



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, AUGUST 4, 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 the Quad City Regional Incident Management Assistance Team (QCRIMAT) Agreement – Fire Chief Troy Said (**Consent c**)
- Resolution approving a site development plan for proposed Highland Ridge 4th Addition (replat of Lots 2-39, Highland Ridge First Addition), submitted by E & A Development Co. (Case 25-029-SDP) – Community Development Director Mark Hunt (**Consent L**)

II. REMAINING CONSENT AGENDA ITEMS

III. ITEMS TO APPEAR

IV. ITEMS ADDED BY MAYOR AND COUNCIL

V. PRESENTATION

- Resolution awarding the contract and approving the contract and bond for the Gateway Pedestrian Bridge and Trails Phase II Project – City Engineer Brent Morlok (****Please Note: Special City Council meeting to follow Committee of the Whole to vote on this item**)

VI. ADJOURN

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

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

**TUESDAY, AUGUST 5, 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 Pastor Tim Bonney of Asbury United Methodist Church

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 Kiwanis Park Mini-Pitch Asphalt Pad Project

6. RESOLUTION

Council Member Baden to present a resolution approving the plans, specifications, and form of contract for the Kiwanis Park Mini-Pitch Asphalt Pad Project

7. PUBLIC HEARING

Regarding 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)

8. ORDINANCE

Council Member Palczynski to present the first reading of an 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, submitted by Jonathan and Stephanie DeBoer (Case 25-024-REZ)

9. ORDINANCE

Council Member Sechser to present the second 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 Jager to present the second 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. RESOLUTION – (CONSENT AGENDA K ADDED AT COMMITTEE OF THE WHOLE MEETING AT REQUEST OF COUNCIL MEMBER NAUMANN 8/4/25)

Council Member Brown to present a resolution approving the final plat of Highland Ridge 4th Addition (replat of Lots 2-39, Highland Ridge First Addition), submitted by E & A Development Company (Case 25-026-REPL)

12. RESOLUTION – (CONSENT AGENDA L ADDED AT COMMITTEE OF THE WHOLE MEETING AT REQUEST OF COUNCIL MEMBER NAUMANN 8/4/25)

Council Member Brown to present a resolution approving a site development plan for proposed Highland Ridge 4th Addition (replat of Lots 2-39, Highland Ridge First Addition), submitted by E & A Development Company (Case 25-029-SDP)

13. CONSENT AGENDA

14. ADJOURN

CONSENT AGENDA
AUGUST 5, 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 July 14, 2025, July 15, 2025, and July 29, 2025 (Approve and Adopt)
- B. Resolution approving Voluntary Resignation Agreement and Release. (Approve and Adopt)
- C. Resolution approving the Quad City Regional Incident Management Assistance Team (QCRIMAT) Agreement pursuant to Chapter 28E of Iowa and Illinois Intergovernmental Cooperation Act, 5 ILCS 220/01 et seq. among participating entities in Rock Island and Scott counties. (Approve and Adopt)
- D. Resolution authorizing the Bettendorf Fire Chief to sign a Medical Director Agreement between Dr. Richard J. Vermeer and the Bettendorf Fire Department. (Approve and Adopt)
- E. Resolution awarding the contract and approving the contract and bond for the 2025 Sidewalk Repair Program. (Approve and Adopt)
- F. Resolution awarding the contract and approving the contract and bond for the 21st Street and Glenn Street Storm Sewer Extension Project. (Approve and Adopt)
- G. Resolution approving the purchase of road deicing salt from Compass Minerals America, Inc. in the amount of \$364,892.00. (Approve and Adopt)
- H. Resolution authorizing the purchase of maintenance service and licensing to continue using OpenGov (f/k/a Cartegraph) Asset Management System Workflow and Asset Management Software. (Approve and Adopt)
- I. Resolution authorizing the payment of the ESRI Enterprise Agreement License Subscription for the use of the ESRI ArcGIS Pro and ArcGIS Online, both for mapping and geolocation resources. (Approve and Adopt)

- J. Resolution approving the final plat of Palmer's Crow Valley 1st Addition (replat of Lots 17 and 18, Crow Valley 1st Addition and adjacent parcel), submitted by Kerkhoff Homes (Case 25-028-REPL). (Approve and Adopt)
- K. ***MOVED TO ITEMS TO APPEAR #11 BY COUNCIL MEMBER NAUMANN AT COMMITTEE OF THE WHOLE MEETING 8/4/25***
- L. ***MOVED TO ITEMS TO APPEAR #12 BY COUNCIL MEMBER NAUMANN AT COMMITTEE OF THE WHOLE MEETING 8/4/25***
- M. Resolution reaffirming the appointment of members of the city of Bettendorf's Board of Adjustment. (Approve and Adopt)
- N. Resolution reaffirming the appointment of members of the city of Bettendorf's Planning and Zoning Commission. (Approve and Adopt)
- O. Resolution reaffirming the appointment of members of the city of Bettendorf's Family Museum Board of Trustees. (Approve and Adopt)
- P. Resolution approving the Civil Service List submitted for the Sanitation Worker position in the Public Works Department. (Approve and Adopt)
- Q. Resolution designating the city of Bettendorf as a Bee City USA affiliate. (Approve and Adopt)
- R. Resolution approving mobile food unit licenses for Coffee & Crumb, and Fizz and Freeze. (Approve and Adopt)
- S. Resolution approving alcohol license renewals and requests for Tanglewood Hills Pavilion & Country Club (Pavilion), Central Avenue Tap, VFW Post 9128, Kwik Star #1705 (5007 53rd Ave location), Kwik Star #1007 (Belmont Rd location), Twin Span Brewing (Lager Fest, August 23rd Event), and The Tangled Wood (Dogtoberfest, September 12th Event). (Approve and Adopt)
- T. Bills (Approve payment and direct City Clerk to issue checks in respective amounts)

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Patrick Lynch, P.E., Assistant City Engineer



Item Title

Public hearing for the Kiwanis Park Mini-Pitch Asphalt Pad Project.

Resolution approving the plans, specifications and form of contract for the Kiwanis Park Mini-Pitch Asphalt Pad Project.

Explanation

The proposed improvements at Kiwanis Park 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; 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
KIWANIS PARK MINI-PITCH ASPHALT PAD PROJECT**

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 parks of said city; namely the

Kiwanis Park Mini-Pitch Asphalt Pad Project

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

WHEREAS, a public hearing on the plans, specifications, and form of contract was held in the City Hall Council Chambers, 1609 State Street, Bettendorf, Iowa, at 7:00 o'clock p.m. on the 5th day of August, 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 5th day of August 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

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; (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

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.

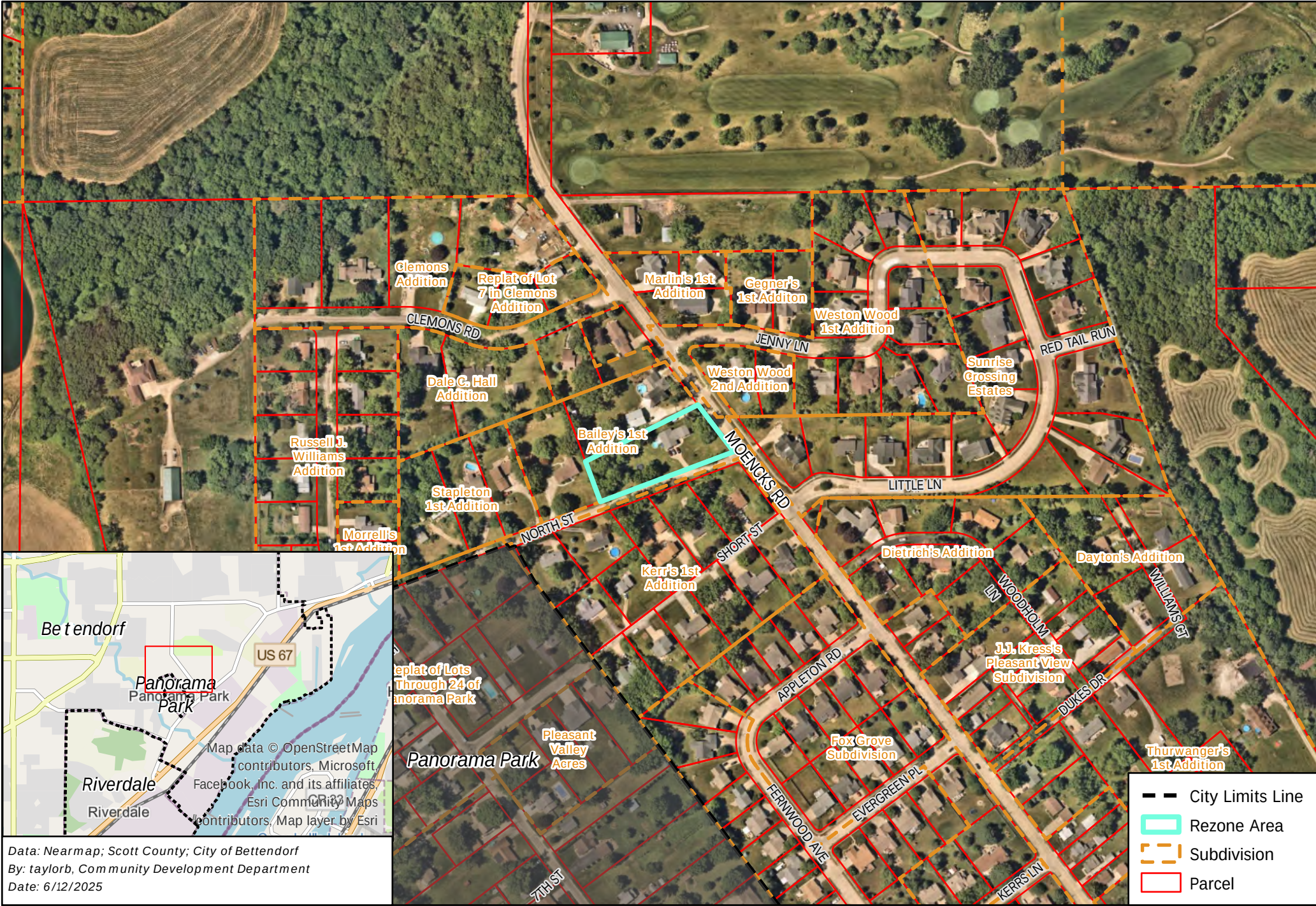
Staff recommends approval of the rezoning application. The applicant is reminded that any future plat must comply with all zoning requirements for the R-1, Single-Family Residence District. The replat will not be considered by the City Council until the third reading of the ordinance rezoning the property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



Case No. 25-024-REZ 5680 North Street Rezone: A-2 to R-1 Future Land Use & Zoning - Attachment B

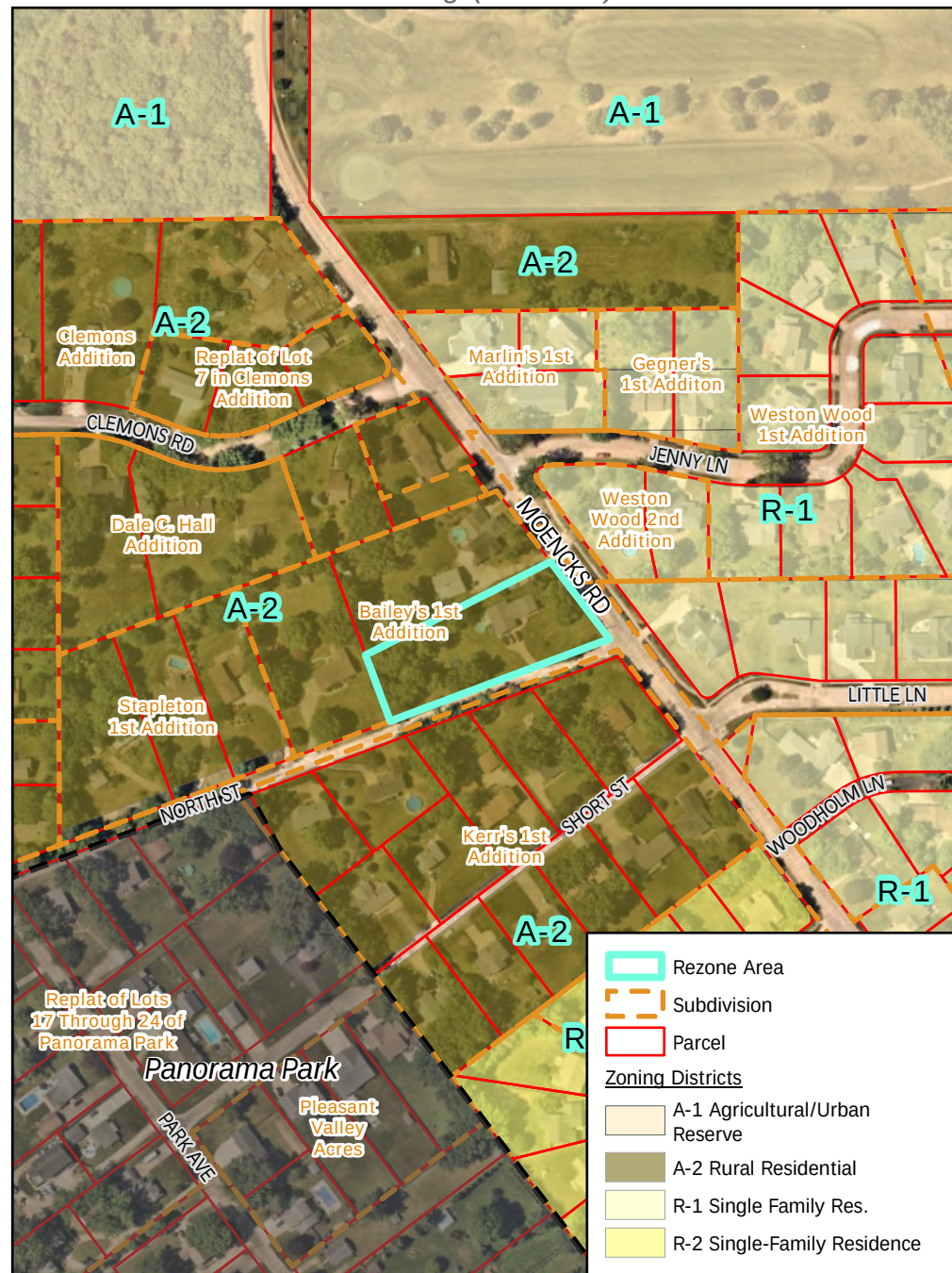
1 Inch = 375 Feet
0 185 370 740 Feet



Future Land Use



Zoning (Current)



148 PAGE 574

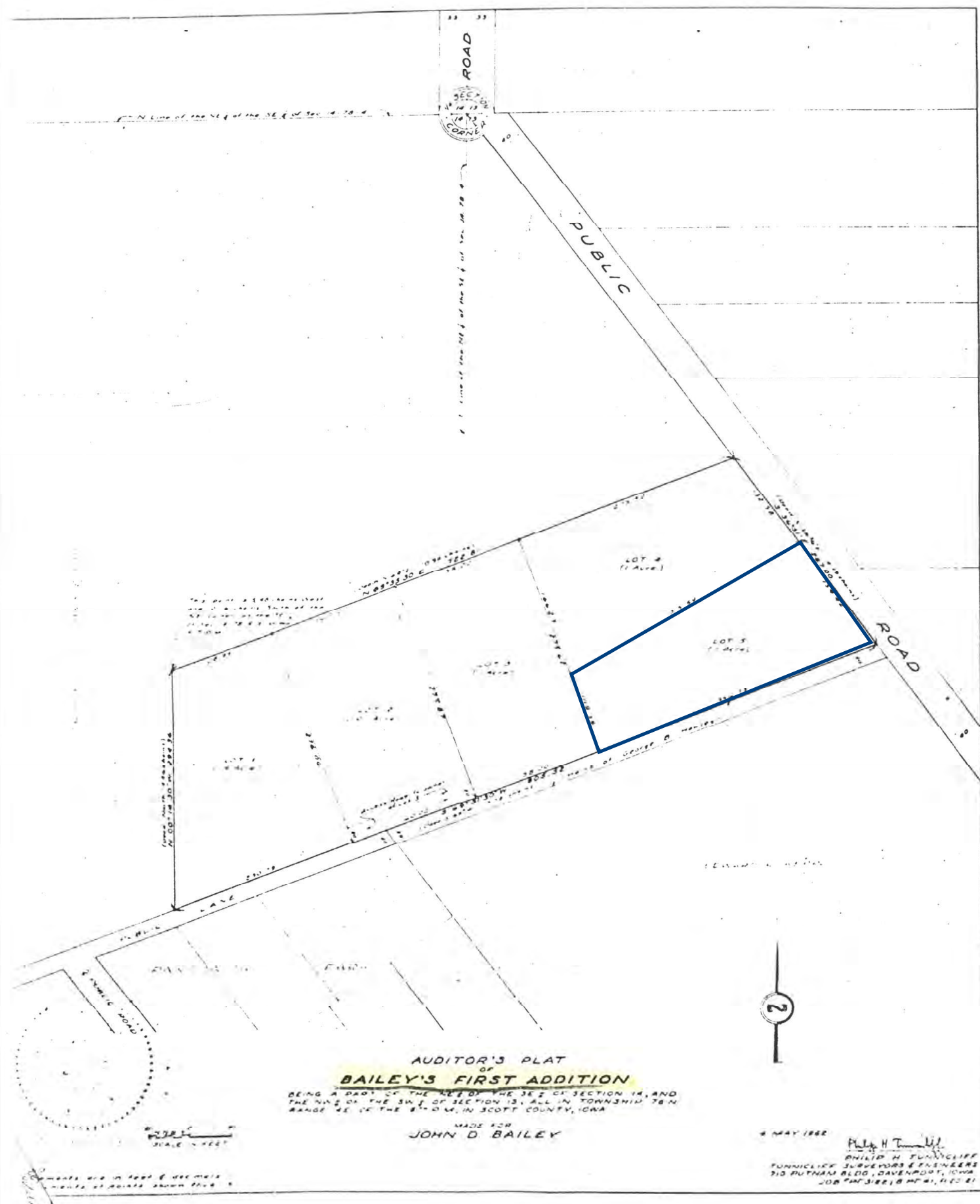
5832

Recording Fee \$6.50 Paid

State of Iowa } ss:
 Scott County }

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

Clarence E. Hagen Recorder



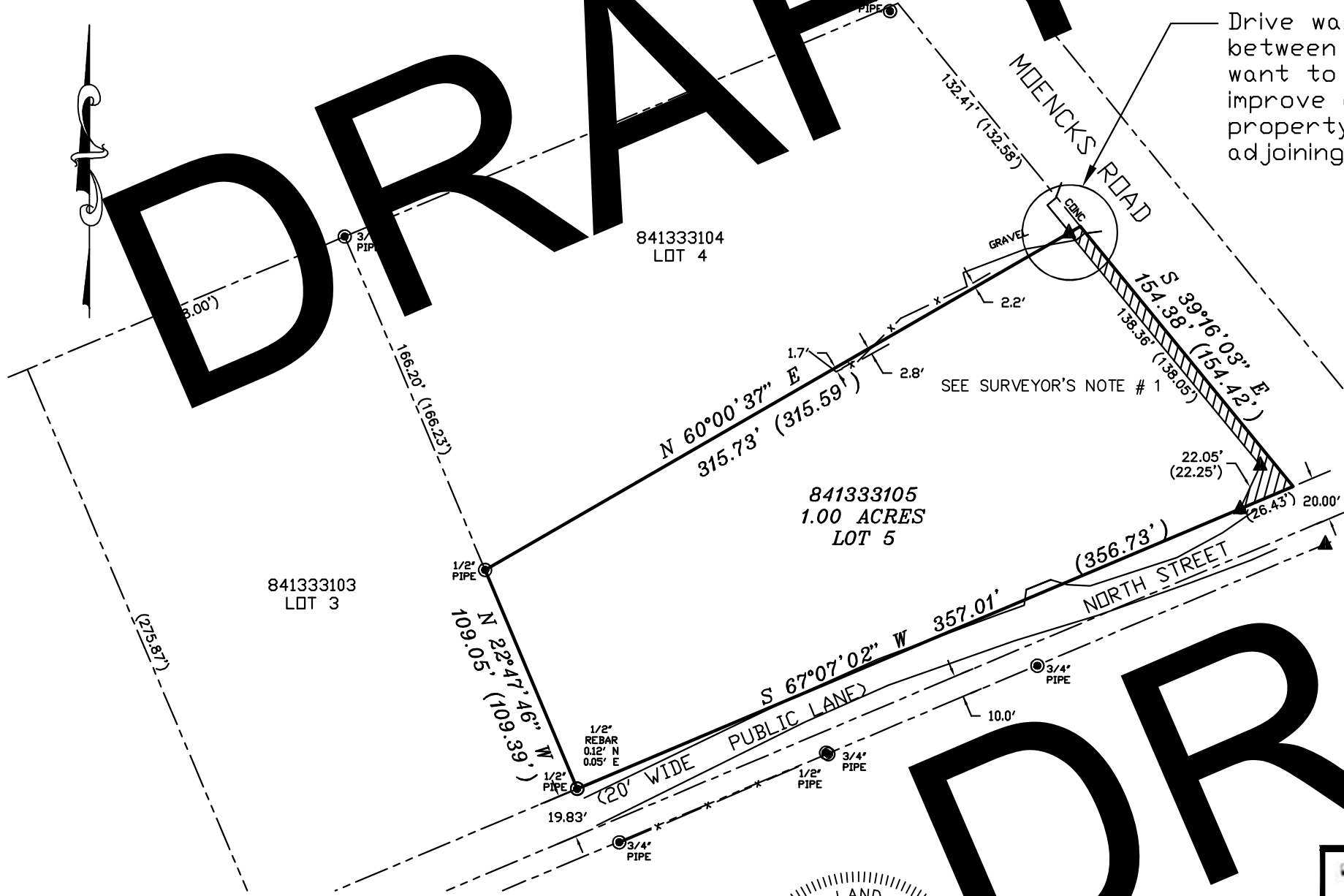
INDEX LEGEND
LOCATION: LOT 5 IN BAILEY'S 1ST ADDITION
REQUESTOR: JONATHAN DEN BOER
PROPRIETOR: JONATHAN DEN BOER
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

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 3 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

RETRACEMENT SURVEY

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.

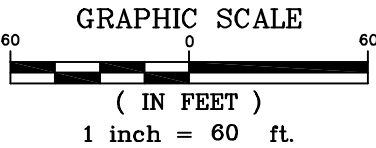
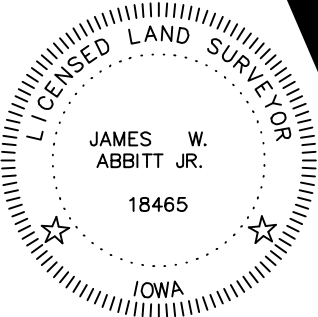
SURVEYOR'S NOTATION:
1. HATCHED AREA- SURVEYED BY DONOHUE AND ASSOCIATES ON 10/05/05 BUT THE DOCUMENTS FOR RIGHT-OF-WAY ACQUISITION WERE NOT RECORDED AND THE CITY STATES THEY HAVE NO RECORD OF THIS TRANSACTION



- LEGEND
- FOUND REBAR
 - FOUND PIPE
 - ▲ FOUND 6788
 - SET 5/8" REBAR W/ GREEN
 - 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 TITLE: PLAT OF SURVEY		DRAWING No.: 22-065-IABE-DEN BOER	



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: 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

JULY 14, 2025

The City Council of Bettendorf, Iowa held their Committee of the Whole on Monday, July 14, 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, Brown, Naumann, Sechser, Baden, Palczynski

Council Members Absent: Jager

Presiding: Mayor Robert S. Gallagher

CONSENT AGENDA ITEMS

Community Development Director Mark Hunt gave an explanation of the resolution approving a site development plan for 3469 Middle Road, submitted by 7-Brew Iowa, LLC (Case 025-025-SDP). Mayor Gallagher asked council for any questions. Council Members Baden, Sechser, and Adamson questioned staff about curb cuts, walk-up availability, if any, and exit/possible u-turn concerns, Mr. Hunt responded accordingly. City Administrator Decker Ploehn confirmed with Mr. Hunt that the current building will be demolished and the gas tanks removed. Mayor Gallagher asked for a motion to keep this item as Consent H for consideration at tomorrow evening's regular city council meeting. Council Member Naumann made the motion, and Council Member Adamson seconded the motion. Viva Voce indicated all ayes, and the motion passed unanimously. **(Consent H)**

Mayor Gallagher asked Mr. Hunt to talk about Consent G, the resolution approving an appeal to the offer price for a home at 2407 Crestview Drive as part of the Flood Grant Buyout Program. Mr. Hunt gave an explanation. Mayor Gallagher asked Council for any questions. Council Members Adamson and Sechser questioned staff on the renegotiation of offer price process, whether or not water reached this house during last week's rain event, and the amount of houses left [in the flood plain] and the amount of funding left from the federal grant. Mr. Hunt responded accordingly.

Mayor Gallagher asked council for any questions on the remaining consent agenda items. Council Member Brown questioned staff on Consent E, regarding any bids from local contractors. Public Works Director Brian Schmidt responded accordingly.

Mayor Gallagher asked for a motion to keep all remaining consent agenda items as presented for consideration at tomorrow evening's council meeting. Council Member Brown made a motion to approve same, and Council Member Palczynski seconded the motion. Viva Voce indicated all ayes, and the motion passed unanimously.

Mayor Gallagher expressed his appreciation and thanked all staff and their efforts that were involved in last Friday's rain event.

ITEMS TO APPEAR

No discussion was held.

ITEMS ADDED BY MAYOR AND COUNCIL

No items were added by Mayor and/or Council.

ADJOURNMENT

There being no further business, Council Member Adamson made a motion to adjourn, and Council Member Palczynski seconded the motion. The meeting was adjourned at approximately 5:17 p.m.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn

**CITY OF BETTENDORF
CITY COUNCIL MEETING MINUTES**

JULY 15, 2025

The City Council of Bettendorf, Iowa met in regular session on Tuesday, July 15, 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 Bettendorf Fire and Police Chaplain and Reverend of Our Lady of Lourdes Catholic Church, Father Jason Crossen

PUBLIC REQUESTS OF COUNCIL

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

PUBLIC HEARING REGARDING THE 2025 SIDEWALK REPAIR PROGRAM

Mayor Gallagher verified that the Notice of Public Hearing had been published and no written correspondence had been received on the matter. 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 the plans, specifications, and form of contract for the 2025 Sidewalk Repair Program, and made a motion to approve the resolution as presented. Council Member Baden seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Adamson questioned staff on any changes in the state code, and City Attorney Chris Curran and Public Works Director Brian Schmidt responded. Roll call vote indicated Adamson (aye); Jager (aye); Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

PUBLIC HEARING REGARDING A 100% VOLUNTARY ANNEXATION OF CERTAIN PROPERTY

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

RESOLUTION

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

ORDINANCE – FIRST READING AMENDING BETTENDORF CITY CODE SECTION 6-1-285, “SPEED RESTRICTIONS” BY ADDING A SCHOOL ZONE ON HOPEWELL AVENUE

Council Member Palczynski presented first reading of ordinance amending Bettendorf City Code Section 6-1-285, “Speed Restrictions” by adding a school zone on Hopewell Avenue, and made a motion to approve the ordinance at its first reading as presented. Council Member Brown seconded the motion. Mayor Gallagher asked for any discussion from Council. Council Member Adamson questioned staff about a school zone on Criswell Street, and Police Chief Doug Scott responded. Roll call vote indicated Adamson (aye); Jager (aye); Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

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

Council Member Brown presented first reading of ordinance amending Bettendorf City Code Section 6-1-322(B)(2), “Vehicles Entering a Stop or Yield Intersection” by adding a yield sign intersection on Aspen Hills Circle at Apple Valley Drive, and made a motion to approve the ordinance at its first reading as presented. Council Member Adamson seconded the motion. Mayor Gallagher asked for any discussion from Council. None presented. Roll call vote indicated Adamson (aye); Jager (aye); Brown (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

CONSENT AGENDA

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

ADJOURNMENT

There being no further business, Council Member Palczynski made a motion to adjourn, and Council Member Adamson seconded the motion. The meeting was adjourned at approximately 7:11 p.m.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn

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)

**CITY OF BETTENDORF
SPECIAL CITY COUNCIL MEETING MINUTES**

JULY 29, 2025

The City Council of Bettendorf, Iowa met in special session on July 29, 2025, at 5:00 p.m., in the Council Chambers at Bettendorf City Hall, 1609 State Street, Bettendorf, Iowa.

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

Presiding: Mayor Pro Tem Scott Naumann

Mayor Pro Tem Naumann opened the meeting promptly at 5:00 p.m. and stated that Mayor Robert S. Gallagher was out of town and attending the meeting virtually.

EXECUTIVE SESSION – PURSUANT TO IOWA CODE SECTION 21.5(1)(c) FOR THE PURPOSE OF DISCUSSING LITIGATION STRATEGY

Mayor Pro Tem Naumann requested a motion to enter into an Executive Session pursuant to Iowa Code Section 21.5(1)(c) to discuss strategy with counsel on matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Council Member Sechser made a motion as such to enter into the Executive Session. Council Member Baden seconded the motion. Roll Call vote to enter Executive Session indicated Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously. Mayor Pro Tem Naumann and Council entered Executive Session at approximately 5:01 p.m. Staff present during the Executive Session included City Attorney Chris Curran, City Administrator Decker Ploehn, HR Director Kathleen Richlen, and Police Chief Doug Scott.

After discussion, Council Member Adamson made a motion to exit Executive Session and Council Member Baden seconded the motion. Roll Call vote to exit Executive Session indicated Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously. Mayor Pro Tem Naumann and Council exited Executive Session and reentered special session at approximately 5:56 pm.

Council Member Sechser made a motion for staff to proceed as outlined in Executive Session. Council Member Brown seconded the motion. Roll Call vote indicated Adamson (aye); Brown (aye); Jager (aye); Naumann (aye); Sechser (aye); Baden (aye); and Palczynski (aye). The motion passed unanimously.

ADJOURNMENT

Council Member Baden made a motion to adjourn, and Council Member Adamson seconded the motion. The meeting was adjourned at approximately 5:58 p.m.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn

COUNCIL LETTER

MEETING DATE: August 5, 2025

REQUESTED BY: Chris Curran, City Attorney



Item Title

A Resolution to approve Voluntary Resignation Agreement and Release.

Explanation

The City and Captain Justin Paul (“Employee”) desire to voluntarily end their relationship. In exchange for Employee’s resignation and release of all claims related to his separation from employment, under the terms of the Voluntary Resignation Agreement and Release (“Agreement”), the City agrees to provide certain benefits to Employee as set forth in the Agreement. The City engaged Amy Reasner of Lynch Dallas P.C. to provide counsel on this matter. The City Administrator, Assistant City Administrator, Police Chief, Human Resources Director, City Attorney, and Ms. Reasner contend the decision to enter into the Agreement effectively mitigates the risks, time and financial burdens of potential lengthy litigation, and ensures that valuable operational resources and personnel remain focused on the police department’s mission. The cost of the Agreement will be absorbed by the police department through staff realignment and efficiencies. The City is not admitting liability by entering the Agreement. Rather, the settlement amount has been negotiated by the parties, and it is a compromise settlement of a disputed claim.

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

N/A

List Attachments

- Resolution
- Voluntary Resignation Agreement and Release

RESOLUTION _____ - 25

RESOLUTION TO APPROVE VOLUNTARY RESIGNATION AGREEMENT AND RELEASE

WHEREAS, the City of Bettendorf (the “City”) and Captain Justin Paul (“Employee”) desire to voluntarily end their relationship;

WHEREAS, in exchange for Employee’s resignation and release of all claims related to his separation from employment, under the terms of the Voluntary Resignation Agreement and Release (“Agreement”), the City agrees to provide certain benefits to Employee as set forth in the Agreement;

WHEREAS, it is determined by the City Council that it is in the best interest of the City to enter into the Agreement;

WHEREAS, it is determined by the City Council to be a public necessity to enter the Agreement to mitigate the risks, time and financial burdens of potential lengthy litigation, and ensure that valuable operational resources and personnel are focused on the police department’s mission;

WHEREAS, the City does not admit liability by entering the Agreement. The settlement amount has been negotiated among the parties, and all are agreeable as a compromise settlement of a disputed claim.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Voluntary Resignation Agreement and Release is hereby approved, and the Mayor and/or City Administrator is authorized to sign the Voluntary Resignation Agreement and Release.

PASSED, APPROVED, AND ADOPTED this 5th day of August, 2025.

Mayor Robert S. Gallagher

ATTEST:

Decker P. Ploehn, City Clerk

VOLUNTARY RESIGNATION AGREEMENT AND RELEASE

This Voluntary Resignation Agreement and Release (“Agreement and Release”) is between the City of Bettendorf, Iowa, a municipal corporation (“Employer”), and Captain Justin Paul (“Employee”) collectively referred to as “the Parties.”

WHEREAS, Employer and Employee desire to voluntarily end their relationship; and

WHEREAS, Employer desires to provide, and Employee desires to receive, certain benefits in exchange for Employee’s voluntary resignation from employment and Employee’s release of all claims related to his separation from employment.

NOW, THEREFORE, Employee and Employer, in consideration of the promises and the terms and conditions set forth in this Agreement and Release, agree as follows:

1. Separation Date. Employee hereby voluntarily resigns his employment effective September 30, 2025 (“the separation date”). Employee agrees and recognizes that his employment relationship ends as of the separation date. Effective on the separation date, Employer shall discontinue all other benefits not referenced herein or as otherwise stated in any official notices of benefit termination. Employee acknowledges that Employer has no obligation to rehire, reemploy, or recall him in the future. Employee agrees that this provision is not discriminatory nor retaliatory and is a complete defense to any claim for failure to rehire.

2. Work/Wages Due/Benefits. Effective July 18, 2025, Employee shall not appear for work or hold himself out as a City employee to other employees or third parties, but shall be paid using his accrued vacation and sick leave through the separation date (416 hours) and shall be paid for one (1) holiday. Employer shall pay those amounts due and owing through the separation date at each regular pay period, less all lawful and normal withholdings, including health and other insurance premiums owed by Employee. Employee’s health insurance coverage shall terminate effective September 30, 2025, and Employee shall receive a continuation of coverage letter as prescribed by law. However, the Parties agree that Employee shall not continue to accrue vacation, personal leave or sick leave effective July 18, 2025. All other benefits not mentioned shall terminate effective the separation date.

3. Consideration. In consideration for his voluntary resignation, for signing this Agreement and Release, and for the promises herein, Employer agrees:

a. to permit Employee to remain employed until the separation date (applying his accrued vacation, personal leave and sick leave);

b. to pay to Employee any remaining earned but unused sick leave (pursuant to the handbook’s provision of paying an amount equal to 30% of the employee’s sick leave bank remaining at the time of separation) at the next regular pay period following his resignation;

c. to pay to Employee \$43,304.16 as wages at the next regular pay period following the expiration of the revocation period;

d. to pay to Employee his alleged “actual damages” of \$100,000.00 under Iowa Code Section 80F.1 at the next regular pay period following the expiration of the revocation period (this payment is not subject to a W-9 form);

e. to pay to Employee’s attorneys (Skinner & Paschke, PLLC) \$40,000.00 as attorneys’ fees at the next regular pay period following the expiration of the revocation period and upon receipt of a W-9 form; and

f. to provide a neutral reference for any prospective employers who contact Employer (stating that it is the Employer’s policy to only provide dates of employment and position held).

Employee agrees to be solely responsible for all individual income tax liability, demands, actions, and suits related to the payments in this paragraph. Employee acknowledges the Employer did not make any representation or warranty as to his individual liability for taxes. Employee shall hold Employer harmless and defend/indemnify Employer from any claims, demands, actions, and suits related to his individual liability for taxes, except to the extent that paying such costs and expenses is prohibited by law or would result in the Agreement’s invalidation.

4. Acknowledgment of Consideration: The Employee acknowledges that he is receiving the above consideration in exchange for the following promises and agreements:

- a. Release and Covenant Not to Sue. In consideration for the consideration provided for in this Agreement, Employee releases, forever discharges, and covenants not to sue Employer and each of its current or former agents, employees, representatives, elected officials, attorneys, insurers, divisions, and subsidiaries (collectively “Released Parties”) with respect to any and all claims, causes of action, suits, debts, sums of money, controversies, agreements, promises, damages, and demands whatsoever, including attorneys’ fees and court costs, in law or equity or before any federal, state, or local administrative agency, whether known or unknown, suspected or unsuspected, which Employee has, had, or may have, based on any event occurring, or alleged to have occurred, from the beginning of time to the Separation Date. This release includes, but is not limited to, claims under Title VII of the Civil Rights Act of 1964, as amended, the Civil Rights Act of 1866 (42 U.S.C. §1981), the Americans with Disabilities Act, the Occupational Safety and Health Act, the Family and Medical Leave Act, the Employee Retirement Income Security Act, the Sarbanes-Oxley Act, the Iowa Civil Rights Act, the Iowa Wage Payment Collection Statute and any other federal, state or local statute, law, regulation, ordinance, or order, and claims arising under common law, contract, implied contract, public policy, or tort (except as to claims that cannot be released under applicable law). Employee expressly waives and relinquishes all rights and benefits provided to Employee by any statute or other law that prohibits release of unspecified claims and acknowledges that this release is intended to include all claims Employee has or may have, whether Employee is aware of them or not, and that all such claims are released by this Agreement except this release is not intended to bar any claims that, by statute or law, may not be waived or to waive any of Employer’s obligations under this Agreement and Release.

Employee acknowledges that the consideration set forth in paragraph 3 of this Agreement and Release is expressly conditioned upon his execution of and compliance with this Agreement and Release.

Employee agrees that he will not initiate or encourage any such actions regarding the claims released under this Agreement, whether on his own behalf or in a representative capacity, and will not participate in any such action, whether individually or as a member of a class or other collective mechanism. Nothing in this Agreement prohibits Employee from providing truthful information to third parties. Nothing in this Agreement prevents Employee from filing a charge or complaint with, or from participating in, an investigation or proceeding conducted by the Equal Employment Opportunity Commission or any other federal, state, or local agency charged with the enforcement of any employment laws. By entering into this Agreement, however, Employee is waiving rights to individual relief based on claims asserted in such a charge or complaint. This waiver does not apply if it is otherwise prohibited by law, including whistleblower awards under Section 21F of the Securities Exchange Act. Notwithstanding the foregoing, Employee agrees to waive the right to receive future monetary recovery directly from the Employer or any Released Party, other than as set forth in this Agreement, for any claims or rights that existed as of the Effective Date of this Agreement. This waiver includes Employer and/or Released Party payments that result from any complaints or charges that Employee files with any governmental agency or that are filed on Employee's behalf.

Employee further warrants that, as of the time of execution of this Agreement, he has not assigned or transferred any claims of any nature that he would otherwise have against any Released Party. Employee represents that he knows of no person or entity that has paid any amount on his behalf for which any other person or entity may seek, claim, or attempt to recover as a subrogee of Employee against Employer or any Released Party. If such lienholder, subrogee, or any person/entity with a third-party interest exists, Employee agrees to satisfy those third-party interests out of the consideration which he receives and further agrees to defend, indemnify, and hold Employer harmless including, and without limitation, any and all reasonable attorneys' fees, court costs, and any and all other expenses with regard to any such claims or interests that are asserted and deemed to be valid.

- b. Waiver of Certain Rights and Claims. In consideration of the compensation and insurance coverage provided by Employer under this Agreement, Employee specifically waives any claims he has or may have under the Age Discrimination in Employment Act of 1967, the Older Workers Benefit Protection Act, and any successor thereto, or any similar law. Accordingly, Employee had up to twenty-one (21) days to consider and accept the terms of this Agreement by executing it below and returning the original executed

document to Amy L. Reasner, counsel for Employer, at Lynch Dallas, P.C., by email at areasner@lynchdallas.com. However, Employee may execute the Agreement prior to the conclusion of the consideration period and by doing so, waives his consideration rights.

Employee acknowledges he carefully read and understood the terms of this Agreement (which were written in a way that was calculated to be understood.) Employee acknowledges that he has received additional consideration in exchange for this release, above that to which he may have been entitled. Employee acknowledges he is advised to consult with an attorney prior to executing this Agreement and that his signature below is knowing and voluntary.

Employee does not waive any rights or claims under the OWBPA or ERISA that may arise after the date of this Agreement and Release.

- c. Revocation Period. Employee understands that he shall have a period of seven (7) days after signing this Agreement to revoke (or cancel) the Agreement, and that the Agreement shall not become effective until after this time period has passed. Such revocation shall be provided in writing to Amy L. Reasner, counsel for Employer, at Lynch Dallas, P.C., by email at areasner@lynchdallas.com.

5. Employer's Property. Employee agrees to deliver to Employer, without copying or summarizing, all material related to Employer's business that is in Employee's possession or under Employee's control, including, without limitation, all documents, files, manuals, books, documents, letters, memorandum, notes, contracts, reports, data, tables, and calculations, whether printed or in digital form lists, manuals, letters, notes, reports, whether printed or in digital form, and all electronic information storage media, and all uniforms and duty equipment no later than 48 hours from the date of his execution of this Agreement and Release.

6. Delivery of Resignation. Employee agrees to deliver to Employer within 48 hours from the date of his execution of this Agreement and Release a signed and dated written or PDF version of his resignation effective September 30, 2025, to Employer's counsel: Amy L. Reasner at areasner@lynchdallas.com.

7. No Interference. Nothing in this Agreement is intended to interfere with Employee's right to report possible violations of federal, state, or local law or regulation to any governmental or law enforcement agency or entity, or to make other disclosures that are protected under the whistleblower provisions of federal, state, or local law or regulation or to exercise his rights under Section 7 of the NLRA. Employee further acknowledges that nothing in this Agreement is intended to interfere with Employee's right to file a claim or charge with, or testify, assist, or participate in an investigation, hearing, or proceeding conducted by, the Equal Employment Opportunity Commission (the "EEOC"), any state human rights commission, or any other government agency or entity. However, by executing this Agreement, Employee hereby waives the right to recover any damages or benefits in any proceeding Employee may bring before

the EEOC, any state human rights commission, or any other government agency or entity or in any proceeding brought by the EEOC, any state human rights commission, or any other government agency or entity on Employee's behalf with respect to any claim released in this Agreement, except that Employee may receive bounty money awarded by the U.S. Securities and Exchange Commission pursuant to Section 21F of the Securities Exchange Act of 1934 or any similar provision.

8. Non-Admission. This Agreement and any reference to alleged damages is not and shall not in any way be construed as an admission by Employer (or its agents, employees, or elected officials) of any acts of wrongdoing whatsoever against Employee, or that Employer or any other person violated any local, state, or federal law.

9. Mutual Non-Disparagement. Employee agrees he will not make any disparaging communication (either written, verbal, or otherwise) regarding Employer or any of its elected officials, officers, employees, Board members, agents, successors, or assigns, in either their individual or organizational capacities. If the non-disparagement provision is breached, it will not be possible to accurately measure the extent of damages; accordingly, Employee agrees that if this non-disparagement provision is proven to have been violated, Employer shall be entitled to (a) equitable/injunctive relief; (b) recover from Employee 50% of the monetary consideration paid to him pursuant to this Agreement; and (c) recover all of its reasonable attorneys' fees and court costs incurred in enforcing this provision.

Employer (through those authorized to speak on its behalf, which are the City Council, Mayor, City Administrator, and Police Chief) will not make any disparaging communication (either written, verbal, or otherwise) regarding Employee. If this non-disparagement provision is proven to have been violated, Employee shall be entitled to (a) actual damages; (b) equitable/injunctive relief; and (c) recovery of his reasonable attorneys' fees and court costs incurred in enforcing this provision.

10. Breach/Waiver of Jury Trial. A violation (or "breach") of this Agreement and Release shall entitle the non-breaching party to bring legal action for appropriate equitable relief and damages, including immediate injunctive relief. In any such legal and/or equitable action, the prevailing party shall be awarded reasonable attorneys' fees and court costs incurred in the litigation. **However, both parties hereby waive the right to a trial by jury in the event of any dispute which arises under this Agreement and Release.**

11. Severability. If any term, condition, or provision of this Agreement shall be declared, to any extent, invalid or unenforceable, the remainder of the Agreement, other than the term, condition or provision held invalid or unenforceable, shall not be affected and shall be considered in full force and effect and shall be valid and enforced to the fullest extent permitted by law.

12. Entire Agreement. The parties acknowledge that this Agreement sets forth the entire agreement between Employee and Employer, and that it completely supersedes any prior agreements or understandings between the parties on the subject matter contained in it. Employee acknowledges that he has not relied upon any representation or statement not set forth in this

Agreement made by any representative of Employer with respect to the subject matter or effect of this Agreement and Release. Finally, the parties agree that any modifications, material or otherwise, made to this Agreement shall be in writing and signed by both parties in order to be valid and/or take effect.

13. Effective Date. This Agreement becomes effective and binding when: (i) Employee has signed and returned the fully and properly executed Agreement to Employer's counsel and the revocation period (pursuant to paragraph 4), has expired; and (ii) Employer has executed the Agreement.

14. Review By Counsel/Knowing and Voluntary Agreement. Employee acknowledges that he was informed that he has the right to obtain counsel of his choosing, at his cost and is encouraged to do so. By signing below, Employee acknowledges that he enters into this Agreement knowingly, freely, and voluntarily.

15. Understanding of Terms. Employee and Employer acknowledge that they have read the above and fully understand the terms, nature, and effect of this Agreement, which they voluntarily execute in good faith.

16. Interpretation. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against either party. This Agreement is made and entered into, and shall be subject to, governed by and interpreted in accordance with, the laws of the State of Iowa.

17. Counterparts. This Agreement and Release may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument. PDF or electronic signatures, as well as the signature of any party on an original copy of this Agreement and Release, shall be acceptable as original signatures of the parties confirming their intent to abide by all of the terms and conditions hereof.

I HAVE READ AND FULLY UNDERSTAND EACH AND EVERY PROVISION OF THIS AGREEMENT AND ACCEPT AND AGREE TO ALL OF THEM.

Employer: City of Bettendorf, Iowa

Date Presented

By: _____
Decker Ploehn, City Administrator

07/22/2025

Date Signed

Employee

By: Justin Paul
Justin Paul

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Troy Said, Fire Chief



Item Title

Resolution approving the Quad City Regional Incident Management Assistant Team (QCRIMAT) Agreement pursuant to Chapter 28E of Iowa and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/01 et seq. among participating entities in Rock Island and Scott counties.

Explanation

The purpose of this agreement is in recognition of the fact that natural or man-made (all-hazards) occurrences may result in emergencies that exceed the resources, equipment, and personnel of the responding public agency. Each public agency who signs a copy of this Agreement has and does express its intent to support the Quad City Regional Incident Management Assistance Team (QCRIMAT) by allocating personnel to participate in the QCRIMAT and to allow assigned personnel to aid and assist other participating entities during an emergency where QCRIMAT resources are requested as circumstances permit and by the terms of this agreement.

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

N/A

List Attachments

- Resolution
- QCRIMAT Automatic Aid Agreement
- 2005 Bi-State Regional Commission Mutual Aid Agreement

**RESOLUTION APPROVING THE QUAD CITY REGIONAL INCIDENT MANAGEMENT ASSISTANCE
TEAM (QCRIMAT) AGREEMENT PURSUANT TO CHAPTER 28E OF IOWA AND ILLINOIS
INTERGOVERNMENTAL COOPERATION ACT, 5 ILCS 220/01 ET SEQ. AMONG
PARTICIPATING ENTITIES IN ROCK ISLAND AND SCOTT COUNTIES**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the mayor is authorized to sign the Quad City Regional Incident Management Assistant Team (QCRIMAT) Agreement for providing personnel, when available, during an overwhelming emergency response to requesting impacted participating entities in Rock Island and Scott counties.

PASSED, APPROVED, and ADOPTED this 5th day of August 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

QUAD CITY REGION | INCIDENT MANAGEMENT ASSISTANCE TEAM (QCRIMAT) AGREEMENT

This Agreement is made pursuant to Chapter 28E, Code of Iowa and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/01 et seq. among the participating entities signatory hereto.

Section 1

Purpose of Agreement

This Agreement is made in recognition of the fact that natural or man-made (all-hazards) occurrences may result in emergencies that exceed the resources, equipment, and personnel of the responding public agency. Each public agency who signs a copy of this Agreement has and does express its intent to support the Quad City Region Incident Management Assistance Team (QCRIMAT) by allocating personnel to participate in the QCRIMAT and to allow assigned personnel to aid and assist other participating entities during an emergency where QCRIMAT resources are requested as circumstances permit and by the terms of this Agreement.

Section 2

Definitions

For the purpose of this Agreement, the following terms are defined as follows:

Aiding entity: A participating public or private entity that provides personnel to participate in the QCRIMAT and to aid a impacted entity during an emergency.

All Hazard: Includes actual or potential emergency events that range from industrial accidents and natural disasters to actual or potential terrorist attacks. They include events contained within a single jurisdiction or multiple jurisdictions.

Disaster: An occurrence or threat of widespread or severe damage, injury, or loss of life or property resulting from any natural or technological cause, including but not limited to fire, flood, earthquake, wind, storm, hazardous materials spill or other water contamination requiring emergency action to avert danger or damage, epidemic, air contamination, extended periods of severe and inclement weather, drought infestation, critical shortages of essential fuels and energy, explosion, riot, hostile military or paramilitary action, or acts of domestic terrorism.

Emergency: A natural or man-made (all-hazards) situation that threatens or causes loss

of life and property and exceeds the physical and organizational capabilities of a unit of local, state, or federal government.

Quad City Region Incident Management Assistance Team: A team comprised of personnel from public and private agencies, who by virtue of their office or employment, is vested by states or Federal law with a primary duty of incident command management/support.

Quad City Region Incident Management Assistance Team, Leadership Unit: Members of the QCRIMAT team holding the qualifications and skills to provide leadership to the QCRIMAT. The Leadership Unit is authorized to determine and coordinate response to impacted entities.

Participating Entity: A governmental body that assigns personnel to participate in the QCRIMAT and that commits itself to this memorandum of agreement by having an authorized representative sign this Agreement.

Senior Official: The individual of a public agency with the legal authority to enter into agreements and make decisions on behalf of their entity.

States: States refers exclusively to the states of Illinois and Iowa.

Impacted Entity: A participating public agency who has primary jurisdiction over the site of the emergency, but due to an overwhelming need for additional resources, equipment and personnel is unable to maintain an effective response.

Section 3

Agreement to Effectuate the Memorandum of Agreement

Each undersigned party agrees that in the event of an emergency, participating entities will respond to requests for Incident Management Assistance by the impacted entity through the QCRIMAT. Provided, however, that Each entity retains the discretion to refuse or recall assistance if necessary to ensure adequate protection of its own jurisdiction or personnel. However, participating entities agree to communicate such decisions promptly to the requesting entity and, where feasible, provide alternative support or coordination to mitigate the impact of non-participation.

It is expected that requests for assistance under this Agreement will be initiated only when the needs of the impacted entity exceed its resources. QCRIMAT members will be released and returned to their own jurisdictions as soon as the situation is restored to the

point where the impacted entity is able to satisfactorily handle the situation with its own resources or when an aiding entity needs to recall its assistance.

Whenever an emergency is of such magnitude and consequence that it is deemed advisable by the senior official of the impacted entity present at the scene to request assistance from the QCRIMAT he or she is hereby authorized to do so, under the terms of this Agreement.

Using the protocol provided in the QCRIMAT Plan document hereby incorporated and provided to the participating entity, requests for assistance shall be initiated with a call by the senior official of the impacted entity to the Scott County, Iowa Public Safety Answering Point.

The QCRIMAT Leadership Unit will assemble upon notification and shall take the following actions:

- Immediately determine what type of assistance is being requested.
- Immediately determine if the requested QCRIMAT members can be committed to the impacted entity.
- Immediately deploy the QCRIMAT members that are available to the impacted entity.

At the emergency site, the senior official of the impacted entity who is present shall assume full responsibility and command for operations at the scene unless delegated to another member of the impacted entity. Responding QCRIMAT members shall report to and work under the impacted entity's direction and supervision, except where their actions would conflict with the established policies or legal obligations of their home entity. In such cases, reasonable efforts shall be made to resolve conflicts through coordination between the entities' senior officials. While working under the direction of the aiding entity, QCRIMAT members shall only be required to respond to lawful orders.

All QCRIMAT services under this Agreement shall be rendered without reimbursement, except where State and Federal reimbursement applies. When reimbursement is available, participating entities agree to coordinate in good faith to pursue and distribute eligible funding fairly based on documented costs incurred.

Each participating entity shall be responsible for its own employees, including workers' compensation coverage and any claims arising from their actions while responding under this Agreement. No entity shall be liable for the actions of personnel from another entity, except in cases of willful misconduct or gross negligence. Each participating entity shall

also be responsible, regardless of fault, for repairing or replacing any damage to their own vehicles or equipment that occurs while providing assistance under this Agreement.

The participating entities agree that this Agreement shall not give rise to any liability or responsibility for the failure to respond to any request for assistance made pursuant to this Agreement. This Agreement shall not create enforceable rights for any third party, nor shall any entity be held liable to third parties for actions taken in good faith while carrying out its obligations under this Agreement.

The participating entities further agree that each entity will be responsible for defending their own respective entity in any action or dispute that arises in connection with or as the result of this Agreement and that each entity will be responsible for bearing their own costs, damages, losses, expenses, and attorney fees.

In coordination with participating entities, the QCRIMAT Leadership Unit will maintain the QCRIMAT plan for giving and receiving aid under this Agreement. The QCRIMAT and participating entities will review, update, and test the plan at regular intervals, no less than triennially. All needed changes will be made with the approval of all participating entities' senior officials.

In the event of a dispute arising under this Agreement, the involved entities shall first attempt to resolve the matter through informal discussions between their senior officials. If the dispute remains unresolved, the parties agree to engage in mediation facilitated by a mutually agreed-upon neutral party before pursuing any legal action.

Section 4

Adoption

This Agreement shall be in full force and in effect when approved and executed by the senior official of a participating entity who has the legal authority to sign and enter into this Agreement on behalf of his/her entity.

Section 5

Term and Termination

The term of this Agreement shall be for a period of 5 years, commencing on the last signature date. Any participating entity may withdraw from this Agreement upon giving ninety (90) days written notice addressed to the QCRIMAT Leadership unit and each of the other participating entities. Upon notice of withdrawal, the withdrawing entity shall coordinate with QCRIMAT to ensure an orderly transition and minimize disruption to the regional response system.

Section 6
Signatory Page

This signatory certifies that this mutual aid agreement, for the Quad City Region Incident Management Assistance Team (QCRIMAT), has been adopted and approved by ordinance, resolution, memorandum of understanding or other manner approved by law.

Public Agency

Senior Official

Date

Attest:

Signature

Title

Date

CHESTER J. CULVER
IOWA SECRETARY OF STATE



Fire mutual and

LUCAS BUILDING, FIRST FLOOR
DES MOINES, IOWA 50319

August 25, 2005

MARK HUNT
%BI-STATE REGIONAL COMMISSION
PO BOX 3368
ROCK ISLAND, IL 61204

RE: Filing of 28E Agreement between the BI-STATE REGIONAL
COMMISSION and the STATE OF ILLINOIS & STATE OF IOWA/VARIOUS
CITIES

Dear MR HUNT

We have received the above described agreement which you have submitted
to this office for filing, pursuant to the provisions of Chapter 28E, Code of Iowa.

You may consider the same filed as of August 25, 2005.

Sincerely,

A handwritten signature in cursive script, reading 'Chester Culver'.

Chester J Culver
Secretary of State

CJC/PK
Enclosures

AUG 29 2005

Fire mutual Aid



Doc ID: 015479880039 Type: LAN
Recorded: 08/16/2005 at 03:36:02 PM
Fee Amt: \$0.00 Page 1 of 39
Scott County Iowa
Rita A. Vargas Recorder

File **2005-00026827**

The attached document contains copies of the Bi-State Fire Mutual Aid Agreement and signature pages from all parties that have entered into the said agreement as of August 16, 2005.

Prepared by Bi-State Regional Commission
1504 Third Ave.
Rock Island, IL 61204
(563) 793-6300

Signatories are as follows:

ILLINOIS (18 total)
Andalusia
Black Hawk
Barstow
Carbon Cliff
Colona
Cordova
Coyne Center
East Moline
Hampton
Hillsdale
Metropolitan Airport Authority
Moline
Orion
Port Byron
Reynolds
Rock Island City
Sherrard
Silvis

IOWA (17 total)
Bettendorf
Blue Grass
Buffalo
Davenport
Dixon
Donahue
Durant
LeClaire
Long Grove
Maysville
McCausland
Muscatine
New Liberty
Princeton
Riverdale
Scott County Fire District #3 (Eldridge)
Walcott



Serving local governments in Muscatine and Scott Counties, Iowa;
Henry, Mercer and Rock Island Counties, Illinois.

OFFICERS:
CHAIR
Mark W. Schwiebert

VICE-CHAIR
Larry Minard

SECRETARY
John Oberhaus

TREASURER
Tom Harris

MUNICIPAL REPRESENTATIVES:

City of Davenport
Charlie Brooke, Mayor
Jamie Howard, Alderperson
Bob McGivern, Alderperson
A. Francis Roederer, Citizen

City of Rock Island
Mark W. Schwiebert, Mayor
Chuck Austin, Councilman

City of Moline
Donald Welvaert, Mayor
Bill Adams, Alderman

City of Bettendorf
Mike Freemire, Mayor

City of East Moline
John Thodos, Mayor

City of Muscatine
Dick O'Brien, Mayor

City of Kewanee
James Burns, Mayor

City of Silvis; Villages of
Andalusia, Carbon Cliff,
Coal Valley, Cordova, Hampton,
Hillsdale, Milan, Oak Grove,
Port Byron and Rapids City
Ken Williams, Mayor, Carbon Cliff

Cities of Aledo, Colona, Galva,
Geneseo; Villages of Alpha,
Andover, Atkinson, Cambridge,
New Boston, Orion, Sherrard,
Viola, Windsor and Woodhull
Danny McDaniel, Mayor, Colona

Cities of Blue Grass, Buffalo,
Eldridge, LeClaire,
Long Grove, McCausland,
Princeton, Riverdale, Walcott,
West Liberty and Wilton
Vernon Spring, Mayor, LeClaire

COUNTY REPRESENTATIVES:

Henry County
Tom Nicholson, Chairman
Jo Anne Hillman, Member
Pat Ripberger, Member

Mercer County
Tom Harris, Chairman

Muscatine County
Esther Dean, Chair
John Oberhaus, Member

Rock Island County
Jim Bohnsack, Chairman
John Malvik, Member
Tom Rockwell, Member
Elizabeth Sherwin, Citizen

Scott County
Larry Minard, Chairman
Greg Adamson, Member
Tom Sunderbruch, Member
Celia Rangel, Citizen

PROGRAM REPRESENTATIVES:

Carl Becker
Ralph H. Heninger
Nathaniel Lawrence
Jim Tank
Rory Washburn
Tim Wilkinson
Thomas A. Wilson

Executive Director
Denise Bulat

MUTUAL AID AGREEMENT

AGREEMENT FOR MUTUAL AID EMERGENCY SERVICES BETWEEN FIRE DEPARTMENTS LOCATED IN THE BI-STATE REGION.

This agreement is made pursuant to Chapter 28E, Code of Iowa, and Illinois Intergovernmental Cooperation Act, 5ILCS 220/1 et seq., between participating jurisdictions located in the bi-state region.

WHEREAS, occasions may arise whereby large and/or multiple incidents would exhaust the available resources maintained by one of the parties herein; and,

WHEREAS, in such a situation the availability of additional personnel and equipment from outside sources might well avert disastrous results; and,

WHEREAS, Chapter 28E, Code of Iowa, and Illinois Intergovernmental Cooperation Act; 5ILCS 220/1 et. seq., provides that powers, privileges or authority exercised by a public agency of this state may be exercised jointly with any other public agency of this state having such powers, privilege, and authority; and,

WHEREAS, the parties hereto are desirous of entering into an emergency services agreement to provide such services as additional firefighting, technical rescue, hazardous materials, and emergency medical services personnel, equipment, supplies, and apparatus upon a reciprocal basis.

THEREFORE, THE PARTIES HERETO mutually agree to give fire and emergency assistance when needed on a reciprocal basis under the following terms and conditions:

Section 1. Purpose

The purpose of this agreement is to permit and provide for assistance on a reciprocal basis between governmental agencies in the event of such emergency as requires mutual aid. It is the intent of this agreement that mutual aid be requested and provided only when the normal resources available to the department affected are inadequate to meet the emergency. This agreement does not place an obligation on either party to respond to a request for assistance.

Section 2. Authority to Request or Provide Assistance

The authority to make a request for assistance or to provide aid under this Agreement shall be with the Incident Commander. Any Department shall have the right to request assistance from any other Department or Departments, subject to the terms and conditions of the Agreement.

Section 3. Request for Assistance

When a Department determines that its own resources are insufficient to respond to an emergency it may request assistance it believes is necessary to respond adequately to

1504 Third Avenue, P.O. Box 3368, Rock Island, Illinois 61204-3368

Phone (309) 793-6300, Fax (309) 793-6305

Email: info@bistateonline.org • Website: www.bistateonline.org

A PART OF



QUAD CITIES USA



Printed on
Recycled Paper

those demands. The request for assistance shall be made by the Incident Commander. The request shall include a description of the emergency, the amount and type of equipment and number of personnel needed, the location where the personnel and equipment are to be staged or utilized, and the radio channel frequency of command.

Section 4. Response to Request for Assistance

Upon receiving a request for mutual aid assistance, the responding department, to the extent possible, will provide the assistance requested.

Section 5. Command at the Emergency

Each participating department shall adopt and utilize the Incident Command system. The location of the incident will dictate the designation of the Incident Commander. If an incident should occur in an area where it is not clear who has responsibility, a member of the first arriving company will assume command until it is formally passed on or when it is assumed by the responsible party.

Section 6. Operations at Emergency Scene

The responding department personnel and equipment shall report to the Incident Commander or to the staging area. The Incident Commander shall have the power to issue reasonable orders and directives and responding officers will then act on these orders. The operation of vehicles and specialized equipment shall lie solely with the members of the department that own said equipment.

Section 7. Termination of Response

The responding department personnel and equipment shall be released by the Incident Commander of the requesting department when the services of the responding department are no longer required. Responding department personnel and equipment can withdraw from the requesting department upon giving notice to the Incident Commander at the emergency location of their intent to do so. The responding department will provide a resource list of the equipment and personnel that will be withdrawn upon their departure.

Section 8. No Reimbursement for Costs

No Department shall be required to reimburse any other Department for the cost of providing the services set forth in this Agreement. Each Department shall pay its own costs (salaries, repairs, materials, and compensation) for responding to the requests of the other Department. However, the requesting department shall provide without charge, such additional fuel as may be required by the responding department to carry on the combined emergency efforts plus sufficient fuel to return to their home base. Further, the requesting department shall reimburse the responding department(s) for the cost of special materials, such as but not limited to, foam or other special materials, specifically requested by the requesting department and which are provided by the responding department and utilized at the site of assistance. In the event of an eligible federal incident, exception may occur under 29 CFR.

Section 9. Liability

Employees of any department acting pursuant to this agreement shall be considered as acting under the lawful orders and instruction pertaining to their employment with their own department. Each Department shall provide liability insurance to cover its own personnel and equipment. Each department shall be responsible for defending against

claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

Section 10. Terms of Agreement

This agreement shall be in full force and effect upon execution by the parties hereto and the filing and recording thereof as provided in Section 14. Any department may terminate the agreement by giving thirty (30) days written notice to the administrator of the agreement.

Section 11. Administration of Agreement

The Fire Chiefs and/or designated Public Safety official of the departments that are parties hereto shall administer this agreement. All decisions pertaining to the acquisition, the maintenance and the disposal of any real or personal property jointly obtained as a consequence of this agreement shall be made by the parties participating in this agreement, or their designated representatives. All such decisions shall be made prior to termination of the agreement by any of the parties to the agreement. The Fire Chiefs/Public Safety Official shall review the agreement on an annual basis.

Section 12. Notices

Any written notice as required in this agreement shall be sent to the address of the respective parties as shown on the execution portion of this agreement.

Section 13. Prior Mutual Aid Agreements

This Agreement supersedes prior fire protection agreements between and among the participating Departments. This Agreement shall exclude any other mutual service agreements for the purposes of Enhanced 9-1-1, Hazardous Materials Response, Emergency Medical Services, MABAS, etc.

Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by _____ on this _____ day of _____, 2005
(Name of City Council/County Board/Fire District)

Signed: _____
(Name and title of Chief Elected Official)

Section 13. Prior Mutual Aid Agreements

This Agreement supersedes prior fire protection agreements between and among the participating Departments. This Agreement shall exclude any other mutual service agreements such as, but not limited to, Enhanced 9-1-1, Hazardous Materials Response, Emergency Medical Services, and MABAS.

Section 14. Filing and Recording

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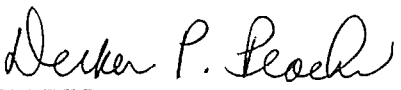
IN WITNESS THEREOF, the party hereto has duly executed this agreement on the date as shown below.

Dated this 2nd day of September, 2003.



Ann Hutchinson, Mayor
For: City of Bettendorf

ATTEST:



Decker P. Ploehn
City Administrator

department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR. Lnc

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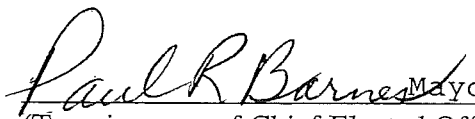
Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Blue Grass City Council on this 15th day of December, 2003.
(City Council/County Board/Fire District)

Signed:

 Mayor, Paul Barnes
(Type in name of Chief Elected Official)

Section 10. Terms of Agreement

This agreement shall be in full force and effect upon execution by the parties hereto and the filing and recording thereof as provided in Section 14. Any department may terminate the agreement by giving thirty (30) days written notice to the administrator of the agreement.

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The Fire Chiefs and/or designated Public Safety official of the departments that are parties hereto shall administer this agreement. All decisions pertaining to the acquisition, the maintenance and the disposal of any real or personal property jointly obtained as a consequence of this agreement shall be made by the parties participating in this agreement, or their designated representatives. All such decisions shall be made prior to termination of the agreement by any of the parties to the agreement. The Fire Chiefs/Public Safety Official shall review the agreement on an annual basis.

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Section 13. Prior Mutual Aid Agreements

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by BUFFALO on this 6TH day of DECEMBER 2004
(Name of City Council/County Board/Fire District)

Signed: Betty Walters - Mayor
(Name and title of Chief Elected Official)

[Signature] - FIRE CHIEF

MH/pc
Contracts/Fire Mutual Aid

department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

Section 10. Terms of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by The Davenport City Council on this 20th day of August, 2003.
(City Council/County Board/Fire District)

Signed:

C. W. Brooke
(Type in name of Chief Elected Official)
Charles W. Brooke, Mayor



department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Liberty Township on this 11 day of March, 2005.
(City Council/County Board/Fire District)

Signed: Glenwood Township Trustee
(Type in name of Chief Elected Official)

Liberty Township, Dixon Fire Department

claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by H. Belmont on this 20 day of June, 2005
(Name of City Council/County Board/Fire District)

Signed: Matt Wilson Matt Wilson Chief
(Name and title of Chief Elected Official)

department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

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Section 13. Prior Mutual Aid Agreements

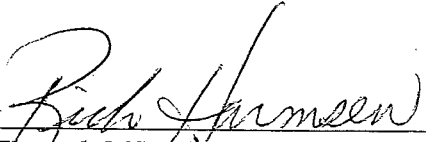
This Agreement supersedes prior fire protection agreements between and among the participating Departments. This Agreement shall exclude any other mutual service agreements for the purposes of Enhanced 9-1-1, Hazardous Materials Response, Emergency Medical Services, MABAS, etc.

Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by City Council on this 10th day of February, 2004.
(City Council/County Board/Fire District)

Signed: Rich Harmsen, Mayor 
(Type in name of Chief Elected Official)

Durant Fire Department

Section 10. Terms of Agreement

This agreement shall be in full force and effect upon execution by the parties hereto and the filing and recording thereof as provided in Section 14. Any department may terminate the agreement by giving thirty (30) days written notice to the administrator of the agreement.

Section 11. Administration of Agreement

The Fire Chiefs and/or designated Public Safety official of the departments that are parties hereto shall administer this agreement. All decisions pertaining to the acquisition, the maintenance and the disposal of any real or personal property jointly obtained as a consequence of this agreement shall be made by the parties participating in this agreement, or their designated representatives. All such decisions shall be made prior to termination of the agreement by any of the parties to the agreement. The Fire Chiefs/Public Safety Official shall review the agreement on an annual basis.

Section 12. Notices

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Section 13. Prior Mutual Aid Agreements

This Agreement supersedes prior fire protection agreements between and among the participating Departments. This Agreement shall exclude any other mutual service agreements for the purposes of Enhanced 9-1-1, Hazardous Materials Response, Emergency Medical Services, MABAS, etc.

Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by LeClaire City Council on this 20th day of OCTOBER, 2003.
(Name of City Council/County Board/Fire District)

Signed: Vernon C. Spring
(Name and title of Chief Elected Official)
Vernon C. Spring, Mayor

Section 10. Terms of Agreement

This agreement shall be in full force and effect upon execution by the parties hereto and the filing and recording thereof as provided in Section 14. Any department may terminate the agreement by giving thirty (30) days written notice to the administrator of the agreement.

Section 11. Administration of Agreement

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Section 13. Prior Mutual Aid Agreements

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Long Grove Fire Dept on this 8 day of 4, 2005
(Name of City Council/County Board/Fire District)

Signed: Mark J. Madden Trustee
(Name and title of Chief Elected Official)

Chief of Police

MH/pc
Contracts/Fire Mutual Aid

department or personnel: In the event of an eligible federal incident, exception may occur under 29 CFR.

Section 10. Terms of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by MARYVILLE VOLUNTEER FIRE DEPARTMENT, INC on this 11-3-2003 day of _____, 2003.
(City Council/County Board/Fire District)

Signed:

Scott Rosenfeldt
(Type in name of Chief Elected Official)

department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

Section 10. Terms of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by FIRE DISTRICT on this 13 day of April, 2005
(City Council/County Board/Fire District)

Signed:

Robert A. Mullen, Jr. Fire Chief
(Type in name of Chief Elected Official)

claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

Section 10. Terms of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by City of Muscatine on this 5th day of May, 2005
(Name of City Council/County Board/Fire District)

Signed: Richard W. Brown
(Name and title of Chief Elected Official)

Section 10. Terms of Agreement

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Section 11. Administration of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by New Liberty Fire Dept. on this 15 day of March, 2005
(Name of City Council/County Board/Fire District)

Signed: Steve Ummie Fire Chief
(Name and title of Chief Elected Official)

Mutual Aid Agreement
Fire Departments located in the Bi-State Region
October 1, 2004

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Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Princeton City Council on this 10 day of November, 2003
(Name of City Council/County Board/Fire District)

Signed: Daniel D. Dawson, Mayor
(Name and title of Chief Elected Official)

MH/pc
Contract/Fire Mutual Aid

Section 10. Terms of Agreement

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Section 14. Filing and Recording

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IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by City of Riverdale on this 2nd day of December, 2003.
(City Council/County Board/Fire District)

Signed:

John Kempton, Mayor
(Type in name of Chief Elected Official)

department or personnel. () the event of an eligible federal incident, exception may occur under 29 CFR.

Section 10. Terms of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Scott County Fire District #3 on this 29th day of Feb., 2004
(City Council/County Board/Fire District) 2003

William P. Blanch Sheila R. Baustian

Signed: William P. Blanch, Trustee, Sheila R. Baustian, Trustee
(Type in name of Chief Elected Official)

Scott Haycraft, Fire Chief

Scott Haycraft

department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

Section 10. Terms of Agreement

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Section 14. Filing and Recording

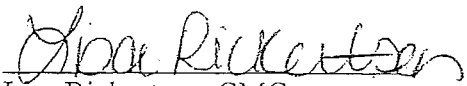
Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by the City Council of the City of Walcott, Iowa, this 15th day of March, 2004.


Reed Hagen, Mayor

Attest:


Lisa Rickertsen, CMC
City Clerk

Section 9. Liability

Employees of any department acting pursuant to this agreement shall be considered as acting under the lawful orders and instruction pertaining to their employment with their own department. Each Department shall provide liability insurance to cover its own personnel and equipment. Each department shall be responsible for defending against claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

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Section 13. Prior Mutual Aid Agreements

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Andalusia Fire Protection District on this 11th day of October, 2004
(Name of City Council/County Board/Fire District)

Signed: Robert M. Furr
(Name and title of Chief Elected Official)

Department or personnel. On the event of an eligible federal incident: **H** exception may occur under 29 CFR.

Section 10. Terms of Agreement

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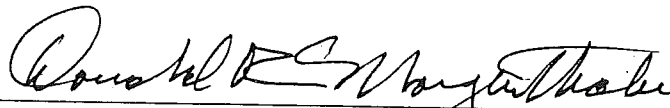
Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Board of Commissioners on this 16th day of December, 2003.
(City Council/County Board/Fire District)

Signed:



(Type in name of Chief Elected Official)

Metropolitan Airport Authority
Airport

Section 10. Terms of Agreement

This agreement shall be in full force and effect upon execution by the parties hereto and the filing and recording thereof as provided in Section 14. Any department may terminate the agreement by giving thirty (30) days written notice to the administrator of the agreement.

Section 11. Administration of Agreement

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Section 13. Prior Mutual Aid Agreements

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Barstow Fire Prot. Dist. on this 22 day of December, 2004
(Name of City Council/County Board/Fire District)

Signed: [Signature]
(Name and title of Chief Elected Official)

Section 10. Terms of Agreement

This agreement shall be in full force and effect upon execution by the parties hereto and the filing and recording thereof as provided in Section 14. Any department may terminate the agreement by giving thirty (30) days written notice to the administrator of the agreement.

Section 11. Administration of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by: Black Hawk Fire Dist. on this 6 day of December, 2004
(Name of City Council/County Board/Fire District)

Signed: Ed Hanvelley Chief
(Name and title of Chief/Elected Official)

Section 9. Liability

Employees of any department acting pursuant to this agreement shall be considered as acting under the lawful orders and instruction pertaining to their employment with their own department. Each Department shall provide liability insurance to cover its own personnel and equipment. Each department shall be responsible for defending against claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

Section 10. Terms of Agreement

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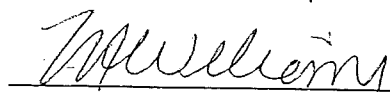
Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Carbon Cliff Village
Adopted by Board of Trustees on this 18th day of November, 2003.
(City Council/County Board/Fire District)

Signed:



(Type in name of Chief Elected Official)

Kenneth A. Williams

department or personnel. ~~the~~ the event of an eligible federal incident ~~exception~~ may occur under 29 CFR.

Section 10. Terms of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Colona Fire Dept. on this 10th day of Dec., 2003.
(City Council/County Board/Fire District)

Signed: Frank J. Soliz Pres. Fire Dept.
(Type in name of Chief Elected Official)

Section 9. Liability

Employees of any department acting pursuant to this agreement shall be considered as acting under the lawful orders and instruction pertaining to their employment with their own department. Each Department shall provide liability insurance to cover its own personnel and equipment. Each department shall be responsible for defending against claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

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IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

CORDEVA FIRE

Adopted by *Prot. Dist.* on this *11th* day of *OCTOBER*, 2004
(Name of City Council/County Board/Fire District)

Signed: *John R. Lillmore, Pres. Bd. of Trustees*
(Name and title of Chief Elected Official)

Section 10. Terms of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Coyle Center Fire Protection AND EMS District on this 30 day of Nov, 2004
(Name of City Council/County Board/Fire District)

Signed: Ronald D. Hite Pres.
(Name and title of Chief Elected Official)

department or personnel. the event of an eligible federal incident exception may occur under 29 CFR.

Section 10. Terms of Agreement

This agreement shall be in full force and effect upon execution by the parties hereto and the filing and recording thereof as provided in Section 14. Any department may terminate the agreement by giving thirty (30) days written notice to the administrator of the agreement.

Section 11. Administration of Agreement

The Fire Chiefs and/or designated Public Safety official of the departments that are parties hereto shall administer this agreement. All decisions pertaining to the acquisition, the maintenance and the disposal of any real or personal property jointly obtained as a consequence of this agreement shall be made by the parties participating in this agreement, or their designated representatives. All such decisions shall be made prior to termination of the agreement by any of the parties to the agreement. The Fire Chiefs/Public Safety Official shall review the agreement on an annual basis.

Section 12. Notices

Any written notice as required in this agreement shall be sent to the address of the respective parties as shown on the execution portion of this agreement.

Section 13. Prior Mutual Aid Agreements

This Agreement supersedes prior fire protection agreements between and among the participating Departments. This Agreement shall exclude any other mutual service agreements for the purposes of Enhanced 9-1-1, Hazardous Materials Response, Emergency Medical Services, MABAS, etc.

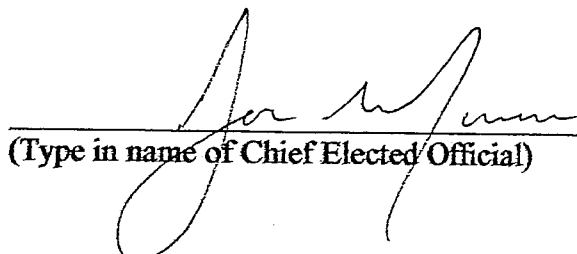
Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by EAST MOLINE CITY COUNCIL on this 18th day of AUGUST, 2003.
(City Council/County Board/Fire District)

Signed:


(Type in name of Chief Elected Official)

department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

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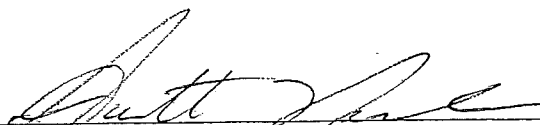
Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by VILLAGE BOARD on this 5th day of JANUARY, 2004
(City Council/County Board/Fire District)

Signed:


(Type in name of Chief Elected Official)

Scott Newberg

Hampton Fire Department
Hampton

ORIGINAL

Section 10. Terms of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Hillsdale Fire Prot. Dist. on this 15th day of FEB, 2005
(Name of City Council/County Board/Fire District) 2004

Signed Chief Richard K. MITTON
(Name and title of Chief Elected Official)



MH/pc
Contracts/Fire Mutual Aid

equipment. Each department shall be responsible for defending against claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29CFR.

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Section 13. Prior Mutual Aid Agreements

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Hopine City Council on this 13th day of August, 2003.
(City Council/County Board/Fire District)

Signed [Signature]
(Type in name of chief elected official)

Section 9. Liability

Employees of any department acting pursuant to this agreement shall be considered as acting under the lawful orders and instruction pertaining to their employment with their own department. Each Department shall provide liability insurance to cover its own personnel and equipment. Each department shall be responsible for defending against claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

Section 10. Terms of Agreement

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Orion Community Fire Protection District.

Adopted by _____ on this 12 day of October, 2004
(Name of City Council/County Board/Fire District)

Signed: Jerry E. Sheldon (President)
(Name and title of Chief Elected Official)

equipment. Each department shall be responsible for defending against claims made against its department or personnel. In the event of an eligible federal incident, Exception may occur under 29 CFR.

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Village Board on this 14th day of October, 2003.
(City Council/County Board/Fire District)

Signed:


(Type in name of Chief Elected Official) Don Johnson, Mayor

Port Byron Fire Department
Port Byron

Section 9. Liability

Employees of any department acting pursuant to this agreement shall be considered as acting under the lawful orders and instruction pertaining to their employment with their own department. Each Department shall provide liability insurance to cover its own personnel and equipment. Each department shall be responsible for defending against claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by REYNOLDS FIRE PROTECTION DISTRICT on this 8 day of OCTOBER, 2004
(Name of City Council/County Board/Fire District)

Signed: Kenneth E. Yeater KENNETH E. YEATER
(Name and title of Chief Elected Official) SEC/TREAS
REYNOLDS FIRE
PROTECTION DISTRICT

Section 9. Liability

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Rock Island City Council on this 11 day of August, 2004³
(Name of City Council/County Board/Fire District)

Signed:  MAYOR
(Name and title of Chief Elected Official)

Section 9. Liability

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by Sherrard Fire Prot. District on this 27 day of October, 2004
(Name of City Council/County Board/Fire District)

Signed: [Signature]
(Name and title of Chief Elected Official)

Section 9. Liability

Employees of any department acting pursuant to this agreement shall be considered as acting under the lawful orders and instruction pertaining to their employment with their own department. Each Department shall provide liability insurance to cover its own personnel and equipment. Each department shall be responsible for defending against claims made against its department or personnel. In the event of an eligible federal incident, exception may occur under 29 CFR.

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Section 14. Filing and Recording

Upon execution by all parties hereto, this agreement shall be filed and recorded with the appropriate state and county departments, as required in each state.

IN WITNESS THEREOF, the parties hereto have duly executed this agreement on the date(s) as shown below.

Adopted by City of Silvis on this 16 day of November, 2004
(Name of City Council/County Board/Fire District)

Signed: [Signature]
(Name and title of Chief Elected Official)

Mayor Pro-Tem

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Troy Said, Fire Chief



Item Title

Resolution authorizing the Bettendorf Fire Chief to sign a Medical Director Agreement between Dr. Richard J. Vermeer and the Bettendorf Fire Department.

Explanation

The Iowa Code and Iowa Administrative Code require an EMS service to have a Medical Director. Dr. Richard J. Vermeer has been the Medical Director for the Bettendorf Fire Department since 1998. The Medical Director Agreement has automatically renewed annually. The initial fee of \$1,500 per year was increased several years ago to \$2,500 per year and to \$3,600 per year in 2022. Dr. Vermeer has requested an increase to \$1,400 per quarter totaling \$5,600 per year for his services as Medical Director.

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

N/A

List Attachments

- Resolution
- Medical Director Agreement

**RESOLUTION AUTHORIZING THE BETTENDORF FIRE CHIEF TO SIGN
A MEDICAL DIRECTOR AGREEMENT BETWEEN
DR. RICHARD J. VERMEER AND THE BETTENDORF FIRE DEPARTMENT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Fire Chief is hereby authorized to sign the attached Medical Director Agreement between Richard J. Vermeer, D.O. and the Bettendorf Fire Department.

Passed, Approved and Adopted this 5th day of August, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

BETTENDORF FIRE
MEDICAL DIRECTOR AGREEMENT

THIS AGREEMENT is executed this _____ day of _____, 2025, by and between Bettendorf Fire (hereinafter the Department), and Richard J. Vermeer, D.O., a physician licensed in the State of Iowa (hereinafter the Physician).

1. Agreement for Professional Services. The Department hereby engages the Physician as a Medical Director for the Emergency Medical Services (EMS) program and the Physician hereby accepts the position of Medical Director in accordance with the terms and conditions of this contract.
2. Physician Duties. The Physician shall be responsible for providing appropriate medical direction and overall supervision of medical aspects of the Department's EMS program as required by the Iowa Administrative Code Chapter 132 with office hours as necessary.
3. Independent Contractor Relationship. In the performance of the work, duties, and obligations of the Physician under this contract, it is mutually understood that the Physician is at all times acting and performing as an independent contractor. The Department shall neither have nor exercise any control or direction over the methods by which the Physician shall perform the work and functions required hereunder. The sole interest and responsibility of the Department is to provide emergency medical services that are performed and rendered in a competent, efficient, and satisfactory manner. The provisions of this contract shall not be interpreted to conflict with the interest of the parties that the legal status of the Physician shall at all times be that of an independent contractor.
4. Compensation. The Department hereby agrees to pay the Physician \$1,400.00 quarterly, (total of \$5,600.00 annually) for professional services performed. Upon renewal as noted below, compensation will increase three percent annually.
5. Medical Director Liability Insurance. The Physical shall be responsible for obtaining Medical Director Liability Insurance as required for performance of assigned duties with the Department.
6. Terms of Agreement. Beginning with date indicated above, the term of this agreement shall be for a period of one year. The agreement will renew annually for each succeeding year unless one of the parties terminates the agreement prior to the end of any renewal year as stipulated in Paragraph 7 below.

7. Agreement Termination. This agreement may be terminated by either party at any time by giving written notice to the other party at least thirty (30) days prior to the effective date of termination which shall be stated in the notice; however, the Physician shall not relinquish his duties and responsibilities before a new or temporary replacement medical director is functioning as the medical director for Department. This Agreement shall automatically terminate if the Physician's license to practice is suspended, revoked, expired, restricted or subject to probation.
8. Entire Agreement. This document contains the entire agreement between the parties and may not be enlarged, modified, or altered except if it is in writing and signed and endorsed by both parties.

IN WITNESS THEREOF, the parties have duly executed this agreement, effective the date indicated above.

BETTENDORF FIRE:

MEDICAL DIRECTOR:

Troy Said, Fire Chief

Richard J. Vermeer, D.O., Physician

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Brian Fries, P.E., Assistant City Engineer



Item Title

Resolution awarding the contract and approving the contract and bond 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.

Bids were received on July 29, 2025. AmeriCore, LLC of Muscatine, Iowa was the low bidder of three (3) bids received. Bids ranged from the high of \$284,497.50 to the low of \$197,883.36, which is 23.24% below the engineers estimate of \$257,796.75.

Staff is requesting a contingency be authorized in addition to the low bid total to cover any unforeseen changes that may arise during construction.

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

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

List Attachments

Resolution; Bid Tabulation; Contract.

RESOLUTION NO. _____-25

**RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND
FOR THE 2025 SIDEWALK REPAIR PROGRAM**

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

2025 Sidewalk Repair Program

WHEREAS, bids were accepted for the construction of the above project on the 29th day of July, 2025, with AmeriCore, LLC submitting the lowest responsible quote in the amount of \$197,883.36 and

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

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

1. The bid of AmeriCore, LLC is hereby accepted for the 2025 Sidewalk Repair Program in the amount of \$197,883.36.
2. The Mayor and City Administrator are hereby authorized to sign the contract for the construction of said project.
3. The award of contract under this resolution is expressly subject to the bidder providing all necessary bonds and insurance documents; on the bidder's signing of the contract as provided in the form of contract, and no further facts or issues coming to light between the passage of this resolution and the actual signing of the contract by a representative of the City such as would cause the City to reconsider, defer, to stop the decision to enter into the contract.
4. A total purchase order amount of \$225,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 5th day of August 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

2025 Sidewalk Repair Program				AmeriCore, LLC		Apollo Excavating		Eastern Iowa Excavating & Concrete, LLC	
Bid Open: July 29, 2025 10:00am				Total Price	\$197,883.36	Total Price	\$252,373.36	Total Price	\$284,497.50
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	Traffic Control State St./Grant St.	1	LS	<u>\$3,000.00</u>	\$3,000.00	\$5,000.00	\$5,000.00	\$8,800.00	\$8,800.00
2	Pavement and Sidewalk Removal	11499	SF	<u>\$2.50</u>	\$28,747.50	\$3.00	\$34,497.00	\$8.25	\$94,866.75
3	Horizontal Saw Cut	21	LF	\$50.00	\$1,050.00	<u>\$26.00</u>	\$546.00	\$69.50	\$1,459.50
4	P.C.C. Sidewalk, 4-inch	5222	SF	\$12.00	\$62,664.00	\$13.25	\$69,191.50	<u>\$11.25</u>	\$58,747.50
5	P.C.C. Sidewalk, 5-inch	3708	SF	\$9.00	\$33,372.00	\$14.00	\$51,912.00	<u>\$7.15</u>	\$26,512.20
6	5" Multi-Use Path	5	SY	\$140.00	\$700.00	<u>\$107.00</u>	\$535.00	\$230.00	\$1,150.00
7	P.C.C. Pavement, 6-inch	301	SY	\$85.00	\$25,585.00	\$112.00	\$33,712.00	<u>\$64.00</u>	\$19,264.00
8	P.C.C. Sidewalk Curb, 6-inch	90	LF	<u>\$30.00</u>	\$2,700.00	\$60.00	\$5,400.00	\$53.50	\$4,815.00
9	Granular Subbase, 2-inch	600	SF	\$2.00	\$1,200.00	\$4.50	\$2,700.00	<u>\$1.00</u>	\$600.00
10	P.C.C. Curb and Gutter, 30-inch	107	LF	<u>\$50.00</u>	\$5,350.00	\$65.00	\$6,955.00	\$55.00	\$5,885.00
11	Modular Block Retaining Wall	100	SF	<u>\$25.00</u>	\$2,500.00	\$37.00	\$3,700.00	\$78.00	\$7,800.00
12	Detectable Warning Surfaces at ADA Ramps	192	SF	\$45.00	\$8,640.00	\$50.00	\$9,600.00	<u>\$31.00</u>	\$5,952.00
13	Manhole, Repair and Adjust	1	EA	\$1,500.00	\$1,500.00	<u>\$750.00</u>	\$750.00	\$1,750.00	\$1,750.00
14	IDOT Manhole, Repair and Adjust	4	EA	<u>\$1,500.00</u>	\$6,000.00	\$3,250.00	\$13,000.00	\$2,650.00	\$10,600.00
15	Select Topsoil, 4-inch	743	SY	<u>\$8.00</u>	\$5,944.00	\$10.00	\$7,430.00	\$13.50	\$10,030.50
16	Sodding and Fertilizing	743	SY	\$12.00	\$8,916.00	<u>\$10.00</u>	\$7,430.00	\$26.00	\$19,318.00
17	Flexible Growth Medium	743	SY	<u>\$0.01</u>	\$7.43	<u>\$0.01</u>	\$7.43	\$7.00	\$5,201.00
18	Chemical Spray Application	743	SY	<u>\$0.01</u>	\$7.43	<u>\$0.01</u>	\$7.43	\$2.35	\$1,746.05

FORM OF CONTRACT

THIS CONTRACT, made the 5th day of August , A.D., 2025, by and between
Americore, hereinafter called the "Contractor", and the
City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

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

ARTICLE I. SCOPE OF WORK - The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required to perform and complete in a workmanlike manner all the work required in connection with the construction of the **2025 Sidewalk Repair Program**, all in strict accordance with the plans and specifications, including any and all addenda prepared by the Engineering Division of the Public Works Department of the City of Bettendorf, Iowa, which plans and specifications are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

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

197,883.36

One Hundred Ninety-Seven Thousand, Eight Hundred Eighty-Three Dollars and 36/100
computed as follows:

Item	Item Description	Units	Quantity	Unit Price	Total Price
1	Traffic Control State St./Grant St.	LS	1	\$ 3,000.00	\$ 3,000.00
2	Pavement and Sidewalk Removal	SF	11,499	\$ 2.50	\$ 28,747.50
3	Horizontal Saw Cut	LF	21	\$ 50.00	\$ 1,050.00
4	P.C.C. Sidewalk, 4-inch	SF	5,222	\$ 12.00	\$ 62,664.00
5	P.C.C. Sidewalk, 5-inch	SF	3,708	\$ 9.00	\$ 33,372.00
6	5" Multi-Use Path	SY	5	\$ 140.00	\$ 700.00
7	P.C.C. Pavement, 6-inch	SY	301	\$ 85.00	\$ 25,585.00
8	P.C.C. Sidewalk Curb, 6-inch	LF	90	\$ 30.00	\$ 2,700.00
9	Granular Subbase, 2-inch	SF	600	\$ 2.00	\$ 1,200.00
10	P.C.C. Curb and Gutter. 30-inch	LF	107	\$ 50.00	\$ 5,350.00
11	Modular Block Retaining Wall	SF	100	\$ 25.00	\$ 2,500.00
12	Detectable Warning Surfaces at ADA Ramps	SF	192	\$ 45.00	\$ 8,640.00
13	Manhole, Repair and Adjust	EA	1	\$ 1,500.00	\$ 1,500.00
14	IDOT Intake, Repair and Adjust	EA	4	\$ 1,500.00	\$ 6,000.00
15	Select Topsoil, 4-inch	SY	743	\$ 8.00	\$ 5,944.00
16	Sodding & Fertilizing	SY	743	\$ 12.00	\$ 8,916.00
17	Flexible Growth Medium	SY	743	\$ 0.01	\$ 7.43
18	Chemical Spray Application	SY	743	\$ 0.01	\$ 7.43

Total Base Bid: \$ 197,883.36

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

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

ARTICLE V. CONTRACT TIME- The bidder to whom the Contract is awarded shall commence work on or after August 11, 2025 and no later than the date to begin work set forth in a Notice to Proceed from the City or its authorized representative, to the Contractor. All work shall be done in strict compliance with the plans and specifications prepared by the Engineer of the Engineering Division of the Public Works Department of Bettendorf, Iowa.

All work on this contract shall be completed by October 31, 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.

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

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

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

Americore
(Contractor)

By

Title

ATTEST:

Title

CITY OF BETTENDORF, IA

Robert Gallagher
Mayor

ATTEST:

Decker P. Ploehn
City Clerk

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

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Patrick Lynch, P.E., Assistant City Engineer



Item Title

Resolution awarding the contract and approving the contract and bond for the 21st Street and Glenn Street Storm Sewer Extension.

Explanation

This project consists of installing storm sewer at the location indicated in the construction drawings to extend a storm sewer outlet to a point downstream of an existing garage, preventing future damage to the garage. Also included in this project is excavation, placement of revetment stone, supplying and installing topsoil, seeding, fertilizing and applying flexible growth medium to all disturbed areas.

Three (3) quotes were solicited and Walter D. Laud, Inc. of Carbon Cliff, Illinois was the low bidder of two (2) bids received. Bids ranged from the high of \$69,306.00 to the low of \$52,835.00, which is 2.52% below the engineer's estimate of \$54,200.00.

Staff is requesting a contingency be authorized in addition to the low bid total to cover any unforeseen changes that may arise during construction.

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

This project (SM0161) was approved with a total budget of \$70,000 within the Community Improvement Program (CIP).

List Attachments

Resolution; Bid Tabulation; Contract.

RESOLUTION NO. _____-25

**RESOLUTION AWARDING THE CONTRACT AND APPROVING THE CONTRACT AND BOND
FOR THE 21ST STREET AND GLENN STREET STORM SEWER EXTENSION**

WHEREAS, plans, specifications, and form of contract were prepared for the construction of improvements to the storm sewer system of said City; namely, the

21st Street and Glenn Street Storm Sewer Extension

WHEREAS, bids were accepted for the construction of the above project, with Walter D. Laud, Inc. submitting the lowest responsible quote in the amount of \$52,835.00 and

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

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

1. The bid of Walter D. Laud, Inc. is hereby accepted for the 21st Street and Glenn Street Storm Sewer Extension in the amount of \$52,835.00.
2. The Mayor and City Administrator are hereby authorized to sign the contract for the construction of said project.
3. The award of contract under this resolution is expressly subject to the bidder providing all necessary bonds and insurance documents; on the bidder's signing of the contract as provided in the form of contract, and no further facts or issues coming to light between the passage of this resolution and the actual signing of the contract by a representative of the City such as would cause the City to reconsider, defer, to stop the decision to enter into the contract.
4. A total purchase order amount of \$60,000.00, which contains the contingency, is hereby approved to cover any unforeseen changes that may arise during construction.

Passed, Approved and Adopted this 5th day of August 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

21st St and Glenn St Storm Sewer Extension

Walter D Laud	Apollo Excavating
Total Price: \$52,835.00	Total Price: \$69,306.00

Item No.	Description	Quantity	Units	Unit Price	Extended	Unit Price	Extended
1	CLEARING & GRUBBING	1	LS	\$7,000.00	\$7,000.00	\$20,000.00	\$20,000.00
2	48" POLYPROPYLENE DRAIN BASIN	2	EA	\$5,500.00	\$11,000.00	\$8,500.00	\$17,000.00
3	30" POLYETHYLENE DUAL WALL PIPE	75	LF	\$140.00	\$10,500.00	\$200.00	\$15,000.00
4	30" FLARED END SECTION	1	EA	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
5	REVTMENT, CLASS D	44	TON	\$120.00	\$5,280.00	\$79.00	\$3,476.00
6	EXCAVATION, CLASS 10, BORROW	167	CY	\$70.00	\$11,690.00	\$10.00	\$1,670.00
7	SELECT TOPSOIL, 4"	210	SY	\$10.00	\$2,100.00	\$19.00	\$3,990.00
8	HYDRAULIC SEEDING, FERTILIZING & MULCH	210	SY	\$7.00	\$1,470.00	\$17.00	\$3,570.00
9	FOUNDATION STONE	35	TON	\$37.00	\$1,295.00	\$60.00	\$2,100.00

FORM OF CONTRACT

THIS CONTRACT, made the 5th day of August, A.D., 2025, by and between
Walter D. Laud, Inc. _____, hereinafter called the "Contractor", and the
City of Bettendorf, Scott County, Iowa, hereinafter called the "City",

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

ARTICLE I. SCOPE OF WORK - The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required to perform and complete in a workmanlike manner all the work required in connection with the construction of the **21st Street & Glenn Street Storm Sewer Extension Project**, all in strict accordance with the plans and specifications, including any and all addenda prepared by the Engineering Division of the Public Works Department of the City of Bettendorf, Iowa, which plans and specifications are made a part of this contract; and in strict compliance with the Contractor's proposal and the other contract documents herein mentioned which are a part of this contract. The Contractor shall do everything required by this contract and the other documents constituting a part thereof.

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

52,835.00

Fifty-Two Thousand, Eight Hundred Thirty-Five Dollars and 00/100
computed as follows:

Item	Item Description	Units	Quantity	Unit Price	Total Price
1	CLEARING & GRUBBING	LS	1	\$ 7,000.00	\$ 7,000.00
2	48" POLYPROPYLENE DRAIN BASIN	EA	2	\$ 5,500.00	\$ 11,000.00
3	30" POLYETHYLENE DUAL WALL PIPE	LF	75	\$ 140.00	\$ 10,500.00
4	30" FLARED END SECTION	EA	1	\$ 2,500.00	\$ 2,500.00
5	REVETMENT, CLASS D	TON	44	\$ 120.00	\$ 5,280.00
6	EXCAVATION, CLASS 10, BORROW	CY	167	\$ 70.00	\$ 11,690.00
7	SELECT TOPSOIL, 4"	SY	210	\$ 10.00	\$ 2,100.00
8	HYDRAULIC SEEDING, FERTILIZING & MULCHING (FGM)	SY	210	\$ 7.00	\$ 1,470.00
9	FOUNDATION STONE	TON	35	\$ 37.00	\$ 1,295.00

Total Base Bid: \$ 52,835.00

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

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

ARTICLE V. CONTRACT TIME- All work 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 upon receipt of the Notice to Proceed and be completed in 60 calendar days. The beginning and completion dates will be included in and made part of the contract between the successful bidder and the City. Liquidated damages in the amount of Five Hundred Dollars and no/100 (\$500.00) per calendar day shall be charged for every day past the completion date.

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

- 1) Addenda to Project Documents
- 2) Special Conditions
- 3) Plan Drawings
- 4) Supplemental General Conditions
- 5) General Conditions
- 6) City of Bettendorf Standard Drawings
- 7) City of Bettendorf Standard Specifications
- 8) Iowa D.O.T., SUDAS, AASHTO, ANSI and ASTM Specifications referenced in the above documents
- 9) Contract with the City
- 10) Contractor's Performance and Payment Bond
- 11) Contractor's Proposal
- 12) Instructions to Bidders
- 13) Non-Collusion Affidavit

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

Walter D. Laud, Inc.
(Contractor)

By _____

Title

ATTEST:

Title

CITY OF BETTENDORF, IA

Robert Gallagher
Mayor

ATTEST:

Decker P. Ploehn
City Clerk

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

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Chris Garman
Streets & Solid Waste Supervisor



Item Title

Resolution approving the purchase of road deicing salt from Compass Minerals America, Inc. in the amount of \$364,892.00

Explanation

Each year, the City of Bettendorf purchases road deicing salt through the Iowa Department of Transportation (IDOT) for the upcoming winter maintenance season. The IDOT let bids for road deicing salt on June 6, 2025. Compass Minerals America, Inc. was the low bidder of two (2) bids received. The City of Bettendorf ordered 4,000 tons of salt from the state bid at the cost of \$82.93/ton delivered, which is an increase of \$2.63/ton from last year's bid of \$80.30/ton.

The IDOT bid stipulates that the City must purchase a minimum of 60% of the order (2,400 tons), and the supplier guarantees to provide no more than 110% of the order (4,400 tons). This resolution will authorize the contractor to be awarded the full amount of 4,400 tons if needed.

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

The Public Works Operations Department has \$435,000 budget under operating supplies in the FY 25/26 budget.

List Attachments

Resolution
IDOT Rock Salt Contract: 645-RFB-1648-2025
Bid Tabulation
Salt Price History Chart

RESOLUTION NO. _____-25

**RESOLUTION APPROVING THE PURCHASE OF ROAD DE-ICING SALT
FROM COMPASS MINERALS AMERICA, INC. IN THE AMOUNT OF \$364,892.00**

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 City requires road deicing salt in order to keep the roads safe and passable during the winter months; and

WHEREAS, this purchase will be made through the Iowa state bid, which is consistent with the City's purchasing policies; and

WHEREAS, the Iowa Department of Transportation (IDOT) let bids for road deicing salt on June 6, 2025, and

WHEREAS, the IDOT has awarded the contract to the lowest, responsive, and responsible bidder, Compass Minerals America, Inc., and

WHEREAS, the City of Bettendorf ordered 4,000 tons of road deicing salt from the IDOT state bid and may purchase up to 4,400 tons if needed.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the Director of Public Works is hereby authorized and directed to issue a Purchase Order to Compass Minerals America, Inc. in the amount of \$364,892.00 for 4,400 tons of road deicing salt.

Passed, Approved and Adopted this 5th day of August, 2025.

Robert S. Gallagher, Mayor

Attest:

Decker P. Ploehn, City Clerk

RE: Contract documents

Attached is an Iowa DOT Purchasing Section contract agreement. Please read and sign within five business days of receiving this notification.

Submit the following additional documents indicated with "X":

Required	Additional Documentation
X	Certificate of liability insurance in which the Iowa DOT is listed as additional insured.
	Contractor Performance Bond
	Spraying license
	Permits
	Builders risk insurance

The countersigned contract will be returned electronically upon execution.

Sincerely,

The Purchasing Section

To sign up for electronic payment please complete and mail or fax the Electronic Fund Transfer (EFT) form separately to:

Dept. of Administrative Services-State Accounting Enterprise

Attn: EFT Coordinator

Hoover State Office Building, 3rd Fl.

Des Moines, IA 50319

Fax: 515-281-5255

Electronic Fund Transfer (EFT) form can be found at:

https://das.iowa.gov/sites/default/files/acct_sae/man_for_ref/forms/eft_authorization_form.pdf

Purchasing Section Contract

Rock Salt for FY2026

Contract Number: 2025-8338

This "Agreement" shall be effective as of the signature date ("Effective Date") of the Iowa Department of Transportation, Administrative Services Division hereinafter ("Agency"), having its principal offices at 800 Lincoln Way, Ames, IA 50010 and COMPASS MINERALS AMERICA INC of 9900 West 109Th St., Ste. 600, Overland Park, Kansas, United States 66210, (hereinafter "Supplier").

1. In consideration of **Seven Million One Hundred Twenty-eight Thousand Five Hundred Fifty-six US Dollars And Five Cents (\$7,128,556.50)**, payable as set forth in the bid specifications. Supplier hereby agrees to furnish goods or services or both as herein specified, per bid solicitation 645-RFB-1648-2025, as opened on June 06, 2025 at the following agreed upon price(s) or rate(s) as attached.
2. The parties agree that the following documents shall be considered part of this contract:
 - a. Agency's bid solicitation dated June 06, 2025;
 - b. Supplier's bid response with attachments, if any;
 - c. Agency's Standard Terms and Conditions.
 - d. Certificate of Insurance listing the Iowa Department of Transportation as additional insured, if required.
3. Contract period
Begin Date: Upon Agency Signature
End Date: May 31, 2026
4. Contract renewal options: YES
Number of available renewals after the original contract period One(1) in One(1) year(s) increments.
5. The parties agree that time is of the essence of this contract and that it contains all of the terms and conditions agreed upon by them.
6. For good cause and as consideration for executing this contract, Supplier through its duly authorized agent, conveys, sells, assigns and transfers to the State of Iowa all rights, title and interest in and to all causes of action it may now have or hereafter acquire under the antitrust laws of the United States and the State of Iowa relating to the particular goods or services purchased or acquired hereunder by the State of Iowa through the Agency.
7. By executing this Contract the Supplier certifies it is either (a) registered with the Iowa Department of Revenue, collects, and remits Iowa sales and use taxes as required by Iowa Code chapter 432; or (b) not a "retailer" or a "retailer maintaining a place of

business in this state" as those terms are defined in Iowa Code subsections 423.1(42) & (43). The Supplier also acknowledges that the Agency may declare the contract void if the above certification is false. The Supplier also understands that fraudulent certification may result in the Agency or its representative filing for damages for breach of contract.

8. Additional terms; if any,

Supplier Contact Information

Contact person: Joel Gerdes

Email: gerdesj@compassminerals.com

Phone: 8003231641

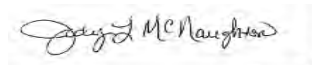
COMPASS MINERALS AMERICA INC
(Supplier)

Iowa Department of Transportation

Administrative Services Division
Jody McNaughton, Procurement Director
(Agency)



Joel Gerdes
Director, US Highway Sales
July 07, 2025



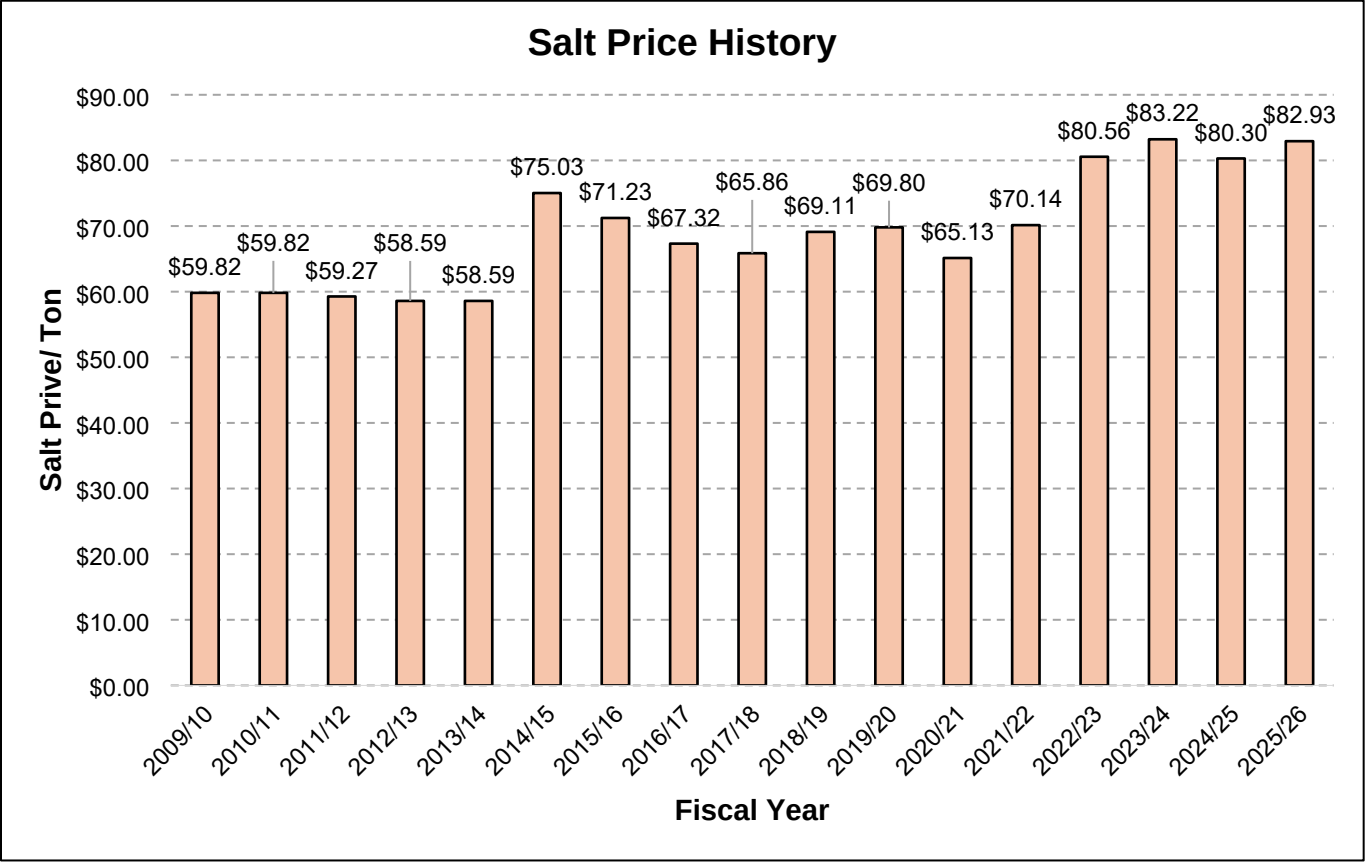
July 08, 2025

Compass Minerals American, Inc.

Vendor Total: 7,128,556.50

	Quantity	Unit Price
P1.1 ROCK SALT-WINTER RESUPPLY - Decorah Garage	1,200	91.04
P1.2 ROCK SALT-WINTER RESUPPLY - Cresco off-site	100	95.88
P2.1 ROCK SALT-WINTER RESUPPLY - Tipton Garage	1,800	87.67
P2.2 ROCK SALT-WINTER RESUPPLY - Stanwood off-site	200	101.06
P3.1 ROCK SALT-WINTER RESUPPLY - Dewitt Garage	2,000	85.33
P3.2 ROCK SALT-WINTER RESUPPLY - Clinton off-site	100	97.08
P4.16 ROCK SALT-WINTER RESUPPLY - Waukon DOT Garage	900	89.1
P4.19 ROCK SALT-WINTER RESUPPLY - New Hampton DOT Garage	1,300	88.62
P4.20 ROCK SALT-WINTER RESUPPLY - Elkader DOT Garage	900	89.1
P4.27 ROCK SALT-WINTER RESUPPLY - West Burlington DOT Garage	1,100	92.29
P4.28 ROCK SALT-WINTER RESUPPLY - Mount Pleasant DOT Garage	1,000	91.32
P4.29 ROCK SALT-WINTER RESUPPLY - Muscatine DOT Garage	1,800	90.99
P4.30 ROCK SALT-WINTER RESUPPLY - Washington DOT Garage	1,700	92.53
P4.33 ROCK SALT-WINTER RESUPPLY - Independence DOT Garage	1,200	91.31
P4.35 ROCK SALT-WINTER RESUPPLY - Coralville DOT Garage	2,500	84.74
P4.36 ROCK SALT-WINTER RESUPPLY - Cedar Rapids DOT Garage	3,000	86.93
P4.37 ROCK SALT-WINTER RESUPPLY - Marion DOT Garage	1,500	91.78
P4.38 ROCK SALT-WINTER RESUPPLY - Maquoketa DOT Garage	1,500	88.7
P4.39 ROCK SALT-WINTER RESUPPLY - Davenport DOT Garage	3,500	82.67
P5.2 ROCK SALT-WINTER RESUPPLY - City of Bettendorf	4,000	82.93
P5.3 ROCK SALT-WINTER RESUPPLY - City of Burlington	950	95.83
P5.4 ROCK SALT-WINTER RESUPPLY - City of Cedar Falls	4,000	93.46
P5.5 ROCK SALT-WINTER RESUPPLY - City of Cedar Rapids	8,500	86.91
P5.10 ROCK SALT-WINTER RESUPPLY - City of Clinton	2,000	87.67
P5.11 ROCK SALT-WINTER RESUPPLY - City of Coralville	1,000	88.08
P5.12 ROCK SALT-WINTER RESUPPLY - City of Cresco	100	90.07
P5.14 ROCK SALT-WINTER RESUPPLY - City of Dewitt	225	95.55
P5.15 ROCK SALT-WINTER RESUPPLY - City of Durant	50	95.4
P5.16 ROCK SALT-WINTER RESUPPLY - City of Eldridge	700	89.18
P5.18 ROCK SALT-WINTER RESUPPLY - City of Fairbank	25	89.84
P5.22 ROCK SALT-WINTER RESUPPLY - City of Fort Madison	250	98.15
P5.23 ROCK SALT-WINTER RESUPPLY - City of Garner	75	106.73
P5.24 ROCK SALT-WINTER RESUPPLY - City of Guttenberg	75	87.29
P5.27 ROCK SALT-WINTER RESUPPLY - City of Iowa City	3,800	86.12
P5.30 ROCK SALT-WINTER RESUPPLY - City of Lansing	75	91.04
P5.31 ROCK SALT-WINTER RESUPPLY - City of LeClaire	600	90.07
P5.34 ROCK SALT-WINTER RESUPPLY - City of Mason City	800	113.29
P5.35 ROCK SALT-WINTER RESUPPLY - City of Montrose	25	102.62
P5.36 ROCK SALT-WINTER RESUPPLY - City of Mount Pleasant	250	99.76
P5.37 ROCK SALT-WINTER RESUPPLY - City of Muscatine	1,200	90.99
P5.39 ROCK SALT-WINTER RESUPPLY - City of New London	25	96.32
P5.40 ROCK SALT-WINTER RESUPPLY - City of North Liberty	1,000	93.68
P5.44 ROCK SALT-WINTER RESUPPLY - City of Walcott	75	86.42
P5.45 ROCK SALT-WINTER RESUPPLY - City of Waterloo	3,800	91.23
P5.46 ROCK SALT-WINTER RESUPPLY - City of Waverly	700	95.16
P5.48 ROCK SALT-WINTER RESUPPLY - City of Wilton	125	96.08
P6.1 ROCK SALT-WINTER RESUPPLY - Allamakee County	1,450	89.62
P6.3 ROCK SALT-WINTER RESUPPLY - Black Hawk County	1,200	93.76
P6.4 ROCK SALT-WINTER RESUPPLY - Bremer County	1,000	93.31
P6.6 ROCK SALT-WINTER RESUPPLY - Cedar County	700	97.63
P6.7 ROCK SALT-WINTER RESUPPLY - Cerro Gordo County	700	103.29
P6.8 ROCK SALT-WINTER RESUPPLY - Chickasaw County	1,200	94.91
P6.10 ROCK SALT-WINTER RESUPPLY - Clayton County	1,200	89.1
P6.15 ROCK SALT-WINTER RESUPPLY - Henry County	300	96.62
P6.16 ROCK SALT-WINTER RESUPPLY - Howard County	1,000	93.64
P6.18 ROCK SALT-WINTER RESUPPLY - Jefferson County	400	107.01
P6.19 ROCK SALT-WINTER RESUPPLY - Johnson County	2,000	87.97
P6.21 ROCK SALT-WINTER RESUPPLY - Lee County	950	96.46
P6.24 ROCK SALT-WINTER RESUPPLY - Linn County (Mt. Vernon Shop)	175	100.39
P6.25 ROCK SALT-WINTER RESUPPLY - Mitchell County	1,200	111.77
P6.26 ROCK SALT-WINTER RESUPPLY - Muscatine County	1,000	92.26
P6.29 ROCK SALT-WINTER RESUPPLY - Scott County	1,600	88.25
P6.33 ROCK SALT-WINTER RESUPPLY - Washington County	800	97.85
P6.39 ROCK SALT-WINTER RESUPPLY - Worth County	400	111.94

	Johnson Feed Inc	Hutchinson Salt Company, LLC	Bruce Oakley Inc.	Morton Salt, Inc.	Independent Salt Company	BlackStrap INC	Central Salt, LLC	Compass Minerals American, Inc.	Austin Logistics
Response Notes									
Total Bid	890,728.25	1,051,310.50	1,602,080.00	2,015,161.49	2,988,272.00	3,871,748.50	6,674,603.25	10,003,939.40	29,516,664.00
Subtotal: Required Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal: Optional Items	890,728.25	1,051,310.50	1,602,080.00	2,015,161.49	2,988,272.00	3,871,748.50	6,674,603.25	10,003,939.40	29,516,664.00
Product Line Items	890,728.25	1,051,310.50	1,602,080.00	2,015,161.49	2,988,272.00	3,871,748.50	6,674,603.25	10,003,939.40	29,516,664.00
Group P1: DOT Garage Combination Decorah & Cresco (Lines are tied for this group.)			121,300.00	128,835.00	0.00	125,300.00		118,836.00	301,600.00
P1.1 ROCK SALT-WINTER RESUPPLY - Decorah Garage									
Unit Price	-	-	93.00	98.70	-	96.00	-	91.04	232.00
Item Total Price	-	-	111,600.00	118,440.00	-	115,200.00	-	109,248.00	278,400.00
Commodity Code	-	-	-	-	-	-	-	-	-
Catalog Number	-	-	-	-	-	-	-	-	-
Description									
Quantity	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
Estimated Delivery Date									
Comment (Optional)					NO BID				
P1.2 ROCK SALT-WINTER RESUPPLY - Cresco off-site									
Unit Price	-	-	97.00	103.95	-	101.00	-	95.88	232.00
Item Total Price	-	-	9,700.00	10,395.00	-	10,100.00	-	9,588.00	23,200.00
Commodity Code	-	-	-	-	-	-	-	-	-
Catalog Number	-	-	-	-	-	-	-	-	-
Description									
Quantity	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Estimated Delivery Date									
Comment (Optional)					NO BID				
Group P2: DOT Garage Combination Tipton & Stanwood (Lines are tied for this group)				0.00	0.00	188,620.00		178,018.00	464,000.00
P2.1 ROCK SALT-WINTER RESUPPLY - Tipton Garage									
Unit Price	-	-	-	-	-	93.90	-	87.67	232.00
Item Total Price	-	-	-	-	-	169,020.00	-	157,806.00	417,600.00
Commodity Code	-	-	-	-	-	-	-	-	-
Catalog Number	-	-	-	-	-	-	-	-	-
Description									
Quantity	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00
Estimated Delivery Date									
Comment (Optional)				No Bid	NO BID				
P2.2 ROCK SALT-WINTER RESUPPLY - Stanwood off-site									
Unit Price	-	-	-	-	-	98.00	-	101.06	232.00



COUNCIL LETTER

MEETING DATE: August 5, 2025

REQUESTED BY: Jason Schadt, Finance Director



Item Title

Resolution authorizing the purchase of maintenance service and licensing to continue using OpenGov (f/k/a Cartegraph) Asset Management System Workflow and Asset Management Software.

Explanation

OpenGov's Asset Management System (OMS) has been in use since July of 2016. OMS is a software solution the city uses for work order management in Public Works and Parks Operations. OMS is a "cloud" aka web hosted application that works with ArcGIS Pro. OMS can run on iOS, Android and Windows devices and allows any citizen to report issues to both Bettendorf and Davenport using the SeeClickFix app. Cartegraph's OMS is built to support a mobile work force and can create job lists on a worker's iPhone with a map of all their assigned jobs. We currently use OMS extensively to track our work and show our compliance with programs, initiatives and governing body mandates.

Ongoing annual costs as included in the current budget and ongoing years will be \$53,178.58 for 25-26.

The upgraded OMS system will allow us to integrate sanitary sewer, storm water, solid waste, parks, signs, ROW Management and streets operations into the workflow system. For this reason, staff recommend splitting the costs across those four funds. 40% sanitary sewer, 30% solid waste, 15% storm water, and 15% streets.

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

Upon approval, the total one-year cost of \$53,178.58 will be expended from the budget in accordance with the timing of payments.

List Attachments

- Resolution
- Invoice
- Sole Source

RESOLUTION _____ - 25

**RESOLUTION AUTHORIZING THE PURCHASE OF MAINTENANCE SERVICE AND
LICENSING TO CONTINUE USING OPENGOV (F/K/A CARTEGRAPH) ASSET
MANAGEMENT SYSTEM WORKFLOW AND ASSET MANAGEMENT SOFTWARE**

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 software is a key component of the City's work order management system and

WHEREAS, OpenGov is the only vendor that provides the software which is currently in place and has been used extensively for many years.

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 OpenGov in the amount \$53,178.58.

PASSED, APPROVED AND ADOPTED this 5th day of August 2025.

Mayor Robert S. Gallagher

ATTEST:

Decker P. Ploehn, City Clerk



Invoice: INV20605

OpenGov, Inc.

660 3rd Street
Suite 100
SAN FRANCISCO CA 94107
United States

Invoice Date: 7/8/2025

Due Date: 8/7/2025

Terms: Net 30

Bill To Details:

Craig Dedecker
City of Bettendorf, IA
3466 Devils Glen Court
Bettendorf IA 52722
United States
cdedecker@bettendorf.org

Charge Summary

Description	Service Period	Qty	Amount	Tax Amount	Total
Transportation Domain	7/1/2025 - 6/30/2026	1	3,671.52	0.00	3,671.52
OMS User	7/1/2025 - 6/30/2026	50	19,650.00	0.00	19,650.00
Internal Requests	7/1/2025 - 6/30/2026	1	408.06	0.00	408.06
OMS Plus	7/1/2025 - 6/30/2026	1	11,830.44	0.00	11,830.44
SCF for YourGov	7/1/2025 - 6/30/2026	1	5,788.12	0.00	5,788.12
Sanitary Sewer Domain	7/1/2025 - 6/30/2026	1	4,895.35	0.00	4,895.35
Stormwater Domain	7/1/2025 - 6/30/2026	1	4,895.35	0.00	4,895.35
Parks & Recreation Domain	7/1/2025 - 6/30/2026	1	2,039.74	0.00	2,039.74
				Subtotal	\$53,178.58
				Tax (0%)	\$0.00
				Invoice Total (USD)	\$53,178.58
				Credits/Payments	\$0.00
				Amount Due	\$53,178.58

Payment Instructions

Payment by ACH (Preferred):

Beneficiary: OpenGov, Inc.
Credit Account Number: 957538686
Routing Number: 322271627

Payment by Wire Transfer:

Beneficiary: OpenGov, Inc.
Routing Number: 021000021
Account Number: 957538686
Bank Address: New York, NY 10017

Express Mail (FedEx/UPS):

Attn: OpenGov, Inc.
Lockbox #103366
2710 Media Center Dr.
Bld #6, STE #120
Los Angeles, CA 90065

US Mail:

OpenGov, Inc.
PO Box 103366
Pasadena, CA 91189-3366

When submitting payment please reference **INV20605**. For any billing inquiries please email billing@opengov.com.



Sole Source or Preferred Vendor Procurement Request

Check one: ☐ Sole Source Vendor ☒ Preferred Vendor

Please submit this form to the Finance Department

Software maintenance and service for city used Cartegraph

Description of Product/Service: asset management software which is used to Identify, locate and record maintenance of infrastructure assets.

Estimated amount of this purchase: \$ 53,178.58

For Preferred Vendor purchases, when was the product/service last competitively bid? _____

Department: Finance/IT/Pub Works Contact Person: Craig DeDecker

Please provide the following information in order to document the request:

1. Prior to completing this form, please search the following joint purchasing groups that the City belongs to. The City can "piggyback" on to any of the products that these groups have already bid on without going through a separate bid process. Circle the appropriate answer indicating if you can find the item after searching all websites and provide a print screen or send the link to the website where we can find the bid for your item.

*LOOK UNDER THE FIRST ONE LISTED **PROCURE SOURCE**.
ONE LOCATION – ONE FORMAT – HUNDREDS OF CONTRACTS*

US Communities www.ProcureSource.com
The Cooperative Purchasing Network www.tcpn.org
National Joint Purchasing Alliance www.njpacoop.org
US Communities www.uscommunities.org
State of Iowa Bids www.das.iowa.gov/gse (type contracts in the search bar)
Bi-State Regional Purchasing Council www.bistateonline.org
AEA Purchasing www.aeapurchasing.org
Federal Contracts Corp www.federalcontractscorp.com
HGAC www.hgacbuy.org
Naspo Value Point www.naspovaluepoint.org
National Cooperative Purchasing Alliance www.ncpa.us
National IPA www.nationalipa.org
National Purchasing Partners Gov www.hppgov.com
Keystone Purchasing Network www.thekpn.org
Thomas Net www.thomasnet.com
National Cooperative Purchasing Alliance www.ncpa.us

Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒
Y	☐	N	☒

2. Explain why the product/service requested is the only product/service that can satisfy your requirements and explain why alternatives are unacceptable. Be specific with regard to specifications, features, characteristics, requirements, capabilities and compatibility. **(Obtain and include a letter from the manufacturer confirming claims made by distributors of exclusive distributorships for the product or service, if, that is cited as a reason for this sole source/preferred vendor purchase.)**

Cartegraph is a proprietary infrastructure asset software development company that is used by many municipalities in our area for the same purposes we utilize it for. It seems to be the best option for reliable data capture regarding cost and maintenance records for assets like buried pipes and road segments. There is only one source for maintenance of this software and that is the OpenGov company. They're the sole provider of service and software upgrades for this software.

3. Will this purchase obligate us to a particular vendor for future purchases? (Either in terms of maintenance that only this vendor will be able to perform and/or if we purchase this item, will we need more “like” items in the future to match this one?)

Yes, it will continue our investment in OpenGov software solutions which in a small way makes it more expensive if we ever wanted to completely replace OpenGov Asset Manager with software or systems from an alternative provider. Currently there isn't an alternative provider in that offers the same functionality but maybe someday there will be.

4. Describe the negotiation efforts, if any that have been made with the supplier to obtain the best possible price. Explain why the price for this product or service is considered to be fair and reasonable.

We called and asked the vendor for the best price available to us. I insisted that the vendor trim the package to just include parts that are essential to use the selected system. I asked the vendor to please bid into one of the purchasing cooperatives that we are members of. The vendor said they were already offering US governmental pricing which is the best they offer. I believe the price is generally fair and reasonable since other entities are paying the same prices for very similar systems.

I hereby request that a sole source/preferred vendor be approved for the procurement of the above statement of work, material, equipment, commodity, or service.

	Craig DeDecker	07/21/2025
City Staff making Request	Printed Name	Date

	Brian Schmidt	
Department Head Signature	Printed Name	Date

I hereby approve the sole source request for the procurement of the product and/or service documented above.

	Jason Schadt	
Finance Director Signature	Printed Name	Date

COUNCIL LETTER

MEETING DATE: August 5, 2025

REQUESTED BY: Jason Schadt, Finance Director



Item Title

Resolution authorizing the payment of the ESRI enterprise agreement license subscription for the use of ESRI ArcGIS pro and ArcGIS online, both for mapping and geolocation resources.

Explanation

ESRI ArcGIS has been in use by the city since before 2000. ArcGIS is a critical software solution the city uses for locating both visible and buried assets and structures needed by Public Works, Parks, Police, Fire, Community Development and the Economic Development Department. We use ArcGIS maps to show plans and share information across numerous projects, departments and organizations. We currently use ArcGIS in combination with Cartegraph OMS extensively to track our work and show our compliance with programs, initiatives and governing body mandates.

Annual license fees for this upgraded package will be \$39,700. We are asked to approve the full expenditure now. This licensing will allow additional city personnel to post maps pertaining to city operations and projects more effectively.

ArcGIS Software is heavily used by the multiple departments while planning and executing CIP projects. For this reason, staff recommend purchasing this license with funds designated for software maintenance budgeted for IT.

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

List Attachments

- Resolution
- Quote
- Invoice
- Sole Source

RESOLUTION _____ - 25

**RESOLUTION AUTHORIZING THE PAYMENT OF THE ESRI ENTERPRISE AGREEMENT
LICENSE SUBSCRIPTION FOR THE USE OF ESRI ARCGIS PRO AND ARCGIS ONLINE,
BOTH FOR MAPPING AND GEOLOCATION RESOURCES**

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 software is a key component of the City's financial planning, operating mapping and geographical communication tools; and

WHEREAS, ESRI is the only vendor that provides the software which is currently in place and has been used extensively for many years;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that said request is hereby approved and that the Director of Finance is authorized to issue a purchase order to ESRI in the amount \$39,700.

PASSED, APPROVED, AND ADOPTED this 5th day of August 2025.

Mayor Robert S. Gallagher

ATTEST:

Decker P. Ploehn, City Clerk



Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

To expedite your order, please attach a copy of
this quotation to your purchase order.
Quote is valid from: 2/13/2024 To: 8/11/2024

Quotation # Q-515325

Date: February 13, 2024

Customer # 129145 Contract #

City of Bettendorf
Information Systems
1609 State St
Bettendorf, IA 52722-4937

ATTENTION: Craig DeDecker
PHONE: (563) 344-4050
EMAIL: cdedecker@bettendorf.org

Material	Qty	Term	Unit Price	Total
168178	1	Year 1	\$39,700.00	\$39,700.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
168178	1	Year 2	\$39,700.00	\$39,700.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
168178	1	Year 3	\$39,700.00	\$39,700.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal: \$119,100.00

Sales Tax: \$0.00

Estimated Shipping and Handling (2 Day Delivery): \$0.00

Contract Price Adjust: \$0.00

Total: \$119,100.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:
Christopher Walters

Email:
cwalters@esri.com

Phone:
909-369-4449 x4449

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

WALTERSC

This offer is limited to the terms and conditions incorporated and attached herein.

Esri Use Only:

Cust. Name _____
 Cust. # _____
 PO # _____
 Esri Agreement # _____



SMALL ENTERPRISE AGREEMENT COUNTY AND MUNICIPALITY GOVERNMENT (E214-2)

This Agreement is by and between the organization identified in the Quotation ("**Customer**") and **Environmental Systems Research Institute, Inc. ("Esri")**.

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

**Table A
List of Products**

Uncapped Quantities**Desktop Software and Extensions** (Single Use)

ArcGIS Desktop Advanced
 ArcGIS Desktop Standard
 ArcGIS Desktop Basic
 ArcGIS Desktop Extensions: ArcGIS 3D Analyst,
 ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,
 ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS
 Schematics, ArcGIS Workflow Manager, ArcGIS Data
 Reviewer

Enterprise Software and Extensions

ArcGIS Enterprise (Advanced and Standard)
 ArcGIS Monitor
 ArcGIS Enterprise Extensions: ArcGIS 3D Analyst,
 ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,
 ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS
 Workflow Manager, ArcGIS Data Reviewer

Enterprise Additional Capability Servers

ArcGIS Image Server

Developer Tools

ArcGIS Runtime Standard
 ArcGIS Runtime Analysis Extension

Limited Quantities

One (1) Professional subscription to ArcGIS Developer
 Two (2) ArcGIS CityEngine Single Use Licenses
 100 ArcGIS Online Viewers
 100 ArcGIS Online Creators
 17,500 ArcGIS Online Service Credits
 100 ArcGIS Enterprise Creators
 3 ArcGIS Insights in ArcGIS Enterprise
 3 ArcGIS Insights in ArcGIS Online
 10 ArcGIS Location Sharing User Type Extension (Enterprise)
 10 ArcGIS Location Sharing User Type Extension (Online)
 9 ArcGIS Advanced Editing User Type Extension (Enterprise)

OTHER BENEFITS

Number of Esri User Conference registrations provided annually	3
Number of Tier 1 Help Desk individuals authorized to call Esri	3
Maximum number of sets of backup media, if requested*	2
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

City of Bettendorf
(Customer)

By: Craig DeDecker
Authorized Signature

Printed Name: Craig DeDecker

Title: Systems Administrator

Date: 6/28/2024

CUSTOMER CONTACT INFORMATION

Contact: Craig DeDecker

Telephone: 563-344-4050

Address: 1609 State St.

Fax: _____

City, State, Postal Code: 52722

E-mail: cdedecker@bettendorf.org

Country: USA

Quotation Number (if applicable): Q-515325

1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—ADDITIONAL GRANT OF LICENSE

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—TERM, TERMINATION, AND EXPIRATION

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—PRODUCT UPDATES

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—ADMINISTRATIVE REQUIREMENTS

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.
- c. Esri's federal ID number is 95-2775-732.
- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.
- b. The following information will be included in each Ordering Document:
 - (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
 - (2) Order number
 - (3) Applicable annual payment due

9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.



380 New York St
Redlands, CA-92373-8118
Phone: (909) 793-2853

Invoice : 900057752 Document date : 07/12/2025
Order : 40071390 Delivery :
Customer : 129145
Customer PO : Contract 00332254.0
End User : 129145 City of Bettendorf
Project : U.C.C.

Invoice

Page : 1

Bill to:

City of Bettendorf
Information Systems
1609 State St
Bettendorf IA 52722-4937

Ship to:

City of Bettendorf
Information Systems
1609 State St
Bettendorf IA 52722-4937

Terms of payment: Net Due 30 days, no discount

The line items included in this transaction are governed exclusively by the terms of the above-referenced contract, if any, or, where applicable, Esri's standard terms and conditions at www.esri.com/legal/software-license.

Esri Contract: SMALL GOVT ELA US Customer Contract:

Enterprise Agreement Fee Software/Maintenance
Term: 07/12/2025 to 07/11/2026

Item Subtotal	39,700.00
Total:	USD 39,700.00

FEIN: 95-2775732
DUNS/CEC: 06-313-4175 CAGE: 0AMS3
Please detach lower portion and return with remittance



City of Bettendorf
Information Systems
1609 State St
Bettendorf IA 52722-4937

Remit Payment to:
Environmental Systems Research Institute, Inc.

By Check:
P.O. Box 741076
Los Angeles
CA 90074-1076

Electronic Instructions:
Bank: Bank of America
Wire ABA: 026009593
ACH ABA: 121000358

Acct#: 1496150335

Invoice: 900057752
Payer: 129145

Document Date: 07/12/2025
Total: USD 39,700.00



Sole Source or Preferred Vendor Procurement Request

Check one: ☒ Sole Source Vendor ☐ Preferred Vendor

Please submit this form to the Finance Department

Description of Product/Service: Software subscription for city used ArcGIS software.

Estimated amount of this purchase: \$ \$39,700

For Preferred Vendor purchases, when was the product/service last competitively bid? _____

Department: Finance/IT/Engineering Contact Person: Craig DeDecker

Please provide the following information in order to document the request:

1. Prior to completing this form, please search the following joint purchasing groups that the City belongs to. The City can “piggyback” on to any of the products that these groups have already bid on without going through a separate bid process. Circle the appropriate answer indicating if you can find the item after searching all websites and provide a print screen or send the link to the website where we can find the bid for your item.

*LOOK UNDER THE FIRST ONE LISTED **PROCURE SOURCE**.
ONE LOCATION – ONE FORMAT – HUNDREDS OF CONTRACTS*

US Communities www.ProcureSource.com	Y ☐	N ☒
The Cooperative Purchasing Network www.tcpn.org	Y ☐	N ☒
National Joint Purchasing Alliance www.njpacoop.org	Y ☐	N ☒
US Communities www.uscommunities.org	Y ☐	N ☒
State of Iowa Bids www.das.iowa.gov/gse (type contracts in the search bar)	Y ☐	N ☒
Bi-State Regional Purchasing Council www.bistateonline.org	Y ☐	N ☒
AEA Purchasing www.aeapurchasing.org	Y ☐	N ☒
Federal Contracts Corp www.federalcontractscorp.com	Y ☐	N ☒
HGAC www.hgacbuy.org	Y ☐	N ☒
Naspo Value Point www.naspoaluepoint.org	Y ☐	N ☒
National Cooperative Purchasing Alliance www.ncpa.us	Y ☐	N ☒
National IPA www.nationalipa.org	Y ☐	N ☒
National Purchasing Partners Gov www.hppgov.com	Y ☐	N ☒
Keystone Purchasing Network www.thekpn.org	Y ☐	N ☒
Thomas Net www.thomasnet.com	Y ☐	N ☒
National Cooperative Purchasing Alliance www.ncpa.us	Y ☐	N ☒

2. Explain why the product/service requested is the only product/service that can satisfy your requirements and explain why alternatives are unacceptable. Be specific with regard to specifications, features, characteristics, requirements, capabilities and compatibility. **(Obtain and include a letter from the manufacturer confirming claims made by distributors of exclusive distributorships for the product or service, if, that is cited as a reason for this sole source/preferred vendor purchase.)**

ArcGIS is a proprietary GIS mapping software package that is used by almost every major government entity in the United States that governs parcels of land. There is only one source of this software and that is the company known as ESRI and they're the sole provider of service and upgrades for this software.

3. Will this purchase obligate us to a particular vendor for future purchases? (Either in terms of maintenance that only this vendor will be able to perform and/or if we purchase this item, will we need more “like” items in the future to match this one?)

Yes, it will continue to increase our investment in ESRI software solutions which in a small way makes it that much more expensive if we ever wanted to completely replace ArcGIS with software or systems from an alternative provider. Currently there isn't an alternative provider in the US but maybe someday there will be.

4. Describe the negotiation efforts, if any that have been made with the supplier to obtain the best possible price. Explain why the price for this product or service is considered to be fair and reasonable.

We called and asked the vendor for the best price available to us. I insisted that the vendor trim the package to just include parts that are essential to use the selected system. I asked the vendor to please bid into one of the purchasing cooperatives that we are members of. The vendor said they were already offering us governmental pricing which is the best they offer. I believe the price is generally fair and reasonable since other entities are paying the same prices for these same systems.

I hereby request that a sole source/preferred vendor be approved for the procurement of the above statement of work, material, equipment, commodity, or service.

_____	Craig DeDecker	07/28/2025
City Staff making Request	Printed Name	Date

_____	Jason Schadt	_____
Department Head Signature	Printed Name	Date

I hereby approve the sole source request for the procurement of the product and/or service documented above.

_____	Jason Schadt	_____
Finance Director Signature	Printed Name	Date

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Mark Hunt
Community Development Director



Item Title

Resolution approving the final plat of Palmer's Crow Valley 1st Addition (replat of Lots 17 and 18, Crow Valley 1st Addition and adjacent parcel), submitted by Kerkhoff Homes. (Case 25-028-REPL)

Explanation

Kerkhoff Homes has submitted the final plat of Palmer's Crow Valley 1st Addition. The primary purpose of the replat is to combine Lots 17 and 18, Crow Valley 1st Addition (platted in 1970) for the construction of one single-family home.

The future land use designation for the site is Neighborhood Light. Other future land uses bordering the proposed subdivision include Open Space and Parks to the south and east and Neighborhood Light located to the north and west. The proposed development is consistent with the housing goal of the Comprehensive Plan: Expanding Housing Choices & Strengthening Neighborhoods, Action Item: Help stabilize neighborhoods and support reinvestment in housing stock.

While this entire subdivision is zoned R-5, High Density Multi-Family Residence District, it has been developed in a manner similar to an R-1 subdivision. An R-1 district borders this subdivision. The practical differences between the R-1 and R-5 subdivisions are negligible, as both have the appearance of a single-family residential district.

At their July 16, 2025 meeting, the Planning and Zoning Commission made a recommendation for approval of the final plat.

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

N/A

List attachments

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

RESOLUTION NO. _____ - 25

**RESOLUTION APPROVING THE FINAL PLAT OF
PALMER'S CROW VALLEY 1ST ADDITION
REPLAT OF LOTS 17 AND 18, CROW VALLEY 1ST ADDITION
AND ADJACENT PARCEL**

WHEREAS, Kerkhoff Homes has submitted the final plat of Palmer's Crow Valley 1st Addition (Replat of Lots 17 and 18, Crow Valley 1st Addition and adjacent parcel), and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Palmer's Crow Valley 1st Addition.

PASSED, APPROVED, AND ADOPTED this 5th day of August, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Planning & Zoning Commission
Author: Greg Beck
Department: Community Development
Meeting Date: July 16, 2025
Report Issued: July 10, 2025



Case No.: 25-028-REPL
Request: Final Plat (replat) – Palmer’s Crow Valley 1st Addition
Location: South of Forest Grove Drive and north of Crow Creek
Legal Description: Parcel ID #840453117 and 840455118
Applicant: Kerkhoff Homes
Current Zoning: R-5, High Density Multifamily Residence District
Future Land Use: NL- Neighborhood Light

Background Information

Kerkhoff Homes has submitted the final plat of Palmer’s Crow Valley 1st Addition. The primary purpose of the replat is to combine Lots 17 and 18, Crow Valley 1st Addition (platted in 1970) for the construction of one single-family home.

Future Land Use and Comprehensive Plan

The future land use designation for the site is Neighborhood Light. Other future land uses bordering the proposed subdivision include Open Space and Parks to the south and east and Neighborhood Light located to the north and west.

The proposed development is consistent with the housing goal of the Comprehensive Plan:

Goal: Expanding Housing Choices & Strengthening Neighborhoods.

Action Item: Help stabilize neighborhoods and support reinvestment in housing stock.

Lot Configuration & Zoning Compliance

While this entire subdivision is zoned R-5, High Density Multi- Family Residence District, it has been developed in a manner similar to an R-1 subdivision. An R-1 district borders this subdivision. The practical differences between the R-1 and R-5 subdivisions are negligible, as both have the appearance of a single-family residential district.

This replat combines Lots 17 and 18 in Crow Valley 1st Addition. There is an existing house on Lot 17 (2455 Eagle Circle), and Lot 18 is undeveloped. In the past, a portion of the adjoining property owned by a country club was acquired and added to both lots. The existing house on Lot 17 will be demolished, and a new single-family dwelling will be built on the combined lots of record which are a total of 1.45 acres in size.

Thoroughfare Plan & Access

Access to the site is from Forest Grove Drive to Golf Course Road to Crow Valley Drive which connects to Eagle Circle.

Utilities

Utilities are present along Eagle Circle. A 15-foot utility easement on the shared property line of Lot 17 and 18 will be vacated. Other easements on the proposed plat reflect existing utilities.

Pedestrian and Trail Access

No sidewalks were placed in the Crow Valley 1st Addition when it was developed, and there is no trail system in the subdivision. A recreational trail is located along the south side of Forest Grove Drive at the entry to the subdivision.

Stormwater Detention

Storm water detention was not required for this subdivision when it was platted in 1970, and there is no ordinance requiring any detention basins for future construction.

Staff Recommendation

Staff contends the proposed Final Plat for Palmer's Crow Valley 1st Addition meets code requirements and is consistent with the Comprehensive Plan. Staff recommends approval of Case No. 25-028-REPL.

Respectfully submitted,

Greg Beck
City Planner

List of Attachments:

- A – Aerial Location Map
- B – FLUM and Zoning Map
- C- Final Plat – Crow Valley 1st Addition
- D- Final Plat – Palmer's Crow Valley 1st Addition

Case No. 25-028: Palmer's Crow Valley 1st Addition

Replat

Aerial Map - Attachment A

1 Inch = 123 Feet

0 45 90 180 270 Feet

N



Case No. 25-028: Palmer's Crow Valley 1st Addition

Replat

Future Land Use & Zoning - Attachment B

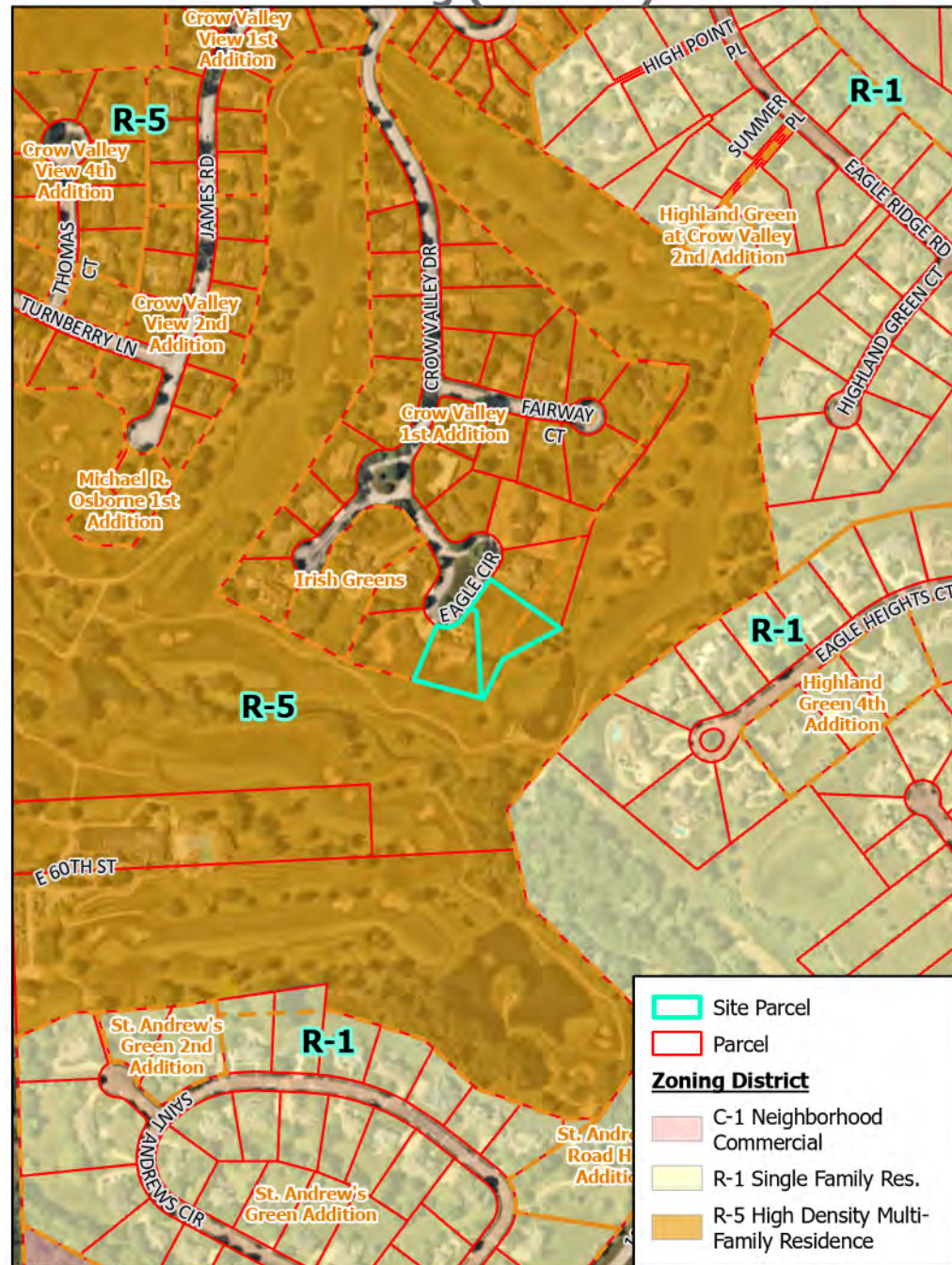
1 Inch = 500 Feet
0 185 370 740 Feet



Future Land Use



Zoning (Current)





1. All distances shown are in feet and decimal parts thereof.
2. For this survey the North line of the Southeast Quarter of Section 4-78-4 was assumed as having the bearing of South 89°05'01" West.
3. All building line set-backs are 25'.
4. Set back lines show trees -A-
5. Iron monuments set shown thus ⊕
6. A 15.00' utility easement is granted on all side & rear lot lines 7.5' on each side of lot line; and a 15.00' utility easement is granted along the perimeter of said addition.
7. Concrete monuments set shown thus ⊞
8. Concrete monuments are 36" long with 6" diameter and metal dowel 36" long with 5/8" diameter.

No	Δ	T	R	D	L
27 East	29°22'32"	135.26	516.00	17.134	264.55'
27 West	29°22'32"	121.62	464.00	16.378	237.00'
28 West	6°03'37"	133.28	275.00	25.352	240.85'
28 East	6°03'37"	52.23	114.00	32.925	169.62'
3 East	43°00'43"	140.05	320.92	2.834	256.93'
3 West	43°00'43"	109.54	400.92	4.291	370.54'
10 East	55°21'25"	148.76	456.00	12.565	282.15'
10 West	55°21'25"	121.04	404.00	4.182	255.84'
11 East	5°54'33"	67.70	630.00	4.407	140.00'
11 West	6°03'37"	71.53	415.00	4.244	142.02'
5 North	9°55'15"	63.35	530.00	7.840	126.30'
5 South	10°03'28"	55.84	600.00	8.420	110.57'
22 North	10°52'15"	84.48	555.00	7.620	112.00'
22 South	10°40'32"	50.92	545.00	10.513	101.35'
23 North	12°16'30"	82.30	765.00	7.485	145.97'
23 South	12°16'30"	87.48	815.00	7.030	174.68'

FINAL PLAT
CROW VALLEY 1ST ADDITION
AN ADDITION TO THE CITY OF BETTENDORF, IOWA
PART OF THE SE 1/4 OF SECTION 4-78-4
OWNER: CROW CREEK ESTATES INC.

GOLLEHON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS • PLANNERS
OMAHA — DAVENPORT

Certification:
I hereby certify that the above plat correctly represents a survey made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Iowa.
William D. Fell June 2, 1970
Iowa Reg # 3843
Revised 7-20-1970

City of Bettendorf, Iowa
By Mayor
Date May 19, 1970
Attest City Clerk

Northwestern Bell Telephone Co
By A. L. Beaumont, D.E.
Date 6-3-70

Plan & Zoning Commission
By Miss H. H. H.
Date May 4, 1970

Iowa-Illinois Gas & Electric Co
By Gas Dept. Long Sanford 6/3/70
By Elect. Dept. C. A. Speer
Date 6/3/70



Description: Crow Valley First Addition, Lots 17, 18, and Adjacent Parcel
Section 4, Township 78 North, Range 5 East of the 5th P.M.
Requestor: Kerkhoff Homes Inc.
Proprietor: Bellefy Properties LLC.
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

FINAL PLAT OF
PALMER'S CROW VALLEY 1ST ADDITION
PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 4
EAST OF THE 5TH P.M. BEING LOTS 17 & 18 OF CROW VALLEY FIRST ADDITION &
ADJACENT PARCEL, CITY OF BETTENDORF, SCOTT COUNTY, IOWA



CITY OF BETTENDORF, IOWA

BY _____
ATTEST _____
DATE _____

PLAN & ZONE COMMISSION

BY _____
DATE _____

LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, ALSO BEING CROW VALLEY 1ST ADDITION LOT 17, LOT 18, AND ADJACENT PARCEL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 IN SAID ADDITION; THENCE, NORTH 23 DEGREES 09 MINUTES 54 SECONDS EAST, TO A NONTANGENTIAL ARC, A DISTANCE OF 164.44 FEET; THENCE, ALONG SAID ARC CONCAVE NORTHWESTERLY, A DISTANCE OF 82.49 FEET, SAID ARC HAVING A RADIUS OF 59.75 FEET, A CHORD LENGTH OF 76.10 FEET AND A CHORD BEARING OF NORTH 74 DEGREES 09 MINUTES 37 SECONDS EAST; THENCE, NORTH 34 DEGREES 40 MINUTES 54 SECONDS EAST, A DISTANCE OF 129.89; THENCE, SOUTH 55 DEGREES 20 MINUTES 15 SECONDS EAST, A DISTANCE OF 237.67 FEET; THENCE, SOUTH 61 DEGREES 18 MINUTES 23 SECONDS WEST, A DISTANCE OF 180.66 FEET; THENCE, SOUTH 26 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 121.92 FEET; THENCE, NORTH 75 DEGREES 04 MINUTES 26 SECONDS WEST, TO THE POINT OF BEGINNING, A DISTANCE OF 200.31 FEET, CONTAINING 1.45 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE WEST LINE OF LOT 17, CROW VALLEY 1ST ADDITION HAS A BEARING OF NORTH 23 DEGREES 09 MINUTES 54 SECONDS EAST.

GENERAL NOTES

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 1.45 ACRES, MORE OR LESS.

LOTS ARE ZONED R-5

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLANTED.

CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF THE UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.

** EASEMENT VACATED WITH RECORDING OF THIS PLAT.

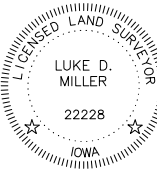
BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
DO NOT RECORD
Signature: Luke D. Miller
Date: Reg. No. 22228

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:

THIS SHEET ONLY.



MIDAMERICAN ENERGY COMPANY

BY _____

DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

IOWA—AMERICAN WATER CO.

BY _____

DATE _____

MEDIACOM

BY _____

DATE _____

CENTURYLINK

BY _____

DATE _____

METRONET

BY _____

DATE _____

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
www.klingner.com
Davenport, Iowa
4111 East 60th Street
563.359.1348
Quincy, IL, Hannibal, MO
Burlington, IA, Galena, IL, Pella, IA
Columbia, MO, Carbondale, IL

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REVISION HISTORY			
NO.	DESCRIPTION	DATE	APP.

ISSUED FOR: 6/24/2025

PROJECT STATUS

PRELIMINARY
NOT FOR
CONSTRUCTION

PALMER'S CROW VALLEY 1ST ADDITION
KERKHOFF HOMES INC.
6295 SETTLER'S POINT
BETTENDORF, IOWA

Non-Reduced Sheet Size: 24" x 36"
This drawing has been prepared using standard scales.
Reduced size drawings may not conform to standard scales.

DESIGNED	DRAWN
FIELD	ASR
DRAWING	FIELD BOOK
CHECKED	CHECK DATE

SHEET TITLE
FINAL PLAT

PROJECT NO.
25-041
DRAWING ISSUED DATE:
6/24/2025
SHEET
1 OF 1



July 29, 2025

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

SUBJECT: Planning and Zoning Commission's recommendation on the final plat of
Palmer's Crow Valley 1st Addition (Replat of Lots 17 and 18, Crow Valley 1st
Addition and adjacent property). (Case 25-028-REPL)

Honorable Mayor and Members of the City Council:

On July 16, 2025, the Planning and Zoning Commission reviewed and recommended that
your Honorable Body approve the above named final plat.

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

Sincerely,

Mark D. Hunt
Director, Community Development

Final Plat

4. Case 25-028-REPL; Palmer's Crow Valley 1st Addition, (Replat of Lots 17 and 18, Crow Valley First Addition and adjacent parcel), submitted by Kerkhoff Homes, Inc. (Staff: Beck)

Beck reviewed the staff report.

On motion by Kappeler, seconded by Satterfield, that the final plat of Palmer's Crow Valley 1st Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Mark Hunt
Community Development Director



Item Title

Resolution approving the final plat of Highland Ridge 4th Addition (replat of Lots 2-39, Highland Ridge First Addition), submitted by E & A Development Company. (Case 25-026-REPL)

Explanation

E & A Development has submitted the final plat of Highland Ridge 4th Addition. The proposed replat represents an increase from 38 to 41 townhouse lots. The additional lots have been accommodated through the removal of an unnecessary sanitary sewer easement on the east side of the development.

The future land use designation for the site is Mixed Transitional and Service Commercial. Other future land use designations bordering the proposed subdivision include Service Commercial to the north and Neighborhood Light located to the south, east, and west. The proposed development is consistent with the housing goal of the Comprehensive Plan: Expanding Housing Choices & Strengthening Neighborhoods.

At their July 16, 2025 meeting, the Planning and Zoning Commission made a recommendation for approval of the final plat.

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

N/A

List attachments

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

RESOLUTION NO. _____ - 25

**RESOLUTION APPROVING THE FINAL PLAT OF
HIGHLAND RIDGE 4TH ADDITION
REPLAT OF LOTS 2-39, HIGHLAND RIDGE FIRST ADDITION**

WHEREAS, E & A Development Company has submitted the final plat of Highland Ridge 4th Addition (Replat of Lots 2-39, Highland Ridge First Addition), and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the final plat of Highland Ridge 4th Addition.

PASSED, APPROVED, AND ADOPTED this 5th day of August, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Greg Beck
Department: Community Development
Meeting Date: July 16, 2025
Report Issued: July 10, 2025



Case No.: 25-026-REPL and 25-029-SDP
Request: Final Plat and Site Development Plan – Highland Ridge 4th Addition
Location: South of Forest Grove Drive and west of Devils Glen Road
Parcel numbers 840335102 through 840335139, 84033510LB and 84033510LA
Applicant: E & A Development Company
Current Zoning: R-3, Mixed Residential District and C-2, Community Commercial District
Future Land Use: MT, Mixed Transitional and SC, Service Commercial
Related Cases: 23-056-FP Highland Ridge First Addition
23-051-PP Highland Ridge Preliminary Plat

Background Information and Facts

E & A Development has submitted a final plat and site development plan for Highland Ridge 4th Addition which is a replat of Lots 2-39 in Highland Ridge First Addition. The proposed replat represents an increase from 38 to 41 townhouse lots. The additional lots have been accommodated through the removal of an unnecessary sanitary sewer easement on the east side of the development. The proposed site plan details the location of the townhomes, utilities, and landscaping in a manner that is similar to the previous preliminary and final plats for the area. The proposed townhomes are characterized as a mix of split levels and walkouts.

Future Land Use and Comprehensive Plan

The future land use designation for the site is Mixed Transitional and Service Commercial. Other future land use designations bordering the proposed subdivision include Service Commercial to the north and Neighborhood Light located to the south, east, and west.

The proposed development is consistent with the housing goal of the Comprehensive Plan:

Goal: Expanding Housing Choices & Strengthening Neighborhoods.

Lot Configuration & Zoning Compliance

The zoning classifications of the subdivision are split between R-3, Mixed Residential District (Lots 1-14 and 39-41) and C-2, Community Commercial District (Lots 15-38). Adjacent zoning includes:

- R-3, Mixed Residential District (east)
- C-2, Community Commercial District (north)
- C-1, Neighborhood Commercial District (northwest)
- R-1, Single Family Residence District (west)

The plat and site development plan meet or exceed all bulk standards for the related zoning districts. For example, 4,264 square feet of site area is provided for each townhouse unit, while only 3,000 is required by code. Outlot B is an undevelopable area over a gas pipeline easement. Outlot A provides storm water detention.

Thoroughfare Plan & Access

Primary access to the subdivision comes from entries from Forest Grove Drive and Devils Glen Road via the newly completed Rain Forest Drive. Rain Forest Drive provides internal connectivity to Crescent Moon Court.

Utilities

Utilities are sourced from existing mains primarily along Devils Glen Road, Forest Grove Drive, and Rain Forest Drive. Accommodation for service connections to the individual lots is through utility easements along Rain Forest Drive and Crescent Moon Court. A gas pipeline traverses the subdivision running north and south and is accommodated in a 75-foot-wide easement.

Pedestrian and Trail Access

Five-foot wide sidewalks shall be placed throughout the subdivision. A recreational trail exists along the east side of Devils Glen Road, and a 5-foot wide sidewalk is located on the west side of Devils Glen Road. A ten-foot wide recreational trail is located on the south side of Forest Grove Drive.

Off-Street Parking

Two parking spaces are required for each unit. This standard is exceeded by the two-car garages provided for each townhouse and the available parking on the driveways.

Stormwater Detention

Storm water detention is accommodated in Outlot A. The City Engineer must approve all designs prior to the City Council consideration of this project.

Landscaping

Landscaping regulations require 86 tree factors. The site development plan provided at the time of this report appears to be short 29 tree factors. The applicant's engineering team is aware and is working on an update to the landscaping plan.

Staff Recommendation

Staff recommends approval of the final plat of Highland Ridge 4th Addition. (25-026-REPL)

Staff recommends approval of the site development plan (25-029-SDP) subject to the following condition:

1. That an updated landscape plan showing the required total of 86 tree factors throughout the site. All species of trees and tree caliper sizes shall be provided prior to City Council consideration of the site development plan.

Greg Beck
City Planner

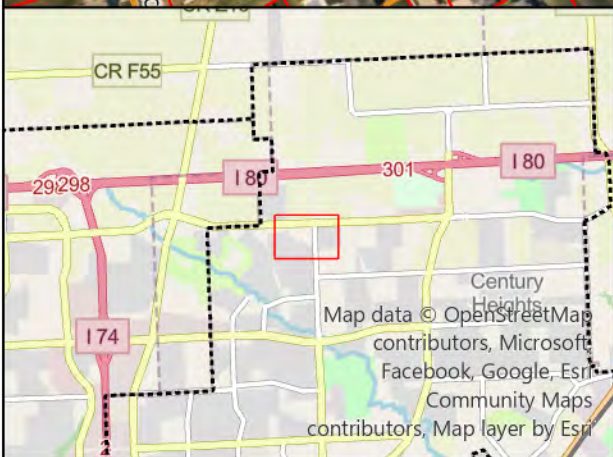
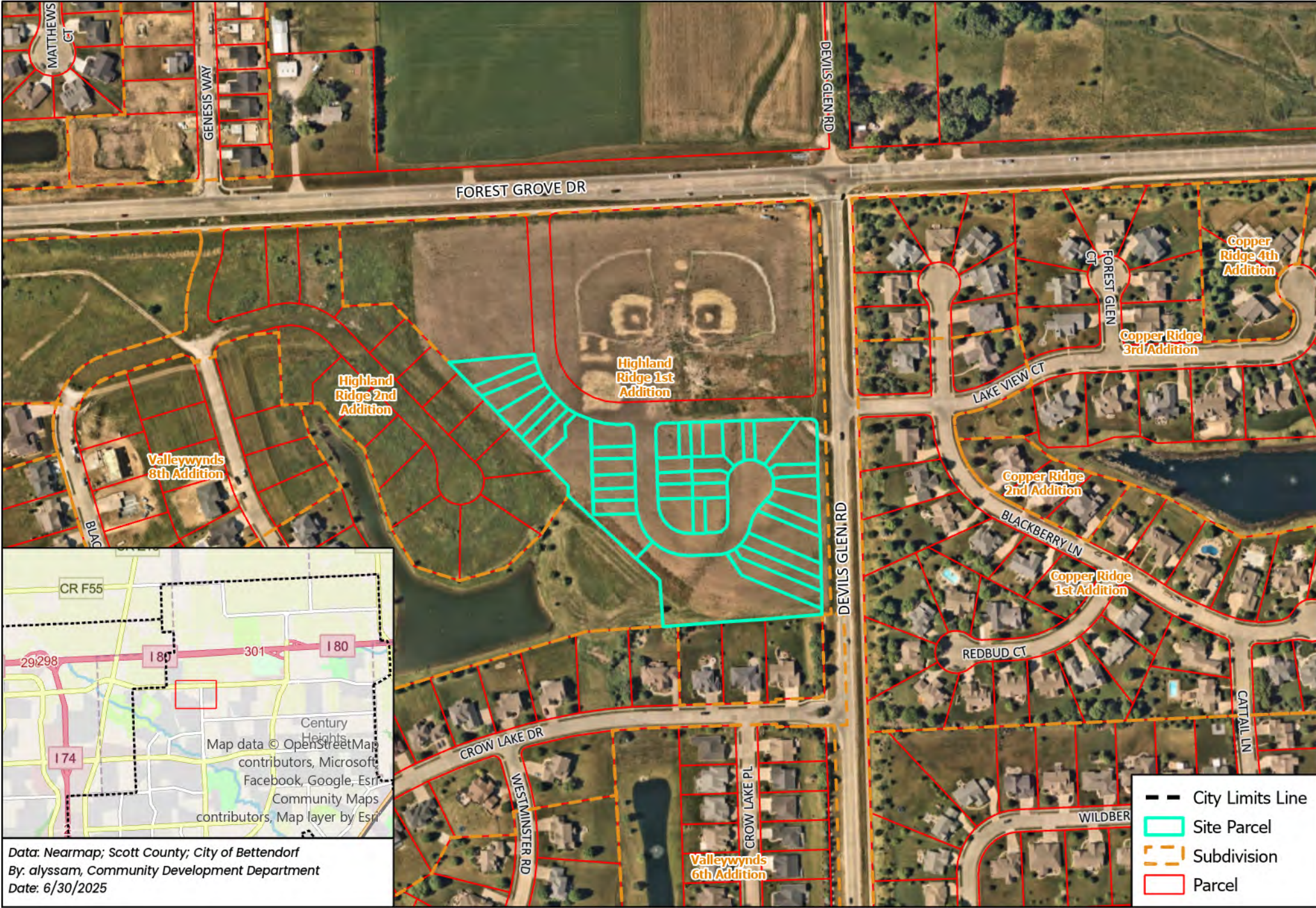
List of Attachments:

- A – Aerial Location Map
- B – FLUM and Zoning Map
- C – Additional Units Exhibit
- D – Final Plat Highland Ridge First Addition
- E – Final Plat Highland Ridge Fourth Addition
- F – Site Development Plan and Landscape Plan
- G – Townhome Layouts
- H – Renderings
- I - 3D Interior Design

Case No. 25-029: Highland Ridge 4th Addition Site Development Plan Aerial Map - Attachment A

1 Inch = 292 Feet
0 115 230 460 690 Feet

N



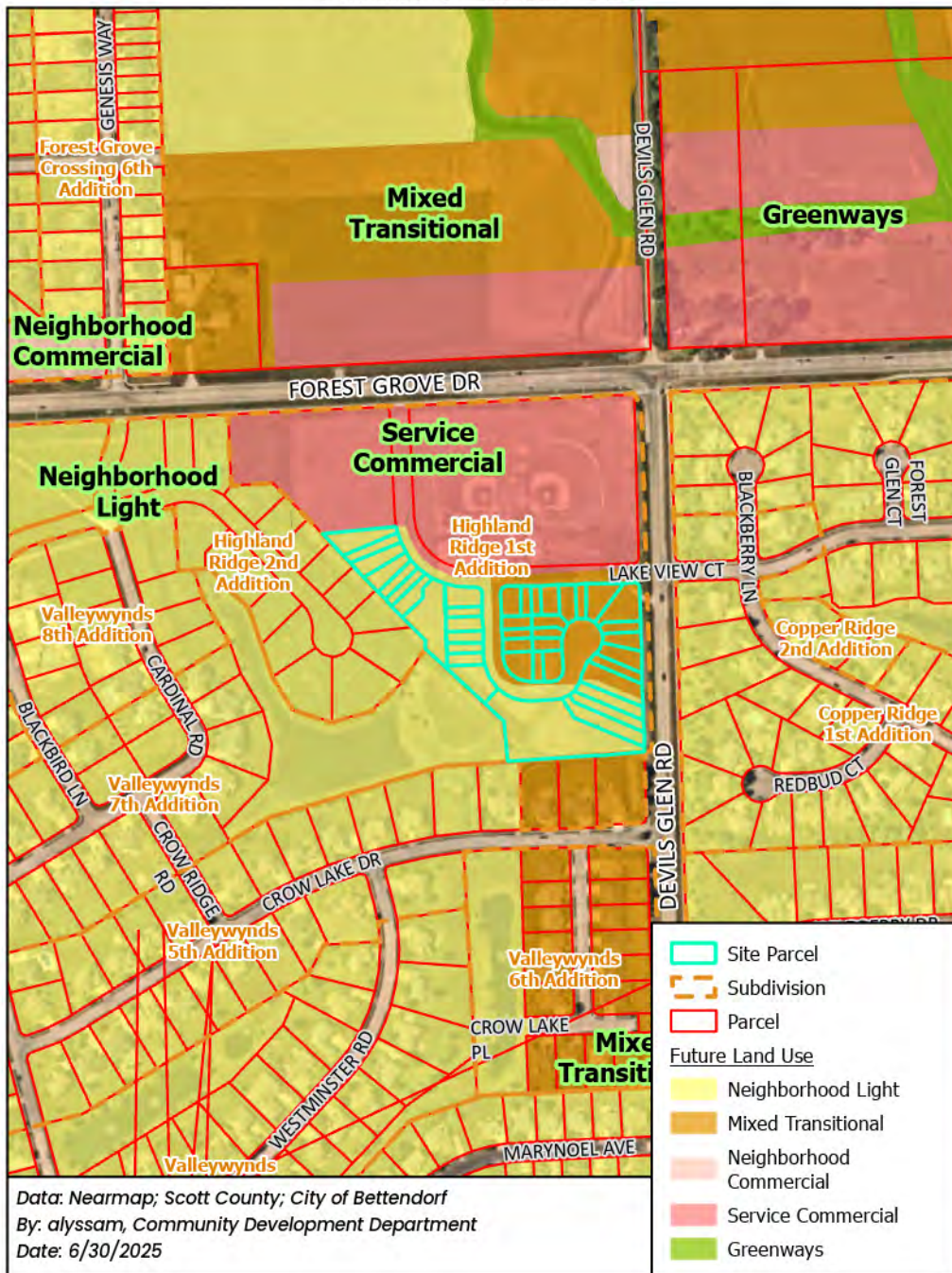
Data: Nearmap; Scott County; City of Bettendorf
By: alyssam, Community Development Department
Date: 6/30/2025

Case No. 25-029: Highland Ridge 4th Addition Site Development Plan Future Land Use & Zoning - Attachment B

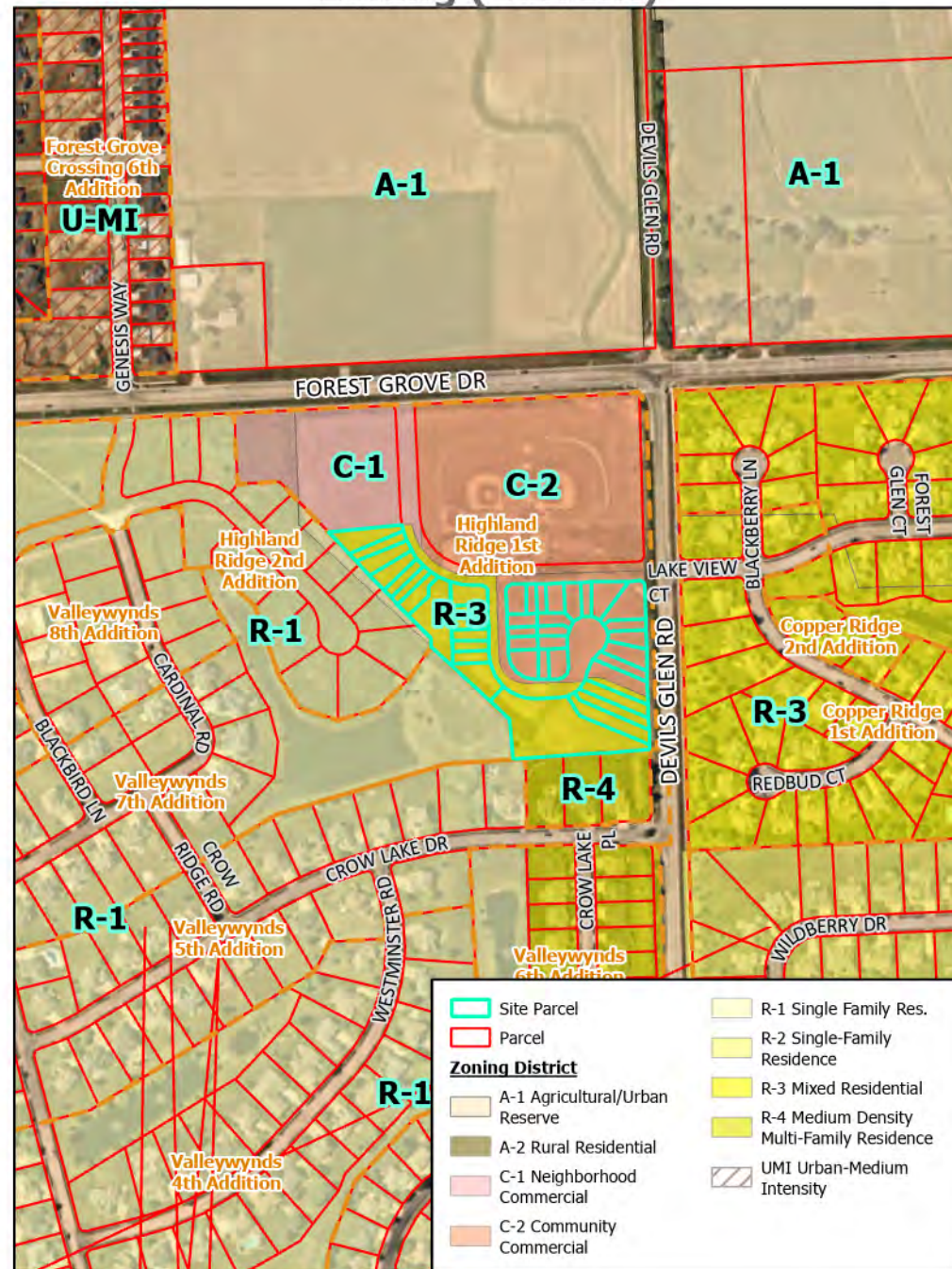
1 Inch = 500 Feet
0 185 370 740 Feet



Future Land Use



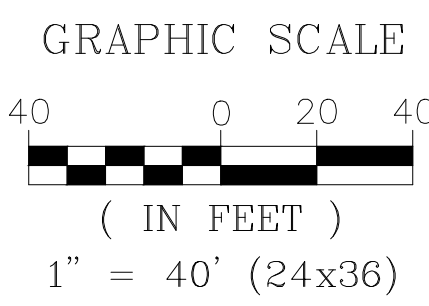
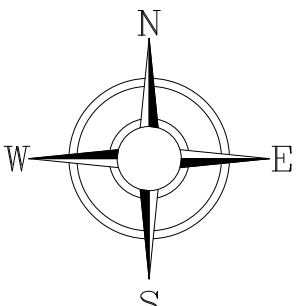
Zoning (Current)



3 additional units

HIGHLAND RIDGE FIRST ADDITION

PART OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3, IN
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH
P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1" = 40' (24x36)

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
METRONET	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	

NOTES:
SEE OTHER EXHIBIT



FINAL PLAT
**HIGHLAND RIDGE
FIRST ADDITION**

ATTACHMENT D

Doc ID: 023579430010 Type: PLAT
Recorded: 10/20/2023 at 08:52:18 AM
Fee Amt: \$52.00 Page 1 of 10
Scott County Iowa
Rita A. Vargas Recorder
File #2023-00018861

PART OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3, IN
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH
P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

APPROVAL SIGNATURES:

MAYOR	DATE: 9-20-23
CITY CLERK	DATE: 9-19-23
CHAIRMAN PLAN & ZONE	DATE: 9-15-23
CERTIFIED	DATE: 9-15-23
IOWA - AMERICAN WATER COMPANY	DATE: 9-15-23
MEDIA.COM	DATE: 9-15-23
METRONET	DATE: 9-15-23
MIDAMERICAN ENERGY	DATE: 9-15-23

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0378G EFFECTIVE DATE MARCH 23, 2023.

OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SHALL HAVE A BLANKET UNDERGROUND UTILITY EASEMENT.

OUTLOT B SHALL BE RESERVED FOR GREENSPACE AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SHALL HAVE A BLANKET UNDERGROUND UTILITY EASEMENT.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATED.

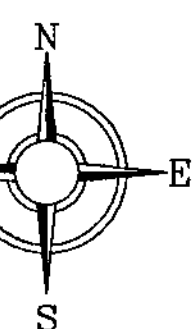
USE RESTRICTIONS APPLY TO LOTS 1-40 AND SHALL BE FILED WITH THIS PLAT.

LOT 31 BERM SHALL REMAIN FREE AND CLEAR FOR LINE OF SIGHT.

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =

**TOWNSEND
ENGINEERING**
CIVIL • STRUCTURAL • LAND DEVELOPMENT



GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

DATE: 9/15/2023

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

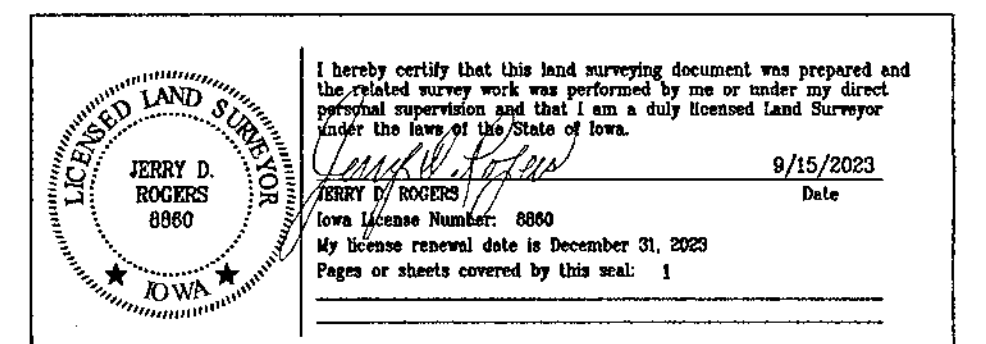
DRAWN BY: KLC
CHECKED BY: JDR
DRAWING LOCATION
S:\STOJAN\FG-DEVILS GLEN\DRAWINGS

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
HIGHLAND RIDGE FIRST ADDITION
BETTENDORF, IOWA

OWNER:
MCB DEVELOPMENT CORPORATION
5401 VICTORIA AVENUE
DAVENPORT, IOWA

SHEET NO.
1 of 2



PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

FINAL PLAT
HIGHLAND RIDGE
FIRST ADDITION

PART OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3, IN
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH
P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

Line Table		
Line #	Direction	Length (ft)
L1	N 87° 07' 52" E	430.74'
L2	S 02° 53' 47" E	293.24'
L3	N 43° 54' 23" W	192.43'
L4	N 84° 53' 46" E	205.41'
L5	N 43° 54' 23" W	82.36'
L6	S 67° 33' 54" W	163.13'
L7	S 67° 33' 54" W	150.13'
L8	N 43° 54' 23" W	30.09'
L9	N 43° 54' 23" W	54.06'
L10	N 58° 59' 28" E	134.09'
L11	S 46° 05' 37" W	126.56'
L12	N 43° 54' 23" W	55.50'
L13	N 43° 54' 23" W	28.00'
L14	S 46° 05' 37" W	125.81'
L15	N 43° 54' 23" W	28.00'
L16	N 43° 54' 23" W	43.00'
L17	S 46° 05' 37" W	77.56'
L18	N 46° 05' 37" E	128.98'
L19	S 03° 28' 57" E	27.53'
L20	S 46° 05' 37" W	38.94'
L21	S 43° 54' 23" E	131.70'
L22	N 88° 16' 19" E	103.99'
L23	S 01° 43' 45" E	33.00'
L24	S 01° 43' 45" E	28.00'
L25	S 01° 43' 45" E	33.00'
L26	N 01° 43' 45" W	38.00'
L27	N 01° 43' 45" W	28.00'
L28	N 01° 43' 45" W	66.18'
L29	N 88° 16' 19" E	15.82'
L30	S 01° 43' 34" E	38.00'
L31	N 01° 43' 41" W	28.00'
L32	N 01° 43' 41" W	38.00'
L33	N 01° 43' 41" W	33.00'
L34	N 01° 44' 34" W	28.00'
L35	N 01° 41' 22" W	10.60'
L36	N 43° 16' 19" E	55.84'
L37	S 88° 16' 20" W	61.50'
L38	N 33° 50' 41" W	63.64'
L39	N 33° 50' 41" W	25.00'
L40	N 67° 13' 38" W	209.09'

Line Table		
Line #	Direction	Length (ft)
L41	N 01° 43' 49" W	12.29'
L42	N 85° 50' 43" E	20.00'
L43	S 01° 43' 49" E	41.76'
L44	S 01° 43' 49" E	30.77'
L45	N 01° 43' 47" W	36.27'
L46	N 01° 43' 48" W	63.74'
L47	N 01° 43' 48" W	30.77'
L48	N 01° 43' 51" W	61.33'
L49	N 01° 43' 45" W	53.70'
L50	N 01° 43' 57" W	28.00'
L51	N 01° 43' 52" W	85.00'
L52	S 88° 16' 19" W	27.50'
L53	S 88° 16' 19" W	106.00'
L54	S 88° 16' 19" W	28.00'
L55	S 88° 16' 19" W	48.00'
L56	S 88° 16' 19" W	48.00'
L57	S 88° 16' 19" W	28.00'
L58	S 88° 16' 19" W	28.00'
L59	S 88° 16' 19" W	40.00'
L60	S 01° 43' 37" E	67.50'
L61	S 01° 43' 41" E	35.24'
L62	S 01° 43' 41" E	28.00'
L63	S 01° 43' 41" E	35.24'
L64	S 01° 43' 41" E	10.11'
L65	N 88° 16' 26" E	9.00'
L66	N 88° 16' 19" E	28.00'
L67	N 88° 16' 19" E	24.50'
L68	N 01° 43' 41" W	53.61'
L69	N 01° 43' 41" W	30.98'
L70	N 67° 13' 38" W	209.46'
L71	S 67° 13' 38" E	210.06'
L72	N 67° 13' 38" W	188.85'
L73	S 67° 13' 38" E	163.93'
L74	N 67° 13' 38" W	140.30'
L75	S 77° 52' 55" E	111.87'
L76	S 88° 16' 19" W	88.25'
L77	S 88° 16' 19" W	99.52'
L78	S 37° 01' 27" W	136.20'
L79	S 01° 43' 41" E	95.79'
L80	S 01° 43' 41" E	95.79'

Line Table		
Line #	Direction	Length (ft)
L81	S 01° 43' 41" E	82.00'
L82	N 01° 43' 39" W	82.00'
L83	S 01° 43' 39" E	82.00'
L84	S 01° 43' 41" E	82.00'
L85	S 88° 16' 19" W	54.50'
L86	N 88° 16' 19" E	28.00'
L87	N 88° 16' 19" E	82.50'
L88	N 88° 16' 19" E	82.51'
L89	S 88° 16' 19" W	82.50'
L90	N 01° 43' 41" W	83.61'
L91	N 01° 43' 41" W	83.61'
L92	N 88° 16' 19" E	54.50'
L93	N 88° 16' 19" E	28.00'
L94	N 88° 16' 19" E	82.50'
L95	S 01° 43' 06" E	35.24'
L96	N 88° 16' 19" E	82.66'
L97	S 01° 43' 48" E	28.00'
L98	S 88° 16' 19" W	69.73'
L99	N 01° 44' 10" W	35.24'
L100	N 88° 16' 19" E	28.00'
L101	N 88° 16' 19" E	48.00'
L102	N 66° 26' 11" W	20.00'
L103	S 44° 21' 04" E	36.15'
L104	S 54° 47' 57" W	20.00'
L105	S 77° 51' 46" W	20.00'

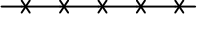
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.55'	15.00'	089°56'48"	S47°53'44"E	21.20'
C2	24.64'	201.50'	007°00'24"	S06°23'59"E	24.63'
C3	15.71'	201.50'	004°27'58"	S12°08'10"E	15.70'
C4	28.09'	201.50'	007°59'18"	S18°21'48"E	28.07'
C5	30.43'	201.50'	008°39'05"	S26°40'59"E	30.40'
C6	25.93'	201.50'	007°22'18"	S34°41'41"E	25.91'
C7	28.03'	201.50'	007°58'16"	S42°21'58"E	28.01'
C8	28.20'	201.50'	008°01'09"	S50°21'40"E	28.18'
C9	22.70'	201.50'	006°27'15"	S57°35'52"E	22.69'
C10	35.40'	201.50'	010°03'59"	S65°51'29"E	35.36'
C11	73.28'	201.50'	020°50'12"	S81°18'35"E	72.88'
C12	23.56'	15.00'	089°59'53"	S46°43'37"E	21.21'
C13	17.46'	126.50'	007°54'27"	S05°40'55"E	17.44'
C14	81.89'	126.50'	037°05'32"	S28°10'55"E	80.47'
C15	99.35'	126.50'	045°00'02"	S69°13'41"E	96.82'
C16	22.27'	83.00'	015°22'14"	N63°50'26"E	22.20'
C17	16.13'	83.00'	011°08'06"	N50°35'16"E	16.11'
C18	33.80'	83.00'	023°20'07"	N33°21'10"E	33.57'
C19	15.73'	83.00'	010°51'24"	N16°15'25"E	15.70'
C20	42.73'	99.50'	024°36'12"	N23°07'49"E	42.40'
C21	28.03'	99.50'	016°08'19"	N43°30'04"E	27.93'
C22	2.12'	55.50'	002°11'09"	N50°28'40"E	2.12'

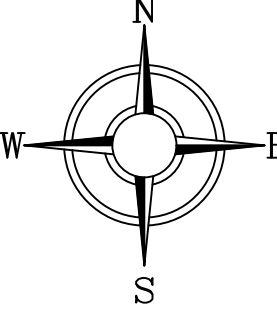
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	36.10'	55.50'	037°16'01"	N30°45'05"E	35.47'
C24	23.50'	55.50'	024°15'19"	N00°00'35"W	23.32'
C25	22.34'	55.50'	023°03'48"	N23°40'08"W	22.19'
C26	17.22'	55.50'	017°46'30"	N44°05'18"W	17.15'
C27	23.38'	55.50'	024°08'29"	N65°02'47"W	23.21'
C28	28.31'	55.50'	029°13'18"	S88°16'19"W	28.00'
C29	27.05'	55.50'	027°55'17"	S59°42'01"W	26.78'
C30	21.48'	55.50'	022°10'16"	S34°39'15"W	21.34'
C31	20.24'	55.50'	020°53'58"	S13°07'08"W	20.13'
C32	4.26'	55.50'	004°23'51"	S00°28'14"W	4.26'
C33	47.12'	30.00'	090°00'08"	S43°16'19"W	42.43'
C34	115.45'	73.50'	089°59'58"	N46°43'41"W	103.94'
C35	22.78'	14.50'	089°59'50"	N43°16'15"E	20.51'
C36	23.56'	15.00'	089°59'49"	S46°43'47"E	21.21'
C37	23.56'	15.00'	090°00'09"	S43°16'15"W	21.21'
C38	230.24'	148.50'	088°49'54"	N47°18'44"W	207.86'
C39	23.57'	15.00'	090°01'40"	N42°07'03"E	21.22'
C40	271.32'	175.00'	088°49'54"	S47°18'44"E	244.95'
C41	157.08'	100.00'	090°00'01"	S46°43'41"E	141.42'
C42	88.75'	56.50'	090°00'00"	S43°16'19"W	79.90'
C43	24.26'	83.00'	016°44'46"	N79°53'56"E	24.17'

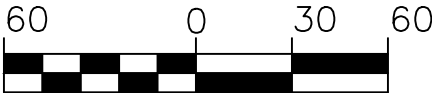
Parcel Table	
Parcel #	Area
1	125177 S.F.
2	7850 S.F.
3	4376 S.F.
4	5796 S.F.
5	5238 S.F.
6	3524 S.F.
7	3558 S.F.
8	4710 S.F.
9	5668 S.F.
10	2856 S.F.
11	3876 S.F.
12	3366 S.F.
13	2856 S.F.
14	3381 S.F.
15	3277 S.F.
16	2319 S.F.
17	2907 S.F.
18	4364 S.F.
19	2341 S.F.
20	5739 S.F.

Parcel Table	
Parcel #	Area
21	2907 S.F.
22	2311 S.F.
23	2907 S.F.
24	4424 S.F.
25	2296 S.F.
26	2296 S.F.
27	3936 S.F.
28	4707 S.F.
29	2649 S.F.
30	6604 S.F.
31	9343 S.F.
32	3125 S.F.
33	4313 S.F.
34	5725 S.F.
35	4281 S.F.
36	10331 S.F.
37	6544 S.F.
38	6069 S.F.
39	8917 S.F.
40	278859 S.F.

Parcel Table	
Parcel #	Area
OUTLOT A	44942 S.F.
OUTLOT B	23621 S.F.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = 
BOUNDARY LINE = 
FENCE LINE = 
EASEMENT LINE = 
SETBACK LINE = 
SECTION LINE = 



GRAPHIC SCALE

(IN FEET)
1" = 60' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

TOWNSEND ENGINEERING CIVIL · STRUCTURAL · LAND DEVELOPMENT	DATE: 8/15/2023	DRAWN BY: KLC	CHECKED BY: JDR		REVISIONS:		PROJECT	OWNER:	SHEET NO.
	563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWING LOCATION S: \STOJAN\FG-DEVILS GLEN\DRAWINGS		NO.	DESCRIPTION	DATE	FINAL PLAT HIGHLAND RIDGE FIRST ADDITION BETTENDORF, IOWA	MCB DEVELOPMENT CORPORATION 5401 VICTORIA AVENUE DAVENPORT, IOWA	2 of 2

563 386.4236 office 386.4231 fax

2224 East 12th Street, Davenport, IA 52803

FINAL PLAT
HIGHLAND RIDGE
4TH ADDITION

ATTACHMENT E

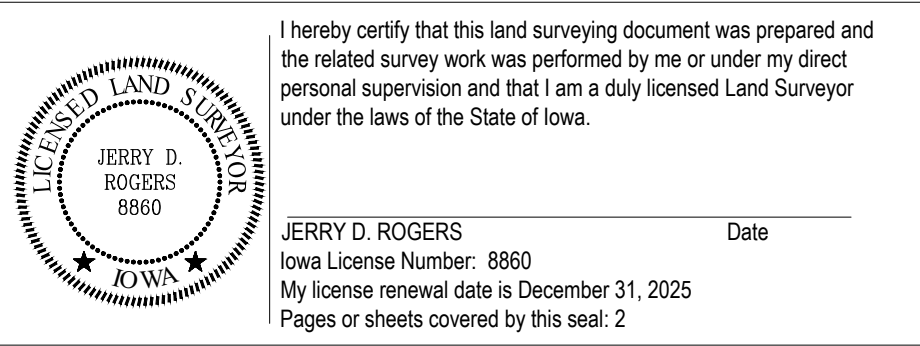
BEING A REPLAT OF LOTS 2 THROUGH 39, OUTLOT A AND OUTLOT B OF HIGHLAND RIDGE FIRST ADDITION, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
6. "UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.
7. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163C0378H EFFECTIVE DATE MARCH 11, 2024.
9. OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SHALL HAVE A BLANKET UNDERGROUND UTILITY EASEMENT.
10. OUTLOT B SHALL BE RESERVED FOR GREENSPACE AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SHALL HAVE A BLANKET UNDERGROUND UTILITY EASEMENT.
11. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
12. THE ONLY PERMITTED USE UNDER SUCH REZONING SHALL BE FOR RESIDENTIAL TOWNHOMES IN A CONFIGURATION SUBSTANTIALLY SIMILAR TO THE CONCEPT PLAN SUBMITTED WITH THE REZONING APPLICATION FOR CASE 23-022. (DOCUMENT #2023-00011288)
13. LOT 32 BERM SHALL REMAIN FREE AND CLEAR FOR LINE OF SIGHT.
14. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGE WHICH RESULT IN THE RELOCATION OF THE UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
15. THIS SUBDIVISION CONTAINS 240,244 S.F., OR 5.515 ACRES.
16. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
17. LOTS 1, 2, 3, 31, 32, & 41 HAVE ADDITIONAL FRONT YARD SETBACK DISTANCE AS REQUIRED BY CITY CODE TO MEET MINIMUM LOT WIDTH STANDARDS AT SETBACK LINE.

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
METRONET	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	



R-3 Zoning Requirements

Lots 1-14 & Lots 39-41
Front Yard Setback: 25' Minimum
Side Yard Setback: 5' Min, 10' One Side, Total 15' Minimum
Rear Yard Setback: 25' Minimum
Lot Width : 24' Minimum

C-2 Zoning Requirements

Lots 15-38
Front Yard Setback: 20' Minimum
Side Yard Setback: 0' Minimum, if provided 5' Minimum
Rear Yard Setback: 0' Minimum
Lot Width : 24' Minimum

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1" = 40' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

TOWNSEND ENGINEERING CIVIL • STRUCTURAL • LAND DEVELOPMENT	DATE: 7/10/2025	DRAWN BY: KLC	CHECKED BY: JDR		REVISIONS:	PROJECT FINAL PLAT HIGHLAND RIDGE 4TH ADDITION BETTENDORF, IOWA	OWNER: E & A DEVELOPMENT COMPANY 5401 VICTORIA AVENUE DAVENPORT, IOWA	SHEET NO. 1 of 2	
	563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWING LOCATION S: \STOJAN\FG-DEVILS GLEN\DRAWINGS		NO.	DESCRIPTION				DATE

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

FINAL PLAT

BEING A REPLAT OF LOTS 2 THROUGH 39, OUTLOT
A AND OUTLOT B OF HIGHLAND RIDGE FIRST
ADDITION, PART OF THE NORTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 3, IN
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH
P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

Line Table		
Line #	Direction	Length (ft)
L1	N 43° 54' 23" W	82.36'
L2	N 43° 54' 23" W	30.09'
L3	N 43° 54' 23" W	54.06'
L4	N 43° 54' 23" W	55.50'
L5	N 43° 54' 23" W	28.00'
L6	N 43° 54' 23" W	28.00'
L7	N 43° 54' 23" W	43.00'
L8	N 84° 53' 46" E	205.41'
L9	S 67° 33' 54" W	163.13'
L10	S 67° 33' 54" W	150.13'
L11	N 58° 59' 28" E	134.09'
L12	S 46° 05' 37" W	126.56'
L13	S 46° 05' 37" W	125.81'
L14	N 46° 05' 37" E	128.98'
L15	S 46° 05' 37" W	41.05'
L16	S 46° 05' 37" W	77.56'
L17	S 03° 12' 38" E	25.06'
L18	N 01° 43' 41" W	66.18'
L19	S 01° 43' 41" E	28.00'
L20	S 01° 43' 41" E	38.00'
L21	S 01° 43' 41" E	33.00'
L22	S 01° 43' 41" E	28.00'
L23	S 01° 43' 41" E	28.00'
L24	N 01° 43' 41" W	14.02'
L25	N 47° 19' 41" W	34.27'
L26	N 88° 16' 19" E	15.32'
L27	S 01° 43' 41" E	38.00'
L28	N 01° 43' 41" W	28.00'
L29	N 01° 43' 41" W	38.00'
L30	N 01° 43' 41" W	33.00'
L31	N 01° 43' 41" W	28.00'
L32	N 01° 43' 41" W	10.59'
L33	N 01° 43' 41" W	10.11'
L34	S 01° 43' 41" E	35.24'
L35	S 01° 43' 41" E	28.00'

Line Table		
Line #	Direction	Length (ft)
L36	S 01° 43' 41" E	35.24'
L37	S 01° 43' 41" E	67.00'
L38	S 01° 43' 41" E	82.00'
L39	S 01° 43' 41" E	82.00'
L40	N 01° 43' 41" W	35.24'
L41	S 01° 43' 41" E	28.00'
L42	S 01° 43' 41" E	35.24'
L43	S 01° 43' 41" E	83.61'
L44	N 01° 43' 41" W	83.61'
L45	N 01° 43' 41" W	82.00'
L46	S 01° 43' 41" E	82.00'
L47	N 01° 43' 41" W	30.98'
L48	N 01° 43' 41" W	53.61'
L49	S 01° 43' 41" E	78.80'
L50	N 01° 43' 41" W	94.02'
L51	S 01° 43' 41" E	80.00'
L52	N 01° 43' 41" W	92.86'
L53	N 01° 43' 41" W	28.00'
L54	N 01° 43' 41" W	53.69'
L55	N 01° 43' 41" W	58.03'
L56	N 01° 43' 41" W	30.77'
L57	S 01° 43' 41" E	36.27'
L58	N 01° 43' 41" W	36.27'
L59	N 01° 43' 41" W	30.77'
L60	S 01° 43' 41" E	30.77'
L61	S 01° 43' 41" E	41.76'
L62	N 01° 43' 41" W	12.29'
L63	N 85° 50' 43" E	20.02'
L64	S 88° 16' 19" W	39.50'
L65	S 88° 16' 19" W	28.00'
L66	S 88° 16' 19" W	28.00'
L67	S 88° 16' 19" W	48.00'
L68	S 88° 16' 19" W	35.50'
L69	S 88° 16' 19" W	28.00'
L70	N 88° 16' 19" E	28.00'

Line Table		
Line #	Direction	Length (ft)
L71	S 88° 16' 19" W	90.50'
L72	S 88° 16' 19" W	27.50'
L73	S 88° 16' 19" W	54.50'
L74	N 88° 16' 19" E	28.00'
L75	N 88° 16' 19" E	28.00'
L76	N 88° 16' 19" E	48.00'
L77	N 88° 16' 19" E	82.50'
L78	S 88° 16' 19" W	69.74'
L79	N 88° 16' 19" E	82.50'
L80	N 88° 16' 19" E	82.66'
L81	N 88° 16' 19" E	82.50'
L83	N 88° 16' 19" E	28.00'
L84	N 88° 16' 19" E	54.50'
L85	S 88° 16' 19" W	9.00'
L86	N 88° 16' 19" E	28.00'
L87	N 88° 16' 19" E	24.50'
L88	N 66° 26' 11" W	20.00'
L89	S 44° 21' 04" E	36.15'
L90	N 22° 16' 34" W	20.00'
L91	S 21° 16' 18" W	20.00'
L92	N 54° 47' 57" E	20.00'
L93	S 77° 51' 46" W	20.00'
L94	S 37° 01' 27" W	96.20'
L94	N 88° 16' 19" E	138.52'
L95	S 88° 16' 19" W	88.24'
L96	S 77° 52' 55" E	111.86'
L97	N 67° 13' 38" W	137.53'
L98	S 67° 13' 38" E	161.83'
L99	N 67° 13' 38" W	179.67'
L100	N 67° 13' 38" W	191.17'
L101	S 67° 13' 38" E	210.04'
L102	N 67° 13' 38" W	209.44'
L103	N 67° 13' 38" W	209.07'
L104	N 33° 50' 41" W	25.00'
L105	N 33° 50' 41" W	63.65'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71'	201.50'	004°27'58"	S12°08'10"E	15.70'
C2	28.09'	201.50'	007°59'18"	S18°21'48"E	28.07'
C3	30.43'	201.50'	008°39'05"	S26°40'59"E	30.40'
C4	25.93'	201.50'	007°22'18"	S34°41'41"E	25.91'
C5	28.03'	201.50'	007°58'16"	S42°21'58"E	28.01'
C6	28.20'	201.50'	008°01'09"	S50°21'40"E	28.18'
C7	22.70'	201.50'	006°27'15"	S57°35'52"E	22.69'
C8	35.40'	201.50'	010°03'59"	S65°51'29"E	35.36'
C9	73.28'	201.50'	020°50'12"	S81°18'35"E	72.88'
C10	23.56'	15.00'	090°00'00"	S46°43'41"E	21.21'
C11	17.46'	126.50'	007°54'31"	S05°40'56"E	17.45'
C12	39.89'	126.50'	018°04'01"	S18°40'12"E	39.72'
C13	141.36'	126.50'	064°01'31"	S59°42'57"E	134.12'
C14	24.26'	83.00'	016°44'46"	N79°53'57"E	24.17'
C15	22.27'	83.00'	015°22'14"	N63°50'29"E	22.20'
C16	16.13'	83.00'	011°08'06"	N50°35'20"E	16.10'
C17	28.80'	83.00'	019°52'58"	N35°04'49"E	28.66'
C18	20.73'	83.00'	014°18'32"	N17°59'02"E	20.68'
C19	12.54'	99.50'	007°13'11"	N14°26'21"E	12.53'
C20	33.27'	99.50'	019°09'37"	N27°37'45"E	33.12'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	24.94'	99.50'	014°21'41"	N44°23'24"E	24.88'
C22	5.43'	55.50'	005°36'03"	N48°46'13"E	5.42'
C23	32.79'	55.50'	003°51'06"	N29°02'38"E	32.32'
C24	23.50'	55.50'	024°15'19"	N00°00'35"W	23.32'
C25	22.34'	55.50'	023°03'48"	N23°40'08"W	22.19'
C26	17.22'	55.50'	017°46'30"	N44°05'18"W	17.15'
C27	15.26'	55.50'	015°45'09"	N60°51'07"W	15.21'
C28	20.78'	55.50'	011°27'04"	N79°27'14"W	20.66'
C29	21.40'	55.50'	022°05'49"	S78°46'20"W	21.27'
C30	21.30'	55.50'	021°59'03"	S56°43'54"W	21.16'
C31	21.48'	55.50'	022°10'16"	S34°39'15"W	21.34'
C32	20.24'	55.50'	020°53'58"	S13°07'08"W	20.13'
C33	4.26'	55.50'	004°23'51"	S00°28'14"W	4.26'
C34	47.12'	30.00'	090°00'00"	S43°16'19"W	42.43'
C35	115.45'	73.50'	090°00'00"	N46°43'41"W	103.94'
C36	23.56'	15.00'	090°00'00"	N43°16'19"E	21.21'
C37	23.56'	15.00'	090°00'00"	S46°43'41"E	21.21'
C38	271.32'	175.00'	088°49'54"	S47°18''44"E	244.95'
C39	157.08'	100.00'	090°00'00"	S46°43'41"E	141.42'
C40	88.75'	56.50'	090°00'00"	S43°16'19"W	79.90'

Area Table	
Parcel #	Area
1	7850 S.F.
2	4376 S.F.
3	5796 S.F.
4	5238 S.F.
5	3524 S.F.
6	3558 S.F.
8	5668 S.F.
9	2856 S.F.
10	3876 S.F.
11	3366 S.F.
12	2856 S.F.
13	2863 S.F.
14	3807 S.F.
15	3277 S.F.
16	2320 S.F.
17	2908 S.F.
18	4364 S.F.
19	2341 S.F.
20	5738 S.F.
21	2907 S.F.

Area Table	
Parcel #	Area
22	2310 S.F.
23	2907 S.F.
24	4421 S.F.
25	2296 S.F.
26	2296 S.F.
27	3936 S.F.
28	3559 S.F.
29	2614 S.F.
30	2626 S.F.
31	5161 S.F.
32	9342 S.F.
33	3125 S.F.
34	4312 S.F.
35	5308 S.F.
36	4209 S.F.
37	5666 S.F.
38	6104 S.F.
39	5593 S.F.
40	6069 S.F.
41	8916 S.F.

Area Table	
Parcel #	Area
148	49365 S.F.
OUTLOT A	15829 S.F.

OUTLOT B

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = 
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = 
BOUNDARY LINE = 
FENCE LINE = 
EASEMENT LINE = 
SETBACK LINE = 
SECTION LINE = 



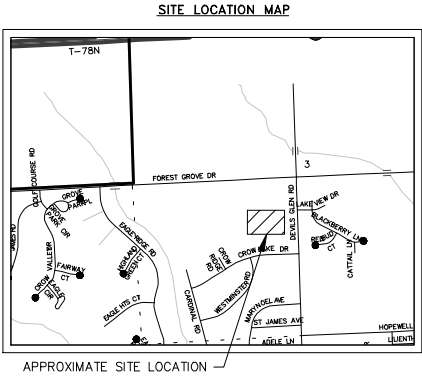
GRAPHIC SCALE

(IN FEET)
1" = 60' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

 TOWNSEND ENGINEERING CIVIL • STRUCTURAL • LAND DEVELOPMENT	DATE: 7/10/2025	DRAWN BY: KLC	CHECKED BY: JDR		REVISIONS:		<u>PROJECT</u> FINAL PLAT HIGHLAND RIDGE 4TH ADDITION BETTENDORF, IOWA	<u>OWNER:</u> E & A DEVELOPMENT COMPANY 5401 VICTORIA AVENUE DAVENPORT, IOWA	<u>SHEET NO.</u> 2 of 2
	563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803			NO.	DESCRIPTION	DATE			
		DRAWING LOCATION S: \STOJAN\FG-DEVILS GLEN\DRAWINGS							

SITE PLAN
HIGHLAND RIDGE
4TH ADDITION



Refer to final plat for dimensions

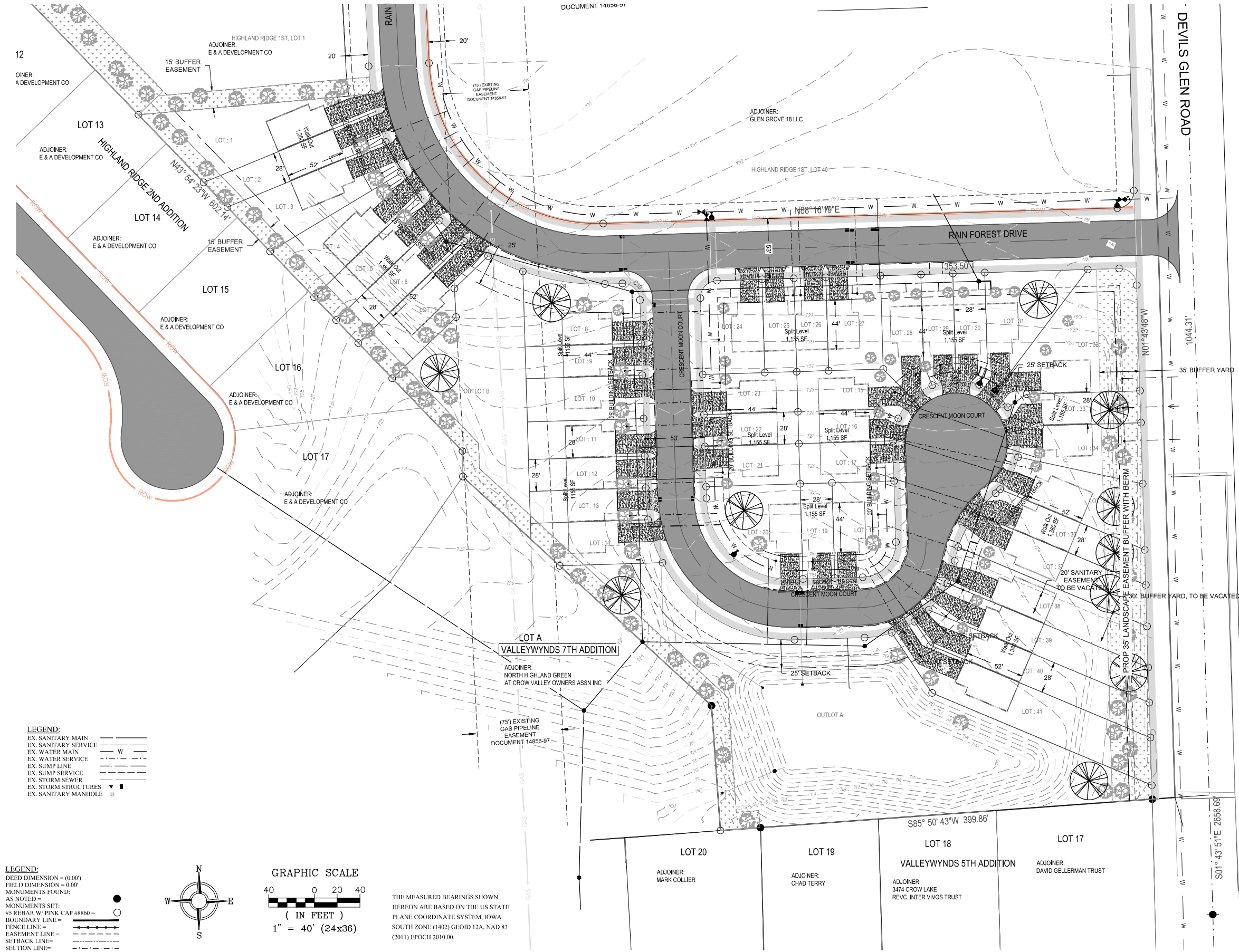
LANDSCAPING NOTES

Minimum Street Yard Greenspace requirements:

LANDSCAPING/REQUIRED TREE FACTORS	
BUFFER YARD ALONG DEVILS GLEN ROAD	23 TREE FACTORS
STREETSCAPE (R-3) LOTS 1-14 & LOTS 39-41	31 TREE FACTORS
LOTS 1-7 BUFFER YARD WITH R-1	1 TREE FACTOR PER LOT
STREETSCAPE (C-2) LOTS 20-38	25 TREE FACTORS

(Qty. =) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0
(Qty. =) Evergreen/Conifer Tree \ 6-foot height and 16-inch ball or pot 0.5
(Qty. =) Deciduous Understory Tree \ 1 1/2-inch caliper and 16-inch ball or pot 0.5

	Deciduous Overstory Tree A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.	Deciduous overstory 2-inch caliper and 22-inch ball or pot 1.0 4-inch caliper and 40-inch ball or pot 2.0
	Deciduous Understory Tree A woody plant at least 10 feet tall at maturity with one or more well-defined trunks.	One-stem deciduous understory 1 1/2-inch caliper and 16-inch ball or pot 0.5 3-inch caliper and 30-inch ball or pot 1.0 Multi-stem deciduous understory 6-foot height and 16-inch ball or pot 0.5 12-inch height and 30-inch ball or pot 1.0
	Evergreen/Conifer Tree An upright cone-bearing plant having green needle-like foliage throughout the year and at least 20 feet tall at maturity.	Evergreen 6-foot height and 16-inch ball or pot 0.5 12-foot height and 30-inch ball or pot 1.0



STREAMLINE ARCHITECTS, LLC
ANDREW DASSO, AIA
575 12TH AVENUE
EAST MOLINE, IL 61244
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PROJECT CONTACT:
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(309) 922-1295
saloni@streamlinearchitects.com

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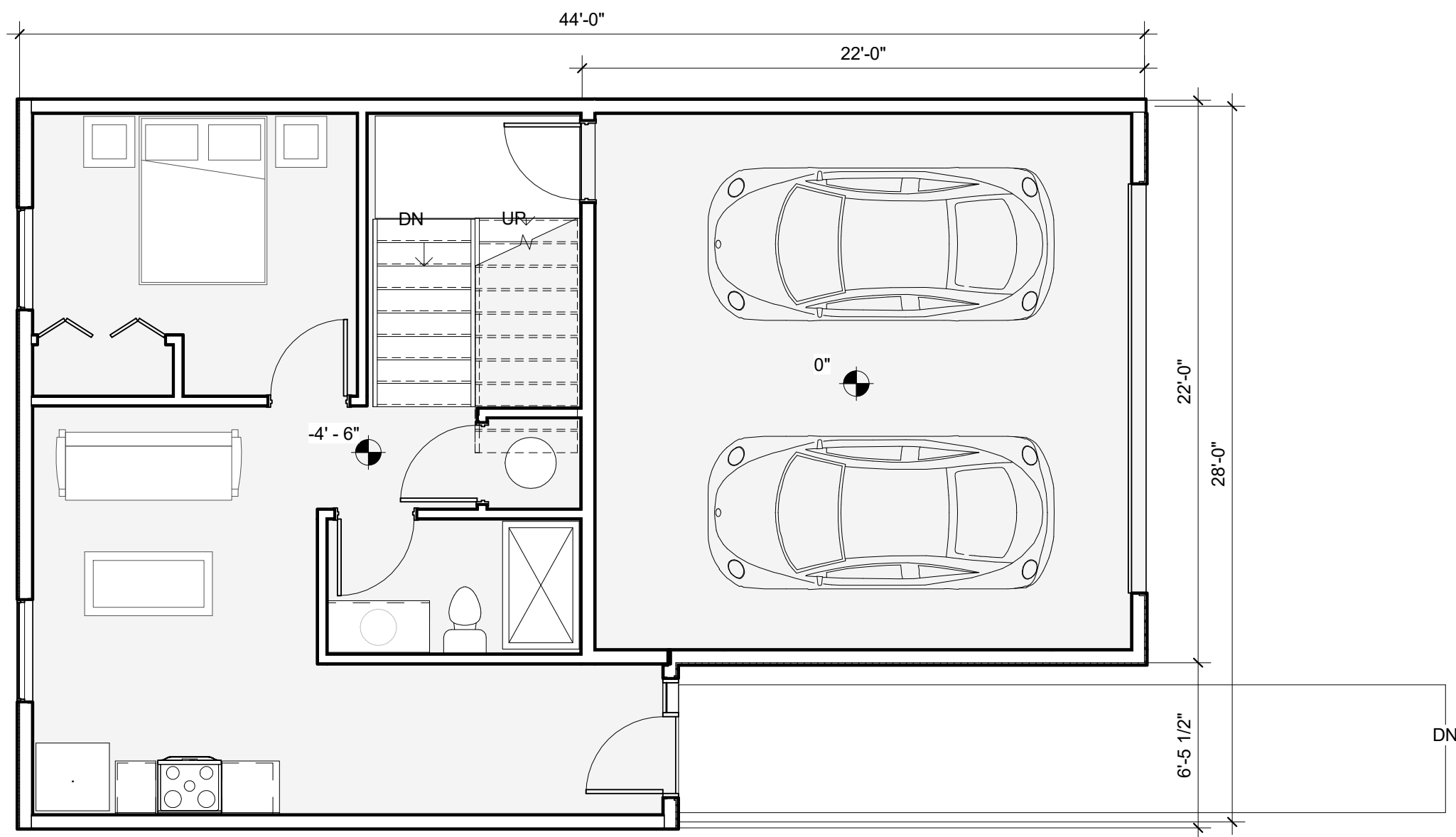
DEVILS GLEN + FOREST GROVE

HIGHLAND RIDGE TOWNHOMES BETTENDORF, IA

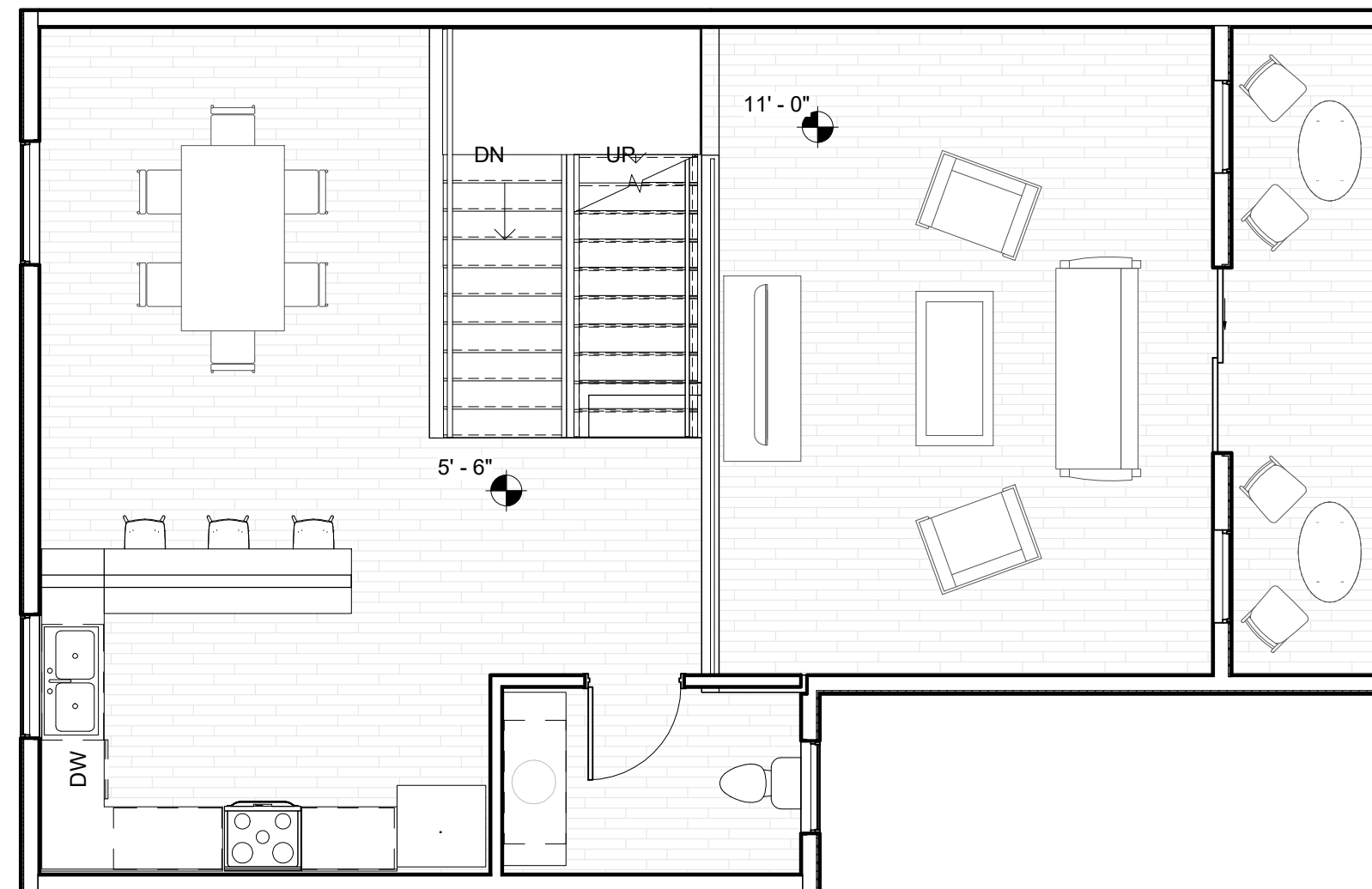
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Date	6/12/2025
Drawn by	Author
Checked by	Checker

LAYOUT OPT 1 - SPLIT LEVEL

A101



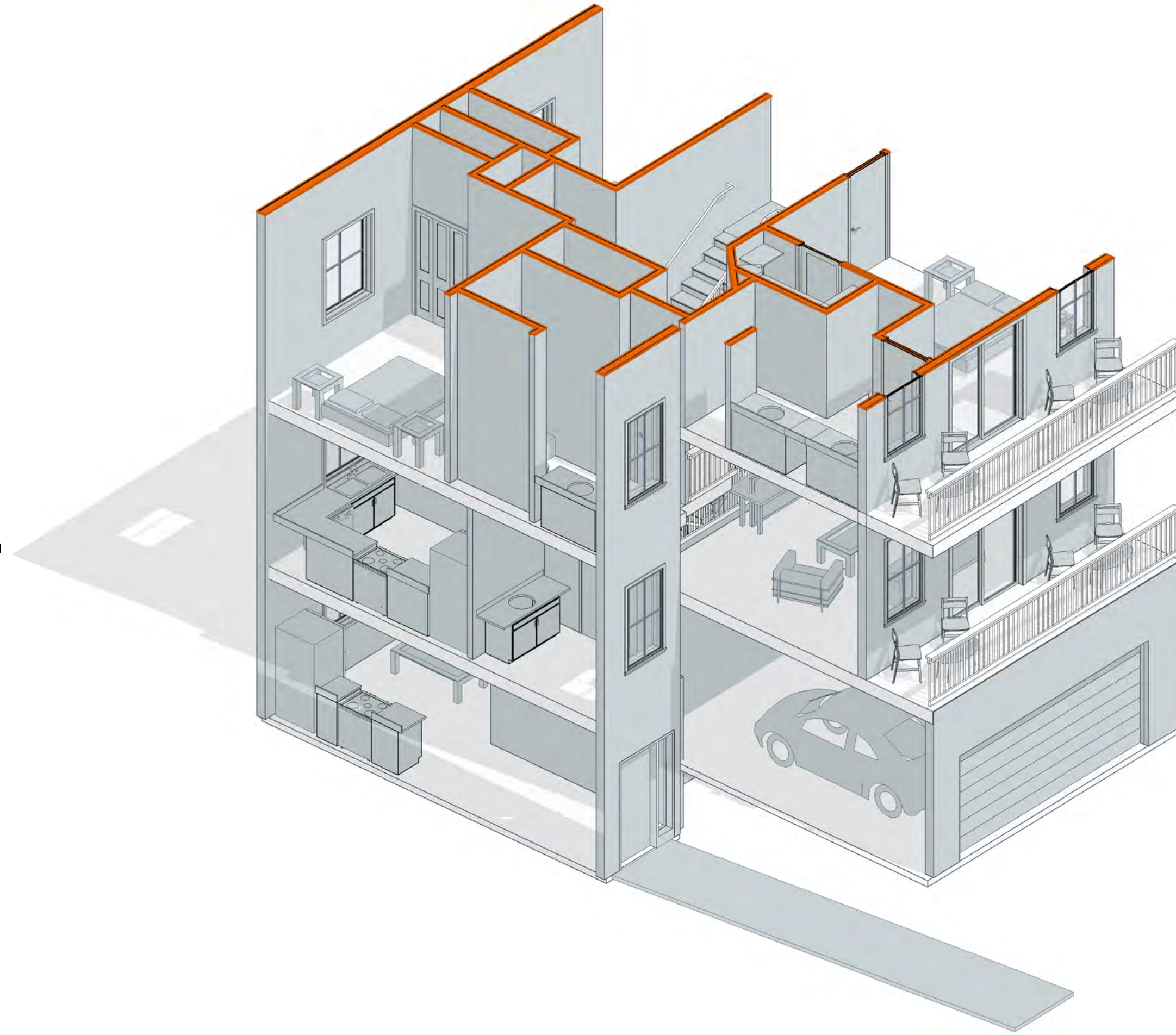
① SPLIT LEVEL OPTION _ LEVEL -0.5 / 0
3/16" = 1'-0"



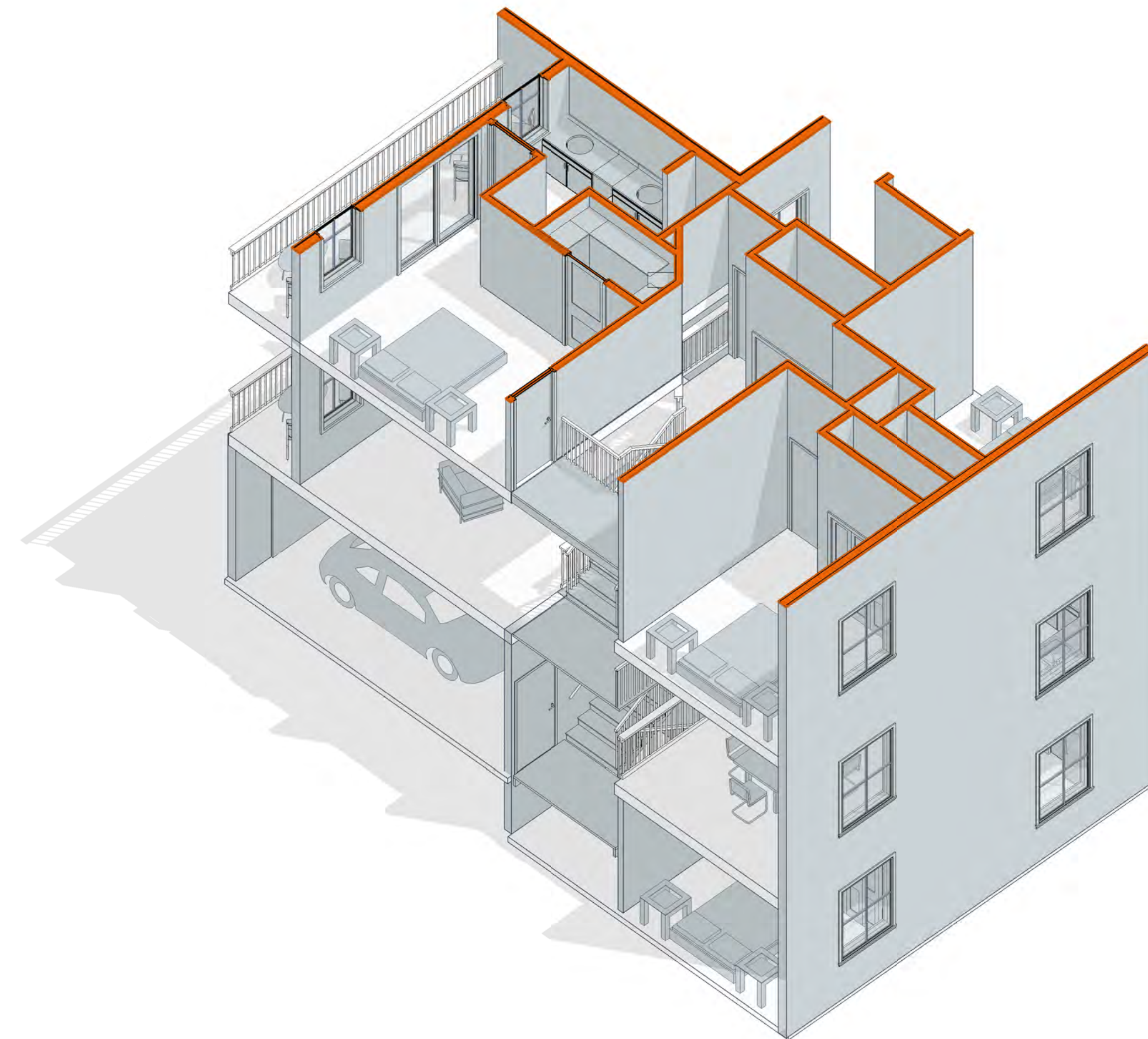
2 SPLIT LEVEL OPTION _ LEVEL 0.5 / 1
3/16" = 1'-0"



③ SPLIT LEVEL OPTION - LEVEL 2
3/16" = 1'-0"



⑤ 3D VIEW 1_SPLIT LEVEL



4 3D VIEW 2_SPLIT LEVEL

LAYOUT OPTION 1

GARDEN SUITE:	635 SF
FIRST FLOOR:	1006 SF
SECOND FLOOR:	<u>1006 SF</u>
TOTAL SF:	2647 SF

GARAGE:	479 SF
FIRST FLOOR DECK:	104 SF
SECOND FLOOR DECK:	104 SF

BEDROOMS: 4
BATHROOMS: 3 1/2

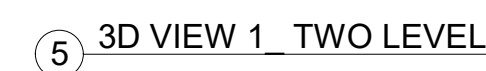


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saloni@streamlinearchitects.com

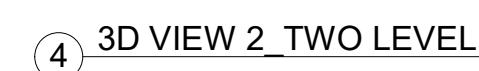
Project number	25-085
Date	6/12/2025
Drawn by	Author
Checked by	Checker

A102

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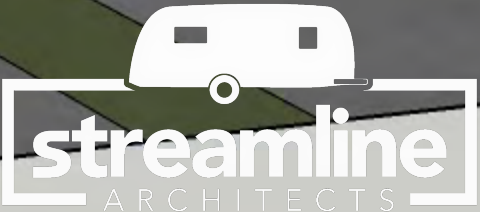


BEDROOMS: 4 (5 INCL BASEMENT)
BATHROOMS: 3 (4 INCL BASEMENT)





2 STORY OPTION WITH WALKOUT





2 STORY OPTION WITH WALKOUT



2 STORY OPTION WITH WALKOUT



2 STORY OPTION WITH WALKOUT



SPLIT LEVEL OPTION



SPLIT LEVEL OPTION

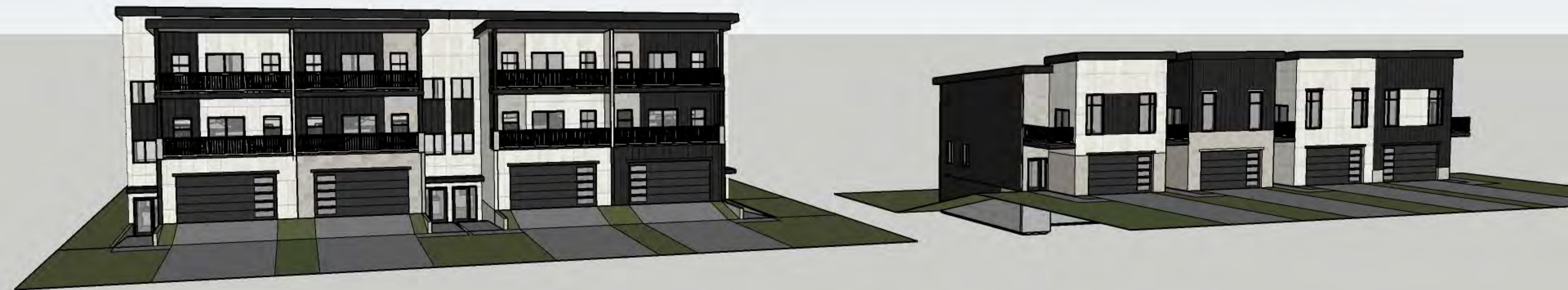


SPLIT LEVEL OPTION



SPLIT LEVEL OPTION

HIGHLAND RIDGE TOWNHOMES
6.23.25



SPLIT LEVEL OPTION AND 2 STORY OPTION

HIGHLAND RIDGE TOWNHOMES
6.23.25



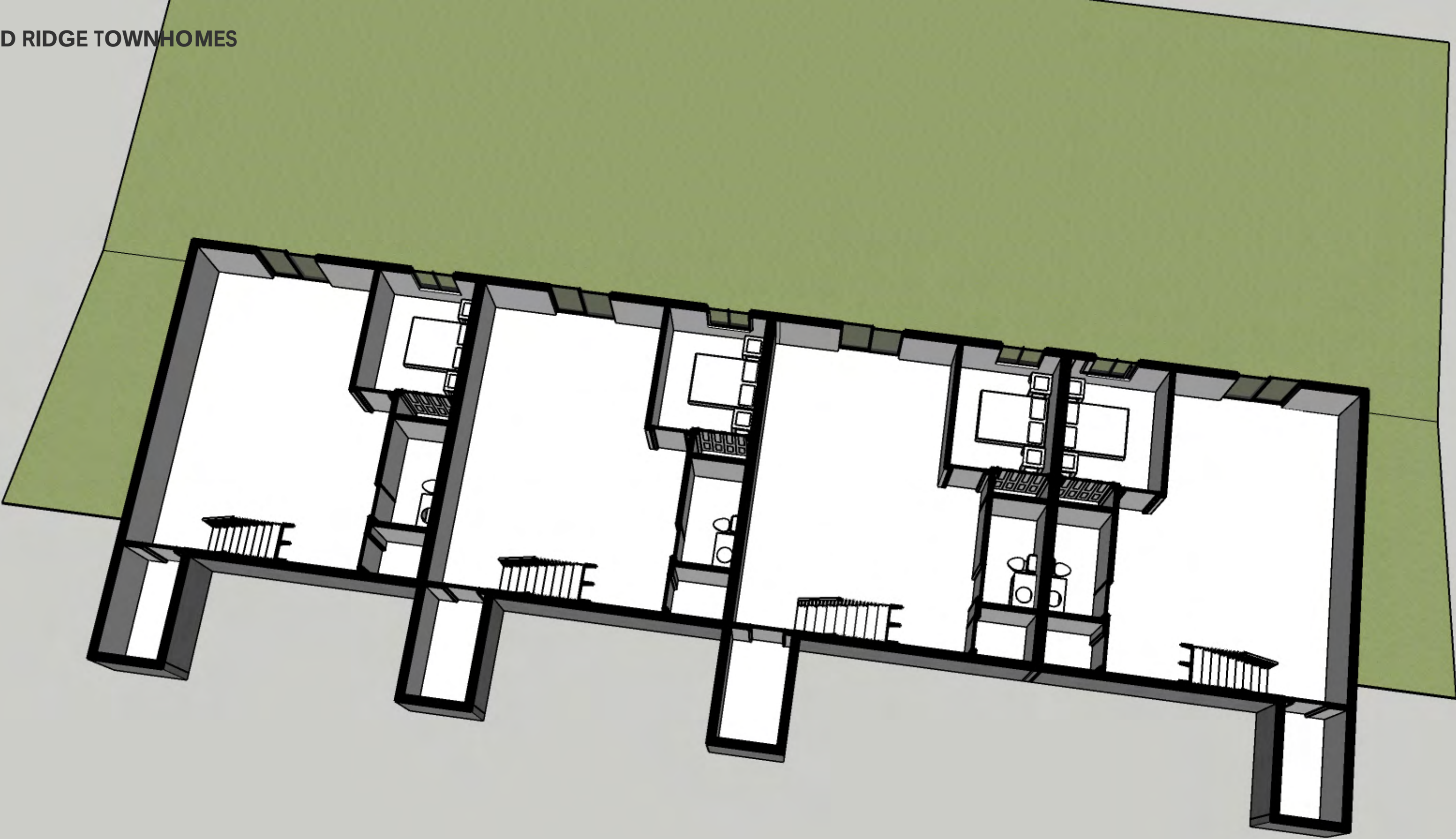
SPLIT LEVEL OPTION AND 2 STORY OPTION



2 STORY OPTION WITH WALKOUT
FIRST LEVEL



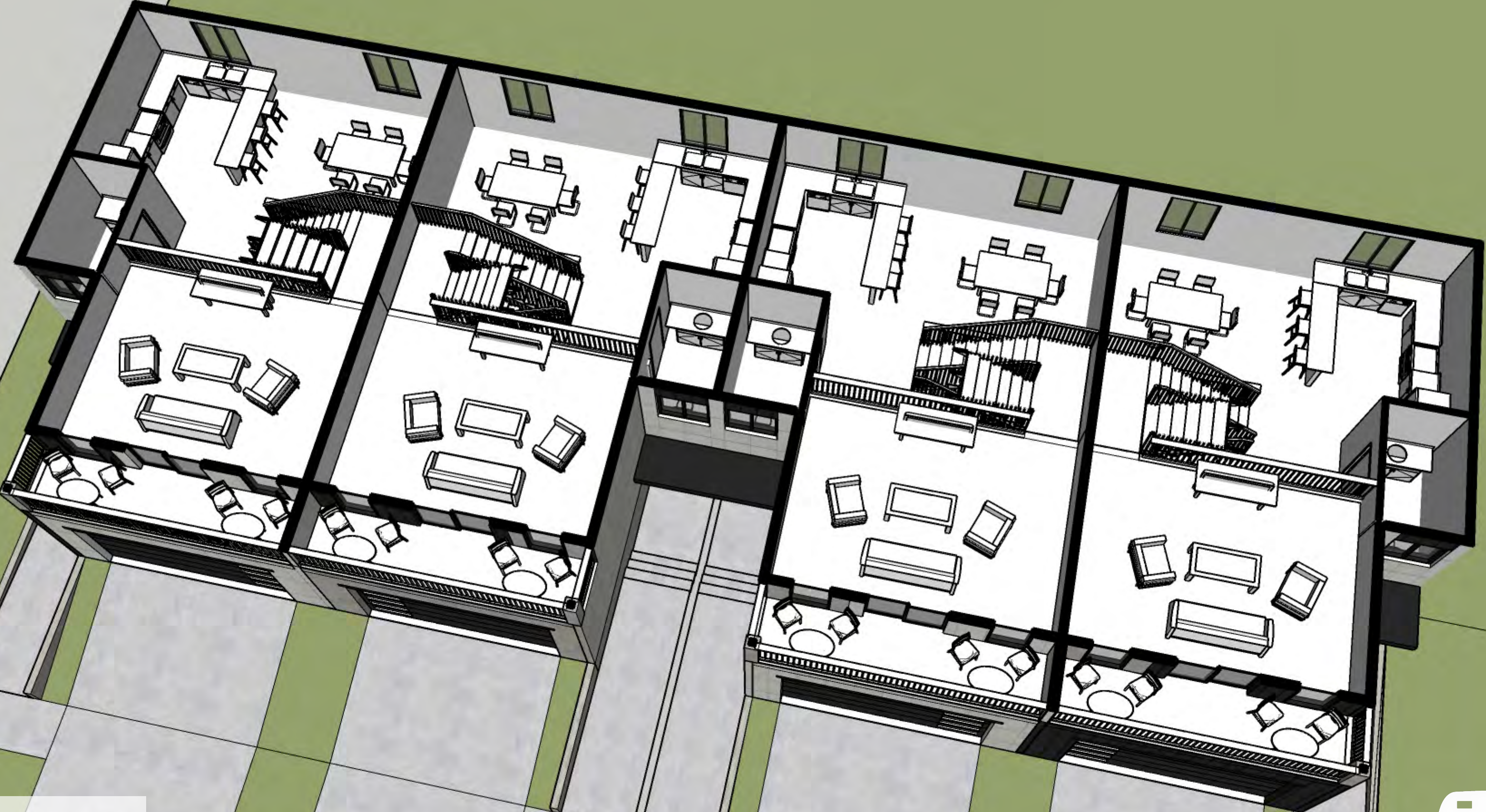
2 STORY OPTION WITH WALKOUT
SECOND LEVEL



2 STORY OPTION WITH WALKOUT
BASEMENT LEVEL



SPLIT LEVEL OPTION
GARDEN LEVEL, GRADE LEVEL



SPLIT LEVEL OPTION
MIDDLE LEVELS



SPLIT LEVEL OPTION
UPPER LEVELS



July 29, 2025

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

SUBJECT: Planning and Zoning Commission's recommendation on the final plat of Highland Ridge 4th Addition (Replat of Lots 2-39, Highland Ridge First Addition, submitted by E & A Development Company. (Case 25-026-REPL)

Planning and Zoning Commission's recommendation on a site development plan for proposed Highland Ridge 4th Addition (Replat of Lots 2-39, Highland Ridge First Addition, submitted by E & A Development Company. (Case 25-029-SDP)

Honorable Mayor and Members of the City Council:

On July 16, 2025, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat and site development plan requests.

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

Sincerely,

Mark D. Hunt
Director, Community Development

5. Case 25-026-REPL; Highland Ridge 4th Addition (replat of Lots 2-39, Highland Ridge First Addition), submitted by E & A Development Company. (Staff: Beck)
6. Case 25-029-SDP; Proposed Highland Ridge 4th Addition (townhomes), submitted by E & A Development Company. (Staff: Beck)

Beck reviewed the staff report.

A brief discussion was held regarding the availability of on-street and driveway parking spaces and how snow removal operations would work.

Wennlund asked why there are so many lots that do not have any trees on them. Hunt explained that trees that are placed on individual lots can be counted toward the required number. He added that exact locations for the trees can be complicated because trees aren't allowed in the detention basin, in utility easements, or within the pipeline easement. He stated that staff will work with the developer to determine final tree placement and have an updated plan prior to presentation to City Council. Benjamin Baugher, representing the developer, stated that he is working with the landscape firm to update the site plan as it relates to tree species and location.

A brief discussion was held regarding the proposed style and layout of the townhomes.

On motion by Stoltenberg, seconded by Scaife, that the final plat of Highland Ridge 4th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Kappeler, that the site development plan for the proposed Highland Ridge 4th Addition be recommended for approval subject to staff recommendations and with the condition that a revised site development plan showing all fire hydrants and the required number, species, and caliper of all trees be submitted prior to City Council consideration.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: August 4/5, 2025
REQUESTED BY: Mark Hunt
Community Development Director



Item Title

Resolution approving a site development plan for proposed Highland Ridge 4th Addition, submitted by E & A Development Company. (Case 25-029-SDP)

Explanation

E & A Development has submitted a site development plan for Highland Ridge 4th Addition which is a replat of Lots 2-39 in Highland Ridge First Addition. The proposed replat represents an increase from 38 to 41 townhouse lots. The additional lots have been accommodated through the removal of an unnecessary sanitary sewer easement on the east side of the development. The proposed site plan details the location of the townhomes, utilities, and landscaping in a manner that is similar to the previous preliminary and final plats for the area. The proposed townhomes are characterized as a mix of split levels and walkouts.

The future land use designation for the site is Mixed Transitional and Service Commercial. Other future land use designations bordering the proposed subdivision include Service Commercial to the north and Neighborhood Light located to the south, east, and west. The proposed development is consistent with the housing goal of the Comprehensive Plan: Expanding Housing Choices & Strengthening Neighborhoods.

The site development plan meets or exceeds all bulk standards for the related zoning districts. For example, 4,264 square feet of site area is provided for each townhouse unit, while only 3,000 is required by code.

At their July 16, 2025 meeting, the Planning and Zoning Commission made a recommendation for approval of the site development plan subject to submittal of a revised site development plan showing all fire hydrants and the required 86 tree factors, species, and caliper sizes. The updated site development plan was submitted on July 29.

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) Updated Site Development Plan Sheets (7/29/25); (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 NO. _____ - 25

**RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
PROPOSED HIGHLAND RIDGE 4TH ADDITION**

WHEREAS, E & A Development Company has submitted a site development plan for proposed Highland Ridge 4th 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 proposed Highland Ridge 4th Addition).

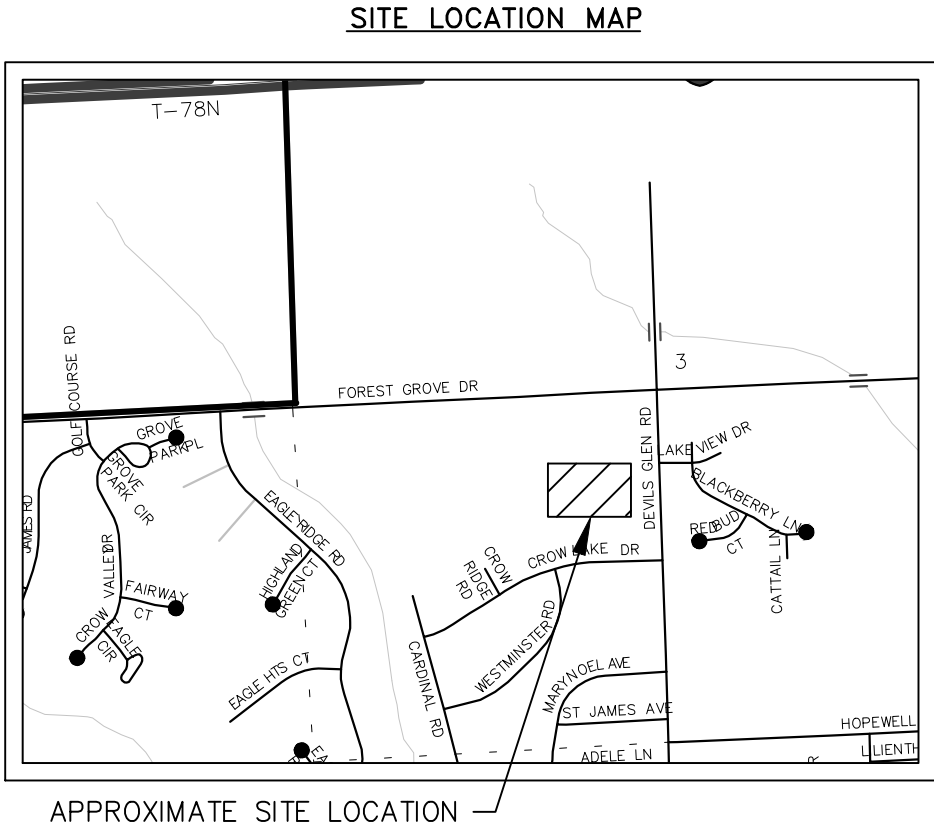
PASSED, APPROVED, AND ADOPTED this 5th day of August, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

SITE PLAN
HIGHLAND RIDGE
4TH ADDITION



Refer to final plat for dimensions

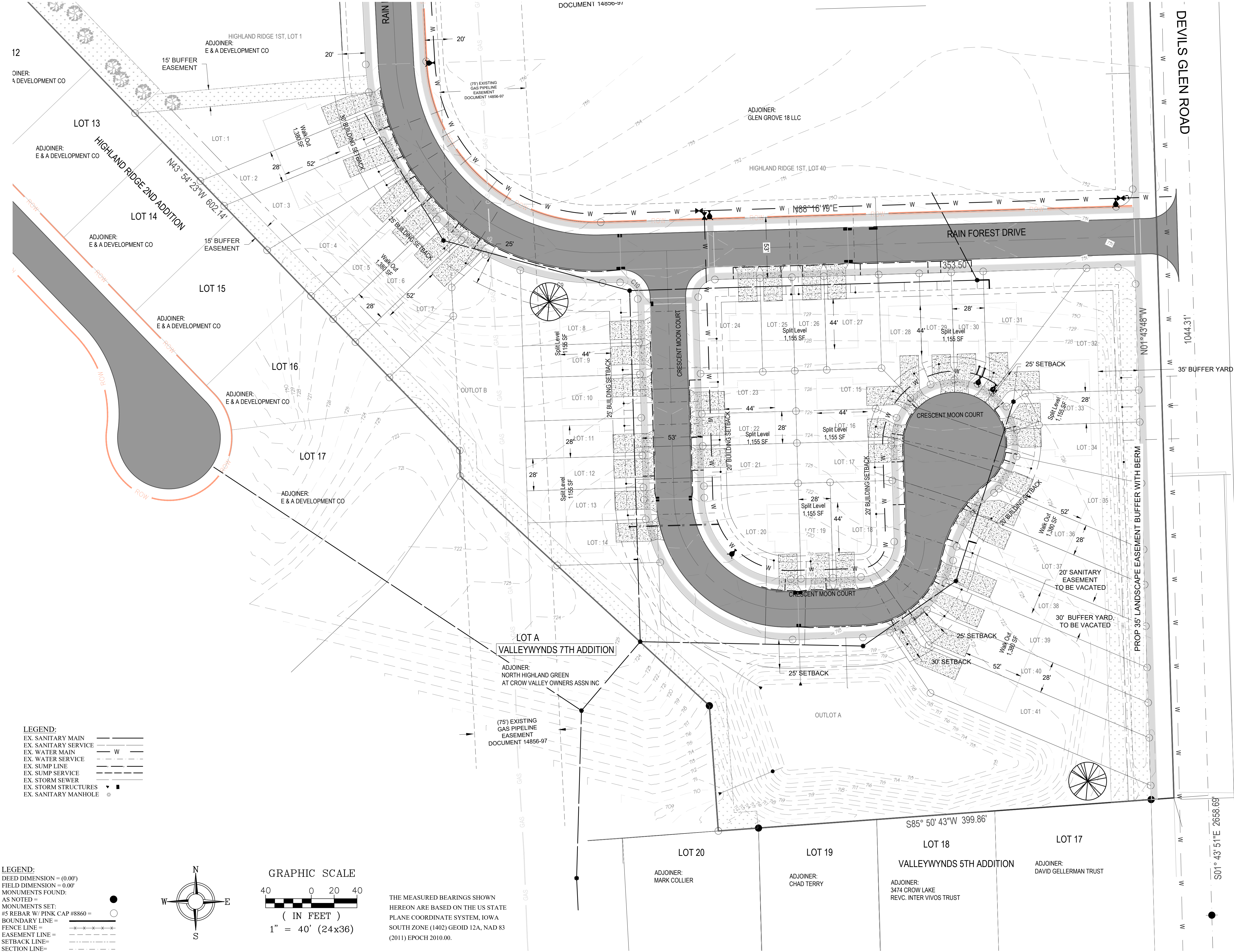
LANDSCAPING NOTES

Minimum Street Yard Greenspace requirements:

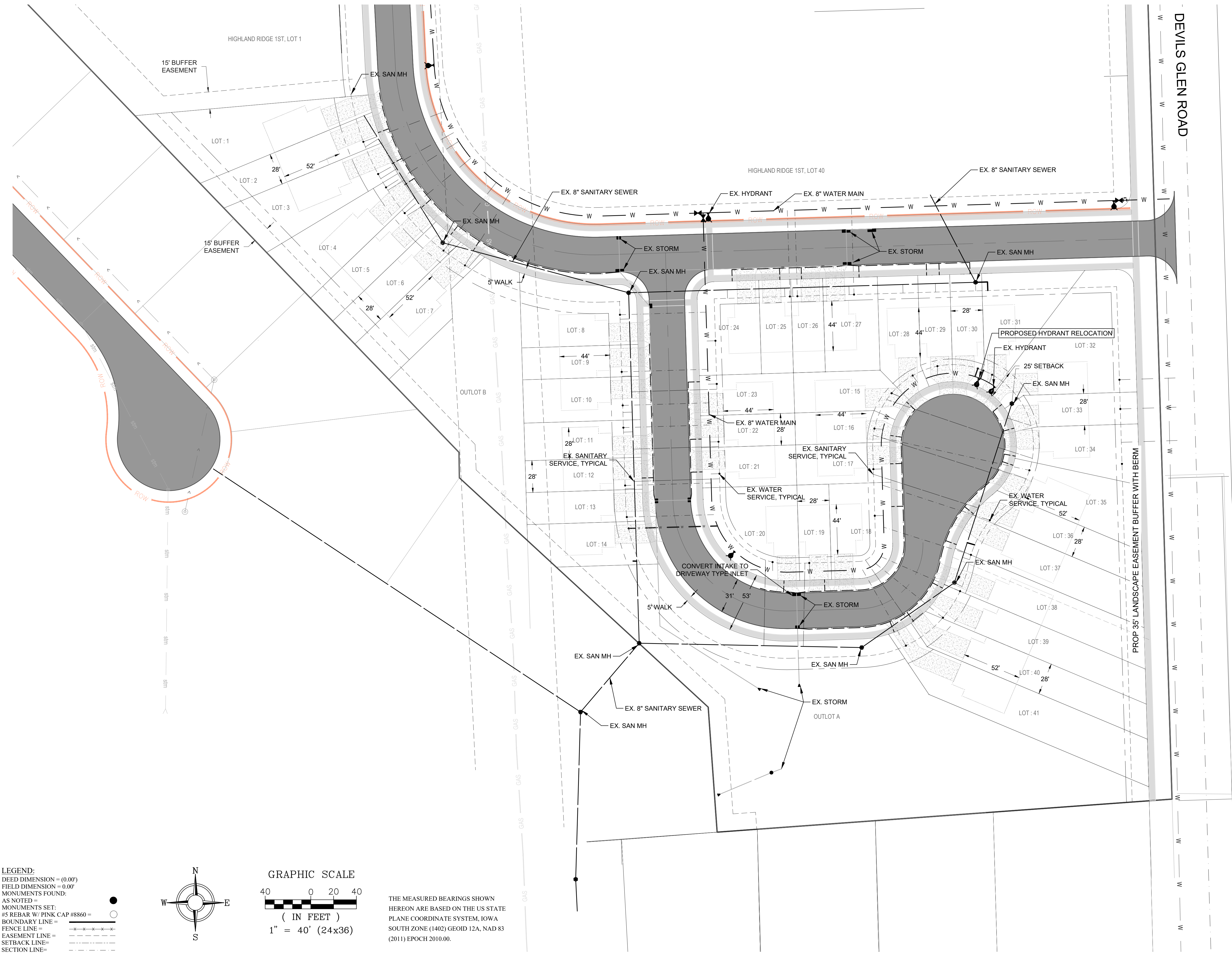
LANDSCAPING/ REQUIRED TREE FACTORS	
BUFFER YARD ALONG DEVILS GLEN ROAD	23 TREE FACTORS
STREETSCAPE (R-3) LOTS 1-14 & LOTS 39-41	31 TREE FACTORS
LOTS 1-7 BUFFER YARD WITH R-1	1 TREE FACTOR PER LOT
STREETSCAPE (C-2) LOTS 20-38	25 TREE FACTORS

(Qty. = .) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0
(Qty. = .) Evergreen/Conifer Tree \ 6-foot height and 16-inch ball or pot 0.5
(Qty. = .) Deciduous Understory Tree \ 1 1/2-inch caliper and 16-inch ball or pot 0.5

	Deciduous Overstory Tree A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.	Deciduous understory 2-inch caliper and 22-inch ball or pot 1.0 4-inch caliper and 40-inch ball or pot 2.0
	Deciduous Understory Tree A woody plant at least 10 feet tall at maturity with one or more well-defined trunks.	One-stem deciduous understory 1 1/2-inch caliper and 16-inch ball or pot 0.5 3-inch caliper and 30-inch ball or pot 1.0 Multi-stem deciduous understory 6-foot height and 16-inch ball or pot 0.5 12-inch height and 30-inch ball or pot 1.0
	Evergreen/Conifer Tree An upright cone-bearing plant having green needle-like foliage throughout the year and at least 20 feet tall at maturity.	Evergreen 6-foot height and 16-inch ball or pot 0.5 12-foot height and 30-inch ball or pot 1.0



SITE PLAN
HIGHLAND RIDGE
4TH ADDITION



LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1" = 40' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

TOWNSEND ENGINEERING CIVIL - STRUCTURAL - LAND DEVELOPMENT	DATE: 7/29/2025 563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWN BY: KLC CHECKED BY: JDR DRAWING LOCATION S:\STOJAN\FG-DEVILS GLEN\DRAWINGS	NO.	REVISIONS:	DATE	PROJECT PRELIMINARY SITE PLAN HIGHLAND RIDGE FIRST ADDITION BETTENDORF, IOWA	OWNER: E&A DEVELOPMENT CO 4185 TANGLEWOOD RD BETTENDORF IA 52722	SHEET NO. 2 of 4
				DESCRIPTION				

TREE PLANTINGS
HIGHLAND RIDGE
4TH ADDITION



LANDSCAPING NOTES

1. TREE SPECIES ARE SHOWN MAY BE ADJUSTED AT TIME OF INSTALLATION TO A SIMILAR TREE SPECIES DEPENDING ON AVAILABLE SPECIES AT TIME OF PLANTING.
2. NO MORE THEN 25% OF ONE SPECIES IS ALLOWED.
3. NO MORE THAN 10% OF MAPLE SPECIES IS ALLOWED.
4. COMPLY WILL ALL CITY OF BETTENDORF TREE PLANTING REQUIREMENTS

Minimum Street Yard Greenspace requirements:

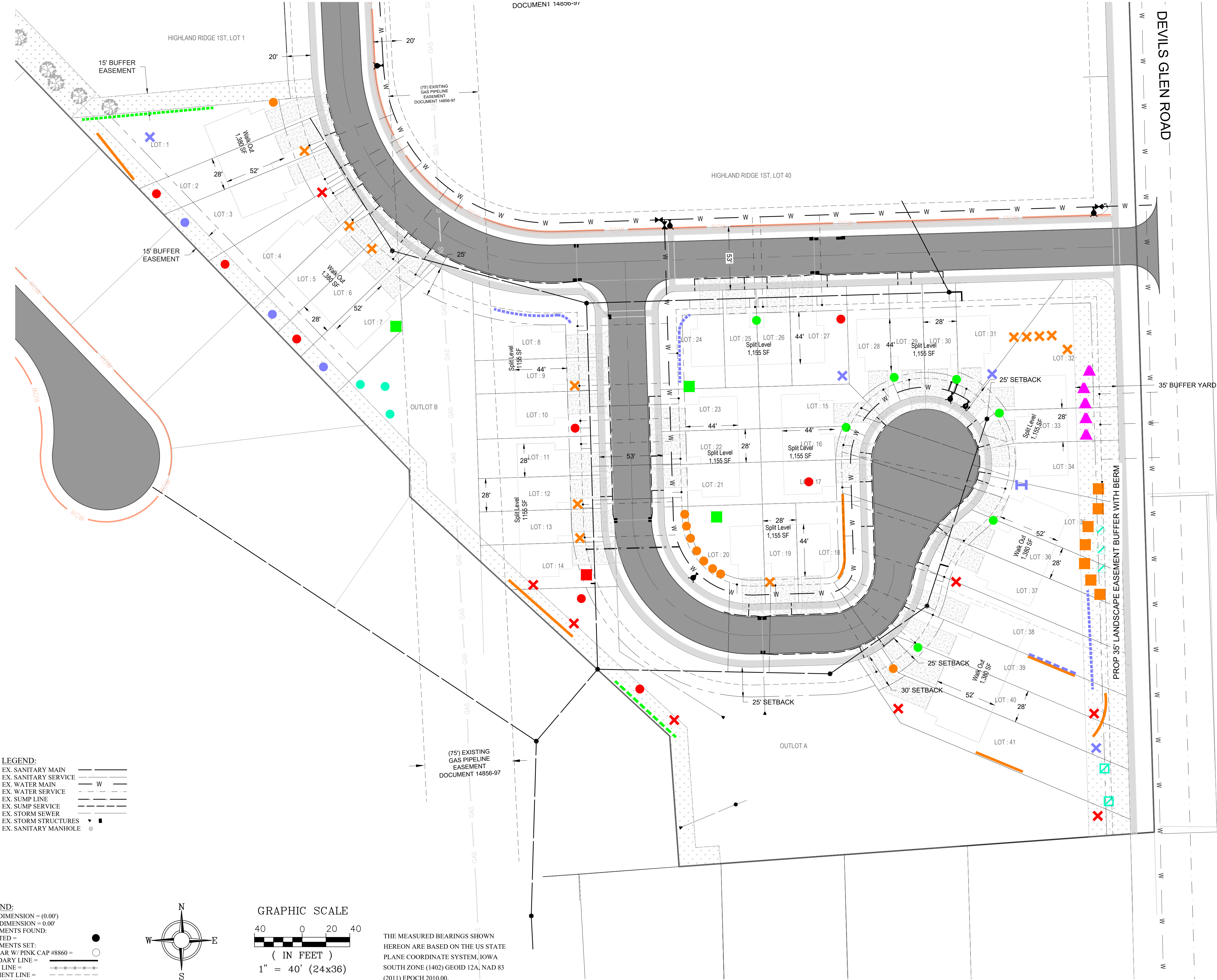
LANDSCAPING/ REQUIRED TREE FACTORS	
BUFFER YARD ALONG DEVILS GLEN ROAD	23 TREE FACTORS
STREETSCAPE (R-3) LOTS 1-14 & LOTS 39-41	31 TREE FACTORS
LOTS 1-7 BUFFER YARD WITH R-1	1 TREE FACTOR PER LOT
STREETSCAPE (C-2) LOTS 20-38	25 TREE FACTORS

TREE PLANTING LEGEND

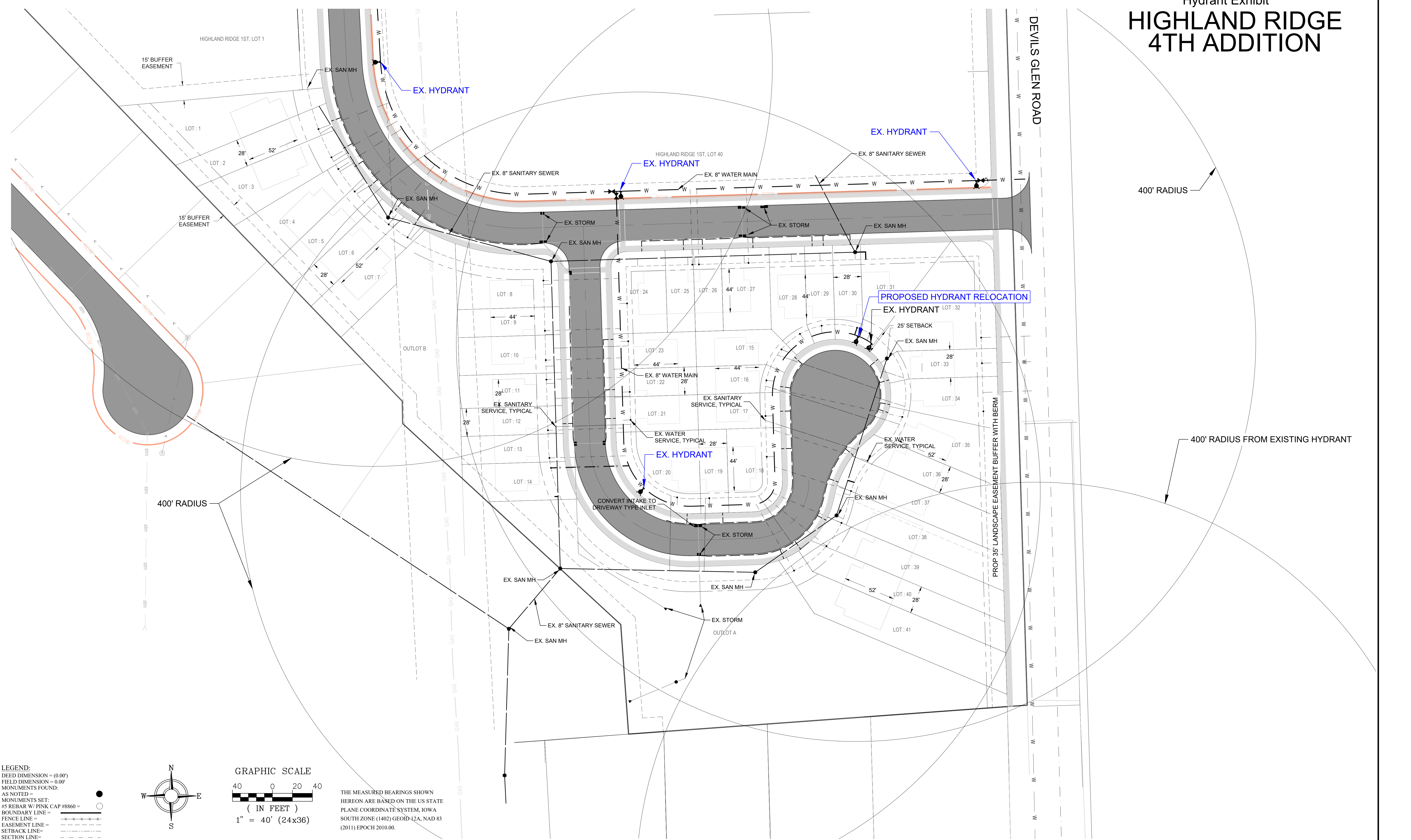
SPECIES	SIZE	SYMBOL	TREE FACTOR
GREEN GIANT ARBORVITAE	6-foot height and 16-inch ball or pot		30 @ 0.5 = 15
CORAL BUSH CRAB	1 1/2 -inch caliper and 16-inch ball or pot		9 @ .5 = 4.5
SKYROCKET JUNIPER	6-foot height and 16-inch ball or pot		40 @ .5 = 20
SCARLET FIRE OAK	1 1/2 -inch caliper and 16-inch ball or pot		7 @ .5 = 3.5
CRIMSON MAPLE SENTRY			0
PARKLAND PILLAR BIRCH	2-inch caliper and 22-inch ball or pot		10 @ .5 = 5
LOCUST SKYLINE	2-inch caliper and 22-inch ball or pot		1 @ 1 = 1
SWAMP OAK	2-inch caliper and 22-inch ball or pot		4 @ 1 = 4
NORTHERN PIN OAK	2-inch caliper and 22-inch ball or pot		3 @ 3 = 3
STERLING SILVER LINDEN	2-inch caliper and 22-inch ball or pot		3 @ 3 = 3
HACKBERRY	2-inch caliper and 22-inch ball or pot		1 @ 1 = 1
OCTOBER GLORY MAPLE	2-inch caliper and 22-inch ball or pot		5 @ 1 = 5
REDPOINT MAPLE	2-inch caliper and 22-inch ball or pot		8 @ 1 = 8
ELM PRINCETON	2-inch caliper and 22-inch ball or pot		3 @ 1 = 3
CANAAN FIR	6-foot height and 16-inch ball or pot		15 @ .5 = 7.5
BABY BLUE EYES SPRUCE	6-foot height and 16-inch ball or pot		3 @ .5 = 1.5
CONCOLOR FIR	6-foot height and 16-inch ball or pot		2 @ .5 = 1
VANDERWOLD PINE TREE	6-foot height and 16-inch ball or pot		8 @ .5 = 4
			90

(Qty. =) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0
(Qty. =) Evergreen/Conifer Tree \ 6-foot height and 16-inch ball or pot 0.5
(Qty. =) Deciduous Understory Tree \ 1 1/2 -inch caliper and 16-inch ball or pot 0.5

	Deciduous Overstory Tree. A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.	Deciduous overstory 2-inch caliper and 22-inch ball or pot 1.0 4-inch caliper and 40-inch ball or pot 2.0
	Deciduous Understory Tree. A woody plant at least 10 feet tall at maturity with one or more well-defined trunks.	One-stem deciduous understory 1 1/2 -inch caliper and 16-inch ball or pot 0.5 3-inch caliper and 30-inch ball or pot 1.0 Multi-stem deciduous understory 6-foot height and 16-inch ball or pot 0.5 12-inch height and 30-inch ball or pot 1.0
	Evergreen/Conifer Tree. An upright cone-bearing plant having green needle-like foliage throughout the year and at least 20 feet tall at maturity.	Evergreen 6-foot height and 16-inch ball or pot 0.5 12-foot height and 30-inch ball or pot 1.0



Hydrant Exhibit
**HIGHLAND RIDGE
4TH ADDITION**



LEGEND:
 DEED DIMENSION = (0.00')
 FIELD DIMENSION = 0.00'
 MONUMENTS FOUND:
 AS NOTED
 MONUMENTS SET:
 #5 REBAR W/ PINK CAP #8860 =
 BOUNDARY LINE =
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 1" = 40' (24x36)

THE MEASURED BEARINGS SHOWN
 HEREON ARE BASED ON THE US STATE
 PLANE COORDINATE SYSTEM, IOWA
 SOUTH ZONE (1402) GEOID-12A, NAD 83
 (2011) EPOCH 2010.00.

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Greg Beck
Department: Community Development
Meeting Date: July 16, 2025
Report Issued: July 10, 2025



Case No.: 25-026-REPL and 25-029-SDP
Request: Final Plat and Site Development Plan – Highland Ridge 4th Addition
Location: South of Forest Grove Drive and west of Devils Glen Road
Parcel numbers 840335102 through 840335139, 84033510LB and 84033510LA
Applicant: E & A Development Company
Current Zoning: R-3, Mixed Residential District and C-2, Community Commercial District
Future Land Use: MT, Mixed Transitional and SC, Service Commercial
Related Cases: 23-056-FP Highland Ridge First Addition
23-051-PP Highland Ridge Preliminary Plat

Background Information and Facts

E & A Development has submitted a final plat and site development plan for Highland Ridge 4th Addition which is a replat of Lots 2-39 in Highland Ridge First Addition. The proposed replat represents an increase from 38 to 41 townhouse lots. The additional lots have been accommodated through the removal of an unnecessary sanitary sewer easement on the east side of the development. The proposed site plan details the location of the townhomes, utilities, and landscaping in a manner that is similar to the previous preliminary and final plats for the area. The proposed townhomes are characterized as a mix of split levels and walkouts.

Future Land Use and Comprehensive Plan

The future land use designation for the site is Mixed Transitional and Service Commercial. Other future land use designations bordering the proposed subdivision include Service Commercial to the north and Neighborhood Light located to the south, east, and west.

The proposed development is consistent with the housing goal of the Comprehensive Plan:

Goal: Expanding Housing Choices & Strengthening Neighborhoods.

Lot Configuration & Zoning Compliance

The zoning classifications of the subdivision are split between R-3, Mixed Residential District (Lots 1-14 and 39-41) and C-2, Community Commercial District (Lots 15-38). Adjacent zoning includes:

- R-3, Mixed Residential District (east)
- C-2, Community Commercial District (north)
- C-1, Neighborhood Commercial District (northwest)
- R-1, Single Family Residence District (west)

The plat and site development plan meet or exceed all bulk standards for the related zoning districts. For example, 4,264 square feet of site area is provided for each townhouse unit, while only 3,000 is required by code. Outlot B is an undevelopable area over a gas pipeline easement. Outlot A provides storm water detention.

Thoroughfare Plan & Access

Primary access to the subdivision comes from entries from Forest Grove Drive and Devils Glen Road via the newly completed Rain Forest Drive. Rain Forest Drive provides internal connectivity to Crescent Moon Court.

Utilities

Utilities are sourced from existing mains primarily along Devils Glen Road, Forest Grove Drive, and Rain Forest Drive. Accommodation for service connections to the individual lots is through utility easements along Rain Forest Drive and Crescent Moon Court. A gas pipeline traverses the subdivision running north and south and is accommodated in a 75-foot-wide easement.

Pedestrian and Trail Access

Five-foot wide sidewalks shall be placed throughout the subdivision. A recreational trail exists along the east side of Devils Glen Road, and a 5-foot wide sidewalk is located on the west side of Devils Glen Road. A ten-foot wide recreational trail is located on the south side of Forest Grove Drive.

Off-Street Parking

Two parking spaces are required for each unit. This standard is exceeded by the two-car garages provided for each townhouse and the available parking on the driveways.

Stormwater Detention

Storm water detention is accommodated in Outlot A. The City Engineer must approve all designs prior to the City Council consideration of this project.

Landscaping

Landscaping regulations require 86 tree factors. The site development plan provided at the time of this report appears to be short 29 tree factors. The applicant's engineering team is aware and is working on an update to the landscaping plan.

Staff Recommendation

Staff recommends approval of the final plat of Highland Ridge 4th Addition. (25-026-REPL)

Staff recommends approval of the site development plan (25-029-SDP) subject to the following condition:

1. That an updated landscape plan showing the required total of 86 tree factors throughout the site. All species of trees and tree caliper sizes shall be provided prior to City Council consideration of the site development plan.

Greg Beck
City Planner

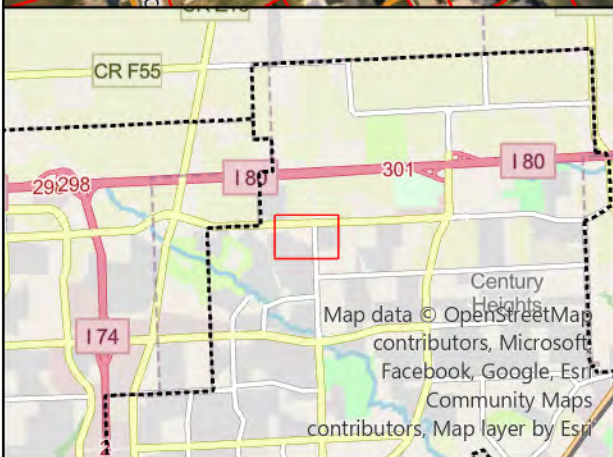
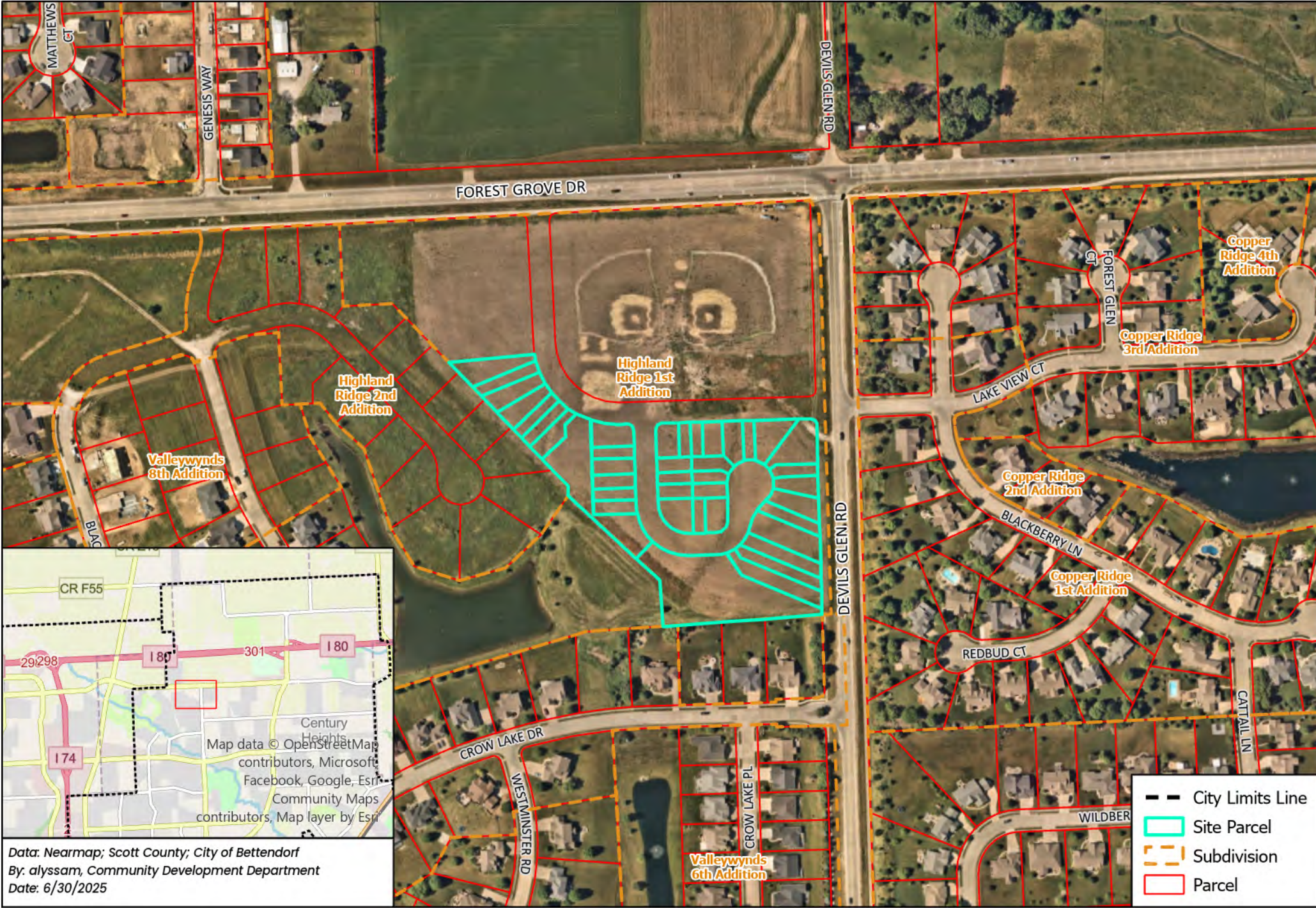
List of Attachments:

- A – Aerial Location Map
- B – FLUM and Zoning Map
- C – Additional Units Exhibit
- D – Final Plat Highland Ridge First Addition
- E – Final Plat Highland Ridge Fourth Addition
- F – Site Development Plan and Landscape Plan
- G – Townhome Layouts
- H – Renderings
- I - 3D Interior Design

Case No. 25-029: Highland Ridge 4th Addition Site Development Plan Aerial Map - Attachment A

1 Inch = 292 Feet
0 115 230 460 690 Feet

N



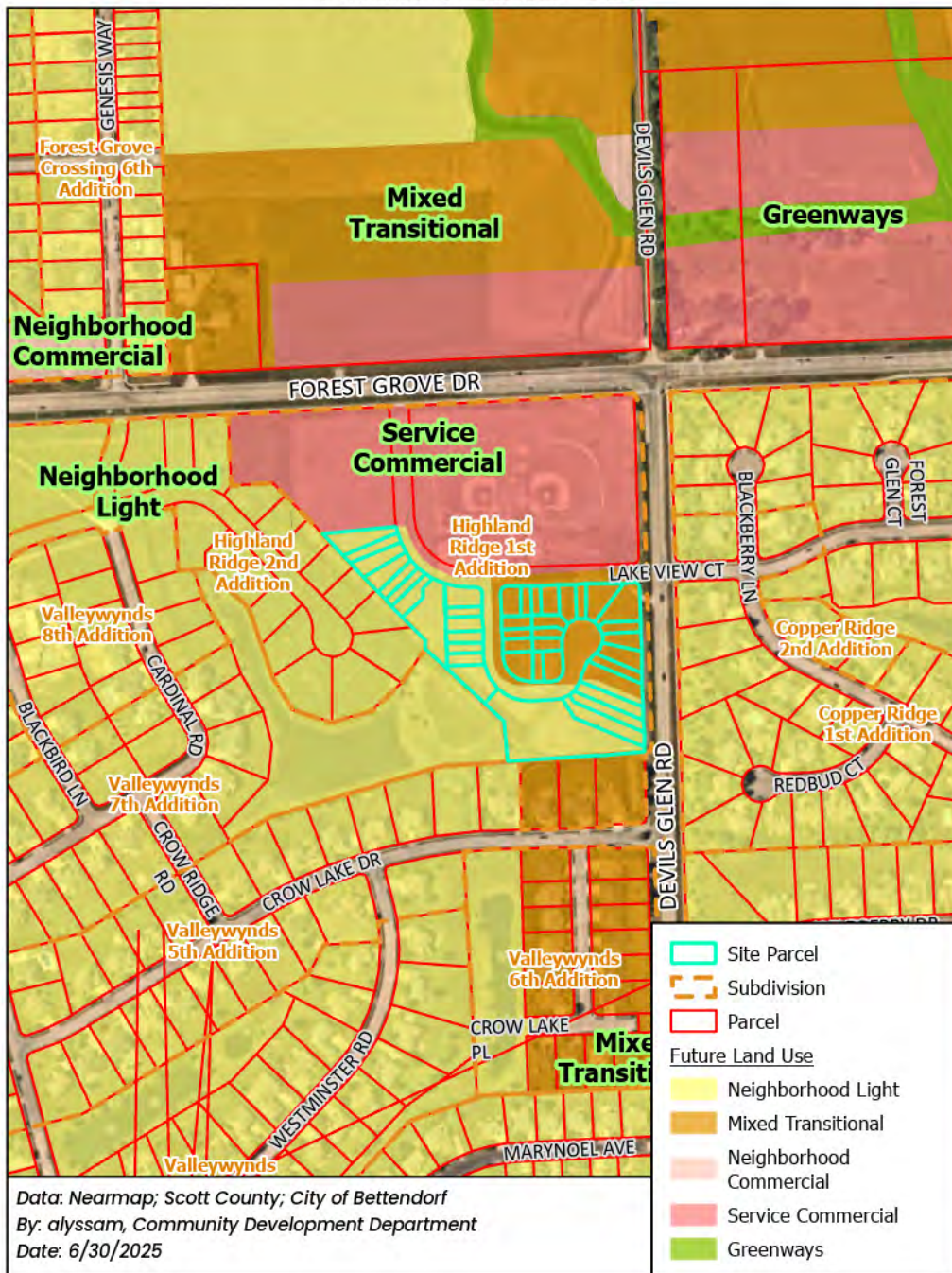
Data: Nearmap; Scott County; City of Bettendorf
By: alyssam, Community Development Department
Date: 6/30/2025

Case No. 25-029: Highland Ridge 4th Addition Site Development Plan Future Land Use & Zoning - Attachment B

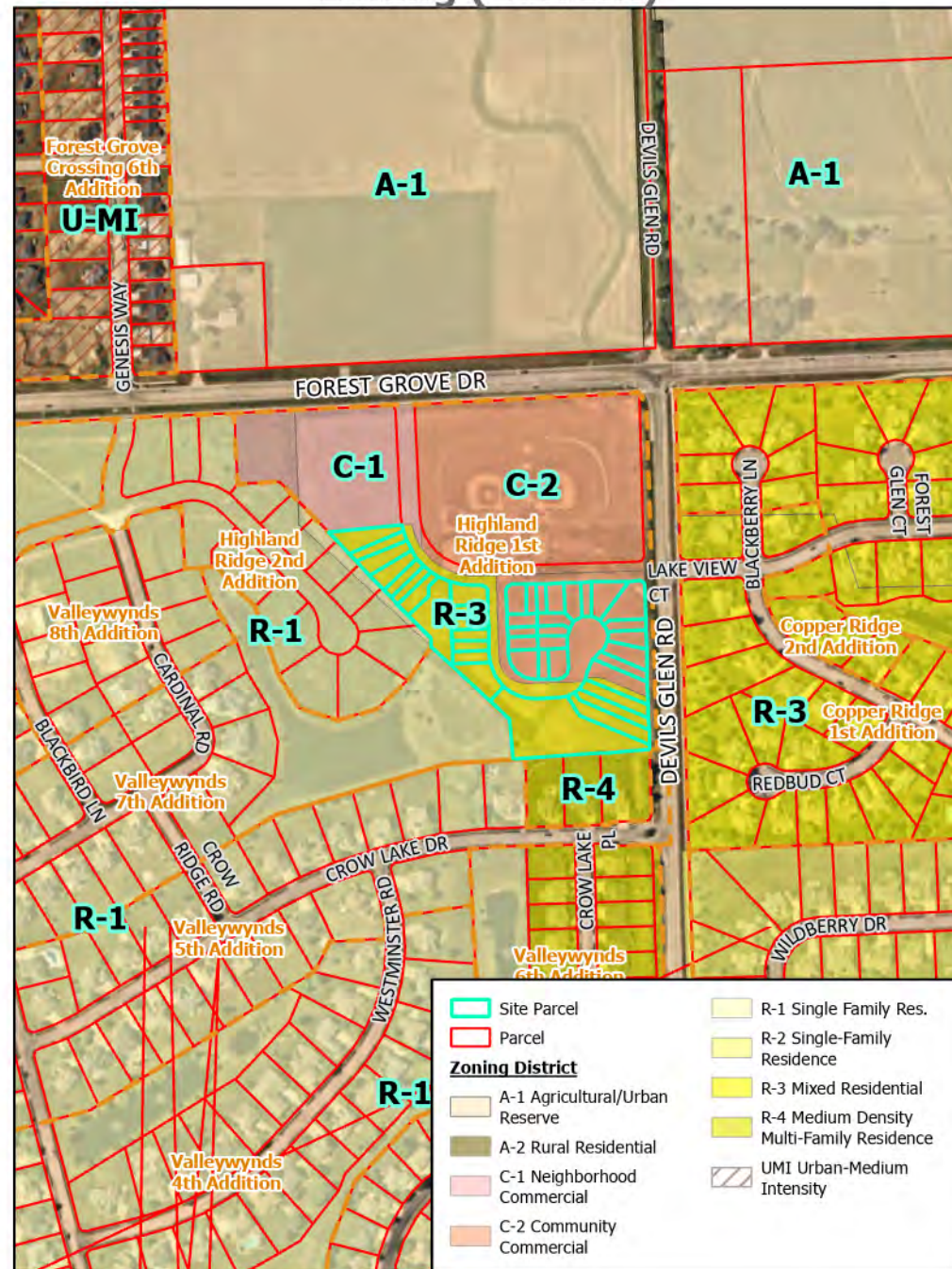
1 Inch = 500 Feet
0 185 370 740 Feet



Future Land Use



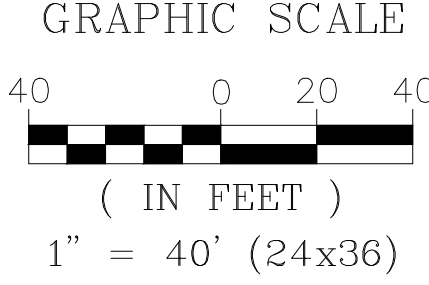
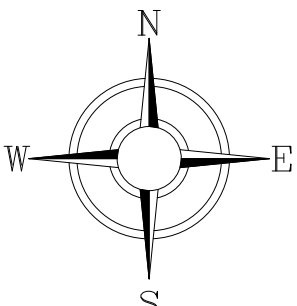
Zoning (Current)



3 additional units

HIGHLAND RIDGE
FIRST ADDITION

PART OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3, IN
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH
P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

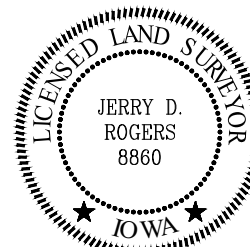


APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
METRONET	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	

NOTES:
SEE OTHER EXHIBIT





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

JERRY D. ROGERS
Iowa License Number: 8860
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1

FINAL PLAT
**HIGHLAND RIDGE
FIRST ADDITION**

ATTACHMENT D

Doc ID: 023579430010 Type: PLAT
Recorded: 10/20/2023 at 08:52:18 AM
Fee Amt: \$52.00 Page 1 of 10
Scott County Iowa
Rita A. Vargas Recorder
File #2023-00018861

PART OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3, IN
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH
P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

APPROVAL SIGNATURES:
MAYOR: *[Signature]* DATE: 9-20-23
CITY CLERK: *[Signature]* DATE: 9-19-23
CHAIRMAN PLAN & ZONE: *[Signature]* DATE: 9-15-23
CENTURYLINK: *[Signature]* DATE: 9-15-23
IOWA - AMERICAN WATER COMPANY/CenturyLink: *[Signature]* DATE: 9-15-23
MEDIACOM: *[Signature]* DATE: 9-15-23
METRONET: *[Signature]* DATE: 9-15-23
MIDAMERICAN ENERGY: *[Signature]* DATE: 9-15-23
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0378G EFFECTIVE DATE MARCH 23, 2023.

OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SHALL HAVE A BLANKET UNDERGROUND UTILITY EASEMENT.

OUTLOT B SHALL BE RESERVED FOR GREENSPACE AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SHALL HAVE A BLANKET UNDERGROUND UTILITY EASEMENT.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATED.

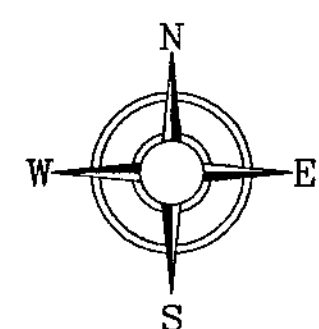
USE RESTRICTIONS APPLY TO LOTS 1-40 AND SHALL BE FILED WITH THIS PLAT.

LOT 31 BERM SHALL REMAIN FREE AND CLEAR FOR LINE OF SIGHT.

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =

**TOWNSEND
ENGINEERING**
CIVIL • STRUCTURAL • LAND DEVELOPMENT



GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

DATE: 9/15/2023

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

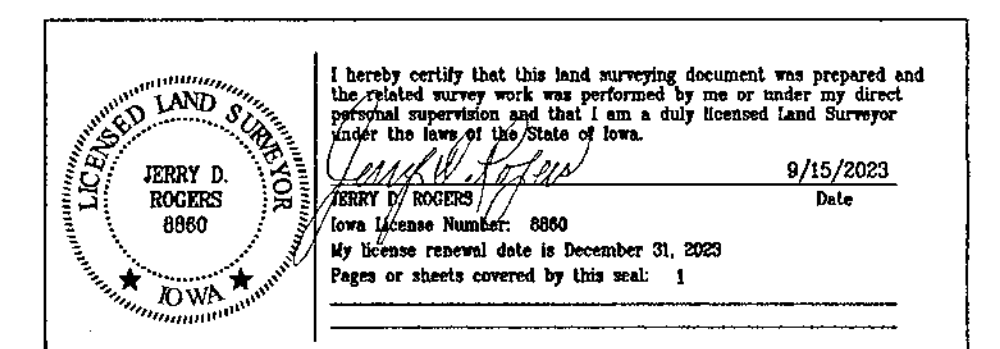
DRAWN BY: KLC
CHECKED BY: JDR
DRAWING LOCATION
S:\STOJAN\FG-DEVILS GLEN\DRAWINGS

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
HIGHLAND RIDGE FIRST ADDITION
BETTENDORF, IOWA

OWNER:
MCB DEVELOPMENT CORPORATION
5401 VICTORIA AVENUE
DAVENPORT, IOWA

SHEET NO.
1 of 2



PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

FINAL PLAT
HIGHLAND RIDGE
FIRST ADDITION

PART OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3, IN
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH
P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

Line Table		
Line #	Direction	Length (ft)
L1	N 87° 07' 52" E	430.74'
L2	S 02° 53' 47" E	293.24'
L3	N 43° 54' 23" W	192.43'
L4	N 84° 53' 46" E	205.41'
L5	N 43° 54' 23" W	82.36'
L6	S 67° 33' 54" W	163.13'
L7	S 67° 33' 54" W	150.13'
L8	N 43° 54' 23" W	30.09'
L9	N 43° 54' 23" W	54.06'
L10	N 58° 59' 28" E	134.09'
L11	S 46° 05' 37" W	126.56'
L12	N 43° 54' 23" W	55.50'
L13	N 43° 54' 23" W	28.00'
L14	S 46° 05' 37" W	125.81'
L15	N 43° 54' 23" W	28.00'
L16	N 43° 54' 23" W	43.00'
L17	S 46° 05' 37" W	77.56'
L18	N 46° 05' 37" E	128.98'
L19	S 03° 28' 57" E	27.53'
L20	S 46° 05' 37" W	38.94'
L21	S 43° 54' 23" E	131.70'
L22	N 88° 16' 19" E	103.99'
L23	S 01° 43' 45" E	33.00'
L24	S 01° 43' 45" E	28.00'
L25	S 01° 43' 45" E	33.00'
L26	N 01° 43' 45" W	38.00'
L27	N 01° 43' 45" W	28.00'
L28	N 01° 43' 45" W	66.18'
L29	N 88° 16' 19" E	15.82'
L30	S 01° 43' 34" E	38.00'
L31	N 01° 43' 41" W	28.00'
L32	N 01° 43' 41" W	38.00'
L33	N 01° 43' 41" W	33.00'
L34	N 01° 44' 34" W	28.00'
L35	N 01° 41' 22" W	10.60'
L36	N 43° 16' 19" E	55.84'
L37	S 88° 16' 20" W	61.50'
L38	N 33° 50' 41" W	63.64'
L39	N 33° 50' 41" W	25.00'
L40	N 67° 13' 38" W	209.09'

Line Table		
Line #	Direction	Length (ft)
L41	N 01° 43' 49" W	12.29'
L42	N 85° 50' 43" E	20.00'
L43	S 01° 43' 49" E	41.76'
L44	S 01° 43' 49" E	30.77'
L45	N 01° 43' 47" W	36.27'
L46	N 01° 43' 48" W	63.74'
L47	N 01° 43' 48" W	30.77'
L48	N 01° 43' 51" W	61.33'
L49	N 01° 43' 45" W	53.70'
L50	N 01° 43' 57" W	28.00'
L51	N 01° 43' 52" W	85.00'
L52	S 88° 16' 19" W	27.50'
L53	S 88° 16' 19" W	106.00'
L54	S 88° 16' 19" W	28.00'
L55	S 88° 16' 19" W	48.00'
L56	S 88° 16' 19" W	48.00'
L57	S 88° 16' 19" W	28.00'
L58	S 88° 16' 19" W	28.00'
L59	S 88° 16' 19" W	40.00'
L60	S 01° 43' 37" E	67.50'
L61	S 01° 43' 41" E	35.24'
L62	S 01° 43' 41" E	28.00'
L63	S 01° 43' 41" E	35.24'
L64	S 01° 43' 41" E	10.11'
L65	N 88° 16' 26" E	9.00'
L66	N 88° 16' 19" E	28.00'
L67	N 88° 16' 19" E	24.50'
L68	N 01° 43' 41" W	53.61'
L69	N 01° 43' 41" W	30.98'
L70	N 67° 13' 38" W	209.46'
L71	S 67° 13' 38" E	210.06'
L72	N 67° 13' 38" W	188.85'
L73	S 67° 13' 38" E	163.93'
L74	N 67° 13' 38" W	140.30'
L75	S 77° 52' 55" E	111.87'
L76	S 88° 16' 19" W	88.25'
L77	S 88° 16' 19" W	99.52'
L78	S 37° 01' 27" W	136.20'
L79	S 01° 43' 41" E	95.79'
L80	S 01° 43' 41" E	95.79'

Line Table		
Line #	Direction	Length (ft)
L81	S 01° 43' 41" E	82.00'
L82	N 01° 43' 39" W	82.00'
L83	S 01° 43' 39" E	82.00'
L84	S 01° 43' 41" E	82.00'
L85	S 88° 16' 19" W	54.50'
L86	N 88° 16' 19" E	28.00'
L87	N 88° 16' 19" E	82.50'
L88	N 88° 16' 19" E	82.51'
L89	S 88° 16' 19" W	82.50'
L90	N 01° 43' 41" W	83.61'
L91	N 01° 43' 41" W	83.61'
L92	N 88° 16' 19" E	54.50'
L93	N 88° 16' 19" E	28.00'
L94	N 88° 16' 19" E	82.50'
L95	S 01° 43' 06" E	35.24'
L96	N 88° 16' 19" E	82.66'
L97	S 01° 43' 48" E	28.00'
L98	S 88° 16' 19" W	69.73'
L99	N 01° 44' 10" W	35.24'
L100	N 88° 16' 19" E	28.00'
L101	N 88° 16' 19" E	48.00'
L102	N 66° 26' 11" W	20.00'
L103	S 44° 21' 04" E	36.15'
L104	S 54° 47' 57" W	20.00'
L105	S 77° 51' 46" W	20.00'

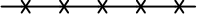
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.55'	15.00'	089°56'48"	S47°53'44"E	21.20'
C2	24.64'	201.50'	007°00'24"	S06°23'59"E	24.63'
C3	15.71'	201.50'	004°27'58"	S12°08'10"E	15.70'
C4	28.09'	201.50'	007°59'18"	S18°21'48"E	28.07'
C5	30.43'	201.50'	008°39'05"	S26°40'59"E	30.40'
C6	25.93'	201.50'	007°22'18"	S34°41'41"E	25.91'
C7	28.03'	201.50'	007°58'16"	S42°21'58"E	28.01'
C8	28.20'	201.50'	008°01'09"	S50°21'40"E	28.18'
C9	22.70'	201.50'	006°27'15"	S57°35'52"E	22.69'
C10	35.40'	201.50'	010°03'59"	S65°51'29"E	35.36'
C11	73.28'	201.50'	020°50'12"	S81°18'35"E	72.88'
C12	23.56'	15.00'	089°59'53"	S46°43'37"E	21.21'
C13	17.46'	126.50'	007°54'27"	S05°40'55"E	17.44'
C14	81.89'	126.50'	037°05'32"	S28°10'55"E	80.47'
C15	99.35'	126.50'	045°00'02"	S69°13'41"E	96.82'
C16	22.27'	83.00'	015°22'14"	N63°50'26"E	22.20'
C17	16.13'	83.00'	011°08'06"	N50°35'16"E	16.11'
C18	33.80'	83.00'	023°20'07"	N33°21'10"E	33.57'
C19	15.73'	83.00'	010°51'24"	N16°15'25"E	15.70'
C20	42.73'	99.50'	024°36'12"	N23°07'49"E	42.40'
C21	28.03'	99.50'	016°08'19"	N43°30'04"E	27.93'
C22	2.12'	55.50'	002°11'09"	N50°28'40"E	2.12'

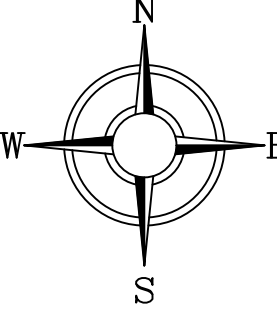
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	36.10'	55.50'	037°16'01"	N30°45'05"E	35.47'
C24	23.50'	55.50'	024°15'19"	N00°00'35"W	23.32'
C25	22.34'	55.50'	023°03'48"	N23°40'08"W	22.19'
C26	17.22'	55.50'	017°46'30"	N44°05'18"W	17.15'
C27	23.38'	55.50'	024°08'29"	N65°02'47"W	23.21'
C28	28.31'	55.50'	029°13'18"	S88°16'19"W	28.00'
C29	27.05'	55.50'	027°55'17"	S59°42'01"W	26.78'
C30	21.48'	55.50'	022°10'16"	S34°39'15"W	21.34'
C31	20.24'	55.50'	020°53'58"	S13°07'08"W	20.13'
C32	4.26'	55.50'	004°23'51"	S00°28'14"W	4.26'
C33	47.12'	30.00'	090°00'08"	S43°16'19"W	42.43'
C34	115.45'	73.50'	089°59'58"	N46°43'41"W	103.94'
C35	22.78'	14.50'	089°59'50"	N43°16'15"E	20.51'
C36	23.56'	15.00'	089°59'49"	S46°43'47"E	21.21'
C37	23.56'	15.00'	090°00'09"	S43°16'15"W	21.21'
C38	230.24'	148.50'	088°49'54"	N47°18'44"W	207.86'
C39	23.57'	15.00'	090°01'40"	N42°07'03"E	21.22'
C40	271.32'	175.00'	088°49'54"	S47°18'44"E	244.95'
C41	157.08'	100.00'	090°00'01"	S46°43'41"E	141.42'
C42	88.75'	56.50'	090°00'00"	S43°16'19"W	79.90'
C43	24.26'	83.00'	016°44'46"	N79°53'56"E	24.17'

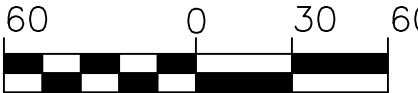
Parcel Table	
Parcel #	Area
1	125177 S.F.
2	7850 S.F.
3	4376 S.F.
4	5796 S.F.
5	5238 S.F.
6	3524 S.F.
7	3558 S.F.
8	4710 S.F.
9	5668 S.F.
10	2856 S.F.
11	3876 S.F.
12	3366 S.F.
13	2856 S.F.
14	3381 S.F.
15	3277 S.F.
16	2319 S.F.
17	2907 S.F.
18	4364 S.F.
19	2341 S.F.
20	5739 S.F.

Parcel Table	
Parcel #	Area
21	2907 S.F.
22	2311 S.F.
23	2907 S.F.
24	4424 S.F.
25	2296 S.F.
26	2296 S.F.
27	3936 S.F.
28	4707 S.F.
29	2649 S.F.
30	6604 S.F.
31	9343 S.F.
32	3125 S.F.
33	4313 S.F.
34	5725 S.F.
35	4281 S.F.
36	10331 S.F.
37	6544 S.F.
38	6069 S.F.
39	8917 S.F.
40	278859 S.F.

Parcel Table	
Parcel #	Area
OUTLOT A	44942 S.F.
OUTLOT B	23621 S.F.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = 
BOUNDARY LINE = 
FENCE LINE = 
EASEMENT LINE = 
SETBACK LINE = 
SECTION LINE = 



GRAPHIC SCALE

(IN FEET)
1" = 60' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

TOWNSEND ENGINEERING CIVIL · STRUCTURAL · LAND DEVELOPMENT	DATE: 8/15/2023	DRAWN BY: KLC	CHECKED BY: JDR		REVISIONS:		PROJECT	OWNER:	SHEET NO.
	563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWING LOCATION S: \STOJAN\FG-DEVILS GLEN\DRAWINGS		NO.	DESCRIPTION	DATE	FINAL PLAT HIGHLAND RIDGE FIRST ADDITION BETTENDORF, IOWA	MCB DEVELOPMENT CORPORATION 5401 VICTORIA AVENUE DAVENPORT, IOWA	2 of 2

563 386.4236 office 386.4231 fax

2224 East 12th Street, Davenport, IA 52803

FINAL PLAT
HIGHLAND RIDGE
4TH ADDITION

ATTACHMENT E

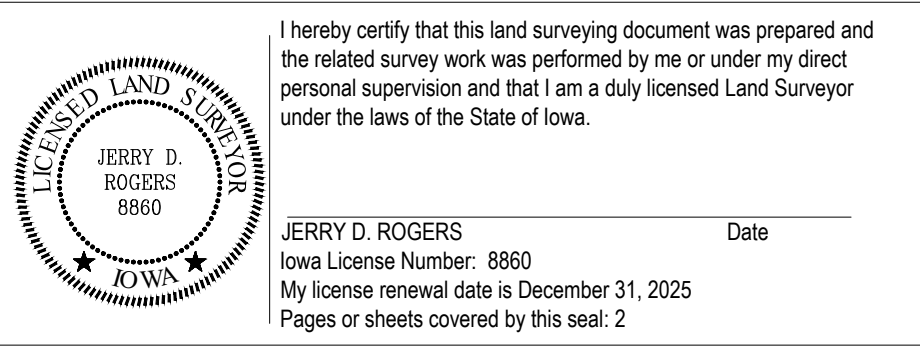
BEING A REPLAT OF LOTS 2 THROUGH 39, OUTLOT A AND OUTLOT B OF HIGHLAND RIDGE FIRST ADDITION, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
6. "UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.
7. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163C0378H EFFECTIVE DATE MARCH 11, 2024.
9. OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SHALL HAVE A BLANKET UNDERGROUND UTILITY EASEMENT.
10. OUTLOT B SHALL BE RESERVED FOR GREENSPACE AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SHALL HAVE A BLANKET UNDERGROUND UTILITY EASEMENT.
11. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
12. THE ONLY PERMITTED USE UNDER SUCH REZONING SHALL BE FOR RESIDENTIAL TOWNHOMES IN A CONFIGURATION SUBSTANTIALLY SIMILAR TO THE CONCEPT PLAN SUBMITTED WITH THE REZONING APPLICATION FOR CASE 23-022. (DOCUMENT #2023-00011288)
13. LOT 32 BERM SHALL REMAIN FREE AND CLEAR FOR LINE OF SIGHT.
14. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGE WHICH RESULT IN THE RELOCATION OF THE UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
15. THIS SUBDIVISION CONTAINS 240,244 S.F., OR 5.515 ACRES.
16. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
17. LOTS 1, 2, 3, 31, 32, & 41 HAVE ADDITIONAL FRONT YARD SETBACK DISTANCE AS REQUIRED BY CITY CODE TO MEET MINIMUM LOT WIDTH STANDARDS AT SETBACK LINE.

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
METRONET	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	



R-3 Zoning Requirements

Lots 1-14 & Lots 39-41
Front Yard Setback: 25' Minimum
Side Yard Setback: 5' Min, 10' One Side, Total 15' Minimum
Rear Yard Setback: 25' Minimum
Lot Width : 24' Minimum

C-2 Zoning Requirements

Lots 15-38
Front Yard Setback: 20' Minimum
Side Yard Setback: 0' Minimum, if provided 5' Minimum
Rear Yard Setback: 0' Minimum
Lot Width : 24' Minimum

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1" = 40' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

DATE: 7/10/2025

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: JDR

DRAWING LOCATION
S:\STOJAN\FG-DEVILS GLEN\DRAWINGS

REVISIONS:		DATE
NO.	DESCRIPTION	

PROJECT

FINAL PLAT
HIGHLAND RIDGE 4TH ADDITION
BETTENDORF, IOWA

OWNER:

E & A DEVELOPMENT COMPANY
5401 VICTORIA AVENUE
DAVENPORT, IOWA

SHEET NO.

1 of 2

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

FINAL PLAT
HIGHLAND RIDGE
4TH ADDITION

BEING A REPLAT OF LOTS 2 THROUGH 39, OUTLOT
A AND OUTLOT B OF HIGHLAND RIDGE FIRST
ADDITION, PART OF THE NORTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 3, IN
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH
P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71'	201.50'	004°27'58"	S12°08'10"E	15.70'
C2	28.09'	201.50'	007°59'18"	S18°21'48"E	28.07'
C3	30.43'	201.50'	008°39'05"	S26°40'59"E	30.40'
C4	25.93'	201.50'	007°22'18"	S34°41'41"E	25.91'
C5	28.03'	201.50'	007°58'16"	S42°21'58"E	28.01'
C6	28.20'	201.50'	008°01'09"	S50°21'40"E	28.18'
C7	22.70'	201.50'	006°27'15"	S57°35'52"E	22.69'
C8	35.40'	201.50'	010°03'59"	S65°51'29"E	35.36'
C9	73.28'	201.50'	020°50'12"	S81°18'35"E	72.88'
C10	23.56'	15.00'	090°00'00"	S46°43'41"E	21.21'
C11	17.46'	126.50'	007°54'31"	S05°40'56"E	17.45'
C12	39.89'	126.50'	018°04'01"	S18°40'12"E	39.72'
C13	141.36'	126.50'	064°01'31"	S59°42'57"E	134.12'
C14	24.26'	83.00'	016°44'46"	N79°53'57"E	24.17'
C15	22.27'	83.00'	015°22'14"	N63°50'29"E	22.20'
C16	16.13'	83.00'	011°08'06"	N50°35'20"E	16.10'
C17	28.80'	83.00'	019°52'58"	N35°04'49"E	28.66'
C18	20.73'	83.00'	014°18'32"	N17°59'02"E	20.68'
C19	12.54'	99.50'	007°13'11"	N14°26'21"E	12.53'
C20	33.27'	99.50'	019°09'37"	N27°37'45"E	33.12'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	24.94'	99.50'	014°21'41"	N44°23'24"E	24.88'
C22	5.43'	55.50'	005°36'03"	N48°46'13"E	5.42'
C23	32.79'	55.50'	033°51'06"	N29°02'38"E	32.32'
C24	23.50'	55.50'	024°15'19"	N00°00'35"W	23.32'
C25	22.34'	55.50'	023°03'48"	N23°40'08"W	22.19'
C26	17.22'	55.50'	017°46'30"	N44°05'18"W	17.15'
C27	15.26'	55.50'	015°45'09"	N60°51'07"W	15.21'
C28	20.78'	55.50'	021°27'04"	N79°27'14"W	20.66'
C29	21.40'	55.50'	022°05'49"	S78°46'20"W	21.27'
C30	21.30'	55.50'	021°59'03"	S56°43'54"W	21.16'
C31	21.48'	55.50'	022°10'16"	S34°39'15"W	21.34'
C32	20.24'	55.50'	020°53'58"	S13°07'08"W	20.13'
C33	4.26'	55.50'	004°23'51"	S00°28'14"W	4.26'
C34	47.12'	30.00'	090°00'00"	S43°16'19"W	42.43'
C35	115.45'	73.50'	090°00'00"	N46°43'41"W	103.94'
C36	23.56'	15.00'	090°00'00"	N43°16'19"E	21.21'
C37	23.56'	15.00'	090°00'00"	S46°43'41"E	21.21'
C38	271.32'	175.00'	088°49'54"	S47°18'44"E	244.95'
C39	157.08'	100.00'	090°00'00"	S46°43'41"E	141.42'
C40	88.75'	56.50'	090°00'00"	S43°16'19"W	79.90'

Area Table	
Parcel #	Area
1	7850 S.F.
2	4376 S.F.
3	5796 S.F.
4	5238 S.F.
5	3524 S.F.
6	3558 S.F.
8	5668 S.F.
9	2856 S.F.
10	3876 S.F.
11	3366 S.F.
12	2856 S.F.
13	2863 S.F.
14	3807 S.F.
15	3277 S.F.
16	2320 S.F.
17	2908 S.F.
18	4364 S.F.
19	2341 S.F.
20	5738 S.F.
21	2907 S.F.

Area Table	
Parcel #	Area
22	2310 S.F.
23	2907 S.F.
24	4421 S.F.
25	2296 S.F.
26	2296 S.F.
27	3936 S.F.
28	3559 S.F.
29	2614 S.F.
30	2626 S.F.
31	5161 S.F.
32	9342 S.F.
33	3125 S.F.
34	4312 S.F.
35	5308 S.F.
36	4209 S.F.
37	5666 S.F.
38	6104 S.F.
39	5593 S.F.
40	6069 S.F.
41	8916 S.F.

Area Table	
Parcel #	Area
148	49365 S.F.
OUTLOT A	15829 S.F.

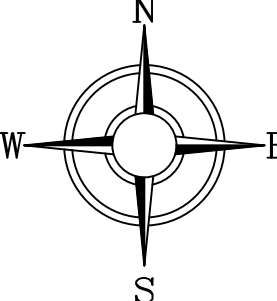
OUTLOT B

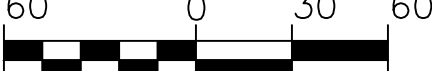
Line Table		
Line #	Direction	Length (ft)
L1	N 43° 54' 23" W	82.36'
L2	N 43° 54' 23" W	30.09'
L3	N 43° 54' 23" W	54.06'
L4	N 43° 54' 23" W	55.50'
L5	N 43° 54' 23" W	28.00'
L6	N 43° 54' 23" W	28.00'
L7	N 43° 54' 23" W	43.00'
L8	N 84° 53' 46" E	205.41'
L9	S 67° 33' 54" W	163.13'
L10	S 67° 33' 54" W	150.13'
L11	N 58° 59' 28" E	134.09'
L12	S 46° 05' 37" W	126.56'
L13	S 46° 05' 37" W	125.81'
L14	N 46° 05' 37" E	128.98'
L15	S 46° 05' 37" W	41.05'
L16	S 46° 05' 37" W	77.56'
L17	S 03° 12' 38" E	25.06'
L18	N 01° 43' 41" W	66.18'
L19	S 01° 43' 41" E	28.00'
L20	S 01° 43' 41" E	38.00'
L21	S 01° 43' 41" E	33.00'
L22	S 01° 43' 41" E	28.00'
L23	S 01° 43' 41" E	28.00'
L24	N 01° 43' 41" W	14.02'
L25	N 47° 19' 41" W	34.27'
L26	N 88° 16' 19" E	15.32'
L27	S 01° 43' 41" E	38.00'
L28	N 01° 43' 41" W	28.00'
L29	N 01° 43' 41" W	38.00'
L30	N 01° 43' 41" W	33.00'
L31	N 01° 43' 41" W	28.00'
L32	N 01° 43' 41" W	10.59'
L33	N 01° 43' 41" W	10.11'
L34	S 01° 43' 41" E	35.24'
L35	S 01° 43' 41" E	28.00'

Line Table		
Line #	Direction	Length (ft)
L36	S 01° 43' 41" E	35.24'
L37	S 01° 43' 41" E	67.00'
L38	S 01° 43' 41" E	82.00'
L39	S 01° 43' 41" E	82.00'
L40	N 01° 43' 41" W	35.24'
L41	S 01° 43' 41" E	28.00'
L42	S 01° 43' 41" E	35.24'
L43	S 01° 43' 41" E	83.61'
L44	N 01° 43' 41" W	83.61'
L45	N 01° 43' 41" W	82.00'
L46	S 01° 43' 41" E	82.00'
L47	N 01° 43' 41" W	30.98'
L48	N 01° 43' 41" W	53.61'
L49	S 01° 43' 41" E	78.80'
L50	N 01° 43' 41" W	94.02'
L51	S 01° 43' 41" E	80.00'
L52	N 01° 43' 41" W	92.86'
L53	N 01° 43' 41" W	28.00'
L54	N 01° 43' 41" W	53.69'
L55	N 01° 43' 41" W	58.03'
L56	N 01° 43' 41" W	30.77'
L57	S 01° 43' 41" E	36.27'
L58	N 01° 43' 41" W	36.27'
L59	N 01° 43' 41" W	30.77'
L60	S 01° 43' 41" E	30.77'
L61	S 01° 43' 41" E	41.76'
L62	N 01° 43' 41" W	12.29'
L63	N 85° 50' 43" E	20.02'
L64	S 88° 16' 19" W	39.50'
L65	S 88° 16' 19" W	28.00'
L66	S 88° 16' 19" W	28.00'
L67	S 88° 16' 19" W	48.00'
L68	S 88° 16' 19" W	35.50'
L69	S 88° 16' 19" W	28.00'
L70	N 88° 16' 19" E	28.00'

Line Table		
Line #	Direction	Length (ft)
L71	S 88° 16' 19" W	90.50'
L72	S 88° 16' 19" W	27.50'
L73	S 88° 16' 19" W	54.50'
L74	N 88° 16' 19" E	28.00'
L75	N 88° 16' 19" E	28.00'
L76	N 88° 16' 19" E	48.00'
L77	N 88° 16' 19" E	82.50'
L78	S 88° 16' 19" W	69.74'
L79	N 88° 16' 19" E	82.50'
L80	N 88° 16' 19" E	82.66'
L81	N 88° 16' 19" E	82.50'
L83	N 88° 16' 19" E	28.00'
L84	N 88° 16' 19" E	54.50'
L85	S 88° 16' 19" W	9.00'
L86	N 88° 16' 19" E	28.00'
L87	N 88° 16' 19" E	24.50'
L88	N 66° 26' 11" W	20.00'
L89	S 44° 21' 04" E	36.15'
L90	N 22° 16' 34" W	20.00'
L91	S 21° 16' 18" W	20.00'
L92	N 54° 47' 57" E	20.00'
L93	S 77° 51' 46" W	20.00'
L94	S 37° 01' 27" W	136.20'
L94	N 88° 16' 19" E	99.52'
L95	S 88° 16' 19" W	88.24'
L96	S 77° 52' 55" E	111.86'
L97	N 67° 13' 38" W	137.53'
L98	S 67° 13' 38" E	161.83'
L99	N 67° 13' 38" W	179.67'
L100	N 67° 13' 38" W	191.17'
L101	S 67° 13' 38" E	210.04'
L102	N 67° 13' 38" W	209.44'
L103	N 67° 13' 38" W	209.07'
L104	N 33° 50' 41" W	25.00'
L105	N 33° 50' 41" W	63.65'

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = 
BOUNDARY LINE = 
FENCE LINE = 
EASEMENT LINE = 
SETBACK LINE = 
SECTION LINE = 



GRAPHIC SCALE

(IN FEET)
1" = 60' (24x36)

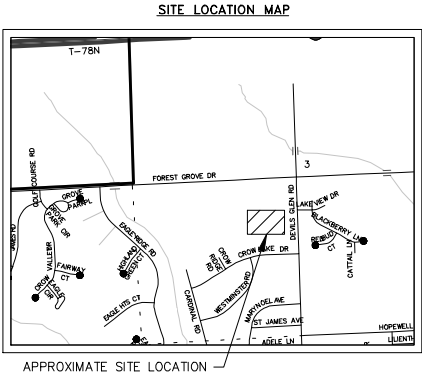
THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

TOWNSEND ENGINEERING CIVIL · STRUCTURAL · LAND DEVELOPMENT	DATE: 7/10/2025	DRAWN BY: KLC	CHECKED BY: JDR		REVISIONS:		PROJECT	OWNER:	SHEET NO.
	563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWING LOCATION S: \STOJAN\FG-DEVILS GLEN\DRAWINGS		NO.	DESCRIPTION	DATE	FINAL PLAT HIGHLAND RIDGE 4TH ADDITION BETTENDORF, IOWA	E & A DEVELOPMENT COMPANY 5401 VICTORIA AVENUE DAVENPORT, IOWA	2 of 2

563 386.4236 office 386.4231 fax

2224 East 12th Street, Davenport, IA 52803

SITE PLAN
HIGHLAND RIDGE
4TH ADDITION



Refer to final plat for dimensions

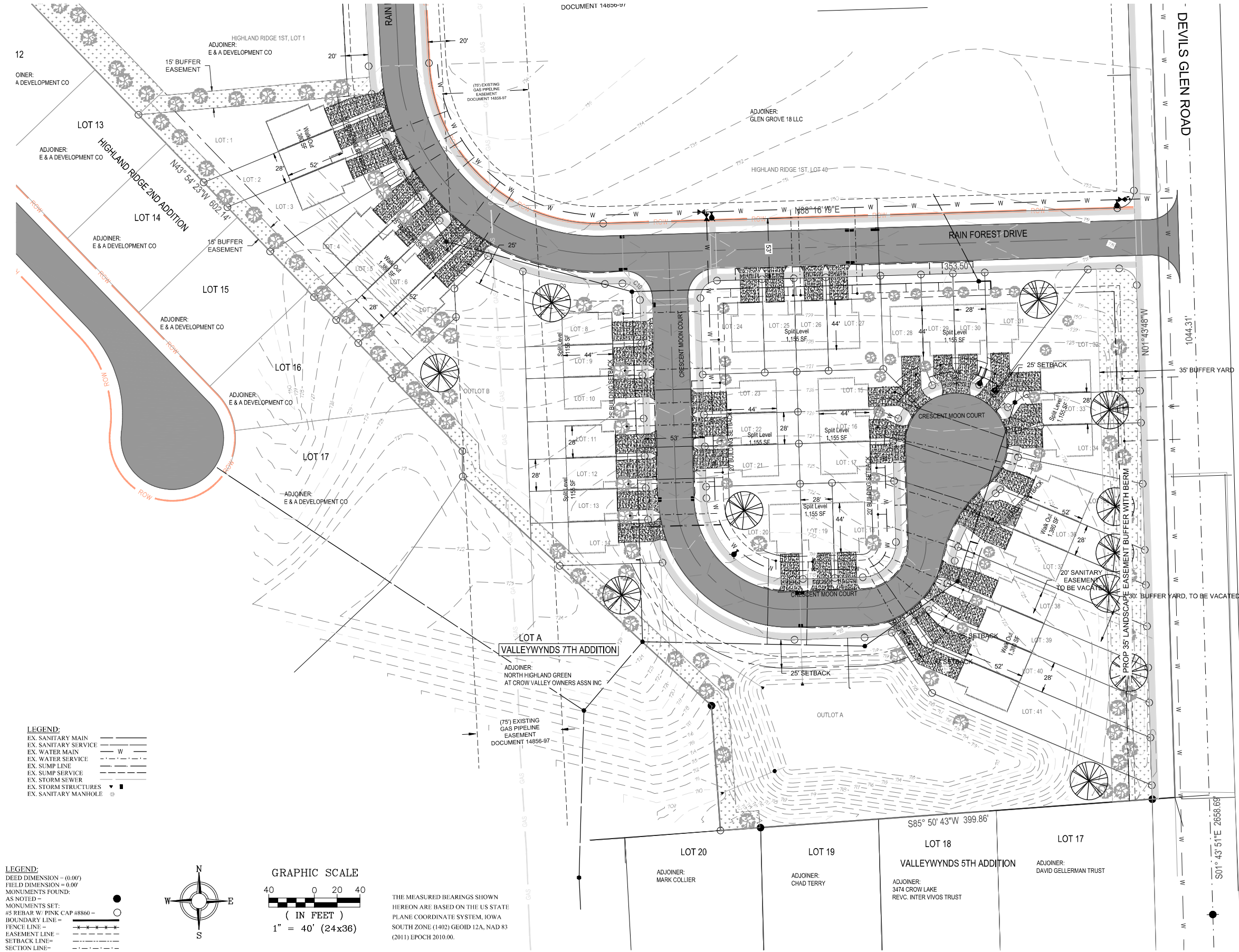
LANDSCAPING NOTES

Minimum Street Yard Greenspace requirements:

LANDSCAPING/REQUIRED TREE FACTORS	
BUFFER YARD ALONG DEVILS GLEN ROAD	23 TREE FACTORS
STREETSCAPE (R-3) LOTS 1-14 & LOTS 39-41	31 TREE FACTORS
LOTS 1-7 BUFFER YARD WITH R-1	1 TREE FACTOR PER LOT
STREETSCAPE (C-2) LOTS 20-38	25 TREE FACTORS

(Qty. =) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0
(Qty. =) Evergreen/Conifer Tree \ 6-foot height and 16-inch ball or pot 0.5
(Qty. =) Deciduous Understory Tree \ 1 1/2-inch caliper and 16-inch ball or pot 0.5

	Deciduous Overstory Tree A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.	Deciduous overstory 2-inch caliper and 22-inch ball or pot 1.0 4-inch caliper and 40-inch ball or pot 2.0
	Deciduous Understory Tree A woody plant at least 10 feet tall at maturity with one or more well-defined trunks.	One-stem deciduous understory 1 1/2-inch caliper and 16-inch ball or pot 0.5 3-inch caliper and 30-inch ball or pot 1.0 Multi-stem deciduous understory 6-foot height and 16-inch ball or pot 0.5 12-inch height and 30-inch ball or pot 1.0
	Evergreen/Conifer Tree An upright cone-bearing plant having green needle-like foliage throughout the year and at least 20 feet tall at maturity.	Evergreen 6-foot height and 16-inch ball or pot 0.5 12-foot height and 30-inch ball or pot 1.0



DATE: 7/8/2025
563 386.4236 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: JDR
DRAWING LOCATION: S:\STOJAN\FG-DEVILS GLEN\DRAWINGS

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
PRELIMINARY SITE PLAN
HIGHLAND RIDGE FIRST ADDITION
BETTENDORF, IOWA

OWNER:
E&A DEVELOPMENT CO
4185 TANGLEWOOD RD
BETTENDORF IA 52722

SHEET NO.
1 of 2

STREAMLINE ARCHITECTS, LLC
ANDREW DASSO, AIA
575 12TH AVENUE
EAST MOLINE, IL 61244
(563) 345-2724

PROJECT CONTACT:
SALONI PATEL
(309) 922-1295
saloni@streamlinearchitects.com

DEVILS GLEN + FOREST GROVE

HIGHLAND RIDGE
TOWNHOMES

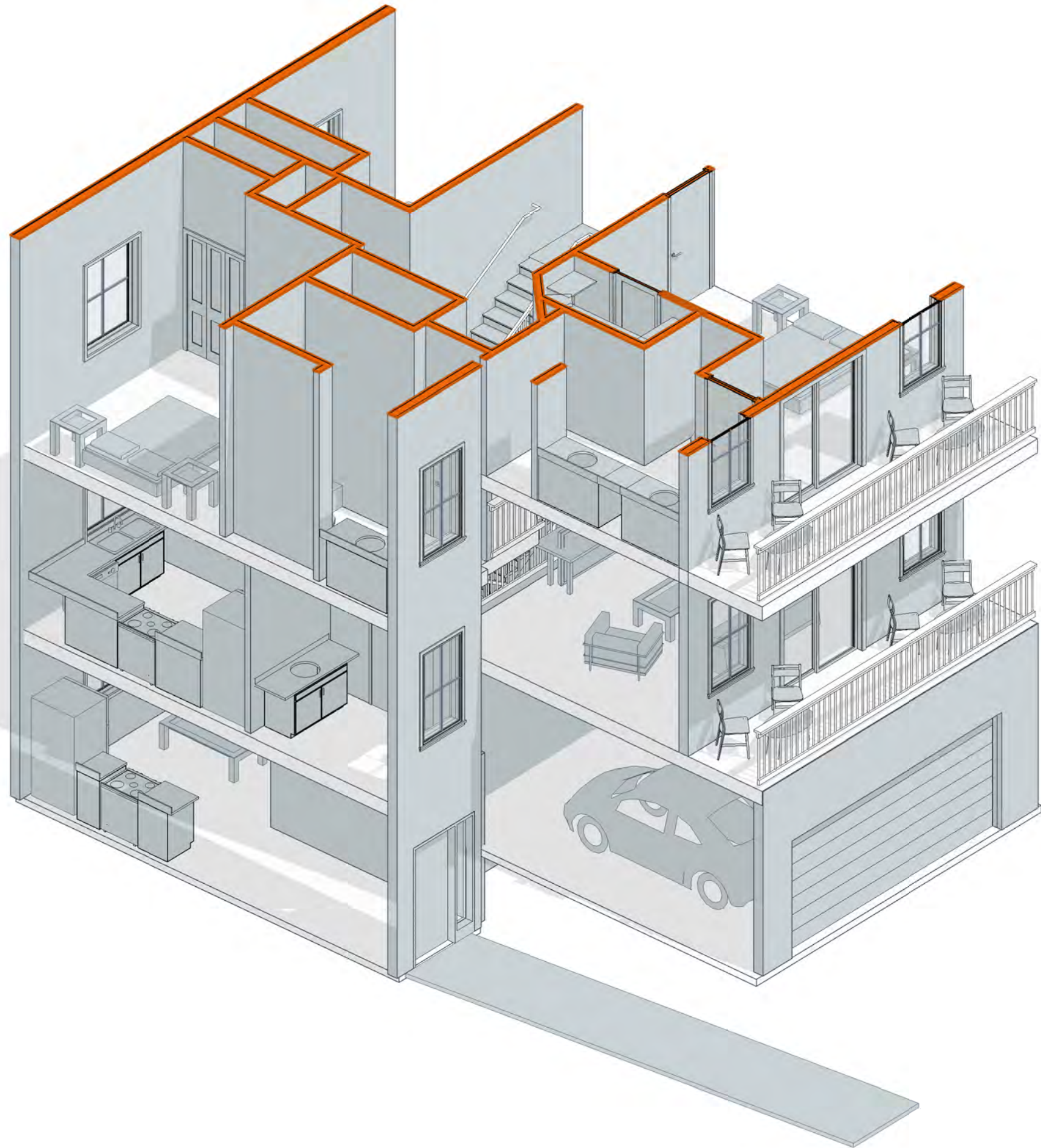
BETTENDORF, IA

Project number	25-085
Date	6/12/2025
Drawn by	Author
Checked by	Checker

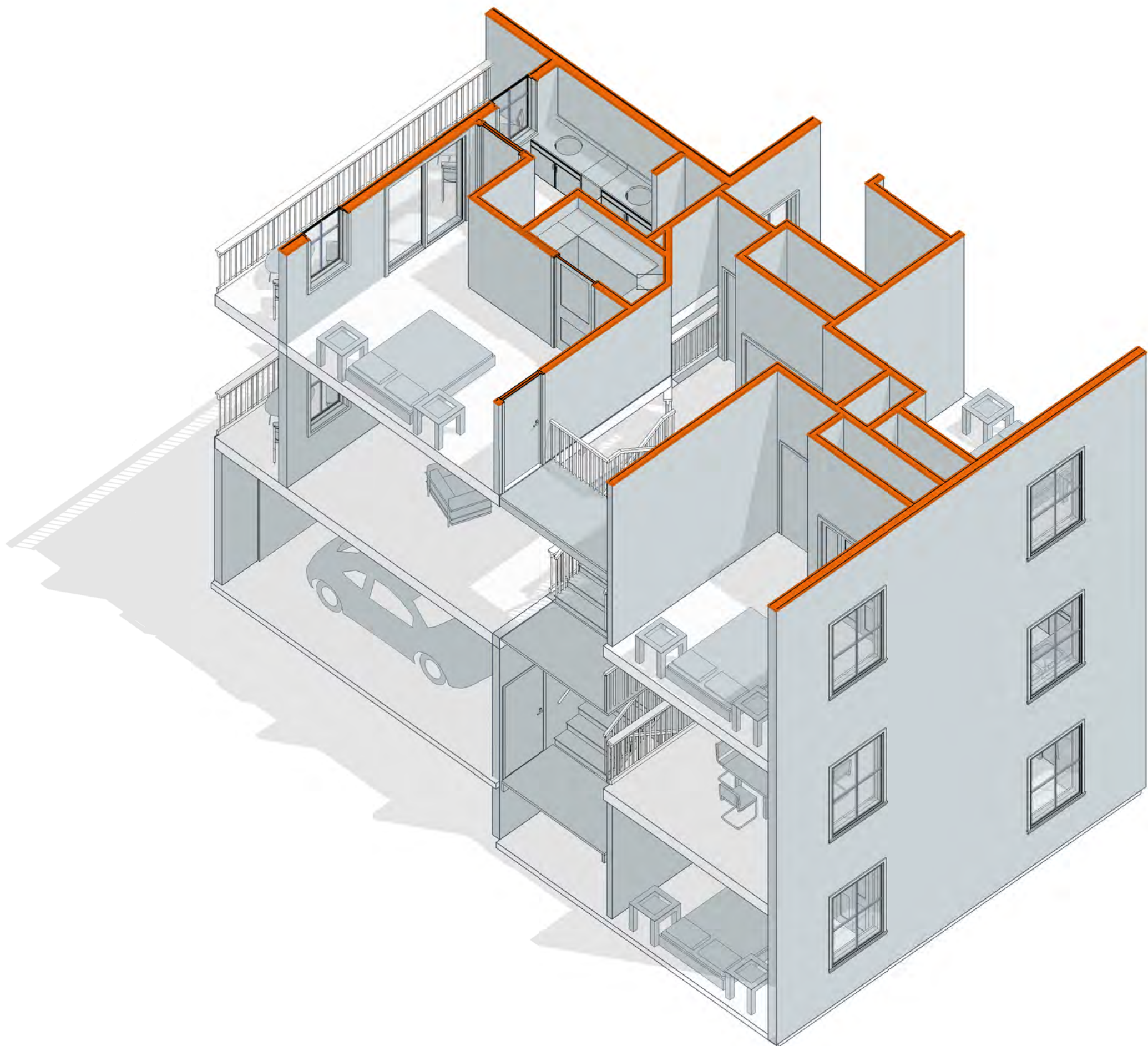
LAYOUT OPT 1 - SPLIT LEVEL

A101

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5 3D VIEW 1_SPLIT LEVEL



4 3D VIEW 2_SPLIT LEVEL

① SPLIT LEVEL OPTION _ LEVEL -0.5 / 0
3/16" = 1'-0"

② SPLIT LEVEL OPTION _ LEVEL 0.5 / 1
3/16" = 1'-0"

③ SPLIT LEVEL OPTION LEVEL 2
3/16" = 1'-0"

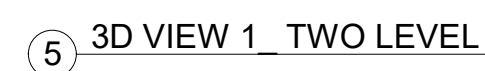
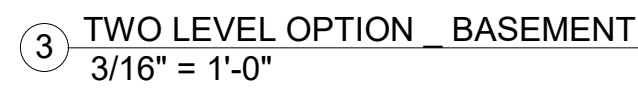


PROJECT CONTACT:
SALONI PATEL
(309) 922-1295
saloni@streamlinearchitects.com

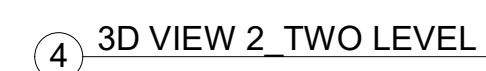
Project number	25-085
Date	6/12/2025
Drawn by	Author
Checked by	Checker

A102

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BEDROOMS: 4 (5 INCL BASEMENT)
BATHROOMS: 3 (4 INCL BASEMENT)





2 STORY OPTION WITH WALKOUT



2 STORY OPTION WITH WALKOUT



2 STORY OPTION WITH WALKOUT



2 STORY OPTION WITH WALKOUT



SPLIT LEVEL OPTION



SPLIT LEVEL OPTION

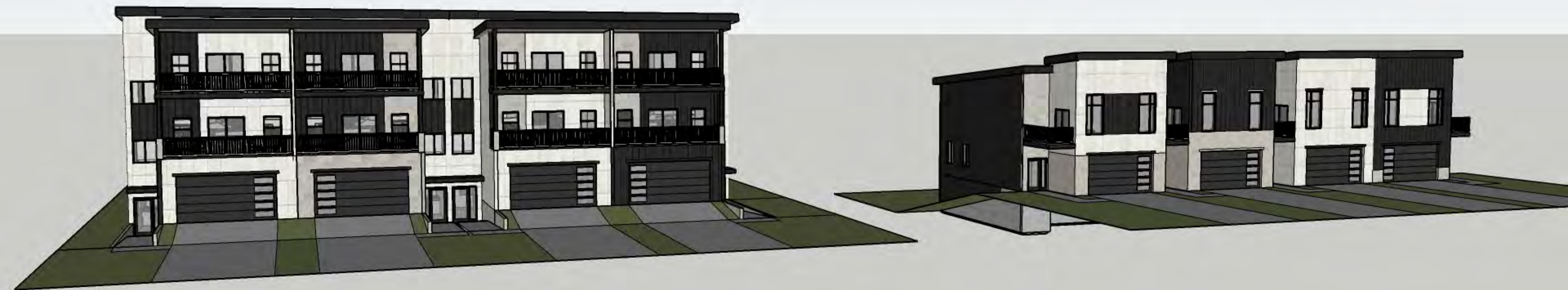


SPLIT LEVEL OPTION



SPLIT LEVEL OPTION

HIGHLAND RIDGE TOWNHOMES
6.23.25



SPLIT LEVEL OPTION AND 2 STORY OPTION

HIGHLAND RIDGE TOWNHOMES
6.23.25



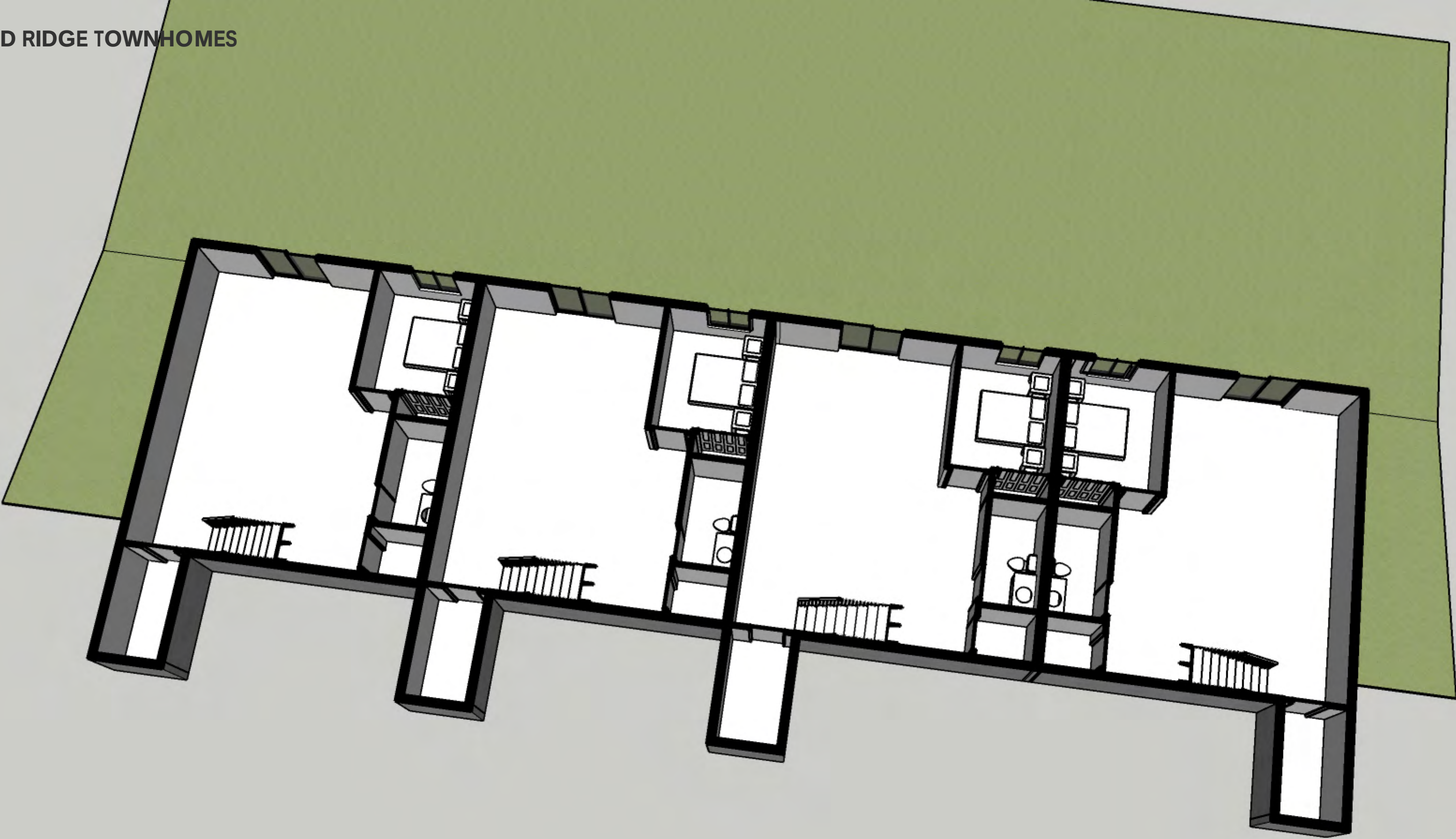
SPLIT LEVEL OPTION AND 2 STORY OPTION



2 STORY OPTION WITH WALKOUT
FIRST LEVEL



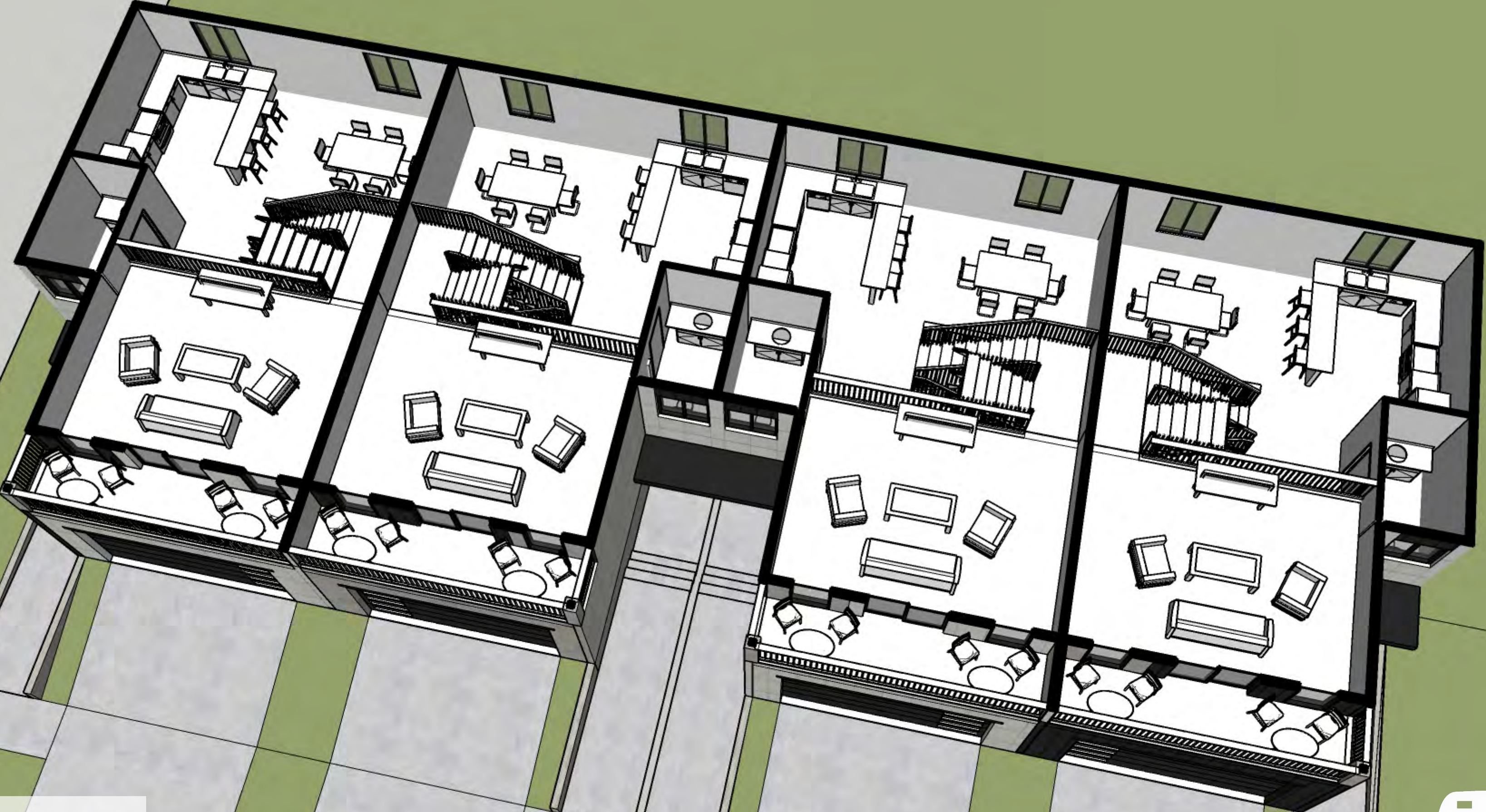
2 STORY OPTION WITH WALKOUT
SECOND LEVEL



2 STORY OPTION WITH WALKOUT
BASEMENT LEVEL



SPLIT LEVEL OPTION
GARDEN LEVEL, GRADE LEVEL



SPLIT LEVEL OPTION
MIDDLE LEVELS



SPLIT LEVEL OPTION
UPPER LEVELS



July 29, 2025

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

SUBJECT: Planning and Zoning Commission's recommendation on the final plat of Highland Ridge 4th Addition (Replat of Lots 2-39, Highland Ridge First Addition, submitted by E & A Development Company. (Case 25-026-REPL)

Planning and Zoning Commission's recommendation on a site development plan for proposed Highland Ridge 4th Addition (Replat of Lots 2-39, Highland Ridge First Addition, submitted by E & A Development Company. (Case 25-029-SDP)

Honorable Mayor and Members of the City Council:

On July 16, 2025, the Planning and Zoning Commission reviewed and recommended that your Honorable Body approve the above named final plat and site development plan requests.

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

Sincerely,

Mark D. Hunt
Director, Community Development

5. Case 25-026-REPL; Highland Ridge 4th Addition (replat of Lots 2-39, Highland Ridge First Addition), submitted by E & A Development Company. (Staff: Beck)
6. Case 25-029-SDP; Proposed Highland Ridge 4th Addition (townhomes), submitted by E & A Development Company. (Staff: Beck)

Beck reviewed the staff report.

A brief discussion was held regarding the availability of on-street and driveway parking spaces and how snow removal operations would work.

Wennlund asked why there are so many lots that do not have any trees on them. Hunt explained that trees that are placed on individual lots can be counted toward the required number. He added that exact locations for the trees can be complicated because trees aren't allowed in the detention basin, in utility easements, or within the pipeline easement. He stated that staff will work with the developer to determine final tree placement and have an updated plan prior to presentation to City Council. Benjamin Baugher, representing the developer, stated that he is working with the landscape firm to update the site plan as it relates to tree species and location.

A brief discussion was held regarding the proposed style and layout of the townhomes.

On motion by Stoltenberg, seconded by Scaife, that the final plat of Highland Ridge 4th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Kappeler, that the site development plan for the proposed Highland Ridge 4th Addition be recommended for approval subject to staff recommendations and with the condition that a revised site development plan showing all fire hydrants and the required number, species, and caliper of all trees be submitted prior to City Council consideration.

ALL AYES

Motion carried.

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Mark Hunt
Community Development Director



Item Title

Resolution reaffirming the appointment of members of the City of Bettendorf's Board of Adjustment.

Explanation

It is the desire of the City Council to reaffirm appointments to the City of Bettendorf's Board of Adjustment. The terms of Robert H. Gallagher, Mary Spranger, Gwen Tombergs, and Jim Tansey have expired. Those members have carried over, and this action will establish the following new term expiration dates:

Robert H. Gallagher	December 15, 2028
Mary Spranger	December 31, 2028
Gwen Tombergs	December 31, 2028
Jim Tansey	December 31, 2028

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 NO. ____ - 25

**RESOLUTION REAFFIRMING THE APPOINTMENT OF
MEMBERS OF THE CITY OF BETTENDORF'S
BOARD OF ADJUSTMENT**

WHEREAS, the terms of the following members of the City of Bettendorf's Board of Adjustment have expired:

Robert H. Gallagher
Mary Spranger
Gwen Tombergs
Jim Tansey

And,

WHEREAS, it is the desire of the City Council to reaffirm these appointments; and

WHEREAS, it is the recommendation of the Mayor that the appointment of Robert H. Gallagher to the Board of Adjustment be reaffirmed by the City Council and a term expiration date of December 15, 2028 be established, and

WHEREAS, it is the recommendation of the Mayor that the appointments of Mary Spranger, Gwen Tombergs, and Jim Tansey to the Board of Adjustment be reaffirmed by the City Council and a term expiration date of December 31, 2028 be established, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the mayoral appointments of Robert H. Gallagher, Mary Spranger, Gwen Tombergs, and Jim Tansey to the Board of Adjustment are hereby reaffirmed for a term beginning immediately and expiring as listed above.

PASSED, APPROVED, AND ADOPTED this 5th day of August, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Mark Hunt
Community Development Director



Item Title

Resolution reaffirming the appointment of members of the City of Bettendorf's Planning and Zoning Commission.

Explanation

It is the desire of the City Council to reaffirm appointments to the City of Bettendorf's Planning and Zoning Commission. The terms of Lynn Gibson and Janessa Ormsby have expired. Those members have carried over, and this action will establish the following new term expiration dates:

Lynn Gibson	November 6, 2028
Janessa Ormsby	November 6, 2028

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 NO. ____ - 25

**RESOLUTION REAFFIRMING THE APPOINTMENT OF
MEMBERS OF THE CITY OF BETTENDORF'S
PLANNING AND ZONING COMMISSION**

WHEREAS, the terms of the following members of the City of Bettendorf's Planning and Zoning Commission have expired:

Lynn Gibson
Janessa Ormsby

And,

WHEREAS, it is the desire of the City Council to reaffirm these appointments; and

WHEREAS, it is the recommendation of the Mayor that the appointment of the following members of the Planning and Zoning Commission be reaffirmed by the City Council and the following term expiration dates be established:

Lynn Gibson	11/6/28
Janessa Ormsby	11/6/28

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA that the mayoral appointments of Lynn Gibson and Janessa Ormsby to the Planning and Zoning Commission are hereby reaffirmed for a term beginning immediately and expiring as listed above.

PASSED, APPROVED, AND ADOPTED this 5th day of August, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: August 5, 2025

REQUESTED BY: Kim Kidwell, Family Museum
Director



Item Title

Resolution reaffirming members to the City of Bettendorf's Family Museum Board of Trustees.

Explanation

Family Museum Board of Trustees are appointed for a 3-year term. Chris True, Ron Hahm, and Heather Hartley's terms expired on June 30, 2024. They all have expressed a desire to continue serving the City of Bettendorf as a member of the Family Museum Board of Trustees.

Jennie Claussen and Sonia Vogel's terms expired on June 30, 2025. They both have expressed a desire to continue serving the City of Bettendorf as a member of the Family Museum Board of Trustees.

Each member has been a great supporter of the Family Museum and an outstanding member of the Board. Staff respectfully requests that the City Council approve these reappointments.

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 _____ - 25

**RESOLUTION REAFFIRMING MEMBERS TO THE CITY OF
BETTENDORF'S FAMILY MUSEUM BOARD OF TRUSTEES**

WHEREAS, Chris True, Ron Hahm, and Heather Hartley's terms on the Family Museum Board of Trustees expired on June 30, 2024; and

WHEREAS, Jennie Claussen and Sonia Vogel's terms on the Family Museum Board of Trustees expired on June 30, 2025; and

WHEREAS, each member previously mentioned has been a productive member of the Board of Trustees and supporter of the Family Museum; and

WHEREAS, each member previously mentioned has expressed interest in continuing to serve on the Family Museum Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the reappointments of Chris True, Ron Hahm, and Heather Hartley to the Family Museum Board of Trustees are hereby approved with a term beginning immediately and ending on June 30, 2027.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that the reappointments of Jennie Claussen and Sonia Vogel to the Family Museum Board of Trustees are hereby approved with a term beginning immediately and ending on June 30, 2028.

PASSED, APPROVED AND ADOPTED this 5th day of August, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: August 5, 2025
REQUESTED BY: Kathleen Richlen, HR Director



Item Title

Resolution approving the Civil Service List submitted for the Sanitation Worker position in the Public Works Department

Explanation

Due to a recent resignation, the current Sanitation Worker position is vacant and there is no active civil service list. Staff conducted the recruitment process to create an active civil service list. Staff received twenty-one (21) external applicants. Through the review of qualifications, written test, practical test and interview process, Civil Service created a list of one (1) applicant.

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

The sanitation worker position is a full-time union position with a current salary range of \$49,569 to \$72,497 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 - 25

**RESOLUTION APPROVING THE CIVIL SERVICE LIST SUBMITTED
FOR THE SANITATION WORKER POSITION IN THE PUBLIC WORKS
DEPARTMENT**

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa that the Civil Service List approved on July 29, 2025 for the Sanitation Worker position is hereby approved.

PASSED, APPROVED and ADOPTED this 5th day of August, 2025.

Mayor Robert S. Gallagher

Attest:

City Clerk Decker P. Ploehn



July 30, 2025

The Honorable Mayor and Members of the City Council:

The Bettendorf Civil Service Commission certifies the following are eligible for the position of Sanitation Worker.

1. Martina Bass

This certified list will expire July 29, 2026.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jean Dickson".

Jean Dickson
Civil Service Commissioner

A handwritten signature in blue ink, appearing to read "Matthew Debisschop".

Matthew Debisschop
Civil Service Commissioner

COUNCIL LETTER

MEETING DATE: August 5, 2025

REQUESTED BY: John Byrnes, Parks & Recreation
Director



Item Title

Resolution designating the city of Bettendorf as a Bee City USA affiliate.

Explanation

In the month of May, the City Council proclaimed May 20 to be World Bee Day to raise awareness for bees and their role in the ecosystem. The facilitation of the City of Bettendorf's Bee City USA program has been assigned to the Bettendorf Bee City Subcommittee and now a resolution is needed from council to officially make the city of Bettendorf a Bee City USA affiliate.

After reviewing the commitments of the City as laid out in the resolution, we determined that we have already adopted all but one of the requirements as practice in our park maintenance system. The one area we need to expand is "Publicity and Information" which is as simple as utilizing the existing park maintenance section of the city website and adding a subsection to allow people curious to learn more.

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 DESIGNATING THE CITY OF BETTENDORF AS A BEE CITY USA® AFFILIATE

WHEREAS, the mission of BEE CITY USA is to galvanize communities to sustain pollinators, responsible for the reproduction of almost 90% of the world's flowering plant species, by providing them with healthy habitat, rich in a variety of native plants and free to nearly free of pesticides; and

WHEREAS, thanks to the more than 3,600 species of native bees in the United States, along with introduced honeybees, we have very diverse dietary choices rich in fruits, nuts, and vegetables; and

WHEREAS, bees and other pollinators have experienced population declines due to a combination of habitat loss, poor nutrition, pesticides (including insecticides, fungicides, and herbicides), parasites, diseases, and climate change; and

WHEREAS, pollinator-friendly communities can benefit local and regional economies through healthier ecosystems, increased vegetable and fruit crop yields, and increased demand for pollinator-friendly plant materials from local growers; and

WHEREAS, ideal pollinator-friendly habitat (A) is comprised of mostly native wildflowers, grasses, vines, shrubs, and trees blooming in succession throughout the growing season to provide diverse and abundant nectar and pollen, since many wild pollinators prefer or depend on the native plants with which they co-adapted; (B) is free to nearly free of pesticides, as many pesticides can harm pollinators and/or their habitat; (C) comprises undisturbed spaces (leaf and brush piles, unmown fields or field margins, fallen trees and other dead wood) for nesting and overwintering; and (D) provides connectivity between habitat areas to support pollinator movement and resilience; and

WHEREAS, Integrated Pest Management (IPM) is a long-term approach to maintaining healthy landscapes and facilities that minimizes risks to people and the environment by: identifying and removing the causes of pest problems rather than only attacking the symptoms (the pests); employing pests' natural enemies along with cultural, mechanical, and physical controls when prevention is not enough; and using pesticides only when no other method is feasible or effective; and

WHEREAS, supporting pollinators fosters broad-based community engagement in environmental awareness and sustainability; and

WHEREAS, the City of Bettendorf, Iowa, should be certified a BEE CITY USA community because the growing voice of Bettendorf citizens in support of pollinator conservation has sparked a trend towards planting more native species for municipal beautification. The Parks Maintenance Division, sponsor of Bettendorf BEE CITY USA, has dedicated itself to maximizing the use of native plants in parks and other urban green spaces to facilitate access to quality habitat for the federally endangered Rusty-patched Bumblebee, which is known to be present within Bettendorf city limits; and

NOW, THEREFORE, in order to enhance understanding among local government staff and the public about the vital role that pollinators play and what each of us can do to sustain them, the City of Bettendorf chooses to support and encourage healthy pollinator habitat creation and enhancement, resolving as follows:

1. The Bettendorf Parks Maintenance Division of the Public Works Department is hereby designated as the BEE CITY USA sponsor.
2. The Parks Maintenance Supervisor and Parks Maintenance Horticulture Technician are designated as the BEE CITY USA Liaisons.
3. Facilitation of the City of Bettendorf's BEE CITY USA program is assigned to the Bettendorf Bee City Subcommittee, an affiliate of the Bettendorf Conservation Committee.
4. The Bettendorf Bee City Subcommittee is authorized to and shall:
 - a. **Celebration:** Host at least one educational event or pollinator habitat planting or restoration each year to showcase the City of Bettendorf's commitment to raising awareness of pollinator conservation and expanding pollinator health and habitat.
 - b. **Publicity & Information:** Install and maintain at least one authorized BEE CITY USA street sign in a prominent location, and create and maintain a webpage on the City of Bettendorf website which includes, at minimum a copy of this resolution and links to the national BEE CITY USA website; contact information for your BEE CITY USA Liaison and Committee; reports of the pollinator-friendly activities the community has accomplished the previous year(s); and your recommended native plant species list and integrated pest management plan (explained below).
 - c. **Habitat:** Begin to develop and implement a program to create or expand pollinator-friendly habitat on public and private land, which includes, but is not limited to, Identifying and inventorying the City of Bettendorf's real property that can be enhanced with pollinator-friendly plantings; creating a recommended locally native plant list to include wildflowers, grasses, vines, shrubs, and trees and a list of local suppliers for those species; and, tracking (by square footage and/or acreage) annual area of pollinator habitat created or enhanced.

- d. **Pollinator-Friendly Pest Management:** Create and adopt an integrated pest management (IPM) plan designed to prevent pest problems, reduce pesticide use, and expand the use of non-chemical pest management methods.
- e. **Policy & Plans:** Establish, through the City of Bettendorf, a policy within the Park Maintenance division to acknowledge and commit to the BEE CITY USA designation and review the Parks and Recreation Master Plan and other relevant documents to consider improvements to pest management policies and practices as they relate to pollinator conservation, identify appropriate locations for pollinator-friendly plantings, and consider other appropriate measures.
- f. **Renewal:** After completing the first calendar year as a BEE CITY USA affiliate, each February, if the City of Bettendorf chooses, apply for renewal of the City of Bettendorf's BEE CITY USA designation following the format provided by BEE CITY USA, including a report of the previous year's BEE CITY USA activities, and paying the renewal fee based on the City of Bettendorf's population.

ADOPTED by the City Council of the City of Bettendorf, Iowa, this 5th day of August, 2025.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: August 5, 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 Coffee & Crumb, and Fizz and Freeze 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 Coffee & Crumb and Fizz and Freeze

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Bettendorf City Code, Title 3, Chapter 13, the aforementioned renewals and/or requests is hereby approved.

PASSED, APPROVED AND ADOPTED this 5th day of August, 2025

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

COUNCIL LETTER

MEETING DATE: August 5, 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 Tanglewood Hills Pavilion & Country Club (Pavilion), Central Avenue Tap, VFW Post 9128, Kwik Star #1705 (5007 53rd Ave), Kwik Star #1007 (Belmont Rd), Twin Span Brewing, and The Tangled Wood 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 Tanglewood Hills Pavilion & Country Club (Pavilion), Central Avenue Tap, VFW Post 9128, Kwik Star #1705 (5007 53rd Ave location), and Kwik Star #1007 (Belmont Rd location), an extended outdoor service area for Twin Span Brewing (Lager Fest, August 23rd Event) and a special event license for The Tangled Wood (Dogtoberfest, September 12th Event)

BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, that pursuant to Iowa Code Chapter 123 the applications be approved; and

BE IT FURTHER RESOLVED that the City Clerk is herewith directed to certify to the Iowa Department of Commerce, Alcoholic Beverages Division, the City Council's approval of said applications.

PASSED, APPROVED AND ADOPTED this 5th day of August, 2025

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

Bettendorf City Council AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
EDMUND C GRABER	8/6/2025	130765	7/25/2025	72525	Consulting services July 1-31, 2025	1,832.00	General Fund	Mayor & Council	1001-0101-55013	
BI-STATE REGIONAL COMMISSION	7/16/2025	130645	7/1/2025	2468	Member Dues 7/1/25 - 9/30/25	5,739.25	General Fund	Mayor & Council	1001-0101-55013	
VISIT QUAD CITIES	7/16/2025	130683	7/1/2025	0022457-IN	Bettendorf Host Funding - Bid Fees for hosting events	10,000.00	General Fund	Mayor & Council	1001-0101-55013	
QUAD CITIES CHAMBER OF COMMERCE	7/16/2025	130673	7/1/2025	100864	FY26 Rock Island Arsenal Defense Alliance (RIADA) Annual Support	26,100.00	General Fund	Mayor & Council	1001-0101-55013	
QUAD CITIES CHAMBER OF COMMERCE	8/6/2025	130832	7/24/2025	100936	Public Partner Chamber Membership (\$1,200) and Public Sector Grow Quad Cities Support (\$64,704.93)	65,904.93	General Fund	Mayor & Council	1001-0101-55013	
WATERFRONT DELI & RESTAURANT	7/16/2025	130685	6/23/2025	152448	Informational meeting 6/23/25 - ASharp	12.85	General Fund	Mayor & Council	1001-0101-53004	
WATERFRONT DELI & RESTAURANT	7/16/2025	130685	6/23/2025	152446	Informational meetings 6/23/25 - Council Members Adamson, Baden, & Palczynski and staff	136.68	General Fund	Mayor & Council	1001-0101-53004	
WATERFRONT DELI & RESTAURANT	7/23/2025	130716	7/16/2025	154145	Informational meeting w/Council Members Baden, Sechser, & Naumann, and city staff 7/16/25	171.90	General Fund	Mayor & Council	1001-0101-53004	
SCOTT COUNTY ADMINISTRATION OFFICE	8/6/2025	130846	7/25/2025	2026-00000001	Medic MOU - Year 2 Contribution	150,000.00	General Fund	Mayor & Council	1001-0101-55013	
GRUEN GRUEN + ASSOCIATES	7/23/2025	130697	6/26/2025	3024	Economic support and fiscal analysis of East of Criswell Street Annexation Area	5,803.75	General Fund	Mayor & Council	1001-0101-55072	
						265,701.36		Mayor & Council Total		
AHLERS & COONEY, P.C.	8/6/2025	130746	7/25/2025	895448	Prof. Services Re: bond proceeds, mitigation bank financing	533.00	General Fund	Finance	1001-0201-55072	
VESTIS	8/6/2025	130856	7/21/2025	6150578776	first aid	29.98	General Fund	Finance	1001-0202-56007	
CULLIGAN OF DAVENPORT	7/16/2025	130649	6/25/2025	549589	water	15.05	General Fund	Finance	1001-0202-56007	
CULLIGAN OF DAVENPORT	7/16/2025	130649	7/1/2025	549894	water	7.50	General Fund	Finance	1001-0202-56007	
CULLIGAN OF DAVENPORT	7/16/2025	130649	7/2/2025	550254	water	25.15	General Fund	Finance	1001-0202-56007	
CULLIGAN OF DAVENPORT	8/6/2025	130758	7/16/2025	550787	water	15.05	General Fund	Finance	1001-0202-56007	
UMB BANK	6/26/2025	2500728	5/31/2025	1013581	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013651	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013377	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013278	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013580	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013653	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013375	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013624	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013625	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013261	AGENT FEES	250.00	General Fund	Finance	1001-0202-55034	
UMB BANK	6/26/2025	2500728	5/31/2025	1013466	AGENT FEES	300.00	General Fund	Finance	1001-0202-55034	
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/8/2025	INV424011	PRINTER	571.76	General Fund	Finance	1001-0230-54006	
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/13/2025	INV424652	printer	269.51	General Fund	Finance	1001-0230-54006	
						4,267.00		Finance Total		
IOWA LAW ENFORCEMENT ACADEMY	7/16/2025	130660	5/27/2025	329967	Academy Fees for Acaster, Davis, and Sandon	15,675.00	General Fund	Police	1001-0310-53003	
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/10/2025	INV424197	PRINTER	51.38	General Fund	Police	1001-0315-54006	
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/10/2025	INV424195	PRINTER	98.00	General Fund	Police	1001-0315-54006	
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/10/2025	INV424196	PRINTER	109.00	General Fund	Police	1001-0315-54006	
SCOTT COUNTY SHERIFF'S OFFICE	7/30/2025	130741	5/1/2025	2025-85	Booking Fees (Feb 2025)	1,600.00	General Fund	Police	1001-0315-55081	
SCOTT COUNTY SHERIFF'S OFFICE	7/30/2025	130741	5/1/2025	2025-73	Booking Fees (Jan 2025)	1,825.00	General Fund	Police	1001-0315-55081	
SCOTT COUNTY SHERIFF'S OFFICE	7/30/2025	130741	5/1/2025	2025-119	Booking Fees (May 2025)	1,850.00	General Fund	Police	1001-0315-55081	
SCOTT COUNTY SHERIFF'S OFFICE	7/30/2025	130741	5/1/2025	2025-97	Booking Fees (March 2025)	2,400.00	General Fund	Police	1001-0315-55081	
SCOTT COUNTY SHERIFF'S OFFICE	7/30/2025	130741	5/1/2025	2025-108	Booking Fees (April 2025)	2,600.00	General Fund	Police	1001-0315-55081	
SCOTT COUNTY SHERIFF'S OFFICE	7/30/2025	130741	6/30/2025	2025-133	Booking Fees (June 2025)	1,525.00	General Fund	Police	1001-0315-55081	
						27,733.38		Police Total		
RICHARD L VERMEER	7/23/2025	130710	6/30/2025	63025	Professional Service April-June 2025 (Per Resolution 120-22, Medical Director Agreement 4/1/22)	900.00	General Fund	Fire	1001-0401-55013	
OLDEROG TIRE & PERFORMANCE	7/30/2025	130737	7/25/2025	25600	Tires/E2	1,159.00	General Fund	Fire	1001-0411-54004	
LEGACY FIRE APPARATUS	7/30/2025	130734	7/23/2025	INV-20713	VPS Interlock Switch/E2 Repair	357.94	General Fund	Fire	1001-0411-54004	
LEGACY FIRE APPARATUS	7/30/2025	130734	7/23/2025	INV-20707	Rear Ladder Rack/E1 Repair	501.25	General Fund	Fire	1001-0411-54004	

Bettendorf City Council AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
STRYKER-POST PUBLICATIONS	7/23/2025	130712	7/3/2025	9209697885	LP15 Cable	313.00	General Fund	Fire	1001-0413-56010	
OFFICE CONCEPTS	7/16/2025	130668	5/20/2025	11271-0	EMS Refusal Forms	657.00	General Fund	Fire	1001-0413-56006	
IOWA DEPT OF INSPECTIONS & APPEALS	8/6/2025	130789	6/10/2025	303904	boiler inspection - station 4	40.00	General Fund	Fire	1001-0415-54001	
PS3 ENTERPRISES, INC	7/16/2025	130671	7/8/2025	181261	Unit Rental/TC	110.00	General Fund	Fire	1001-0415-55081	
THYMET PEST CONTROL	7/16/2025	130678	7/9/2025	156505	Monthly Service/ST2	58.00	General Fund	Fire	1001-0415-55081	
THYMET PEST CONTROL	7/30/2025	130742	7/23/2025	156815	Monthly Service/ST4	58.00	General Fund	Fire	1001-0415-55081	
						4,154.19		Fire Total		
ACCESS ELEVATOR, INC.	7/23/2025	130686	6/4/2025	39570	Preventative Maintenance & Annual Safety Test & Repaired Side Ramp	1,365.00	General Fund	Public Works	1001-0525-54001	Com Ctr Main FY24/25
ADVANCED WILDLIFE CONTROL COMPANY	7/23/2025	130687	6/30/2025	063025MC	Pest Control	220.00	General Fund	Public Works	1001-0525-54001	Maint Ctr Maint FY24/25
BETTENDORF HEATING & AC	8/6/2025	130754	6/30/2025	348254	air conditioner repair	186.18	General Fund	Public Works	1001-0525-54001	
INTEGRITY CLEANING SYSTEMS, INC.	8/6/2025	130787	6/30/2025	072525CH	window cleaning - city hall	525.00	General Fund	Public Works	1001-0525-54001	City Hall Maint FY24/25
INTEGRITY CLEANING SYSTEMS, INC.	8/6/2025	130787	6/30/2025	072525LB	window cleaning - library	1,175.00	General Fund	Public Works	1001-0525-54001	Library Maint FY24/25
IOWA DEPT OF INSPECTIONS & APPEALS	8/6/2025	130789	6/10/2025	303904	boiler inspection	120.00	General Fund	Public Works	1001-0525-54001	Maint Ctr Maint FY25/26
IOWA DEPT OF INSPECTIONS & APPEALS	8/6/2025	130789	6/10/2025	303904	boiler inspection	80.00	General Fund	Public Works	1001-0525-54001	Library Maint FY25/26
IOWA DEPT OF INSPECTIONS & APPEALS	8/6/2025	130789	6/10/2025	303904	boiler inspection	40.00	General Fund	Public Works	1001-0525-54001	City Hall Maint FY25/26
JL BRADY COMPANY LLC	8/6/2025	130794	7/25/2025	117516	Boiler Repair	1,375.00	General Fund	Public Works	1001-0525-54001	City Hall Maint FY25/26
JOHNSON CONTROLS, INC.	8/6/2025	130796	7/3/2025	1-136026530377	software updates	1,824.00	General Fund	Public Works	1001-0525-54001	City Hall Maint FY25/26
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181274	hoop bldg	84.70	General Fund	Public Works	1001-0525-54001	
RAYNOR DOOR CO., INC. OF THE QC	8/6/2025	130836	7/8/2025	147140	photo eye repairs w15 and w16	135.00	General Fund	Public Works	1001-0525-54001	Maint Ctr Maint FY25/26
RAYNOR DOOR CO., INC. OF THE QC	8/6/2025	130836	7/10/2025	147185	photo eye repairs S3	305.00	General Fund	Public Works	1001-0525-54001	Maint Ctr Maint FY25/26
RIVERSTONE GROUP INC.	8/6/2025	130842	7/15/2025	4897	Bricks - repairs to Maintenance Center	317.10	General Fund	Public Works	1001-0525-54001	
THYMET PEST CONTROL	8/6/2025	130853	7/22/2025	156802	Pest Control	60.00	General Fund	Public Works	1001-0525-55081	Library Maint FY24/25
WALT LAMBACH FIRE PROTECTION	8/6/2025	130857	7/11/2025	63094	AS400 Fire suppression inspection	577.95	General Fund	Public Works	1001-0525-54001	City Hall Maint FY25/26
MIRROR IMAGE CLEANING	8/6/2025	130816	7/28/2025	1824	Additional Custodial Service	1,690.00	General Fund	Public Works	1001-0526-55081	Library Custodial FY25/26
QC SCRUB PUB, LLC	7/23/2025	130709	7/1/2025	070125SP	Laundry Service	27.00	General Fund	Public Works	1001-0526-56007	Comm Ctr Custodial FY25/26
HD SUPPLY	8/6/2025	130778	7/10/2025	873641716	tp, towels, liners	306.56	General Fund	Public Works	1001-0526-56007	Library Maint FY25/26
THYMET PEST CONTROL	8/6/2025	130853	7/28/2025	156936	Pest Control	63.00	General Fund	Public Works	1001-0526-55081	Comm Ctr Maint FY25/26
BETTENDORF N & S LOCK INC.	7/23/2025	130691	7/3/2025	26832	Lock Setup	24.95	General Fund	Public Works	1001-0572-55081	
D & K PRODUCTS	8/6/2025	130760	7/8/2025	91911IN	spray items	892.00	General Fund	Public Works	1001-0572-56025	
DERO BIKE RACK COMPANY	8/6/2025	130763	6/27/2025	INV-00076240	bike repair station	2,016.45	General Fund	Public Works	1001-0572-56007	
DEVILS GLEN STORAGE	7/23/2025	130694	7/3/2025	070325DGS	Rental Sheds	877.50	General Fund	Public Works	1001-0572-55081	
H AND H CAR CARE AND TOWING LLC	8/6/2025	130775	6/30/2025	50905	Towing	100.00	General Fund	Public Works	1001-0572-55081	
H AND H CAR CARE AND TOWING LLC	8/6/2025	130775	7/2/2025	50870	Tow	100.00	General Fund	Public Works	1001-0572-55081	
HOMETOWN PLG & HTG CO INC	8/6/2025	130782	6/2/2025	40619	confined space repair - Friendship Park	4,925.00	General Fund	Public Works	1001-0572-55081	
HOMETOWN PLG & HTG CO INC	8/6/2025	130782	6/2/2025	40618	confined space repair - Hoover Park	4,925.00	General Fund	Public Works	1001-0572-55081	
MIDLAND PAPER	8/6/2025	130813	7/14/2025	IN02489958	Can Liners	1,376.70	General Fund	Public Works	1001-0572-56023	
MTI DISTRIBUTING	8/6/2025	130817	7/2/2025	1480173-01	blades	366.37	General Fund	Public Works	1001-0572-54004	
PITTSBURGH PAINTS	8/6/2025	130829	7/14/2025	945220004125	Paint	65.03	General Fund	Public Works	1001-0572-56023	

Bettendorf City Council AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
PITTSBURGH PAINTS	8/6/2025	130829	7/21/2025	945220004163	paint	275.63	General Fund	Public Works	1001-0572-56023	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181272	Kiwanis Park	3.03	General Fund	Public Works	1001-0572-55081	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181273	CCP Dog Park	74.25	General Fund	Public Works	1001-0572-55081	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181270	CCP Diamond 2 & 3	84.70	General Fund	Public Works	1001-0572-55081	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181266	CCP - Diamond 1	84.70	General Fund	Public Works	1001-0572-55081	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181267	VMP	84.70	General Fund	Public Works	1001-0572-55081	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181268	MP playground	94.60	General Fund	Public Works	1001-0572-55081	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181263	porta-potty - Centennial Gardens	138.60	General Fund	Public Works	1001-0572-55081	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181269	McManus Park	138.60	General Fund	Public Works	1001-0572-55081	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181265	porta-potty - CCP Dek Hockey	308.00	General Fund	Public Works	1001-0572-55081	
PS3 ENTERPRISES, INC	8/6/2025	130831	7/7/2025	181264	porta-potty CCP Soccer	9.90	General Fund	Public Works	1001-0572-55081	
S J SMITH CO. INC.	8/6/2025	130843	6/30/2025	808787	rental fee	10.50	General Fund	Public Works	1001-0572-55081	
S J SMITH CO. INC.	8/6/2025	130843	6/30/2025	808788	rental fee	21.00	General Fund	Public Works	1001-0572-55081	
S J SMITH CO. INC.	8/6/2025	130843	6/30/2025	808786	rental equipment	63.00	General Fund	Public Works	1001-0572-55081	
SITEONE LANDSCAPE SUPPLY, LLC	8/6/2025	130850	7/8/2025	155746492-001	irrigation parts	436.98	General Fund	Public Works	1001-0572-56025	
						27,973.68		Public Works Total		
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/8/2025	INV423984	printer	225.44	General Fund	Library	1001-0614-54006	
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/19/2025	INV425577	printer	431.66	General Fund	Library	1001-0614-54006	
						657.10		Library Total		
GRACE LUTHERAN CHURCH	8/6/2025	130772	7/7/2025	250707	2025-2026 Annual Storage Lease (7/1/25-6/30/26) - Bettendorf Community Band	1,000.00	General Fund	Parks & Recreation	1001-0701-56007	
DREW BROWN	7/16/2025	130651	6/30/2025	250630A	June 2025 Mens Softball Umpires	1,050.00	General Fund	Parks & Recreation	1001-0703-55027	Mens Summer Softball League
DREW BROWN	7/16/2025	130651	6/30/2025	250630A	June 2025 Coed Softball Umpires	280.00	General Fund	Parks & Recreation	1001-0703-55027	Coed Summer Softball League
HENRY DORTCH	7/16/2025	130657	6/30/2025	250630A	June 2025 Mens Softball Umpires	280.00	General Fund	Parks & Recreation	1001-0703-55027	Mens Summer Softball League
HENRY DORTCH	7/16/2025	130657	6/30/2025	250630A	June 2025 Coed Softball Umpires	560.00	General Fund	Parks & Recreation	1001-0703-55027	Coed Summer Softball League
LINDA JONES	7/30/2025	130735	6/30/2025	250630	12049 Junior Chefs Cooking Class Instruction	340.00	General Fund	Parks & Recreation	1001-0703-55081	Linda Jones Classes
DYLAN MITCHELL	7/16/2025	130653	6/30/2025	250630	June 2025 Mens Softball Umpires	525.00	General Fund	Parks & Recreation	1001-0703-55027	Mens Summer Softball League
KENT ROHRER	7/16/2025	130664	6/30/2025	250630	June 2025 Coed Softball Umpires	385.00	General Fund	Parks & Recreation	1001-0703-55027	Coed Summer Softball League
JEFFREY STOLZE	7/16/2025	130661	6/30/2025	250630	June 2025 Mens Softball Umpires	525.00	General Fund	Parks & Recreation	1001-0703-55027	Mens Summer Softball League
DAN PATRICK LLC	8/6/2025	130761	6/30/2025	250630	75% Summer/Outdoor Tennis	21,742.50	General Fund	Parks & Recreation	1001-0703-55081	Summer Tennis Lessons
JONATHAN LOHMAN	7/16/2025	130662	6/30/2025	250630	June 2025 Mens Softball Umpires	490.00	General Fund	Parks & Recreation	1001-0703-55027	Mens Summer Softball League
ONMEDIA	8/6/2025	130824	7/8/2025	625479	SEM for June 2025	300.00	General Fund	Parks & Recreation	1001-0703-55002	
ONMEDIA	8/6/2025	130824	7/8/2025	625898	Tot Lot Ads	600.00	General Fund	Parks & Recreation	1001-0703-55002	
QUAD CITY BOTANICAL CENTER	8/6/2025	130834	7/15/2025	16057	Day Camp Week 6 Visitor	80.00	General Fund	Parks & Recreation	1001-0703-55013	Summer Day Camp
DAMOND TAYLOR	7/16/2025	130650	6/30/2025	250630A	June 2025 Mens Softball Umpires	280.00	General Fund	Parks & Recreation	1001-0703-55027	Mens Summer Softball League
DAMOND TAYLOR	7/16/2025	130650	6/30/2025	250630A	June 2025 Coed Softball Umpires	420.00	General Fund	Parks & Recreation	1001-0703-55027	Coed Summer Softball League
JUMPIN JOEY'S	8/6/2025	130797	7/15/2025	10430	Bounce House for Tot Lot Week 9 Field Trip	350.00	General Fund	Parks & Recreation	1001-0703-55013	Summer Tot Lot Camp
JUMPIN JOEY'S	8/6/2025	130797	7/15/2025	10431	Bounce Houses for Penny Carnival Field Trip	1,150.00	General Fund	Parks & Recreation	1001-0703-55013	Summer Playgrounds Camp
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/20/2025	INV425700	printer	1,036.14	General Fund	Parks & Recreation	1001-0705-54006	

Bettendorf City Council AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
VESTIS	8/6/2025	130856	7/7/2025	6150571858	First Aid Service	29.98	General Fund	Parks & Recreation	1001-0705-56010	
VESTIS	8/6/2025	130856	7/14/2025	6150575348	First Aid Service	29.98	General Fund	Parks & Recreation	1001-0705-56010	
CORN CRIB NURSERY	8/6/2025	130757	7/7/2025	5580	2025 Downtown Landscape Planting & Maintenance - July billing	12,258.00	General Fund	Parks & Recreation	1001-0712-55081	
CORN CRIB NURSERY	8/6/2025	130757	7/24/2025	5593	Museum drainage ditch clean up	3,570.00	General Fund	Parks & Recreation	1001-0712-55081	
QUAD CITY ARTS, INC.	8/6/2025	130833	7/16/2025	5884	Public Art Program Fee (\$2,200); 7 Sculptures (\$12,500 Artist Fee and Installation)	14,700.00	General Fund	Parks & Recreation	1001-0712-55081	
WALLACE'S GARDEN CENTER	7/16/2025	130684	6/19/2025	P2500185 2	Annual Flower Purchase (2025)	5,405.22	General Fund	Parks & Recreation	1001-0712-55081	
MB LAWN CARE	8/6/2025	130810	7/21/2025	P2500260 2	CO #1 - Forest Grove Dr & Middle Rd roundabouts & medians	18,000.00	General Fund	Parks & Recreation	1001-0712-55081	
KEG 1 IOWA	7/16/2025	130663	7/7/2025	W-5472767	Beer Resale Deposit	1,000.00	General Fund	Parks & Recreation	1001-0730-56027	
CIVIL AIR PATROL	7/16/2025	130647	7/4/2025	250704	2025 4th of July Parade Lineup Management	300.00	General Fund	Parks & Recreation	1001-0740-55081	4th Of July
HIGHTECH SIGNS	8/6/2025	130780	6/19/2025	28842	4th of July Signs	1,343.25	General Fund	Parks & Recreation	1001-0740-55002	4th Of July
HIGHTECH SIGNS	8/6/2025	130780	7/2/2025	28878	Grand Marshal Magnet Signs	105.00	General Fund	Parks & Recreation	1001-0740-55002	4th Of July
KOHL WHOLESALE	8/6/2025	130801	7/7/2025	250707	2025 4th of July Ice Cream Trailer	141.90	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
N.J. MILLER INC.	8/6/2025	130818	7/1/2025	NJ25021	gravel at Isle for parade	535.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
PETERSEN PLUMBING & HEATING	7/23/2025	130708	7/4/2025	250704	2025 4th of July Parade Winner - 2nd Place Walking Group	50.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
PETTY CASH - PARK BOARD	8/6/2025	130828	7/4/2025	250704	2025 4th of July Parade Supplies	35.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
PLEASANT VALLEY COMMUNITY	8/6/2025	130830	7/10/2025	26-02	2025 4th of July Parade Marching Band	1,000.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
PS3 ENTERPRISES, INC	8/6/2025	130831	7/7/2025	181093	Toilet Rental	4,282.50	General Fund	Parks & Recreation	1001-0740-55015	4th Of July
ALEXIS DYKSTRA	7/23/2025	130688	7/4/2025	250704	2025 4th of July Parade Winner - 3rd Place Performance	35.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
NATALIE SHAROIAN	8/6/2025	130820	7/3/2025	1407	Decoration for 4th of July Parade	18.96	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
BRITTA ALPEN	7/23/2025	130692	7/4/2025	250704	2025 4th of July Parade Winner - 3rd Place Walking Group	35.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
VERONICA COX	7/23/2025	130715	7/4/2025	250704	2025 4th of July Parade Winner - 1st Place Performance	75.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
JOHN GALLAGHER	7/23/2025	130700	7/4/2025	250704	2025 4th of July Parade Winner - 3rd Place Novelty	35.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
K9 RESORTS	7/23/2025	130702	7/4/2025	250704	2025 4th of July Parade Winner - 2nd Place Decorative Float	50.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
TAMMY SINGH	7/23/2025	130713	7/4/2025	250704	2025 4th of July Parade Winner - 2nd Place Performance	50.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
TRUDY WEST	7/23/2025	130714	7/4/2025	250704	2025 4th of July Parade Winner - 1st Place Walking Group	75.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
JADWIN WILLIAMS	7/23/2025	130699	7/4/2025	250704	2025 4th of July Parade Winner - 3rd Place Decorative Float	35.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
CATHERINE DITTMER	7/23/2025	130693	7/4/2025	250704	2025 4th of July Parade Winner - 1st Place Decorative Float	75.00	General Fund	Parks & Recreation	1001-0740-56007	4th Of July
						94,663.43		Parks & Recreation Total		
CULLIGAN OF DAVENPORT	8/6/2025	130758	7/3/2025	550358	BOTTLED WATER	46.20	General Fund	Community Development	1001-3001-56006	
SCOTT COUNTY RECORDER	7/23/2025	130711	6/23/2025	2025-011719	BOND RELEASE RECORDING FEE; 7088 & 6930 GENESIS WAY	14.00	General Fund	Community Development	1001-3001-55005	
OFFICE CONCEPTS	8/6/2025	130822	6/30/2025	11266-0	WORK STATION CUBICLE - COMM DEV	2,305.71	General Fund	Community Development	1001-3001-56006	
OFFICE CONCEPTS	8/6/2025	130822	6/30/2025	11266-0	WORK STATION CUBICLE - COMM DEV	1,408.40	General Fund	Community Development	1001-3001-53003	
KIMBERLY'S KLEANING	8/6/2025	130800	7/3/2025	3403-703	3403 OVERLAND DR LAWN CUT	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/3/2025	1219-703	1219 DEVILS GLEN RD LAWN CUT	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/3/2025	1303-703	1303 DEVILS GLEN RD LAWN CUT	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/3/2025	45841	MOW VACANT LOTS	1,262.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/8/2025	3121-708	3121 MIDDLE HAVEN DR LAWN SERVICE PAID BY CITY PER MARK HUNT	114.75	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/10/2025	1525-710	LAWN SERVICE 1525 MIDDLE RD	76.50	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/14/2025	1504-714	LAWN SERVICE 1504 - 14TH ST	114.75	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/14/2025	1950-714	LAWN SERVICE 1950 - 14TH ST	114.75	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/16/2025	1303-716	LAWN SERVICE 1303 DEVILS GLEN RD	38.25	General Fund	Community Development	1001-3003-55081	

Bettendorf City Council AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
KIMBERLY'S KLEANING	8/6/2025	130800	7/16/2025	1219-716	LAWN SERVICE 1219 DEVILS GLEN RD	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/16/2025	3403-716	LAWN SERVICE 3403 OVERLAND DR	38.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/18/2025	45856	MOW VACANT LOTS	1,262.25	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/23/2025	2500-723	2500 GRANT ST LAWN CUT	114.75	General Fund	Community Development	1001-3003-55081	
KIMBERLY'S KLEANING	8/6/2025	130800	7/25/2025	1251-725	1251 KIMBERLY RD LAWN CUT	191.25	General Fund	Community Development	1001-3003-55081	
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/8/2025	INV424013	PRINTER LEASE	277.00	General Fund	Community Development	1001-3006-54006	
						7,532.06		Community Development Total		
TWIN STATE TECHNICAL SERVICES, LTD	7/16/2025	130679	6/30/2025	210732	BettEvents Website Engineering Services, Software, and Annual Web Hosting FYE25	1,182.30	General Fund	Economic Development	1001-3501-56006	
M & M GOLF CARS LLC	8/6/2025	130807	7/2/2025	23487	Utility Golf Cart for 4th of July	95.00	General Fund	Economic Development	1001-3503-56004	
						1,277.30		Economic Development Total		
AHLERS & COONEY, P.C.	7/30/2025	130730	6/23/2025	895258A	For professional services rendered and costs advanced through June 15, 2025 - IAW Rate Case	1,891.50	General Fund	Legal	1001-4001-55072	
AMERICAN LEGAL PUBLISHING CO	7/30/2025	130731	6/30/2025	43952	2025 S-11 Supplement Pages (Ordinances 01-25 thru 06-25)	2,474.03	General Fund	Legal	1001-4001-55081	
REX J RIDENOUR LAW OFFICE	7/30/2025	130739	6/30/2025	63025	Office expenses 1/1/25 - 6/30/25	900.00	General Fund	Legal	1001-4001-55072	
						5,265.53		Legal Total		
DECKER PLOEHN	7/30/2025	130733	7/11/2025	7112025	laCMA Conference	463.00	General Fund	City Administration	1001-4101-53004	
COLUMN SOFTWARE PBC	7/16/2025	130648	6/30/2025	08037A03-0121 thru 0127	Publish public hearing notices, COW minutes for 6/2 and 6/16/25 meetings, and Ordinances 09-25 thru 12-25	406.98	General Fund	City Administration	1001-4102-55014	
COLUMN SOFTWARE PBC	7/16/2025	130648	7/8/2025	08037A0C-0128 & 0129	Publish public hearing notice & Ordinance 13-25	96.44	General Fund	City Administration	1001-4102-55014	
						966.42		City Administration Total		
CHAMPS TROPHY	7/16/2025	130646	7/8/2025	4058	Employee retirement brass plate, INV 4058	3.25	General Fund	Human Resources	1001-4201-56034	
HOLMES MURPHY & ASSOCIATES	7/23/2025	130698	7/7/2025	841071	August 2025 consulting fee, INV 841071	2,500.00	General Fund	Human Resources	1001-4201-55072	
IOWA LAW ENFORCEMENT ACADEMY	8/6/2025	130791	7/18/2025	330523	Employee Testing, INV 330523	300.00	General Fund	Human Resources	1001-4201-55013	
TRILLIUM STAFFING	8/6/2025	130855	7/25/2025	303-5160-136806	Applicant Testing, INV 303-5160-136806	275.00	General Fund	Human Resources	1001-4201-55013	
PROFESSIONAL DEVELOPMENT ACADEMY	7/16/2025	130670	5/19/2025	138081	High Performance Leadership training, INV 138081	3,000.00	General Fund	Human Resources	1001-4201-53003	
DSI MEDICAL SERVICES	7/16/2025	130652	6/30/2025	13250	Employee testing, INV 013250	545.00	General Fund	Human Resources	1001-4201-55013	
GENESIS OCCUPATIONAL HEALTH	7/16/2025	130656	6/30/2025	227399	Employee testing, INV 227399	287.00	General Fund	Human Resources	1001-4201-55013	
GENESIS OCCUPATIONAL HEALTH	8/6/2025	130771	7/18/2025	227764	Employee Testing, INV 227764	1,043.00	General Fund	Human Resources	1001-4201-55013	
QC CLOWN AROUND	7/16/2025	130672	7/9/2025	2947	INV 02947, Face Painter/Balloon Artist, City of Bettendorf employee picnic, 8-8- 2025	450.00	General Fund	Human Resources	1001-4201-56034	
						8,403.25		Human Resources Total		
						448,594.70	General Fund Total			
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/9/2025	INV424099	PRINTER	1,013.34	Road Use Fund	Public Works	2060-0501-54006	
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/17/2025	INV425373	printer lease	640.39	Road Use Fund	Public Works	2060-0501-54006	
VESTIS	8/6/2025	130856	5/1/2025	6150528222	First Aid Supplies Invoice Date 4/9/2025	29.98	Road Use Fund	Public Works	2060-0501-56006	
VESTIS	8/6/2025	130856	5/1/2025	6150499880	First Aid Supplies invoice date 2-12-2025	29.98	Road Use Fund	Public Works	2060-0501-56006	
VESTIS	8/6/2025	130856	5/7/2025	6150542138	First Aid Supplies	29.98	Road Use Fund	Public Works	2060-0501-56006	
VESTIS	8/6/2025	130856	7/9/2025	6150573350	First Aid Supplies	29.98	Road Use Fund	Public Works	2060-0501-56006	
VESTIS	8/6/2025	130856	7/16/2025	6150576807	First Aid Supplies	29.98	Road Use Fund	Public Works	2060-0501-56006	
VESTIS	8/6/2025	130856	7/23/2025	6150580244	First Aid Supplies	29.98	Road Use Fund	Public Works	2060-0501-56006	
CULLIGAN OF DAVENPORT	8/6/2025	130758	7/3/2025	550359	Water	36.35	Road Use Fund	Public Works	2060-0501-56006	
IMPERIAL	8/6/2025	130786	7/23/2025	288002:583703	Coffee & creamer	114.80	Road Use Fund	Public Works	2060-0501-56006	
HAHN READY MIX COMPANY	8/6/2025	130776	7/8/2025	476952	Concrete	805.00	Road Use Fund	Public Works	2060-0511-56007	
HAHN READY MIX COMPANY	8/6/2025	130776	7/9/2025	477010	Concrete	241.50	Road Use Fund	Public Works	2060-0511-56007	

Bettendorf City Council AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
HAHN READY MIX COMPANY	8/6/2025	130776	7/9/2025	477011	concrete	684.25	Road Use Fund	Public Works	2060-0511-56007	
HAHN READY MIX COMPANY	8/6/2025	130776	7/10/2025	477147	concrete - 2875 Aspen Valley Dr	402.50	Road Use Fund	Public Works	2060-0511-56007	
HAHN READY MIX COMPANY	8/6/2025	130776	7/25/2025	478269	Concrete	378.00	Road Use Fund	Public Works	2060-0511-56007	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181271	Public Works Street Dept	84.70	Road Use Fund	Public Works	2060-0511-55081	
RIVERSTONE GROUP INC.	8/6/2025	130842	6/26/2025	1400045	Surface Mix	75.71	Road Use Fund	Public Works	2060-0511-56007	
RIVERSTONE GROUP INC.	7/16/2025	130675	6/30/2025	1400044	Riverstone Group	315.00	Road Use Fund	Public Works	2060-0511-56007	
RIVERSTONE GROUP INC.	8/6/2025	130842	7/8/2025	1402005	upm mix	132.00	Road Use Fund	Public Works	2060-0511-56007	
RIVERSTONE GROUP INC.	8/6/2025	130842	7/15/2025	1404241	asphalt mix	73.50	Road Use Fund	Public Works	2060-0511-56007	
RIVERSTONE GROUP INC.	8/6/2025	130842	7/15/2025	1404240	upm mix	198.00	Road Use Fund	Public Works	2060-0511-56007	
RIVERSTONE GROUP INC.	8/6/2025	130842	7/22/2025	1406538	HMA Surface Mix	73.50	Road Use Fund	Public Works	2060-0511-56007	
RIVERSTONE GROUP INC.	8/6/2025	130842	7/22/2025	1406537	UPM Cold Mix	123.00	Road Use Fund	Public Works	2060-0511-56007	
ULINE, INC.	7/16/2025	130682	6/20/2025	194402782	Socks	366.41	Road Use Fund	Public Works	2060-0511-56007	
NOTT COMPANY	8/6/2025	130821	7/21/2025	5226110-00	Fittings for Plows	1,412.78	Road Use Fund	Public Works	2060-0512-56007	
3M COMPANY	8/6/2025	130743	7/8/2025	9434863114	Film & Sheeting	1,027.56	Road Use Fund	Public Works	2060-0514-56007	
AMERICAN TRAFFIC SAFETY MATERIALS	8/6/2025	130747	7/9/2025	98843	sign supplies	1,260.00	Road Use Fund	Public Works	2060-0514-56007	
SHERWIN WILLIAMS CO.	8/6/2025	130849	6/24/2025	8732-4	paint	67.57	Road Use Fund	Public Works	2060-0514-56007	
SHERWIN WILLIAMS CO.	8/6/2025	130849	7/1/2025	8899-1	Paint	82.60	Road Use Fund	Public Works	2060-0514-56007	
MID AMERICAN ENERGY	7/16/2025	130665	6/30/2025	568557771	2218 SPRUCE HILLS DR	10.00	Road Use Fund	Public Works	2060-0530-54008	
MID AMERICAN ENERGY	7/16/2025	130665	6/30/2025	568554087	2210 SPRUCE HILLS DR	10.00	Road Use Fund	Public Works	2060-0530-54008	
MID AMERICAN ENERGY	7/16/2025	130665	6/30/2025	568557210	2206 SPRUCE HILLS DR	10.00	Road Use Fund	Public Works	2060-0530-54008	
MID AMERICAN ENERGY	7/16/2025	130665	6/30/2025	568557327	2226 SPRUCE HILLS DR	14.52	Road Use Fund	Public Works	2060-0530-54008	
MID AMERICAN ENERGY	7/16/2025	130665	6/30/2025	568560532	2202 SPRUCE HILLS DR	14.63	Road Use Fund	Public Works	2060-0530-54008	
MID AMERICAN ENERGY	7/16/2025	130665	6/30/2025	568561804	2222 SPRUCE HILLS DR	14.73	Road Use Fund	Public Works	2060-0530-54008	
MID AMERICAN ENERGY	7/16/2025	130665	6/30/2025	568563544	2214 SPRUCE HILLS DR	18.15	Road Use Fund	Public Works	2060-0530-54008	
MID AMERICAN ENERGY	7/16/2025	130665	6/30/2025	568566309	2201 MIDDLE RD	42.27	Road Use Fund	Public Works	2060-0530-54008	
A CUT ABOVE LAWN AND LANDSCAPE	8/6/2025	130744	7/20/2025	10112116	2025 ROW Mowing Zone 1 - 7/7 & 7/14	1,936.00	Road Use Fund	Parks & Recreation	2060-0708-55081	
A CUT ABOVE LAWN AND LANDSCAPE	8/6/2025	130744	7/20/2025	10112117	2025 ROW Mowing Zone 2 - 7/7 & 7/14	2,426.00	Road Use Fund	Parks & Recreation	2060-0708-55081	
GEE ASPHALT SYSTEMS INC.	8/6/2025	130769	6/30/2025	P2500349 1	PE1 Final - Contract - 2025 Pavement Preservation Program	81,268.80	Road Use Fund	Capital Projects	2060-5050-55081	Pavement Preservation 2025
OSTROM PAINTING & SANDBLASTING, INC	8/6/2025	130825	6/30/2025	P2500288	Contract - 2025 Pavement Markings Program - Application 1	256,923.60	Road Use Fund	Capital Projects	2060-5050-55081	Pavement Markings 2025
						352,477.04	Road Use Fund Total			
PETTY CASH - PARK BOARD	8/6/2025	130828	7/12/2025	250712	Reimbursement for donuts for evacuated families and staff at BCC	6.49	Emergency Management Fund	Public Works	2880-0522-56007	Flood & Storm Response 2025
						6.49	Emergency Management Fund Total			
CORN CRIB NURSERY	8/6/2025	130757	7/24/2025	5591	Family Museum Retaining Wall	10,680.00	Capital Projects	Capital Projects	4000-5050-55081	Public Works Contingency
GENERAL TRAFFIC CONTROLS INC	8/6/2025	130770	7/10/2025	26321	Devils Glen & Hopewell Traffic Camera & Equipment	24,895.00	Capital Projects	Capital Projects	4000-5050-57074	DEVILS GLEN & HOPEWELL TS
GRAINGER	8/6/2025	130773	7/8/2025	9565427516	Paint wand and lighting contactor	3,623.90	Capital Projects	Capital Projects	4000-5050-56007	Update Traffic Signals
HDR ENGINEERING, INC.	8/6/2025	130779	6/28/2025	1200737421	West Bridge from 6/1/25 to 6/28/25. Invoice date 7/10/25	1,904.58	Capital Projects	Capital Projects	4000-5050-55072	WEST BRIDGE MASTER PLAN
HDR ENGINEERING, INC.	8/6/2025	130779	6/30/2025	1200737424	180 & Middle on-call services from 6/1/25 to 6/30/25. Invoice Date 7/10/2025	4,595.34	Capital Projects	Capital Projects	4000-5050-55072	Public Works Contingency
HDR ENGINEERING, INC.	8/6/2025	130779	6/30/2025	1200737419	AMENDMENT #1 from 6/1/25 to 6/30/25. Invoice date 7/10/25	7,526.94	Capital Projects	Capital Projects	4000-5050-55072	Middle Ped Bridge
HDR ENGINEERING, INC.	8/6/2025	130779	6/30/2025	1200737416	Engineering Design Services for Traffic Network thru 6/30/25. Invoice date 7/14/2025.	6,749.05	Capital Projects	Capital Projects	4000-5050-55072	Traffic Signal Studies
HDR ENGINEERING, INC.	8/6/2025	130779	6/30/2025	1200737416	Engineering Design Services for Traffic Network thru 6/30/25. Invoice date 7/14/25	3,885.02	Capital Projects	Capital Projects	4000-5050-55072	Software Licensing
HDR ENGINEERING, INC.	8/6/2025	130779	6/30/2025	1200737425	Middle Road Reconstruction Preliminary Engineering Discretionary Grant from 6/1/25 to 6/30/25	75,601.98	Capital Projects	Capital Projects	4000-5050-55072	MIDDLE ROAD PRELIM ENG.

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Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
HIGHTECH SIGNS	8/6/2025	130780	6/18/2025	28829	Ed Scheck Playground Signs	107.00	Capital Projects	Capital Projects	4000-5050-56007	Park Playgrnd Equip
LIGHTING MAINTENANCE INC.	8/6/2025	130804	5/29/2025	16439	Replace Siren #1 with a refurbished unit according to the Assistant City Admin's directions. Option #2 on the attached quote.	7,100.00	Capital Projects	Capital Projects	4000-5050-57074	STORM SIREN REPLACEMENT
REPUBLIC COMPANIES	8/6/2025	130838	7/7/2025	6287214-00	4-inch 90	562.35	Capital Projects	Capital Projects	4000-5050-56007	Update Traffic Signals
REPUBLIC COMPANIES	8/6/2025	130838	7/8/2025	6286276-01	J-box	54.63	Capital Projects	Capital Projects	4000-5050-56007	Update Traffic Signals
RIVERBEND SIGNWORKS	7/16/2025	130674	6/27/2025	19156	Signage at The Landing	12,688.41	Capital Projects	Capital Projects	4000-5050-55081	Frozen Landing Replacmnt
RIVERBEND SIGNWORKS	7/16/2025	130674	6/27/2025	19156	Signage at The Landing	620.85	Capital Projects	Capital Projects	4000-5050-55081	Frozen Landing Replacmnt
SCOTT COUNTY RECORDER	8/6/2025	130847	6/30/2025	2025-012182	Recording fees	64.00	Capital Projects	Capital Projects	4000-5050-55005	Cip Final Row Surveys
TERRY-DURIN COMPANY	8/6/2025	130851	7/3/2025	192966-00	4-inch couplings	615.38	Capital Projects	Capital Projects	4000-5050-56007	Update Traffic Signals
TERRY-DURIN COMPANY	8/6/2025	130851	7/8/2025	182364-00	Devils Glen & Hopewell Traffic Signal Mast Arms	33,931.00	Capital Projects	Capital Projects	4000-5050-57074	DEVILS GLEN & HOPEWELL TS
MIDDLE & FOREST GROVE	7/16/2025	130666	5/14/2025	CM001022	Reimbursement for Rec Trail Sitework per Development Agreement	49,996.69	Capital Projects	Capital Projects	4000-5050-55081	Middle Rd. Gateway Bridge Trails
ESTES CONSTRUCTION	7/23/2025	130696	5/30/2025	1	State Street Fire Station Reconfiguration	150,914.00	Capital Projects	Capital Projects	4000-5050-55081	STATE ST. FIRE 2ND FLOOR
POLLMILLER UTILITY CONTRACTORS	7/16/2025	130669	6/16/2025	1083	Fiber Optic Conduit Boring	27,162.00	Capital Projects	Capital Projects	4000-5050-55081	Fiber Optic Ntwrk Replace
						423,278.12	Capital Projects Total			
UKG KRONOS SYSTEMS	7/16/2025	130681	6/30/2025	I10080011773	Year 2: FY25 Allocation - 4/1/25 - 6/30/25 UKG Implementation and HR Services INV I10080011773	6,379.58	Technology Replacement	Finance	4020-0243-57074	
FRSECURE LLC	8/6/2025	130768	6/26/2025	BD0009290	2025 Risk Assessment	4,250.00	Technology Replacement	Finance	4020-0243-57074	IT - Finance
FRSECURE LLC	8/6/2025	130768	7/18/2025	BD0009546	Risk Assessment	4,250.00	Technology Replacement	Finance	4020-0243-57074	IT - Finance
HRCHITECT	7/16/2025	130658	6/24/2025	1076	UKG TeleStaff, Go Live, INV 2025-1076	1,750.00	Technology Replacement	Finance	4020-0243-57074	
HRCHITECT	8/6/2025	130783	7/8/2025	1252	UKG TeleStaff CR Extended Support, Professional Fees, INV 2025-1252	95.00	Technology Replacement	Finance	4020-0243-56004	
						16,724.58	Technology Replacement Total			
98500 JOHN AMUNDSEN	8/6/2025	130795	7/29/2025	350098500	REFUND ON PAYMENT FOR 4725 KYNNELWORTH DR UNIT 3. BILL WAS REVERSED SHOULD HAVE NOT PAID 03-500985-00	73.88	Sewer Utility	Balance Sheet	5200-0000-11012	
AMERICAN WATER- SEWER USAGE DATA	7/23/2025	130689	6/30/2025	4000308018	SEWER DATA FROM IAW USAGE COST \$.08/RECORD	1,231.44	Sewer Utility	Finance	5200-0204-55081	
MIDWEST MAILWORKS INC.	7/16/2025	130667	6/17/2025	255792	COMMERICAL BILLS 06.17.2025	181.01	Sewer Utility	Finance	5200-0204-55081	
MIDWEST MAILWORKS INC.	7/16/2025	130667	7/14/2025	7142025	PREPAID POSTAGE FOR QTR	5,000.00	Sewer Utility	Finance	5200-0204-55081	
CITY OF DAVENPORT	8/6/2025	130755	5/1/2025	1338212	May 2025 Sewage Treatment Plant. Invoice Date 7/3/2025	186,259.17	Sewer Utility	Public Works	5200-0510-55013	
IOWA ONE CALL	8/6/2025	130792	7/18/2025	273147	June 2025 Emails	788.40	Sewer Utility	Public Works	5200-0510-55081	
MARTIN EQUIPMENT OF ILLINOIS, INC.	8/6/2025	130809	7/18/2025	903033	mini excavator	80,141.35	Sewer Utility	Public Works	5200-0599-57074	
LANGMAN CONSTRUCTION COMPANY	8/6/2025	130802	6/30/2025	P2500162 9	Spencer Creek Lift Station Bid Package No.2 Sanitary Sewer & Force Main from 6/1/25 to 6/27/25	85,179.36	Sewer Utility	Capital Projects	5200-5059-55081	Spencer Creek Lift Statn
						358,854.61	Sewer Utility Total			
MIDWEST MAILWORKS INC.	7/16/2025	130667	6/17/2025	255792	COMMERICAL BILLS 06.17.2025	181.00	Solid Waste/Recycling Ent	Finance	5500-0216-55081	
MIDWEST MAILWORKS INC.	7/16/2025	130667	7/14/2025	7142025	PREPAID POSTAGE FOR QTR	5,000.00	Solid Waste/Recycling Ent	Finance	5500-0216-55081	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL - HV607 6X4 - VIN #3HAEKTAT4TL044810 (Replace #21726) (Garbage Truck Chassis)	133,500.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL - HV607 6X4 - VIN #3HAEKTAT4TL044810 (Replace #21726) (Garbage Truck Chassis)	17,957.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	

Bettendorf City Council AP Disbursements - 08.05.25

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ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL - HV607 6X4 - VIN #3HAEKTAT6TL044811 (Replace #21727) (Garbage Truck Chassis)	133,500.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL - HV607 6X4 - VIN #3HAEKTAT6TL044811 (Replace #21727) (Garbage Truck Chassis)	17,957.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL - HV607 SBA - VIN #3HAEKTAT3TL058147 (Replace #21801) (Garbage Truck Chassis)	133,500.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL - HV607 SBA - VIN #3HAEKTAT3TL058147 (Replace #21801) (Garbage Truck Chassis)	17,957.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL - HV607 - VIN #3HAEKTAT5TL058148 (Replace #21802) (Garbage Truck Chassis)	133,500.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL - HV607 - VIN #3HAEKTAT5TL058148 (Replace #21802) (Garbage Truck Chassis)	17,957.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL - HV607 - VIN #3HAEKTAT7TL058149 (Replace #21611) (Recycling Truck Chassis)	133,500.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL - HV607 - VIN #3HAEKTAT7TL058149 (Replace #21611) (Recycling Truck Chassis)	17,957.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL- HV607SBA 6 - VIN #3HAEKTAT9TL066804 (Replace #21322) (Rear Load Chassis)	121,600.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL- HV607SBA 6 - VIN #3HAEKTAT9TL066804 (Replace #21322) (Rear Load Chassis)	13,528.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL- HV607SBA 6 - VIN #3HAEKTAT0TL066805 (Replace #21628) (Rear Load Chassis)	121,600.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL- HV607SBA 6 - VIN #3HAEKTAT0TL066805 (Replace #21628) (Rear Load Chassis)	13,528.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL- HV607SBA 6 - VIN #3HAEKTAT2TL066806 (Replace #21629) (Rear Load Chassis)	121,600.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL- HV607SBA 6 - VIN #3HAEKTAT2TL066806 (Replace #21629) (Rear Load Chassis)	13,528.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL- HV607SBA 6 - VIN #3HAEKTAT4TL066807 (Replace #21804) (Rear Load Chassis)	121,600.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL- HV607SBA 6 - VIN #3HAEKTAT4TL066807 (Replace #21804) (Rear Load Chassis)	13,528.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL- HV607 - VIN #3HAEKTAT7TL066803 (Replace #21805) (Rear Load Chassis)	121,600.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	

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ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL- HV607 - VIN #3HAEKTAT7TL066803 (Replace #21805) (Rear Load Chassis)	13,528.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL- HV607 - VIN #3HAEKTAT8TL044809 (Replace #21612) (Recycling Truck Chassis)	133,500.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL- HV607 - VIN #3HAEKTAT8TL044809 (Replace #21612) (Recycling Truck Chassis)	17,957.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	2026 - INTERNATIONAL- HV607 - VIN #3HAEKTAT1TL058146 (Replace #21613) (Recycling Truck Chassis)	133,500.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
ASCENDANCE TRUCKS LLC	7/23/2025	130690	7/18/2025	VA353000012	CO #1 - 2026 - INTERNATIONAL- HV607 - VIN #3HAEKTAT1TL058146 (Replace #21613) (Recycling Truck Chassis)	17,957.00	Solid Waste/Recycling Ent	Public Works	5500-0599-57074	
						1,741,020.00	Solid Waste/Recycling Ent Total			
INTEGRITY CLEANING SYSTEMS, INC.	8/6/2025	130787	6/30/2025	072525FM	window cleaning - fam mus	896.00	Family Museum	Public Works	5550-0523-54001	Fam Museum Maint FY24/25
IOWA DEPT OF INSPECTIONS & APPEALS	8/6/2025	130789	6/10/2025	303904	boiler inspection	80.00	Family Museum	Public Works	5550-0523-54001	Fam Museum Maint FY25/26
MIRROR IMAGE CLEANING	8/6/2025	130816	7/28/2025	1823	Additional Custodial Service	1,716.00	Family Museum	Public Works	5550-0523-55081	FMAS Custodial FY25/26
MIRROR IMAGE CLEANING	7/23/2025	130707	6/25/2025	1800	additional custodial service	1,650.00	Family Museum	Public Works	5550-0524-55081	FMAS Custodial FY24/25
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	130729	6/8/2025	INV424012	PRINTER	695.00	Family Museum	Family Museum	5550-1101-54006	
VESTIS	8/6/2025	130856	7/9/2025	6150573341	Museum - First Aid Supplies	59.96	Family Museum	Family Museum	5550-1101-56007	
VESTIS	8/6/2025	130856	7/16/2025	6150576798	Museum - First Aid Supplies	59.96	Family Museum	Family Museum	5550-1101-56007	
VESTIS	8/6/2025	130856	7/23/2025	6150580235	Museum - First Aid Supplies	59.96	Family Museum	Family Museum	5550-1101-56007	
QUADIENT LEASING USA	8/6/2025	130835	7/2/2025	Q1925874	Museum - Postage Meter Lease	200.28	Family Museum	Family Museum	5550-1101-56007	
SAMUEL MCCULLUM	8/6/2025	130844	7/15/2025	71525	Museum - STEAM Summer Camps 60/40 Split	5,112.00	Family Museum	Family Museum	5550-1102-55072	
ABBEY CARPET GALLERY	8/6/2025	130745	7/16/2025	CG500927	Museum - On the Road Attic Stock	429.70	Family Museum	Family Museum	5550-1102-54024	
IMAN CONSULTING, LLC	8/6/2025	130785	7/7/2025	01-204	Family Museum Staff Inservice Training 8-20-25	3,500.00	Family Museum	Family Museum	5550-1102-56009	
THE TANGLED WOOD	8/6/2025	130852	7/25/2025	80125	Museum - Catering for AMM Event	1,440.00	Family Museum	Family Museum	5550-1102-56009	
SARA HILMER	8/6/2025	130845	7/10/2025	2001774	Museum - Refund for Summer Camp cancelled after 10% Handling Fee	121.50	Family Museum	Family Museum	5550-1102-56013	
ARMSTRONG SYSTEMS & CONSULTING CO.	8/6/2025	130749	7/3/2025	66452	Museum - Membership Cards	1,248.75	Family Museum	Family Museum	5550-1105-56007	
KIDZIBITS LLC	8/6/2025	130798	7/22/2025	20131-6	FAMILY MUSEUM PERMANENT GALLERY RENOVATION FINAL PAYMENT	74,952.00	Family Museum	Capital Projects	5550-5059-57074	TRAVELING GALLERY RENOV.
						92,221.11	Family Museum Total			
JON WADDELL GOLF SHOP LLC	7/23/2025	130701	6/30/2025	250630	Proshop Payables	46,669.26	Palmer Hills Golf Course	Balance Sheet	5600-0000-20024	
JON WADDELL GOLF SHOP LLC	7/23/2025	130701	6/30/2025	250630	Proshop Taxes	3,320.73	Palmer Hills Golf Course	Balance Sheet	5600-0000-20024	
JON WADDELL GOLF SHOP LLC	7/23/2025	130701	6/30/2025	250630	City's 3%	(1,404.33)	Palmer Hills Golf Course	Balance Sheet	5600-0000-20024	
JON WADDELL GOLF SHOP LLC	7/23/2025	130701	6/30/2025	250630	Club Repair	761.00	Palmer Hills Golf Course	Balance Sheet	5600-0000-20007	
JON WADDELL GOLF SHOP LLC	7/23/2025	130701	6/30/2025	250630	Lessons	1,697.84	Palmer Hills Golf Course	Balance Sheet	5600-0000-20020	
JON WADDELL GOLF SHOP LLC	7/23/2025	130701	6/30/2025	250630	Tax Exempt Sales	140.50	Palmer Hills Golf Course	Balance Sheet	5600-0000-20025	
M & M GOLF CARS LLC	7/23/2025	130705	6/30/2025	250630	GC Carts - June 2025 - \$89,531.57 - 33%	29,545.42	Palmer Hills Golf Course	Balance Sheet	5600-0000-20016	
PETTY CASH - PARK BOARD	8/6/2025	130828	6/30/2025	250630	Forge Tip Replacement - June 2025	224.76	Palmer Hills Golf Course	Balance Sheet	5600-0000-20012	The Forge Putting Course
JL BRADY COMPANY LLC	8/6/2025	130794	7/10/2025	116959	makeup air unit repair	187.50	Palmer Hills Golf Course	Public Works	5600-0523-54001	PHGC Maint FY25/26
JANUS BUILDING SERVICES, INC.	8/6/2025	130793	6/25/2025	14606	June 2025 Window Washing	70.00	Palmer Hills Golf Course	Public Works	5600-0524-55081	PHGC Custodial FY24/25

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MIRROR IMAGE CLEANING	8/6/2025	130816	7/28/2025	1839	Custodial Service	2,490.00	Palmer Hills Golf Course	Public Works	5600-0524-55081	PHGC Custodial FY25/26
VESTIS	8/6/2025	130856	7/4/2025	6150571213	First Aid Service	25.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-56010	
VESTIS	8/6/2025	130856	7/11/2025	6150574690	First Aid Service	25.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-56010	
VESTIS	8/6/2025	130856	7/18/2025	6150578117	First Aid Service	25.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-56010	
IOWA GOLF ASSOCIATION	8/6/2025	130790	7/15/2025	15528	Iowa Golf Association Membership Fees	1,275.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-53001	
ONMEDIA	8/6/2025	130824	6/30/2025	625860	June 2025 Mediacom Advertising	199.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55002	
ONMEDIA	8/6/2025	130824	6/30/2025	625859	June 2025 Mediacom Advertising	978.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55002	
ONMEDIA	8/6/2025	130824	6/30/2025	623257	June 2025 Mediacom Advertising	1,200.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55002	
TOWNSQUARE MEDIA QUAD CITIES, LLC	8/6/2025	130854	6/30/2025	5092889C-8	WXLP-FM June 2025 Radio Advertising - Banner Ads	99.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55002	
TOWNSQUARE MEDIA QUAD CITIES, LLC	8/6/2025	130854	6/30/2025	5092889B-8	WXLP-FM June 2025 Radio Advertising - .30 Audio Spots	104.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55002	
TOWNSQUARE MEDIA QUAD CITIES, LLC	8/6/2025	130854	6/30/2025	5092889A-4	WXLP-FM June 2025 Radio Advertising	483.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55002	
TOWNSQUARE MEDIA QUAD CITIES, LLC	8/6/2025	130854	6/30/2025	5092889D-10	WXLP-FM June 2025 Radio Advertising	2,000.00	Palmer Hills Golf Course	Parks & Recreation	5600-0711-55002	
WITTEK GOLF SUPPLY CO. INC.	8/6/2025	130859	7/10/2025	INV150599	Driving Range Ball Washer Parts	432.49	Palmer Hills Golf Course	Parks & Recreation	5600-0711-54006	
7G DISTRIBUTING LLC	7/30/2025	130728	7/23/2025	386323	8 Cases Beer - Resale	232.65	Palmer Hills Golf Course	Parks & Recreation	5600-0713-56027	The Forge Putting Course
COCA-COLA ATLANTIC BOTTLING CO	8/6/2025	130756	6/25/2025	5218668	7 Cases Soda/Water Resale	46.24	Palmer Hills Golf Course	Parks & Recreation	5600-0713-56026	The Forge Putting Course
KEG 1 IOWA	7/16/2025	130663	7/3/2025	W-5467623	3 Cases Beer - Resale	75.45	Palmer Hills Golf Course	Parks & Recreation	5600-0713-56027	The Forge Putting Course
VESTIS	8/6/2025	130856	7/4/2025	6150571212	First Aid Service	29.98	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56010	
VESTIS	8/6/2025	130856	7/4/2025	6150571209	Laundry Services - towels/mats/aprons	62.35	Palmer Hills Golf Course	Parks & Recreation	5600-0715-55081	
VESTIS	8/6/2025	130856	7/11/2025	6150574689	First Aid Service	29.98	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56010	
VESTIS	8/6/2025	130856	7/11/2025	6150574686	Laundry Services - towels/aprons/mats	62.35	Palmer Hills Golf Course	Parks & Recreation	5600-0715-55081	
VESTIS	8/6/2025	130856	7/18/2025	6150578116	First Aid Service	29.98	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56010	
VESTIS	8/6/2025	130856	7/18/2025	6150578113	Laundry Services - towel/aprons/mats	62.35	Palmer Hills Golf Course	Parks & Recreation	5600-0715-55081	
AUTOZONE, INC.	7/30/2025	130732	5/1/2025	1908125118	ATC Blade Fuses	11.38	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56007	
D & K PRODUCTS	8/6/2025	130760	6/30/2025	91471IN	Liquid Fertilizer	1,045.50	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56025	
HANSON INDUSTRIAL, INC.	8/6/2025	130777	7/15/2025	558518	Submersible Pump	1,950.00	Palmer Hills Golf Course	Parks & Recreation	5600-0715-54001	
MILLENNIUM WASTE, INC.	8/6/2025	130815	7/1/2025	37900437081	July 2025 Dumpster Services	184.20	Palmer Hills Golf Course	Parks & Recreation	5600-0715-55081	
MULGREW OIL & PROPANE	7/30/2025	130736	7/22/2025	1649565	Gasoline	811.26	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56024	
MULGREW OIL & PROPANE	7/30/2025	130736	7/22/2025	1649566	Diesel Fuel	1,433.17	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56024	
PS3 ENTERPRISES, INC	8/6/2025	130831	6/30/2025	181262	porta-potty rental	508.20	Palmer Hills Golf Course	Parks & Recreation	5600-0715-55081	
RIVERSTONE GROUP INC.	8/6/2025	130842	7/8/2025	1402008	Gravel	402.62	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56025	
WENDLING QUARRIES, INC.	8/6/2025	130858	6/30/2025	1057529	Divot Mix	1,654.62	Palmer Hills Golf Course	Parks & Recreation	5600-0715-56025	
						99,180.45	Palmer Hills Golf Course Total			
GENERAL CONSTRUCTORS, INC.	7/16/2025	130655	6/2/2025	23006-95	Bathroom partition repairs	2,559.25	Aquatic Center Fund	Capital Projects	5750-5059-55081	Splash Landing Replcmnt
RDG PLANNING & DESIGN, INC.	8/6/2025	130837	6/30/2025	60396	Amendment #1 - The Landing thru 6/30/2025	3,316.50	Aquatic Center Fund	Capital Projects	5750-5059-55072	Splash Landing Replcmnt
						5,875.75	Aquatic Center Fund Total			
MIDWEST MAILWORKS INC.	7/16/2025	130667	6/17/2025	255792	COMMERICAL BILLS 06.17.2025	181.00	Storm Water Utility	Finance	5800-0219-55081	
MIDWEST MAILWORKS INC.	7/16/2025	130667	7/14/2025	7142025	PREPAID POSTAGE FOR QTR	5,000.00	Storm Water Utility	Finance	5800-0219-55081	
ADVANCED WILDLIFE CONTROL COMPANY	7/23/2025	130687	6/30/2025	63025	animal control - levee	625.00	Storm Water Utility	Public Works	5800-0519-55081	
HAHN READY MIX COMPANY	8/6/2025	130776	6/6/2025	474762	Concrete	241.50	Storm Water Utility	Public Works	5800-0519-56007	
HAHN READY MIX COMPANY	8/6/2025	130776	7/16/2025	477499	concrete - 2901 Aspen Valley Dr	402.50	Storm Water Utility	Public Works	5800-0519-56007	
HAHN READY MIX COMPANY	8/6/2025	130776	7/24/2025	478225	Concrete	402.50	Storm Water Utility	Public Works	5800-0519-56007	

Bettendorf City Council AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
HAHN READY MIX COMPANY	8/6/2025	130776	7/25/2025	478270	Concrete	483.00	Storm Water Utility	Public Works	5800-0519-56007	
HAHN READY MIX COMPANY	8/6/2025	130776	7/28/2025	478381	concrete	322.00	Storm Water Utility	Public Works	5800-0519-56007	
PARTNERS OF SCOTT COUNTY WATERSHEDS	8/6/2025	130826	7/10/2025	2025-04	Water sampling, site visits, & cleanup	1,400.00	Storm Water Utility	Public Works	5800-0519-55081	
ADVANTAGE WEED & FEED LLC	7/16/2025	130644	6/11/2025	499	2025 Weed Control Contract	6,500.00	Storm Water Utility	Public Works	5800-0584-55081	
FOTH INFRASTRUCTURE & ENVIRONMENT	8/6/2025	130767	6/30/2025	97972	Design for Pigeon Creek Channel Stabilization	11,346.70	Storm Water Utility	Capital Projects	5800-5059-55072	WHITE POST RD STORM REP
						26,904.20	Storm Water Utility Total			
RIVER BEND TRANSIT	8/6/2025	130841	6/30/2025	063025A	Fares collected	(48.80)	Transit	Public Works	5850-0500-47232	
RIVER BEND TRANSIT	8/6/2025	130841	6/30/2025	063025A	Saturday Fixed Route - June 2025	7,322.97	Transit	Public Works	5850-0500-47232	
RIVER BEND TRANSIT	8/6/2025	130841	6/30/2025	63025	Revenues collected	(3,140.00)	Transit	Public Works	5850-0500-47231	
RIVER BEND TRANSIT	8/6/2025	130841	6/30/2025	63025	Paratransit Service - June 2025	43,164.57	Transit	Public Works	5850-0500-47231	
IOWA DEPT OF INSPECTIONS & APPEALS	8/6/2025	130789	6/10/2025	303904	bus wash - boiler inspection	40.00	Transit	Public Works	5850-0547-54006	
ASCEN TEK	8/6/2025	130752	6/23/2025	3843379	card jam error - repair to bus wash	313.35	Transit	Public Works	5850-0547-54006	
DAVENPORT PRINTING COMPANY	8/6/2025	130762	7/24/2025	252175	Paratransit Letters	518.72	Transit	Public Works	5850-0557-55014	
						48,170.81	Transit Total			
BAUER BUILT, INC.	8/6/2025	130753	7/11/2025	230131607	tires for 1627	888.58	Municipal Garage	Public Works	6830-0520-56024	
CUMMINS INC.	8/6/2025	130759	7/1/2025	J9-250791604	EGR repair 1315	190.80	Municipal Garage	Public Works	6830-0520-54004	
CUMMINS INC.	8/6/2025	130759	7/22/2025	J9-250792080	Coolant Code Diagnosis 2400	477.00	Municipal Garage	Public Works	6830-0520-54004	
EASTERN IOWA TIRE, INC.	8/6/2025	130764	7/7/2025	100176634	stock tires	2,026.42	Municipal Garage	Public Works	6830-0520-56024	
EASTERN IOWA TIRE, INC.	8/6/2025	130764	7/9/2025	100176826	stock tires	2,894.99	Municipal Garage	Public Works	6830-0520-56024	
EASTERN IOWA TIRE, INC.	8/6/2025	130764	7/11/2025	100176905	stock tires	503.00	Municipal Garage	Public Works	6830-0520-56024	
EASTERN IOWA TIRE, INC.	8/6/2025	130764	7/14/2025	100176977	stock tires	1,598.64	Municipal Garage	Public Works	6830-0520-56024	
EASTERN IOWA TIRE, INC.	8/6/2025	130764	7/21/2025	10017340	STK Tires	4,015.08	Municipal Garage	Public Works	6830-0520-56024	
FASTENAL COMPANY	8/6/2025	130766	7/3/2025	IABET187833	operating supplies	9.25	Municipal Garage	Public Works	6830-0520-56007	
GREEN BUICK GMC INC.	8/6/2025	130774	7/16/2025	165604	solenoid - 1627	21.83	Municipal Garage	Public Works	6830-0520-56024	
GREEN BUICK GMC INC.	8/6/2025	130774	7/18/2025	165642	valve stem - 1616	11.78	Municipal Garage	Public Works	6830-0520-56024	
GREEN BUICK GMC INC.	8/6/2025	130774	7/18/2025	165646	a/c valve - 1616	73.51	Municipal Garage	Public Works	6830-0520-56024	
H AND H CAR CARE AND TOWING LLC	8/6/2025	130775	7/5/2025	57570	tow - 1629	300.00	Municipal Garage	Public Works	6830-0520-54004	
H AND H CAR CARE AND TOWING LLC	8/6/2025	130775	7/7/2025	57301	tow - 1802	420.00	Municipal Garage	Public Works	6830-0520-54004	
I.W.I. MOTOR PARTS	8/6/2025	130784	7/21/2025	442-335580	Filter 1911	19.60	Municipal Garage	Public Works	6830-0520-56024	
I.W.I. MOTOR PARTS	8/6/2025	130784	7/21/2025	442-335675	Rotors 1627	264.46	Municipal Garage	Public Works	6830-0520-56024	
I.W.I. MOTOR PARTS	8/6/2025	130784	7/22/2025	442335758	STK Filters	22.02	Municipal Garage	Public Works	6830-0520-56024	
I.W.I. MOTOR PARTS	8/6/2025	130784	7/23/2025	431-994072	STK Brake Pads	373.98	Municipal Garage	Public Works	6830-0520-56024	
INTERSTATE BATTERY OF THE	8/6/2025	130788	7/16/2025	292631	stock battery	439.02	Municipal Garage	Public Works	6830-0520-56024	
KILBURG EQUIPMENT, LLC.	8/6/2025	130799	7/8/2025	5025	stock pins	98.05	Municipal Garage	Public Works	6830-0520-56024	
KILBURG EQUIPMENT, LLC.	8/6/2025	130799	7/8/2025	5026	stock strobe	545.32	Municipal Garage	Public Works	6830-0520-56024	
KILBURG EQUIPMENT, LLC.	8/6/2025	130799	7/14/2025	5032	Switch Pack	612.69	Municipal Garage	Public Works	6830-0520-56024	
LAWSON PRODUCTS, INC.	8/6/2025	130803	6/4/2025	9312534795	Operating Supplies	260.68	Municipal Garage	Public Works	6830-0520-56007	
LAWSON PRODUCTS, INC.	8/6/2025	130803	7/16/2025	9312646394	operating supplies	323.68	Municipal Garage	Public Works	6830-0520-56007	
LINDQUIST FORD, INC.	7/23/2025	130703	6/24/2025	392251	Wire & Coil 1816	334.13	Municipal Garage	Public Works	6830-0520-56024	
LINDQUIST FORD, INC.	8/6/2025	130805	7/10/2025	392370	Filter 1816	106.23	Municipal Garage	Public Works	6830-0520-56024	
LINDQUIST FORD, INC.	8/6/2025	130805	7/17/2025	282981	manifold	4,119.38	Municipal Garage	Public Works	6830-0520-54004	
MACQUEEN EQUIPMENT	8/6/2025	130808	7/14/2025	P27843	Sprayer 1315	1,780.46	Municipal Garage	Public Works	6830-0520-56024	
MACQUEEN EQUIPMENT	8/6/2025	130808	7/16/2025	P27890	Fittings 1315	407.54	Municipal Garage	Public Works	6830-0520-56024	
MACQUEEN EQUIPMENT	8/6/2025	130808	7/17/2025	P27913	Coil & Solenoid 2204	381.79	Municipal Garage	Public Works	6830-0520-56024	
MACQUEEN EQUIPMENT	8/6/2025	130808	7/17/2025	P27914	Sprayer 1315	417.50	Municipal Garage	Public Works	6830-0520-56024	
MACQUEEN EQUIPMENT	8/6/2025	130808	7/18/2025	P27933	Stops 1315	107.18	Municipal Garage	Public Works	6830-0520-56024	
MACQUEEN EQUIPMENT	8/6/2025	130808	7/21/2025	P27943	Deflector	70.73	Municipal Garage	Public Works	6830-0520-56024	
MACQUEEN EQUIPMENT	8/6/2025	130808	7/23/2025	P27983	Timer Switch 2204	258.27	Municipal Garage	Public Works	6830-0520-56024	
MHC KENWORTH	8/6/2025	130811	7/7/2025	T01135600219109	seat base 1305	346.54	Municipal Garage	Public Works	6830-0520-56024	
MHC KENWORTH	8/6/2025	130811	7/21/2025	T01135600219758	STK Filters	611.63	Municipal Garage	Public Works	6830-0520-56024	

Bettendorf City Council AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
MHC KENWORTH	8/6/2025	130811	7/22/2025	T01135600219818	STk Belt	81.75	Municipal Garage	Public Works	6830-0520-56024	
MIDWEST WHEEL COMPANIES INC.	7/23/2025	130706	7/1/2025	4227542-00	Wipers	15.20	Municipal Garage	Public Works	6830-0520-56024	
MIDWEST WHEEL COMPANIES INC.	8/6/2025	130814	7/10/2025	4238442-00	stock lights	94.90	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	8/6/2025	130819	7/7/2025	890412	filter 1311	54.09	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	8/6/2025	130819	7/7/2025	890394	stock filters	55.59	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	8/6/2025	130819	7/8/2025	890495	filter 1311	29.75	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	8/6/2025	130819	7/14/2025	192052	tire rod tube	1,046.32	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	8/6/2025	130819	7/21/2025	891851	Brake Hose	34.65	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	8/6/2025	130819	7/21/2025	891799	STK Filters	51.44	Municipal Garage	Public Works	6830-0520-56024	
NAPA AUTO PARTS	8/6/2025	130819	7/21/2025	891854	Caliper 1627	141.40	Municipal Garage	Public Works	6830-0520-56024	
NOTT COMPANY	8/6/2025	130821	7/15/2025	5208553-00	stock filters	592.05	Municipal Garage	Public Works	6830-0520-56024	
NOTT COMPANY	8/6/2025	130821	7/21/2025	5228688-00	Operating Supplies	8.40	Municipal Garage	Public Works	6830-0520-56007	
PLEASANT VALLEY COMMUNITY	8/6/2025	130830	6/30/2025	25-260	Fuel	35,698.00	Municipal Garage	Public Works	6830-0520-56035	
PLEASANT VALLEY COMMUNITY	8/6/2025	130830	7/10/2025	26-03	fuel island insurance	4,035.00	Municipal Garage	Public Works	6830-0520-54001	
REXCO EQUIPMENT CO.	8/6/2025	130839	7/7/2025	P51159	skid pads - 1718	393.97	Municipal Garage	Public Works	6830-0520-56024	
RILCO FLUID CARE, INC.	8/6/2025	130840	7/16/2025	567380	DEF fuel	471.90	Municipal Garage	Public Works	6830-0520-56035	
SENECA COMPANIES	8/6/2025	130848	5/20/2025	S-INV057133	fuel island repair	705.50	Municipal Garage	Public Works	6830-0520-54001	
ASCENDANCE TRUCKS LLC	8/6/2025	130750	6/25/2025	RA353000915:01	PDM Repair	418.80	Municipal Garage	Public Works	6830-0520-54004	
ASCENDANCE TRUCKS LLC	8/6/2025	130750	7/2/2025	XA353002691:01	keys for 1322	16.38	Municipal Garage	Public Works	6830-0520-56024	
ASCENDANCE TRUCKS LLC	8/6/2025	130750	7/3/2025	RA353000954:01	wire repair	1,948.37	Municipal Garage	Public Works	6830-0520-56004	
ASCENDANCE TRUCKS LLC	8/6/2025	130750	7/7/2025	XA353002744:01	stock cap	11.09	Municipal Garage	Public Works	6830-0520-56024	
ASCENDANCE TRUCKS LLC	8/6/2025	130750	7/7/2025	XA353002754:01	hose	15.12	Municipal Garage	Public Works	6830-0520-56024	
ASCENDANCE TRUCKS LLC	8/6/2025	130750	7/8/2025	XA353002756:01	Belt tensioner - 1802	237.06	Municipal Garage	Public Works	6830-0520-56024	
ASCENDANCE TRUCKS LLC	8/6/2025	130751	7/23/2025	RA353001057:01	Coolant Sensor Repair	517.46	Municipal Garage	Public Works	6830-0520-54004	
OSCAR HERRERA	7/30/2025	130738	6/30/2025	63025	GFX Travel Reimbursement	1,314.77	Municipal Garage	Public Works	6830-0520-53004	
						73,320.72	Municipal Garage Total			
IOWA COMMUNITIES ASSURANCE POOL	7/16/2025	130659	5/31/2025	17358	INV 17358, Liquor Liability	789.00	Risk Management	Mayor & Council	6840-0105-55008	
LYNCH DALLAS, P.C.	7/23/2025	130704	6/26/2025	223496B	Professional Services 5/21/25 - 6/16/25	1,127.50	Risk Management	Mayor & Council	6840-0105-55038	
LYNCH DALLAS, P.C.	8/6/2025	130806	7/23/2025	223955A	Professional services 6/21/25 through 7/18/25	1,237.50	Risk Management	Mayor & Council	6840-0105-55038	
MID AMERICAN ENERGY	8/6/2025	130812	6/1/2025	4063545	Work Order 4063545, repair damage to utility pole	1,872.95	Risk Management	Mayor & Council	6840-0105-55050	
						5,026.95	Risk Management Total			
EMPLOYEE BENEFIT SYSTEM	7/23/2025	130695	7/18/2025	48866	August monthly billing, INV 48866	868.66	Employee Insurance	Mayor & Council	6860-0106-55065	
ROCK VALLEY PHYSICAL THERAPY	7/30/2025	130740	5/1/2025	408	April 2025 Wellness, INV 00408	3,871.27	Employee Insurance	Mayor & Council	6860-0106-55079	
ROCK VALLEY PHYSICAL THERAPY	7/16/2025	130676	6/30/2025	462	June 2025 Wellness, INV 00462	1,314.58	Employee Insurance	Mayor & Council	6860-0106-55079	
TWO RIVERS YMCA	7/16/2025	130680	7/9/2025	12182	July 2025 membership, INV 12182	20.00	Employee Insurance	Mayor & Council	6860-0106-55079	
YMCA OF IOWA MISSISSIPPI VALLEY	7/23/2025	130717	7/15/2025	72025	July 2025 membership, INV 7/2025-BETT	2,560.00	Employee Insurance	Mayor & Council	6860-0106-55079	
HM INSURANCE GROUP	8/6/2025	130781	8/1/2025	409704AUGUST	Specific Coverage	45,680.47	Employee Insurance	Mayor & Council	6860-0106-55067	
HM INSURANCE GROUP	8/6/2025	130781	8/1/2025	409704AUGUST	Aggregate Coverage	1,780.51	Employee Insurance	Mayor & Council	6860-0106-55066	
						56,095.49	Employee Insurance Total			
FORREST MOOK	7/16/2025	130654	6/10/2025	MookFY25	Mileage Reimbursements	52.36	Information Services	Finance	6880-0231-53004	
ANYTHING WEATHER COMMUNICATIONS INC	8/6/2025	130748	7/1/2025	121503	iStrike 7/1/2025-6/30/2026 License	1,999.00	Information Services	Finance	6880-0231-55023	PALMER HILLS GOLF IT
ONENECK IT SOLUTIONS LLC	8/6/2025	130823	6/30/2025	BD0008982	Cisco phone subscription""	1,052.50	Information Services	Finance	6880-0231-55023	IT - Finance
PER MAR SECURITY SERVICES	8/6/2025	130827	7/1/2025	3600343	Yearly Software Service agreement for camera connections on our citywide camera recording software.	9,488.16	Information Services	Finance	6880-0231-55023	IT - Finance
TARGETSOLUTIONS LEARNING	7/16/2025	130677	7/10/2025	INV122954	Police - Cloud Based Trackers - Training, FTO, and Professional Standards	9,150.00	Information Services	Finance	6880-0231-55023	
ZENCITY TECHNOLOGIES	7/23/2025	130718	7/1/2025	SI246000141	This is the True year of year 2-3 service payment. si256000044 should have been used for Year 3-3.	18,000.00	Information Services	Finance	6880-0231-55023	IT - Economic Development
						39,742.02	Information Services Total			
AFLAC	5/30/2025	2500715	5/30/2025	PR 5.30.25 CI WRAP	CI WRAP CONTRIBUTION	101.28	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	

Bettendorf City Council AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project
AMERICAN FUNDS ROTH IRA WIRE	6/2/2025	2500720	5/30/2025	737174525	AFTER TAX ROTH IRA CONTRIBUTIONS	25.00	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	
AMERICAN FUNDS ROTH IRA WIRE	7/25/2025	130719	7/25/2025	PR. 7.25.25 AM FUNDS	AMERICAN FUNDS EMPLOYEE DEDUCTION	50.00	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	
ANCHOR NATIONAL LIFE INSURANCE CO	7/25/2025	130720	7/25/2025	PR 7.25.25	AIG LIFE INSURANCE	240.19	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
BETTENDORF POLICE BENEVOLENT FUND	5/30/2025	2500716	5/30/2025	PR 5.30.25 BENVLT FUND	05/30/25 PR CONTRIBUTIONS	88.00	Liability Clearing Acct.	Balance Sheet	8100-0000-21029	
CITY OF BETTENDORF	7/25/2025	130721	7/25/2025	PR 7.25.25 COB	PREM PASS THRU	2,017.28	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
CITY OF BETTENDORF	7/25/2025	130721	7/25/2025	PR 7.25.25 COB	COMPUTER LOAN	35.06	Liability Clearing Acct.	Balance Sheet	8100-0000-21029	
CITY OF BETTENDORF	7/25/2025	130721	7/25/2025	PR 7.25.25 COB	EMPLYOYEE INSURANCE PREM	19,057.07	Liability Clearing Acct.	Balance Sheet	8100-0000-21018	
CITY OF BETTENDORF	7/25/2025	130721	7/25/2025	PR 7.25.25 COB	ORTHO	120.00	Liability Clearing Acct.	Balance Sheet	8100-0000-21019	
CITY OF BETTENDORF	7/25/2025	130721	7/25/2025	PR 7.25.25 COB	FLEX SPENDING	5,052.21	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
CITY OF BETTENDORF	7/25/2025	130721	7/25/2025	PR 7.25.25 COB	DEPENDENT CARE	1,915.70	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
COLLECTION SERVICES CENTER	6/2/2025	2500721	5/30/2025	2610320	CHILD/SPOUSE SUPPORT	1,600.70	Liability Clearing Acct.	Balance Sheet	8100-0000-21016	
GREAT AMERICAN PLAN ADMINISTRATORS	5/30/2025	2500717	5/30/2025	PR 5.30.25 GREAT AMERICAN	05/30/25 PR CONTRIBUTIONS	667.14	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
ICMA RETIREMENT TRUST - 457	5/30/2025	2500724	5/30/2025	6883337	ICMA ROTH AFTER TAX	5,752.22	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	
ICMA RETIREMENT TRUST - 457	5/30/2025	2500724	5/30/2025	7676453	457 LOAN PAYMENTS	4,669.72	Liability Clearing Acct.	Balance Sheet	8100-0000-21023	
ICMA RETIREMENT TRUST - 457	5/30/2025	2500724	5/30/2025	7676453	457 CONTRIBUTION PAYMENTS	59,782.76	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
ICMA RETIREMENT TRUST - 457	5/30/2025	2500724	5/30/2025	7676453	457 B ROTH	2,790.34	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	
ILLINOIS DEPARTMENT OF REVENUE	6/2/2025	2500722	5/30/2025	1-362-247-792	ILLINOIS STATE W/H TAX	3,655.66	Liability Clearing Acct.	Balance Sheet	8100-0000-21007	
INTERNAL REVENUE SERVICE	5/30/2025	2500725	5/30/2025	33205350	FEDERAL W/H	88,990.56	Liability Clearing Acct.	Balance Sheet	8100-0000-21005	
INTERNAL REVENUE SERVICE	5/30/2025	2500725	5/30/2025	33205350	FICA W/H TAX	78,470.52	Liability Clearing Acct.	Balance Sheet	8100-0000-21008	
INTERNAL REVENUE SERVICE	5/30/2025	2500725	5/30/2025	33205350	MEDICARE W/H TAX	28,505.96	Liability Clearing Acct.	Balance Sheet	8100-0000-21009	
IOWA C.O.P.S.	5/30/2025	2500719	5/30/2025	PR 5.30.25 IA COPS	05/30/25 PR CONTRIBUTIONS	35.00	Liability Clearing Acct.	Balance Sheet	8100-0000-21029	
IPERS COLLECTIONS	6/2/2025	2500726	5/30/2025	121184287	EMPLOYEE SHARE IPERS	39,014.02	Liability Clearing Acct.	Balance Sheet	8100-0000-21010	
IPERS COLLECTIONS	6/2/2025	2500726	5/30/2025	121184287	CITY SHARE IPERS	58,551.91	Liability Clearing Acct.	Balance Sheet	8100-0000-21010	
LEGALSHIELD	7/25/2025	130723	7/25/2025	PR 07.25.25	LEGALSHIELD	55.83	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	
LINCOLN LIFE	7/25/2025	130724	7/25/2025	PR 7.25.25	LINCOLN LIFE INSURANCE	949.74	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
MUNICIPAL FIRE & POLICE	5/30/2025	2500727	5/30/2025	05/30/2025 MFPRSI	EMPLOYEE SHARE POLICE PENSION	16,371.72	Liability Clearing Acct.	Balance Sheet	8100-0000-21011	
MUNICIPAL FIRE & POLICE	5/30/2025	2500727	5/30/2025	05/30/2025 MFPRSI	CITY SHARE POLICE PENSION	38,846.36	Liability Clearing Acct.	Balance Sheet	8100-0000-21003	
MUNICIPAL FIRE & POLICE	5/30/2025	2500727	5/30/2025	05/30/2025 MFPRSI	EMP SHARE FIRE PENSION	12,509.09	Liability Clearing Acct.	Balance Sheet	8100-0000-21012	
MUNICIPAL FIRE & POLICE	5/30/2025	2500727	5/30/2025	05/30/2025 MFPRSI	CITY SHARE FIRE PENSION	29,681.28	Liability Clearing Acct.	Balance Sheet	8100-0000-21004	
NATIONWIDE RETIREMENT SOLUTIONS	6/2/2025	2500723	5/30/2025	PR 5.30.25 NATIONWIDE	457 CONTRIBUTIONS	763.00	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
PACIFIC LIFE INSURANCE COMPANY	7/25/2025	130725	7/25/2025	PR 07.25.25	PACIFIC LIFE	323.25	Liability Clearing Acct.	Balance Sheet	8100-0000-21020	
STATE DISBURSEMENT UNIT	7/25/2025	130726	7/25/2025	PR 07.25.25	IL CHILD SUPPORT DEDUCTIONS FROM EMPLOYEES	911.98	Liability Clearing Acct.	Balance Sheet	8100-0000-21016	
UNITED WAY QUAD CITIES	5/30/2025	2500718	5/30/2025	PR 5.30.25 UNITED WAY	05/30/25 PR CONTRIBUTIONS	756.00	Liability Clearing Acct.	Balance Sheet	8100-0000-21017	
WASHINGTON NATIONAL LIFE INSURANCE	7/25/2025	130727	7/25/2025	PR 07.25.25	WASHINGTON MUTUAL LIFE INSURANCE	61.10	Liability Clearing Acct.	Balance Sheet	8100-0000-21014	
FAMILY SUPPORT PAYMENT CENTER	7/25/2025	130722	7/25/2025	PR 07.25.25	MISSOURI CHILD SUPPORT REM ID: 31326587	7.66	Liability Clearing Acct.	Balance Sheet	8100-0000-21016	
						502,425.31	Liability Clearing Acct. Total			
						4,289,918.35	Grand Total			

Bettendorf City QCWCC AP Disbursements - 08.05.25

Vendor Name	Check Date	Check #	Invoice Date	Invoice #	Memo	Amount	Fund	Dept	Account #	Project #
IOWA DEPARTMENT OF REVENUE	6/30/2025	2500729	5/31/2025	0-008-626-165	Sales Tax 05/01/2025 - 05/31/2025	10,637.29	QC Waterfront Conv Ctr Op	Balance Sheet	5900-0000-20401	
						10,637.29		Balance Sheet Total		
ADVANCED BUSINESS SYSTEMS, INC	7/30/2025	3767	6/25/2025	INV426416	printer	492.55	QC Waterfront Conv Ctr Op	QCWCC - Oper	5900-2001-56006	
THE GREEN THUMBERS	7/23/2025	3766	7/1/2025	1-862142	plant maint	325.00	QC Waterfront Conv Ctr Op	QCWCC - Oper	5900-2001-55081	
						817.55		QCWCC - Oper Total		
QUAD CITY CUSTOM SIGNS	7/23/2025	3765	4/1/2025	INV-3109	2nd payment: Replace interior displays - 32 Samsung QM32C	3,605.00	QC Waterfront Conv Ctr Op	Capital Projects	5900-5059-57074	Cirrus Media Player Controller
						3,605.00		Capital Projects Total		
						15,059.84		Grand Total		

June Revenues	Sum of Amount
40 - Property Taxes	0.00
41 - Other City Taxes	1,003,844.63
42 - Licenses And Permits	229,798.65
43 - Use Of Money	614,820.04
44 - Intergovernmental	0.00
45 - Charges For Services	1,538,072.36
46 - Special Assessments	1,852.84
47 - Miscellaneous Revenues	0.00
Total	3,388,388.52