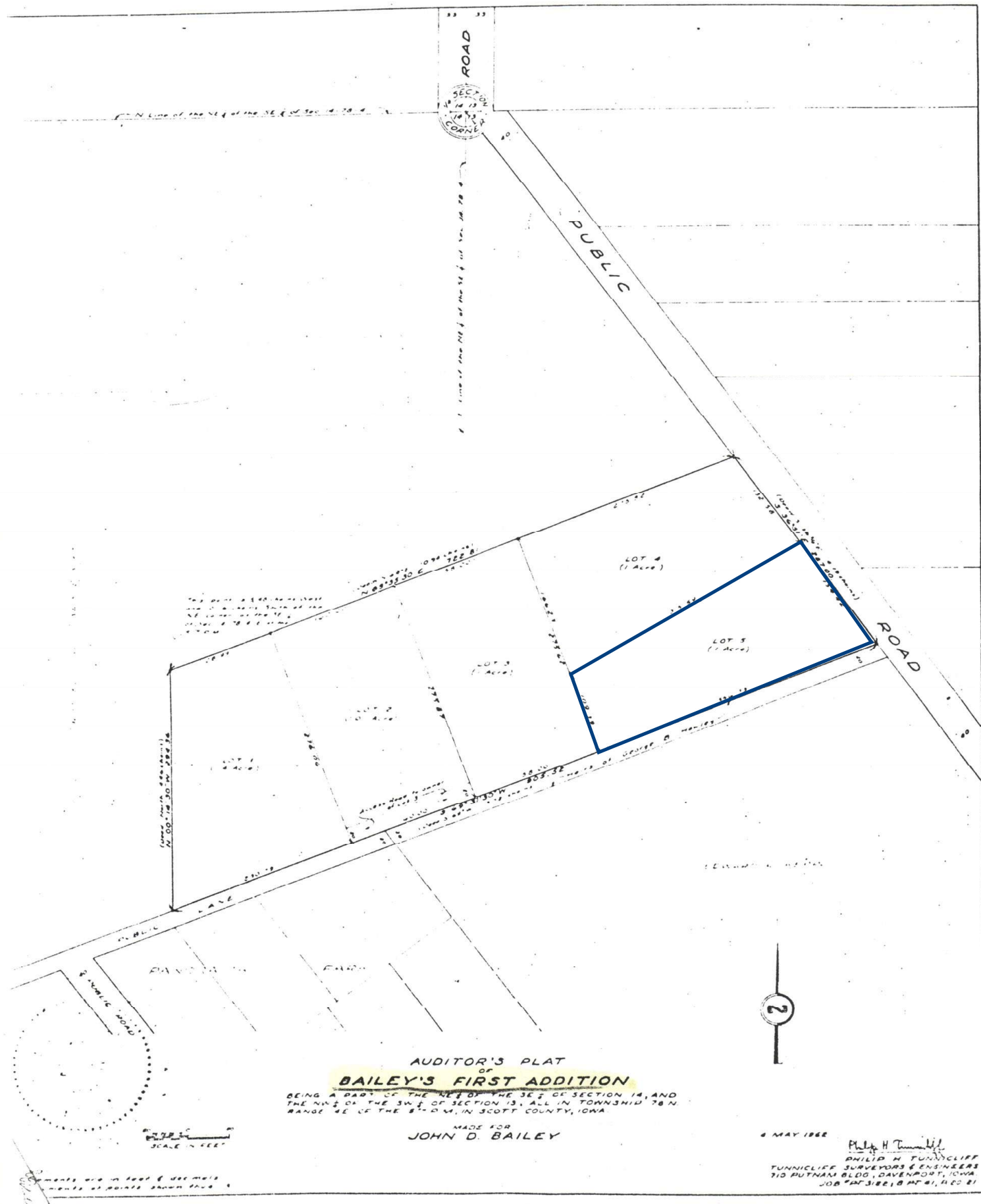
BOOK 148 PAGE 574

5842 Recording Fee \$6.50 Paid

Filed for Record May 15th, 1962 at 12:40 CST
o'clock P.M. and Recorded in Book 148 of
Miscellaneous, Page 574.

State of Iowa }
Scott County } ss:

Clarence E. Hagen Recorder



RETRACEMENT SURVEY

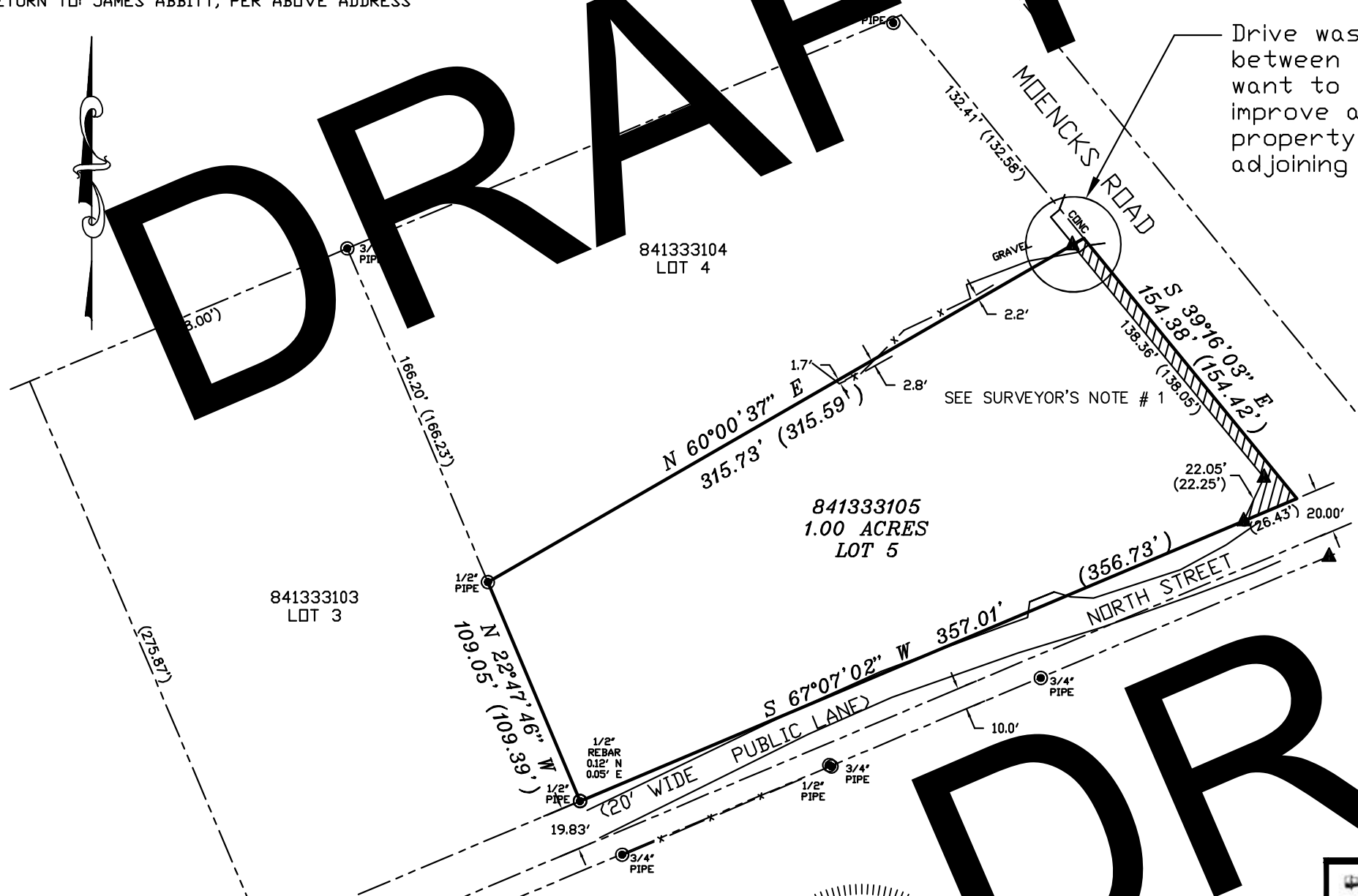
INDEX LEGEND
 LOCATION: LOT 5 IN BAILEY'S 1ST ADDITION
 REQUESTOR: JONATHAN DEN BOER
 PROPRIETOR: JONATHAN DEN BOER
 SURVEYOR: JAMES W. ABBITT, JR.
 COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
 4900 38th AVENUE, SUITE 1
 MOLINE, IL 61265
 309-524-3124
 RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

LOT 5 OF AUDITOR'S PLAT OF BAILEY'S FIRST ADDITION BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

Drive was not poured evenly between lots 4 & 5, so I want to widen the drive to improve access to my property without crossing adjoining land.

SURVEYOR'S NOTATION:

- HATCHED AREA- SURVEYED BY DONOHUE AND ASSOCIATES ON 10/05/05 BUT THE DOCUMENTS FOR RIGHT-OF-WAY ACQUISITION WERE NOT RECORDED AND THE CITY STATES THEY HAVE NO RECORD OF THIS TRANSACTION

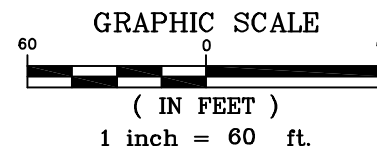
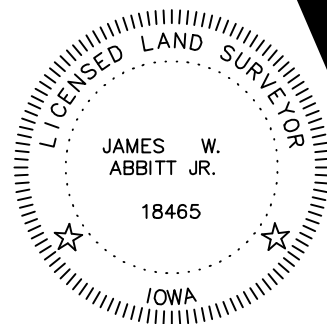


LEGEND

	FOUND REBAR
	FOUND PIPE
	FOUND 6788
	SET 5/8\"/>
	PLASTIC CAP #18465
	BOUNDARY LINE
	LOT LINE OR R.O.W. LINE
	EASEMENT LINE
	R.O.W. ACQUISITION NOT RECORDED
	(100') DEED OR PLATTED
	100' MEASURED

I HEREBY VERIFY 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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. _____ DATE _____
 REG. NO. 18465
 MY LICENSE EXPIRES DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY



		ABBITT SURVEY & DEVELOPMENT, PLLC. 4900 38TH AVE. SUITE 1 MOLINE, ILLINOIS 61265 PH. 309-524-3124	
DATE: 07-21-2022	SCALE: 1" = 60'	DRAWN BY: SEM	CHECKED BY: JWA
PREPARED FOR: JONATHAN DEN BOER 5680 NORTH STREET BETTENDORF, IA 52722		PAGE: 1 OF 1 DRAWING No.: 22-065-IABE-DEN BOER	
DRAWING TITLE: PLAT OF SURVEY			



July 8, 2025

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

SUBJECT: Planning and Zoning Commission's recommendation on the rezoning of 5680 North Street, A-2 to R-1, submitted by Jonathan and Stephanie Den Boer. (Case 25-024-REZ)

Honorable Mayor and Members of the City Council:

On June 18, 2025, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named rezoning request.

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

Sincerely,

Mark D. Hunt
Director, Community Development

4. Case 25-024-REZ; 5680 North Street, A-2 Rural Residence District to R-1 Single-Family Residence District, submitted by Jonathan and Stephanie Den Boer. (Staff: Beck)

Beck reviewed the staff report.

Kappeler asked how many lots the applicant's property could be subdivided into. Beck explained that the property could possibly be split into a total of 3 lots given the size of the lot, but that it would be contingent on the utility layout and topography.

Kappeler asked for clarification of the condition of North Street. Morlok explained that after reviewing historical plats from adjacent subdivisions, staff believes that the intent was for North Street to become a public street. He added that even though the right-of-way is not the standard 31 feet, it has been acknowledged that going forward it will be owned and maintained by the city. Morlok stated that it will not be reconstructed to meet city standards.

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

Wennlund asked if there was anyone present wishing to speak in favor of or in opposition to the request.

Wendy Reyes, 5615 North Street, commented that she approached the city several times in the past to discuss maintenance of North Street and was told that because it is private, the city couldn't do anything. She stated that she is glad to hear that the city will be taking over the street and asked if maintenance will include the other end of the street that connects to Panorama Park. Morlok explained that the city will maintain only the part of the street that is located within Bettendorf's city limits. Reyes stated that many drivers use North Street as a cut through and requested that any planned upkeep be completed as soon as possible.

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

On motion by Stoltenberg, seconded by Satterfield, that the rezoning of 5680 North Street, A-2 to R-1, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Mark Hunt
Community Development Director



Item Title

Resolution approving an appeal to the offer price for a home located at 2407 Crestview Drive (Lot 128, Hawthorne Hills First Addition) as a part of the Flood Grant Buyout Program (Sub-Award Agreement No. DR-4557-0045).

Explanation

The City was awarded funding from the Iowa Homeland Security and Emergency Management Division and the Federal Emergency Management Agency to be used to purchase real estate located within the Duck Creek flood plain. The purchased homes would then be demolished, leaving the area as greenspace.

An offer of \$130,000 was made to Ramses Moreno for his home located at 2407 Crestview Drive based on an appraisal commissioned by the City in July 2021 (See 7/21/21 Appraisal – Attachment A). Subsequent to that offer, the homeowner provided an appraisal of his home showing a value of \$155,000 (See 5/30/23 Appraisal – Attachment B). Moreno has submitted an appeal of the offer price (See Moreno appeal – Attachment C.)

Staff recommends that the City Council approve the appeal of the offer price for 2407 Crestview Drive.

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) 7/21/21 Appraisal; (B) 5/30/23 Appraisal; (C) Moreno appeal

**RESOLUTION APPROVING AN APPEAL TO THE OFFER PRICE FOR A HOME
LOCATED AT 2407 CRESTVIEW DRIVE
(LOT 128, HAWTHORNE HILLS FIRST ADDITION)
AS A PART OF THE FLOOD GRANT BUYOUT PROGRAM
(DR-4557-0045)**

WHEREAS, the City of Bettendorf, Iowa (hereinafter called "the Subgrantee"), County of Scott, was approved for a grant award from the Iowa Homeland Security and Emergency Management Division and the Federal Emergency Management Agency for funding from the Hazard Mitigation Grant Program to purchase real estate within the Duck Creek Floodplain of Bettendorf, Iowa, and

WHEREAS, the Subgrantee has adopted an Administrative Plan for said grant that details various policies and procedures relative to the grant including appeals to the offer price for real estate purchased under the grant, and

WHEREAS, the real estate known as 2407 Crestview Drive and legally described as Lot 128, Hawthorne Hills First Addition to the City of Bettendorf, Scott County, Iowa (hereinafter called "the Property"), was approved to be purchased under said grant, and

WHEREAS, Ramses Moreno is the owner of the Property, and

WHEREAS, the Subgrantee offered Moreno \$130,000 for the Property based on an appraisal commissioned by the City in July 2021, and

WHEREAS, Moreno, at his own expense, provided the Subgrantee an appraisal of the Property completed in May 2023 showing a value of \$155,000, and

WHEREAS, the Subgrantee has received and reviewed an appeal to its offer price for the Property.

NOW, THEREFORE, BE IT RESOLVED, that the Subgrantee approves the purchase price of \$155,000 for the real estate located at 2407 Crestview Drive (Lot 128, Hawthorne Hills First Addition) to the City of Bettendorf, Scott County, Iowa.

PASSED, APPROVED, AND ADOPTED this 15th day of July, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

APPRAISAL OF REAL PROPERTY



LOCATED AT

2407 Crestview Dr
Bettendorf, IA 52722
HAWTHORNE HILLS 1ST ADD Lot: 128 HAWTHORNE HILLS 1ST ADD

FOR

City of Bettendorf
4403 Devils Glen Road
Bettendorf, IA 52722

OPINION OF VALUE

130,000

AS OF

07/21/2021

BY

Josh Binneboese
DataSource Appraisal
630 River Dr, Suite 201
Bettendorf, IA 52722
(563) 355-9310
joshb@datasourceappraisal.com

Exterior-Only Inspection Residential Appraisal Report

File # 082115B1U

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address	2407 Crestview Dr	City	Bettendorf	State	IA	Zip Code	52722
Borrower	First Financial Group	Owner of Public Record	First Financial Group LC	County	Scott		
Legal Description	HAWTHORNE HILLS 1ST ADD Lot: 128 HAWTHORNE HILLS 1ST ADD						
Assessor's Parcel #	8420231C8	Tax Year	2020	R.E. Taxes \$	2,046		
Neighborhood Name	Hawthorne Hills	Map Reference	19340	Census Tract	0135.00		
Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) to determine market value of the subject property						
Lender/Client	City of Bettendorf	Address	4403 Devils Glen Road, Bettendorf, IA 52722				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?							<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Report data source(s) used, offering price(s), and date(s).	QCMLS						

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	52	Low 41	Multi-Family	5 %	
Neighborhood Boundaries	North to Spruce Hills, south to Lincoln Rd, west to I-74 and east to 18th St.			300	High 71	Commercial	10 %	
Other areas may also compete. "Other" land is vacant, parks, schools, recreation, etc.				170	Pred. 57	Other	5 %	

Neighborhood Description The subject is located in a residential neighborhood of Bettendorf. Homes mostly show an average to above average level of exterior maintenance. Due to the layout of the neighborhood, traffic is minimal. All amenities (school, shopping, employment, recreation) are located in close proximity. Multi-family uses are scattered throughout, with commercial uses on the main thoroughfares.

Market Conditions (including support for the above conclusions) Properties in the area sold in an average of 10 days last year, at 100% of list price. The median and average sales prices for last year vs. the prior year, as well as re-sales of the same properties, indicate stable prices. The number of actives in the neighborhood indicates a 0.3 month supply. Seller concessions are common in this market area.

SITE

Dimensions 60 x 100 Area 6000 sf Shape Rectangular View N;Res;

Specific Zoning Classification R2 Zoning Description Single Family Residence District

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe _____

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone AE FEMA Map # 19163C0367G FEMA Map Date 03/23/2021

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe _____

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____

A survey was not performed, nor was one provided. The site is subject to normal utility easements, which do not have a negative affect on value. There were no apparent adverse easements, encroachments, etc. visible on the date of inspection. I did not search land records for recorded easements or encroachments.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner

Other (describe) Exterior observation Data Source for Gross Living Area Assessor's records

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Patio	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Vinyl	Fuel Gas	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 1
Design (Style) Ranch	Roof Surface Comp shingle	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1960	Gutters & Downspouts Aluminum	<input type="checkbox"/> Individual	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 18	Window Type Dbl hung	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Other (describe) Unknown, exterior only			

Finished area above grade contains: 5 Rooms 3 Bedrooms 1.0 Bath(s) 1,008 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) None known, exterior only.

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;The subject is a 1 story dwelling that appears to be in average condition based on an exterior only inspection. Physical depreciation reflects the age of the subject and overall wear and tear. No functional or external depreciation was noted. Information such as bedroom, bathroom count, size, exterior amenities, furnace/CAC, etc. were taken from the property record card and a 2007 MLS listing and is assumed to be accurate. If found to be otherwise, it could affect the opinion of value. The interior is assumed to be in similar condition as the exterior.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No

If Yes, describe.

While none were noted, such items are generally beyond the expertise of the appraiser. Issues of soundness and structural integrity are often related to areas that are hidden from the appraiser's view. See limiting condition #5 and comments on page three related to appraiser's definition of "complete visual inspection". Subject was built prior to 1978 and may contain lead based paint.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

Exterior-Only Inspection Residential Appraisal Report

File # 082115B1U

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0					
There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 84,000 to \$ 190,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	2407 Crestview Dr Bettendorf, IA 52722	1111 Crestview Ct Bettendorf, IA 52722	1711 Parkway Dr Bettendorf, IA 52722	2702 Crestview Dr Bettendorf, IA 52722	
Proximity to Subject		0.01 miles NE	0.62 miles SE	0.18 miles N	
Sale Price	\$	\$ 134,109	\$ 123,500	\$ 126,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 139.70 sq.ft.	\$ 100.24 sq.ft.	\$ 125.00 sq.ft.	
Data Source(s)		QCMLS#4218883;DOM 1	QCMLS#4217667;DOM 11	QCMLS#4215977;DOM 8	
Verification Source(s)		Assessor's Records, Inspection	Assessor's Rcrds, Ext Observatn	Assessor's Rcrds, Ext Observatn	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s03/21;c02/21		s01/21;c12/20	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	6000 sf	6600 sf	0	7560 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT2;Tri level	0
Quality of Construction	Q4	Q4		Q4	
Actual Age	61	60	0	64	0
Condition	C4	C4		C4	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 3 1.0	5 3 1.0		6 3 2.0	-2,000
Gross Living Area	1,008 sq.ft.	960 sq.ft.	0	1,232 sq.ft.	-5,400
Basement & Finished Rooms Below Grade	1008sf700sfin 1rr0br0.0ba1o	960sf720sfin 1rr0br1.0ba0o	0	704sf400sfin 1rr0br0.0ba0o	0 +2,500
Functional Utility	Average	Average		Average	
Heating/Cooling	F.Air/CAC	F.Air/CAC		F.Air/CAC	
Energy Efficient Items	None known	None known		None known	
Garage/Carport	1ga2dw	1ga	0	1ga	0
Porch/Patio/Deck	Patio	Deck,porch,fnc	0	3 SSN Porch	0
Total DOM	NA	1	0	11	0
Settlement Date	NA	03/17/2021	0	01/15/2021	0
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,000	
Adjusted Sale Price of Comparables		Net Adj. 0.0 % Gross Adj. 0.0 % \$ 134,109	Net Adj. 4.0 % Gross Adj. 8.0 % \$ 118,600	Net Adj. 2.4 % Gross Adj. 2.4 % \$ 129,000	

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **Assessor's Records**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **Assessor's Records**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Assessor's Records	Assessor's Records	Assessor's Records	Assessor's Records
Effective Date of Data Source(s)	09/01/2021	09/01/2021	09/01/2021	09/01/2021

Analysis of prior sale or transfer history of the subject property and comparable sales There were no sales or transfers for the subject property in the past 3 years. No recent sales or transfers for comps 1-3.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ **130,000**

Indicated Value by: Sales Comparison Approach \$ **130,000** Cost Approach (if developed) \$ **0** Income Approach (if developed) \$ **0**

The sales comparison approach is deemed to be the best indicator of residential value in the area and is, therefore, the basis of this report. The cost approach is most reliable when the improvements are new or nearly new. Due to the unreliability of estimating accrued depreciation, this approach to value has not been used. The income approach was deemed inapplicable due to a lack of single family rentals.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **130,000**, as of **07/21/2021**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

File # 082115B1U

ADDITIONAL COMMENTS

SOURCE OF DEFINITION OF MARKET VALUE:
 The definition of market value noted in report is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS on June 7, 1994, and in the Interagency Appraisal and Evaluation Guideline, dated October 27, 1994.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value.

The purpose and intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of the appraisal report form, and definition of market value.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae & Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

Pursuant to the Conduct Section of the Ethics Rule of USPAP, If known prior to accepting an assignment, and/or if discovered at any time during the assignment, an appraiser must disclose to the client, and in the subsequent report certification any services regarding the subject property performed by the appraiser within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.
 - I have performed no services, as an appraiser, or in any other capacity, regarding the property that is the subject of this report, within the three year period immediately preceding acceptance of this assignment.

EXPOSURE TIME: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Exposure time for the subject property would be approximately 0-60 days. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

I have not completed a home inspection, and any questions related to the adequacy of mechanicals should be addressed to a qualified inspector or contractor.

Highest and Best use: The subject is zoned for residential use and residential is an allowable use. The structure provides a positive return to the land that is higher than the land alone. Therefore the subjects current residential use is its highest and best use.

This report is an Appraisal Report.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)			
Provide adequate information for the lender/client to replicate the below cost figures and calculations.			
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)			
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ----- = \$		
Source of cost data	DWELLING	Sq.Ft. @ \$	----- = \$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$	----- = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	----- = \$		
The cost approach was undeveloped due to the subjects age. The cost approach is best applicable for new properties with limited depreciation.	Garage/Carport	Sq.Ft. @ \$	----- = \$
Older properties like the subject, that require an estimate of depreciation, lack reliability and therefore is not completed in this report.	Total Estimate of Cost-New ----- = \$		
	Less Physical	Functional	External
	Depreciation		----- = \$()
	Depreciated Cost of Improvements ----- = \$		
	"As-is" Value of Site Improvements ----- = \$		
Estimated Remaining Economic Life (HUD and VA only) _____ Years	INDICATED VALUE BY COST APPROACH ----- = \$ 0		

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)			
Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) _____ Income Approach was not developed because of the lack of single family rental data in subjects market area.			

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)		
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached		
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.		
Legal Name of Project _____		
Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion _____		
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____		
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. _____		
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. _____		
Describe common elements and recreational facilities. _____		

Exterior-Only Inspection Residential Appraisal Report

File # 082115B1U

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

File # 082115B1U

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

File # 082115B1U

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature



Name Josh Binneboese

Company Name DataSource Appraisal

Company Address 630 River Dr, Suite 201
Bettendorf, IA 52722

Telephone Number (563) 355-9310

Email Address joshb@datasourceappraisal.com

Date of Signature and Report 09/01/2021

Effective Date of Appraisal 07/21/2021

State Certification # CR03117

or State License # _____

or Other (describe) _____ State # _____

State IA

Expiration Date of Certification or License 06/30/2022

ADDRESS OF PROPERTY APPRAISED

2407 Crestview Dr

Bettendorf, IA 52722

APPRAISED VALUE OF SUBJECT PROPERTY \$ 130,000

LENDER/CLIENT

Name No AMC

Company Name City of Bettendorf

Company Address 4403 Devils Glen Road, Bettendorf, IA 52722

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect exterior of subject property

Did inspect exterior of subject property from street

Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

File # 082115B1U

	FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
SALES COMPARISON APPROACH	Address	2407 Crestview Dr Bettendorf, IA 52722	2613 Holly Dr Bettendorf, IA 52722								
	Proximity to Subject		0.13 miles N								
	Sale Price	\$	\$ 150,000			\$			\$		
	Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 144.23 sq.ft.				\$ sq.ft.				\$ sq.ft.
	Data Source(s)		QCMLS#4223754;DOM 4								
	Verification Source(s)		Assessor's Rcrds,Ext Observatn								
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
	Sales or Financing Concessions		Listing								
	Date of Sale/Time		c08/21								
	Location	N;Res;	N;Res;								
	Leasehold/Fee Simple	Fee Simple	Fee Simple								
	Site	6000 sf	6650 sf	0							
	View	N;Res;	N;Res;								
	Design (Style)	DT1;Ranch	DT1;Ranch								
	Quality of Construction	Q4	Q4								
	Actual Age	61	60	0							
	Condition	C4	C3	-15,000							
	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	Room Count	5 3 1.0	5 3 1.0								
	Gross Living Area	1,008 sq.ft.	1,040 sq.ft.	0		sq.ft.			sq.ft.		
	Basement & Finished Rooms Below Grade	1008sf700sfin 1rr0br0.0ba1o	1040sf0sfin	0							
	Functional Utility	Average	Average								
	Heating/Cooling	F.Air/CAC	F.Air/CAC								
	Energy Efficient Items	None known	None known								
	Garage/Carport	1qa2dw	2gd	-3,000							
Porch/Patio/Deck	Patio	Patio,fence	0								
Total DOM	NA	4	0								
Settlement Date	NA	LP:SP Adjust	-1,500								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -14,500		<input type="checkbox"/> + <input type="checkbox"/> -	\$		<input type="checkbox"/> + <input type="checkbox"/> -	\$		
Adjusted Sale Price of Comparables		Net Adj. 9.7 % Gross Adj. 16.3 %	\$ 135,500		Net Adj. % Gross Adj. %	\$		Net Adj. % Gross Adj. %	\$		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).											
SALE HISTORY	ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
	Date of Prior Sale/Transfer										
	Price of Prior Sale/Transfer										
	Data Source(s)	Assessor's Records	Assessor's Records								
Effective Date of Data Source(s)	09/01/2021	09/01/2021									
Analysis of prior sale or transfer history of the subject property and comparable sales No recent sales or transfers for comp 4.											
Analysis/Comments											
ANALYSIS / COMMENTS											

Supplemental Addendum

File No. 082115B1U

Borrower	First Financial Group						
Property Address	2407 Crestview Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	City of Bettendorf						

URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

Due to a lack of recent similar sales, comps 2 & 3 are older than 6 months. No age adjustments are required (considered under effective age/condition). There is insufficient market data to warrant adjustments for the following in this market area; lot size, style, year built, basement size and/or exterior amenities, however, these items were considered in the final reconciliation.

Adjustments are warranted for the following; condition, bathroom count, GLA, basement finish and garage utility.

The most similar competing sales in as close proximity to the subject as possible were utilized. Adjustments were made for dissimilar items according to their effect on the market value of the subject. Sales chosen are similar style dwellings, with similar size and utility, located in the subject market area and are considered the most reliable sales available. The subject and all of the comparables are located in a flood zone.

The subject sits on a smaller than average size lot and is average size (GLA). It has 3 bedrooms and 1 bathroom above grade, and a 1 car attached garage.

The adjusted values for comps 1-3 range from \$118,600 up to \$134,109, with comp 4 adjusting to \$135,500. The unadjusted sales prices for comps 1-3 range from \$123,500 up to \$134,109, with comp 4 listed at \$150,000. It is the appraiser's opinion that the subject property would fall into these ranges at \$130,000. Comp 1 is the most recent sale. Comps 1 & 3 have the lowest net adjustment totals and are the closest in proximity. Comps 1 & 3 were given primary consideration, and comps 2 & 4 were given secondary consideration.

Some comparable photos may be out of season as they were taken prior to the effective date of this appraisal report for a previous appraisal report. The comparable photos are part of the appraisers database and at a minimum the appraiser has inspected the exterior of the comparables from the street. In some instances, the appraiser attempted to photograph the comparables from the street and people were present which did not allow for the appraiser to photograph the comparable property without disturbing occupants. In these instances, MLS photos were utilized.

The UAD format only allows a single number for the predominant value on pg 1. There is no one single predominant value. The market area is broad, with several small similar subdivisions mixed in, amongst older/inferior and newer/superior subdivisions. The number stated on pg 1 is the average sales price for the entire defined market area. The subject is neither an over or under-improvement, and is well within the marketable range.

UAD Scope of Work disclaimer: At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that included specific formats, definition, abbreviations, and acronyms. I have attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which I have not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable (such as areas inside walls covered by finishes, areas covered by furniture and personal belongings, and inner workings of mechanical elements). Comparable property data was generally obtained from third-party source (such as the Assessor, MLS, and Realtors). Consequently, this information should be considered an "estimate" unless otherwise noted by me.

The appraisal was prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice.

The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 331 et seq.) and any implementing regulations.

FIRREA Certification Statement: The appraiser certifies and agrees that this report is prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Appraiser Independence

No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the City of Bettendorf.

Subject Photo Page

Borrower	First Financial Group						
Property Address	2407 Crestview Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	City of Bettendorf						



Subject Front

2407 Crestview Dr
Sales Price
Gross Living Area 1,008
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 6000 sf
Quality Q4
Age 61



Subject Street



Subject Street

Photograph Addendum

Borrower	First Financial Group						
Property Address	2407 Crestview Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	City of Bettendorf						



House number

Comparable Photo Page

Borrower	First Financial Group				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA
Lender/Client	City of Bettendorf				
				Zip Code	52722



Comparable 1

1111 Crestview Ct
 Prox. to Subject 0.01 miles NE
 Sale Price 134,109
 Gross Living Area 960
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 6600 sf
 Quality Q4
 Age 60



Comparable 2

1711 Parkway Dr
 Prox. to Subject 0.62 miles SE
 Sale Price 123,500
 Gross Living Area 1,232
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7560 sf
 Quality Q4
 Age 64



Comparable 3

2702 Crestview Dr
 Prox. to Subject 0.18 miles N
 Sale Price 126,000
 Gross Living Area 1,008
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 6200 sf
 Quality Q4
 Age 60

Comparable Photo Page

Borrower	First Financial Group						
Property Address	2407 Crestview Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	City of Bettendorf						



Comparable 4

2613 Holly Dr
Prox. to Subject 0.13 miles N
Sale Price 150,000
Gross Living Area 1,040
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 6650 sf
Quality Q4
Age 60

Comparable 5

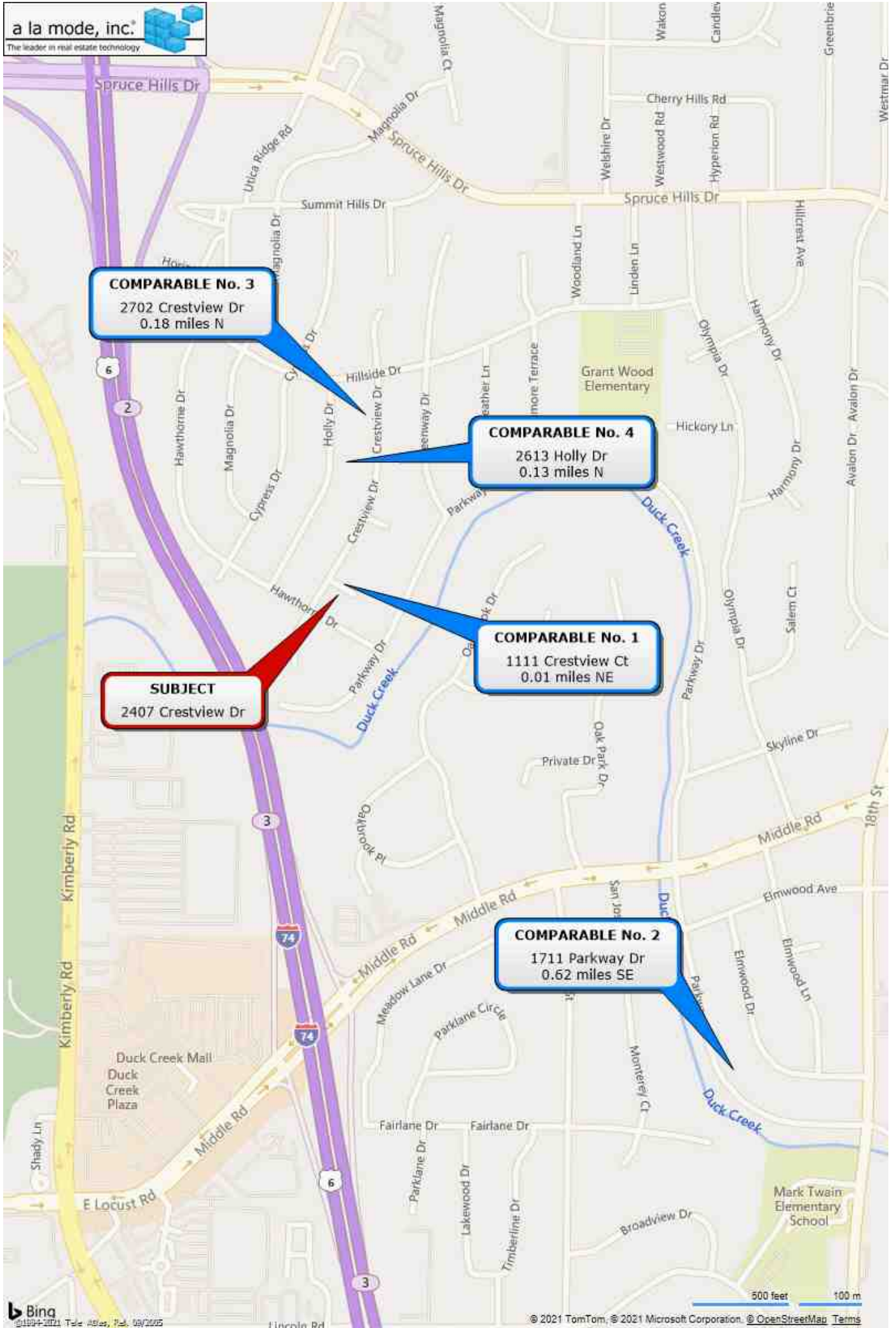
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

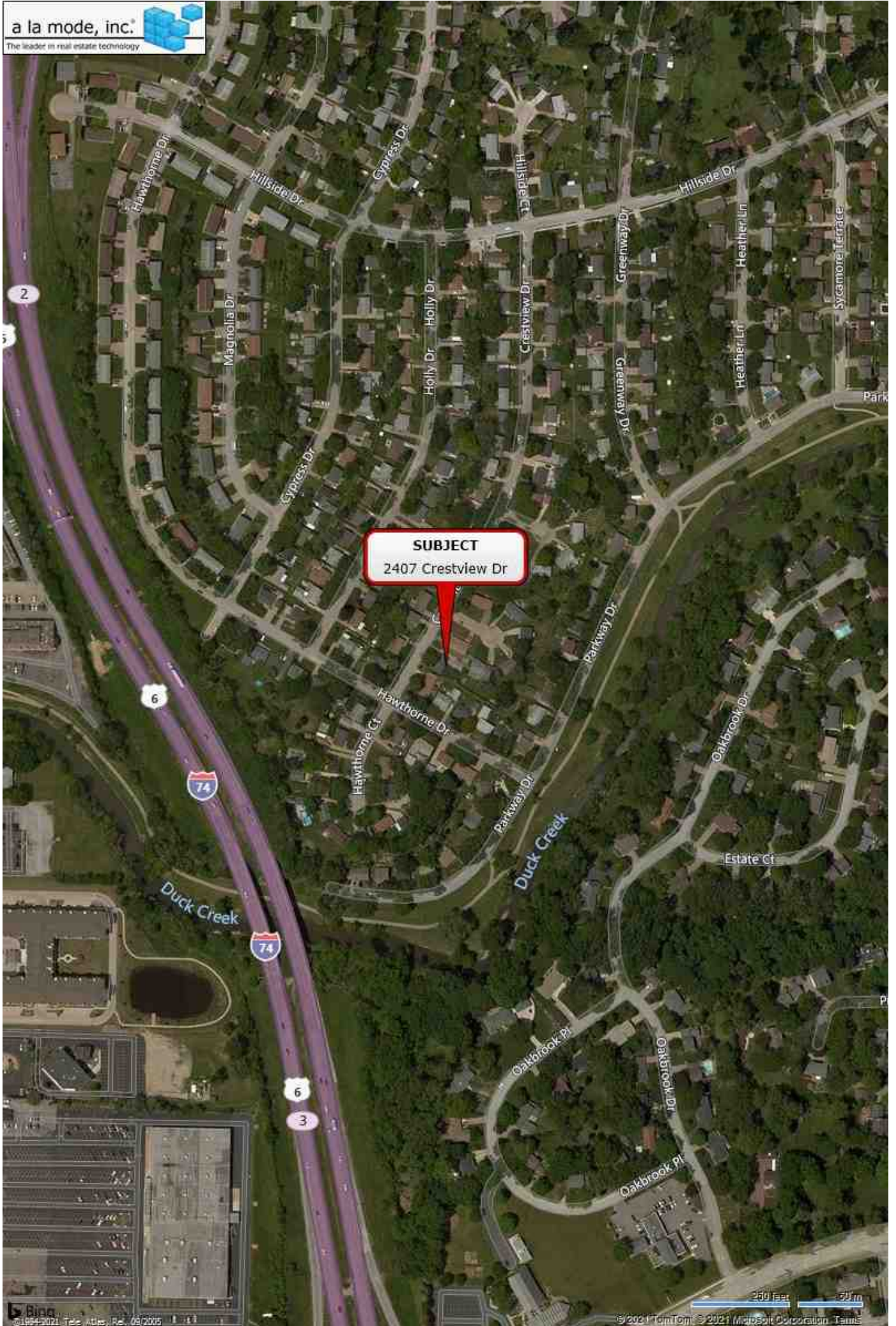
Location Map

Borrower	First Financial Group						
Property Address	2407 Crestview Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	City of Bettendorf						



Aerial Map

Borrower	First Financial Group						
Property Address	2407 Crestview Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	City of Bettendorf						



GIS/Plat Map

Borrower	First Financial Group						
Property Address	2407 Crestview Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	City of Bettendorf						



Flood Map

Borrower	First Financial Group						
Property Address	2407 Crestview Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client	City of Bettendorf						



Borrower	First Financial Group	File No.	082115B1U
Property Address	2407 Crestview Dr		
City	Bettendorf	County	Scott
		State	IA
		Zip Code	52722
Lender/Client	City of Bettendorf		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-60 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

Page 1 of the URAR indicates that this report is a "Summary Appraisal Report". As of January 1, 2014, the Summary Appraisal Report no longer exists (per USPAP), and this report is now simply an "Appraisal Report". The form is inaccurate because it has not yet been updated to comply with current USPAP.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

APPRAISER:

Signature: 
Name: Josh Binneboese

State Certification #: CR03117
or State License #: _____
State: IA Expiration Date of Certification or License: 06/30/2022
Date of Signature and Report: 09/01/2021
Effective Date of Appraisal: 07/21/2021
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): 07/21/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date of Signature: _____
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): _____

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Appraiser License



STATE OF IOWA
IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification
as: Certified Residential Appraiser.

Certification Number: CR03117 Expires: June 30, 2022

Status: Active

Josh Leon Binneboese
DataSource Appraisal
630 River Dr Suite 201
Bettendorf, Iowa 52722



APPRAISAL OF REAL PROPERTY



LOCATED AT

2407 Crestview Dr
Bettendorf, IA 52722

HAWTHORNE HILLS 1ST ADD Lot: 128 HAWTHORNE HILLS 1STADD

FOR

Ramses Moreno

OPINION OF VALUE

155,000

AS OF

05/30/2023

BY

Joel D Hansen
QC Home Appraisal
1516 46th Ave, Ste 108
Moline, IL 61265
(309) 517-1527
joelhansen@qchomeappraisal.com

RESIDENTIAL APPRAISAL REPORT

File No.: 230524

Property Address: 2407 Crestview Dr	City: Bettendorf	State: IA	Zip Code: 52722
County: Scott	Legal Description: HAWTHORNE HILLS 1ST ADD Lot: 128 HAWTHORNE HILLS 1STADD	Assessor's Parcel #: 8420231C8	
Tax Year: 2021	R.E. Taxes: \$ 2,104.00	Special Assessments: \$ 0	Borrower (if applicable): N/A - General Purpose Appraisal
Current Owner of Record: FIRST FINANCIAL GROUP LC	Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe) HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month	
Market Area Name: HAWTHORNE HILLS 1ST ADD	Map Reference: 19340	Census Tract: 0135.00	

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective		
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)		
Intended Use: <u>To assist the client with valuation for possible disposition of the subject.</u>			
Intended User(s) (by name or type): Ramses Moreno			
Client: Ramses Moreno	Address:		
Appraiser: Joel D Hansen	Address: 1516 46th Ave, Ste 108, Moline, IL 61265		

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 90 <input checked="" type="checkbox"/> Tenant 10 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 85 %	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		\$ (000) (yrs)	2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		120 Low 30	Multi-Unit 5 %	* To: _____
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		675 High 75	Comm'l 5 %	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	245 Pred 60	%		

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is bounded by Tanglefoot Lane to the north, Middle Road to the south, I-74 to the west and 18th St to the east. MLS statistics indicate a stable market. Typical list/sell ratios are within 0% - 5%. Typical marketing time for the area is 0 to 90 days. Sale or financing concessions are common but not predominate. Financing is available from a variety of lending institutions in the area. No adverse neighborhood conditions were observed.

Dimensions: 60x100	Site Area: 6,000 sf	Zoning Classification: R-2		Description: Single-Family Residence District
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ /		
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) <u>Based on the four tests of Highest and Best Use, the subject's current use is the highest and best use.</u>				
Actual Use as of Effective Date: <u>Single Family Residential</u>		Use as appraised in this report: <u>Single Family Residential</u>		
Summary of Highest & Best Use: <u>Based on the four tests for highest and best use, the continued use of residential is the highest and best use.</u>				

Utilities	Public Other Provider/Description	Off-site Improvements	Type Public Private	Topography Mostly Level
Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/> Typical Utility	Street	Concrete <input checked="" type="checkbox"/> <input type="checkbox"/>	Size 6,000 sf
Gas	<input checked="" type="checkbox"/> <input type="checkbox"/> Typical Utility	Curb/Gutter	Concrete <input checked="" type="checkbox"/> <input type="checkbox"/>	Shape Rectangular
Water	<input checked="" type="checkbox"/> <input type="checkbox"/> City	Sidewalk	None <input type="checkbox"/> <input type="checkbox"/>	Drainage Appears Adequate
Sanitary Sewer	<input checked="" type="checkbox"/> <input type="checkbox"/> City	Street Lights	Present <input checked="" type="checkbox"/> <input type="checkbox"/>	View Residential
Storm Sewer	<input checked="" type="checkbox"/> <input type="checkbox"/> City	Alley	None <input type="checkbox"/> <input type="checkbox"/>	

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone AE	FEMA Map # 19163C0367G	FEMA Map Date 03/23/2021
Site Comments: <u>The subject's site is consistent with neighboring sites. It is noted that the subject is located within a FEMA Flood Zone. Please see attached flood map.</u>			

General Description	Exterior Description	Foundation	Basement <input type="checkbox"/> None	Heating
# of Units 1 <input type="checkbox"/> Acc.Unit	Foundation Concrete/Gd	Slab None	Area Sq. Ft. 1,020	Type Forced Air
# of Stories 1	Exterior Walls Vinyl/Avg	Crawl Space None	% Finished 67	Fuel Gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Comp/Gd	Basement Full	Ceiling Dw	
Design (Style) Ranch	Gutters & Dwnspts. Metal/Avg	Sump Pump <input checked="" type="checkbox"/>	Walls DW,Plaster/A	Cooling
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Hung/Fair	Dampness <input type="checkbox"/> None Seen	Floor Carpet, Conc	Central Central A/C
Actual Age (Yrs.) 63	Storm/Screens Storms/Avg	Settlement None Seen	Outside Entry No	Other Wall Unit
Effective Age (Yrs.) 30		Infestation None Seen		

RESIDENTIAL APPRAISAL REPORT

File No.: 230524

DESCRIPTION OF IMPROVEMENTS (continued)	Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None	
	Floors <u>HW,Vinyl/AvgGd</u>	Refrigerator <input type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # <u>0</u>	Woodstove(s) # <u>0</u>	Garage # of cars (<u>2</u> Tot.)
	Walls <u>DW,Plaster/AvgGd</u>	Range/Oven <input type="checkbox"/>	Drop Stair <input type="checkbox"/>	Patio <u>Concrete</u>		Attach. _____
	Trim/Finish <u>Wd,Painted/Avg</u>	Disposal <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Deck <u>None</u>		Detach. <u>2</u>
	Bath Floor <u>Vinyl/AvgGd</u>	Dishwasher <input type="checkbox"/>	Doorway <input type="checkbox"/>	Porch <u>None</u>		Bit-In _____
	Bath Wainscot <u>FG/AvgGd</u>	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence <u>Wood</u>		Carport _____
	Doors <u>Flush Hollow Core/Avg</u>	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool <u>None</u>		Driveway <u>2</u>
		Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>			Surface <u>Concrete</u>
	Finished area above grade contains: <u>6</u> Rooms <u>3</u> Bedrooms <u>1.0</u> Bath(s) <u>1,020</u> Square Feet of Gross Living Area Above Grade					
	Additional features: <u>A standard building plan was utilized and the design features some exterior ornamentation and interior refinements.</u>					

SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.													
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3			
Address <u>2407 Crestview Dr</u> <u>Bettendorf, IA 52722</u>				<u>2707 Holly Dr</u> <u>Bettendorf, IA 52722</u>			<u>1111 Crestview Ct</u> <u>Bettendorf, IA 52722</u>			<u>2503 Crestview Dr</u> <u>Bettendorf, IA 52722</u>			
Proximity to Subject				<u>0.19 miles N</u>			<u>0.01 miles NE</u>			<u>0.05 miles NE</u>			
Sale Price		\$		\$ <u>155,000</u>			\$ <u>148,250</u>			\$ <u>142,500</u>			
Sale Price/GLA		\$ /sq.ft.		\$ <u>153.77 /sq.ft.</u>			\$ <u>154.43 /sq.ft.</u>			\$ <u>147.82 /sq.ft.</u>			
Data Source(s)		Pers. Inspection		RMLS #QC4241804;DOM 3			RMLS #QC4233055;DOM 33			RMLS #QC4232057;DOM 10			
Verification Source(s)		Assessor Data		Assessor & CRS Data			Scott County Assessor			Assessor & CRS Data			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	
Sales or Financing Concessions				ArmLength Conv;0			ArmLth Conv;2965		-2,965	Estate Conv;0			
Date of Sale/Time				<u>05/12/2023</u>			<u>06/15/2022</u>			<u>04/22/2022</u>			
Rights Appraised		Fee Simple		Fee Simple			Fee Simple			Fee Simple			
Location		Residential		Residential			Residential			Residential			
Site		<u>6,000 sf</u>		<u>6,000 sf</u>			<u>6,600 sf</u>		<u>0</u>	<u>7,000 sf</u>		<u>0</u>	
View		Residential		Residential			Residential			Residential			
Design (Style)		Ranch		Ranch			Ranch			Ranch			
Quality of Construction		Average		Average			Average			Average			
Age		<u>63</u>		<u>63</u>			<u>61</u>			<u>62</u>			
Condition		Avg/Good		Good/Updated		-10,000	Average		+7,500	Average		+7,500	
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		<u>6</u>	<u>3</u>	<u>1.0</u>	<u>6</u>	<u>3</u>	<u>1.0</u>	<u>5</u>	<u>3</u>	<u>1.1</u>	<u>5</u>	<u>3</u>	<u>1.0</u>
Gross Living Area		<u>1,020 sq.ft.</u>			<u>1,008 sq.ft.</u>			<u>960 sq.ft.</u>			<u>964 sq.ft.</u>		
Basement & Finished Rooms Below Grade		Full		Full			Full		<u>0</u>	Full			
		<u>1 Rec, 1 Other</u>		None		+5,000	<u>1 Rec, 1 Bath</u>			None		+5,000	
Functional Utility		Average		Average			Average			Average			
Heating/Cooling		FA / CA		FA / CA			FA / CA			FA / CA			
Energy Efficient Items		None		None			None			None			
Garage/Carport		<u>2 Car Detached</u>		<u>1 Car Detached</u>		+4,000	<u>1 Car Attached</u>		+4,000	<u>2 Car Detached</u>			
Porch/Patio/Deck		Patio		Deck, Patio		-1,000	None		+1,000	Deck		<u>0</u>	
Other		Fence		Fence			Fence			None		+500	
Floodplain		Yes		Yes			Yes			Yes			
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ <u>-2,000</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ <u>6,535</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ <u>13,000</u>	
Adjusted Sale Price of Comparables				Net <u>1.3 %</u>			Net <u>4.4 %</u>			Net <u>9.1 %</u>			
				Gross <u>12.9 %</u>		\$ <u>153,000</u>	Gross <u>12.5 %</u>		\$ <u>154,785</u>	Gross <u>9.1 %</u>		\$ <u>155,500</u>	



RESIDENTIAL APPRAISAL REPORT

File No.: 230524

SALES COMPARISON APPROACH (continued)

Summary of Sales Comparison Approach The search for comparable sales and listings included those settled sales and listings that are comparable to the subject in terms of location, size, style, age, condition, quality and utility. Being located within the flood hazard zone is the most important search criteria here, due to the subject's location within the flood hazard area. The included settled sales and listings are the best and most appropriate found based on these included search criteria.

Adjustments have been applied to the included comparables for the estimated market reaction for differences in: seller concessions, site size (based on the estimated difference of the contributory value of the vacant land and applied at \$2.00/square foot for differences over 1,000 square feet), quality of construction (comparable 4 has superior partial brick construction), age (adjusted at \$1,000/year for age differences of 15 or more years), condition (based on MLS photos and descriptions, comparable 1 was in overall superior condition, while comparables 2, 3, 4, and the listing were in overall inferior condition compared to the subject), bathroom count, finished basement rooms (adjusted at \$2,500/room for comparable finished basements. It is noted that while the listing had a rec room, it was in inferior condition without any flooring, therefore a differential adjustment was applied), garage (adjusted at \$4,000 per stall for comparable garages. It is noted that the listing's garage was in inferior condition with what appeared to be rotting siding, therefore a differential adjustment was applied), exterior amenities and other amenities as deemed appropriate.

No bedroom count adjustments were deemed necessary based on paired sales data. Dwellings of similar size provide similar utility, and any size adjustments were adjusted for via a gross living area adjustment.

Indicated Value by Sales Comparison Approach \$ 155,000

TRANSFER HISTORY

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Scott County Assessor Data**

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject has no record of prior sales within the past 3 years. There is no record of any current listings per a search of the RMLS database.
Date: 01/20/2016	
Price: 116,049	The client has provided a copy of a lease with a purchase option. The option or purchase price noted is \$116,049. It is noted that the purchase contract was not recorded with the Scott County Recorders office as of the effective date of this appraisal assignment. The client reports that the purchase option has been exercised and that they have kept to the terms as specified within the purchase option.
Source(s): Client Provided Contract	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.


Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The sales comparison approach is the most appropriate for this assignment. Cost approach is not necessary to produce a credible report due to the age and condition of the subject, and is not included.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data:	DWELLING	Sq.Ft. @ \$ = \$
Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
	Garage/Carport	Sq.Ft. @ \$ = \$
	Total Estimate of Cost-New	= \$
	Less Physical Functional External	
	Depreciation	= \$()
	Depreciated Cost of Improvements	= \$
	"As-is" Value of Site Improvements	= \$
		= \$
		= \$
Estimated Remaining Economic Life (if required): Years	INDICATED VALUE BY COST APPROACH	= \$

RESIDENTIAL APPRAISAL REPORT

File No.: 230524

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM): <u>The income approach was not considered applicable due to a lack of relevant income data for comparable properties that limits the relevance of this approach.</u>	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____	
	Describe common elements and recreational facilities: _____	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 155,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____	
	Final Reconciliation <u>See attached addenda.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
ATTACHMENTS	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 155,000 , as of: 05/30/2023 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>28</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
SIGNATURES	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Extraordinary Assumptions <input checked="" type="checkbox"/> Additional Listings <input type="checkbox"/>	
	Client Contact: <u>Ramses Moreno</u> Client Name: <u>Ramses Moreno</u> E-Mail: <u>Ericaqv@hotmai.com</u> Address: _____	
APPRaiser  Appraiser Name: <u>Joel D Hansen</u> Company: <u>QC Home Appraisal</u> Phone: <u>(309) 517-1527</u> Fax: _____ E-Mail: <u>joelhansen@qchomeappraisal.com</u> Date of Report (Signature): <u>06/13/2023</u> License or Certification #: <u>CR02757</u> State: <u>IA</u> Designation: <u>Certified Residential Appraiser</u> Expiration Date of License or Certification: <u>06/30/2024</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>05/30/2023</u>		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____



COMPARABLE LISTINGS

File No.: 230524

FEATURE	SUBJECT	COMPARABLE LISTING # 1			COMPARABLE LISTING # 2			COMPARABLE LISTING # 3		
Address	2407 Crestview Dr Bettendorf, IA 52722	2618 Crestview Dr Bettendorf, IA 52722								
Proximity to Subject		0.15 miles N								
List Price	\$	\$ 134,000			\$			\$		
List Price/GLA	\$ /sq.ft.	\$ 132.94 /sq.ft.			\$ /sq.ft.			\$ /sq.ft.		
Last Price Revision Date		N/A								
Data Source(s)		RMLS #QC4242844								
Verification Source(s)		Assessor & CRS Data								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.		DESCRIPTION	+(-) \$ Adjust.		DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		Listing Active								
Days on Market		5								
Rights Appraised	Fee Simple	Fee Simple								
Location	Residential	Residential								
Site	6,000 sf	6,200 sf								
View	Residential	Residential								
Design (Style)	Ranch	Ranch								
Quality of Construction	Average	Average								
Age	63	63								
Condition	Avg/Good	Average	+7,500							
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	6 3 1.0	5 3 1.0								
Gross Living Area	1,020 sq.ft.	1,008 sq.ft.			sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	Full 1 Rec, 1 Other	Full 1 Rec no flooring	+5,000							
Functional Utility	Average	Average								
Heating/Cooling	FA / CA	FA / CA								
Energy Efficient Items	None	None								
Garage/Carport	2 Car Detached	2 Car Det-Inf Cond	+6,000							
Porch/Patio/Deck	Patio	None	+1,000							
Other	Fence	Fence								
Floodplain	Yes	Yes								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 19,500		<input type="checkbox"/> + <input type="checkbox"/> -	\$		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted List Price of Comparables		Net	14.6 %		Net	%		Net	%	
		Gross	14.6 %		Gross	%		Gross	%	
Comments	See previous pages.									

Supplemental Addendum

File No. 230524

Borrower	N/A - General Purpose Appraisal				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client					

General Text Addendum

• **GP Residential: Reconciliation - Final Reconciliation**

The sales comparison approach is the most appropriate for this assignment. Cost approach is not necessary to produce a credible report, due to the age and condition of the subject, and is not included. The income approach was not considered applicable due to a lack of market data. Comparables 1-3 were weighted, being the most similar, proximate sales. Comparable 4 was included due to its location in a floodplain, but was not weighted due to its location 4 miles away from the subject. The active listing was included for additional support, but was not weighted. The mean indicated value of comparables 1-3 is \$154,428 rounded to \$155,000.

Additional Comments

This is an appraisal report intended for the use of the named client only. This appraisal is not intended for mortgage lending use.

I, Joel Hansen, have not appraised the subject property within the past 36 months.

"The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address standards of practice as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report."

GP Consumer Short Form Addendum

SUBJECT PROPERTY

Property Address:	2407 Crestview Dr	City:	Bettendorf
State:	IA	Zip Code:	52722
		County:	Scott

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.
- In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The appraiser has excluded the Cost and Income approaches. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible.

Client: Ramses Moreno

Client File No.:

Appraiser File No.:

230524



DEFINITIONS & SCOPE OF WORK

SUBJECT PROPERTY

Property Address:	2407 Crestview Dr	City:	Bettendorf
State:	IA	Zip Code:	52722
		County:	Scott

DEFINITION OF MARKET VALUE *:Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

My inspection consisted of an visual exterior inspection from the ground level. I also did a visual interior inspection of those areas noted in the sketch as gross living area and the basement (unless otherwise stated). The condition of the home was based on this visual inspection and information obtained during the appraisal process. It does not reflect or imply the remaining life expectancy or the working conditions of the structure, mechanicals, or amenities. This appraisal is not a home inspection, as the appraiser is not a home inspector. Appraisals and Home Inspections are Different: please ask if you have any questions regarding the difference.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

QC Home Appraisal was compensated \$450 for this appraisal assignment. I am identifying the client as Ramses Moreno

CERTIFICATIONS

SUBJECT PROPERTY

Property Address:	<u>2407 Crestview Dr</u>	City:	<u>Bettendorf</u>
State:	<u>IA</u>	Zip Code:	<u>52722</u>
		County:	<u>Scott</u>

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

- QC Home Appraisal was compensated \$450 for this appraisal assignment. I am identifying the client as Ramses Moreno.
- I, Joel Hansen, have not performed any appraisal valuation services on the subject property in the past 36 months from the effective date of the appraisal report.
- It should be noted that Ann Pelton, Certified Residential Appraiser, CR04044, expires 06/30/23, provided real property appraisal assistance in the development and communication of this appraisal. She researched information including parcel data, site data, and comparable sales data, as well as assisted in writing the report.

SIGNATURES

APPRAISER

Appraiser Name: Joel D Hansen
Company: QC Home Appraisal
Phone: (309) 517-1527 Fax: _____
E-mail: joelhansen@qchomeappraisal.com
Date of Report (Signature): 06/13/2023
License or Certification #: CR02757 State: IA
Designation: Certified Residential Appraiser
Expiration Date of License or Certification: 06/30/2024
Inspection of Subject: Interior & Exterior Exterior Only None
Date of Inspection: 05/30/2023

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Supervisory or
Co-Appraiser Name: _____
Company: _____
Phone: _____ Fax: _____
E-mail: _____
Date of Report (Signature): _____
License or Certification #: _____ State: _____
Designation: _____
Expiration Date of License or Certification: _____
Inspection of Subject: Interior & Exterior Exterior Only None
Date of Inspection: _____

Client: Ramses Moreno Client File No.: _____ Appraiser File No.: 230524

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization. Photos taken during the appraisal inspection are considered to be nonpublic personal information.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

Borrower	N/A - General Purpose Appraisal	File No. 230524
Property Address	2407 Crestview Dr	
City	County Scott	State IA Zip Code 52722
Lender/Client		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:


- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)
 My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3 months.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:
 This is a restricted appraisal report intended for the use of the named client only. This appraisal is not intended for mortgage lending use.
 QC Home appraisal is compensated \$450 for this report. I, Joel Hansen, have not appraised the subject property within the past 36 months.

APPRAISER:

Signature: 
 Name: Joel D. Hansen
Certified Residential Appraiser
 State Certification #: CR02757
 or State License #: _____
 State: IA Expiration Date of Certification or License: 06/30/2024
 Date of Signature and Report: 06/13/2023
 Effective Date of Appraisal: 05/30/2023
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 05/30/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Subject Photos

Borrower	N/A - General Purpose Appraisal				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client					



Subject Front

2407 Crestview Dr
Sales Price
Gross Living Area 1,020
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location Residential
View Residential
Site 6,000 sf
Quality Average
Age 63



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A - General Purpose Appraisal				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client					



Street



Side



Front/Side



A/C Unit



Back Yard



Garage



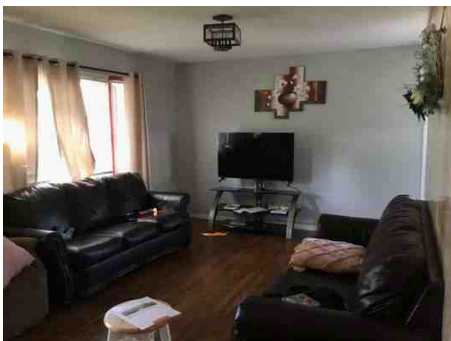
Garage



Side Entry



Garage/Concrete



Living Room



Alt Living Room



Dining Area

Photograph Addendum

Borrower	N/A - General Purpose Appraisal				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA
Zip Code	52722				
Lender/Client					



Kitchen



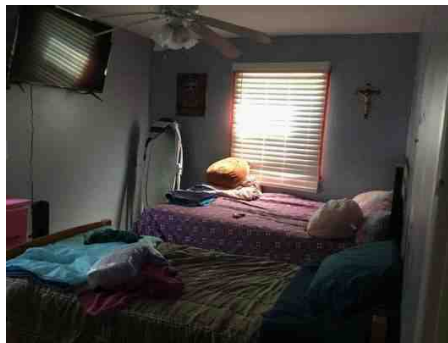
Alt Kitchen/Dining Area



Alt Kitchen



Bedroom



Bedroom



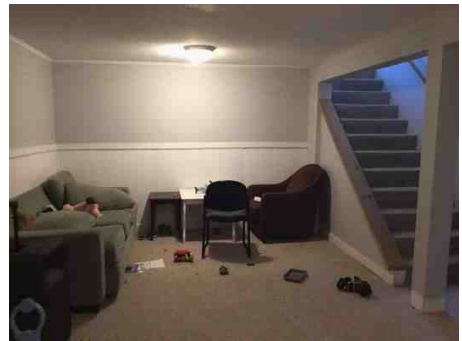
Bathroom



Basement Other Room



Alt Basement Other Room



Basement Rec Room



Alt Basement Rec Room



Furnace



Water Heater

Photograph Addendum

Borrower	N/A - General Purpose Appraisal						
Property Address	2407 Crestview Dr						
City	Bettendorf	County	Scott	State	IA	Zip Code	52722
Lender/Client							



Basement/Laundry Area



Electrical Panel



Sump Pit



Water Softener



Basement



3rd Bedroom



Window Detail



Window Detail

Comparable Photos 1-3

Borrower	N/A - General Purpose Appraisal				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA
				Zip Code	52722
Lender/Client					



Comparable 1

2707 Holly Dr	
Prox. to Subject	0.19 miles N
Sales Price	155,000
Gross Living Area	1,008
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	Residential
View	Residential
Site	6,000 sf
Quality	Average
Age	63



Comparable 2

1111 Crestview Ct	
Prox. to Subject	0.01 miles NE
Sales Price	148,250
Gross Living Area	960
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.1
Location	Residential
View	Residential
Site	6,600 sf
Quality	Average
Age	61



Comparable 3

2503 Crestview Dr	
Prox. to Subject	0.05 miles NE
Sales Price	142,500
Gross Living Area	964
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	Residential
View	Residential
Site	7,000 sf
Quality	Average
Age	62

Comparable Photos 4-6

Borrower	N/A - General Purpose Appraisal				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA
				Zip Code	52722
Lender/Client					



Comparable 4

3875 Valley View Dr
 Prox. to Subject 4.00 miles E
 Sales Price 210,000
 Gross Living Area 1,040
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location Residential
 View Residential
 Site 15,246 sf
 Quality Good
 Age 48

Comparable 5

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Listing Photo Page

Borrower	N/A - General Purpose Appraisal				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA Zip Code 52722
Lender/Client					



Listing 1

2618 Crestview Dr
Proximity to Subject 0.15 miles N
List Price 134,000
Days on Market 5
Gross Living Area 1,008
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1.0
Age/Year Built 63

Listing 2

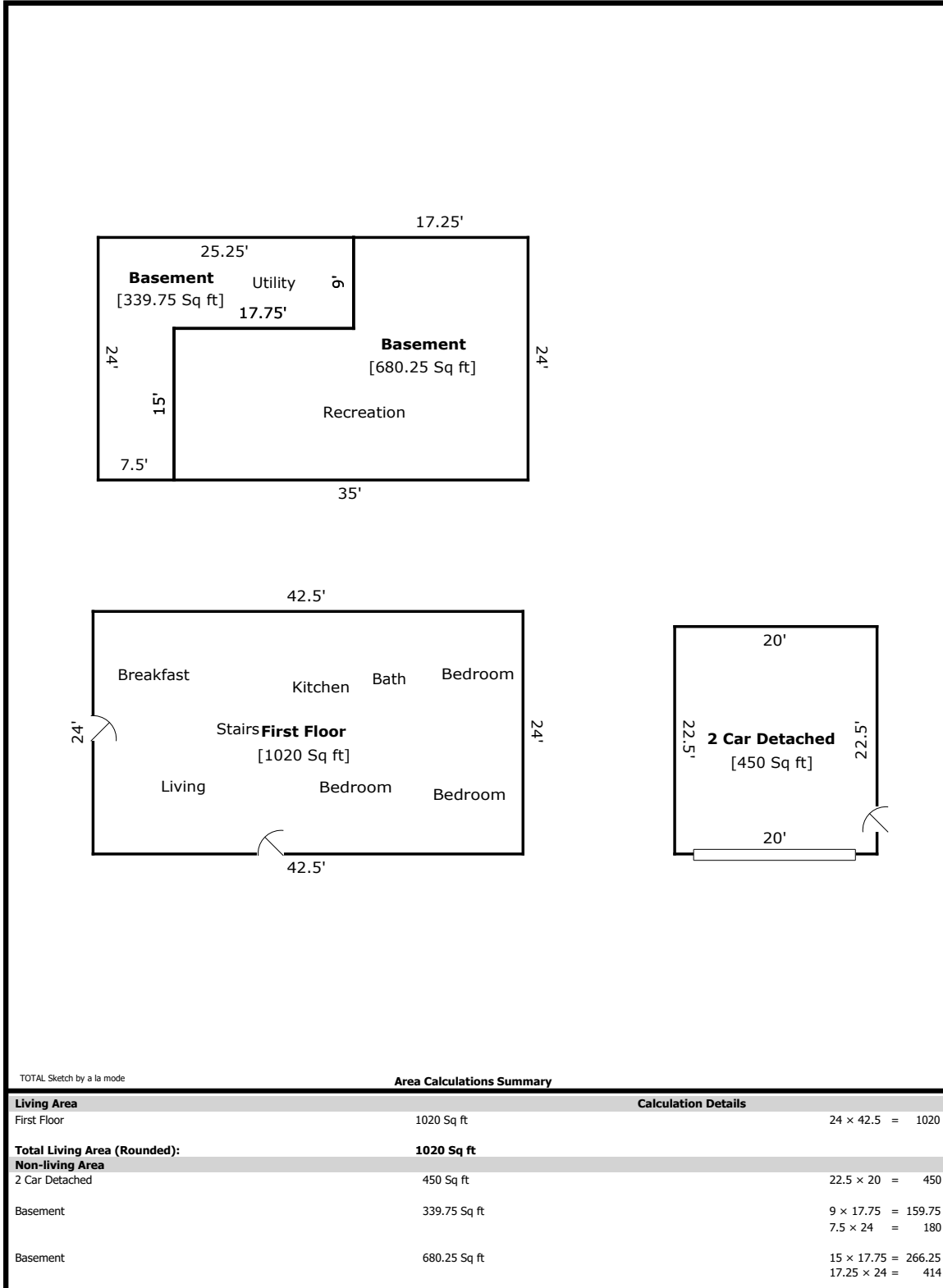
Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age/Year Built

Listing 3

Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age/Year Built

Building Sketch

Borrower	N/A - General Purpose Appraisal		
Property Address	2407 Crestview Dr		
City	Bettendorf	County	Scott
State	IA	Zip Code	52722
Lender/Client			





Scott County / City of Davenport, Iowa



Overview



Legend

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

Parcel ID 8420231C8
 Sec/Twp/Rng n/a
 Property Address 2407 CRESTVIEW DR
 BETTENDORF

Alternate ID n/a
 Class R
 Acreage 0.138
 Graphic Acres 0.138

Owner Address FIRST FINANCIAL GROUP LC
 1987 SPRUCE HILLS DR
 BETTENDORF IA 52722

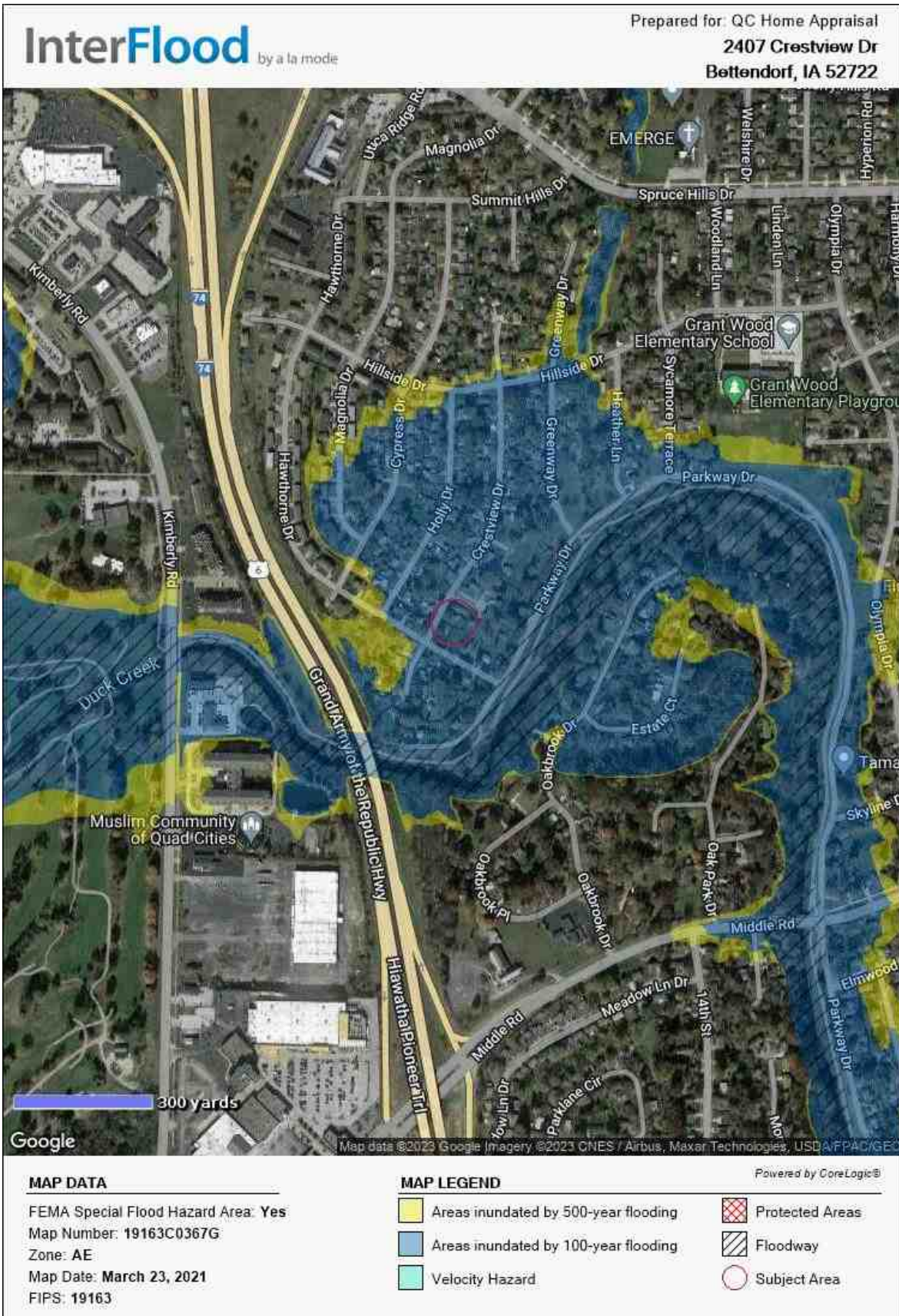
GIS Map - Page 2

District	BEB
Brief Tax Description	HAWTHORNE HILLS 1ST ADD Lot: 128 HAWTHORNE HILLS 1STADD (Note: Not to be used on legal documents)

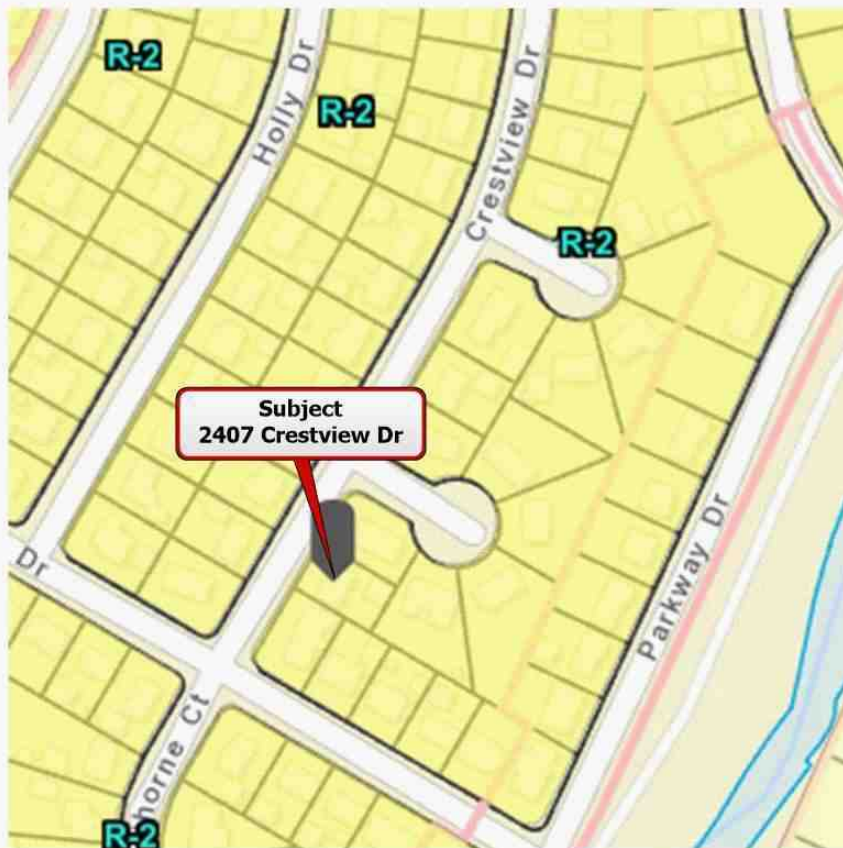
Date created: 5/24/2023
Last Data Uploaded: 5/24/2023 7:01:18 AM

Flood Map

Borrower	N/A - General Purpose Appraisal				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA
Zip Code	52722				
Lender/Client					



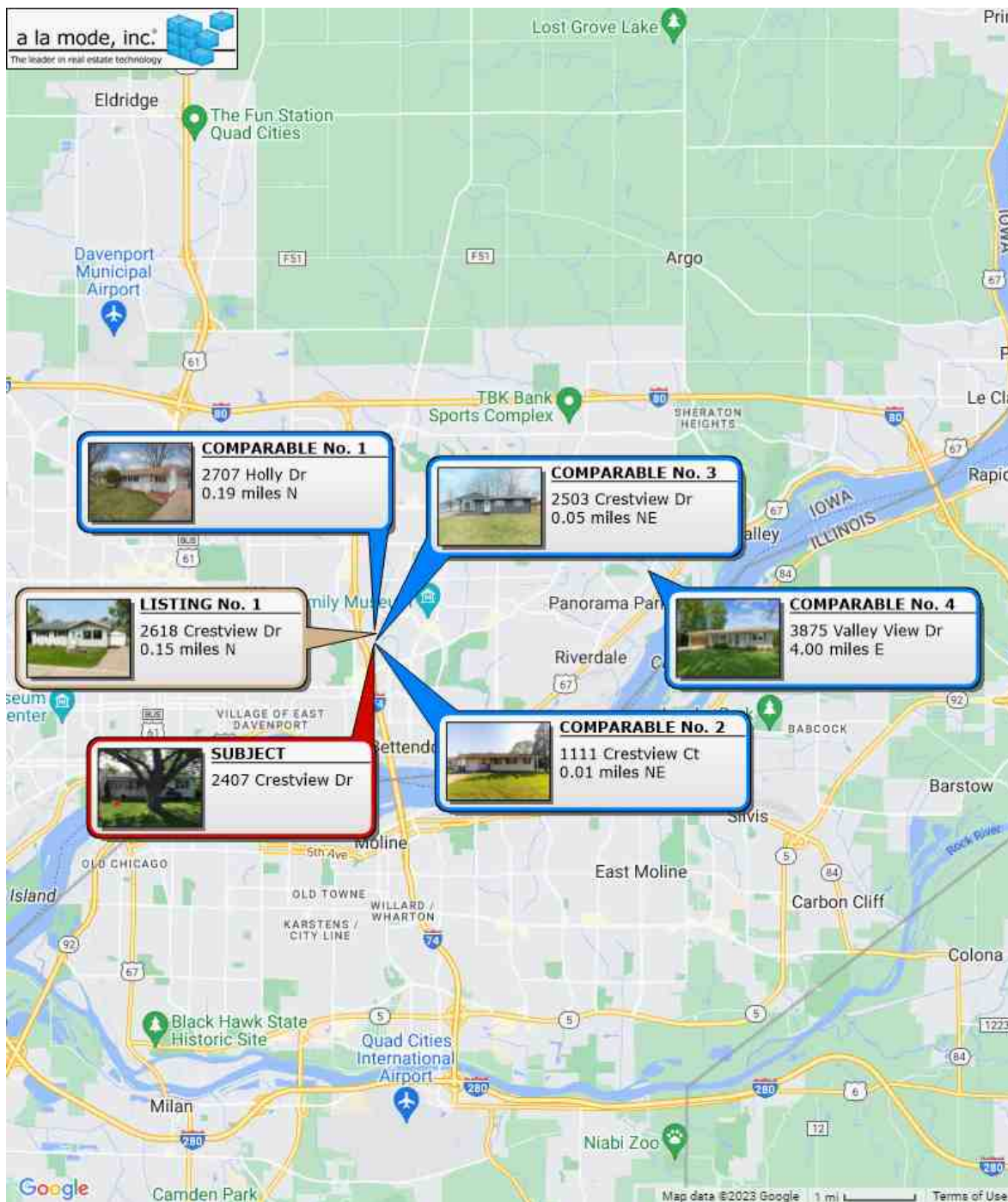
Zoning Map



R-2 Single-Family Residence District

Location Map

Borrower	N/A - General Purpose Appraisal				
Property Address	2407 Crestview Dr				
City	Bettendorf	County	Scott	State	IA
				Zip Code	52722
Lender/Client					



License



STATE OF IOWA
IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification
as: Certified Residential Appraiser.

Certification Number: CR02757 Expires: June 30, 2024

Status: Active

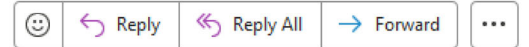
Joel David Hansen
QC HOME APPRAISAL
1516 46th Ave., STE. 108
MOLINE, Illinois 61265

FW: 2407 crestview dr



Hunt, Mark
To Fuhrman, Lisa

General\All Employees (unrestricted)



Wed 7/9/2025 3:03 PM

From: Ramses Moreno <ramsesconst@LIVE.COM>
Sent: Wednesday, July 9, 2025 3:01 PM
To: Hunt, Mark <mhunt@bettendorf.org>
Subject: Re: 2407 crestview dr

External email >

Good Afternoon

Mark

I would like to alternate the appraisal on the house. the one I sent to you is from 3 yrs ago.

From: Hunt, Mark <mhunt@bettendorf.org>
Sent: Monday, July 7, 2025 4:25 PM
To: Ramses Moreno <ramsesconst@live.com>
Cc: Fuhrman, Lisa <lfuhrman@bettendorf.org>
Subject: RE: 2407 crestview dr

Ramses,

I received and downloaded your alternate appraisal totaling \$155,000 for the property at 2407 Crestview Dr. Can you respond that you wish to submit alternate appraisal to City Council for consideration.

Thanks!

-MDH

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Mark Hunt
Community Development Director



Item Title

Resolution approving a site development plan for 3469 Middle Road, submitted by 7-Brew Iowa, LLC (Case 25-025-SDP)

Explanation

7 Brew Iowa, LLC is requesting approval of a site development plan for a drive-thru coffee shop at 3469 Middle Road (Lot 1, Ruhl's Fourth Addition). The project includes construction of one building (520 square feet) for the service of patrons and another 247 square foot building for storage. No interior customer service area is proposed. The existing gas station building, pumps, and canopy will be removed. The applicant is working with the Iowa DNR on the proper procedures and approvals for the permanent removal of the tanks.

The proposed use is consistent with the Comprehensive Plan's Future Land Use Map. The lot and all adjacent lots are shown as Community Commercial on the Future Land Use Map. The proposed development is consistent with the plan's economic goal of "Attract and Retain Business and Industry."

The parcel is zoned C-2, Community Commercial District. The surrounding zoning classifications are C-3 General Business District (east and south) and C-2, Community Commercial District (west and north). "Restaurant (Drive-In or Fast Food)" is a permitted use in the C-2 zoning district and is representative of 7 Brew's business model.

At their June 18, 2025 meeting, the Planning and Zoning Commission made a recommendation for approval of the site development plan subject to submittal of a traffic analysis report of the site by a professional engineer. The traffic analysis report was submitted on July 7 and has been reviewed and approved by the City Engineer.

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) Traffic Analysis; (B) Staff Report with attachments; (C) Planning and Zoning Commission report to Mayor and City Council; (D) Excerpts from Planning and Zoning Commission meeting minutes.

**RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
3469 MIDDLE ROAD
LOT 4, RUHL'S FOURTH ADDITION**

7-Brew Iowa, LLC has submitted a site development plan for 3469 Middle Road (Lot 4, Ruhl's Fourth Addition), and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves a site development plan for 3469 Middle Road (Lot 4, Ruhl's Fourth Addition).

PASSED, APPROVED, AND ADOPTED this 15th day of July, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

Memorandum

To: Brent Morlok, P.E., City of Bettendorf

Date: July 8, 2025

From: Tony Boes, P.E., PTOE

RE: 7-Brew Drive Thru Coffee
Traffic Analysis
Bettendorf, Iowa

As requested by the City of Bettendorf, traffic analyses were performed to evaluate expected average delays and levels of service at access intersections for the planned 7-Brew coffee shop in the southwest corner of the Middle Rd and Devils Glen Rd intersection. The access intersections include the Middle Rd west access and the Devils Glen Rd east access as shown in Figure 1. The Middle Rd access is a shared access that also serves the adjacent Walgreens.

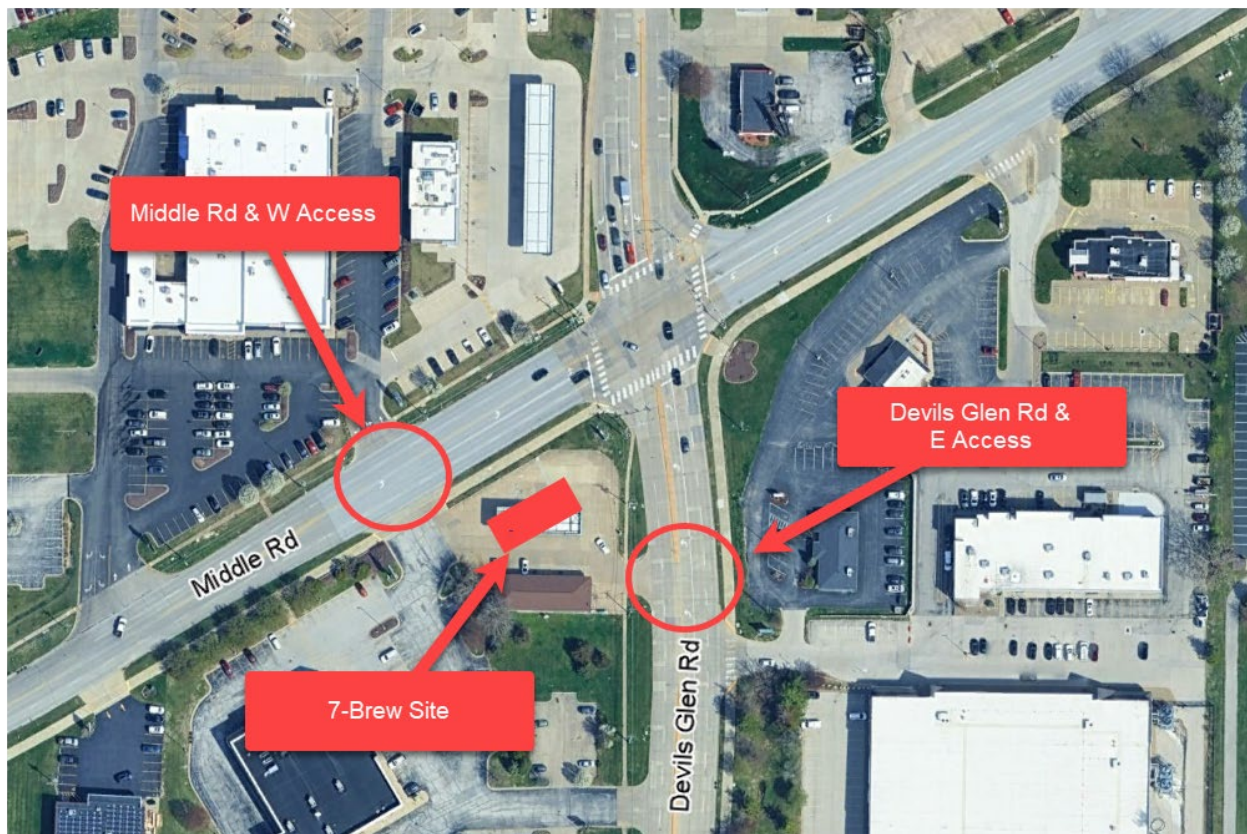


Figure 1: Site Location and Access Intersections

Peak hour turning movement traffic counts were performed at the two access intersections on June 25, 2025. AM and PM peak hours were found to be 8:00 - 9:00 AM and 4:15 - 5:15 PM at the Middle Rd access, and 7:45 – 8:45 AM and 4:45 – 5:45 at the Devils Glen Rd access.

Estimated peak hour trip generation for the site is shown in Table 1. Per ITE data, average AM peak hour pass-by trips for a coffee/donut shop with drive-through and no indoor seating are approximately 90% of total trips. Pass-by trips are trips already on the adjacent streets that are diverted to the new development. ITE has no pass-by trip data for the PM peak hour, so no PM peak pass-by trips were assumed.

Table 1: Estimated Trip Generation

ITE Code	Quantity	Unit	Land Use	AM Peak (1)				PM Peak (1)			
				Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
938	2	DTL	Coffee/Donut Shop with Drive-Through and No Indoor Seating	39.81	80	40	40	15.08	30	15	15
Pass-by Trips				--	72	36	36	--	0	0	0
New Trips				--	8	4	4	--	30	15	15

(1) Peak hour of adjacent street traffic

Site trips were distributed and assigned to the access intersections and combined with existing traffic to determine total estimated AM and PM peak hour turning movement traffic. Existing, site and total peak hour traffic is shown in Exhibit 1 attached to this memorandum. It was assumed that most of the trips exiting the site to the north or east would use the Middle Rd access, due to the orientation of the drive-through.

Access intersection capacity analyses were performed using *Synchro 12* software with *Highway Capacity Manual 7th Edition* (HCM 7) methods. Table 2 shows the Level of Service (LOS) criteria for determining operational performance, based on average delay. LOS A provides the least delay, and LOS F provides the most delay. Typically, LOS D is the minimum acceptable LOS for urban intersection approaches. However, LOS E-F is not unusual for stop controlled minor street or driveway approaches to higher volume arterial streets during peak hours. Table 3 shows the analysis results for the access intersections.

Table 2: Level of Service (LOS) Definition

LOS	Average Delay per Vehicle (seconds)	
	Signalized Intersection	Unsignalized Intersection
A	< 10	< 10
B	10 to 20	10 to 15
C	20 to 35	15 to 25
D	35 to 55	25 to 35
E	55 to 80	35 to 50
F	> 80 or V/C > 1.0	> 50 or V/C > 1.0

V/C = Volume to Capacity Ratio

Table 3: Capacity Analysis Results

Intersection	Control Type	Approach/Movement	AM Peak		PM Peak	
			Delay / Vehicle (s)	LOS	Delay / Vehicle (s)	LOS
Middle Rd & W Access	N-S STOP	NB	16.9	C	35.8	E
		SB	28.1	D	20.4	C
		EBL	9.4	A	10.0	B
		WBL	8.5	A	10.1	B
Devils Glen Rd & E Access	EB STOP	NBL	8.0	A	8.9	A
		EB	10.8	B	14.1	B

Analysis results show LOS D or better traffic operations except for the northbound approach at the west access during the PM peak hour. The average delay for this approach is 35.8 seconds (LOS E, but near the 35.0 seconds LOS D/E threshold). Additional analysis of existing conditions shows the existing delay to be 30.5 seconds (LOS D).

AM PEAK HOUR

PM PEAK HOUR

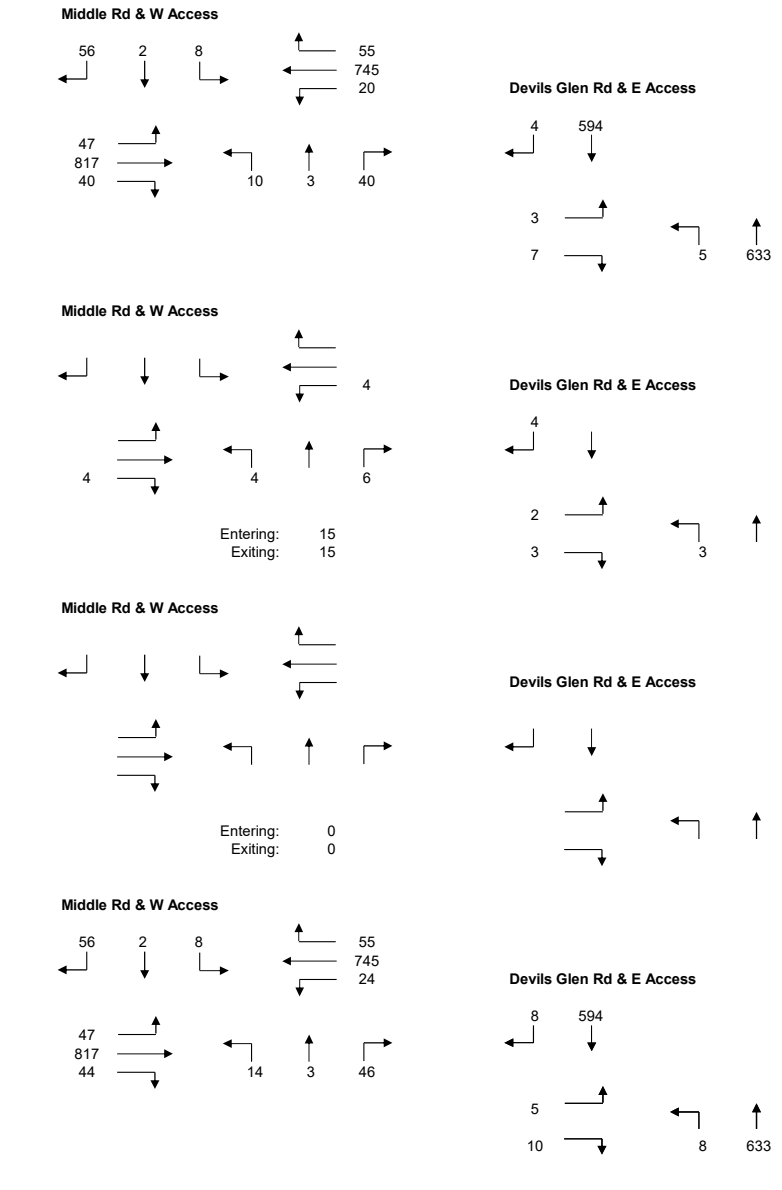
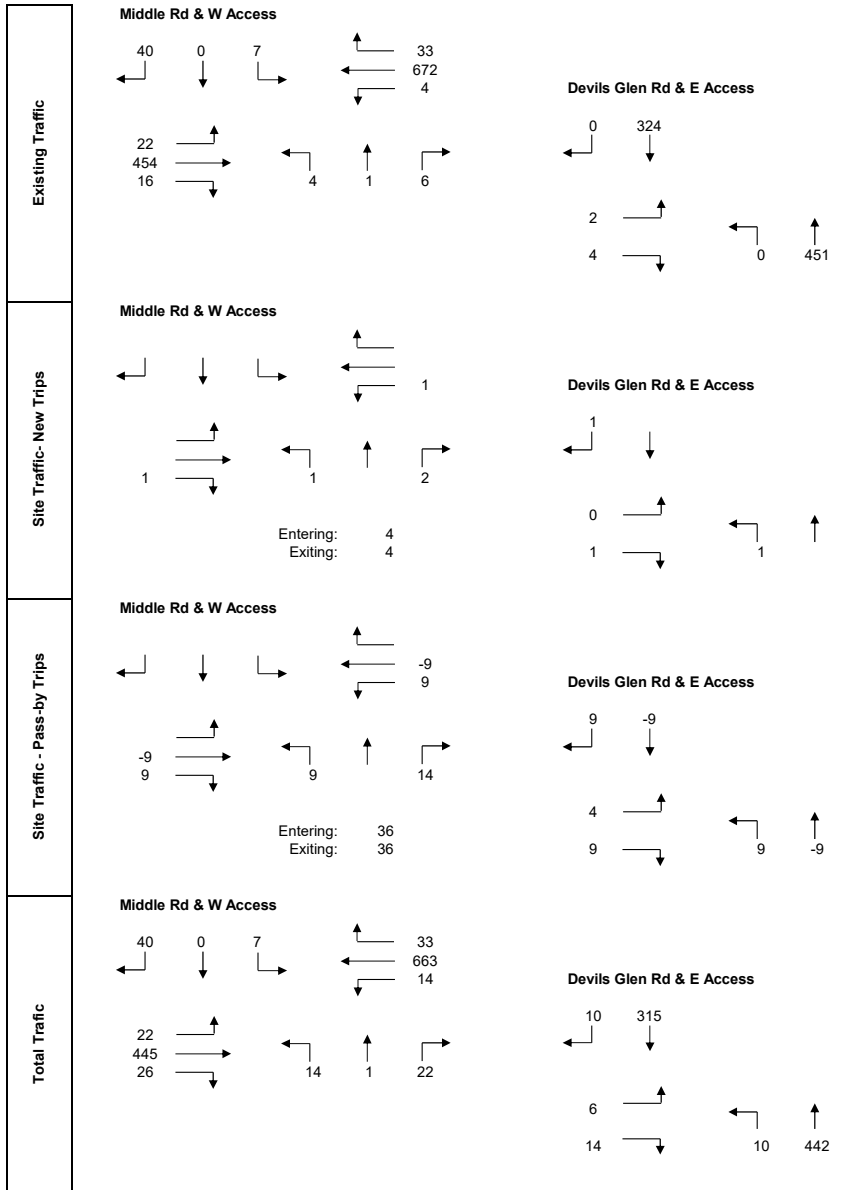


Exhibit 1: Peak Hour Traffic



STAFF REPORT

Subject: 3469 Middle Road
Author: Greg Beck
Department: Community Development
Date: June 18, 2025



Case No.: 25-025
Request: Site Development Plan
Location: 3469 Middle Road
Legal Description: Lot 1, Ruhl's Fourth Addition, Parcel Number 842203501
Applicant: 7 Brew Iowa, LLC
Current Zoning: C-2, Community Commercial District
Future Land Use: Community Commercial

Background Information & Facts

7 Brew Iowa, LLC is requesting approval of a site development plan for a drive-through coffee shop at 3469 Middle Road (Lot 1, Ruhl's Fourth Addition). The project includes construction of one building (520 square feet) for the service of patrons and another 247 square foot building for storage. The coffee shop will be drive-through only. No interior customer service area is proposed.

The existing gas station building, pumps, canopy will be removed. The applicant is working with the Iowa DNR on the proper procedures and approvals for the permanent closure of the tank. Correspondence from the Iowa DNR is attached to this report.

Future Land Use and Comprehensive Plan

The proposed use is consistent with the Comprehensive Plan's Future Land Use Map and supports one or more goals of the plan. The lot and all adjacent lots are shown as Community Commercial on the Future Land Use Map. The proposed development is consistent with the plan's economic goal of "Attract and Retain Business and Industry."

Lot Configuration & Zoning Compliance

The parcel is zoned C-2, Community Commercial District which is allowed under the future land use designation. The surrounding zoning classifications are C-3 General Business District (east and south) and C-2, Community Commercial District (west and north). "Restaurant (Drive-In or Fast Food)" is a permitted use in the C-2 zoning district and is representative of 7 Brew's business model. Front yard setbacks were 15 feet when the property was previously platted. Past practice has been to honor previously established setbacks unless a property is rezoned or replatted. Current setbacks would be 20 feet in the front yard. The triangular shaped lot is 0.716 acres. There is no minimum lots size for commercial uses in C-2.

Thoroughfare Plan & Access

Access to the site is through two existing curb cuts, one on Middle Road and one on Devils Glen Road. A traffic impact study shall be conducted by a professional engineer to evaluate the anticipated level of service for both access points for the site. This will identify any potential safety concerns as well as anticipated

average delays for turning movements entering and exiting the site. The developer is also working with Engineering staff to reduce the width of the current curb cut on Middle Road.

Utilities

Utility connections are available from the north and east sides of street frontage. A 1-inch water main and 6-inch sanitary sewer main will come from the north. Electrical service will come from the southeast corner of the site, with overhead service being terminated and a transformer being placed in the southeast corner of the lot. Natural gas services are supplied from the north side of the lot.

Pedestrian and Trail Access

All existing sidewalks and trails will remain adjacent to the site. The trail system is located on the east side of Devils Glen Road and the south side of Middle Road adjoining this lot.

Off-Street Parking

The building would be treated like a restaurant for parking purposes by providing one parking space for every 100 square feet. Nine parking spaces and one handicapped space are provided. Stacking meets the code minimum of six spaces.

Stormwater Detention

Stormwater detention is not required for the site because there will be a net decrease in impervious surface. There is no readily accessible storm sewer in the area, so drainage will sheet flow from the site into the curb and gutter for the adjacent streets as it currently does. A minor drainage system is being constructed to slow the flow of water directly from the building and canopy.

Landscaping

Landscaping requirements are met by providing four tree factors facing Middle Road and four tree factors facing Devils Glen Road for streetscaping purposes. The requirement for two tree factors in the vehicular use area is met by planting four evergreen trees.

Lighting

All site lighting shall follow City standards to be limited to illuminating the parcel.

Staff Recommendation

Staff recommends approval of the site development plan subject to the following conditions:

1. A traffic impact study shall be conducted by a professional engineer to evaluate the anticipated level of service for both access points for the site. This will identify any potential safety concerns as well as anticipated average delays for turning movements entering and exiting the site. This study shall be reviewed and approved by the City Engineer prior to consideration by City Council for the development.
2. A revised site plan shall be submitted detailing the reconfigured entrance off Middle Road.

Respectfully submitted,

Greg Beck
City Planner

List of Attachments:

A – Aerial Location Map

B – FLUM and Zoning Map

C- Final Plat – Ruhl’s Fourth Addition

D- 1987 Site Development Plan

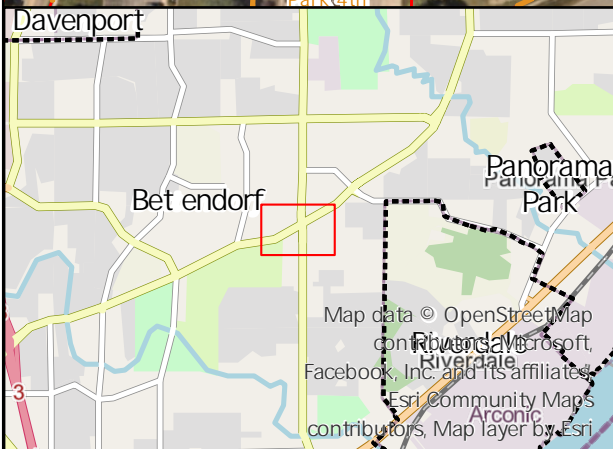
E- Iowa DNR Fuel System Removal Letter

F- Demolition Plan

G- Proposed Site Development Plan

H-Elevations

I-Landscape Plan



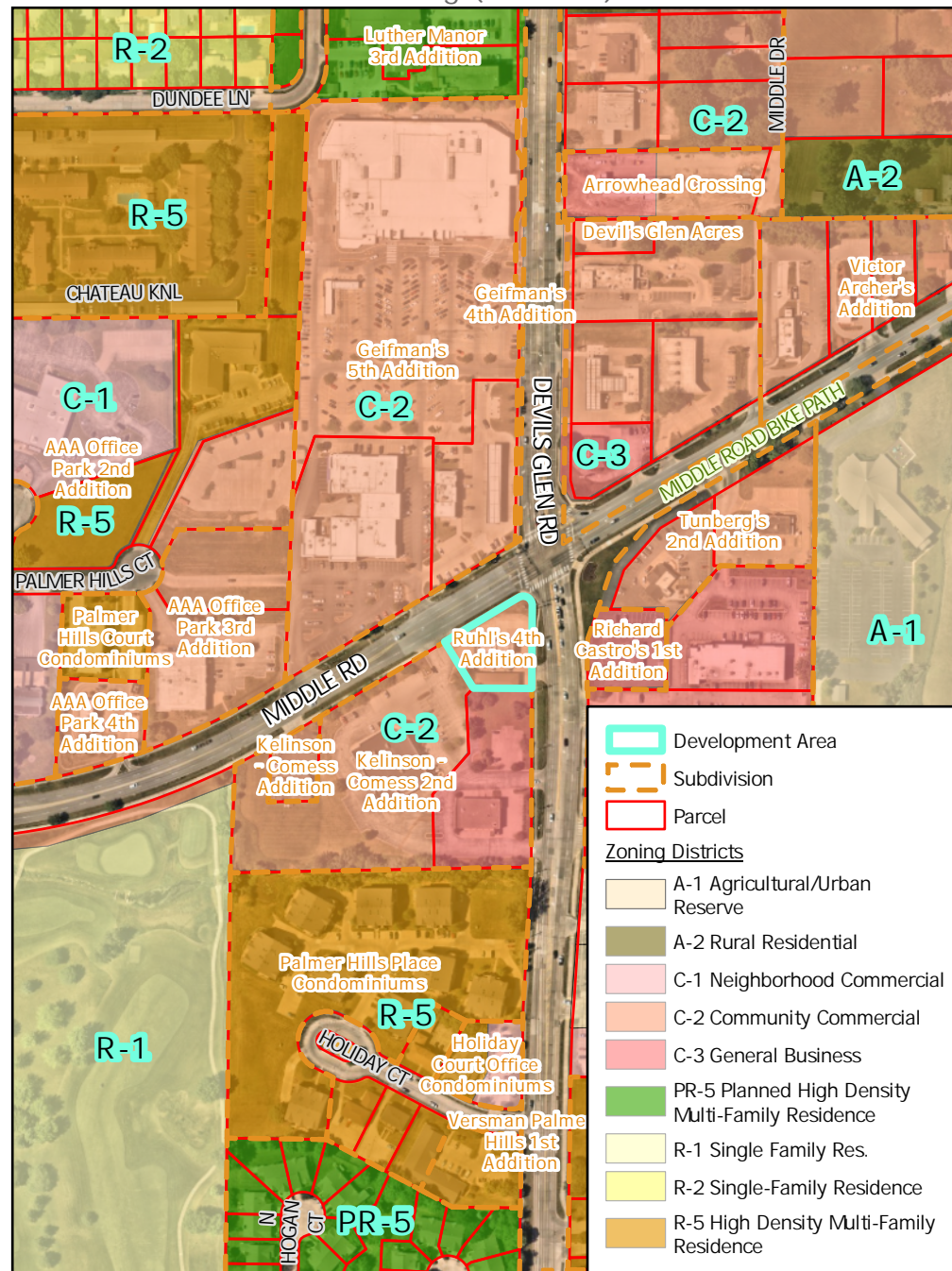
Data: Nearmap; Scott County; City of Bettendorf
By: taylorb, Community Development Department
Date: 6/12/2025

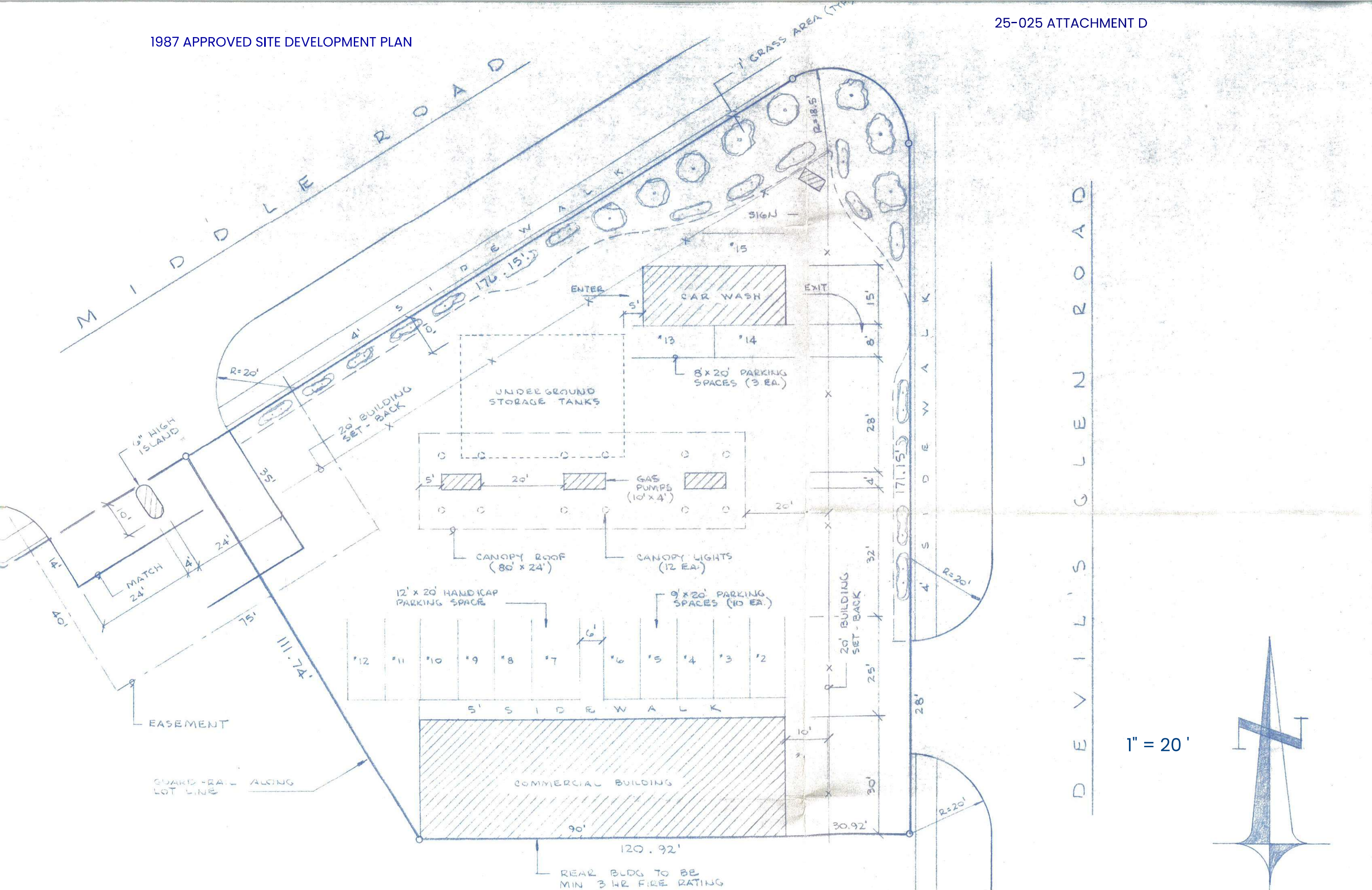
	Development Area
	City Limits Line
	Subdivision
	Parcel



Future Land Use

Zoning (Current)







GOVERNOR, **KIM REYNOLDS**
LT. GOVERNOR, **CHRIS COURNOYER**
DIRECTOR, **KAYLA LYON**

May 16, 2025

BILL ERNST
BETHANY ENTERPRISES INC
101 WOODLAND ROAD
MILAN IL 61264

email bernst2001@yahoo.com

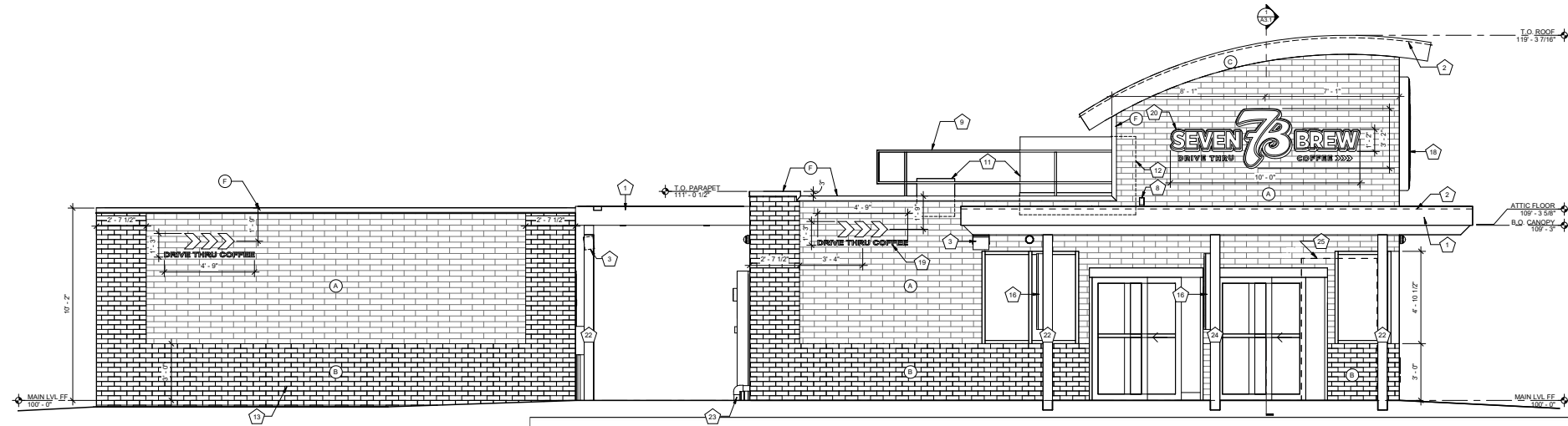
SUBJECT: Permanent Closure of Underground Storage Tank Systems
QC Mart, 3469 Middle Rd., Bettendorf, IA
UST Registration No. 198811384
Date of Closure 6/9/2025

Dear Bill Ernst:

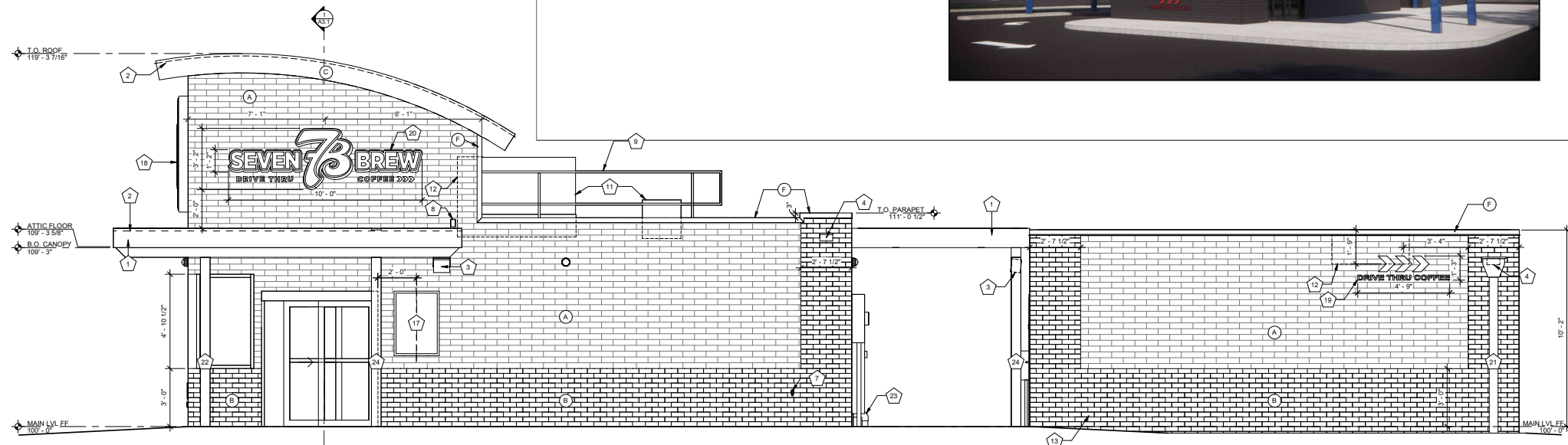
The DNR UST Section has received the closure notification for the above-referenced location. An Iowa licensed remover must be on site to supervise the permanent closure procedures. It is essential that the licensed remover contact local authorities to obtain the necessary permits and to learn of specific requirements.

In accordance with Rule 567--135.15(455B) of the Iowa Administrative Code (IAC), certain procedures must be followed when an underground storage tank system is permanently closed. Follow the steps outlined below that are further explained in the UST Closure guidance document, which is posted on the UST Section website: www.iowadnr.gov/UST-Owners-Operators/Tank-Closure-Information

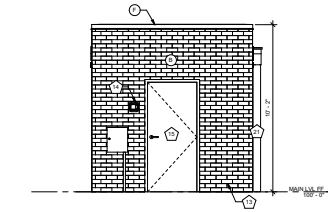
1. Always practice extreme care and safety during removal and disposal off-site or during tank fill-in-place procedures. Workers will be exposed to hazardous, flammable and combustible liquids and vapors in the work area. Use the DNR's UST Permanent Closure Guidance documents.
2. Drain any remaining product in the piping into the tank. Vacuum and flush pipe with one or two gallons of water or nitrogen. Disconnect piping from the tank. Remove product piping.
3. Remove all liquids from the tank. Use explosion-proof or air-operated pumps. Vacuum trucks should be located upwind of the tank. The suction hose must be grounded. The exhaust gases must be vented at least 12 feet above ground surface.
4. Remove tank appurtenances (gauge pipes, fill pipes, STPs, etc.) Leave vent line connected until the tank is purged or inerted.
5. Air purge the tank (force explosive vapors out) or inert the tank (remove or displace the oxygen in the tank). When purging, a combustible gas meter is used to measure the reduction in the concentration of flammable vapors. The meter reads from 0 to 100 percent of the LFL or LEL. The goal is to achieve a reading below 10 percent LEL (NFPA 30, 2003 C.4.10).
6. Inert the tank with 1½ to 2 pounds of dry ice per 100 gallons of tank capacity. Vapors must be vented at least 12 feet above ground. Nitrogen gas may also be used to inert the tank. The gas can be pumped into the tank from a hose through the fill hole to the bottom of the tank.



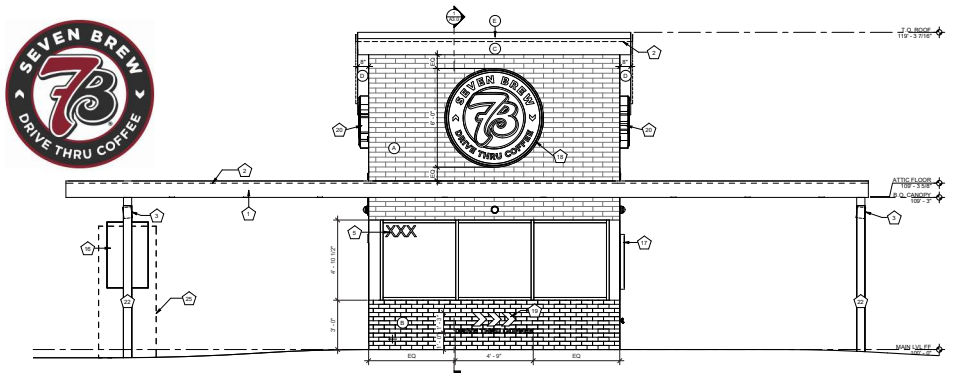
1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

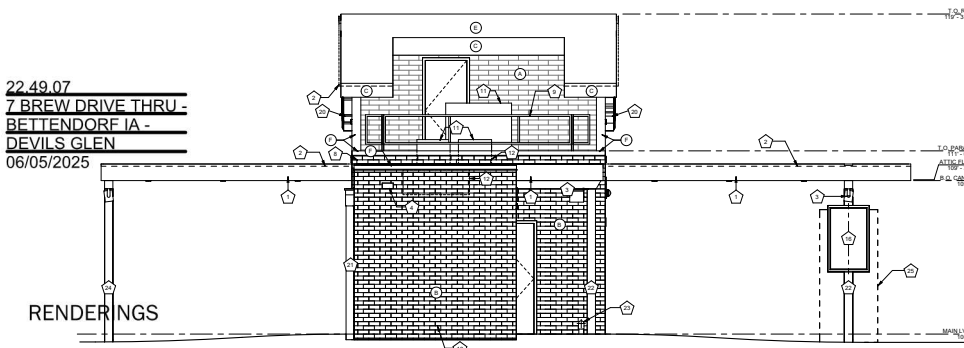


2 COOLER ELEVATION - WEST
3/8" = 1'-0"

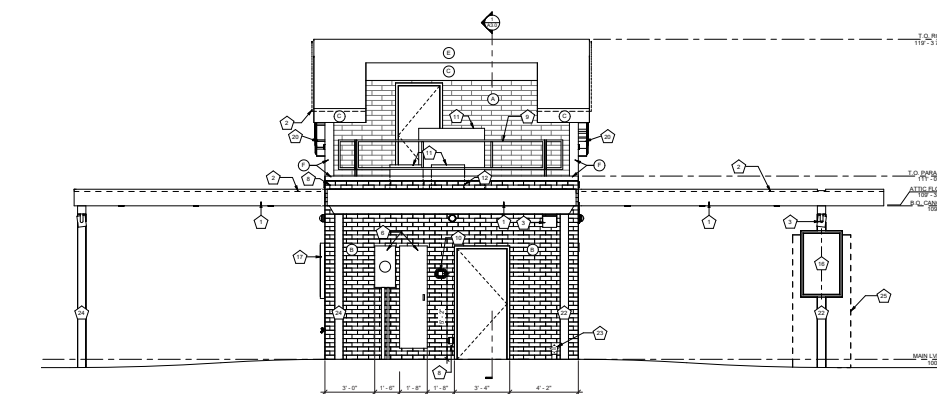


1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

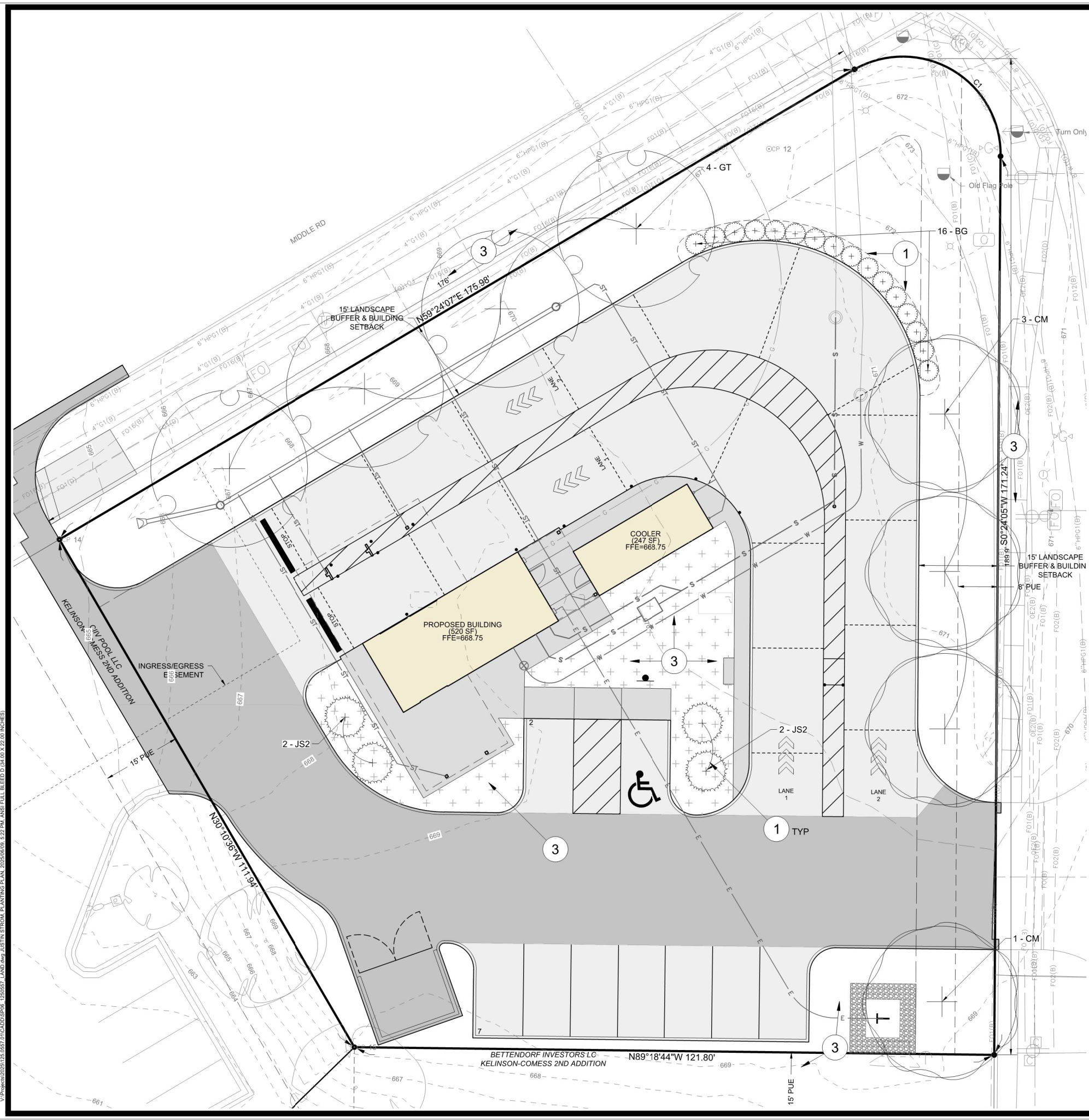
22.49.07
7 BREW DRIVE THRU -
BETTENDORF IA -
DEVILS GLEN
06/05/2025



2 EXTERIOR ELEVATION - EAST W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"



PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT AND METAL EDGER IN PLANT BED AREAS SHOWN ON PLAN.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
4. PROVIDE REGREEN, TRITICUM AESTIVUM, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL. APPLY AT 30 LBS/ACRE

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF BETTENDORF SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

STREET YARD GREENSPACE REQUIREMENTS:
EAST 189 LF x 15' = 2,850 SF
NORTHWEST 176' LF x 15' = 2,640 SF
MINIMUM STREET YARD AREA = 5,490 SF x 700 SF = 7.8 TREE FACTORS
BONUS AREA = 950 SF / 5,490 SF (17.3% OF REQ'D AREA / 3) = 5.8% BONUS REDUCTION
TOTAL TREE FACTORS REQ'D = 7.3 TREE FACTORS, 4 ON DEVILS GLEN ROAD, 4 ON MIDDLE ROAD
TOTAL PROVIDED = 8, 4 ON DEVILS GLEN ROAD, 4 ON MIDDLE ROAD

BUFFER YARD REQUIREMENTS:
NO BUFFER YARD REQ'D. ADJACENT PROPERTIES ARE C2-C3 COMMERCIAL ZONING.

INTERIOR PARKING LOT GREENSPACE:
GREATER THAN 4,000 SF BUT LESS THAN 30,000 SF.
PARKING LOT AREA = 13,881 SF x 5% MIN
694 SF PARKING LOT LANDSCAPE REQ'D
1 TREE PER 500 SF: 694 SF / 500 SF = 1.38 TREE FACTORS REQ'D
4 PROVIDED

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
CM	4	Celtis x 'Magnifica'	Magnifica Common Hackberry	2" Cal.	B&B
GT	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2" Cal.	B&B
JS2	4	Juniperus chinensis 'Spartan'	Spartan Juniper	6' Ht.	B&B
SHRUBS					
BG	16	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
GRASSES					
AS	10	Andropogon scoparius	Little Bluestem	1 gal.	Pot

PLANTING LEGEND

- TURF SEED OR SOD. OWNER TO SPECIFY.
- ROCK/MULCH

MARK	PER CITY COMMENTS	REVISION	DATE	BY
1			06-10-25	JFS
Engineer:	JFS	Checked By:	JFS	Scale: 1" = 10'
Technician:	TLS	Date:	05-27-25	T-R-S: TTN-RRW-SS

BETTENDORF, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

7 BREW DRIVE THRU COFFEE

PLANTING PLAN

SNYDER & ASSOCIATES, INC. I

Project No: 125.0557.01

Sheet C600

V:\Projects\25025\25025_025_ATTACHMENT\25025_025_ATTACHMENT.dwg, 12/26/2024, 12:26:57 PM, User: JSTROM, Plotting: JSTROM, Plotting Date: 12/26/2024, 12:26:57 PM, ANSI ELLIPE (0, 0, 0, 0, 0, 0) X (22, 0, 0, 0) INCHES



July 8, 2025

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

SUBJECT: Planning and Zoning Commission's recommendation on a site development plan for 3469 Middle Road, submitted by 7-Brew Iowa, LLC. (Case 25-024-REZ)

Honorable Mayor and Members of the City Council:

On June 18, 2025, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named site development plan.

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

Sincerely,

Mark D. Hunt
Director, Community Development

6. Case 25-025-SDP; 3469 Middle Road (drive-thru coffee shop), submitted by 7-Brew Iowa, LLC. (Staff: Beck)

Beck reviewed the staff report.

Scaife asked how long a traffic study may take to be completed and asked for clarification of the scope of the study. Morlok stated that a traffic impact study typically takes 2-4 weeks, adding that the city's only concern is the safety and level of service of the intersections on Devils Glen Road and Middle Road. He commented that a site of this size will not significantly impact traffic flow for streets that already carry 20,000-30,000 vehicles per day.

Kappeler commented that in the past right-in/right-out entrances have been required for certain site development plans and asked if the traffic study could dictate that. Morlok explained that if the study shows that there are significant safety concerns with the trip generation from the site, that could be considered. He added that according to the crash history reported to the Iowa Department of Transportation, there have been only 5 accidents in the past 5 years in that general vicinity.

Kappeler asked if the developer has considered reducing the amount of paving since it will have to be removed and replaced because of the tank removal. Morlok explained that the reason no additional storm water detention is required is that there will be a net reduction in impervious surface because of the project, not that the site grandfathered in as noted in the staff report.

Wennlund asked why the site development plan is not being considered in conjunction with the traffic study. Morlok explained that there was some confusion regarding what was required of the developer, adding that staff is providing a measure to try to keep the project moving along.

Wennlund asked how any problems that may be raised by the traffic study could be fixed since the applicant only controls a few feet of the intersection on Middle Road. Morlok stated that the trip generation for a coffee shop and a gas station is very similar. He added that he is doubtful that the traffic analysis will indicate that a right-in/right-out is necessary and is one of the reasons that staff felt comfortable with the Commission's reviewing the project prior to completion of the study. Hunt stated that if the study does indicate that significant changes to the site plan are necessary, the case would then return to the Commission for further review.

A brief discussion was held regarding the possibility of relocating the sidewalk so it is not so close to Middle Road.

Nathan Hastings, representative of the applicant, stated that 7 Brew has been working with the city's engineering team to try to adjust the access on Middle Road, adding that he believes that the coffee shop will be an improvement for the area.

Wennlund suggested that the interior landscaping be adjusted to ensure that it does not block the visibility of motorists on the site. Hastings stated that he would not be opposed to relocating the plantings or keeping them trimmed to a height that would not block visibility.

On motion by Kappeler, seconded by Stoltenberg, that a site development plan for 3469 Middle Road be recommended for approval subject to staff recommendations and contingent on further Commission review if material changes to the site development plan are necessary as a result of the traffic study.

ROLL CALL ON MOTION

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: July 15, 2025

REQUESTED BY: Jeff Reiter, Asst. City Administrator/
Economic Development Director



Item Title

Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Amended and Restated I-80 Urban Renewal Plan for the I-80 Urban Renewal Area in the city of Bettendorf, State of Iowa.

Explanation

By Resolution No. 85-17, adopted April 4, 2017, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the I-80 Urban Renewal Plan for the I-80 Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which plan was subsequently amended twice, lastly by the adoption of Amendment No. 2 on December 5, 2023, and which Plan, as amended, is on file in the office of the Scott County Recorder.

The city of Bettendorf finds it necessary to reconstruct Middle Road from Forest Grove Drive to Crow Creek Road, as a necessary improvement to support the volume of vehicle and pedestrian traffic that is occurring and will continue to occur, with the existing and anticipated future growth in north Bettendorf. To help fund public infrastructure projects, an Amended and Restated I-80 Urban Renewal Plan assists with the funding of this and potential other future public improvements.

The proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners will be obtained.

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

List Attachments

- Resolution
- Proposed Amended & Restated I-80 Urban Renewal Plan
- Notice of Consultation
- Notice of Public Hearing

ITEM TO INCLUDE ON AGENDA

CITY OF BETTENDORF, IOWA

July 15, 2025

7:00 P.M.

Amended and Restated I-80 Urban Renewal Plan

- Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Amended and Restated I-80 Urban Renewal Plan for the I-80 Urban Renewal Area in the City of Bettendorf, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

July 15, 2025

The City Council of the City of Bettendorf, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDED AND RESTATED I-80 URBAN RENEWAL PLAN FOR THE I-80 URBAN RENEWAL AREA IN THE CITY OF BETTENDORF, STATE OF IOWA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDED AND RESTATED I-80 URBAN RENEWAL PLAN FOR THE I-80 URBAN RENEWAL AREA IN THE CITY OF BETTENDORF, STATE OF IOWA

WHEREAS, by Resolution No. 85-17, adopted April 4, 2017, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the I-80 Urban Renewal Plan for the I-80 Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which plan was subsequently amended twice, lastly by the adoption of Amendment No. 2 on December 5, 2023, and which Plan, as amended, is on file in the office of the Scott County Recorder; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

COMMENCING AT THE POINT OF BEGINNING, DESCRIBED AS THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 2 TO THE SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE TO THE CENTERLINE OF SPRING CREEK DRIVE, SAID DRIVE BEING LOCATED IN HUNTINGTON MEADOWS FIRST ADDITION TO THE CITY OF BETTENDORF;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF FOREST GROVE PARK ADDITION AND ALONG SAID EAST LINE TO THE NORTHEASTERLY CORNER OF SAID FOREST GROVE PARK ADDITION;

THENCE WEST ALONG THE NORTH LINE OF SAID FOREST GROVE PARK ADDITION TO A POINT, SAID POINT BEING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SPENCER HOLLOW FIRST ADDITION OUTLOT D;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION, THRU SAID WEST LINE OF SAID OUTLOT D AND ALONG THE NORTHERLY EXTENSION OF SAID OUTLOT D TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2010-00005515, AT THE

SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON MARCH 1, 2010, SAID PARCEL ALSO KNOWN BY PARCEL ID #840105001;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL ID #840105001 TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE EASTERLY ALONG THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2011-00036619, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON DECEMBER 22, 2011, SAID PARCEL ALSO KNOWN BY PARCEL ID #840107004;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL ID #840107004 TO THE NORTHEASTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 80;

THENCE WESTERLY ALONG THE NORTHERN LINE OF SAID PARCEL #840107004, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL #840105001, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO A POINT ON THE EXTENSION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER EXTENDED, NORTHERLY TO THE NORTH RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID INDIANA AVENUE TO THE WEST LINE OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. TO THE POINT OF BEGINNING.

The I-80 Urban Renewal Area also includes the full right-of-way of all roads and streets within, adjacent to, or bordering the Area.

AMENDMENT NO. 1 AREA

Part of the Northwest Quarter of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the northwest corner of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along the west line of the East Half of the Northwest Quarter of said Section 1, a distance of 183.84 feet to the south right of way line of Interstate Route 80 and the Point of Beginning;

Thence North 86 degrees 16 minutes 37 seconds East along said south right of way line, a distance of 282.89 feet;

Thence easterly 296.12 feet along said south right of way line and the arc of a circle concave to the south, having a radius of 52,336.80 feet, a chord bearing of North 86 degrees 26minutes 20 seconds East, and a chord distance of 296.12 feet to the east line of a parcel conveyed by Warranty Deed recorded in Book 295 of Deeds at Page 90 in the Scott County Recorder's office;

Thence South 02 degrees 02 minutes 09 Seconds East along said East Line, a distance of 1,330.58 feet to the south line of said parcel;

Thence South 87 degrees 18 minutes 43 seconds West along said south line, a distance of 578.82 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,118.14 feet to the to the north right of way line of Forest Grove Drive;

Thence South 87 degrees 08 minutes 54 seconds West along said north right of way line, a distance of 997.86 feet to the westerly line of said parcel conveyed by Warranty Deed recorded in Book 295 of deeds at Page 90;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 574.20 feet;

Thence North 60 degrees 09 minutes 07 seconds East along said westerly line, a distance of 577.99 feet;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 335.28 feet;

Thence North 87 degrees 10 minutes 06 seconds East along said westerly line, a distance of 499.21 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence North 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,267.31 feet to the Point of Beginning.

The above described parcel contains 39.167 acres, more or less.

For the purpose of this description, bearings are based on the Iowa State Plane Coordinate System, South Zone – 1402, North American Datum of 1983; and

AMENDMENT NO. 2

Did not add or remove land.

WHEREAS, this Council has caused there to be prepared a form of Amended and Restated I-80 Urban Renewal Plan ("Amended and Restated Plan" or "Plan"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to amend and restate the original I-80 Urban Renewal Plan, add land to the Urban Renewal Area, and to add to the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Amended and Restated Plan; and

WHEREAS, this proposed Amended and Restated Plan would add the following land to the Urban Renewal Area:

Part of Sections 2, 3 and 11 in Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows;

Beginning at the northwest corner of Lot 3 in Forest Grove Landing Second Addition;

Thence Easterly along the south right of way line of Interstate Route 80, a distance of 834 feet more or less to the east line of Forest Grove Landing Second Addition;

Thence Southerly along said east line, a distance of 2,365 feet more or less to the centerline of Forest Grove Drive;

Thence Easterly along said centerline, a distance of 3,534 feet more or less to the northerly extension of the east right of way line of Remington Road North;

Thence Southerly along said east right of way line and its northerly extension, a distance of 549 feet more or less to the south right of way line of Relationship Drive;

Thence Westerly along said south right of way line, a distance of 1,281 feet more or less to the centerline of Middle Road;

Thence Southwesterly along said centerline, a distance of 2,199 feet more or less to the north right of way line of Hopewell Avenue;

Thence Easterly along said north right of way line, a distance of 1,170 feet more or less to the northerly extension of the east right of way line of Butterford Drive;

Thence Southerly along said northerly extension, a distance of 80 feet more or less to the south right of way line of Hopewell Avenue;

Thence Westerly along said south right of way line, a distance of 1,092 feet more or less to the east right of way line of Middle Road;

Thence Southerly along said east right of way line, a distance of 506 feet more or less to the north line of Scott County Parcel ID #841105004AD;

Thence Westerly along said north right of way line, a distance of 99 feet more or less;

Thence Southerly along the east right of way line of Middle Road, a distance of 1,271 feet to the westerly extension of the north right of way line of 55th Avenue;

Thence Easterly along said north right of way line and its westerly extension, a distance of 831 feet more or less to the east right of way line of Red Fox Road;

Thence Southerly along said east right of way line and its southerly extension, a distance of 857 feet more or less to the centerline of 53rd Street;

Thence Westerly along said centerline, a distance of 231 feet more or less to the northerly extension of the west line of Century Heights 9th Addition;

Thence Southerly along said west line and its northerly extension, a distance of 513 feet more or less to the northwest corner of Lot 6 in Century Heights 9th Addition;

Thence Southwesterly along the northwest line of Lots 4, 5 & 6 in Century Heights 9th Addition, a distance of 43 feet more or less to the northwest corner of Lot 4 in Century Heights 9th Addition;

Thence Westerly along the north line of Lots 1, 2 & 3 in Century Heights 9th Addition, a distance of 115 feet more or less to the west line of said Lot 1;

Thence Southerly along said west line, a distance of 180 feet more or less to the north right of way line of Red Fox Road;

Thence Westerly along said north right of way line, a distance of 337 feet more or less to the east right of way line of Middle Road;

Thence Southerly along said east right of way line, a distance of 771 feet more or less to the centerline of Coachman Road;

Thence Easterly along said centerline, a distance of 250 feet more or less to the west line of Surrey Heights 3rd Addition;

Thence Southerly along the west line of Surrey Heights 2nd and 3rd Additions, the west line of Lots 1, 8 and 16 in Surrey Heights 1st Addition and their southerly extensions, a distance of 1,159 feet more or less to the centerline of Crow Creek Road;

Thence Westerly along said centerline, a distance of 344 feet more or less to the east line of the southwest quarter of said Section 11;

Thence Northerly along said east line, a distance of 1,665 feet more or less to the easterly extension of the south line of Wellspire Subdivision

Thence Westerly along said south line and its easterly extension, a distance of 509 feet more or less to the west line of Lot 2 in Wellspire Subdivision;

Thence Northerly along said west line, a distance of 918 feet more or less to the centerline of 53rd Avenue;

Thence Westerly along said centerline, a distance of 318 feet more or less to the southerly extension of the centerline of Addyson Drive;

Thence Northerly along said centerline and its southerly extension, a distance of 662 feet more or less;

Thence continuing Northeasterly along said centerline and a curve to the right, a distance of 259 feet;

Thence continuing Easterly along said centerline, a distance of 366 feet more or less to the southwesterly extension of the southeast line of Lot 21 in Haley Heights 4th Addition;

Thence Northeasterly along said southeast line and its southwesterly extension, a distance of 42 feet more or less to the southwest corner of Outlot A in Haley Heights 3rd Addition;

Thence Northerly along the west line of said Outlot A, a distance of 482 feet more or less to the north line of said Outlot A;

Thence Easterly along said north line, a distance of 49 feet more or less to the east line of Outlot A in Haley Heights First Addition;

Thence Northerly along said east line, a distance of 825 feet more or less to the southwest corner of Outlot B in Haley Heights First Addition;

Thence Northeasterly along the southeast line of said Outlot B, a distance of 414 feet more or less to the east line of Outlot B in Haley Heights First Addition;

Thence Northerly along said east line, a distance of 100 feet more or less to the south right of way line of Hopewell Avenue;

Thence Westerly along said south right of way line, a distance of 424 feet more or less;

Thence Northerly, a distance of 80 feet more or less to the southeast corner of Scott County Parcel ID #840251005;

Thence Northerly along the east line of Scott County Parcel ID #840251005, a distance of 387 feet more or less to the north line of Scott County Parcel ID #840251005;

Thence Westerly along said north line, a distance of 162 feet more or less to the west line of Scott County Parcel ID #840237007;

Thence Northerly, a distance of 912 feet more or less to the south line of the northeast quarter of the southwest quarter of said Section 2;

Thence Easterly along said south line, a distance of 561 feet more or less to the east line of Valley Ministries Replat;

Thence Northerly along said east line, a distance of 1,276 feet more or less to the south right of way line of Forest Grove Drive;

Thence Westerly along said south right of way line, a distance of 5,358 feet more or less to the west right of way line of Devils Glen Road;

Thence Southerly along said west right of way line, a distance of 519 feet more or less to the south right of way line of Rainforest Drive;

Thence Westerly along said south right of way line, a distance of 484 feet more or less;

Thence Northwesterly along said south right of way line and a curve to the right, a distance of 294 feet;

Thence Northerly along the west right of way line of Rainforest Drive and its northerly extension, a distance of 378 feet more or less to the centerline of Forest Grove Drive;

Thence Easterly along said centerline, a distance of 3,385 feet more or less to the west line of the northwest quarter of said Section 2;

Thence Northerly along said west line, a distance of 1,166 feet more or less to the south line of Lot 1 of Amended Final Plat of Forest Grove Landing First Addition;

Thence Easterly along said south line, a distance of 492 feet more or less to the east line of Lot 1 of Amended Final Plat of Forest Grove Landing First Addition;

Thence Northerly along the east line of Lot 1 and Lot A of Amended Final Plat of Forest Grove Landing First Addition, a distance of 1,210 feet more or less to the Point of Beginning.

The above-described parcel contains 223 acres, more or less.

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners will be obtained; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amended and Restated Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amended and Restated Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amended and Restated Plan and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amended and Restated Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on August 4, 2025, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at 10:00 A.M., and the Assistant City

Administrator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amended and Restated Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF BETTENDORF, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDED AND RESTATED I-80 URBAN RENEWAL PLAN FOR THE CITY OF BETTENDORF, STATE OF IOWA

The City of Bettendorf, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on August 4, 2025, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa concerning a proposed Amended and Restated I-80 Urban Renewal Plan for the I-80 Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amended and Restated Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Assistant City Administrator, or his delegate, as the designated representative of the City of Bettendorf, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amended and Restated I-80 Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Bettendorf, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2025.

City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amended and Restated Plan before the City Council at its meeting which commences at 7:00 P.M. on September 16, 2025, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa.

Section 4. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper of general circulation in the City that complies with the requirements for newspapers used for official publications established by Iowa Code Section 618.3, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDED AND RESTATED I-80 URBAN
RENEWAL PLAN FOR THE I-80 URBAN RENEWAL AREA IN
THE CITY OF BETTENDORF, STATE OF IOWA

The City Council of the City of Bettendorf, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on September 16, 2025 in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, to consider adoption of a proposed Amended and Restated I-80 Urban Renewal Plan (the "Amended and Restated Plan") concerning the I-80 Urban Renewal Area in the City of Bettendorf, State of Iowa.

The Amended and Restated Plan proposes to add the following land to the I-80 Urban Renewal Area:

Part of Sections 2, 3 and 11 in Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows;

Beginning at the northwest corner of Lot 3 in Forest Grove Landing Second Addition;

Thence Easterly along the south right of way line of Interstate Route 80, a distance of 834 feet more or less to the east line of Forest Grove Landing Second Addition;

Thence Southerly along said east line, a distance of 2,365 feet more or less to the centerline of Forest Grove Drive;

Thence Easterly along said centerline, a distance of 3,534 feet more or less to the northerly extension of the east right of way line of Remington Road North;

Thence Southerly along said east right of way line and its northerly extension, a distance of 549 feet more or less to the south right of way line of Relationship Drive;

Thence Westerly along said south right of way line, a distance of 1,281 feet more or less to the centerline of Middle Road;

Thence Southwesterly along said centerline, a distance of 2,199 feet more or less to the north right of way line of Hopewell Avenue;

Thence Easterly along said north right of way line, a distance of 1,170 feet more or less to the northerly extension of the east right of way line of Butterford Drive;

Thence Southerly along said northerly extension, a distance of 80 feet more or less to the south right of way line of Hopewell Avenue;

Thence Westerly along said south right of way line, a distance of 1,092 feet more or less to the east right of way line of Middle Road;

Thence Southerly along said east right of way line, a distance of 506 feet more or less to the north line of Scott County Parcel ID #841105004AD;

Thence Westerly along said north right of way line, a distance of 99 feet more or less;

Thence Southerly along the east right of way line of Middle Road, a distance of 1,271 feet to the westerly extension of the north right of way line of 55th Avenue;

Thence Easterly along said north right of way line and its westerly extension, a distance of 831 feet more or less to the east right of way line of Red Fox Road;

Thence Southerly along said east right of way line and its southerly extension, a distance of 857 feet more or less to the centerline of 53rd Street;

Thence Westerly along said centerline, a distance of 231 feet more or less to the northerly extension of the west line of Century Heights 9th Addition;

Thence Southerly along said west line and its northerly extension, a distance of 513 feet more or less to the northwest corner of Lot 6 in Century Heights 9th Addition;

Thence Southwesterly along the northwest line of Lots 4, 5 & 6 in Century Heights 9th Addition, a distance of 43 feet more or less to the northwest corner of Lot 4 in Century Heights 9th Addition;

Thence Westerly along the north line of Lots 1, 2 & 3 in Century Heights 9th Addition, a distance of 115 feet more or less to the west line of said Lot 1;

Thence Southerly along said west line, a distance of 180 feet more or less to the north right of way line of Red Fox Road;

Thence Westerly along said north right of way line, a distance of 337 feet more or less to the east right of way line of Middle Road;

Thence Southerly along said east right of way line, a distance of 771 feet more or less to the centerline of Coachman Road;

Thence Easterly along said centerline, a distance of 250 feet more or less to the west line of Surrey Heights 3rd Addition;

Thence Southerly along the west line of Surrey Heights 2nd and 3rd Additions, the west line of Lots 1, 8 and 16 in Surrey Heights 1st Addition and their southerly

extensions, a distance of 1,159 feet more or less to the centerline of Crow Creek Road;

Thence Westerly along said centerline, a distance of 344 feet more or less to the east line of the southwest quarter of said Section 11;

Thence Northerly along said east line, a distance of 1,665 feet more or less to the easterly extension of the south line of Wellspire Subdivision

Thence Westerly along said south line and its easterly extension, a distance of 509 feet more or less to the west line of Lot 2 in Wellspire Subdivision;

Thence Northerly along said west line, a distance of 918 feet more or less to the centerline of 53rd Avenue;

Thence Westerly along said centerline, a distance of 318 feet more or less to the southerly extension of the centerline of Addyson Drive;

Thence Northerly along said centerline and its southerly extension, a distance of 662 feet more or less;

Thence continuing Northeasterly along said centerline and a curve to the right, a distance of 259 feet;

Thence continuing Easterly along said centerline, a distance of 366 feet more or less to the southwesterly extension of the southeast line of Lot 21 in Haley Heights 4th Addition;

Thence Northeasterly along said southeast line and its southwesterly extension, a distance of 42 feet more or less to the southwest corner of Outlot A in Haley Heights 3rd Addition;

Thence Northerly along the west line of said Outlot A, a distance of 482 feet more or less to the north line of said Outlot A;

Thence Easterly along said north line, a distance of 49 feet more or less to the east line of Outlot A in Haley Heights First Addition;

Thence Northerly along said east line, a distance of 825 feet more or less to the southwest corner of Outlot B in Haley Heights First Addition;

Thence Northeasterly along the southeast line of said Outlot B, a distance of 414 feet more or less to the east line of Outlot B in Haley Heights First Addition;

Thence Northerly along said east line, a distance of 100 feet more or less to the south right of way line of Hopewell Avenue;

Thence Westerly along said south right of way line, a distance of 424 feet more or less;

Thence Northerly, a distance of 80 feet more or less to the southeast corner of Scott County Parcel ID #840251005;

Thence Northerly along the east line of Scott County Parcel ID #840251005, a distance of 387 feet more or less to the north line of Scott County Parcel ID #840251005;

Thence Westerly along said north line, a distance of 162 feet more or less to the west line of Scott County Parcel ID #840237007;

Thence Northerly, a distance of 912 feet more or less to the south line of the northeast quarter of the southwest quarter of said Section 2;

Thence Easterly along said south line, a distance of 561 feet more or less to the east line of Valley Ministries Replat;

Thence Northerly along said east line, a distance of 1,276 feet more or less to the south right of way line of Forest Grove Drive;

Thence Westerly along said south right of way line, a distance of 5,358 feet more or less to the west right of way line of Devils Glen Road;

Thence Southerly along said west right of way line, a distance of 519 feet more or less to the south right of way line of Rainforest Drive;

Thence Westerly along said south right of way line, a distance of 484 feet more or less;

Thence Northwesterly along said south right of way line and a curve to the right, a distance of 294 feet;

Thence Northerly along the west right of way line of Rainforest Drive and its northerly extension, a distance of 378 feet more or less to the centerline of Forest Grove Drive;

Thence Easterly along said centerline, a distance of 3,385 feet more or less to the west line of the northwest quarter of said Section 2;

Thence Northerly along said west line, a distance of 1,166 feet more or less to the south line of Lot 1 of Amended Final Plat of Forest Grove Landing First Addition;

Thence Easterly along said south line, a distance of 492 feet more or less to the east line of Lot 1 of Amended Final Plat of Forest Grove Landing First Addition;

Thence Northerly along the east line of Lot 1 and Lot A of Amended Final Plat of Forest Grove Landing First Addition, a distance of 1,210 feet more or less to the Point of Beginning.

The above-described parcel contains 223 acres, more or less.

A copy of the Amended and Restated Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Bettendorf, Iowa.

The City of Bettendorf, State of Iowa is the local public agency which, if such Amended and Restated Plan is approved, shall undertake the urban renewal activities described in such Amended and Restated Plan.

The general scope of the urban renewal activities under consideration in the Amended and Restated Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amended and Restated Plan. To accomplish the objectives of the Amended and Restated Plan, and to encourage the further economic development of the Urban Renewal Area, the Amended and Restated Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amended and Restated Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amended and Restated Plan initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amended and Restated Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Bettendorf, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2025.

City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

Section 5. That the proposed Amended and Restated Plan, attached hereto as Exhibit 1, for the I-80 Urban Renewal Area described therein is hereby officially declared to be the proposed Amended and Restated Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amended and Restated Plan shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 15th day of July, 2025.

Mayor

ATTEST:

City Clerk

Label the Amended and Restated Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDED AND
RESTATED PLAN LABELED AS
EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

I, the undersigned City Clerk of the City of Bettendorf, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2025.

City Clerk, City of Bettendorf, State of Iowa

(SEAL)

**AMENDED AND RESTATED
I-80 URBAN RENEWAL PLAN**

for the

I-80 URBAN RENEWAL AREA

CITY OF BETTENDORF, IOWA

Original Plan – April 2017

Amendment No. 1 – February 2022

Amendment No. 2 – December 2023

Amended and Restated Plan - September 2025

**AMENDED AND RESTATED
I-80 URBAN RENEWAL PLAN
FOR THE
I-80 URBAN RENEWAL AREA**

CITY OF BETTENDORF, IOWA

INTRODUCTION

The I-80 Urban Renewal Plan for the I-80 Urban Renewal Area (“Urban Renewal Area” or “Area”) was adopted April 4, 2017, and amended in 2022 and 2023. The City is now amending and restating the original I-80 Urban Renewal Plan with the adoption of this Amended and Restated Plan (“Amended and Restated Plan” or “Plan”).

This Amended and Restated Plan adds new property to the Urban Renewal Area and adds to the list of eligible urban renewal projects.

Except as modified by this Amended and Restated Plan, the provisions of the original I-80 Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as restated herein. In case of any conflict or uncertainty, the terms of this Amended and Restated Plan shall control.

DESCRIPTION OF AREA

The property included in the Urban Renewal Area includes the area included in the original I-80 Urban Renewal Plan (the “Original Subarea”), the land added to the Urban Renewal Area by Amendment No. 1 (the “Amendment No. 1 Subarea”), and the land being added to the Urban Renewal Area by this Amended and Restated Plan (the “Amended and Restated Plan (2025) Subarea”). The Urban Renewal Area is comprised of all three subareas.

The legal description of the entire Urban Renewal Area, including the description of the Original Subarea, the Amendment No. 1 Subarea, and the Amended and Restated Plan (2025) Subarea is attached hereto as Exhibit A. A map of the Urban Renewal Area, as amended by this Amended and Restated Plan and showing the subareas, is attached hereto as Exhibit B.

BASE VALUE

The base value for property in the Amended and Restated Plan (2025) Subarea shall be the assessed value as of January 1 of the calendar year preceding the year in which the property is added to the applicable TIF ordinance. Nothing in this Amended and Restated Plan otherwise affects other already established frozen base values for any other subarea or portion thereof.

AREA DESIGNATION

The Area was originally designated as appropriate for the promotion of commercial and industrial economic development. The Area, as amended, continues to be appropriate for the promotion of commercial and industrial economic development.

DEVELOPMENT PLAN/ZONING

The City of Bettendorf has a general plan for the physical development of the City as a whole, outlined in the Premiering Bettendorf; A Comprehensive Plan for Bettendorf 2045, adopted July 16, 2024. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies for the Area identified in the City's Premiering Bettendorf; A Comprehensive Plan for Bettendorf 2045.

This Amended and Restated Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, as amended and restated. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial development). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer, roadways, and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.

6. To stimulate, through public action and commitment, private investment in new and expanded commercial development.
7. To improve the conditions and opportunities for commercial development.
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
10. To enhance the health, safety, living environment, general character, and general welfare of Bettendorf, Iowa.
11. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Amended and Restated Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.

7. To make or have made surveys and plans necessary for the implementation of the Amended and Restated Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Amended and Restated Plan.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized in the original I-80 Urban Renewal Plan, as amended, and are incorporated by reference herein. Such projects are continuing and are unaltered by this Amended and Restated Plan.

ELIGIBLE URBAN RENEWAL PROJECTS **(Amended and Restated Plan)**

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the original I-80 Urban Renewal Plan, as amended, the Eligible Urban Renewal Projects under this Amended and Restated Plan include:

1. Public Improvements:

Project	Estimated Project Date	Estimated Cost	Rationale
Middle Road Reconstruction Phase I (Forest Grove Dr to Hopewell Ave) including associated public utilities	2028 -2029	\$12,000,000	Roadway and utility improvements to support continued commercial growth in the Area
Middle Road Reconstruction Phase II (Hopewell Ave to 53 rd Ave) including associated public utilities	2030 - 2032	\$10,000,000	Roadway and utility improvements to support continued commercial growth in the Area
Middle Road Reconstruction Phase III (53 rd Ave to Crow Creek Rd) including associated public utilities	2032 - 2033	\$6,500,000	Roadway and utility improvements to support continued commercial growth in the Area

TOTAL		\$28,500,000	
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2. Planning, engineering fees (for urban renewal plans), attorney fees, administration, other related costs to support urban renewal projects and planning:

Project	Estimated Date	Estimated Cost to be funded by TIF Funds
Fees and costs	Undetermined	Not to Exceed \$50,000

FINANCIAL DATA

1.	Current constitutional debt limit:	\$293,450,712
2.	Current outstanding general obligation debt:	\$141,341,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amended and Restated Plan) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$28,550,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or economic development incentives associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development, redevelopment, or other urban renewal projects. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Amended and Restated Plan.

AGRICULTURAL LAND

Because some of the property being added to the Urban Renewal Area by this Amended and Restate Plan is defined as "agricultural land" by Iowa Code Section 403.17(3), each owner of agricultural land in the Amended and Restated Plan (2025) Subarea has entered into an agreement in which the property owner agrees to allow the City to include the property defined as agricultural land in the Urban Renewal Area. A copy of each agreement is attached as Exhibit "C". The original signed agreements will be on file at the City Clerk's office.

PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

STATE AND LOCAL REQUIREMENTS

The City will comply with all State and local laws related to implementing this Amended and Restated Plan and its supporting documents.

SEVERABILITY

In the event one or more provisions contained in the Amended and Restated Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Amended and Restated Plan, and this Amended and Restated Plan shall be construed and implemented as if such provisions had never been contained herein.

URBAN RENEWAL PLAN AMENDMENTS

This Amended and Restated Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

EFFECTIVE PERIOD

This Amended and Restated Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance, the division of revenues therefrom shall continue for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

EXHIBIT A
LEGAL DESCRIPTION OF URBAN RENEWAL AREA, AS AMENDED

ORIGINAL SUBAREA

COMMENCING AT THE POINT OF BEGINNING, DESCRIBED AS THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 2 TO THE SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE TO THE CENTERLINE OF SPRING CREEK DRIVE, SAID DRIVE BEING LOCATED IN HUNTINGTON MEADOWS FIRST ADDITION TO THE CITY OF BETTENDORF;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF FOREST GROVE PARK ADDITION AND ALONG SAID EAST LINE TO THE NORTHEASTERLY CORNER OF SAID FOREST GROVE PARK ADDITION;

THENCE WEST ALONG THE NORTH LINE OF SAID FOREST GROVE PARK ADDITION TO A POINT, SAID POINT BEING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SPENCER HOLLOW FIRST ADDITION OUTLOT D;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION, THRU SAID WEST LINE OF SAID OUTLOT D AND ALONG THE NORTHERLY EXTENSION OF SAID OUTLOT D TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2010-00005515, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON MARCH 1, 2010, SAID PARCEL ALSO KNOWN BY PARCEL ID #840105001;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL ID #840105001 TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE EASTERLY ALONG THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2011-00036619, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON DECEMBER 22, 2011, SAID PARCEL ALSO KNOWN BY PARCEL ID #840107004;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL ID #840107004 TO THE NORTHEASTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 80;

THENCE WESTERLY ALONG THE NORTHERN LINE OF SAID PARCEL #840107004, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL #840105001, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO A POINT ON THE EXTENSION OF THE EAST LINE

OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;
THENCE ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER EXTENDED, NORTHERLY TO THE NORTH RIGHT OF WAY LINE OF INDIANA AVENUE;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID INDIANA AVENUE TO THE WEST LINE OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;
THENCE SOUTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE SOUTHWEST CORNER OF SAID SECTION 35;
THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. TO THE POINT OF BEGINNING.

The I-80 Urban Renewal Area also includes the full right-of-way of all roads and streets within, adjacent to, or bordering the Area.

AND

AMENDMENT NO. 1 SUBAREA

Part of the Northwest Quarter of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the northwest corner of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along the west line of the East Half of the Northwest Quarter of said Section 1, a distance of 183.84 feet to the south right of way line of Interstate Route 80 and the Point of Beginning;

Thence North 86 degrees 16 minutes 37 seconds East along said south right of way line, a distance of 282.89 feet;

Thence easterly 296.12 feet along said south right of way line and the arc of a circle concave to the south, having a radius of 52,336.80 feet, a chord bearing of North 86 degrees 26minutes 20 seconds East, and a chord distance of 296.12 feet to the east line of a parcel conveyed by Warranty Deed recorded in Book 295 of Deeds at Page 90 in the Scott County Recorder's office;

Thence South 02 degrees 02 minutes 09 Seconds East along said East Line, a distance of 1,330.58 feet to the south line of said parcel;

Thence South 87 degrees 18 minutes 43 seconds West along said south line, a distance of 578.82 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,118.14 feet to the north right of way line of Forest Grove Drive;

Thence South 87 degrees 08 minutes 54 seconds West along said north right of way line, a distance of 997.86 feet to the westerly line of said parcel conveyed by Warranty Deed recorded in Book 295 of deeds at Page 90;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 574.20 feet;

Thence North 60 degrees 09 minutes 07 seconds East along said westerly line, a distance of 577.99 feet;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 335.28 feet;

Thence North 87 degrees 10 minutes 06 seconds East along said westerly line, a distance of 499.21 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence North 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,267.31 feet to the Point of Beginning.

The above described parcel contains 39.167 acres, more or less as shown by the attached Plat of Survey.

For the purpose of this description, bearings are based on the Iowa State Plane Coordinate System, South Zone – 1402, North American Datum of 1983.

AND

AMENDED AND RESTATED PLAN (2025) SUBAREA

Part of Sections 2, 3 and 11 in Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows;

Beginning at the northwest corner of Lot 3 in Forest Grove Landing Second Addition;

Thence Easterly along the south right of way line of Interstate Route 80, a distance of 834 feet more or less to the east line of Forest Grove Landing Second Addition;

Thence Southerly along said east line, a distance of 2,365 feet more or less to the centerline of Forest Grove Drive;

Thence Easterly along said centerline, a distance of 3,534 feet more or less to the northerly extension of the east right of way line of Remington Road North;

Thence Southerly along said east right of way line and its northerly extension, a distance of 549 feet more or less to the south right of way line of Relationship Drive;

Thence Westerly along said south right of way line, a distance of 1,281 feet more or less to the centerline of Middle Road;

Thence Southwesterly along said centerline, a distance of 2,199 feet more or less to the north right of way line of Hopewell Avenue;

Thence Easterly along said north right of way line, a distance of 1,170 feet more or less to the northerly extension of the east right of way line of Butterford Drive;

Thence Southerly along said northerly extension, a distance of 80 feet more or less to the south right of way line of Hopewell Avenue;

Thence Westerly along said south right of way line, a distance of 1,092 feet more or less to the east right of way line of Middle Road;

Thence Southerly along said east right of way line, a distance of 506 feet more or less to the north line of Scott County Parcel ID #841105004AD;

Thence Westerly along said north right of way line, a distance of 99 feet more or less;

Thence Southerly along the east right of way line of Middle Road, a distance of 1,271 feet to the westerly extension of the north right of way line of 55th Avenue;

Thence Easterly along said north right of way line and its westerly extension, a distance of 831 feet more or less to the east right of way line of Red Fox Road;

Thence Southerly along said east right of way line and its southerly extension, a distance of 857 feet more or less to the centerline of 53rd Street;

Thence Westerly along said centerline, a distance of 231 feet more or less to the northerly extension of the west line of Century Heights 9th Addition;

Thence Southerly along said west line and its northerly extension, a distance of 513 feet more or less to the northwest corner of Lot 6 in Century Heights 9th Addition;

Thence Southwesterly along the northwest line of Lots 4, 5 & 6 in Century Heights 9th Addition, a distance of 43 feet more or less to the northwest corner of Lot 4 in Century Heights 9th Addition;

Thence Westerly along the north line of Lots 1, 2 & 3 in Century Heights 9th Addition, a distance of 115 feet more or less to the west line of said Lot 1;

Thence Southerly along said west line, a distance of 180 feet more or less to the north right of way line of Red Fox Road;

Thence Westerly along said north right of way line, a distance of 337 feet more or less to the east right of way line of Middle Road;

Thence Southerly along said east right of way line, a distance of 771 feet more or less to the centerline of Coachman Road;

Thence Easterly along said centerline, a distance of 250 feet more or less to the west line of Surrey Heights 3rd Addition;

Thence Southerly along the west line of Surrey Heights 2nd and 3rd Additions, the west line of Lots 1, 8 and 16 in Surrey Heights 1st Addition and their southerly extensions, a distance of 1,159 feet more or less to the centerline of Crow Creek Road;

Thence Westerly along said centerline, a distance of 344 feet more or less to the east line of the southwest quarter of said Section 11;

Thence Northerly along said east line, a distance of 1,665 feet more or less to the easterly extension of the south line of Wellspire Subdivision

Thence Westerly along said south line and its easterly extension, a distance of 509 feet more or less to the west line of Lot 2 in Wellspire Subdivision;

Thence Northerly along said west line, a distance of 918 feet more or less to the centerline of 53rd Avenue;

Thence Westerly along said centerline, a distance of 318 feet more or less to the southerly extension of the centerline of Addyson Drive;

Thence Northerly along said centerline and its southerly extension, a distance of 662 feet more or less;

Thence continuing Northeasterly along said centerline and a curve to the right, a distance of 259 feet;

Thence continuing Easterly along said centerline, a distance of 366 feet more or less to the southwesterly extension of the southeast line of Lot 21 in Haley Heights 4th Addition;

Thence Northeasterly along said southeast line and its southwesterly extension, a distance of 42 feet more or less to the southwest corner of Outlot A in Haley Heights 3rd Addition;

Thence Northerly along the west line of said Outlot A, a distance of 482 feet more or less to the north line of said Outlot A;

Thence Easterly along said north line, a distance of 49 feet more or less to the east line of Outlot A in Haley Heights First Addition;

Thence Northerly along said east line, a distance of 825 feet more or less to the southwest corner of Outlot B in Haley Heights First Addition;

Thence Northeasterly along the southeast line of said Outlot B, a distance of 414 feet more or less to the east line of Outlot B in Haley Heights First Addition;

Thence Northerly along said east line, a distance of 100 feet more or less to the south right of way line of Hopewell Avenue;

Thence Westerly along said south right of way line, a distance of 424 feet more or less;

Thence Northerly, a distance of 80 feet more or less to the southeast corner of Scott County Parcel ID #840251005;

Thence Northerly along the east line of Scott County Parcel ID #840251005, a distance of 387 feet more or less to the north line of Scott County Parcel ID #840251005;

Thence Westerly along said north line, a distance of 162 feet more or less to the west line of Scott County Parcel ID #840237007;

Thence Northerly, a distance of 912 feet more or less to the south line of the northeast quarter of the southwest quarter of said Section 2;

Thence Easterly along said south line, a distance of 561 feet more or less to the east line of Valley Ministries Replat;

Thence Northerly along said east line, a distance of 1,276 feet more or less to the south right of way line of Forest Grove Drive;

Thence Westerly along said south right of way line, a distance of 5,358 feet more or less to the west right of way line of Devils Glen Road;

Thence Southerly along said west right of way line, a distance of 519 feet more or less to the south right of way line of Rainforest Drive;

Thence Westerly along said south right of way line, a distance of 484 feet more or less;

Thence Northwesterly along said south right of way line and a curve to the right, a distance of 294 feet;

Thence Northerly along the west right of way line of Rainforest Drive and its northerly extension, a distance of 378 feet more or less to the centerline of Forest Grove Drive;

Thence Easterly along said centerline, a distance of 3,385 feet more or less to the west line of the northwest quarter of said Section 2;

Thence Northerly along said west line, a distance of 1,166 feet more or less to the south line of Lot 1 of Amended Final Plat of Forest Grove Landing First Addition;

Thence Easterly along said south line, a distance of 492 feet more or less to the east line of Lot 1 of Amended Final Plat of Forest Grove Landing First Addition;

Thence Northerly along the east line of Lot 1 and Lot A of Amended Final Plat of Forest Grove Landing First Addition, a distance of 1,210 feet more or less to the Point of Beginning.

The above-described parcel contains 223 acres, more or less as shown by the attached Exhibit "B".

EXHIBIT C

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE I-80 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to amend the I-80 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 29 day of June, 2023.

Name of Agricultural Land Owner: Christine L. Gibney and spouse, Gary B. Gibney; Jeffrey L. Boeh, individually; Albert J. Boeh, individually; Norman L. Boeh, individually; Brian L. Boeh and spouse, Teddie J. Boeh

Parcels owned by Land Owner: 840217005, 840201001, 840323006
840321006, 840323005AD, 840321008AD

Signature: Christine L. Gibney
Christine L. Gibney
Witness: [Signature]

Signature: Gary B. Gibney
Gary B. Gibney
Witness: [Signature]

Signature: Jeffrey L. Boeh
Jeffrey L. Boeh
Witness: [Signature]

Signature: Albert J. Boeh
Albert J. Boeh
Witness: [Signature]

Signature: Norman L. Boeh
Norman L. Boeh

Witness: [Signature]

Signature: Brian L. Boeh
Brian L. Boeh

Witness: [Signature]

Signature: Teddie J. Boeh
Teddie J. Boeh

Witness: [Signature]

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to adopt an Amended and Restated I-80 Urban Renewal Plan ("Amended and Restated Plan") for the I-80 Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the property to be added to the Urban Renewal Area by the Amended and Restated Plan will contain certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in Section 403.17(3) of "agricultural land" until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property to be added to the Urban Renewal Area and agrees that the City of Bettendorf, Iowa, may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED JULY 8, 2025

Agricultural Land Owner's Name (print): MERCYONE GENESIS

Signature: 

Print Name of Signatory: KEVIN M. ROSSMILLER, EXECUTIVE DIRECTOR OF CONSTRUCTION + DESIGN

4923-4355-6943-1110216-110

PARCEL # 840237007

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to adopt an Amended and Restated I-80 Urban Renewal Plan ("Amended and Restated Plan") for the I-80 Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the property to be added to the Urban Renewal Area by the Amended and Restated Plan will contain certain property owned by the undersigned Land Owner; and


WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in Section 403.17(3) of "agricultural land" until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property to be added to the Urban Renewal Area and owned by the Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa based upon its historic use for agricultural purposes.

NOW, THEREFORE, it is hereby certified and agreed by the Land Owner as follows:

1. The Land Owner hereby certifies that he/she is the owner of certain property to be added to the Urban Renewal Area and agrees that the City of Bettendorf, Iowa, may include such property within the Urban Renewal Area.
2. The Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED July 9, 2025

Land Owner's Name (print): QCR Holdings, Inc.
Signature: 
Print Name of Signatory: Todd A. Gipple

4923-4355-6943-1\10216-110

4923-4355-6943-1\10216-110

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF BETTENDORF, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDED AND RESTATED I-80 URBAN RENEWAL PLAN FOR THE CITY OF BETTENDORF, STATE OF IOWA

The City of Bettendorf, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on August 4, 2025, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa concerning a proposed Amended and Restated I-80 Urban Renewal Plan for the I-80 Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amended and Restated Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Assistant City Administrator, or his delegate, as the designated representative of the City of Bettendorf, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amended and Restated I-80 Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Bettendorf, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2025.

City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

Instructions for the Certificate of Mailing of Notices
IMPORTANT

All three of the following documents must be signed, dated and MAILED to the taxing entities and attached to the Certificate of Mailing of Notices that should be immediately returned to our office:

- 1) The single page entitled "Notice of a Consultation" AND
- 2) The 5 page document entitled "Notice of Public Hearing" AND
- 3) The entire resolution with the Amended and Restated Plan attached. (The Notice of a Consultation and the Notice of Public Hearing will be repeated in this document, but you will need to **mail** all three of the documents to the affected taxing entities.)

Make sure to address the envelopes to the County and the public school district(s) in the Urban Renewal Area as follows:

"Board of Supervisors of Scott County, c/o County Auditor"; and

"Pleasant Valley Community School District, c/o President or Secretary of the Board of Directors."

Note: If we don't receive this Certificate (with attachments) back ASAP after it is mailed, we will not be able to determine that the appropriate notices have been sent to start the Amended and Restated Plan process.

CERTIFICATE OF MAILING OF NOTICES OF
CONSULTATION AND HEARING

I, the undersigned, City Clerk of the City of Bettendorf, State of Iowa, do hereby certify that on the _____ day of _____, 2025, I caused there to be deposited and mailed in the United States mail at Bettendorf, Iowa, properly stamped and addressed, a copy of the following-described notices, each in the form attached hereto, to each school district, county or city, as applicable, which levied or certified for levy a property tax on any portion of the taxable property located within the I-80 Urban Renewal Area in the fiscal year beginning prior to the calendar year in which the Amended and Restated Plan was submitted to the City Council for approval:

- 1) NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF BETTENDORF, STATE OF IOWA, AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDED AND RESTATED I-80 URBAN RENEWAL PLAN FOR THE CITY OF BETTENDORF, STATE OF IOWA; AND
- 2) NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDED AND RESTATED I-80 URBAN RENEWAL PLAN FOR THE I-80 URBAN RENEWAL AREA IN THE CITY OF BETTENDORF, STATE OF IOWA.
- 3) RESOLUTION SETTING DATES FOR CONSULTATION AND PUBLIC HEARING WITH AMENDED AND RESTATED PLAN ATTACHED AS EXHIBIT 1.

The affected taxing entities and their mailing addresses are as follows:

Pleasant Valley Community School
District

c/o Secretary or Board President

(Insert address)

Board of Supervisors of Scott County

c/o Scott County Auditor

(Insert address)

Note: Community College is not an "affected taxing entity" as of 7/1/2012.

Note: The City has confirmed that the above school(s) and county(ies) are the only entities within the entire urban renewal area. If this is not correct, the notices and resolution must be sent to **all** schools and counties within the **entire** urban renewal area.

WITNESS my hand and the seal of the City at Bettendorf, Iowa, this _____ day of _____, 2025.

City Clerk, City of Bettendorf, State of Iowa

(SEAL)

Attach copies of the items listed above, that were mailed to this Certificate and send the Certificate and attachments to Ahlers & Cooney, P.C.

4934-1810-1330-1\10216-110

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDED AND RESTATED I-80 URBAN
RENEWAL PLAN FOR THE I-80 URBAN RENEWAL AREA IN
THE CITY OF BETTENDORF, STATE OF IOWA

The City Council of the City of Bettendorf, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on September 16, 2025 in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, to consider adoption of a proposed Amended and Restated I-80 Urban Renewal Plan (the "Amended and Restated Plan") concerning the I-80 Urban Renewal Area in the City of Bettendorf, State of Iowa.

The Amended and Restated Plan proposes to add the following land to the I-80 Urban Renewal Area:

Part of Sections 2, 3 and 11 in Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows;

Beginning at the northwest corner of Lot 3 in Forest Grove Landing Second Addition;

Thence Easterly along the south right of way line of Interstate Route 80, a distance of 834 feet more or less to the east line of Forest Grove Landing Second Addition;

Thence Southerly along said east line, a distance of 2,365 feet more or less to the centerline of Forest Grove Drive;

Thence Easterly along said centerline, a distance of 3,534 feet more or less to the northerly extension of the east right of way line of Remington Road North;

Thence Southerly along said east right of way line and its northerly extension, a distance of 549 feet more or less to the south right of way line of Relationship Drive;

Thence Westerly along said south right of way line, a distance of 1,281 feet more or less to the centerline of Middle Road;

Thence Southwesterly along said centerline, a distance of 2,199 feet more or less to the north right of way line of Hopewell Avenue;

Thence Easterly along said north right of way line, a distance of 1,170 feet more or less to the northerly extension of the east right of way line of Butterford Drive;

Thence Southerly along said northerly extension, a distance of 80 feet more or less to the south right of way line of Hopewell Avenue;

Thence Westerly along said south right of way line, a distance of 1,092 feet more or less to the east right of way line of Middle Road;

Thence Southerly along said east right of way line, a distance of 506 feet more or less to the north line of Scott County Parcel ID #841105004AD;

Thence Westerly along said north right of way line, a distance of 99 feet more or less;

Thence Southerly along the east right of way line of Middle Road, a distance of 1,271 feet to the westerly extension of the north right of way line of 55th Avenue;

Thence Easterly along said north right of way line and its westerly extension, a distance of 831 feet more or less to the east right of way line of Red Fox Road;

Thence Southerly along said east right of way line and its southerly extension, a distance of 857 feet more or less to the centerline of 53rd Street;

Thence Westerly along said centerline, a distance of 231 feet more or less to the northerly extension of the west line of Century Heights 9th Addition;

Thence Southerly along said west line and its northerly extension, a distance of 513 feet more or less to the northwest corner of Lot 6 in Century Heights 9th Addition;

Thence Southwesterly along the northwest line of Lots 4, 5 & 6 in Century Heights 9th Addition, a distance of 43 feet more or less to the northwest corner of Lot 4 in Century Heights 9th Addition;

Thence Westerly along the north line of Lots 1, 2 & 3 in Century Heights 9th Addition, a distance of 115 feet more or less to the west line of said Lot 1;

Thence Southerly along said west line, a distance of 180 feet more or less to the north right of way line of Red Fox Road;

Thence Westerly along said north right of way line, a distance of 337 feet more or less to the east right of way line of Middle Road;

Thence Southerly along said east right of way line, a distance of 771 feet more or less to the centerline of Coachman Road;

Thence Easterly along said centerline, a distance of 250 feet more or less to the west line of Surrey Heights 3rd Addition;

Thence Southerly along the west line of Surrey Heights 2nd and 3rd Additions, the west line of Lots 1, 8 and 16 in Surrey Heights 1st Addition and their southerly

extensions, a distance of 1,159 feet more or less to the centerline of Crow Creek Road;

Thence Westerly along said centerline, a distance of 344 feet more or less to the east line of the southwest quarter of said Section 11;

Thence Northerly along said east line, a distance of 1,665 feet more or less to the easterly extension of the south line of Wellspire Subdivision

Thence Westerly along said south line and its easterly extension, a distance of 509 feet more or less to the west line of Lot 2 in Wellspire Subdivision;

Thence Northerly along said west line, a distance of 918 feet more or less to the centerline of 53rd Avenue;

Thence Westerly along said centerline, a distance of 318 feet more or less to the southerly extension of the centerline of Addyson Drive;

Thence Northerly along said centerline and its southerly extension, a distance of 662 feet more or less;

Thence continuing Northeasterly along said centerline and a curve to the right, a distance of 259 feet;

Thence continuing Easterly along said centerline, a distance of 366 feet more or less to the southwesterly extension of the southeast line of Lot 21 in Haley Heights 4th Addition;

Thence Northeasterly along said southeast line and its southwesterly extension, a distance of 42 feet more or less to the southwest corner of Outlot A in Haley Heights 3rd Addition;

Thence Northerly along the west line of said Outlot A, a distance of 482 feet more or less to the north line of said Outlot A;

Thence Easterly along said north line, a distance of 49 feet more or less to the east line of Outlot A in Haley Heights First Addition;

Thence Northerly along said east line, a distance of 825 feet more or less to the southwest corner of Outlot B in Haley Heights First Addition;

Thence Northeasterly along the southeast line of said Outlot B, a distance of 414 feet more or less to the east line of Outlot B in Haley Heights First Addition;

Thence Northerly along said east line, a distance of 100 feet more or less to the south right of way line of Hopewell Avenue;

Thence Westerly along said south right of way line, a distance of 424 feet more or less;

Thence Northerly, a distance of 80 feet more or less to the southeast corner of Scott County Parcel ID #840251005;

Thence Northerly along the east line of Scott County Parcel ID #840251005, a distance of 387 feet more or less to the north line of Scott County Parcel ID #840251005;

Thence Westerly along said north line, a distance of 162 feet more or less to the west line of Scott County Parcel ID #840237007;

Thence Northerly, a distance of 912 feet more or less to the south line of the northeast quarter of the southwest quarter of said Section 2;

Thence Easterly along said south line, a distance of 561 feet more or less to the east line of Valley Ministries Replat;

Thence Northerly along said east line, a distance of 1,276 feet more or less to the south right of way line of Forest Grove Drive;

Thence Westerly along said south right of way line, a distance of 5,358 feet more or less to the west right of way line of Devils Glen Road;

Thence Southerly along said west right of way line, a distance of 519 feet more or less to the south right of way line of Rainforest Drive;

Thence Westerly along said south right of way line, a distance of 484 feet more or less;

Thence Northwesterly along said south right of way line and a curve to the right, a distance of 294 feet;

Thence Northerly along the west right of way line of Rainforest Drive and its northerly extension, a distance of 378 feet more or less to the centerline of Forest Grove Drive;

Thence Easterly along said centerline, a distance of 3,385 feet more or less to the west line of the northwest quarter of said Section 2;

Thence Northerly along said west line, a distance of 1,166 feet more or less to the south line of Lot 1 of Amended Final Plat of Forest Grove Landing First Addition;

Thence Easterly along said south line, a distance of 492 feet more or less to the east line of Lot 1 of Amended Final Plat of Forest Grove Landing First Addition;

Thence Northerly along the east line of Lot 1 and Lot A of Amended Final Plat of Forest Grove Landing First Addition, a distance of 1,210 feet more or less to the Point of Beginning.

The above-described parcel contains 223 acres, more or less.

A copy of the Amended and Restated Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Bettendorf, Iowa.

The City of Bettendorf, State of Iowa is the local public agency which, if such Amended and Restated Plan is approved, shall undertake the urban renewal activities described in such Amended and Restated Plan.

The general scope of the urban renewal activities under consideration in the Amended and Restated Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amended and Restated Plan. To accomplish the objectives of the Amended and Restated Plan, and to encourage the further economic development of the Urban Renewal Area, the Amended and Restated Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amended and Restated Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amended and Restated Plan initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amended and Restated Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Bettendorf, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2025.

City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Kathleen Richlen, HR Director



Item Title

Resolution approving the Civil Service List submitted for the Accountant position in the Finance Department

Explanation

Due to the current accountant retiring in early July, the position is vacant. Staff conducted the recruitment process to create an active civil service list. Staff received twenty-three (23) external applicants. Through the review of qualifications, written tests and interview process, Civil Service created a list of six (6) applicants.

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

The accountant position is a full-time non-union position with a current salary range of \$77,548 to \$112,911 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 ACCOUNTANT POSITION IN THE FINANCE DEPARTMENT**

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on July 10th, 2025 for the Accountant position is hereby approved.

PASSED, APPROVED and ADOPTED this 15th day of July, 2025.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn



July 10, 2025

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Accountant – General Ledger & Payroll.

1. Rocio Lopez
2. Valerie Houser
3. Jill McNamara
4. Frank Huffer
5. Nicole Miller
6. Christina Hennings

This certified list will expire July 9, 2026

Respectfully,

Matthew Debisschop
Civil Service Commissioner

Ralph Heninger
Civil Service Commissioner

Jean Dickson
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: July 15, 2025
REQUESTED BY: Doug Scott, Police Chief



Item Title

Resolution approving the placement of a Parking for Persons with Disabilities sign at 1609 Brown Street.

Explanation

Resident at 1609 Brown Street is requesting a Parking for Persons with Disabilities sign to assist with parking in front of this residence. This resident has a disabilities parking placard for their vehicle that has been verified by the police department.

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 THE PLACEMENT OF A PARKING FOR
PERSONS WITH DISABILITIES SIGN AT 1609 BROWN STREET**

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that a Parking for Persons with Disabilities space be created at the following location:

1609 Brown Street

as provided in Section 6-1-138(A) of the City Code entitled, "Parking for Persons With Disabilities."

PASSED, APPROVED, and ADOPTED this 15th day of July, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: July 15, 2025

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 Famous Dave's, Stan's Ice Cream, and Birds Chicken 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 Famous Dave's and Stan's Ice Cream; and a single event license for Birds
Chicken

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 15th day of July, 2025

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: July 15, 2025

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 applicants for Smash Pizzeria, Flip's Pancake House (Competition Dr), Jimmy's Pancake House, HP Fuels, Tobacco Outlet Plus, Hilton Garden Inn, and Adventurous Brewing 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:

License renewal(s) for Smash Pizzeria, Flip's Pancake House (Competition Dr), Jimmy's Pancake House, HP Fuels, and Tobacco Outlet Plus, a special event license for Hilton Garden Inn (Family Museum hosted event for Association of Midwest Museums (AMM) Aug 1) and an extended outdoor service area for Adventurous Brewing (Aug 15-17 Alternating Currents Event and Aug 29-31 Anniversary Celebration)

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 15th day of July, 2025

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

Bettendorf City Council AP Disbursements - 07.15.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
RIVERBEND SIGNWORKS	7/2/2025	130490	6/17/2025	6172025	REFUND FOR BUSINESS LICENSE PAID ON 6/17/2025 VIA LOCKBOX CK 18303. BUSINESS IS NO LONGER IN BETTENDORF -LICENSE IS NOT NEEDED	75.00	General Fund	Balance Sheet	1001-0000-20504	
WAGeworks	6/24/2025	2500714	6/23/2025	INV7957012	flex claims	947.35	General Fund	Balance Sheet	1001-0000-20502	
DAVID HALL	7/2/2025	130460	6/23/2025	6232025	REFUND FOR OFFSET PAYMENT ON 6/23/2025 OFFSET SYSTEM MATCHED AS SIMILAR NAME AND ADDRESS.	143.38	General Fund	Balance Sheet	1001-0000-20504	
POLAR BLOCK SALES	7/9/2025	130509	6/24/2025	6242025	REFUND ON OVERPAYMENT ON TRANSIENT MERCHANT LICENSES, PAID FOR 3 ONLY NEEDED 2.	75.00	General Fund	Balance Sheet	1001-0000-20504	
FMTC C/F IRA	7/9/2025	130504	6/27/2025	20987793	retirement plan rollover	125,850.97	General Fund	Balance Sheet	1001-0000-20504	
						127,091.70		Balance Sheet Total		
EDMUND C GRABER	7/16/2025	130568	6/26/2025	62625	Consulting Services June 1-30, 2025	1,832.00	General Fund	Mayor & Council	1001-0101-55013	
DEAN JASPER	7/16/2025	130562	6/30/2025	365487	Employee Shirts - 4th of July Festival	288.00	General Fund	Mayor & Council	1001-0101-56007	4th Of July
BI-STATE REGIONAL COMMISSION	7/16/2025	130549	6/23/2025	11536	CEO/CAO Meeting 6/20/25 - Mayor Gallagher	25.12	General Fund	Mayor & Council	1001-0101-53004	
LOGO PRO, LLC	7/16/2025	130604	6/26/2025	27272	4th of July Shirts	424.25	General Fund	Mayor & Council	1001-0101-56007	4th Of July
LOGO PRO, LLC	7/16/2025	130604	7/3/2025	27359	Shirt - 4th of July	22.00	General Fund	Mayor & Council	1001-0101-56007	4th Of July
						2,591.37		Mayor & Council Total		
BAKER TILLY MUNICIPAL ADVISORS,LLC	7/16/2025	130547	5/30/2025	BTMA33407	2024 Continuing Disclosure Services	3,800.00	General Fund	Finance	1001-0201-55072	
VESTIS	7/16/2025	130641	6/30/2025	6150568417	first aid	29.98	General Fund	Finance	1001-0202-56007	
VESTIS	7/16/2025	130641	7/7/2025	6150571859	first aid	29.98	General Fund	Finance	1001-0202-56007	
CULLIGAN OF DAVENPORT	7/2/2025	130459	6/11/2025	549073	water	15.05	General Fund	Finance	1001-0202-56007	
CULLIGAN OF DAVENPORT	7/2/2025	130459	6/18/2025	549355	water	15.05	General Fund	Finance	1001-0202-56007	
FIRST HORIZON	7/16/2025	130575	6/25/2025	6252025	Safekeeping 03/26/24-06/25/25	280.00	General Fund	Finance	1001-0202-55034	
ROCHESTER ARMORED CAR CO., INC.	7/16/2025	130628	6/30/2025	179237A	ARMORED CAR TRANSPORT	335.73	General Fund	Finance	1001-0202-55081	
						4,505.79		Finance Total		
HY-VEE - JOHNSTON - ACADEMY MEALS	7/9/2025	130505	6/30/2025	12240004	Meals for Sandon at Academy	2,825.50	General Fund	Police	1001-0310-53003	
HY-VEE - JOHNSTON - ACADEMY MEALS	7/9/2025	130505	6/30/2025	12240002	Meals for Acaster at Academy	2,825.50	General Fund	Police	1001-0310-53003	
HY-VEE - JOHNSTON - ACADEMY MEALS	7/9/2025	130505	6/30/2025	12240003	Meals for Davis at Academy	2,825.50	General Fund	Police	1001-0310-53003	
IOWA LAW ENFORCEMENT ACADEMY	7/2/2025	130469	5/5/2025	329773	Interviews and Investigations ILEA Champion, Crouch, and Scott	30.00	General Fund	Police	1001-0310-53003	
HUMANE SOCIETY OF SCOTT COUNTY	7/16/2025	130584	5/31/2025	1896	Monthly Service Fee - May 2025	4,072.12	General Fund	Police	1001-0315-55081	
PUSH PEDAL, PULL INC.	7/2/2025	130488	6/27/2025	405506	Treadmill Repair	1,167.49	General Fund	Police	1001-0315-54006	
						13,746.11		Police Total		
ALEXIS FIRE EQUIPMENT COMPANY	7/2/2025	130449	6/24/2025	0079246-IN	Gauges/E2	445.10	General Fund	Fire	1001-0411-54004	
DES MOINES STAMP MFG COMPANY	7/16/2025	130563	7/2/2025	1250256	Notary Stamp (Vale)	34.00	General Fund	Fire	1001-0415-56006	
GETZ FIRE EQUIPMENT	7/2/2025	130465	6/13/2025	11-885577	Service Extinguisher	133.00	General Fund	Fire	1001-0415-54006	
GETZ FIRE EQUIPMENT	7/16/2025	130579	7/2/2025	11-886604	Service Extinguisher	83.10	General Fund	Fire	1001-0415-54006	
PUSH PEDAL, PULL INC.	7/2/2025	130488	6/27/2025	405506	Treadmill Repair	1,167.48	General Fund	Fire	1001-0415-54006	
THYMET PEST CONTROL	7/2/2025	130495	6/25/2025	156189	Monthly Service/ST4	58.00	General Fund	Fire	1001-0415-55081	
VALLEY OUTDOOR LLC	7/2/2025	130498	6/30/2025	14461	Lawn Care/ST3 and ST4 (June)	604.00	General Fund	Fire	1001-0415-55081	
						2,524.68		Fire Total		
ADVANCED WILDLIFE CONTROL COMPANY	7/16/2025	130538	5/31/2025	053125MC	pest removal	355.00	General Fund	Public Works	1001-0525-54001	Maint Ctr Maint FY24/25
IOWA DEPT OF INSPECTIONS & APPEALS	7/16/2025	130590	6/13/2025	335779	elevator #2 operating permit	175.00	General Fund	Public Works	1001-0525-54001	Library Maint FY24/25
IOWA DEPT OF INSPECTIONS & APPEALS	7/16/2025	130590	6/13/2025	335778	elevator #1 operating permit	175.00	General Fund	Public Works	1001-0525-54001	Library Maint FY24/25
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025		520.26	General Fund	Public Works	1001-0525-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Community CenterAlcoholics Anonymous 0948077018MAY25	67.16	General Fund	Public Works	1001-0525-54008	Com Ctr Main FY24/25
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Community Center - Bldg 0969077019MAY25	457.27	General Fund	Public Works	1001-0525-54008	Com Ctr Main FY24/25
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Pk Garage Pk Mainby PW building 2628077011MAY25	88.85	General Fund	Public Works	1001-0525-54008	Parks Bldg Maint FY24/25
THYMET PEST CONTROL	7/16/2025	130637	6/23/2025	156147	pest control	63.00	General Fund	Public Works	1001-0525-55081	Com Ctr Main FY24/25
THYMET PEST CONTROL	7/16/2025	130637	6/24/2025	156185	pest control	60.00	General Fund	Public Works	1001-0525-55081	Library Maint FY24/25
MIRROR IMAGE CLEANING	7/16/2025	130612	6/25/2025	1801	additional custodial service	1,625.00	General Fund	Public Works	1001-0526-55081	Library Custodial FY24/25
HD SUPPLY	7/16/2025	130583	5/23/2025	866308109	tp, towels, urinal screens - library	206.08	General Fund	Public Works	1001-0526-56007	Library Custodial FY24/25
ADEL WHOLESALERS, INC.	7/16/2025	130537	4/9/2025	2153269	parts	184.46	General Fund	Public Works	1001-0572-56023	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Eagles Landing Shelter 0045153004MAY25	10.00	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Dog Park Lights 0322079001MAY25	12.37	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Lincoln Park Splash Pad 0400125000MAY25	18.17	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park DekHockey 0408058021MAY25	146.85	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Middle Park Gazebo 0459012030MAY25	11.87	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	6000 Forest Grove Rd 0632145009MAY25	21.10	General Fund	Public Works	1001-0572-54008	

Bettendorf City Council AP Disbursements - 07.15.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Pk Entrance RestroomAlcoa Grant Building 0763124005MAY25	21.67	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park Lights Field 7 0839154004MAY25	11.30	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Scheck Park Shelter &Security Lights 0927077017MAY25	19.87	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	VMP Band Shell 1032077013MAY25	31.78	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Park Lagoon North FountainHouse East Pole 1179077017MAY25	52.65	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	DG Park Garage 1200077016MAY25	78.21	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	DG Park Baseball Field 1221077017MAY25	109.32	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	DG Park Stone House 1242077018MAY25	69.05	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Leach Park 1263077019MAY25	36.10	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Edgewood Park 1305077018MAY25	22.13	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park Lights Field 5 1331090009MAY25	33.32	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Riverfront Trail Lights 1363053047MAY25	669.97	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park Lights 4 Plex 1368027009MAY25	24.51	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Leach Park 1452077013MAY25	21.41	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Street Lights Parks Dept 1746077019MAY25	1,072.66	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	DG Park Archery Bldg 1767077010MAY25	66.62	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Park Lagoon WarmingHouse Lights 1788077011MAY25	31.22	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Meier Park 600 GrantStreet 1872077013MAY25	21.74	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Bush Scenic Overlook 2031156000MAY25	14.84	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park Lights Field 1 2040077019MAY25	77.85	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park Shelter 3 andRR at Field 5 2061077010MAY25	31.18	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park Irrigation andSoccer shelter 2082077011MAY25	11.72	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	DG Park Shelter 1 2229077029MAY25	10.98	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park 4Plex ParkingLot 2250077014MAY25	14.09	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park Garage/PumpHouse 2271077015MAY25	20.19	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	DG Shelter 1 2334077039MAY25	10.83	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	DG Park Shelter 2 2355077023MAY25	-	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	DG Shelter 3 2355077078MAY25	10.83	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	McManus Park 2418077016MAY25	12.64	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Pk Dog Park Lights 2473159007MAY25	28.60	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	McManus Park 2586077012MAY25	23.61	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Centennial Garden 2843096000MAY25	10.43	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Park Lagoon South FountainWest Pole 3207166036MAY25	59.37	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Field Sike Park 3578121009MAY25	10.83	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Middle Pk PlaygroundShelter Lights 4755166000MAY25	10.88	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park Dekhockey &Lights Fields 2&3 5076157007MAY25	271.12	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	DG Park Restroom 5112101010MAY25	19.71	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	CC Park ConcessionStand 5718088005MAY25	45.14	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Optimist Park 6684072018MAY25	10.00	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Kiwanis Park 7118127018MAY25	69.01	General Fund	Public Works	1001-0572-54008	
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Forest Grove ParkShelter 7653169001MAY25	24.44	General Fund	Public Works	1001-0572-54008	
MTI DISTRIBUTING	7/16/2025	130613	6/18/2025	1480173-00	Parts for Toro Repairs	356.65	General Fund	Public Works	1001-0572-54004	
PITTSBURGH PAINTS	7/16/2025	130621	6/16/2025	945220003948	paint	123.86	General Fund	Public Works	1001-0572-56025	
PITTSBURGH PAINTS	7/16/2025	130621	6/23/2025	945220003992	paint	61.93	General Fund	Public Works	1001-0572-56023	
PITTSBURGH PAINTS	7/16/2025	130621	7/1/2025	945220004055	paint for tables	250.60	General Fund	Public Works	1001-0572-56023	
QUAD CITY SAFETY, INC.	7/16/2025	130622	6/26/2025	3140247	safety gloves	861.00	General Fund	Public Works	1001-0572-56010	
SITONE LANDSCAPE SUPPLY, LLC	7/16/2025	130631	6/26/2025	153574068-001	flags, parts	50.16	General Fund	Public Works	1001-0572-56023	
TNT LANDSCAPING	7/16/2025	130638	6/19/2025	43918	Reversing original line	(1,825.04)	General Fund	Public Works	1001-0572-56004	
TNT LANDSCAPING	7/16/2025	130638	6/19/2025	43918	parts for ventrac	1,825.04	General Fund	Public Works	1001-0572-54004	
TNT LANDSCAPING	7/16/2025	130638	6/19/2025	43918	parts for ventrac	1,825.04	General Fund	Public Works	1001-0572-56004	
TNT LANDSCAPING	7/16/2025	130638	6/27/2025	43943	parts for ventrac	105.58	General Fund	Public Works	1001-0572-56004	
						11,024.08		Public Works Total		
DAVENPORT PRINTING COMPANY	7/16/2025	130561	6/30/2025	251893	Lincoln Park Mailers	370.25	General Fund	Parks & Recreation	1001-0701-56007	Park Playgrnd Equip
ONE STEP, INC.	7/16/2025	130617	6/18/2025	N228935	Parks & Rec Master Plan Booklet	90.00	General Fund	Parks & Recreation	1001-0701-56007	PARK MASTER PLAN
LINDA MCNAMARA	7/16/2025	130601	6/30/2025	250630	12182, 12302 Golden Fit Instruction	160.00	General Fund	Parks & Recreation	1001-0703-55081	Golden Fit Classes
MEGAN TARASI	7/16/2025	130608	6/30/2025	250630	11916 & 11917 Ultimate Frisbee Instruction	405.00	General Fund	Parks & Recreation	1001-0703-55081	Ultimate Frisbee

Bettendorf City Council AP Disbursements - 07.15.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
JEFFREY VAN DER EEMS	7/16/2025	130592	6/30/2025	250630B	June 2025 Pickleball Lessons	48.75	General Fund	Parks & Recreation	1001-0703-55081	Pickleball-Vandereems
JEFFREY VAN DER EEMS	7/16/2025	130592	6/30/2025	250630A	12288 Youth Pickleball Clinic Instruction	194.98	General Fund	Parks & Recreation	1001-0703-55081	Pickleball-Vandereems
BRAVE WORKS	7/16/2025	130551	6/24/2025	250624	11999, 12002, 11996, 12010, and 12006 Tumbling Class Instruction	2,964.00	General Fund	Parks & Recreation	1001-0703-55081	Brave Works Tumbling
DAN PATRICK LLC	7/16/2025	130559	5/31/2025	250531	75% Summer/Outdoor Tennis	15,978.75	General Fund	Parks & Recreation	1001-0703-55081	Summer Tennis Lessons
LITTLE SWEETS CAKE DESIGN	7/16/2025	130603	7/3/2025	250703	12072 Cake Decorating Workshop Instruction	550.00	General Fund	Parks & Recreation	1001-0703-55081	Addie Corby Classes
EAGLE BEND CANOE ADVENTURES	7/16/2025	130565	6/30/2025	250630	11970 Tot Lot Nature Instructor- 1 hour	70.00	General Fund	Parks & Recreation	1001-0703-55081	Summer Tot Lot Camp
EAGLE BEND CANOE ADVENTURES	7/16/2025	130565	6/30/2025	250630	11963 Sports & Games Nature Instructor - 1 hour	35.00	General Fund	Parks & Recreation	1001-0703-55081	Summer Sports & Games
EAGLE BEND CANOE ADVENTURES	7/16/2025	130565	6/30/2025	250630	11795 Meier Park Playgrounds Nature Instructor-2 hours 11792 Hoover Park Playgrounds Nature Instructor-1 hour	105.00	General Fund	Parks & Recreation	1001-0703-55081	Summer Playgrounds Camp
EAGLE BEND CANOE ADVENTURES	7/16/2025	130565	6/30/2025	250630	11740 Upper Day Camp Nature Instructor-1.5 hours 11732 Lagoon Day Camp Nature Instructor-1.5 hours	87.50	General Fund	Parks & Recreation	1001-0703-55081	Summer Day Camp
VESTIS	7/16/2025	130641	6/16/2025	6150561453	First Aid Service	29.98	General Fund	Parks & Recreation	1001-0705-56010	
VESTIS	7/16/2025	130641	6/23/2025	6150564899	First Aid Service	29.98	General Fund	Parks & Recreation	1001-0705-56010	
VESTIS	7/16/2025	130641	6/30/2025	6150568416	First Aid Service	29.98	General Fund	Parks & Recreation	1001-0705-56010	
CORN CRIB NURSERY	7/16/2025	130554	6/24/2025	5550	Chemical spray for medians	4,900.00	General Fund	Parks & Recreation	1001-0712-55081	
FISHER LAWN CARE	7/16/2025	130576	6/30/2025	33611	2025 Turf Maintenance for City Facilities - Fertilizer & Weed Control 6/29 invoice date 7/3/25	530.00	General Fund	Parks & Recreation	1001-0712-55081	
FISHER LAWN CARE	7/16/2025	130576	6/30/2025	33610	2025 Turf Maintenance for City Facilities - 6/7, 6/13, 6/21, & 6/27 - invoice date 7/3/2025	1,400.00	General Fund	Parks & Recreation	1001-0712-55081	
FISHER LAWN CARE	7/16/2025	130576	7/3/2025	33608	2025 Citywide Landscape Planting & Maintenance Program (Planting July)	1,200.00	General Fund	Parks & Recreation	1001-0712-55081	
FISHER LAWN CARE	7/16/2025	130576	7/3/2025	33609	2025 Citywide Landscape Planting & Maintenance Program (Maintenance July)	3,000.00	General Fund	Parks & Recreation	1001-0712-55081	
MATT BALZER	7/2/2025	130482	7/1/2025	250701	2025 4th of July Entertainment	2,200.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
T. J REGUL	7/2/2025	130493	7/1/2025	250701	2025 4th of July Strolling Magician	1,000.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
J & M DISPLAYS, INC.	7/2/2025	130470	7/1/2025	250701	2025 Fourth of July Fireworks Display	33,500.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	4th of July 0207029002MAY25	-	General Fund	Parks & Recreation	1001-0740-54008	4th Of July
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	4th of July 4385143004MAY25	10.00	General Fund	Parks & Recreation	1001-0740-54008	4th Of July
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	4th of July 4683007002MAY25	-	General Fund	Parks & Recreation	1001-0740-54008	4th Of July
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	4th of July 6523111018MAY25	-	General Fund	Parks & Recreation	1001-0740-54008	4th Of July
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Temp 4th of July 8183122001MAY25	10.00	General Fund	Parks & Recreation	1001-0740-54008	4th Of July
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	Temp III 4th of July 8803133008MAY25	-	General Fund	Parks & Recreation	1001-0740-54008	4th Of July
MILLER'S PETTING ZOO	7/2/2025	130484	7/1/2025	250701	2025 4th of July Petting Zoo & Train	2,800.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
VINE MINISTRY	7/2/2025	130499	7/1/2025	250701	2025 4th of July Cleaning Services	5,000.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
JEFFORD DOUG	7/2/2025	130474	7/1/2025	250701	2025 4th of July Ticket Seller	150.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
REEVES PATRICIA	7/2/2025	130489	7/1/2025	250701	2025 4th of July Ticket Seller	150.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
LEVI CRAFT	7/2/2025	130480	7/1/2025	250701	2025 4th of July Entertainment	375.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
PAUL DINGLEDEIN	7/2/2025	130486	7/1/2025	250701	2025 4th of July Entertainment	995.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
BRENNY BRAD	7/2/2025	130452	7/1/2025	250701	2025 4th of July Entertainment	595.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
BRENNY MARK	7/2/2025	130453	7/1/2025	250701	2025 4th of July Entertainment	1,500.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
JUMPIN JOEY'S	7/2/2025	130476	7/1/2025	10377	2025 4th of July Inflatables	4,355.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
GEORGE SMITH	7/2/2025	130464	7/1/2025	250701	2025 4th of July Entertainment	595.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
JEFF VENHORST	7/2/2025	130473	7/1/2025	250701	2025 4th of July Entertainment	595.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
BRUCE HUNT	7/2/2025	130455	7/1/2025	250701	2025 4th of July Entertainment	595.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
LAURA HAMMES	7/2/2025	130479	7/1/2025	250701	2025 4th of July Entertainment	375.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
ALEX AXUP	7/2/2025	130448	7/1/2025	250701	2025 4th of July Entertainment	375.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
JORGE TAPIA	7/2/2025	130475	7/1/2025	250701	2025 4th of July Entertainment	595.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
EDMUNDO SOLIZ	7/2/2025	130462	7/1/2025	250701	2025 4th of July Entertainment	595.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
MITCH FECHT	7/2/2025	130485	7/1/2025	250701	2025 4th of July Entertainment	595.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
WILLIAM JONES	7/2/2025	130500	7/1/2025	250701	2025 4th of July Entertainment	595.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
COOPER SCHOU	7/2/2025	130458	7/1/2025	250701	2025 4th of July Entertainment	375.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
DON GUSTAFSON	7/2/2025	130461	7/1/2025	250701	2025 4th of July Entertainment	450.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
BRIAN SCHOU	7/2/2025	130454	7/1/2025	250701	2025 4th of July Entertainment	450.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
TERRY TURNER	7/2/2025	130494	7/1/2025	250701	2025 4th of July Entertainment	375.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
TOM MOENS	7/2/2025	130496	7/1/2025	250701	2025 4th of July Entertainment	375.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
JEFF PIELER	7/2/2025	130472	7/1/2025	250701	2025 4th of July Entertainment	2,200.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
ALAYNA DARHAM	7/2/2025	130447	7/1/2025	250701	2025 4th of July Ticket Seller	150.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
RON FOX	7/2/2025	130501	7/1/2025	250701	2025 4th of July Entertainment	595.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July

Bettendorf City Council AP Disbursements - 07.15.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
						94,704.17		Parks & Recreation Total		
CULLIGAN OF DAVENPORT	7/2/2025	130459	6/6/2025	548922	BOTTLED WATER	46.20	General Fund	Community Development	1001-3001-56006	
CULLIGAN OF DAVENPORT	7/16/2025	130556	6/30/2025	550102	BOTTLED WATER DISPENSER RENTAL	9.50	General Fund	Community Development	1001-3001-56006	
PETTY CASH/CITY ANNEX	7/16/2025	130619	5/12/2025	25-026	Plastic Cutlery	11.98	General Fund	Community Development	1001-3001-56006	
PETTY CASH/CITY ANNEX	7/16/2025	130619	5/12/2025	25-025	Mileage Reimb - Lisa Fuhrman	67.20	General Fund	Community Development	1001-3002-53004	
KIMBERLY'S KLEANING	7/2/2025	130478	6/9/2025	3403-609		38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/2/2025	130478	6/9/2025	1303-609	1303 DEVILS GLEN RD - LAWN CUT	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/2/2025	130478	6/9/2025	1219-609	1219 DEVILS GLEN RD - LAWN CUT MOWER, 2 WEEDEATERS	76.50	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/2/2025	130478	6/9/2025	1219-609	1219 DEVILS GLEN RD BOARD UP/SECURE CELLAR DOOR	65.00	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/2/2025	130478	6/9/2025	45817	MOW FLOOD LOTS	1,262.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/2/2025	130478	6/9/2025	1125-609	1125 CRESTVIEW CIRCLE TREE REMOVAL	1,500.00	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/2/2025	130478	6/11/2025	2324-611	2324 STATE ST - LAWN CUT	76.50	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/2/2025	130478	6/12/2025	1117-612	1117 MISSISSIPPI BLVD - LAWN CUT	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/2/2025	130478	6/19/2025	45827	MOW VACANT LOTS	1,262.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/16/2025	130598	6/19/2025	3403-619	LAWN CUT	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/16/2025	130598	6/19/2025	1219-619	LAWN CUT	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/16/2025	130598	6/19/2025	1303-619	LAWN CUT	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/16/2025	130598	6/20/2025	3403-620	REMOVE BRANCES	215.00	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/16/2025	130598	6/23/2025	2013-623	INITIAL LAWN CUT, REMOVE OVERGROWTH, DEBRIS REMOVAL	750.00	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	7/16/2025	130598	6/25/2025	1820-625	BOARD UP HOUSE	1,570.00	General Fund	Community Development	1001-3003-55081	
PETTY CASH-TRAVEL ACCOUNT	7/2/2025	130487	6/27/2025	06272025Travel Reconciliation	ICC-EDUCODE LAS VEGAS 02/24/2025	385.00	General Fund	Community Development	1001-3003-53003	
PETTY CASH-TRAVEL ACCOUNT	7/2/2025	130487	6/27/2025	06272025Travel Reconciliation	BFCA CODE ENFORCEMENT 04/22/2025	220.00	General Fund	Community Development	1001-3003-53003	
						7,746.88		Community Development Total		
DOWNTOWN BETTENDORF ORGANIZATION	7/16/2025	130564	7/1/2025	100851	DBO FY26 Contribution	30,000.00	General Fund	Economic Development	1001-3501-55081	
HYME'S TREE SERVICE	7/16/2025	130585	6/5/2025	10797	ROW tree pruning and stump grinding @ 2235 Grant St	1,200.00	General Fund	Economic Development	1001-3501-55072	
						31,200.00		Economic Development Total		
AHLERS & COONEY, P.C.	7/9/2025	130503	5/23/2025	892263	IAW RATE CASE For professional services rendered and costs advanced through May 15, 2025	78.00	General Fund	Legal	1001-4001-55072	
						78.00		Legal Total		
BETTENDORF ROTARY CLUB	7/16/2025	130548	7/1/2025	4066237	Quarterly Dues for City Administrator DPloehn	200.00	General Fund	City Administration	1001-4101-53001	
IMPERIAL	7/16/2025	130587	7/2/2025	288002:575902	Coffee supplies for City Hall & PD	252.10	General Fund	City Administration	1001-4101-56006	
QUAD CITY TIMES	7/16/2025	130623	6/17/2025	204421	Publish City Council minutes & bills 6/3/25 city council meeting	431.73	General Fund	City Administration	1001-4102-55014	
QUAD CITY TIMES	7/16/2025	130623	6/28/2025	204914	Publish City Council minutes & bills 6/17/25 city council meeting	980.80	General Fund	City Administration	1001-4102-55014	

Bettendorf City Council AP Disbursements - 07.15.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
SCOTT COUNTY RECORDER	7/16/2025	130629	6/6/2025	2025-010413	Record Quit Claim Deed - 4D Holdings, Inc.	22.00	General Fund	City Administration	1001-4102-55005	
SCOTT COUNTY RECORDER	7/16/2025	130629	6/23/2025	2025-011733 - 011736	Record Ordinances 09-25, 10-25, 11-25, and 12-25	43.00	General Fund	City Administration	1001-4102-55005	
						1,929.63		City Administration Total		
KATHLEEN RICHLIN	7/9/2025	130506	7/8/2025	7082025	NPELRA FLIGHT REIMBURSEMENT FOR ECONOMY CLASS.	370.97	General Fund	Human Resources	1001-4201-53004	
CHAMPS TROPHY	7/2/2025	130457	6/24/2025	4046	INV 4046, 2 retirement plates	6.50	General Fund	Human Resources	1001-4201-56034	
LOGO PRO, LLC	7/2/2025	130481	6/26/2025	27253	INV 27253, Corp Games tshirts	374.70	General Fund	Human Resources	1001-4201-56034	
KELLEY SWINBURN	7/2/2025	130477	4/1/2025	45748	4/1/2025 - 4/3/2025 Iowa Employment Conference	85.71	General Fund	Human Resources	1001-4201-53004	
						837.88		Human Resources Total		
						297,980.29		General Fund Total		
DOWNTOWN BETTENDORF ORGANIZATION	7/16/2025	130564	7/1/2025	100851	DBO FY26 Contribution	70,000.00	Downtown Improvements	Capital Projects	1003-5050-55081	Facade & I-74 Bridge Proj
						70,000.00		Downtown Improvements Total		
VESTIS	7/16/2025	130641	6/25/2025	6150566437	First Aid Supplies	29.98	Road Use Fund	Public Works	2060-0501-56006	
VESTIS	7/16/2025	130641	7/2/2025	6150569466	First Aid Supplies	29.98	Road Use Fund	Public Works	2060-0501-56006	
CULLIGAN OF DAVENPORT	7/16/2025	130556	7/1/2025	549820	Water dispenser rental for July 2025 - invoice date 6/30/25	9.50	Road Use Fund	Public Works	2060-0501-56006	
PETTY CASH/CITY ANNEX	7/16/2025	130619	6/23/2025	25-027	Scott Downing Carwash Reimbursement	27.82	Road Use Fund	Public Works	2060-0501-54014	
EMPOWERING ABILITIES	7/16/2025	130572	4/28/2025	25-42825	PW Day polos	930.00	Road Use Fund	Public Works	2060-0501-56007	
EDUCATION & OUTREACH COMPANY	7/16/2025	130569	5/6/2025	25-541	Educational coloring books for PW Day	585.00	Road Use Fund	Public Works	2060-0501-56007	
SHIVE-HATTERY INC.	7/2/2025	130492	4/1/2025	2250000840-2	Duck Creek Flood Study invoice date 3/14/2025	1,500.00	Road Use Fund	Public Works	2060-0502-55072	
TERRACON CONSULTANTS, INC.	7/16/2025	130634	6/23/2025	TP07164	Highland Ridge PCC Cylinder Testing	392.00	Road Use Fund	Public Works	2060-0502-55081	
TERRACON CONSULTANTS, INC.	7/16/2025	130634	6/23/2025	TP07168	2025 Misc Patch Repairs	642.00	Road Use Fund	Public Works	2060-0502-55081	
HAHN READY MIX COMPANY	7/16/2025	130582	6/23/2025	475888	concrete for sewer issue at riverview lane	1,793.00	Road Use Fund	Public Works	2060-0511-56007	
HAHN READY MIX COMPANY	7/16/2025	130582	6/25/2025	476084	concrete - 32 Riverview Park Drive sewer issue	724.50	Road Use Fund	Public Works	2060-0511-56007	
QUAD CITY SAFETY, INC.	7/16/2025	130622	6/26/2025	3140247	safety gloves	861.00	Road Use Fund	Public Works	2060-0511-56010	
RIVERSTONE GROUP INC.	7/2/2025	130491	6/17/2025	1395236	asphalt	156.56	Road Use Fund	Public Works	2060-0511-56007	
RIVERSTONE GROUP INC.	7/2/2025	130491	6/17/2025	1395235	upm mix	204.00	Road Use Fund	Public Works	2060-0511-56007	
RIVERSTONE GROUP INC.	7/16/2025	130627	6/24/2025	1397622	asphalt	160.97	Road Use Fund	Public Works	2060-0511-56007	
RIVERSTONE GROUP INC.	7/16/2025	130627	6/30/2025	1400046	GR11 stone/gravel	1,885.60	Road Use Fund	Public Works	2060-0511-56007	
B & B MACHINES, INC.	7/2/2025	130450	6/16/2025	18684	mp pump repair - new bearings, seal, shaft	1,861.28	Road Use Fund	Public Works	2060-0512-55081	
GRAINGER	7/16/2025	130580	6/26/2025	802716837	Junction boxes	135.08	Road Use Fund	Public Works	2060-0530-56007	
GRAINGER	7/16/2025	130580	7/2/2025	9560170723	cord ends	119.80	Road Use Fund	Public Works	2060-0530-56007	

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GRAINGER	7/16/2025	130580	7/2/2025	9559647731	Cord ends	441.58	Road Use Fund	Public Works	2060-0530-56007	
MID AMERICAN ENERGY	7/9/2025	130508	5/29/2025	567374365	CITY OF BETTENDORF 1470 ISLE PKWY STED, STREET LIGHTS X&Z	669.97	Road Use Fund	Public Works	2060-0531-54008	
MID AMERICAN ENERGY	7/9/2025	130508	6/27/2025	568526314	CITY OF BETTENDORF 1470 ISLE PKWY STED, STREET LIGHTS X&Z	797.25	Road Use Fund	Public Works	2060-0531-54008	
A CUT ABOVE LAWN AND LANDSCAPE	7/16/2025	130535	6/30/2025	10112113	2025 ROW Mowing Zone 1 6/23 & 6/30 Invoice date 7/6/2025	1,936.00	Road Use Fund	Parks & Recreation	2060-0708-55081	
A CUT ABOVE LAWN AND LANDSCAPE	7/16/2025	130535	6/30/2025	10112114	2025 ROW Mowing Zone 2 6/23 & 6/30 Invoice date 7/6/2025	2,426.00	Road Use Fund	Parks & Recreation	2060-0708-55081	
CORN CRIB NURSERY	7/16/2025	130554	6/24/2025	5551	Weed Control FG & Middle Medians	13,100.00	Road Use Fund	Parks & Recreation	2060-0708-55081	
AMERICORE LLC	7/16/2025	130540	6/30/2025	P2500331 1	Contract - 2025 Full Depth Patching Program	-	Road Use Fund	Capital Projects	2060-5050-55081	IDOT FULL DEPTH PATCH 25
AMERICORE LLC	7/16/2025	130540	6/30/2025	P2500331 1	Contract - 2025 Full Depth Patching Program	86,468.52	Road Use Fund	Capital Projects	2060-5050-55081	FULL DEPTH PATCH 2025
TERRY-DURIN COMPANY	7/16/2025	130635	6/24/2025	191931-00	pull tape	3,800.00	Road Use Fund	Capital Projects	2060-5050-56007	FIBER OPTIC NETWORK REPL
						121,687.39	Road Use Fund Total			
UMB BANK	5/29/2025	2500702	5/29/2025	185411972	GO 2016D \$1.4K principal	70,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500702	5/29/2025	185411972	GO 2016D \$1.4K interest	15,472.50	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500703	5/29/2025	185407905	GO Refunding 2015B \$2.545M principal	325,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500703	5/29/2025	185407905	GO Refunding 2015B \$2.545M interest	16,625.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500703	5/29/2025	185407905	GO Refunding 2015B \$4.59M principal	655,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500703	5/29/2025	185407905	GO Refunding 2015B \$4.59M interest	33,500.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500705	5/29/2025	185393550	GO 2013A \$9.985M principal	545,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500705	5/29/2025	185393550	GO 2013A \$9.985M interest	73,350.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500705	5/29/2025	185393550	GO 2013A \$700K principal	40,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500705	5/29/2025	185393550	GO 2013A \$700K interest	5,156.26	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500690	5/29/2025	1656 6/25	GO 2020C \$8.29K principal	345,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500690	5/29/2025	1656 6/25	GO 2020C \$8.29K interest	106,875.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500691	5/29/2025	1543 6/25	GO Refunding 2020B \$15.065M principal	1,340,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500691	5/29/2025	1543 6/25	GO Refunding 2020B \$15.065M interest	72,550.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500693	5/29/2025	11712 6/25	GO 2024A \$11.205M principal	-	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500693	5/29/2025	11712 6/25	GO 2024A \$11.205M interest	256,425.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500693	5/29/2025	11712 6/25	GO 2024A \$2.4M principal	65,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500693	5/29/2025	11712 6/25	GO 2024A \$2.4M interest	54,550.00	Debt Service Fund	Finance	3110-0209-58002	

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UMB BANK	5/29/2025	2500695	5/29/2025	I1191 6/25	GO 2022B \$3.005M principal	130,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500695	5/29/2025	I1191 6/25	GO 2022B \$3.005M interest	42,220.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500704	5/29/2025	185407897	GO 2015A \$8.885M principal	500,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500704	5/29/2025	185407897	GO 2015A \$8.885M interest	99,580.62	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500704	5/29/2025	185407897	GO 2015A \$700M principal	40,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500704	5/29/2025	185407897	GO 2015A \$700M interest	6,971.88	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500706	5/29/2025	185387347	GO 2012A \$11.34M principal	625,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500706	5/29/2025	185387347	GO 2012A \$11.34M interest	73,906.25	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500697	5/29/2025	185419876	GO 2019A \$9.105M principal	420,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500697	5/29/2025	185419876	GO 2019A \$9.105M interest	162,925.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500697	5/29/2025	185419876	GO 2019A \$1.83M principal	80,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500697	5/29/2025	185419876	GO 2019A \$1.83M interest	30,825.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500700	5/29/2025	185413945	Taxable GO UR 2017B \$2.195M principal	115,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500700	5/29/2025	185413945	Taxable GO UR 2017B \$2.195M interest	26,143.76	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$5.685M principal	660,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$5.685M interest	68,525.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$.390M principal	45,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$.390M interest	4,725.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$.390M principal	45,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$.390M interest	4,725.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$.370M principal	35,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$.370M interest	4,675.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$7.32M principal	745,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$7.32M interest	93,725.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO refunding 2017D \$8.46M principal	895,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$8.46M interest	134,150.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500701	5/29/2025	185413937	GO UR 2017A \$3.18M principal	155,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500701	5/29/2025	185413937	GO UR 2017A \$3.18M interest	28,362.50	Debt Service Fund	Finance	3110-0209-58002	

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UMB BANK	5/29/2025	2500696	5/29/2025	I1190 6/25	GO 2022A \$6.8K principal	25,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500696	5/29/2025	I1190 6/25	GO 2022A \$6.8K interest	12,440.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500696	5/29/2025	I1190 6/25	GO 2022A \$2.83M principal	110,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500696	5/29/2025	I1190 6/25	GO 2022A \$2.83M interest	51,810.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500696	5/29/2025	I1190 6/25	GO 2022A \$9.905M principal	390,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500696	5/29/2025	I1190 6/25	GO 2022A \$9.905M interest	181,235.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500694	5/29/2025	I1446 6/25	GO 2023A \$13.28M principal	475,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500694	5/29/2025	I1446 6/25	GO 2023A \$13.28M interest	278,040.63	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500699	5/29/2025	185416070	GO 2017C \$10.350M principal	480,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500699	5/29/2025	185416070	GO 2017C \$10.350M interest	138,159.38	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500692	5/29/2025	I232 6/25	GO 2020A \$8.88M principal	405,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500692	5/29/2025	I232 6/25	GO 2020A \$8.88M interest	125,868.75	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500692	5/29/2025	I232 6/25	GO 2020A \$700K principal	30,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500692	5/29/2025	I232 6/25	GO 2020A \$700K interest	9,378.12	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500692	5/29/2025	I232 6/25	GO 2020A \$700K principal	30,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500692	5/29/2025	I232 6/25	GO 2020A \$700K interest	9,378.13	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500707	5/29/2025	185411964	GO 2016C \$8.945M principal	445,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500707	5/29/2025	185411964	GO 2016C \$8.945M interest	95,365.63	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500707	5/29/2025	185411964	GO 2016C \$700K principal	35,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500707	5/29/2025	185411964	GO 2016C \$700K interest	7,475.00	Debt Service Fund	Finance	3110-0209-58002	
UMB BANK	5/29/2025	2500707	5/29/2025	185411964	GO 2016C \$700K principal	35,000.00	Debt Service Fund	Finance	3110-0209-58001	
UMB BANK	5/29/2025	2500707	5/29/2025	185411964	GO 2016C \$700K interest	7,475.00	Debt Service Fund	Finance	3110-0209-58002	
						12,667,589.41	Debt Service Fund Total			
AMERICORE LLC	7/16/2025	130540	6/30/2025	P2500331 1	Contract - 2025 Full Depth Patching Program	-	Capital Projects	Capital Projects	4000-5050-55081	FULL DEPTH PATCHING 2025
BI-STATE REGIONAL COMMISSION	7/2/2025	130451	6/20/2025	250523	Parks Master Plan Update	18,871.00	Capital Projects	Capital Projects	4000-5050-55081	PARK MASTER PLAN UPDATE
CDMI CONCRETE CONTRACTORS, INC.	7/16/2025	130552	6/30/2025	P2500277 3	PE3 Devils Glen Widening Project from 53rd Ave to Crow Lake Dr	167,933.21	Capital Projects	Capital Projects	4000-5050-55081	Devils Glen Widening
DAVENPORT ELECTRIC CONTRACT	7/16/2025	130560	6/27/2025	57734	Crosswalk relocate	4,736.00	Capital Projects	Capital Projects	4000-5050-55081	DEVILS GLEN & HOPEWELL TS
GENERAL TRAFFIC CONTROLS INC	7/16/2025	130578	7/2/2025	26282	Devils Glen & Hopewell Traffic Camera & Equipment	2,970.00	Capital Projects	Capital Projects	4000-5050-57074	DEVILS GLEN & HOPEWELL TS

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REPUBLIC COMPANIES	7/16/2025	130624	6/26/2025	6286055-00	Conduit	10.90	Capital Projects	Capital Projects	4000-5050-56007	Update Traffic Signals
REPUBLIC COMPANIES	7/16/2025	130624	6/27/2025	6286276-00	Junction Box	54.63	Capital Projects	Capital Projects	4000-5050-56007	Update Traffic Signals
STORMWATER AND MANAGEMENT SERVICES	7/16/2025	130633	6/27/2025	14159	Boulevard restoration 23rd & Wrenwood/retaining wall Mississippi & Kimberly	1,550.00	Capital Projects	Capital Projects	4000-5050-55081	Boulvd Shap/Seed/Sod 2007
TERRACON CONSULTANTS, INC.	7/16/2025	130634	6/23/2025	TP07533	Devils Glen Widening Testing	378.00	Capital Projects	Capital Projects	4000-5050-55072	Devils Glen Widening
TERRACON CONSULTANTS, INC.	7/16/2025	130634	6/23/2025	TP07535	Happy Joe Dr Testing	694.20	Capital Projects	Capital Projects	4000-5050-55072	Happy Joe Drive (Middle to End)
TERRY-DURIN COMPANY	7/16/2025	130635	6/19/2025	191717-00	Handholes	3,396.00	Capital Projects	Capital Projects	4000-5050-56007	Led Signal Replacement
TERRY-DURIN COMPANY	7/16/2025	130635	6/19/2025	190117-00	Conduit & Handholes	6,967.50	Capital Projects	Capital Projects	4000-5050-56004	DEVILS GLEN & HOPEWELL TS
TERRY-DURIN COMPANY	7/16/2025	130635	6/23/2025	190117-01	Conduit & Handholes	5,900.00	Capital Projects	Capital Projects	4000-5050-56004	DEVILS GLEN & HOPEWELL TS
TERRY-DURIN COMPANY	7/16/2025	130635	6/30/2025	190117-02	Conduit & Handholes	4,800.00	Capital Projects	Capital Projects	4000-5050-56004	DEVILS GLEN & HOPEWELL TS
WALTER D. LAUD INC.	7/16/2025	130642	6/30/2025	P2500299 3	PE3 Contract - Happy Joe Drive Reconstruction Project	123,940.60	Capital Projects	Capital Projects	4000-5050-55081	Happy Joe Drive (Middle to End)
MEYER LANDSCAPE AND DESIGN	7/16/2025	130609	6/24/2025	13280	Irrigation repairs due to project	131.92	Capital Projects	Capital Projects	4000-5050-55081	Sidewalk Repair 2024
						342,333.96	Capital Projects Total			
UKG KRONOS SYSTEMS	7/2/2025	130497	6/8/2025	I1008000702	Year 1: UKG Implementation and HR Services	-	Technology Replacement	Finance	4020-0243-57074	
UKG KRONOS SYSTEMS	7/2/2025	130497	6/8/2025	I1008000702	Year 2: FY25 Allocation - 4/1/25 - 6/30/25 UKG Implementation and HR Services	6,251.94	Technology Replacement	Finance	4020-0243-57074	
UKG KRONOS SYSTEMS	7/2/2025	130497	6/8/2025	I1008000702	Year 2: FY26 Allocation - 7/1/25 - 3/31/26 UKG Implementation and HR Services	-	Technology Replacement	Finance	4020-0243-57074	
UKG KRONOS SYSTEMS	7/2/2025	130497	6/8/2025	I1008000702	Year 3: FY26 Allocation - 4/1/26 - 6/30/26 UKG Implementation and HR Services	-	Technology Replacement	Finance	4020-0243-57074	
UKG KRONOS SYSTEMS	7/2/2025	130497	6/8/2025	I1008000702	Year 3: FY27 Allocation - 7/1/26 - 3/31/27 UKG Implementation and HR Services	-	Technology Replacement	Finance	4020-0243-57074	
HRCHITECT	7/2/2025	130466	6/23/2025	1053	Reversing original line	(1,750.00)	Technology Replacement	Finance	4020-0243-57074	
HRCHITECT	7/2/2025	130466	6/23/2025	1053	Project:UKG TeleStaff, System and UAT Completion, INV 2025-1053	1,750.00	Technology Replacement	Finance	4020-0243-56004	
HRCHITECT	7/2/2025	130466	6/23/2025	1053	Project:UKG TeleStaff, System and UAT Completion, INV 2025-1053	1,750.00	Technology Replacement	Finance	4020-0243-57074	
						8,001.94	Technology Replacement Total			
452501 CATS EYE DISTILLERY LLC	7/2/2025	130456	6/25/2025	201452501	REFUND ON UTILITY ACCT 3234 BEAR TOOTH CT. CHARGED FOR BEING ON GARBAGE ROUTE BUT PROPERTY IS A BUSINESS. REFUNDING CHARGES 02-	486.92	Sewer Utility	Balance Sheet	5200-0000-11012	
452501 CATS EYE DISTILLERY LLC	7/2/2025	130456	6/25/2025	201452501	REFUND ON UTILITY ACCT 3232 BEAR TOOTH CT. CHARGED FOR BEING ON GARBAGE ROUTE BUT PROPERTY IS A BUSINESS. REFUNDING CHARGES 02-	486.92	Sewer Utility	Balance Sheet	5200-0000-11012	
UMB BANK	5/29/2025	2500703	5/29/2025	185407905	GO Refunding 2015B \$1.22M principal	175,000.00	Sewer Utility	Balance Sheet	5200-0000-23002	
UMB BANK	5/29/2025	2500705	5/29/2025	185393550	GO 2013A \$1.5M principal	80,000.00	Sewer Utility	Balance Sheet	5200-0000-23002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$1.15M principal	115,000.00	Sewer Utility	Balance Sheet	5200-0000-23002	
UMB BANK	5/29/2025	2500696	5/29/2025	I1190 6/25	GO 2022A \$2.355M principal	90,000.00	Sewer Utility	Balance Sheet	5200-0000-23002	
MIDWEST MAILWORKS INC.	7/2/2025	130483	5/21/2025	255415	COMMERICAL BILLS MAY	223.43	Sewer Utility	Finance	5200-0204-55081	
MIDWEST MAILWORKS INC.	7/2/2025	130483	6/2/2025	255541	LATE NOTICES ZONES 01 02 03	401.65	Sewer Utility	Finance	5200-0204-55081	

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UMB BANK	5/29/2025	2500703	5/29/2025	185407905	GO 2015B \$1.22M interest	8,875.00	Sewer Utility	Finance	5200-0298-58002	
UMB BANK	5/29/2025	2500705	5/29/2025	185393550	GO 2013A \$1.5M interest	11,000.00	Sewer Utility	Finance	5200-0298-58002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO Refunding 2017D \$1.15M interest	16,850.00	Sewer Utility	Finance	5200-0298-58002	
UMB BANK	5/29/2025	2500696	5/29/2025	11190 6/25	GO 2022A \$2.355M interest	42,950.00	Sewer Utility	Finance	5200-0298-58002	
IOWA ONE CALL	7/16/2025	130591	6/27/2025	272146	May Emails	462.50	Sewer Utility	Public Works	5200-0510-55081	
ARMOR EQUIPMENT	7/16/2025	130544	6/18/2025	0063653-IN	root cutter - sewer maintenance	4,903.97	Sewer Utility	Public Works	5200-0510-56004	
JIM SCHROEDER CONSTRUCTION INC.	7/16/2025	130593	6/25/2025	P2500163 7	Spencer Creek Lift Station Bid Package No.1 from 5/24/25 to 6/25/25	135,683.75	Sewer Utility	Capital Projects	5200-5059-55081	Spencer Creek Lift Statn
MCCLURE ENGINEERING CO	7/16/2025	130607	6/30/2025	161213	Amendment #1 thru 6/30/25	27,530.00	Sewer Utility	Capital Projects	5200-5059-55072	Spencer Creek Lift Statn
APOLLO EXCAVATING	7/16/2025	130543	6/23/2025	P2500170 6	PE6 Retainage - Tanglewood Rd Sanitary Sewer Extension	10,108.73	Sewer Utility	Capital Projects	5200-5059-55081	Tanglewood Sewer Ext
APOLLO EXCAVATING	7/16/2025	130543	6/23/2025	P2500170 6	CO #1 - Tanglewood Rd Sanitary Sewer Ext.	1,464.50	Sewer Utility	Capital Projects	5200-5059-55081	Tanglewood Sewer Ext
						721,427.37	Sewer Utility Total			
MIDWEST MAILWORKS INC.	7/2/2025	130483	5/21/2025	255415	COMMERICAL BILLS MAY	223.43	Solid Waste/Recycling Ent	Finance	5500-0216-55081	
MIDWEST MAILWORKS INC.	7/2/2025	130483	6/2/2025	255541	LATE NOTICES ZONES 01 02 03	401.65	Solid Waste/Recycling Ent	Finance	5500-0216-55081	
QUAD CITY SAFETY, INC.	7/16/2025	130622	6/26/2025	3140247	safety gloves	861.00	Solid Waste/Recycling Ent	Public Works	5500-0509-56010	
						1,486.08	Solid Waste/Recycling Ent Total			
IOWA DEPT OF INSPECTIONS & APPEALS	7/16/2025	130590	6/13/2025	335777	Elevator Operating permit	175.00	Family Museum	Public Works	5550-0523-54001	Fam Museum Maint FY24/25
VESTIS	7/16/2025	130641	6/25/2025	6150566428	Museum - First Aid Supplies	59.96	Family Museum	Family Museum	5550-1101-56007	
VESTIS	7/16/2025	130641	7/2/2025	6150569457	Museum - First Aid Supplies	59.96	Family Museum	Family Museum	5550-1101-56007	
ANN PETERS	7/16/2025	130542	7/2/2025	70225	Museum - July Art Academy Summer Camps 50/50 Split	3,720.00	Family Museum	Family Museum	5550-1102-55072	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	4/1/2025	660294	Museum - Petty Cash for blocks for toddler table 03/02/2025	5.60	Family Museum	Family Museum	5550-1102-56007	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	4/1/2025	660295	Museum - Petty Cash for Art Academy Supplies 03/07/2025	47.95	Family Museum	Family Museum	5550-1102-56007	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	4/7/2025	660297	Museum - Petty Cash for Preschool Supplies	6.98	Family Museum	Family Museum	5550-1102-56007	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	4/15/2025	660302	Museum - Petty Cash Art Academy Supplies/Reimbursement	8.48	Family Museum	Family Museum	5550-1102-56007	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	4/21/2025	660298	Museum - Petty Cash Art Academy Supplies	22.43	Family Museum	Family Museum	5550-1102-56007	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	4/23/2025	660299	Museum - Petty Cash Preschool Supplies	12.90	Family Museum	Family Museum	5550-1102-56007	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	4/24/2025	660300	Museum Petty Cash - Outreach Supplies	6.27	Family Museum	Family Museum	5550-1102-56007	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	4/30/2025	660301	Museum - Petty Cash Outreach Supplies	5.55	Family Museum	Family Museum	5550-1102-56007	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	6/9/2025	660305	Museum - Petty Cash Art Academy Supplies/Reimbursement	20.00	Family Museum	Family Museum	5550-1102-56007	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	6/9/2025	660303	Museum - Petty Cash Art Academy Supplies/Reimbursement	22.50	Family Museum	Family Museum	5550-1102-56007	

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PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	6/9/2025	660304	Museum - Petty Cash Art Academy Supplies/Reimbursement	49.16	Family Museum	Family Museum	5550-1102-56007	
ALLISON LINDSEY CREATIVE	7/16/2025	130539	7/2/2025	70225	Museum - July Art Academy Summer Camps 50/50 Split	3,780.00	Family Museum	Family Museum	5550-1102-55072	
LOKESH BHATE	7/16/2025	130605	6/26/2025	2001758	Museum - Summer Camp refund for cancelled camp after 10% handling fee	108.00	Family Museum	Family Museum	5550-1102-56013	
NIKKI PALMER	7/16/2025	130616	7/3/2025	2001766	Museum - Refund for Summer Camps cancelled after 10% Handling Fee	364.50	Family Museum	Family Museum	5550-1102-56013	
JOHANNES BUS SERVICE, INC.	7/16/2025	130594	4/30/2025	46757	Museum - First Place for First Grade Bus Subsidy for Lincoln-Irving Field Trip 4.8.25	307.28	Family Museum	Family Museum	5550-1105-56046	
PETTY CASH/FAMILY MUSEUM-GENERAL	7/16/2025	130620	4/1/2025	660296	Museum - Petty Cash for Sweeney Training 03/28/2025	25.00	Family Museum	Family Museum	5550-1105-53004	
THE TOY NETWORK	7/16/2025	130636	5/2/2025	T10083706	Museum - Store Merchandise	439.12	Family Museum	Family Museum	5550-1105-56046	
ABBEY CARPET GALLERY	7/16/2025	130536	6/25/2025	CG500766A	Museum - Carpet for Traveling Gallery Renovation	15,344.92	Family Museum	Capital Projects	5550-5059-57074	TRAVELING GALLERY RENOV.
						24,591.56	Family Museum Total			
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	PHGC Sign 0549137076MAY25	77.23	Palmer Hills Golf Course	Public Works	5600-0523-54008	PHGC Maint FY24/25
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	PHGC Maintenance Bldg 1116077014MAY25	134.56	Palmer Hills Golf Course	Public Works	5600-0523-54008	PHGC Maint FY24/25
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	PHGC Pump House 1137077015MAY25	801.14	Palmer Hills Golf Course	Public Works	5600-0523-54008	PHGC Maint FY24/25
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	PHGC Clubhouse 4278125007MAY25	2,150.87	Palmer Hills Golf Course	Public Works	5600-0523-54008	PHGC Maint FY24/25
JANUS BUILDING SERVICES, INC.	7/2/2025	130471	5/31/2025	14571	May 2025 Window Washing	70.00	Palmer Hills Golf Course	Public Works	5600-0524-55081	PHGC Custodial FY24/25
MIRROR IMAGE CLEANING	7/16/2025	130612	6/25/2025	1814	custodial service	2,460.00	Palmer Hills Golf Course	Public Works	5600-0524-55081	PHGC Custodial FY24/25
JON WADDELL	7/16/2025	130595	7/1/2025	250701	2025-2026 PGA Dues	582.72	Palmer Hills Golf Course	Parks & Recreation	5600-0711-53001	
7G DISTRIBUTING LLC	7/16/2025	130533	7/1/2025	311340	3 Cases Beer - Resale	86.60	Palmer Hills Golf Course	Parks & Recreation	5600-0711-56027	The Forge Putting Course
A & A A/C & REFRIGERATION, INC.	7/16/2025	130534	6/30/2025	25JUN06513	Ice Machine Rental	175.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55015	The Forge Putting Course
VESTIS	7/16/2025	130641	6/20/2025	6150564258	First Aid Service	25.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-56010	
VESTIS	7/16/2025	130641	6/27/2025	6150567778	First Aid Service	25.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-56010	
FIBERBUILT	7/16/2025	130574	6/10/2025	SIP10962	Rubber Range Tees	195.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-56007	
FIBERBUILT	7/16/2025	130574	6/20/2025	SIP11137	Driving Range Tees	65.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-56007	
JON WADDELL GOLF SHOP LLC	7/16/2025	130596	6/26/2025	250624	Reimbursement for Payment of 120 Custom Designed SWAG Head Covers for Golfer Giveaway at Palmer Hills 50th Anniversary Golf Tournament x \$90ea	10,800.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55002	Palmer Hills 50th Anniversary
JON WADDELL GOLF SHOP LLC	7/16/2025	130596	6/26/2025	250624	Reimbursement for Payment of Freight	99.96	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55002	Palmer Hills 50th Anniversary
LIGHTING MAINTENANCE INC.	7/16/2025	130600	6/6/2025	16676	Guide Guard Markers	142.52	Palmer Hills Golf Course	Parks & Recreation	5600-0711-56007	
7G DISTRIBUTING LLC	7/9/2025	130502	6/18/2025	375851	2 Cases Beer - Resale	52.50	Palmer Hills Golf Course	Parks & Recreation	5600-0713-56027	The Forge Putting Course
7G DISTRIBUTING LLC	7/9/2025	130502	6/18/2025	375771	7 Cases Beer - Resale	200.25	Palmer Hills Golf Course	Parks & Recreation	5600-0713-56027	The Forge Putting Course
KEG 1 IOWA	7/16/2025	130597	6/27/2025	W-5464382	7 Cases - Beer/Seltzer Resale	208.25	Palmer Hills Golf Course	Parks & Recreation	5600-0713-56027	The Forge Putting Course

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VESTIS	7/16/2025	130641	6/20/2025	6150564257	First Aid Service	29.98	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56010	
VESTIS	7/16/2025	130641	6/20/2025	6150564254	Laundry Services - towels/aprons/mats	62.35	Palmer Hills Golf Course	Parks & Recreation	5600-0715-55081	
VESTIS	7/16/2025	130641	6/27/2025	6150567777	First Aid Service	29.98	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56010	
VESTIS	7/16/2025	130641	6/27/2025	6150567774	Laundry Services - towels/aprons/mats	62.35	Palmer Hills Golf Course	Parks & Recreation	5600-0715-55081	
BOYLERS ORNAMENTAL IRON, INC.	7/16/2025	130550	6/13/2025	25140409	Memorial Bench	2,118.48	Palmer Hills Golf Course	Parks & Recreation	5600-0715-55081	
CENTRAL TURF AGRONOMY	7/16/2025	130553	6/17/2025	6014	Fertilizer	740.00	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56025	
D & K PRODUCTS	7/16/2025	130558	6/18/2025	91027IN	Pond Chemicals	1,590.00	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56025	
SITONE LANDSCAPE SUPPLY, LLC	7/16/2025	130631	6/5/2025	154498491-001	Irrigation Fittings	104.02	Palmer Hills Golf Course	Parks & Recreation	5600-0715-54002	
AUDUBON INTERNATIONAL	7/16/2025	130546	6/17/2025	AI-2597	Audubon International 2025 Site Visit	776.95	Palmer Hills Golf Course	Parks & Recreation	5600-0715-55081	
N.J. MILLER INC.	7/16/2025	130614	6/19/2025	P2500310 2	PE2 Final PHGC Restroom Site Improvements	35,388.50	Palmer Hills Golf Course	Capital Projects	5600-5059-55081	RESTROOM AT #5 & #16 TEE
N.J. MILLER INC.	7/16/2025	130614	6/19/2025	P2500310 2	PE2 Final CO #1 - Additional work needed	3,967.60	Palmer Hills Golf Course	Capital Projects	5600-5059-55081	RESTROOM AT #5 & #16 TEE
TERRACON CONSULTANTS, INC.	7/16/2025	130634	6/23/2025	TP07539	PHGC Restrooms Testing	348.00	Palmer Hills Golf Course	Capital Projects	5600-5059-55072	RESTROOM AT #5 & #16 TEE
						63,569.81	Palmer Hills Golf Course Total			
MID AMERICAN ENERGY	7/9/2025	130508	5/31/2025	24750-88004 May 2025	The Landing Bldg D - Pool Pumphouse 4223031005MAY25	-	Aquatic Center Fund	Public Works	5750-0523-54008	
PETERSEN PLUMBING & HEATING	7/16/2025	130618	6/10/2025	282060MR	AC Unit for admission bldg at The Landing	12,280.00	Aquatic Center Fund	Capital Projects	5750-5059-55081	Splash Landing Replcmnt
REPUBLIC COMPANIES	7/16/2025	130624	6/27/2025	6286347-00	Flex for sign	34.95	Aquatic Center Fund	Capital Projects	5750-5059-56007	Splash Landing Replcmnt
REPUBLIC COMPANIES	7/16/2025	130624	6/27/2025	6286244-00	AC The Landing	62.45	Aquatic Center Fund	Capital Projects	5750-5059-56007	Splash Landing Replcmnt
ECHO ELECTRIC	7/16/2025	130567	6/4/2025	S011302307.001	Breakers & Clamps for AC	229.77	Aquatic Center Fund	Capital Projects	5750-5059-56007	Splash Landing Replcmnt
						12,607.17	Aquatic Center Fund Total			
UMB BANK	5/29/2025	2500703	5/29/2025	185407905	GO refunding 2015B \$1.23M principal	175,000.00	Storm Water Utility	Balance Sheet	5800-0000-23002	
UMB BANK	5/29/2025	2500705	5/29/2025	185393550	GO 2013A \$1.5M principal	80,000.00	Storm Water Utility	Balance Sheet	5800-0000-23002	
UMB BANK	5/29/2025	2500693	5/29/2025	I1712 6/25	GO 2024A \$2.01M principal	55,000.00	Storm Water Utility	Balance Sheet	5800-0000-23002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO refunding 2017D \$1.35M principal	140,000.00	Storm Water Utility	Balance Sheet	5800-0000-23002	
MIDWEST MAILWORKS INC.	7/2/2025	130483	5/21/2025	255415	COMMERICAL BILLS MAY	223.43	Storm Water Utility	Finance	5800-0219-55081	
MIDWEST MAILWORKS INC.	7/2/2025	130483	6/2/2025	255541	LATE NOTICES ZONES 01 02 03	401.65	Storm Water Utility	Finance	5800-0219-55081	
UMB BANK	5/29/2025	2500703	5/29/2025	185407905	GO refunding 2015B \$1.23M interest	9,000.00	Storm Water Utility	Finance	5800-0298-58002	
UMB BANK	5/29/2025	2500705	5/29/2025	185393550	GO 2013A \$1.5M interest	11,000.00	Storm Water Utility	Finance	5800-0298-58002	
UMB BANK	5/29/2025	2500693	5/29/2025	I1712 6/25	GO 2024A \$2.01M interest	45,725.00	Storm Water Utility	Finance	5800-0298-58002	
UMB BANK	5/29/2025	2500698	5/29/2025	185416088	GO refunding 2017D \$1.35M interest	17,375.00	Storm Water Utility	Finance	5800-0298-58002	

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ADVANCED WILDLIFE CONTROL COMPANY	7/16/2025	130538	6/30/2025	63025	animal control - levee	625.00	Storm Water Utility	Public Works	5800-0519-55081	
QUAD CITY SAFETY, INC.	7/16/2025	130622	6/26/2025	3140247	safety gloves	861.00	Storm Water Utility	Public Works	5800-0519-56010	
PETTY CASH/CITY ANNEX	7/16/2025	130619	4/30/2025	25-024	Reimb for ISWEP Mtg	41.75	Storm Water Utility	Public Works	5800-0582-53004	
AMERICORE LLC	7/16/2025	130541	6/23/2025	P2500161 3	PE3 Retainage 2024 Detention Basin Retrofit Project	3,390.03	Storm Water Utility	Capital Projects	5800-5059-55081	Small Storm Sewers 2024
AMERICORE LLC	7/16/2025	130541	6/23/2025	240250 7	PE7 Retainage 2024 Intake Repair Program	8,126.95	Storm Water Utility	Capital Projects	5800-5059-55081	Intake Repair 2024
TRIPLE D EXCAVATING	7/16/2025	130639	6/13/2025	255337	25th St ditch stabilization	10,542.75	Storm Water Utility	Capital Projects	5800-5059-55081	Streambank Stabil Opt C
VEENSTRA & KIMM, INC.	7/16/2025	130640	6/20/2025	33824-23	33rd Street Drainage Improvements 5/18/25 to 6/14/25	1,765.50	Storm Water Utility	Capital Projects	5800-5059-55072	Sivyer Steel Drainage
FOTH INFRASTRUCTURE & ENVIRONMENT	7/16/2025	130577	6/18/2025	97692	Design for Pigeon Creek Channel Stabilization	22,479.70	Storm Water Utility	Capital Projects	5800-5059-55072	WHITE POST RD STORM REP
						581,557.76	Storm Water Utility Total			
ETA TRANSIT SYSTEMS	7/16/2025	130573	7/1/2025	3851	Software Maintenance	420.00	Transit	Public Works	5850-0507-55023	
SOLUTIONSÅ²	7/16/2025	130632	6/12/2025	4742	Operating Supplies, Soap	2,043.80	Transit	Public Works	5850-0557-56007	
						2,463.80	Transit Total			
CUMMINS INC.	7/16/2025	130557	7/1/2025	E3-250779496	Scan Tool	840.00	Municipal Garage	Public Works	6830-0520-56019	
EASTERN IOWA TIRE, INC.	7/16/2025	130566	6/23/2025	100176091	stock tires	290.80	Municipal Garage	Public Works	6830-0520-56024	
EASTERN IOWA TIRE, INC.	7/16/2025	130566	6/23/2025	100176087	stock tires	1,606.40	Municipal Garage	Public Works	6830-0520-56024	
EASTERN IOWA TIRE, INC.	7/16/2025	130566	6/30/2025	100176366	STK Tires	419.35	Municipal Garage	Public Works	6830-0520-56024	
ELLIOTT EQUIPMENT CO.	7/16/2025	130570	6/16/2025	186680	light - 1611	100.01	Municipal Garage	Public Works	6830-0520-56024	
H AND H CAR CARE AND TOWING LLC	7/16/2025	130581	6/20/2025	57170	tow - 1022	475.00	Municipal Garage	Public Works	6830-0520-54004	
H AND H CAR CARE AND TOWING LLC	7/16/2025	130581	7/1/2025	50711	Tow	135.00	Municipal Garage	Public Works	6830-0520-54004	
I.W.I. MOTOR PARTS	7/16/2025	130586	5/6/2025	441349924	STK Brakes	55.70	Municipal Garage	Public Works	6830-0520-56024	
I.W.I. MOTOR PARTS	7/16/2025	130586	6/18/2025	441-354573	stock gear oil	23.16	Municipal Garage	Public Works	6830-0520-56024	
I.W.I. MOTOR PARTS	7/16/2025	130586	6/18/2025	442-332408	blower motor	310.11	Municipal Garage	Public Works	6830-0520-56024	
I.W.I. MOTOR PARTS	7/16/2025	130586	6/20/2025	442-332699	screen, plugs, belt, - 1816	194.50	Municipal Garage	Public Works	6830-0520-56024	
I.W.I. MOTOR PARTS	7/16/2025	130586	6/25/2025	442-333119	stock filters	19.60	Municipal Garage	Public Works	6830-0520-56024	
I.W.I. MOTOR PARTS	7/16/2025	130586	7/1/2025	442-333715	Starter for 1606	176.04	Municipal Garage	Public Works	6830-0520-56024	
INTERSTATE BATTERY OF THE	7/16/2025	130589	6/25/2025	292175	stock battery	634.41	Municipal Garage	Public Works	6830-0520-56024	
LAWSON PRODUCTS, INC.	7/16/2025	130599	6/18/2025	9312572002	operating supplies	85.92	Municipal Garage	Public Works	6830-0520-56007	
LAWSON PRODUCTS, INC.	7/16/2025	130599	6/18/2025	9312574120	operating supplies	256.37	Municipal Garage	Public Works	6830-0520-56007	
LAWSON PRODUCTS, INC.	7/16/2025	130599	6/27/2025	9312598758	operating supplies	229.06	Municipal Garage	Public Works	6830-0520-56007	

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LINDQUIST FORD, INC.	7/16/2025	130602	6/18/2025	392209	stock oil plug	9.10	Municipal Garage	Public Works	6830-0520-56024	
LINDQUIST FORD, INC.	7/16/2025	130602	7/1/2025	392303	Trim 1217	55.95	Municipal Garage	Public Works	6830-0520-56024	
MACQUEEN EQUIPMENT	7/16/2025	130606	6/23/2025	P27622	nuts - stock	29.18	Municipal Garage	Public Works	6830-0520-56024	
MACQUEEN EQUIPMENT	7/16/2025	130606	6/30/2025	P27701	Switch for 1315	151.39	Municipal Garage	Public Works	6830-0520-56024	
MHC KENWORTH	7/16/2025	130610	6/23/2025	T01135600218476	stock filters	39.34	Municipal Garage	Public Works	6830-0520-56024	
MHC KENWORTH	7/16/2025	130610	6/25/2025	T01135600218612	stock filters	410.65	Municipal Garage	Public Works	6830-0520-56024	
MHC KENWORTH	7/16/2025	130610	7/2/2025	T01135600218954	STK Filters	178.22	Municipal Garage	Public Works	6830-0520-56024	
MIDWEST WHEEL COMPANIES INC.	7/16/2025	130611	6/19/2025	4213314-00	light - 1305	25.96	Municipal Garage	Public Works	6830-0520-56024	
MIDWEST WHEEL COMPANIES INC.	7/16/2025	130611	6/19/2025	4212831-00	air governor	41.34	Municipal Garage	Public Works	6830-0520-56024	
MIDWEST WHEEL COMPANIES INC.	7/16/2025	130611	6/19/2025	4212699-00	light	60.54	Municipal Garage	Public Works	6830-0520-56024	
MIDWEST WHEEL COMPANIES INC.	7/16/2025	130611	6/19/2025	4213518-00	stock lights	94.90	Municipal Garage	Public Works	6830-0520-56024	
MIDWEST WHEEL COMPANIES INC.	7/16/2025	130611	6/20/2025	4214199-00	air dryer kits - stock	200.00	Municipal Garage	Public Works	6830-0520-56024	
MIDWEST WHEEL COMPANIES INC.	7/16/2025	130611	7/3/2025	4230770-00	STK Brake hose	62.84	Municipal Garage	Public Works	6830-0520-56024	
MIDWEST WHEEL COMPANIES INC.	7/16/2025	130611	7/3/2025	4229458-00	STK Brake Chamber	80.55	Municipal Garage	Public Works	6830-0520-56024	
MTI DISTRIBUTING	7/16/2025	130613	6/18/2025	1480327-00	rod - 1918	31.48	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	7/16/2025	130615	6/26/2025	889503	operating supplies	14.98	Municipal Garage	Public Works	6830-0520-56007	
NAPA AUTO PARTS	7/16/2025	130615	6/26/2025	889503	stock seals	65.00	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	7/16/2025	130615	6/27/2025	889603	seal	24.90	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	7/16/2025	130615	6/30/2025	889867	Brake Hose 1207	24.12	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	7/16/2025	130615	6/30/2025	889863	STK Filters	51.93	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	7/16/2025	130615	6/30/2025	889753	stock filters	64.45	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	7/16/2025	130615	6/30/2025	889862	Caliper 1207	147.56	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	7/16/2025	130615	7/5/2025	890336	STK Air Filter	13.99	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	7/16/2025	130615	7/7/2025	890385	Fuel Filter	3.10	Municipal Garage	Public Works	6830-0520-56024	
QUAD CITY SAFETY, INC.	7/16/2025	130622	6/25/2025	3140123	operating supplies	14.31	Municipal Garage	Public Works	6830-0520-56007	
REXCO EQUIPMENT CO.	7/16/2025	130625	7/2/2025	P51123	Blade for 1718	675.35	Municipal Garage	Public Works	6830-0520-56024	
RILCO FLUID CARE, INC.	7/16/2025	130626	6/18/2025	563965	DEF	357.50	Municipal Garage	Public Works	6830-0520-56035	
ASCENDANCE TRUCKS LLC	7/16/2025	130545	6/11/2025	RA353000827	DPF Repair 1629	1,905.78	Municipal Garage	Public Works	6830-0520-54004	

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ASCENDANCE TRUCKS LLC	7/16/2025	130545	6/20/2025	RA353000888:01	wire repair - 1022	2,147.47	Municipal Garage	Public Works	6830-0520-54004	
ASCENDANCE TRUCKS LLC	7/16/2025	130545	6/23/2025	XA353002478:01	stock light	91.24	Municipal Garage	Public Works	6830-0520-56024	
ASCENDANCE TRUCKS LLC	7/16/2025	130545	7/1/2025	XA353002673:01	Hub Cap	50.86	Municipal Garage	Public Works	6830-0520-56024	
						12,975.41	Municipal Garage Total			
HUB INTERNATIONAL MIDWEST LTD	7/2/2025	130467	7/1/2025	50543207	Item # 50543207, 25/26 Crime Renewal	839.00	Risk Management	Mayor & Council	6840-0105-55008	
IMWCA	7/2/2025	130468	7/1/2025	94118	FY 25-26 Work Comp Premium, INV 94118	118,974.00	Risk Management	Mayor & Council	6840-0105-55074	
IMWCA	7/16/2025	130588	7/1/2025	94618	Installment 1, Work Comp Premium 25-26, INV 94618	50,986.00	Risk Management	Mayor & Council	6840-0105-55074	
LYNCH DALLAS, P.C.	7/9/2025	130507	5/21/2025	222986C	Lynch Dallas Professional Services	1,912.50	Risk Management	Mayor & Council	6840-0105-55038	
SELECTIVE INSURANCE	7/16/2025	130630	7/1/2025	7012025	Policy FLD1283150, 1609 State St., Bettendorf, Iowa, Flood Renewal Bill, Fiscal 25-26	3,445.00	Risk Management	Mayor & Council	6840-0105-55008	
SELECTIVE INSURANCE	7/16/2025	130630	7/1/2025	712025	Policy # FLD1283151, 2021 State St., Bettendorf, IA. - FY 25-26	5,452.00	Risk Management	Mayor & Council	6840-0105-55008	
						181,608.50	Risk Management Total			
DELTA DENTAL	6/16/2025	2500709	6/9/2025	35205000000202500	DENTAL CLAIMS 06/03-06/09/2025	10,199.16	Employee Insurance	Mayor & Council	6860-0106-55076	
DELTA DENTAL	6/23/2025	2500711	6/16/2025	35205000000202500	DENTAL CLAIMS 06/10-06/16/2025	5,650.06	Employee Insurance	Mayor & Council	6860-0106-55076	
DELTA DENTAL	6/30/2025	2500712	6/17/2025	35205000000202500	DENTAL CLAIMS 06/17-06/23/2025	5,394.94	Employee Insurance	Mayor & Council	6860-0106-55076	
EMPLOYEE BENEFIT SYSTEM	5/8/2025	2500685	5/7/2025	5072025	VISION CLAIMS CK 2780-2783	824.90	Employee Insurance	Mayor & Council	6860-0106-55078	
EMPLOYEE BENEFIT SYSTEM	6/20/2025	2500713	6/18/2025	6182025	VISION CLAIMS CK 2789-2793	2,017.97	Employee Insurance	Mayor & Council	6860-0106-55078	
EMPLOYEE BENEFIT SYSTEM	7/16/2025	130571	7/1/2025	48570	Monthly billing & annual admin fees	1,132.18	Employee Insurance	Mayor & Council	6860-0106-55065	
WAGeworks	6/23/2025	2500688	5/23/2025	INV7866295	Current Plan Year - Admin Fees, INV 7762833	322.50	Employee Insurance	Mayor & Council	6860-0106-55065	
WELLMARK BLUE CROSS & BLUE SHIELD	5/16/2025	2500686	5/9/2025	5092025	Medical claims, 05/03-05/09/2025	96,104.23	Employee Insurance	Mayor & Council	6860-0106-55063	
WELLMARK BLUE CROSS & BLUE SHIELD	5/23/2025	2500687	5/16/2025	5162025	Medical claims, 05/10-05/16/2025	60,362.23	Employee Insurance	Mayor & Council	6860-0106-55063	
WELLMARK BLUE CROSS & BLUE SHIELD	5/30/2025	2500689	5/23/2025	5232025	Medical claims, 05/17-05/23/2025	81,427.90	Employee Insurance	Mayor & Council	6860-0106-55063	
WELLMARK BLUE CROSS & BLUE SHIELD	6/13/2025	2500708	6/6/2025	6062025	Medical claims, 06/01-06/06/2025	53,728.33	Employee Insurance	Mayor & Council	6860-0106-55063	
WELLMARK BLUE CROSS & BLUE SHIELD	6/23/2025	2500710	6/13/2025	6132025	Medical claims, 06/07-06/13/2025	59,730.23	Employee Insurance	Mayor & Council	6860-0106-55063	
YMCA OF IOWA MISSISSIPPI VALLEY	7/16/2025	130643	6/20/2025	6202025	June 2025 monthly billing	2,600.00	Employee Insurance	Mayor & Council	6860-0106-55079	
						379,494.63	Employee Insurance Total			
COVERTTRACK GROUP, INC.	7/16/2025	130555	7/1/2025	SOCT018249	Tracking Service 8/1/25-7/31/26	1,800.00	Information Services	Finance	6880-0231-55023	
FLOCK SAFETY	7/2/2025	130463	7/1/2025	INV-67821	License Plate Recognition - Year 2 Council Resolution #192-24 7/1/2025 - 6/30/2026	105,000.00	Information Services	Finance	6880-0231-55023	IT - Police
SOFTWARECENTRAL A/S	6/26/2025	2500684	4/25/2025	27401	1 year subscription for Robopack, covering 274 devices. \$89.00 per month.	1,068.00	Information Services	Finance	6880-0231-55023	IT - Finance
						107,868.00	Information Services Total			
AMERICAN FUNDS ROTH IRA WIRE	7/11/2025	130510	7/11/2025	PR 07.11.25 AM FUNDS	AMERICAN FUNDS EMPLOYEE DEDUCTION	50.00	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	

Bettendorf City Council AP Disbursements - 07.15.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
ANCHOR NATIONAL LIFE INSURANCE CO	7/11/2025	130511	7/11/2025	PR 07.11.25 AIG	ANCHOR LIFE INSURANCE	232.81	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
CITY OF BETTENDORF	7/11/2025	130512	7/11/2025	PR 07.11.25 COB	EMPLOYEE INSURANCE PREM DEDUCTIONS	21,298.67	Liability Clearing Acct.	Balance Sheet	8100-0000-21018	
CITY OF BETTENDORF	7/11/2025	130512	7/11/2025	PR 07.11.25 COB	ORTHO	127.50	Liability Clearing Acct.	Balance Sheet	8100-0000-21019	
CITY OF BETTENDORF	7/11/2025	130512	7/11/2025	PR 07.11.25 COB	FLEX SPENDING	6,505.48	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
CITY OF BETTENDORF	7/11/2025	130512	7/11/2025	PR 07.11.25 COB	DEPENDENT CARE	1,915.70	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
CITY OF BETTENDORF	7/11/2025	130512	7/11/2025	PR 07.11.25 COB	PREM PASS THRU	2,244.10	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
CITY OF BETTENDORF	7/11/2025	130512	7/11/2025	PR 07.11.25 COB	COMPUTER LOAN	35.06	Liability Clearing Acct.	Balance Sheet	8100-0000-21029	
LEGALSHIELD	7/11/2025	130514	7/11/2025	PR 07.11.25 LEGALSHIELD	LEGALSHIELD	55.83	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	
LINCOLN LIFE	7/11/2025	130515	7/11/2025	PR 07.11.25 LINCOLN	LINCOLN LIFE INSURANCE	984.75	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
PACIFIC LIFE INSURANCE COMPANY	7/11/2025	130516	7/11/2025	PR 07.11.25 PACIFIC	PACIFIC LIFE INSURANCE	321.06	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
STATE DISBURSEMENT UNIT	7/11/2025	130517	7/11/2025	PR 07.11.25 IL CHILD SUPPORT	IL CHILD SUPPORT DEDUCTIONS FROM EMPLOYEES	1,005.79	Liability Clearing Acct.	Balance Sheet	8100-0000-21016	
WASHINGTON NATIONAL LIFE INSURANCE	7/11/2025	130518	7/11/2025	PR 07.11.25 WASHINGTON	WASHINGTON MUTUAL LIFE INSURANCE EMPLOYEE DEDUCTIONS	61.10	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	
FAMILY SUPPORT PAYMENT CENTER	7/11/2025	130513	7/11/2025	PR 07.11.25 MO CHILD SUPPORT	MISSOURI CHILD SUPPORT REM ID: 31326587	22.98	Liability Clearing Acct.	Balance Sheet	8100-0000-21016	
						34,860.83	Liability Clearing Acct. Total			
						15,632,103.91	Grand Total			

Bettendorf City QCWCC AP Disbursements - 07.15.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #
CTI	7/16/2025	3760	7/1/2025	P-INV029306	Service contract for AV equipment	14,754.00	QC Waterfront Conv Ctr Op	QCWCC - Oper	5900-2001-54006
IOWA AMERICAN WATER COMPANY	7/16/2025	3761	6/23/2025	689142JUN25	QCWCC WATER BILL	1,761.74	QC Waterfront Conv Ctr Op	QCWCC - Oper	5900-2001-54011
MID AMERICAN ENERGY	7/16/2025	3762	6/27/2025	568541437	2117 STATE ST EAST LOT LIGHTS	33.25	QC Waterfront Conv Ctr Op	QCWCC - Oper	5900-2001-54008
MID AMERICAN ENERGY	7/16/2025	3762	6/27/2025	568534065	2021 STATE ST EVENT CENTER	20,281.39	QC Waterfront Conv Ctr Op	QCWCC - Oper	5900-2001-54008
REPUBLIC SERVICES	7/16/2025	3763	6/18/2025	0400-002437031a		300.00	QC Waterfront Conv Ctr Op	QCWCC - Oper	5900-2001-55072
REPUBLIC SERVICES	7/16/2025	3763	7/1/2025	0400-002437031	Trash Pickup Service 07/01-07/31	477.60	QC Waterfront Conv Ctr Op	QCWCC - Oper	5900-2001-55072
ROCHESTER ARMORED CAR CO., INC.	7/16/2025	3764	6/30/2025	179237	ARMORED CAR	75.81	QC Waterfront Conv Ctr Op	QCWCC - Oper	5900-2001-55081
						37,683.79	Grand Total QCWCC		

Bettendorf Public Library AP Disbursements - 07.10.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #
QUADIENT LEASING USA	7/10/2025	130531	6/1/2025	Q1881623	Postage Meter Lease	642.63	General Fund	Library Administration	1001-0601-56008
BAKER & TAYLOR	7/10/2025	130519	6/2/2025	2039112795	Audio	51.26	General Fund	Bus. Type Capital Outlay	1001-0680-57086
BOOK FARM, LLC	7/10/2025	130520	6/20/2025	REB15236	Juvenile	2,750.50	General Fund	Bus. Type Capital Outlay	1001-0680-57085
CENTER POINT LARGE PRINT	7/10/2025	130521	7/1/2025	2173393	Adult Fiction	2,459.52	General Fund	Bus. Type Capital Outlay	1001-0680-57081
EBSCO SUBSCRIPTION SERVICES	7/10/2025	130523	7/1/2025	91011024181	FY26 Electronic Subscriptions (Library Databases)	13,480.05	General Fund	Bus. Type Capital Outlay	1001-0680-57078
GALE GROUP, THE	7/10/2025	130524	5/27/2025	999100481818	Adult Fiction	49.48	General Fund	Bus. Type Capital Outlay	1001-0680-57081
GALE GROUP, THE	7/10/2025	130524	6/7/2025	999100539774	Adult Fiction	204.68	General Fund	Bus. Type Capital Outlay	1001-0680-57081
GALE GROUP, THE	7/10/2025	130524	6/7/2025	999100539775	Adult Fiction	232.42	General Fund	Bus. Type Capital Outlay	1001-0680-57081
GALE GROUP, THE	7/10/2025	130524	6/10/2025	999100558069	Fiction	259.41	General Fund	Bus. Type Capital Outlay	1001-0680-57081
GALE GROUP, THE	7/10/2025	130524	6/11/2025	999100563800	Fiction	110.21	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/29/2025	63184479	Juvenile	33.33	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/29/2025	63184483	Juvenile	44.94	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/29/2025	63184480	Juvenile	56.00	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/29/2025	63184486	Young Adult	277.84	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/29/2025	63184485	Juvenile	388.31	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/29/2025	63184484	Juvenile	824.84	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	63185132	Juvenile	6.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	63185135	Juvenile	7.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	63185136	Juvenile	8.44	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	63185137	Juvenile	12.64	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	63185131	Adult Nonfiction	18.59	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	67824605	Juvenile	20.97	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	63185133	Juvenile	21.81	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	63185134	Adult Nonfiction	62.85	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	67824608	Young Adult	101.33	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	67824607	Juvenile	110.34	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	67824604	Juvenile	137.85	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	5/30/2025	67824606	Juvenile	194.74	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/1/2025	67825037	Juvenile	14.24	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/1/2025	67825038	Young Adult	25.99	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185417	Juvenile	7.79	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185413	Juvenile	10.92	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185419	Young Adult	11.49	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185409	Juvenile	12.64	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185408	Juvenile	15.73	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185411	Juvenile	17.48	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185414	Juvenile	20.68	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185418	Juvenile	22.41	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185410	Juvenile	22.41	General Fund	Bus. Type Capital Outlay	1001-0680-57085

Bettendorf Public Library AP Disbursements - 07.10.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185415	Young Adult	22.98	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185416	Adult Nonfiction	177.50	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186268	Adult Nonfiction	12.74	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186270	Juvenile	17.66	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186272	Juvenile	21.83	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186274	Young Adult	22.98	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186278	Young Adult	25.03	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186280	Adult Fiction	28.06	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186273	Juvenile	32.18	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186276	Juvenile	48.69	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186277	Juvenile	54.02	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186269	Juvenile	56.31	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186275	Adult Nonfiction	108.92	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186281	Adult Fiction	1,308.30	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/4/2025	63186679	Young Adult	8.44	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/4/2025	63155016	Adult Fiction	10.19	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/4/2025	63186681	Juvenile	10.39	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/4/2025	63186682	Juvenile	20.67	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/4/2025	63186680	Adult Nonfiction	52.51	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/4/2025	63186678	Adult Nonfiction	61.63	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/5/2025	67827054	Juvenile	5.19	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/5/2025	67827055	Young Adult	9.74	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/5/2025	67827053	Adult Nonfiction	9.77	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/5/2025	67827051	Adult Nonfiction	29.23	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/5/2025	67827052	Juvenile	44.95	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/5/2025	67827056	Adult Fiction	62.98	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/5/2025	67827050	Juvenile	110.88	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/6/2025	63187388	Juvenile	7.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/6/2025	63187386	Juvenile	11.24	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/6/2025	63187391	Adult Fiction	11.99	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/6/2025	63187385	Juvenile	14.47	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/6/2025	63187390	Young Adult	20.13	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/6/2025	63187389	Juvenile	21.84	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/6/2025	67827187	Adult Fiction	56.01	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/6/2025	63187387	Adult Nonfiction	70.23	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188040	Juvenile	8.24	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188036	Juvenile	9.74	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188041	Juvenile	9.74	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188037	Juvenile	10.34	General Fund	Bus. Type Capital Outlay	1001-0680-57085

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Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188042	Young Adult	10.39	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	67827781	Adult Fiction	11.37	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188038	Juvenile	11.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	67827779	Juvenile	11.99	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188035	Juvenile	16.24	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	67827780	Juvenile	20.90	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188034	Juvenile	25.90	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188039	Adult Nonfiction	121.85	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188043	Adult Fiction	134.20	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/9/2025	63188044	Adult Fiction	136.13	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188575	Juvenile	7.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188577	Juvenile	9.75	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188576	Juvenile	10.34	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188578	Young Adult	11.49	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188580	Young Adult	14.94	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188582	Adult Fiction	16.10	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188581	Adult Fiction	16.67	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188574	Adult Nonfiction	17.94	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188585	Young Adult	46.54	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188584	Juvenile	54.66	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188579	Adult Nonfiction	71.40	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63188583	Juvenile	1,379.81	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/11/2025	63189210	Young Adult	10.34	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/11/2025	63189213	Adult Fiction	11.99	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/11/2025	63189212	Young Adult	13.00	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/11/2025	63189214	Adult Nonfiction	22.97	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/11/2025	63189209	Juvenile	57.90	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/11/2025	63189211	Adult Nonfiction	65.36	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189447	Juvenile	6.74	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189442	Juvenile	10.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189450	Adult Fiction	10.80	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	67829299	Young Adult	10.80	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189449	Young Adult	11.69	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189451	Adult Fiction	11.99	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189443	Juvenile	12.64	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189445	Juvenile	13.22	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	67829296	Juvenile	17.93	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189448	Juvenile	22.98	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189452	Juvenile	25.08	General Fund	Bus. Type Capital Outlay	1001-0680-57085

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INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189444	Juvenile	52.65	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	63189446	Adult Nonfiction	95.81	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	67829298	Juvenile	119.40	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	67829425	Juvenile	182.25	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	67829297	Juvenile	346.56	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190212	Juvenile	8.24	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190219	Juvenile	10.34	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190213	Young adult	10.92	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190218	Adult Fiction	11.39	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190210	Juvenile	11.98	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190217	Young Adult	20.78	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190216	Juvenile	21.84	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190208	Juvenile	22.93	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190211	Juvenile	29.83	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190215	Juvenile	33.13	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190209	Juvenile	44.25	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/13/2025	63190214	Adult Nonfiction	73.91	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/16/2025	63190547	Juvenile	10.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/16/2025	63190550	Juvenile	21.26	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/16/2025	63190548	Juvenile	22.41	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/16/2025	63190552	Young Adult	24.14	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/16/2025	63190553	Adult nonfiction	32.84	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/16/2025	63190551	Juvenile	37.52	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/16/2025	63190555	Adult Fiction	114.12	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/16/2025	63190556	Adult Fiction	316.06	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190981	Juvenile	5.99	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190975	Juvenile	6.74	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190973	Juvenile	7.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190983	Young Adult	8.45	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190977	Juvenile	11.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190971	Juvenile	12.77	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190984	Adult Nonfiction	16.68	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190978	Juvenile	21.58	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190976	Juvenile	22.41	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190972	Adult Nonfiction	22.75	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190979	Young Adult	22.98	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190974	Juvenile	25.35	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190982	Juvenile	44.82	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190986	Foundation - Global Gathering	82.00	General Fund	Bus. Type Capital Outlay	1001-0680-57087

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INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190991	Adult Fiction	91.47	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190980	Adult Nonfiction	116.23	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/25/2025	63193430	Adult Fiction	11.40	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/25/2025	63193427	Adult Nonfiction	16.19	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/25/2025	63193431	Adult Nonfiction	22.79	General Fund	Bus. Type Capital Outlay	1001-0680-57080
MERGENT, INC.	7/10/2025	130526	6/1/2025	1673031246	Reference 6/1/25-5/31/26	214.00	General Fund	Bus. Type Capital Outlay	1001-0680-57083
MIDWEST TAPE EXCHANGE	7/10/2025	130527	5/29/2025	507247247	Audio	13.49	General Fund	Bus. Type Capital Outlay	1001-0680-57086
MIDWEST TAPE EXCHANGE	7/10/2025	130527	5/29/2025	507247300	Video	20.99	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	5/29/2025	507247139	Video	25.32	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	5/29/2025	507247246	Audio	25.48	General Fund	Bus. Type Capital Outlay	1001-0680-57086
MIDWEST TAPE EXCHANGE	7/10/2025	130527	5/29/2025	507247245	Video	32.99	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	5/29/2025	507247301	Video	106.46	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	5/29/2025	507247249	Video	368.08	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/5/2025	507275077	Video	23.82	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/5/2025	507275079	Video	26.82	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/6/2025	507284951	Video	658.84	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/6/2025	507284952	Video	41.23	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/10/2025	507297139	Video	20.99	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/10/2025	507297135	Audio	31.03	General Fund	Bus. Type Capital Outlay	1001-0680-57086
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/10/2025	507297138	Video	74.97	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/10/2025	507297136	Audio	130.26	General Fund	Bus. Type Capital Outlay	1001-0680-57086
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/19/2025	507343843	Video	35.99	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/24/2025	50736103	Audio	86.79	General Fund	Bus. Type Capital Outlay	1001-0680-57086
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/24/2025	507363102	Video	184.41	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/24/2025	507363106	Video	392.88	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	7/10/2025	130527	6/25/2025	507362185	Video	454.29	General Fund	Bus. Type Capital Outlay	1001-0680-57076
OVERDRIVE	7/10/2025	130528	4/29/2025	05530DA25134619	Adult Fiction	27.50	General Fund	Bus. Type Capital Outlay	1001-0680-57081
OVERDRIVE	7/10/2025	130528	4/29/2025	05530DA25134619	Audio	85.50	General Fund	Bus. Type Capital Outlay	1001-0680-57086
OVERDRIVE	7/10/2025	130528	5/4/2025	05530DA25071515	Adult Fiction	102.50	General Fund	Bus. Type Capital Outlay	1001-0680-57081
OVERDRIVE	7/10/2025	130528	5/4/2025	05530DA25071515	Audio	65.00	General Fund	Bus. Type Capital Outlay	1001-0680-57086
OVERDRIVE	7/10/2025	130528	5/6/2025	05530CO25073783	Adult Fiction	868.31	General Fund	Bus. Type Capital Outlay	1001-0680-57081
OVERDRIVE	7/10/2025	130528	5/6/2025	05530CO25073779	Audio	982.69	General Fund	Bus. Type Capital Outlay	1001-0680-57086
OVERDRIVE	7/10/2025	130528	5/10/2025	05530CO25150790	Juvenile	1,053.22	General Fund	Bus. Type Capital Outlay	1001-0680-57085
OVERDRIVE	7/10/2025	130528	5/27/2025	05530DA25166189	Adult Fiction	265.49	General Fund	Bus. Type Capital Outlay	1001-0680-57081
OVERDRIVE	7/10/2025	130528	5/27/2025	05530DA25166189	Audio	255.99	General Fund	Bus. Type Capital Outlay	1001-0680-57086
OVERDRIVE	7/10/2025	130528	6/4/2025	05530CO25179666	Young Adult	385.54	General Fund	Bus. Type Capital Outlay	1001-0680-57082
OVERDRIVE	7/10/2025	130528	6/4/2025	05530CO25179666	Audio	370.97	General Fund	Bus. Type Capital Outlay	1001-0680-57086
OVERDRIVE	7/10/2025	130528	6/13/2025	05530CO25188500	Young Adult	427.97	General Fund	Bus. Type Capital Outlay	1001-0680-57082

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OVERDRIVE	7/10/2025	130528	6/13/2025	05530CO25188500	Audio	663.22	General Fund	Bus. Type Capital Outlay	1001-0680-57086
OVERDRIVE	7/10/2025	130528	6/16/2025	05530CO25190863	Audio	1,322.18	General Fund	Bus. Type Capital Outlay	1001-0680-57086
OVERDRIVE	7/10/2025	130528	6/16/2025	05530CO25190856	Adult Fiction	1,493.89	General Fund	Bus. Type Capital Outlay	1001-0680-57081
OVERDRIVE	7/10/2025	130528	7/1/2025	CD649725211033	FY26 BRIDGES ebook Subscription 07/01/25-06/30/26	9,684.48	General Fund	Bus. Type Capital Outlay	1001-0680-57078
PLAYAWAY PRODUCTS	7/10/2025	130529	5/1/2025	461224	Playaway Replacement	24.99	General Fund	Bus. Type Capital Outlay	1001-0680-57086
PLAYAWAY PRODUCTS	7/10/2025	130529	5/28/2025	501258	Audio	398.79	General Fund	Bus. Type Capital Outlay	1001-0680-57086
PLAYAWAY PRODUCTS	7/10/2025	130529	5/28/2025	501254	Audio - Whazoodles	590.85	General Fund	Bus. Type Capital Outlay	1001-0680-57086
PLAYAWAY PRODUCTS	7/10/2025	130529	6/23/2025	503749	Audio Wonder books	741.08	General Fund	Bus. Type Capital Outlay	1001-0680-57086
TONIES	7/10/2025	130532	5/15/2025	PSI6836363	Tonies	1,552.00	General Fund	Bus. Type Capital Outlay	1001-0680-57085
MIDWEST TAPE EXCHANGE	6/12/2025	130147	4/30/2025	507108223	Video	26.82	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/1/2025	506649022	Video	26.07	General Fund	Bus. Type Capital Outlay	1001-0680-57076
PLAYAWAY PRODUCTS	6/12/2025	130150	5/1/2025	498398	Audio	482.93	General Fund	Bus. Type Capital Outlay	1001-0680-57086
OVERDRIVE	6/12/2025	130148	5/5/2025	05530CO25144653	Juvenile	1,025.88	General Fund	Bus. Type Capital Outlay	1001-0680-57085
OVERDRIVE	6/12/2025	130148	5/5/2025	05530CO25144651	Audio	1,196.52	General Fund	Bus. Type Capital Outlay	1001-0680-57086
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/6/2025	507133498	Video	7.49	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/6/2025	507133496	Video	83.22	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/6/2025	507133494	Audio	89.63	General Fund	Bus. Type Capital Outlay	1001-0680-57086
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/6/2025	507133497	Video	404.85	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/6/2025	507133493	Video	865.15	General Fund	Bus. Type Capital Outlay	1001-0680-57076
OVERDRIVE	6/12/2025	130148	5/6/2025	05530CO25145639	Audio	1,000.30	General Fund	Bus. Type Capital Outlay	1001-0680-57086
OVERDRIVE	6/12/2025	130148	5/6/2025	05530CO25145641	Adult Fiction	1,061.16	General Fund	Bus. Type Capital Outlay	1001-0680-57081
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/8/2025	507143125	Video	112.88	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/8/2025	507143123	Video	130.53	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/12/2025	507160282	Audio	28.63	General Fund	Bus. Type Capital Outlay	1001-0680-57086
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/12/2025	507160286	Videos	36.73	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/12/2025	507160285	Videos	153.72	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/12/2025	507160284	Videos	386.80	General Fund	Bus. Type Capital Outlay	1001-0680-57076
OVERDRIVE	6/12/2025	130148	5/13/2025	05530DA25153815	Adult Fiction	240.64	General Fund	Bus. Type Capital Outlay	1001-0680-57081
OVERDRIVE	6/12/2025	130148	5/13/2025	05530DA25153815	Audio	237.50	General Fund	Bus. Type Capital Outlay	1001-0680-57086
PENWORTHY CO.	6/12/2025	130149	5/14/2025	0608278-IN	Juvenile	348.90	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/20/2025	63181305	Juvenile	30.42	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/20/2025	63181066	Juvenile	32.76	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/20/2025	63181306	Adult Nonfiction	43.13	General Fund	Bus. Type Capital Outlay	1001-0680-57080
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/20/2025	507202618	Video	20.24	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/20/2025	507202615	Audio	66.55	General Fund	Bus. Type Capital Outlay	1001-0680-57086
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/20/2025	507202617	Video	166.45	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/20/2025	507202614	Video	400.35	General Fund	Bus. Type Capital Outlay	1001-0680-57076

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OVERDRIVE	6/12/2025	130148	5/20/2025	05530DA25160615	Adult Fiction	343.53	General Fund	Bus. Type Capital Outlay	1001-0680-57081
OVERDRIVE	6/12/2025	130148	5/20/2025	05530DA25160615	Audio	281.97	General Fund	Bus. Type Capital Outlay	1001-0680-57086
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/21/2025	63181618	Juvenile	10.92	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/21/2025	63181615	Adult Fiction	11.99	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/21/2025	63181613	Juvenile	14.49	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/21/2025	63181620	Adult Fiction	16.10	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/21/2025	63181614	Juvenile	17.08	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/21/2025	63181617	Juvenile	21.26	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/21/2025	63181619	Adult Nonfiction	23.00	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/21/2025	63181616	Juvenile	31.02	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	63182236	Adult Nonfiction	80.48	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	67821956	Adult Nonfiction	92.92	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	67821959	Adult Nonfiction	369.24	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	63182234	Juvenile	9.77	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	63182235	Juvenile	10.92	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	67821958	Juvenile	10.92	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	63182232	Juvenile	11.47	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	63182233	Young Adult	16.90	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	67821957	Juvenile	21.27	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/22/2025	63182230	Juvenile	25.16	General Fund	Bus. Type Capital Outlay	1001-0680-57085
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/22/2025	507208961	Video	26.82	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/22/2025	507208962	Video	83.14	General Fund	Bus. Type Capital Outlay	1001-0680-57076
OVERDRIVE	6/12/2025	130148	5/22/2025	05530CO25162237	Young Adults	748.78	General Fund	Bus. Type Capital Outlay	1001-0680-57082
OVERDRIVE	6/12/2025	130148	5/22/2025	05530CO25162243	Audio	791.14	General Fund	Bus. Type Capital Outlay	1001-0680-57086
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183099	Adult Fiction	51.17	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183091	Juvenile	64.94	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183093	Juvenile	83.04	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183089	Juvenile	84.83	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183096	Adult Nonfiction	176.05	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	67822735	Adult Nonfiction	185.26	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183087	Juvenile	10.46	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183085	Juvenile	10.92	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183090	Juvenile	13.59	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183088	Juvenile	16.24	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183084	Adult Nonfiction	27.15	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183094	Juvenile	32.18	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183095	Young Adult	34.22	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183097	Adult Nonfiction	37.38	General Fund	Bus. Type Capital Outlay	1001-0680-57080
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/23/2025	507214801	Video	29.98	General Fund	Bus. Type Capital Outlay	1001-0680-57076

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Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/23/2025	507214803	Video	69.72	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/23/2025	507214802	Video	138.71	General Fund	Bus. Type Capital Outlay	1001-0680-57076
MIDWEST TAPE EXCHANGE	6/12/2025	130147	5/23/2025	507214804	Video	261.65	General Fund	Bus. Type Capital Outlay	1001-0680-57076
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184397	Juvenile	53.84	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184401	Adult Nonfiction	137.64	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184481	Adult Nonfiction	164.83	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184402	Juvenile	10.92	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184395	Adult Nonfiction	11.44	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184403	Young Adult	12.34	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184478	Adult Nonfiction	14.89	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184398	Juvenile	17.08	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184396	Juvenile	22.41	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184400	Young Adult	23.57	General Fund	Bus. Type Capital Outlay	1001-0680-57082
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184399	Juvenile	24.13	General Fund	Bus. Type Capital Outlay	1001-0680-57085
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184482	Adult Nonfiction	29.44	General Fund	Bus. Type Capital Outlay	1001-0680-57080
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184404	Adult Fiction	31.62	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/30/2025	63185138	Adult Fiction	40.62	General Fund	Bus. Type Capital Outlay	1001-0680-57081
KANOPY	6/12/2025	130144	5/31/2025	454696-PPU	Video	512.00	General Fund	Bus. Type Capital Outlay	1001-0680-57076
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	6/2/2025	63185421	Adult Fiction	107.56	General Fund	Bus. Type Capital Outlay	1001-0680-57081
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	6/4/2025	63186683	Adult Fiction	27.45	General Fund	Bus. Type Capital Outlay	1001-0680-57081
						68,791.21	General Fund Total		
BAKER & TAYLOR	7/10/2025	130519	6/10/2025	2039126595	FOL 4a - Juvenile Summer Reading Program	47.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
DAVENPORT PUBLIC LIBRARY	7/10/2025	130522	6/9/2025	GUSTAFSON0609	Reimburse Library	27.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
DAVENPORT PUBLIC LIBRARY	7/10/2025	130522	6/14/2025	BATT0614	Reimburse Library	23.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/2/2025	63185420	Adopted Author	17.25	Library Gift Fund	Library Gift Fund	2260-0606-56007
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/3/2025	63186279	Adopted Author	17.25	Library Gift Fund	Library Gift Fund	2260-0606-56007
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/10/2025	63156931	Division Head Training Books	94.20	Library Gift Fund	Library Gift Fund	2260-0606-56006
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/16/2025	63190554	Adopted Author	17.83	Library Gift Fund	Library Gift Fund	2260-0606-56007
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190990	FOL 6a - Mystery Book Discussion Group	404.10	Library Gift Fund	Library Gift Fund	2260-0606-56006
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190989	FOL 6a - Get Lit	991.86	Library Gift Fund	Library Gift Fund	2260-0606-56006
OVERDRIVE	7/10/2025	130528	3/6/2025	05530CO25073789	FOL 10f - Lucky Day Collection	401.49	Library Gift Fund	Library Gift Fund	2260-0606-56006
OVERDRIVE	7/10/2025	130528	5/31/2025	05530CP25174909	FOL 5f - Mystery Books	1.79	Library Gift Fund	Library Gift Fund	2260-0606-56006
QUAD CITY ARTS, INC.	7/10/2025	130530	6/11/2025	5929	FOL 1j - Community Connections (artist fee)	250.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
BAKER & TAYLOR	6/12/2025	130136	4/30/2025	2039046702	FOL 4a - Juvenile Summer Reading Program	157.50	Library Gift Fund	Library Gift Fund	2260-0606-56006
OVERDRIVE	6/12/2025	130148	4/30/2025	05530CP25137433	FOL 5f - Mystery Books	7.29	Library Gift Fund	Library Gift Fund	2260-0606-56006
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/1/2025	67815000	FOL 1c - Intergenerational Book Club	97.40	Library Gift Fund	Library Gift Fund	2260-0606-56006
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/1/2025	63174045	Adopted Author	21.56	Library Gift Fund	Library Gift Fund	2260-0606-56007
OVERDRIVE	6/12/2025	130148	5/6/2025	05530CO25145705	FOL 10f - Lucky Day Collection	417.99	Library Gift Fund	Library Gift Fund	2260-0606-56006
BAKER & TAYLOR	6/12/2025	130136	5/8/2025	2039067726	FOL 4b - YA Summer Reading Program	181.50	Library Gift Fund	Library Gift Fund	2260-0606-56006

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Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/9/2025	67817385	Adopted Author	18.04	Library Gift Fund	Library Gift Fund	2260-0606-56007
KATHERINE JACKSON	6/12/2025	130145	5/9/2025	FOL 4b	FOL 4b - Young Adult Summer Reading Program Reimbursement	63.06	Library Gift Fund	Library Gift Fund	2260-0606-56006
BAKER & TAYLOR	6/12/2025	130136	5/12/2025	2039070518	FOL 4a - Juvenile Summer Reading Program	411.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/13/2025	63177779	FOL 5a - Book Discussion Kits	84.41	Library Gift Fund	Library Gift Fund	2260-0606-56006
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/13/2025	63177778	FOL 5b - Contemporary Books Disc. Group	333.30	Library Gift Fund	Library Gift Fund	2260-0606-56006
LOGO PRO, LLC	6/12/2025	130146	5/15/2025	26917	Staff T-Shirts	643.20	Library Gift Fund	Library Gift Fund	2260-0606-56006
CLINTON PUBLIC LIBRARY	6/12/2025	130138	5/16/2025	PHOENIX516	Reimburse Library	28.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
DAVENPORT PUBLIC LIBRARY	6/12/2025	130139	5/16/2025	THOMAS516	Reimburse Library	26.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
DAVENPORT PUBLIC LIBRARY	6/12/2025	130139	5/16/2025	CARSTENS516	Reimburse Library	30.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
BAKER & TAYLOR	6/12/2025	130136	5/19/2025	2039087899	FOL 4a - Juvenile Summer Reading Program	26.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/23/2025	63183098	Adopted Author	34.50	Library Gift Fund	Library Gift Fund	2260-0606-56007
BAKER & TAYLOR	6/12/2025	130136	5/29/2025	2039107918	FOL 4b - Young Adult Summer Reading Program	34.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
BAKER & TAYLOR	6/12/2025	130136	5/29/2025	2039107445	FOL 4a - Juvenile Summer Reading Program	81.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
DAVENPORT PUBLIC LIBRARY	6/12/2025	130139	5/29/2025	WANTON529	Reimburse Library	13.00	Library Gift Fund	Library Gift Fund	2260-0606-56006
INGRAM LIBRARY SERVICES, LLC	6/12/2025	130143	5/29/2025	63184487	Adopted Author	21.99	Library Gift Fund	Library Gift Fund	2260-0606-56007
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/12/2025	67829424	Foundation - Global Gathering	96.80	Library Gift Fund	Bus. Type Capital Outlay	2260-0680-57087
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190988	Foundation -- Global Gathering	37.69	Library Gift Fund	Bus. Type Capital Outlay	2260-0680-57087
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/17/2025	63190987	Foundation - Global Gathering	243.03	Library Gift Fund	Bus. Type Capital Outlay	2260-0680-57087
INGRAM LIBRARY SERVICES, LLC	7/10/2025	130525	6/25/2025	63193437	Foundation - Global Gathering	22.78	Library Gift Fund	Bus. Type Capital Outlay	2260-0680-57087
						5,423.81	Library Gift Fund Total		
						74,215.02	Grand Total		