COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, April 21, 2021; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing on the proposed conveyance of the unimproved, vacated public rights-of-way located within the previously vacated subdivision plat known as Island View Subdivision, City of Davenport, Iowa (IV Properties LLC, petitioner). [Ward 1]

2. Public Hearing on the Amended Annual Action Plan for Year 46 (July 1, 2020 - June 30, 2021) for the CDBG and HOME Programs. [All Wards]

3. Public Hearing on the Annual Action Plan for Year 47 (July 1, 2021 - June 30, 2022) for the CDBG and HOME Programs. [All Wards]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for Emeis Golf Course Maintenance Facility, CIP #64073. [Ward 1]

2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2021/2022 Manhole Rehabilitation/Replacement & CIPP Lining Program, CIP #30050. [All Wards]

3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Emerald Drive Reconstruction project, CIP #35046. [Ward 1]

4. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the River Heritage Park | Phase III project, CIP #68013. [Ward 3]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District. [Ward 7]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

2. Resolution approving a HOME-funded development agreement for the 601 Brady project (601 Brady Associates, L.P., petitioner). [Ward 3]

3. Resolution approving a HOME-funded development agreement for the construction of three single-family homes in the 800 block of East 6th Street (Habitat for Humanity QC, petitioner). [Ward 3]

4. Resolution authorizing submission of an application to the Iowa Department of Transportation's RISE program to support public infrastructure improvements necessary for the construction of a distribution and warehousing operation near the Eastern Iowa Industrial Center. [Ward 8]

5. Resolution authorizing the conveyance of the unimproved, vacated public rights-of-way located within the previously vacated subdivision plat known as Island View Subdivision, City of Davenport, Iowa (IV Properties LLC, petitioner). [Ward 1]

6. Resolution setting a Public Hearing concerning the proposed conveyance of vacated public rights-of-way, that being a part of East 11th Street between Perry Street and Pershing Avenue, a portion of an alley in block 89 of LeClaire's 8th addition, and a portion of an alley in block 96 of LeClaire's 8th addition (Palmer College of Chiropractic, petitioner). [Ward 3]

7. Motion approving the Amended Annual Action Plan for Year 46 (July 1, 2020 - June 30, 2021) for the CDBG and HOME Programs. [All Wards]

8. Motion approving the Annual Action Plan for Year 47 (July 1, 2021 - June 30, 2022) for the CDBG and HOME Programs and authorizing the City Administrator or her designees to sign necessary documents and agreements. [All Wards]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ray Ambrose, Chair; Ben Jobgen, Vice Chair

III. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding East 56th Street along both sides from Utica Ridge Road east to the City limits. [Ward 6]

2. Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

Sandra Gonzalez; Birthday party; 418 Oak Street; Friday, April 30, 2021 2:00 p.m. – 11:30 p.m.; **Closure:** Oak Street from 5th Street to just north of the alley. [Ward 3]

St. Paul Lutheran Church; Outdoor worship service; 2136 Brady Street; Sunday, May 9, 2021 8:00 a.m. - 12:00 p.m.; **Closure:** Lombard Street between Brady Street and Main Street. [Ward 5]

River Music Experience; QCCT Donor Reception; 129 Main Street; Tuesday, June 8, 2021 9:00 a.m. - 9:00 p.m.; **Closure:** Main Street from River Drive to 2nd Street (Redstone parking ramp will be accessible from Brady Street; exit for US Bank drive-thru will remain open until 3:30 p.m.). [Ward 3]

City of Davenport Parks and Recreation; YouthFest 2021; Fejervary Park | 1800 West 12th Street; Wednesday, July 14, 2021 7:00 a.m. - 3:00 p.m.; **Closure:** Park road from Wilkes Avenue at West 12th Street to just north of the Family Aquatic Center parking lot. [Ward 4]

Quad City Arts; Riverssance Festival of Fine Arts; Lindsay Park | 2200 East 11th Street; 8:00 a.m. Friday, September 17, 2021 - 7:00 p.m. Sunday, September 19, 2021; **Closure:** East 11th Street between Jersey Ridge Road and Hillcrest Avenue. [Ward 6]

3. Motion approving a noise variance request for an event on the listed date and time.

   River Music Experience; QCCT Donor Reception; 129 Main Street; Tuesday, June 8, 2021 4:00 p.m. - 8:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

4. Motion approving beer and liquor license applications.

   A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

   Ward 2

   LeClaire Grocery (MK Grocery, Inc) - 1715 W Kimberly Rd - License Type: Class C Beer

   B. Annual license renewals (with outdoor area as noted):

   Ward 1

   Dominga's (Dominga's Authentic Mexican Food, Inc) - 1525 S Concord St - License Type: Class B Beer

   Ward 2

   Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 W Kimberly Rd - License Type: Class C Liquor

   Pilot Travel Center #636 (Pilot Travel Centers, LLC) - 8200 Northwest Blvd - License

Type: Class C Beer

Ward 4

Cedar Street Inn (Fleetfood, Inc) - 810 Cedar St - License Type: Class C Liquor

Ward 6

ALDI, Inc #80 (ALDI, Inc) - 5262 Elmore Ave - License Type: Class C Beer

Ward 7

CASI (Center for Active Seniors, Inc) - 1035 W Kimberly Rd - Outdoor Area - License Type: Beer/Wine
C. Request for exemptions for 19- and 20-year-olds on premises:
Ward 3
RME Courtyard (River Music Experience) - 121 W 2nd St - License Type: Class C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Matthew Dohrmann, Vice Chair

V. PUBLIC WORKS

1. Resolution awarding the contract for repairs on the Credit Island causeway to Tri City Blacktop of Bettendorf, Iowa in the amount of $211,744.77, CIP #35050. [Ward 1]
2. Resolution awarding the contract for the CY 2021 ADA Ramp Program to Kelly Construction of Davenport, Iowa in the amount of $255,070, CIP #28026. [All Wards]
3. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Emeis Golf Course Maintenance Facility, CIP #64073. [Ward 1]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2021/2022 Manhole Rehabilitation/Replacement & CIPP Lining Program, CIP #30050. [All Wards]
5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Emerald Drive Reconstruction Project, CIP #35046. [Ward 1]
6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the River Heritage Park | Phase III project, CIP #68013. [Ward 3]
7. Motion awarding the contract for the River Heritage Park Seawall Repair project to Bi-State Masonry Inc of Rock Island, Illinois in the amount of $84,970, CIP #68013. [Ward 3]
8. Motion awarding the scope of services for the River Heritage Park Safety Railing Removal and Resetting project to Crawford Company of Rock Island, Illinois in the amount of $55,147, CIP #68013. [Ward 3]

9. Motion awarding the contract for the purchase of asphalt oils for the 2021 construction season to Bituminous Materials & Supply of Indianapolis, Indiana in the amount of $2.06/gallon. [All Wards]

10. Motion awarding the blanket contract for geotechnical materials testing to Terracon Consultants of Bettendorf, Iowa. [All Wards]

11. Motion approving the purchase of two storage tanks for calcium chloride from Protank of Olive Branch, Mississippi in the amount of $73,946. [All Wards]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Patrick Peacock, Vice Chair

VII. FINANCE

1. Resolution approving the Memorandum of Understanding between the City of Davenport and the Davenport Community School District concerning the assignment, duties, and execution of the School Resource Officer program. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

IX. PURCHASES OF $10,000 TO $50,000 (For Information Only)

1. Davenport Electric Contract Co - 4th & River light pole replacement - Amount: $10,890
2. Paragon Commercial Interiors Inc - Finance and Accounting area design - Amount: $33,390.27
3. Ed Stivers Ford - F350 with plow and spreader - Amount: $47,299

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Department: Legal
Contact Info: Brian Heyer | 563-326-7735

Action / Date
4/21/2021

Subject:
Public Hearing on the proposed conveyance of the unimproved, vacated public rights-of-way located within the previously vacated subdivision plat known as Island View Subdivision, City of Davenport, Iowa (IV Properties LLC, petitioner). [Ward 1]

Recommendation:
Hold the Hearing.

Background:
The City of Davenport vacated this subdivision in 2003, but the Ordinance vacating the subdivision did not expressly state that the City conveyed its interest in these rights-of-way to the owner of the subdivision property. As a result, the Scott County Auditor's records still indicate the City's possessory interest in the rights-of-way. The Auditor's Office recommended that the City quit claim its interest to the property owner and this Public Hearing is a legal requirement toward that end.

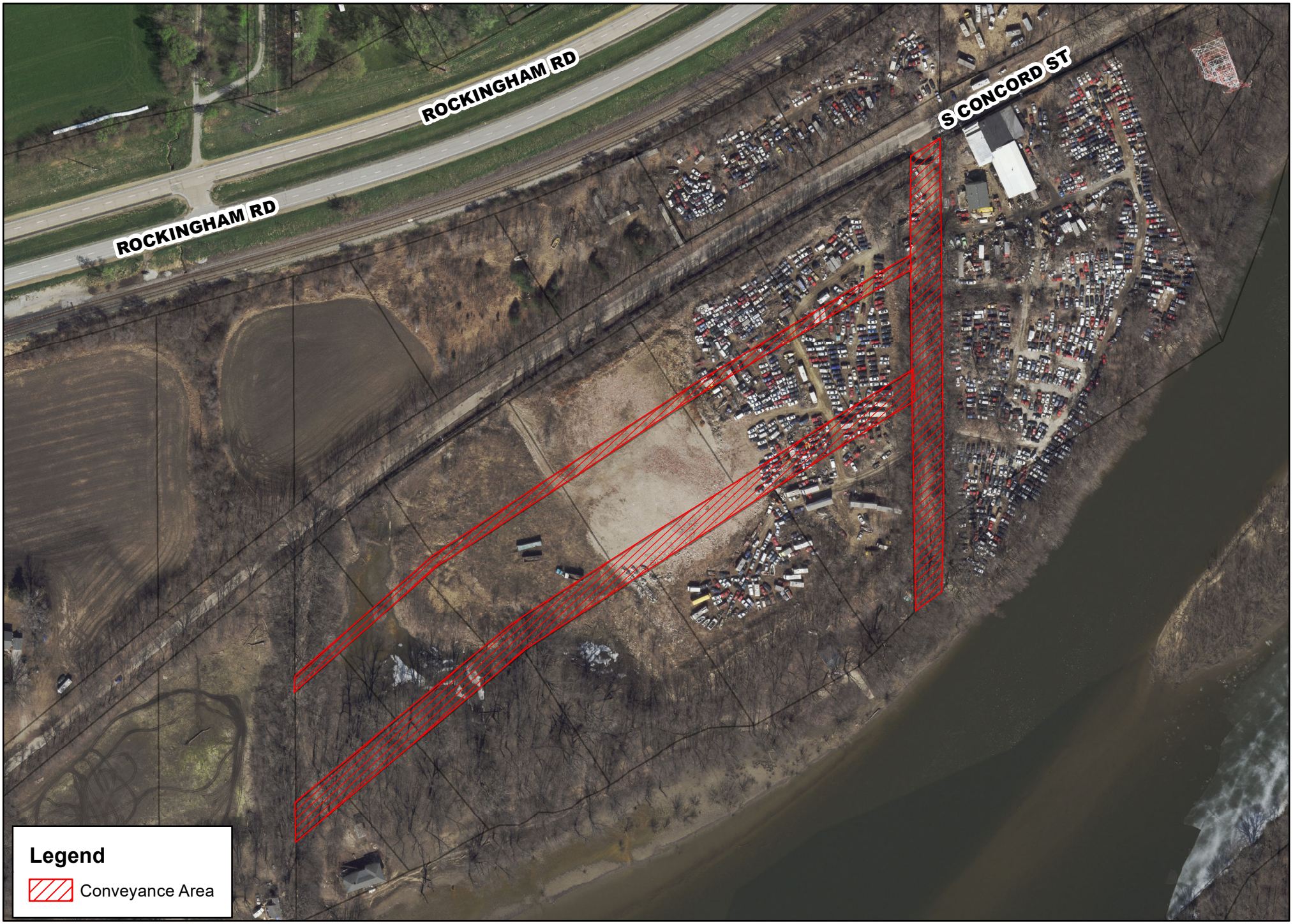
ATTACHMENTS:

Type	Description
Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Admin, Default	Approved	4/15/2021 - 8:59 AM

Proposed Land Conveyance
Vacated ROW in Island View Subdivision



City of Davenport

Department: Community Development Committee **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **4/21/2021**

Subject:
Public Hearing on the Amended Annual Action Plan for Year 46 (July 1, 2020 - June 30, 2021) for the CDBG and HOME Programs. [All Wards]

Recommendation:
Hold the Hearing.

Background:
Each year, the City must submit an Annual Action Plan (AAP) to the Department of Housing and Urban Development (HUD). This plan is required to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. The plan for Program Year 46 (Federal Fiscal Year 2020/city fiscal year 2021) covers the period from July 1, 2020 through June 30, 2021. The plan was submitted to HUD, and was approved on July 8, 2020.

The AAP identifies the goals and needs for the CDBG and HOME programs, including the objectives to be addressed, which were approved by Council at the November 13, 2019 meeting, and the allocations of the federal entitlement funds which were approved by Council at the March 25, 2020 meeting.

In light of the unprecedented impacts of COVID-19, HUD has instructed communities receiving the CDBG and HOME grants to amend their current Annual Action Plans to incorporate COVID-19 response funding and activities. HUD published suspensions, waivers and guidance that included the public comment period being reduced from 30 days to 5 days along with a virtual public hearing. Notice of the public comment period was published in the Quad City Times on April 15, 2021 and the required 5-day comment period will run from April 16-20, 2021.

This substantial amendment to the 2020 Annual Action Plan will enable the City to do the following:

Add the additional CDBG-CV funding (CV-3) which along with CV-1 totals $1,460,804 and will provide financial relief to assist small businesses in Davenport that have lost revenue due to COVID-19. The funding will provide forgivable loans to businesses negatively affected by COVID-19. Program will provide economic development assistance including loans, loan guarantees, grants, microenterprise assistance, and infrastructure development to businesses impacted by COVID-19 and in need of assistance to stabilize, create and/or retain jobs in Davenport. Loans and grants provided could be made available for operating capital, acquisition, rehabilitation, demolition, slum blight prevention/removal. At least 51% of the jobs created or retained by the assisted small businesses must be made available to low/moderate income people.

Additionally CDBG-CV CARES Act funding will provide for a variety of public service activities serving low to moderate income clientele impacted negatively by COVID-19. Service programs for Davenport households that could include child care, before and after school programs, summer programs, senior programs, mental health services, and legal services for low to

moderate income families. Homeless and Transitional Housing programs could provide short-term rental/mortgage payments, referrals, service coordination, one-time crisis assistance to prevent homelessness, meal services, and funding for the staff to implement these activities. A percentage of staff costs will be covered by the City's CDBG-CV grants.

It is unknown at this time if additional CDBG funding will be made available to the City by HUD through the CARES Act but will be used for the same purpose of the initial allocations indicated above which is to prepare, prevent and respond to the spread of coronavirus (COVID-19) and facilitate assistance to eligible households and persons economically impacted by COVID-19. Additional proposed activities, if any, will be made available through future public notices which will provide the public 5-days to comment on the proposed activities. These notices will be printed in the local newspapers and posted online on the City of Davenport's website at www.davenportiowa.com.

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	4/15/2021 - 12:34 PM

City of Davenport

Department: Community Development Committee
Contact Info: Bruce Berger | 563-326-7769

Action / Date
4/28/2021

Subject:
Public Hearing on the Annual Action Plan for Year 47 (July 1, 2021 - June 30, 2022) for the CDBG and HOME Programs. [All Wards]

Recommendation:
Hold the Hearing.

Background:
Each year, the City must submit an Annual Action Plan (AAP) to the Department of Housing and Urban Development (HUD), which is required to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. This plan will cover the City fiscal year from July 1, 2021 through June 30, 2022, which is the second year of the City's current Five Year Consolidated Plan.

The AAP identifies the local objectives to be addressed, which were approved by Council at the November 4, 2020 meeting. The draft Annual Action Plan is available for public comment from March 21, 2021 through April 20, 2021.

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	4/15/2021 - 12:35 PM

City of Davenport

Department: Public Works - Engineering
Contact Info: Tom Leabhart | 563-327-5155

Action / Date
4/21/2021

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for Emeis Golf Course Maintenance Facility, CIP #64073. [Ward 1]

Recommendation:
Hold the Hearing.

Background:
The existing structure is outdated and does not meet the needs of the Park Department. Construction will provide for a 2,837 square foot shop area and will allow for the future addition of office space and a restroom.

The project is scheduled to be bid in May of 2021 with construction being completed by September 2021. Funding for the Emeis Golf Course Maintenance Facility is established within CIP #64073. The current estimate is $258,110.

ATTACHMENTS:

Type	Description
Cover Memo	PW_RES_EMEIS MAINT BUILDING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/14/2021 - 10:42 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 10:42 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 12:39 PM

Resolution No._____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, forms of contract, and estimate of cost for the Emeis Golf Course Maintenance Facility, CIP Project #64073.

WHEREAS, plans, specifications, forms of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Emeis Golf Course Maintenance Facility.

WHEREAS, Notice of Hearing on the plans, specifications, forms of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, forms of contract, and estimate of cost are hereby approved for the Emeis Golf Course Maintenance Facility.

Passed and approved this 28th day of April, 2021.

Approved:	Attest:
_____	_____
Mike Matson, Mayor	Brian Krup, Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Sandy Doran | 563-326-7756

Action / Date
4/21/2021

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2021/2022 Manhole Rehabilitation/Replacement & CIPP Lining Program, CIP #30050. [All Wards]

Recommendation:
Hold the Hearing.

Background:
This combined program addresses many of the manholes of the sanitary collection system that are structurally deficient and allow for inflow and infiltration. In addition, the program rehabilitates existing sanitary sewers through the use of cured-in-place pipe (CIPP) liners. The CIPP product has been proven to eliminate leaking joints, restore structural integrity to damaged sewers and provide increased flow capacity without the cost of open excavation.

The Rehabilitation of the manholes and sanitary sewer pipes is needed to comply with the Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department. The manhole and sanitary sewer pipe rehabilitation areas were based on inflow & infiltration studies and inspections by City staff.

Funds for the FY 2021/2022 Manhole Rehabilitation/Replacement & CIPP Lining Program are budgeted in CIP #30050 funded at $2,500,000 in bonds abated by sewer funds.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/14/2021 - 11:06 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 11:07 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 12:40 PM

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7786

Action / Date
4/21/2021

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Emerald Drive Reconstruction project, CIP #35046. [Ward 1]

Recommendation:
Hold the Hearing.

Background:
This project will remove the existing concrete pavement on Emerald Drive from West Central Park Avenue to West Lombard Street and replace it with new sub-drains, drainable base, and concrete pavement. Driveway approaches will also be removed and replaced as necessary.

Funding is available through CIP #35046. The estimated project cost is $515,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/14/2021 - 10:41 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 10:41 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 12:40 PM

City of Davenport

Department: Public Works - Engineering
Contact Info: Zach Peterson | 563-328-6709

Action / Date
4/21/2021

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the River Heritage Park | Phase III project, CIP #68013. [Ward 3]

Recommendation:
Hold the Hearing.

Background:
The City of Davenport is set to commence Phase III of construction at River Heritage Park along the Davenport Riverfront.

Once completed, project upgrades as part of this construction phase will include the following:

1. Construction of a 2-acre Great Lawn feature along with associated landscaping improvements.
2. Construction of a 525 LF riverwalk extension, including LED lighting, site furnishings, and connecting paths which will provide access to the future American Cruise Lines gate.
3. On-site electrical upgrades including a utility pedestal to accommodate existing and future park electrical needs.
4. Grading to prep the site for future entry/drop off and mound feature construction phases.

The above outlined improvements are being scheduled for a spring 2021 bid for summer 2021 construction. Substantial completion is estimated to occur in time for an anticipated fall opening.

The total project cost for this project scope with contingency is currently estimated at $615,819.

Additional site improvements concurrently underway under a separate contract include structural seawall repair and railing re-installation. A future contract to install a water main on site will conclude the construction activities in the upcoming months which will complete the whole CIP scope.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/14/2021 - 11:39 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 11:40 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 12:41 PM

City of Davenport

Department: City Clerk
Contact Info: Laura Berkley | 563-888-3553

Action / Date
4/28/2021

Subject:
First Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District. [Ward 7]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

Recommendation:
Adopt the Ordinance.

Background:
The purpose of the rezoning is to construct a church. A a rezoning requires analysis of all potential uses within the requested zoning. The Plan and Zoning Commission considered Case REZ21-01 at its March 2, 2021 meeting and voted to forward the request to City Council with a recommendation for denial.

The Commission vote was 5 yes, 3 no, and 0 abstention.

The Public Hearing before City Council was held on March 17, 2021 with no public comment. Staff has received one comment opposing the rezoning which has been included in the background information.

The property currently has no viable access to 46th Street. The petitioner has provided a signed statement indicating potential agreement to grant access with adjacent property owners; however no recorded easement agreement is in place and property ownership has not been verified. The statement and draft easement have been included in the background information.

The 2019 zoning code specifically assigned the Open Space Zoning to align with the +2035 Comprehensive Land Use Plan.

Findings:
1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Zoning Analysis
Backup Material	Vicinity Map
Backup Material	Zoning Map

Backup Material	Future Land Use Map
Backup Material	Written Agreement
Backup Material	Draft Easement Exhibit
Backup Material	Application
Backup Material	Concept Plan
Backup Material	Committee of the Whole Public Hearing Notice
Backup Material	Quad City Times Public Hearing Notice
Backup Material	Plan & Zoning Commission Public Hearing Notice
Backup Material	Public Comment

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	3/11/2021 - 8:22 AM

ORDINANCE NO. _____

ORDINANCE for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-1 Single-Family Residential District."

Lot 2 of the Plat of Nims Acres situated in the NE ¼ of Section 13, Township 78 North, Range 3 East of the 5th P.M., EXCEPTING that part condemned by the City of Davenport by condemnation proceedings recorded as Document #1483-78 in the office of the Recorder of Scott County, Iowa AND FURTHER EXCEPTING Lots 1, 2, and 3 in Terri Jean's Addition to the City of Davenport per Plat thereof filed as Document No. 2008-07731, records of the Scott County Recorder's Office.

Section 2. At its March 2, 2021 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for denial, with the following findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

Zoning Analysis
Development and Neighborhood Services Department

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Background:
The petitioner is requesting a rezoning to R-1 Single-Family Residential District to allow for construction of a church. The S-OS Open Space District does not permit places of worship. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification that permits a church.

The 3.53 acre lot is located south of 46th Street and west of the railroad tracks. Deere Creek flows through the southeast corner of the parcel. The wooded lot also contains 100 year flood plain overlay, making the eastern portion of the property undevelopable.

The vacant parcel does not contain any street frontage. A fifteen foot private easement abuts the railroad right-of-way on the east lot line connecting the site to 46th Street. However, the private easement is not practical in offering ingress and egress to the property given the topography and proximity to Deere Creek. In order to develop the property, the owner will have to purchase additional property or create a new private easement along the west lot line for access to 46th Street.

Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designations: The property is designated Parks and Recreation (PR) in the Davenport +2035 Land Use Plan. The Future Land Use Designation would need to be amended to Residential General (RG) through the adoption of a resolution by City Council.

1. **Parks and Recreation (PR)** – Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.
2. **Residential General (RG)** – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Zoning:
The property is currently zoned S-OS Open Space District. This district is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor, and cemeteries. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments. This district is also intended for governmental agency offices/facilities providing a governmental service to the public.

The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards. The R-1 district is the least intensive residential zoning classification that allows for places of worship.

Technical Review:
City Departments and Utility Companies have reviewed the proposed rezoning petition. Sanitary sewer is present along the east lot line and on the parcel directly south of the subject property. All other utilities must be brought to the site through utility easements at the owner's expense. The City of Davenport will not permit propane tanks to service the building.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the February 2, 2021 Plan and Zoning Commission Public Hearing. Since the applicant was not in attendance, the Commission voted to table the item for one meeting cycle.

To date, staff has received one written response from an adjacent property owner in opposition to the rezoning. Concerns raised included preservation of the natural area, impacts on wildlife, and treatment of sewage. The property owner at 1603 McCormick Place spoke in opposition at the Plan and Zoning Commission public hearing on February 16, 2021.

A Notice of Public Hearing has been published in the Quad City Times.

Staff will apprise the Commission of any additional correspondence.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit a place of worship in the S-OS Open Space District. The R-1 Single-Family Residential District is the least intensive residential zoning classification that allows for a new church to be constructed.

Approval Standards for Map Amendments (Chapter 17.14.040)
The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

   Staff Response: The property is designated Parks and Recreation (PR) in the Davenport +2035 Land Use Plan. The proposed church is incompatible with the future land use category description, which is intended for developed parks, recreation areas, golf courses, and cemeteries. The surrounding area south of 46th Street and west of the railroad tracks consists of cemeteries, creeks, floodplain, and wooded areas. Instead, the proposed church development fits the criteria for Residential General (RG).

It is staff's opinion that the proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.

However, if the City Council recommends approval, then a condition shall be placed on the Zoning Map Amendment requesting City Council to adopt a resolution amending the Future Land Use Designation from Parks and Recreation (PR) to Residential General (RG).

b. The compatibility with the zoning of nearby property.

Staff Response: The subject parcel is surrounded by S-OS Open Space District to the north, west, and south. The City of Davenport Public Works Facility and other I-1 Light Industrial District and I-2 Heavy Industrial District properties are north of 46th Street. The parcel is removed from the residential neighborhoods to the east by the railroad tracks. Mt. Calvary Cemetery, Davenport Memorial Park, Pine Hill Cemetery, and Mt. Nebo Cemetery are directly south of Goose Creek and also zoned S-OS Open Space District.

It is staff's opinion that the proposed amendment is not compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: The established character of the area south of 46th Street and west of the railroad tracts is predominately open space. While there is residential to the east of the site, there is a clear delineation of uses separated by the railroad tracks. Directly abutting the subject parcel to the north, west, and south are undeveloped wooded areas and creeks. Removing vegetation to construct a building, off-street parking, and an access drive to 46th Street will diminish the natural characteristics of the area.

In addition, the subject parcel does not have street frontage along a public right-of-way. The three properties directly north are under separate ownership. An easement agreement providing the applicant vehicular access to 46th Street must be recorded prior to the issuance of any construction or grading permits if the site were developed.

It is staff's opinion that the proposed amendment is not compatible with the established neighborhood character.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

Staff Response: Developing the 3.53 acre wooden lot requires substantial alteration of the natural landscape. Deere Creek flows along the east lot line and merges with Goose Creek directly south of the property. There is 100-year floodplain covering the southeast portion of the site, making this area undevelopable. Furthermore, the typography of the parcel fluctuates roughly 36 feet from its highest point on the northwestern portion of the site to its lowest point along the east lot line.

The subject parcel is setback approximately 435 feet from 46th Street. Elevations and its distance to the public right-of-way make it challenging to identify the property in an event of an

emergency. Off premise signs are not permitted, adding to the difficulty in directing first responders to the property. New construction requires grading the natural terrain to accommodate the building footprint and off-street parking requirements. Section 17.11.100 of the Zoning Ordinance, titled “Tree Preservation”, encourages existing trees that are in good condition to be preserved to the maximum extent practicable. Rezoning the site produces potential risks to the public health, safety, and welfare of the city.

It is staff’s opinion that the proposed zoning map amendment to R-1 Single-Family Residential District does not promote the preservation, protection, and conservation of natural resources.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

Staff Response: Under the current Zoning Ordinance, the S-OS Open Space District does not allow for places of worship. The S-OS Open Space District is suitable given its topography, vegetation, and proximity to floodplain. The City made a deliberate decision to zone this area as open space to align with the City's Comprehensive Plan during the 2019 Zoning Code update.

It is staff’s opinion that the property is not suited for development of the proposed use under the existing S-OS Open Space District.

f. The extent to which the proposed amendment creates nonconformities.

Staff Response: The undeveloped 3.53 acre site satisfies the dimensional standards for the R-1 Single-Family Residential District.

It is staff’s opinion that the proposed amendment will not create any nonconformities.

Vicinity Map
Parcel: P1304-02C
REZ21-01

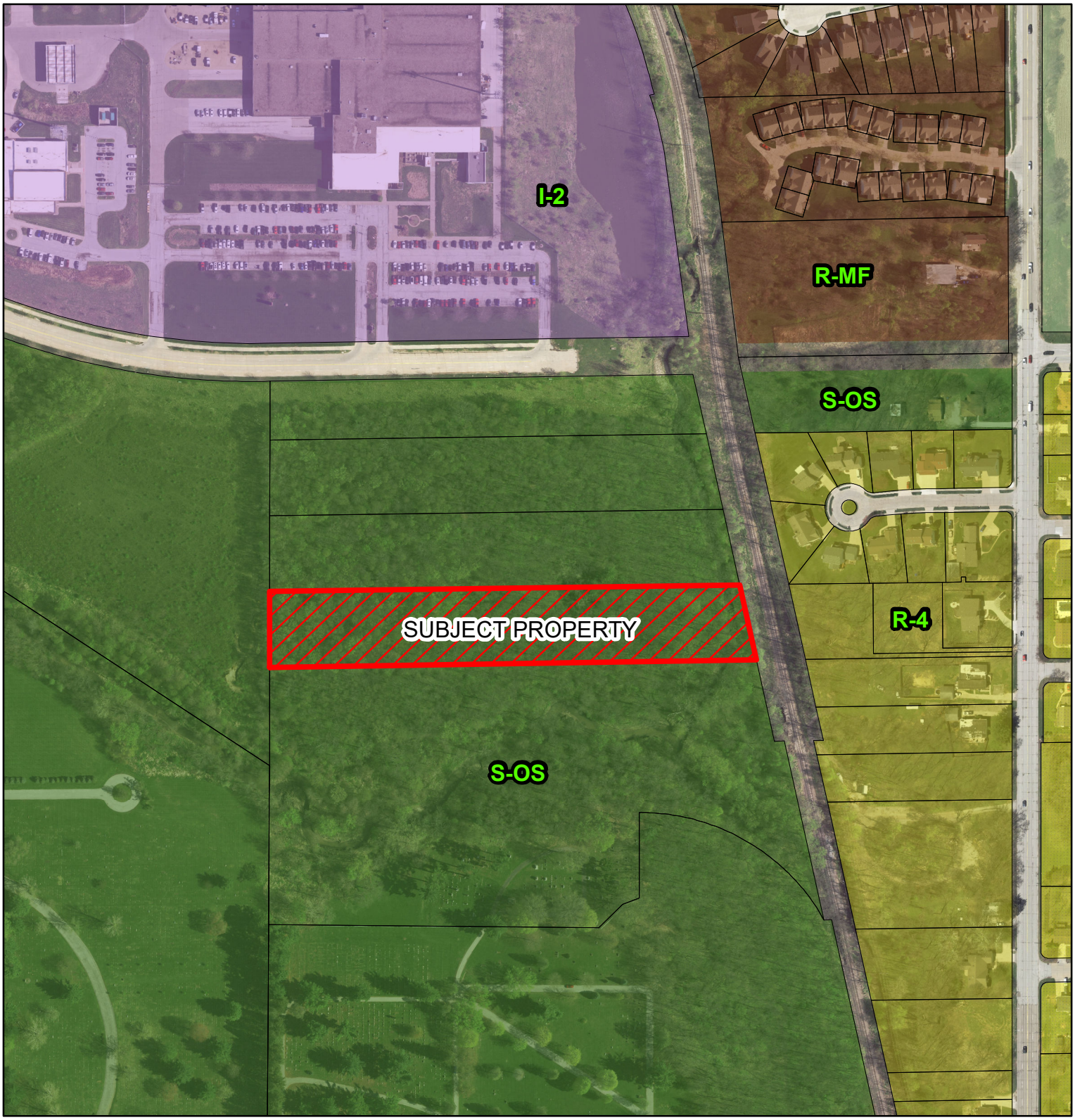
S-OS Open Space District to R-1 Single-Family Residential District

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 125 250 500 750 1,000 Feet

N

Zoning Map Amendment (Rezoning) Request
Parcel: P1304-02C
REZ21-01



S-OS Open Space District to R-1 Single-Family Residential District

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 125 250 500 750 1,000 Feet

N

Future Land Use Map-Davenport +2035
Parcel: P1304-02C
REZ21-01

S-OS Open Space District to R-1 Single-Family Residential District

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 125 250 500 750 1,000 Feet

N

Streamline Architects, PLC

a: 575 12th Avenue East Moline, IL 61244
p: (563) 345-2724
w: www.streamlinearchitects.com

February 3rd, 2021

Mr. Dann C. Naverson

This letter is in regards to the proposed construction of a private access drive from 46th Street in Davenport, IA across parcels P1303-03C, P1304-05, and P1304-04A, all of which are owned by SCI Funeral Services of Houston, TX. Per our previous discussions, the proposed drive would be used to access Rock Church Ministries' parcel, P1304-02C, with plans to build a new church at that location. Rock Church Ministries grants SCI full access to the drive for future development purposes. This includes the use of and connection to the proposed drive. Plans for the location of the drive are shown on the following page.

In order for the City to move forward with Rock Church's rezoning application, an authorized signature granting the construction of said drive is required. As Director of Real Estate for SCI, we have provided a signature line for you below.

Please review and return a signed copy for Rock Church's records in moving forward with the rezoning application. If you should have any questions or concerns, please contact us and we can discuss.

Regards,

Joshua Arguello
Streamline Architects
(563) 265-4348
joshua@streamlinearchitects.com

Signed by: _____ Date: 2-16-2021

Danny Lorentzen
Rock Church of the Quad Cities

Signed by: _____ Date: 2. 16. 2021

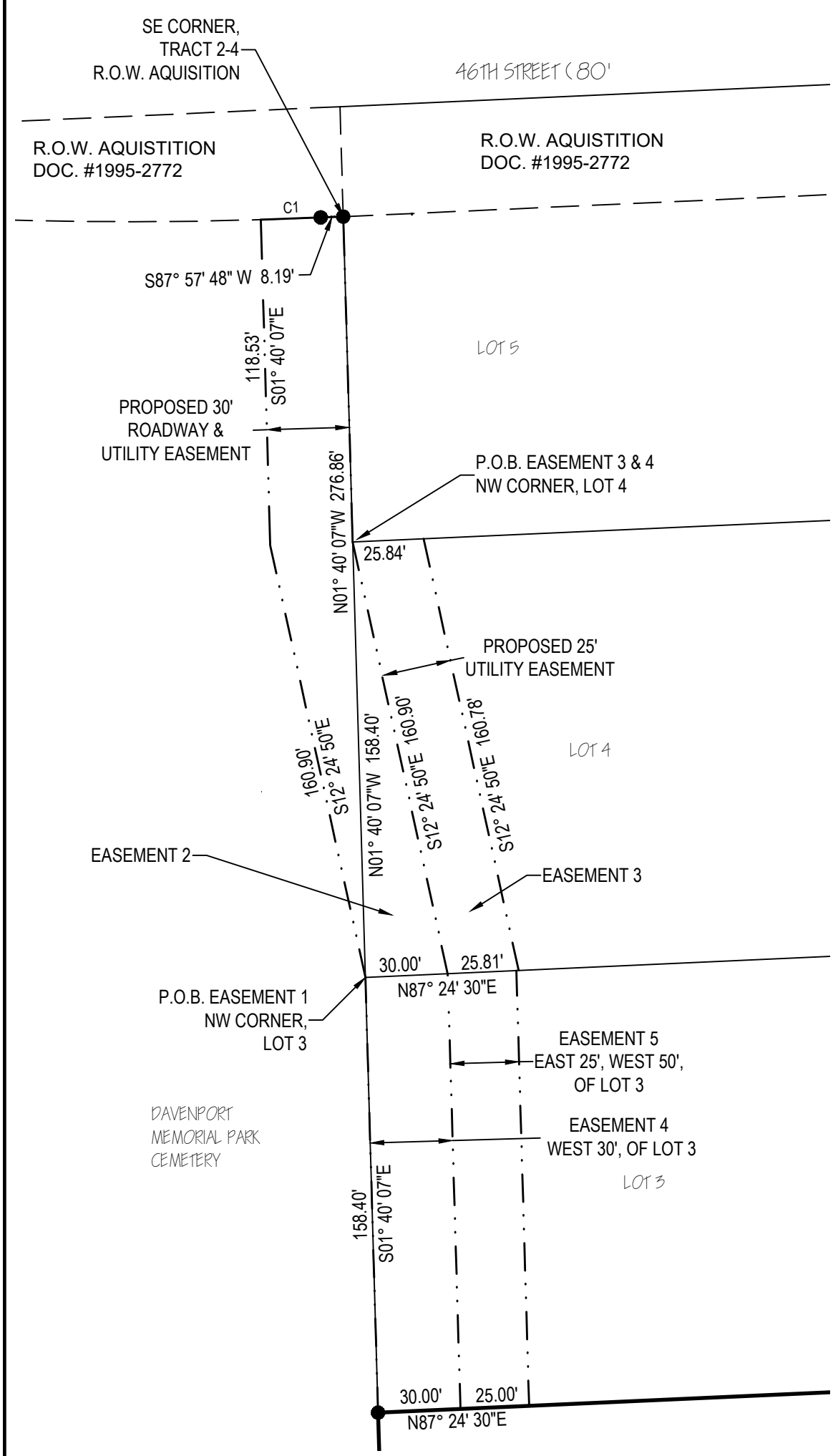
Josiah Lorentzen
Rock Church of the Quad Cities

Signed by: _____ Date: 2/16/21

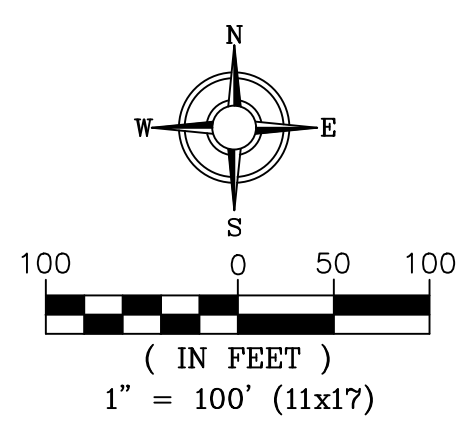
Dann C. Naverson,
~~Director of Real Estate - SCI Funeral Services~~
DIRECTOR REAL ESTATE - SCI SHARED RESOURCES, LLC

EASEMENT EXHIBIT

(SEE DESCRIPTIONS PAGE 2)



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.



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	21.81'	1540.04'	000°48'42"	21.81'	N87° 48' 50"E

EASEMENT #1

DAVENPORT MEMORIAL PARK DATE:

EASEMENTS #2-#3

SCI FUNERAL SERVICES DATE:

EASEMENTS #4-#5

HAWKEYE BANK OF CEDAR RAPIDS DATE:

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE =
FENCE LINE = —x—x—x—x—x—
EASEMENT LINE = — — — — — —
SETBACK LINE= —--—--—--—
SECTION LINE= — · — · — · — · —

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 2

TOWNSEND ENGINEERING
CIVIL ◇ STRUCTURAL ◇ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 3-2-2021

DRAWN BY: KLC
CHECKED BY: MDR
LOCATION S:\DASSO\THE ROCK DAVENPORT

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
THE ROCK DAVENPORT
EASEMENT EXHIBIT
DAFENPORT, IOWA

DEVELOPER
STREAMLINE ARCHITECTS
318 E. THIRD STREET
DAVENPORT, IOWA 52801

Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* P1304-02C
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Dan Lorentzen
Company:	Rock Church
Address:	5335 Carey Avenue
City/State/Zip:	Davenport, IA 52807
Phone:	3097216174
Email:	dannylorentzen@gmail.com

Owner (if different from Applicant)

Name:	
Company:	
Address:	
City/State/Zip	
Phone:	
Email:	

Engineer (if applicable)

Name:	Cory Voelkers
Company:	Townsend Engineering
Address:	2224 E. 12th Street
City/State/Zip	Davenport, IA 52803
Phone:	5633864236
Email:	cory@townsendengineering.net

Architect (if applicable)

Name:	Joshua Arguello
Company	Streamline Architects
Address:	575 12th Avenue
City/State/Zip:	East Moline, IL 61244
Phone:	5632654348
Email:	joshua@streamlinearchitects.com

Attorney (if applicable)

Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Application Form Type:

Plan and Zoning Commission
- Zoning Map Amendment (Rezoning) ☑
- Planned Unit Development ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Voluntary Annexation ☐

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board
- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning: S-OS Open Space Zoning District

Proposed Zoning Map Amendment: R-1 Single-Family Zoning Distric

Purpose of the Request:

Our intent is to use the land to build a church. Existing S-OS zoning is highly restrictive on what can be built on the property. We are requesting a rezoning to R-1 to allow for this type of construction project.

Total Land Area: 3.6 Acres

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☑ Yes ☐ No

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
  Zoning Map Amendment is less than 1 acre - $400.
  Zoning Map Amendment is one acre but less than 10 acres - $750 plus $25/acre.
  Zoning Map Amendment is 10 acres or more - $1,000 plus $25/acre.
  $10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Danny J. Lorentzen Date: 1-5-2021

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Danny J. Lorentzen

authorize Joshua J. Arguello

to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

State of _____,

County of _____.

Sworn and subscribed to before me

This _____ day of _____ 20____

Form of Identification

Notary Public

My Commission Expires:

IOWA

No. W00307386
Date: 06/25/2002

SECRETARY OF STATE

504ADN-000266203
ROCK CHURCH MINISTRIES, INC.

ACKNOWLEDGEMENT OF DOCUMENT FILED

The Secretary of State acknowledges receipt of the following document:

Articles of Incorporation

The document was filed on June 7, 2002, at 10:22 AM, to be effective as of June 7, 2002, at 10:22 AM.

The amount of $20.00 was received in full payment of the filing fee.

STATE OF IOWA SEAL SECRETARY OF STATE

CHESTER J. CULVER SECRETARY OF STATE

Printed on Recycled Paper

2606203

RECEIVED
SECRETARY OF STATE
IOWA
02 MAR -7 AM 10: 22
ARTICLES 504A.02

ARTICLES OF INCORPORATION
OF
ROCK CHURCH MINISTRIES, INC.

TO THE SECRETARY OF STATE
OF THE STATE OF IOWA:

The undersigned, acting as Incorporator of a corporation under the Iowa Nonprofit Corporation Act, Chapter 504A, Code of Iowa, adopts the following Articles of Incorporation for such corporation:

ARTICLE I.

The name of the Corporation shall be Rock Church Ministries, Inc.

ARTICLE II.

The place in this state where its initial registered office is to be located is 26729 172nd Long Grove, IA 52748, and the name of the initial registered agent at such address is Ethel Freiberg.

ARTICLE III.

The Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE IV.

The number of directors constituting the initial Board of Directors is five (5) and the names and addresses of the individuals who will serve as directors until the later of: (1) the first annual meeting of the directors (or the members of the Corporation, if the Corporation shall have members and if the members are vested with the authority to elect directors), and (2) until their successors are elected and shall qualify are:

Dan Lorentzen
2437 27th Street
Moline IL 61265

Wayne Alvey
2370 33rd Street
Moline IL 61265

Brett Black
515 NW 69th Avenue
Des Moines IA 50313

Terri Lorentzen
2437 27th Street
Moline IL 61265

Linda Alvey
2370 33rd Street
Moline IL 61265

(2)

ARTICLE V.

The name and address of the Incorporator is:

Name	Address
Dan Lorentzen	2437 27th Street, Moline IL 61265

The Incorporator shall have the authority to apply for and receive the employer identification number from the Internal Revenue Service on behalf of the Corporation.

ARTICLE VI.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III. hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Not withstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE VII.

A director may be removed from office, with or without cause at a meeting called specifically for that purpose by the affirmative vote of not less than 2/3 of the Board of Directors. The director being considered for removal shall not be allowed to vote on such matter. For determining the number of directors that make up 2/3 of the Board of Directors, the total number of directors then in office less the director being considered shall be used. Any vacancy created by such removal shall be filled as provided in the Bylaws of the Corporation.

ARTICLE VIII.

The initial Bylaws of the Corporation shall be adopted by the Board of Directors of the Corporation. The power to alter, amend or repeal the Bylaws or adopt new Bylaws shall be vested in the Board of Directors.

ARTICLE IX.

This Corporation shall indemnify any director or former director, officer, employee, member, or volunteer who is serving or has served at the request of the Corporation to the fullest extent permissible by Section 490.850 through Section 490.858, both inclusive, of the Code of Iowa. In the event that Section 490.850 through Section 490.858 of the Iowa Code shall be changed by action of the legislature, and these articles are not subsequently amended, then a director, officer, employee, member or volunteer seeking indemnification may, at such person's option, unless otherwise prohibited by law, require that the Corporation indemnify such person, either under the provisions as permitted under Section 490.850 through Section 490.858, both inclusive, of the Iowa Code, in effect as of the date of these Articles or the legislatively amended or substituted provisions relating to indemnification of directors, officers, employees, members, or volunteers. No director, officer, member or other volunteer shall be personably liable in that capacity for a claim based upon an act or omission of the person preformed in the discharge of the person's duties, except for a breach of the duty of loyalty to the Corporation, for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, or for a transaction from which the person derives an improper personal benefit.

ARTICLE X.

Upon the dissolution of the Corporation, assets shall be distributed by the board of directors for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by the District Court of the county in which the principle office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 31 day of May, 2002.

Dan Lorentzen

Dan Lorentzen, Incorporator

FILED
IOWA
SECRETARY OF STATE
6-7-02
10:22AM
W307386

SITE PLAN

STREAMLINE ARCHITECTS
THE ROCK

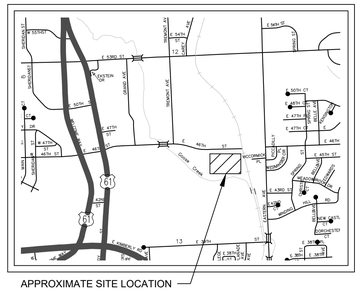
TO THE CITY OF DAVENPORT, IA

IOWA ONE CALL
800/292-8989
Call 2 Working Days BEFORE YOU DIG!

N
W E
S

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)

SITE LOCATION MAP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GRAND AVE
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NORTH PINE RD
NORTH BRADY ST
NORTH DIVISION ST
NORTH HARRISON ST
NORTH PERSHING AVE
NORTH WASHINGTON ST
NORTH GAINS ST
NORTH MAIN ST
NORTH CONCORDIA ST
NORTH FAIRMOUNT ST
NORTH WESTERN AVE
NORTH PARK RD
NORTH ZENITH DR
NORTH CAMBRIDGE ST
NORTH ROCKINGHAM RD
NORTH CONCORD ST
NORTH CONCORDIA ST
NORTH CONCORDIA CT
NORTH CONCORDIA WAY
NORTH CONCORDIA PL
NORTH CONCORDIA TER
NORTH CONCORDIA CIR
NORTH CONCORDIA DR
NORTH CONCORDIA LN
NORTH CONCORDIA AVE
NORTH CONCORDIA BLVD
NORTH CONCORDIA PKWY
NORTH CONCORDIA HWY
NORTH CONCORDIA RD
NORTH CONCORDIA ST
NORTH CONCORDIA TRL

SITE PLAN

STREAMLINE ARCHITECTS
THE ROCK

TO THE CITY OF DAVENPORT, IA

IOWA ONE CALL
800/292-8989
Call 2 Working Days BEFORE YOU DIG

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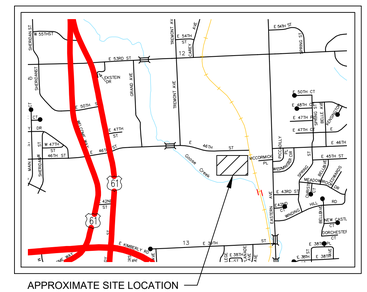
SITE LOCATION MAP



LEGEND:

	EASEMENT		EXISTING GAS VALVE	715	EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE	715	PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		
	PROPERTY BOUNDARY		EXISTING LIGHT POLE	715.00 TC	SPOT ELEVATION TOP OF CURB
	EXISITNG FENCE		EXISTING TREE	715.00 FL	SPOT ELEVATION FL ⊗ GUTTER
	EXISITNG SANITARY		EXISTING BUSH	715.00 TW	SPOT ELEVATION SIDEWALK
	PROPOSED SANITARY		EXISTING MANHOLE	715.00 FF	FINISHED FLOOR ELEVATION
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT		
	PROPOSED STORM SEWER		FOUND PROPERTY PIN		
	EXISTING WATER		CONTROL POINT		
	PROPOSED WATER				
	EXISTING GAS LINE				
	EXISTING ELECTRIC				

TOWNSEND ENGINEERING
CIVIL ▪ STRUCTURAL ▪ LAND DEVELOPMENT

DATE: 12/1/20

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

DRAWN BY: TAS
CHECKED BY: CRT

DRAWING LOCATION
S:\DASSO-ANDREW\THE ROCK DAVENPORT

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT SITE PLAN
THE ROCK
DAVENPORT, IOWA

DEVELOPER
STREAMLINE ARCHITECTS
318 E. THIRD STREET
DAVENPORT, IOWA 52801

SHEET NO.
C1

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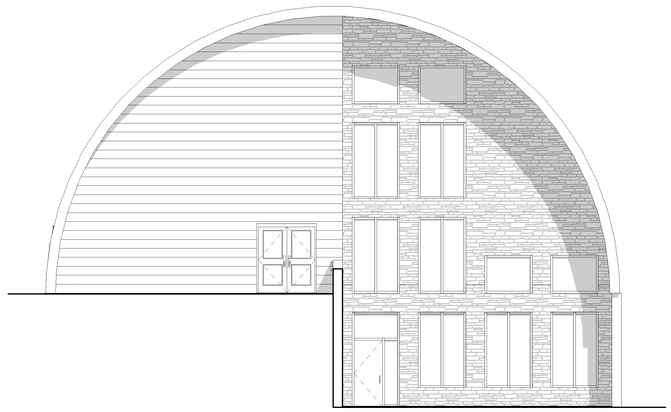
ROCK CHURCH

NEW CONSTRUCTION

DAVENPORT, IA

ADDENDUM 1
10/13/20



NOT FOR CONSTRUCTION

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NO.	SHEET NAME
A000	COVER SHEET
A002	DRAWING STANDARDS
A101	LOWER LEVEL
A102	UPPER LEVEL
A110	LOWER LEVEL RCP
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A120	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
	PRINTED OR TYPED NAME: ANDREW J DASSO
	SIGNATURE: DATE:
	REGISTRATION EXPIRES: 06/30/21 DATE ISSUED: 08/21/2012
	PAGES OR SHEETS COVERED BY THIS SEAL:
	A000 - A700, AS100, AD100-AD201

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No.	Description	Date

PROJECT NAME

ADDRESS

COVER SHEET

Project number	17-092
Date	10/13/20
Drawn by	JJA
Checked by	AJD

A000

Scale 1/8" = 1'-0"

10/13/2020 11:12:43 AM

SYMBOL LEGEND

ITEM	SYMBOL
DRAWING TITLE	00 TITLE SCALE
ROOM NAME ROOM NUMBER AREA	ROOM NAME 101 000 SF
DOOR NUMBER	101
WALL TYPE	1i
WINDOW NUMBER / CURTAIN PANEL	1t
CEILING ELEVATION	00'-00"
KEYNOTE (Sheet Note)	
SPOT ELEVATION	0'-0"
EQUIPMENT NUMBER	00
AREA NAME	Department Name 000 SF — AREA SF
NORTH ARROW	N
REVISION	1
BUILDING SECTION	SIM 1 A101 / SIM 1 A101
WALL SECTION	SIM 1 A101
SECTION DETAIL	SIM 1 A101
ENLARGED PLAN / ENLARGED ELEVATION / DETAIL	SIM 1 A101
ELEVATION	Name Elevation
EXISTING COLUMN LINE	0
COLUMN LINE	0
FLOOR FINISH	T-1
BASE FINISH	B-1
WALL FINISH	WT-1
WOOD STAIN	P-1

LINETYPE LEGEND

PROPERTY LINE	
DEMOLITION	
EXISTING	
NEW CONSTRUCTION	
FIRE BARRIER 1 HOUR	1 1 1 1 1 1
FIRE BARRIER 2 HOUR	2 2 2 2 2 2

ABBREVIATIONS

AC	AIR CONDITIONING
AC/FL	ACCESS FLOOR
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADJ.	ADJUSTABLE
AFF	ABOVE FINSHED FLOOR
AL./ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
ANT.	ANTENNA
APPD.	APPROVED
ARCH.	ARCHITECT
ARCH'L	ARCHITECTURAL
B.M.	BENCH MARK
BETW.	BETWEEN
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
C.G.	CORNER GUARD
C.T.	CERAMIC TILE
CAB.	CABINET
CFCI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CL	CENTER LINE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CPT./CP	CARPET
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DR.	DOOR
DS	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
EL.	ELEVATOR
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED
ENG.	ENGINEER
EQ.	EQUAL
EQPMNT.	EQUIPMENT
ESC.	ESCALATOR
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION OR EXPOSED
EXT.	EXTERIOR
FD	FLOOR DRAIN
FDVC	FIRE DEPARTMENT VALVE CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEVC	FIRE EXTINGUISHER & VALVE CABINET
FHC	FIRE HOSE CABINET
FIN.	FINISH(ED)
FLG.	FLASHING
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
FUT.	FUTURE
FVC	FIRE VALVE CABINET
GA.	GAUGE
GALV.	GALVANIZED
GB	GRAB BAR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRP	GLASS FIBER REINFORCED PLASTER
GL.	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HD	HEAD
HDWE	HARDWARE
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
INCL.	INCLUDE (ED) (ING)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J.C.	JANITOR'S CLOSET
JB.	JAMB
JT.	JOINT
L.P.	LOW POINT
LAM.	LAMINATE
LAV.	LAVATORY
LH	LEFT HAND
LT.	LIGHT
LVR.	LOUVER
M.O.	MASONRY OPENING
MACH.	MACHINE
MAX.	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MED.	MEDIUM
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MULL.	MULLION
MWK.	MILLWORK
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O.C.	ON CENTER
OA	OVERALL
OH	OVERHEAD
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/ OWNER INSTALLED
OFF.	OFFICE
OPG.	OPENING
OPP.	OPPOSITE
ORN.	ORNAMENTAL
P.C.	PRECAST CONCRETE
P.LAM.	PLASTIC LAMINATE
PERF.	PERFORATED
PH.	PHASE
PL.	PLATE
PLAS.	PLASTIC
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PKG.	PARKING
PPT	PRESERVATIVE PRESSURE TREATED
PR.	PAIR
PROT.	PROTECTION
PTD.	PAINTED
PTN.	PARTITION
PVMT.	PAVEMENT
Q.T.	QUARRY TILE
QTY.	QUANTITY
R/RAD.	RADIUS
R.B.	RESILIENT BASE
R.O.	ROUGH OPENING
R.T.	RUBBER TILE
RD	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCED
REM'D	REMOVED
REQ'D	REQUIRED
RES.	RESILIENT
REV.	REVISION OR REVISED
RF.	ROOF
RFG.	ROOFING
RH	RIGHT HAND
RM.	ROOM
S&BR	SEALANT AND BACKER ROD
SCWD	SOLID CORE WOOD
S.S.	STAINLESS STEEL
SHT.	SHEET
SIM.	SIMILAR
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
SUSP.	SUSPENDED
T/	TOP OF
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL.	TELEPHONE
TEMP.	TEMPORARY
TERR.	TERRAZZO
THK.	THICK
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITE TILE
VAP.BAR.	VAPOR BARRIER
VERT.	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WD.	WOOD
WP	WATERPROOFING
WRB	WATER-RESISTIVE BARRIER

SYMBOLS & ABBREVIATIONS
12" = 1'-0"

GENERAL NOTES

A. SCOPE OF WORK AND GENERAL CONDITIONS
1. THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE SHEET INDEX ON THE TITLE SHEET AND ALL ADDENDA. WORK SHOWN ON ANY OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND/OR FIRE PROTECTION DRAWINGS, INVOLVING ANY ONE PARTICULAR TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS AS BELONGING TO THAT TRADE. FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WERE NOTED AS NOT IN CONTRACT (N.I.C.). CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE.
3. DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR HIDDEN FIELD CONDITIONS THAT MAY ARISE. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS AND AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY; HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING FIELD CONDITIONS AS THEY AFFECT THE WORK.
4. CONTRACTORS MUST PERFORM THEIR WORK AT THE OWNER'S CONVENIENCE AND SO AS NOT TO INTERFERE WITH THE OWNER'S NORMAL OPERATION.
5. ANY EXISTING WORK OR EQUIPMENT DAMAGED BY THE CONTRACTORS OR THEIR AGENTS OR EMPLOYEES MUST BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT, AND WITH NO CHANGE IN CONTRACT PRICE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE OR OTHER MEANS OF PROTECTION AS REQUIRED. THE CONTRACTOR SHALL COORDINATE THE TEMPORARY ENCLOSURE WITH THE OWNER.
7. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR LICENSES REQUIRED BY LOCAL AUTHORITIES.

B. QUALIFICATIONS AND CODE COMPLIANCE
1. THE CONSTRUCTION MANAGER AND ALL SUBCONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE.
2. MODIFICATIONS REQUIRED TO COMPLY WITH CODES SHALL BE REVIEWED WITH ARCHITECT TO PRESERVE DESIGN INTENT. MODIFICATIONS TO MEET CODES SHALL BE PERFORMED AT NO ADDITIONAL CHARGE TO THE OWNER OVER THE ORIGINAL CONTRACT AMOUNT.
3. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE OCCUPATIOND SAFETY AND HEALTH ACT OF 1970 (OSHA) AS PUBLISHED IN THE LATEST ISSUE OF THE FEDERAL REGISTER. THE CONTRACTOR MUST MAKE WHATEVER PROVISIONS ARE REQUIRED TO COMPLY.
4. ALL TRADES MUST BE KNOWLEDGEABLE OF PROVISIONS OF CURRENT GOVERNING CODES APPLICABLE TO THE TRADE.
5. PROVIDE HOT AND COLD WATER LINES, SOIL AND VENT LINES. AND SHUT-OFF VALVES AS REQUIRED IN ACCORDANCE WITH LOCAL BUILDNG AND PLUMBING CODES.
6. ALL INSULATION TYPES MUST RECEIVE APPROVAL FROM THE GOVERNING AGENCY FOR USE IN THE BUILDING OR AS A COMPONENT OF A SYSTEM IN THE BUILDING.

C. CONTRACT DRAWINGS AND SPECIFICATIONS
1. PLANS AND SPECIFICATIONS ARE COOPERATIVE AND COMPLEMENTARY. ALL LABOR AND MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED.
2. CONTRACTOR AND EACH SUBCONTRACTOR ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS AND SPECIFICATIONS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK OR ORDERING ANY MATERIAL.
3. EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS AND INSPECT EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES.
4. EXISTING CONDITIONS/DEMOLITION DRAWINGS WERE PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR AND OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY AND COMPLETENESS OF THESE DRAWINGS. IT IS THE RESPONSITILITY OF THE CONTRACTOR TO VERIFY AND BE FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTED BY THE WORK.
5. ANY WORK OR MATERIALS CALLED FOR DIFFERENTLY ON THE DRAWINGS AND IN THE SPECIFICATIONS SHALL BE PROVIDED AS SHOWN ON ONE OR THE OTHER, AT THE ARCHITECT'S OPTION, AT NO ADDED COST OVER THE ORIGINAL CONTRACT AMOUNT.
6. INFORMATION IS NOT NECESSARILY REPEATED ON PLANS AND SPECIFICATIONS: BOTH ARE APPLICABLE. IN THE EVENT OF A CONFLICT, CONSULT THE ARCHITECT.
7. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPIED TO ALL RELATED DRAWINGS AND DETAILS.
8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSION, DETALIS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. DRAWINGS MAY BE DISTORTED FROM PRINTING AND ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN: FAVOR LARGE SCALE DETAILS OVER SMALL SCALE DRAWINGS.
10. ALL DIMENSIONS ARE FINISHED FACE OF WALLS AND PARTITIONS UNLESS OTHERWISE INDICATED.
11. ARCHITECTURAL DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS AND NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION.

D. EXISTING CONDITIONS
1. THE CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED. BY SUBMITTING A BID OR EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
1. NO REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF THE OTHER TRADES.
2. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BETWEEN THE EXITING CONDITIONS AND THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AT THE SITE. WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING FLOORS AND WALLS RELATED TO THE WORK ARE TRUE AND LEVEL TO PERMIT PROPER TOLERANCES FOR NEW WORK. COMMENCEMENT OF THE WORK INDICATES ACCEPTANCE OF CONDITION OF EXITING WORK.
5. EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTOR'S IGNORANCE OF CONDITIONS AND THEIR IMPLICATIONS.

E. DEMOLITION AND REMOVALS
1. DISPOSITION OF ALL EXISTING CONSTRUCTION ITEMS, EQUIPMENT, FIXTURES, ETC. THAT ARE TO BE REMOVED AND SALVAGED FOR OWNER AS PART OF THIS WORK, MUST BE VERIFIED WITH THE OWNER. CONTRACTORS MAY BE REQUIRED TO MOVE OFF SITE OR RELOCATE ANY OR ALL SUCH ITEMS.
2. ANY MECHANICAL AND/OR ELECTRICAL APPURTENANCES, ETC., WHICH ARE TO REMAIN ACTIVE MUST BE REMOVED IN THEIR ENTIRETY TO SUCH EXTENT AS NOT TO INTERFERE WITH, NOR DESTROY THE DESIGN CONCEPT OF THE NEW WORK.
3. CONTRACTOR SHALL COORDINATE WITH OWNER, AND STORE AS DIRECTED, ANY EXISTING FIXTURES THAT ARE IDENTIFIED AS SALVAGED FOR OWNER.

F. CUTTING AND PATCHING
1. THE CONTACTOR SHALL COORDINATE ALL WORK WITH ADJACENT AND AFFECTED TRADES. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING AND FILLING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS AND ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, AND MULLIONS AS REQUIRED TO MATCH ADJACENT SURFACE AND/OR AS INDICATED ON THE DRAWINGS.
2. ALL WORK SUCH AS CUTTING, PATCHING, REPAIR WORK, ETC., MUST BE PERFORMED BY TRADES SPECIALIZING IN THAT WORK. SURFACES FORM WHICH EXISTING CONSTRUCTION ITEMS ARE TO BE REMOVED SHALL BE PATCHED AS REQUIRED BY THE NEW WORK SO AS TO MATCH ALL ADJACENT NEW OR EXISTING SURFACES.
3. AFTER REMOVAL OF ANY EXISTING CONSTRUCTION, ALL AREAS AFFECTED OR DAMAGED BY REMOVAL WORK SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT SURFACES IN ALL RESPECTS.
4. IN ALL LOCATIONS WHERE FILLING IN OF EXISTING OPENINGS IS REQUIRED, AND WHERE EXPOSED FINISH SURFACE IS MASONRY, THE CONTRACTOR SHALL MATCH THE ADJACENT MASONRY SURFACES AND INTERIOR FINISH IN EVER RESPECT.

G. MATERIALS, ASSEMBLIES AND INSTALLATION
1. ALL OPENINGS AND OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL OR OWNER'S APPARATUS AND EQUIPMENT MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED, OR WITH THE OWNER PRIOR TO INSTALLATION, AND MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC. REQUIRED.
2. MATERIALS MAY BE SPECIFIED ON DRAWINGS AS WELL AS SPECIFICATIONS. IN THE EVENT OF A CONFLICT, CONSULT ARCHITECT.
3. ANY DETAILS SYSTEMS MATERIALS. ETC. (ARCHITECTURAL, STRUCTURAL, MECHANICAL. ETC.) WHICH ARE PROPOSED TO BE CHANGED FROM THAT INDICATED OR SPECIFIED IN THE CONTRACT DOCUMENTS MUST BE REVIEWED BY THE ARCHITECT AND APPROVED BY THE OWNER PRIOR TO PREPARATION OF SHOP DRAWINGS.
4. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION AND DETERIORATION.
5. ALL WOOD BLOCKING SHALL BE FIREPROOF (UNLESS OTHERWISE NOTED).
6. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION.
7. INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS.
8. THE FLAME SPREAD RATING AND SMOKE DEVELOPMENT RATINGS FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF GOVERNING AUTHORITIES.
9. WHERE NEW WORK ABUTS EXISTING CONSTRUCTION OR EXISTING CONSTRUCTION HAS BEEN PATCHED OR REPAIRED, PAINT EXISTING SURFACES FORM NEAREST CORNER TO NEAREST CORNER. AND FROM FLOOR TO CEILING.
10. ALL NEW PARTITIONS ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION, EXCEPT OTHERWISE SHOWN, AND ARE TO BE CUT TO FIT AROUND BEAMS, JOIST, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE, STRAIGHT, AND SEALED WITH MORTAR OR TAPE AND COMPOUND, AND MADE AIR TIGHT.
11. PROVIDE PAINT FINISHES TO MATCH EXISTING ADJACENT CONDITIONS, UNLESS OTHERWISE NOTED.
12. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF ALL NEW WALLS SHALL MATCH THE THICKNESS, HEIGHT, RATING, MATERIAL AND COMPOSITION OF THE ADJACENT WALL.
13. FOR ANY UNSCHEDULED OPENINGS IN A MASONRY WALL, THE ASSOCIATED TRADE SHALL PROVIDE STEEL LINTELS AS SPECIFIED.
14. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE & ACCURATELY LOCATE ELECTRICAL AND MECHANICAL DEVICES WITH CASEWORK AND OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR MISCOORDINATED WORK.
15. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED SO AS TO BE COMPLETELY WATERTIGHT AND AIRTIGHT.
16. CONTRACTOR SHALL PROVIDE AND INSTALL NEW FIXTURES AND LAMPS AS SPECIFIED AND RELAMP EXITING FIXTURES AS INDICATED ON DRAWINGS.
17. ALL LENSES. REFLECTORS, LAMPS, PLATES FOR NEW AND EXISTING LIGHT FIXTURES ETC. SHALL BE THOROUGHLY CLEANED PRIOR TO OCCUPANCY.
18. THE CONTACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BRACING (TEMP. AND PERM.) FOR SOUND CONSTRUCTION TO MEET CODE DEFINED LOADING CONDITIONS WHETHER OR NOT SPECIFICALLY DOCUMENTED AL NO ADDITIONAL COST TO OWNER.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BLOCKING, FURRING, AND GROUNDS (TEMP. AND PERM.) FOR GOOD CONSTRUCTION PRACTICE WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO THE OWNER.
20. ROOFING, WATERPROOFING AND MOISTURE PROTECTION DETAILS ARE INDICATED FOR DESIGN INTENT AND ARE SUGGESTIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A PROPER AND COMPLETE SYSTEM PER THE SELECTED MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, FOR MATERIALS AND EXECUTIONS THAT IS COMPLETELY WATER-TIGHT AND MEETS THE MANUFACTURER'S CRITERIA FOR WARRANTY.

H. SITE CONDITIONS.
1. ACTIVE PIPES, CONDUITS AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE BID DOCUMENTS OR NOT, MUST BE PROTECTED BY THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. IF DAMAGE OCCURS THE CONTRACTOR SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, AND AT NO CHANGE IN CONTRACT PRICE.
2. UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL AND/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING AND/OR AFTER CONSTRUCTION. WHERE THEY INTERFERE THE NEW OR REMODELING WORK, THEY MUST BE TEMPORARILY RELOCATED DURING CONSTRUCTION AND PERMANENTLY RELOCATED AFTER CONSTRUCTION, TO LOCATIONS APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE STRUCTURE AND ITS INHABITANTS.

4 THROUGHOUT THE PERIOD OF DEMOLITION AND CONSTRUCTION PROVIDE ALL NECESSARY "ACCOMMODATIONS" TO KEEP THE TENANT-OCCUPIED PORTION OF THE FLOOR OPERATIONAL AND SAFE. THESE "ACCOMMODATIONS" INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL AND COMMUNICATIONS WIRING, HVAC, NOISE AND DUST CONTROL, PLUMBING, TEMPORARY SIGNAGE, AND LIFE-SAFETY MEASURES.
5. ALL CORRIDORS ARE TO BE KEPT FREE FOR REFUSE AND CONSTRUCTION MATERIAL. CONTRACTOR SHALL DISPOSE OF DEMOLISHED MATERIALS.
L. NOTES

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No.	Description	Date

PROJECT NAME

ADDRESS

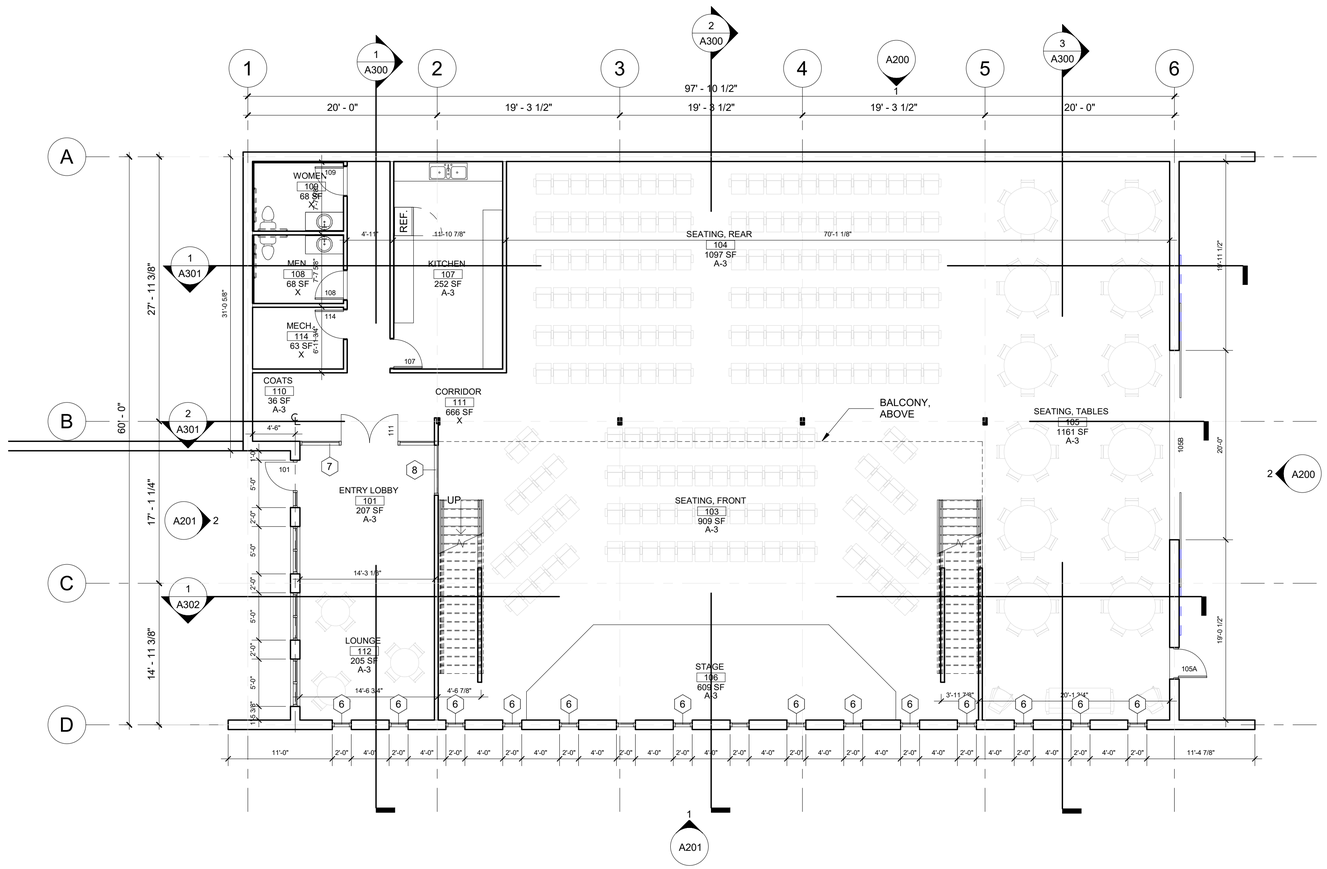
DRAWING STANDARDS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A002

Scale	12" = 1'-0"

10/13/2020 11:12:45 AM



1 LOWER LEVEL
1/8" = 1'-0"

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Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

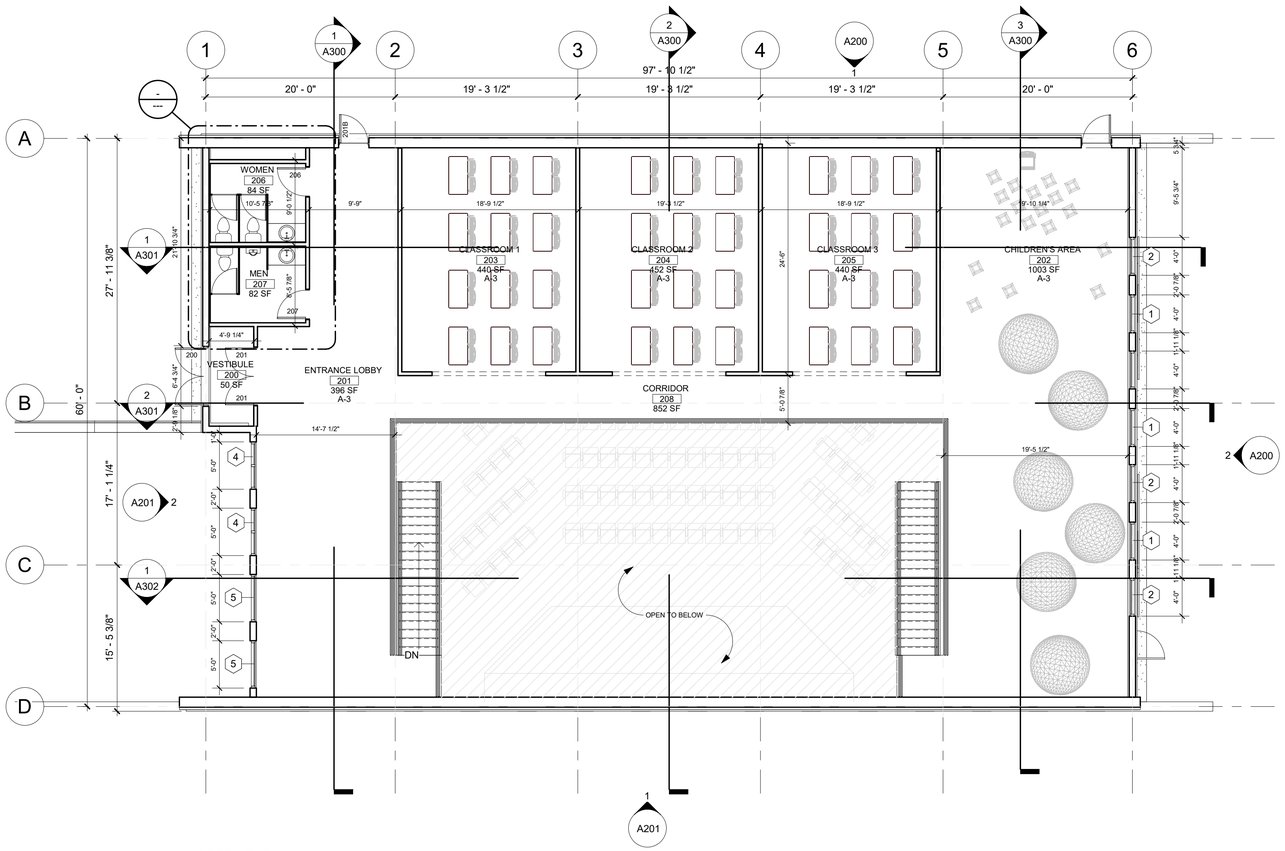
PROJECT NAME
ADDRESS
LOWER LEVEL

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A101

Scale 1/8" = 1'-0"

10/13/2020 11:12:47 AM



1 UPPER LEVEL
1/8" = 1'-0"

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Andrew Dasso, AIA
575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

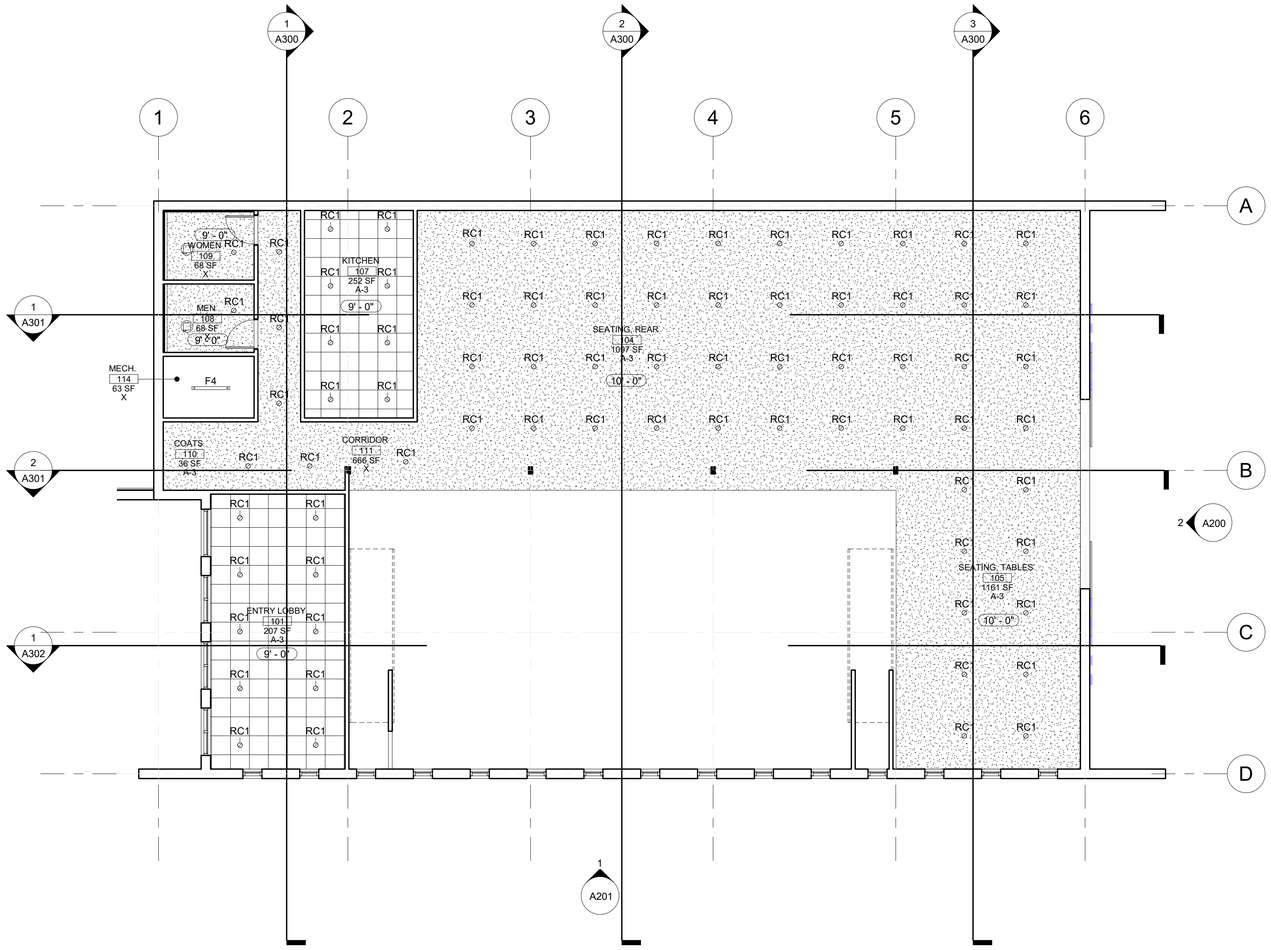
UPPER LEVEL

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A102

Scale 1/8" = 1'-0"

10/13/2020 11:13:29 AM



1 LOWER LEVEL RCP
1/8" = 1'-0"

RCP GENERAL NOTES

1. ALL GWB CEILING TO PAINTED WHITE, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
7. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & ELECTRICAL TRADES
8. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

RCP LEGEND

- 2 x 2 SUSPENDED CEILING GRID W/ ACOUSTICAL CEILING TILE
- GWB CEILING
- RECESSED CAN FIXTURE
- CABLE RAIL LIGHTING
- SUSPENDED UTILITY FIXTURE
- 2 X 4 DIRECT/INDIRECT LED LIGHT FIXTURE
- EMERGENCY LIGHT W/ 90 MIN. BATTERY
- EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY

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Andrew Dasso, AIA
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Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

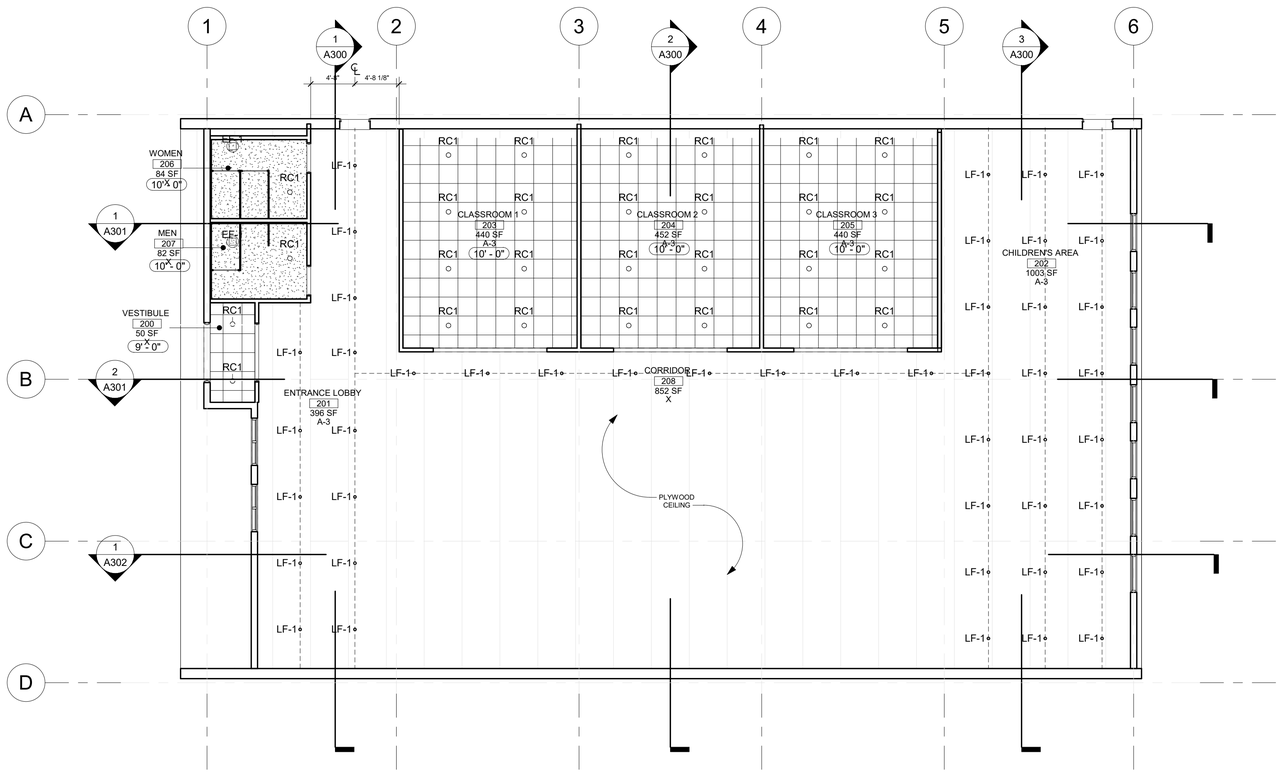
PROJECT NAME
ADDRESS
LOWER LEVEL RCP

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A110

Scale As indicated

10/13/2020 11:13:33 AM



1 UPPER LEVEL RCP
1/8" = 1'-0"

RCP GENERAL NOTES

1. ALL GWB CEILING TO PAINTED WHITE, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
7. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & ELECTRICAL TRADES
8. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

RCP LEGEND

- 2 x 2 SUSPENDED CEILING GRID W/ ACOUSTICAL CEILING TILE
- GWB CEILING
- RECESSED CAN FIXTURE
- CABLE RAIL LIGHTING
- SUSPENDED UTILITY FIXTURE
- 2 X 4 DIRECT/INDIRECT LED LIGHT FIXTURE
- EMERGENCY LIGHT W/ 90 MIN. BATTERY
- EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY

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Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

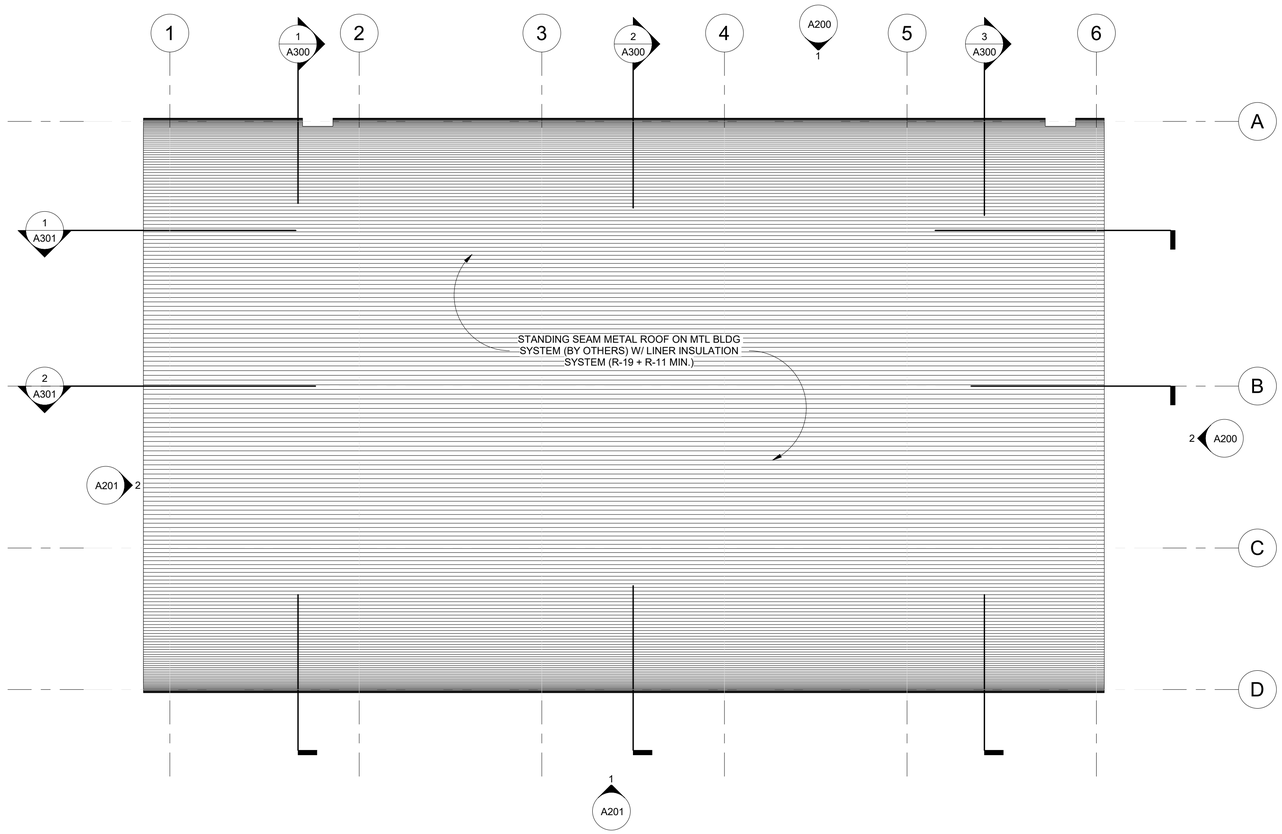
PROJECT NAME
ADDRESS
UPPER LEVEL RCP

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A111

Scale As indicated

10/13/2020 11:13:35 AM



1 ROOF PLAN
1/8" = 1'-0"

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Andrew Dasso, AIA
575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

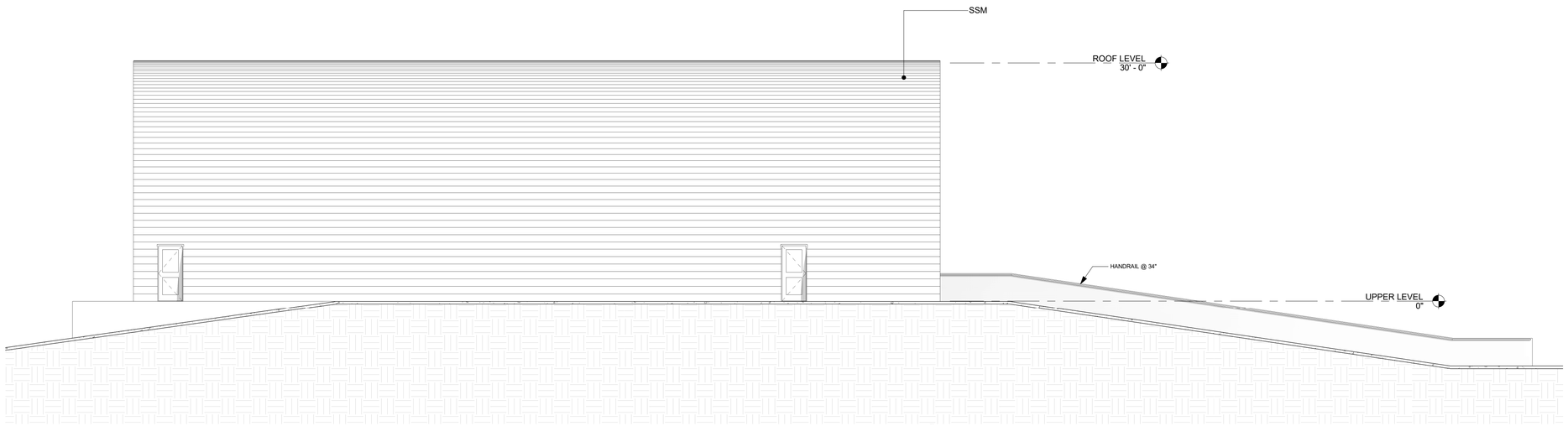
ROOF PLAN

Project number	17-092
Date	10/13/20
Drawn by	JJA
Checked by	AJD

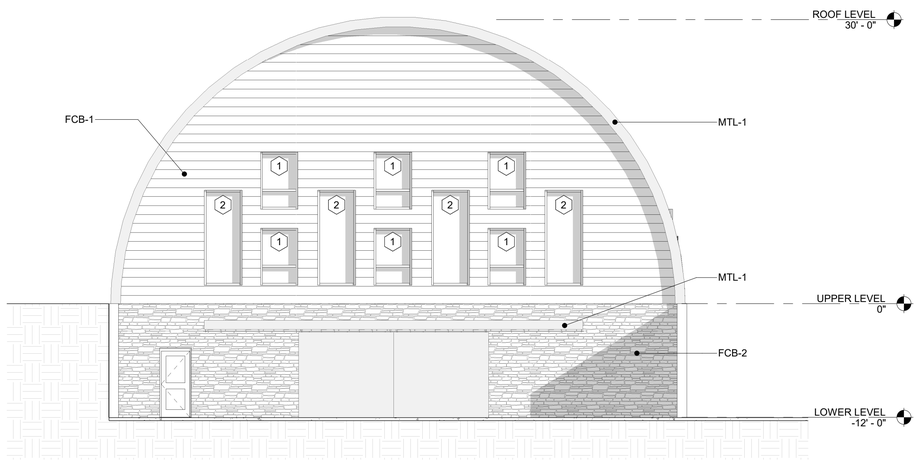
A120

Scale	1/8" = 1'-0"

10/13/2020 11:13:35 AM



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



2 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

ITEM	MATERIAL SPECIFICATIONS	NOTES
CN-1	CONCRETE FOUNDATION WALL / RETAINING WALL	1
FCB-1	FIBER CEMENT BOARD - WOOD PATTERN	1
FCB-2	FIBER CEMENT BOARD - STONE PATTERN	1
MTL-1	METAL TRIM - TBD	1
SSM	STANDING SEAM METAL ROOF	1

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER

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575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

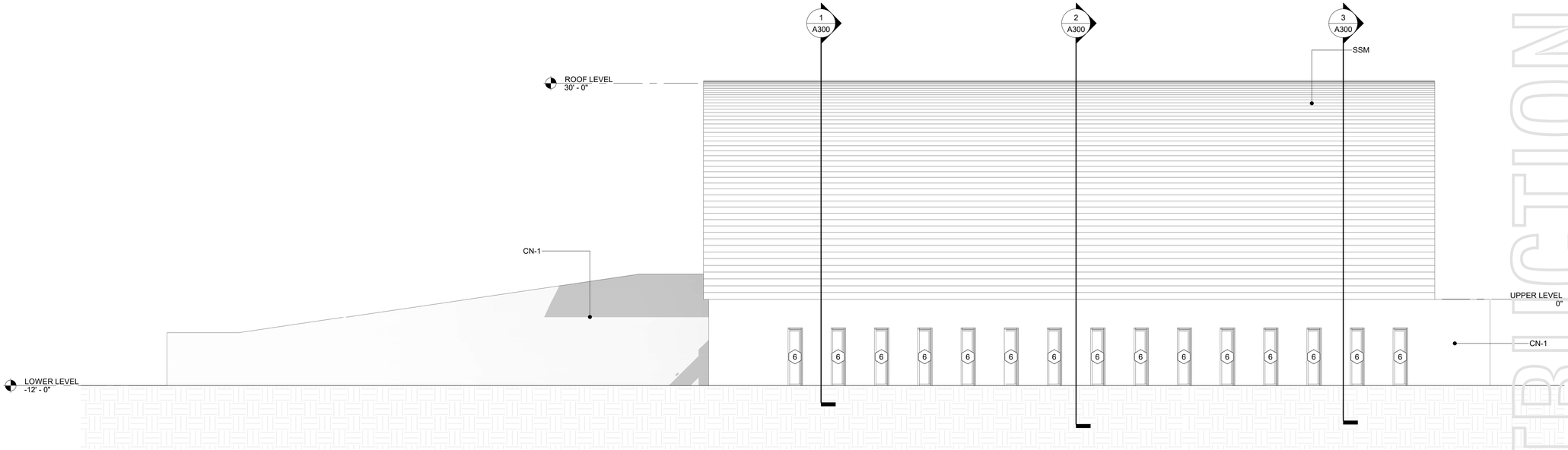
EXTERIOR ELEVATIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

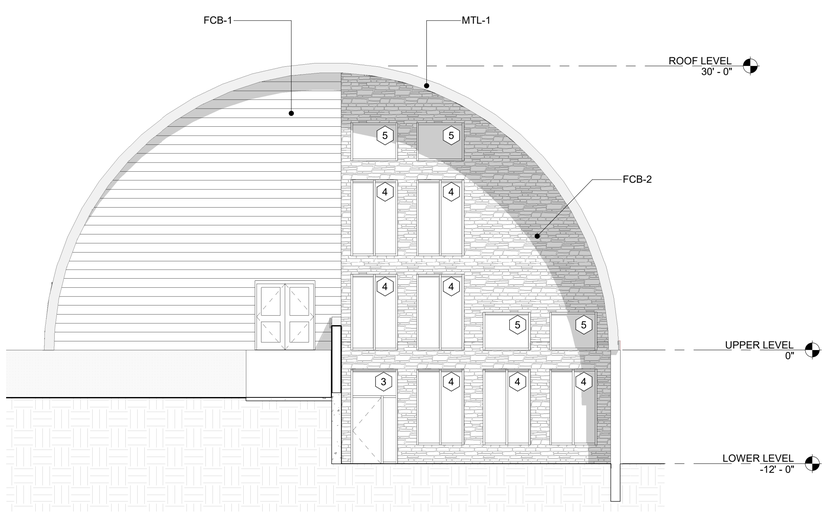
A200

Scale	As indicated

10/13/2020 11:13:42 AM



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



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

MATERIAL LEGEND

ITEM	MATERIAL SPECIFICATIONS	NOTES
CN-1	CONCRETE FOUNDATION WALL / RETAINING WALL	1
FCB-1	FIBER CEMENT BOARD - WOOD PATTERN	1
FCB-2	FIBER CEMENT BOARD - STONE PATTERN	1
MTL-1	METAL TRIM - TBD	1
SSM	STANDING SEAM METAL ROOF	1

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER

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Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

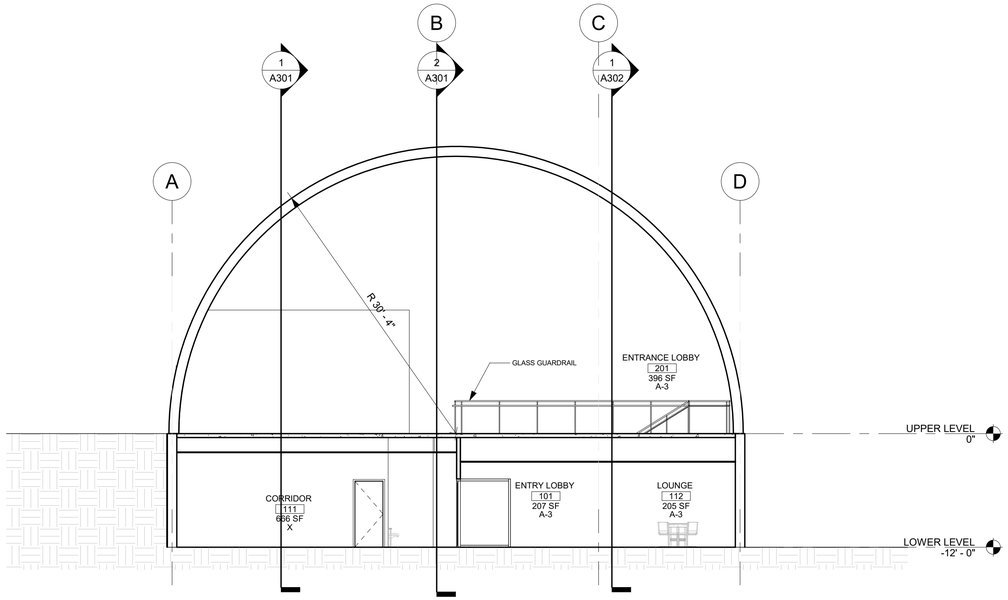
EXTERIOR ELEVATIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

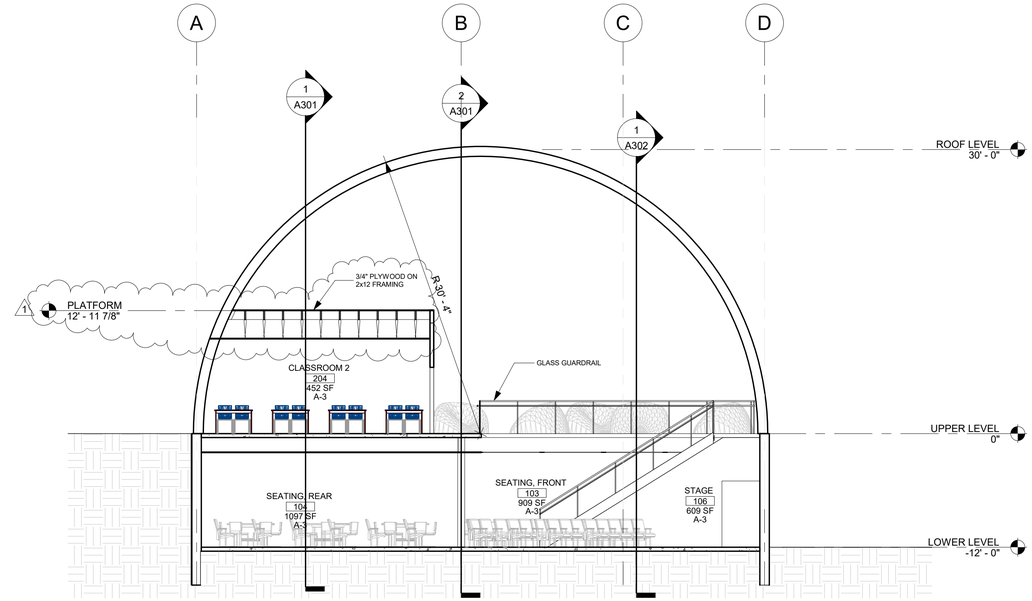
A201

Scale	As indicated

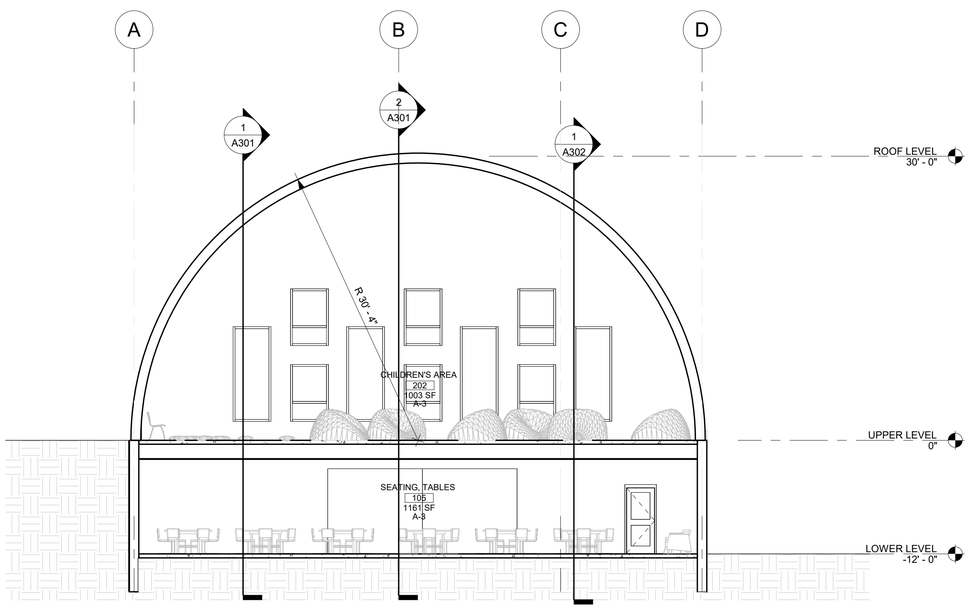
10/13/2020 11:13:52 AM



1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"



3 BUILDING SECTION 3
1/8" = 1'-0"

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309-737-8587
andrew@buildbyarchitects.com

No.	Description	Date
1	Addendum 1	10/13/20

PROJECT NAME

ADDRESS

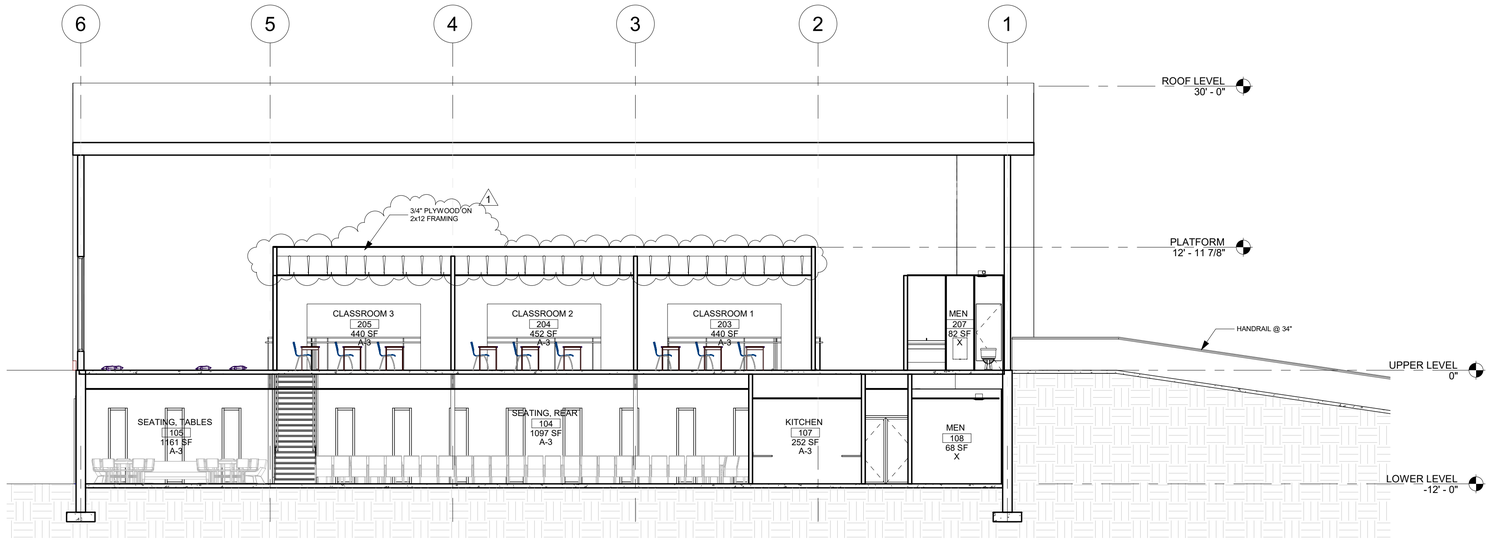
BUILDING SECTIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

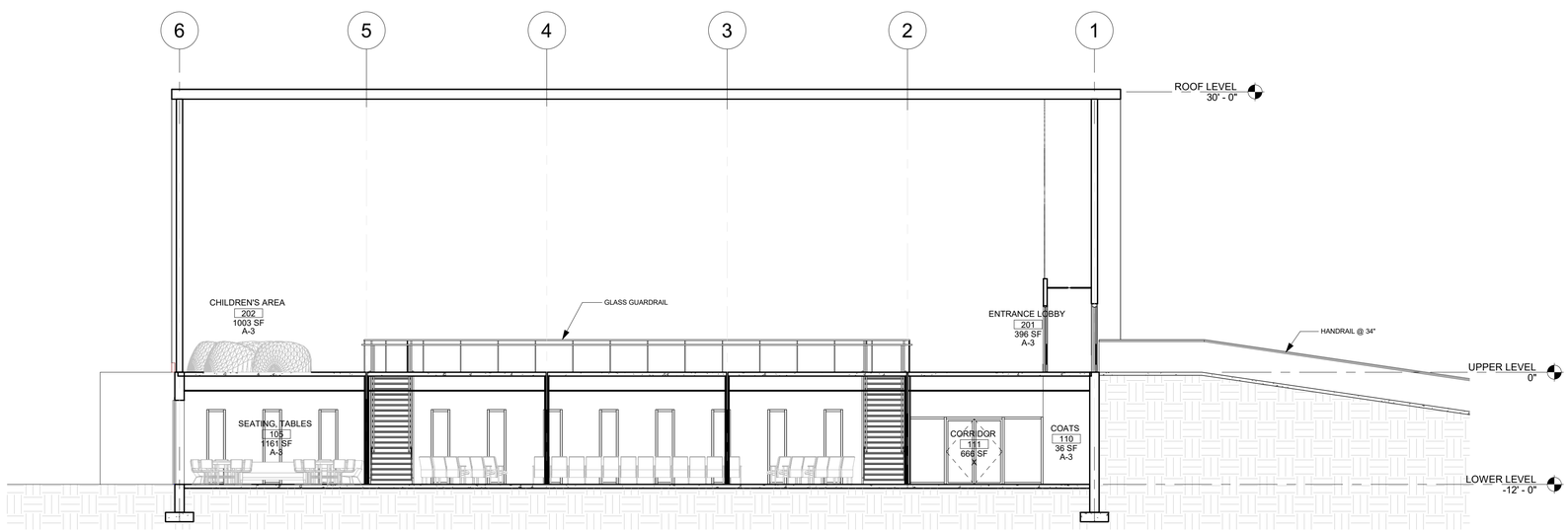
A300

Scale	1/8" = 1'-0"

10/13/2020 11:14:04 AM



1 BUILDING SECTION 4
1/8" = 1'-0"



2 BUILDING SECTION 5
1/8" = 1'-0"

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Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date
1	Addendum 1	10/13/20

PROJECT NAME

ADDRESS

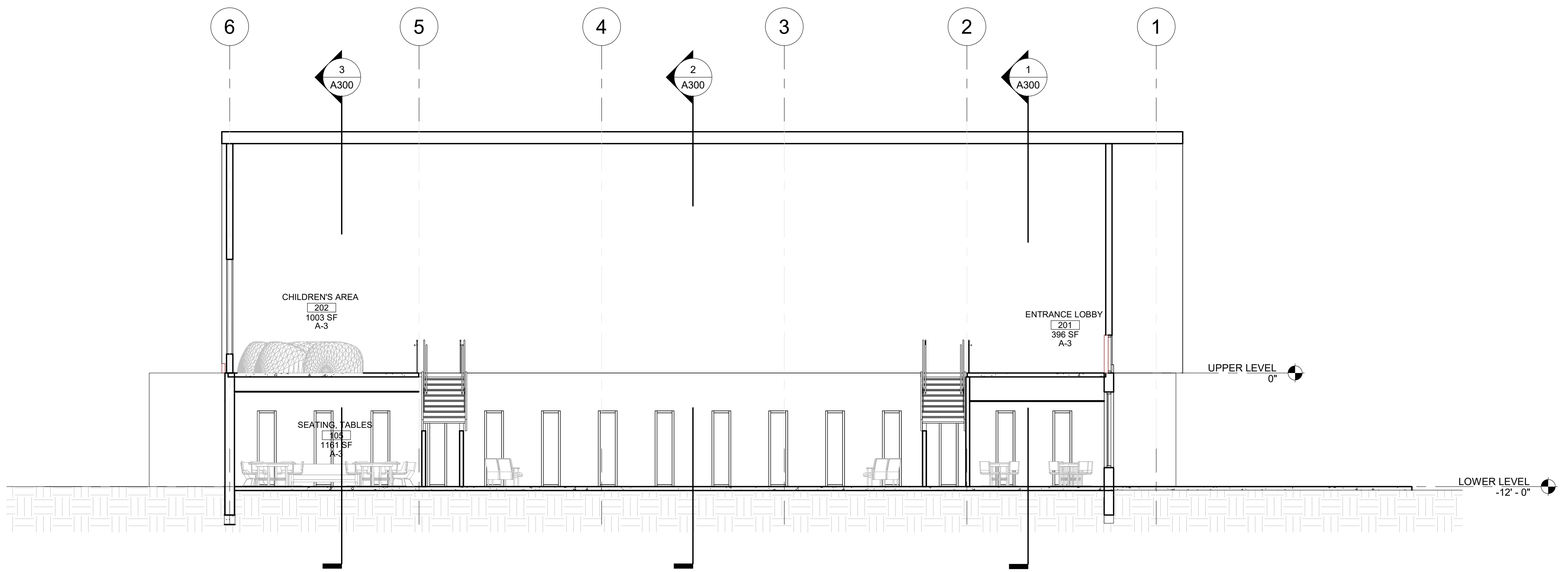
BUILDING SECTIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A301

Scale 1/8" = 1'-0"

10/13/2020 11:14:16 AM



1 BUILDING SECTION 6
1/8" = 1'-0"

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Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

BUILDING SECTIONS

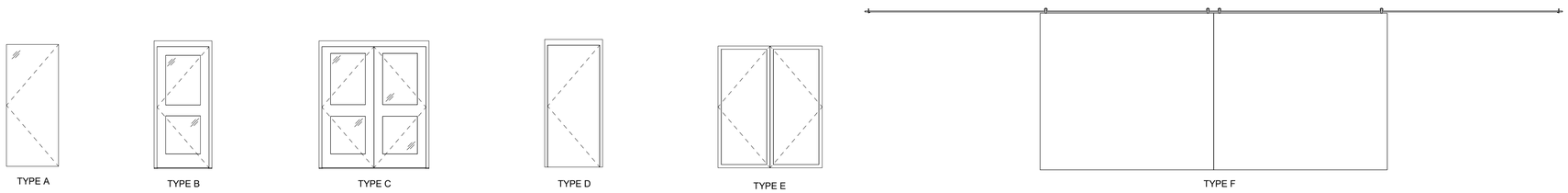
Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A302

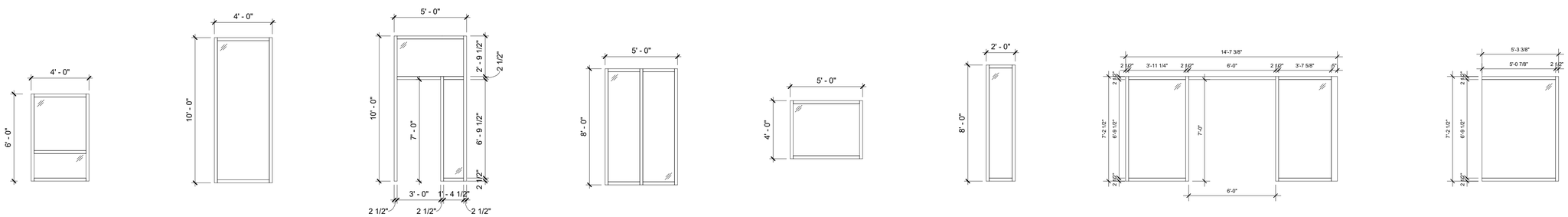
Scale 1/8" = 1'-0"

10/13/2020 11:14:17 AM

DOOR SCHEDULE										
DOOR						FRAME				
DOOR NO.	OPENING SIZE			STYLE	MATERIAL	STYLE	MATERIAL	HARDWARE	FIRE RATING	REMARKS
	WIDTH	HEIGHT	THICK.							
101	3' - 0"	7' - 0"	1 3/4"	A	HM / GL	A	HM			
105A	3' - 0"	7' - 0"	1 3/4"	B	HM / GL	B	HM			
105B	20' - 0"	9' - 0"	1 3/4"	F		F				BARN DOOR - SEE DOOR MFG SPECIFICATIONS FOR HARDWARE & INSTALLATION DETAILS
107	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
108	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
109	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
111	6' - 0"	7' - 0"	1 3/4"	E	GL	E	HM			
114	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
200	6' - 0"	7' - 0"	1 3/4"	C	HM / GL	C	HM			
201	6' - 0"	7' - 0"	1 3/4"	C	HM / GL	C	HM			
201B	3' - 0"	7' - 0"	1 3/4"	B	HM / GL	B	HM			
201D	3' - 0"	7' - 0"	1 3/4"	B	HM / GL	B	HM			
206	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
207	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			



DOOR ELEVATIONS
1/4" = 1'-0"



1 WINDOW 1
1/4" = 1'-0"

2 WINDOW 2
1/4" = 1'-0"

3 WINDOW 3
1/4" = 1'-0"

4 WINDOW 4
1/4" = 1'-0"

5 WINDOW 5
1/4" = 1'-0"

6 WINDOW 6
1/4" = 1'-0"

7 WINDOW 7
1/4" = 1'-0"

8 WINDOW 8
1/4" = 1'-0"

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Andrew Dasso, AIA
575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

DOOR & WINDOW SCHEDULE

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A600

Scale	1/4" = 1'-0"

10/13/2020 11:14:16 AM

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Committee of the Whole

Date: 3/17/2021 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for a Rezoning Request Before the Committee of the Whole

To: All property owners within 200 feet of the subject property located **South of East 46th Street, West of the Railroad Tracks (Parcel P1304-02C).**

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following request:

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

At its March 2, 2021 meeting, the Plan and Zoning Commission recommended denial of the aforementioned case with the following findings:

Findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

The public hearings on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, March 17, 2021 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing(s).

Adjacent Property Owner Notice Area
Parcel: P1304-02C
REZ21-01

S-OS Open Space District to R-1 Single-Family Residential District

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 125 250 500 750 1,000 Feet

N

DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Friday, March 5, 2021

Please publish the following public notice in the next available edition of the Quad City Times.

The PO number for this notice is: 2108268

Please provide proof of publication for our records. If you have any questions, please contact us at planning@davenportiowa.com or 563-326-6198. Thank you!

NOTICE
PUBLIC HEARING
WEDNESDAY, MARCH 17, 2021 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following requests:

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

The legal description of the property proposed to be rezoned is as follows:

NIM'S ACRES Lot: 002 ALL THAT PRT LOT 2NIM'S ACRES LYING WLYRR

At its March 2, 2021 meeting, the Plan and Zoning Commission recommended denial of the aforementioned case with the following findings:

Findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

The public hearings on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, March 17, 2021 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing(s).
PO No. 2108268

Development and Neighborhood Services Department
E-MAIL: planning@davenportiowa.com PHONE: 563-326-6198

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 2/2/2021
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request Before the Plan and Zoning Commission

To: All property owners within 200 feet of the subject property located **South of East 46th Street, West of the Railroad Tracks (Parcel P1304-02C).**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description
Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on February 2, 2021. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 16, 2021. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?
As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com(no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

On-line/Telephone Participation:
Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": http://www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Property Owner Notice Area
Parcel: P1304-02C
REZ21-01

S-OS Open Space District to R-1 Single-Family Residential District

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 125 250 500 750 1,000 Feet

N

Written Comment:

Request/Case Description
Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Reply Reply All Forward

Jane Nickels <janenickels@mediacombb.net> **Planning** 7:59 AM

[EXT] Rezoning REZ21-01. Rock Church

Follow up. Start by Monday, March 1, 2021. Due by Monday, March 1, 2021.

Bing Maps + Get more apps

I would like to oppose the construction of a church being built at this location. I am a neighbor who's property will be next to the church and I have some concerns with development in that area. First I am concerned with the added sewage use. We currently have days when the sewer smell can be unbearable. This item has been a complaint for many years by fellow neighbors and my concern with added sewer usage. Will this smell continue to worsen? Also my other concern with that area is the effect it will have in the wildlife who take refuge in those woods. There are not many places in the city for the variety of animals that live in that area. I am concerned with increase development, it will drive the wildlife out and into more of the neighborhoods in that area. If these items can be addressed I would greatly appreciate it.
Thank you so much,
Jane Nickels
1603 McCormick Place
Davenport, IA 52807

Sent from my iPad

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
4/28/2021

Subject:
Resolution approving a HOME-funded development agreement for the 601 Brady project (601 Brady Associates, L.P., petitioner). [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Each year, the U.S. Department of Housing and Urban Development (HUD) allocates HOME Investment Partnership (HOME) funding to the City. HOME funds have to be spent on housing projects/activities that benefit households at or below certain income levels and must be allocated on an ongoing basis or be repaid to HUD.

The project, proposed by developer Newbury Living (West Des Moines), involves the rehabilitation of the existing historic office building placed in service in 1958. It is a significant example of mid-century modern design by Walter Kruse who had a familial connection with the Davenport architectural firm known at the time as Clausen & Kruse. The building was constructed by Priester Construction (another Davenport company) which then used the building to house their office space.

The developer has proposed the repurposing from office space to thirty-four residential units. They will be efficiency and one-bedroom units designed primarily to be rented at market rates. The proposal includes seven of the units to be funded by State HOME funds in the amount of $1,000,000 with an additional four units to be assisted by City HOME funds for a total of eleven affordable units at 80% of Median Family Income, which is approximately $42,250 for a single person.

To assist with a financing gap, a $635,695 loan in HOME funding is proposed for the project and reflected in the draft Development Agreement.

Pending approval of the final underwriting, environmental review, and availability of funding, approval of the Development Agreement will authorize staff to execute the appropriate documents to commit the above sources of funding. The developer anticipates beginning site work by July 2021 and hopes to be completed by August 2022.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/15/2021 - 12:45 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a HOME-funded development agreement for the 601 Brady project (601 Brady Associates, L.P., petitioner).

WHEREAS, the State of Iowa has awarded $1,000,000 in HOME funding from the U.S. Department of Housing and Urban Development (HUD) to assist with the rehabilitation of seven federally funded units as part of a thirty-four unit project with an estimated cost of $5.5 million located at 601 Brady (includes the following parcels: G0056-17A and G0056-07B); and

WHEREAS, the City has available HOME funds that must be obligated for certain eligible purposes, and the developer has applied for a $635,695 loan in HOME funding from the City to bridge a gap in the financing available for the project; and

WHEREAS, the developer has proposed the use of federal and state historic tax credits; and

WHEREAS, the project will need to meet final program and financial requirements.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that contingent upon the aforementioned items, the Development Agreement for this important project in our community, subject to federal regulations, City ordinances, and the building permit process, is hereby approved.

Passed and approved this 28th day of April, 2021.

Approved:	Attest:
_____	_____
Mike Matson Mayor	Brian Krup Deputy City Clerk

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
4/28/2021

Subject:
Resolution approving a HOME-funded development agreement for the construction of three single-family homes in the 800 block of East 6th Street (Habitat for Humanity QC, petitioner). [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Each year, the U.S. Department of Housing and Urban Development (HUD) allocates HOME Investment Partnership (HOME) funding to the City. HOME funds have to be spent on housing projects/activities that benefit households at or below certain income levels and must be allocated on an ongoing basis or be repaid to HUD.

Proposed by the developer, Habitat for Humanity QC, the project involves the new construction of three single-family homes to be built on parcels owned by Habitat for Humanity on 6th Street which would be sold to income-eligible households.

Each house would be approximately 1,100 square feet and contain three bedrooms. The total amount of proposed HOME assistance for the three houses would be $308,781 to assist with a financing gap. Eligible households are required to have an income at 80% of Median Family Income, which is approximately $42,250 for a single person and $60,300 for a household of four.

Pending approval of the final underwriting for financial, environmental review and availability of funds, approval would authorize staff to execute the appropriate documents to commit the above sources of funding. The developer anticipates beginning site work by July 2021 and hopes to be completed by October 2022.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Cover Memo	Habitat for Humanity Housing Plans

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/15/2021 - 12:42 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving HOME-funded development agreement for the construction of three single-family homes in the 800 block of East 6th Street (Habitat for Humanity QC, petitioner).

WHEREAS, the developer has proposed HOME funding from the U.S. Department of Housing and Urban Development (HUD) to assist with the new construction of three single-family homes (parcels F0053-12, F0052-22, F0052-23, and F0052-24); and

WHEREAS, the City has available HOME funds that must be obligated for certain eligible purposes, and the developer has applied for a $308,781 loan in HOME funding from the City to bridge a gap in the funds and/or financing available for the project; and

WHEREAS, the project will need to meet final program and financial requirements.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that contingent upon the aforementioned items, the Development Agreement for this important project in our community, subject to federal regulations, City ordinances, and the building permit process, is hereby approved.

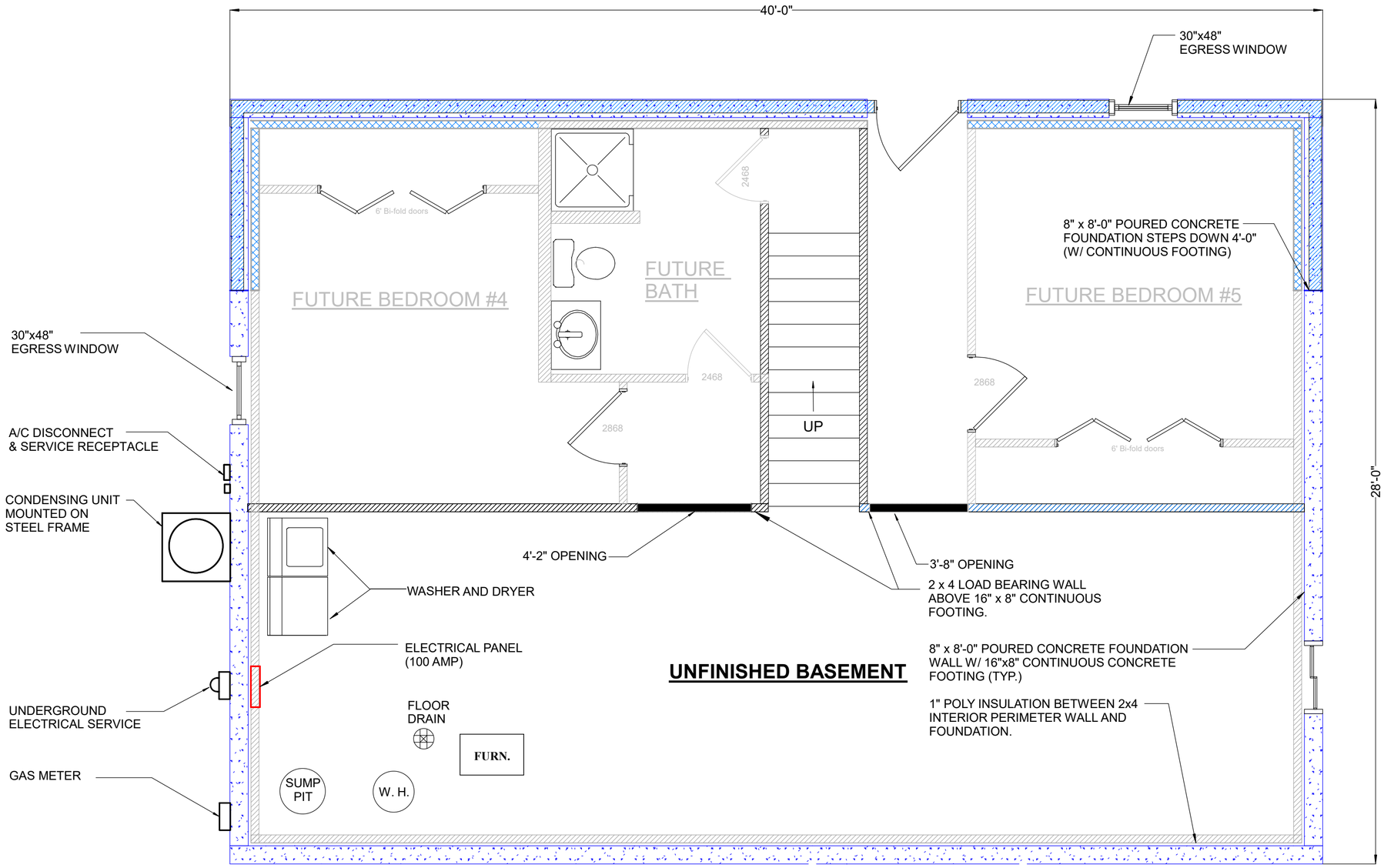
Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

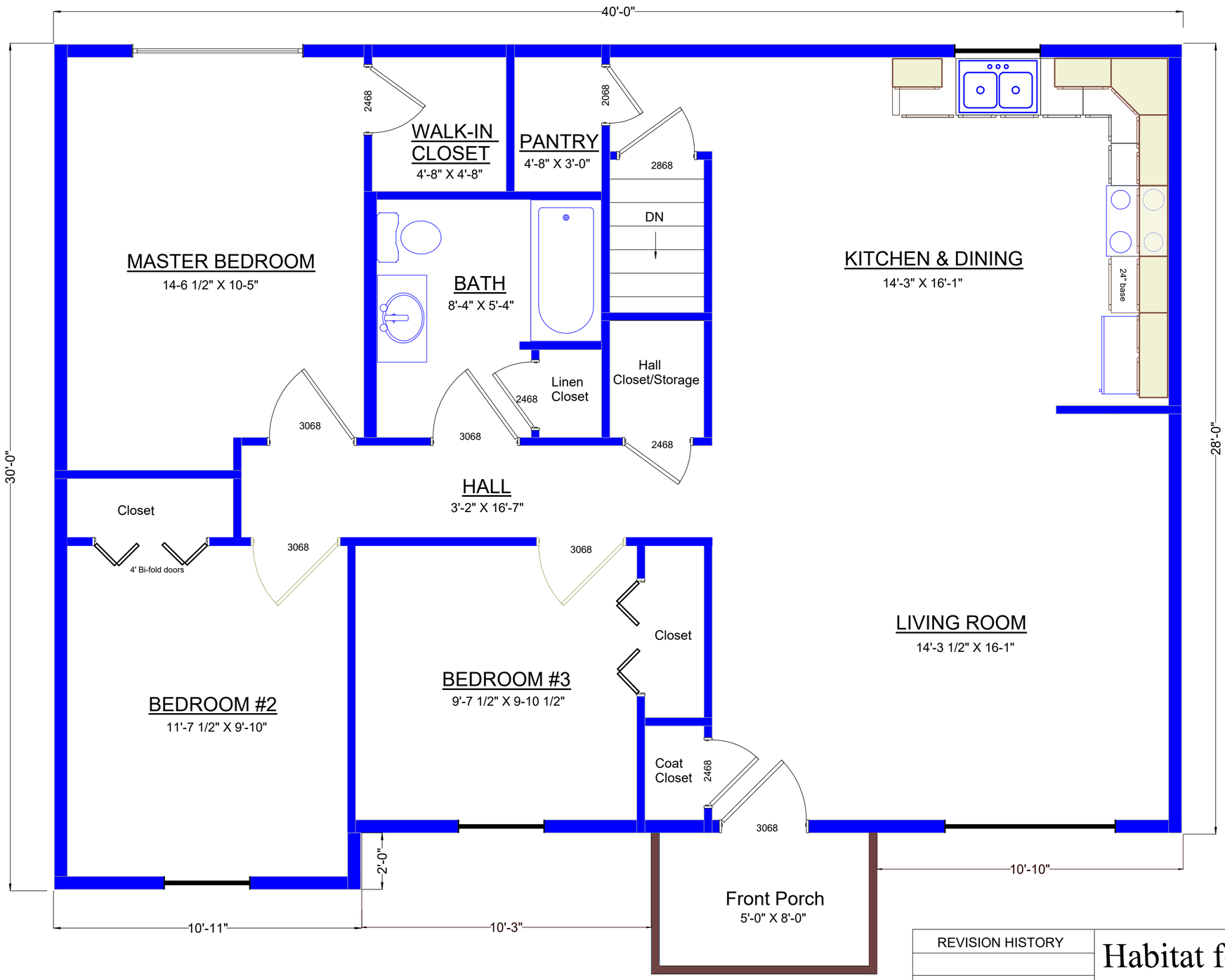
Attest:

_____
Brian Krup
Deputy City Clerk



BASEMENT FLOOR PLAN

REVISION HISTORY	Habitat for Humanity- QC		
	TITLE House 121		
	SIZE C	HOUSE STYLE Wide Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A1

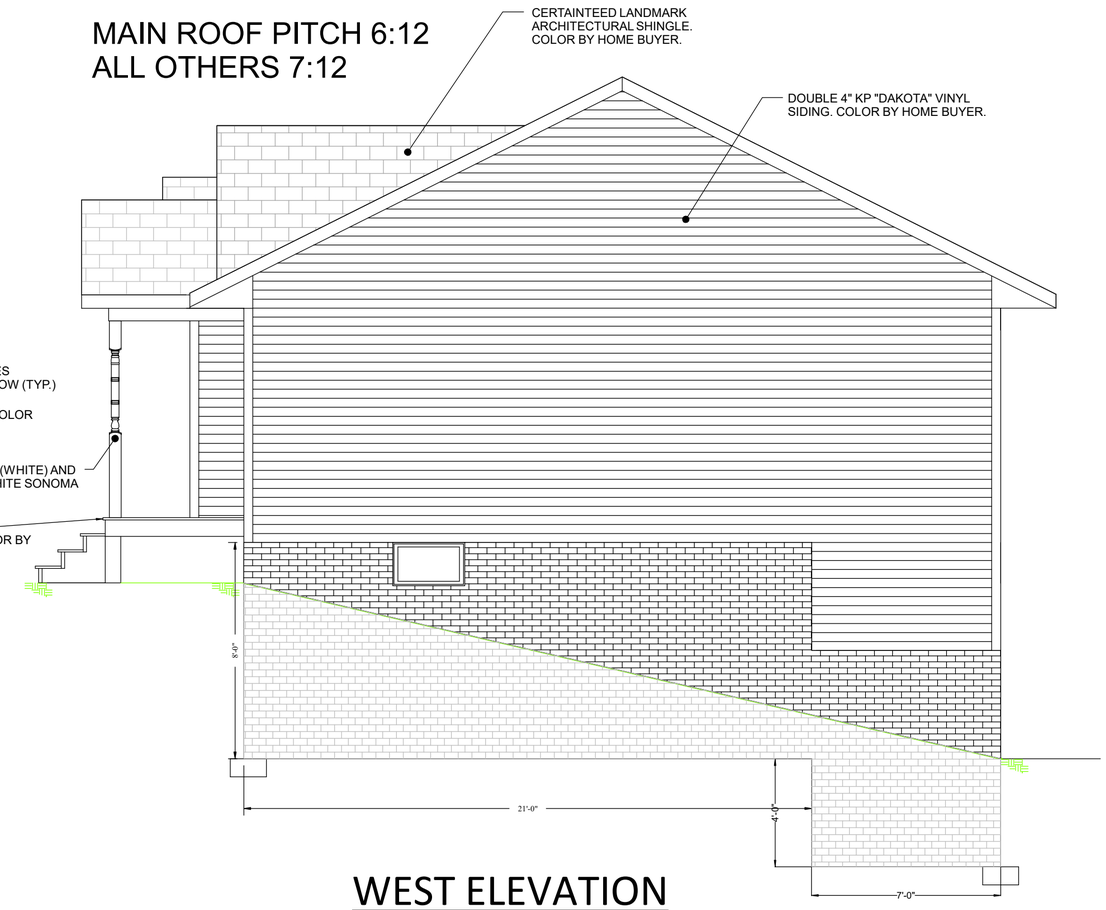


FIRST FLOOR PLAN

REVISION HISTORY	Habitat for Humanity- QC		
	TITLE: House 121		
	SIZE: C	HOUSE STYLE: Wide Ranch 2021	REV: 0
	SCALE: NTS	Drawing Date	SHEET: A2

NORTH ELEVATION

MAIN ROOF PITCH 6:12
ALL OTHERS 7:12

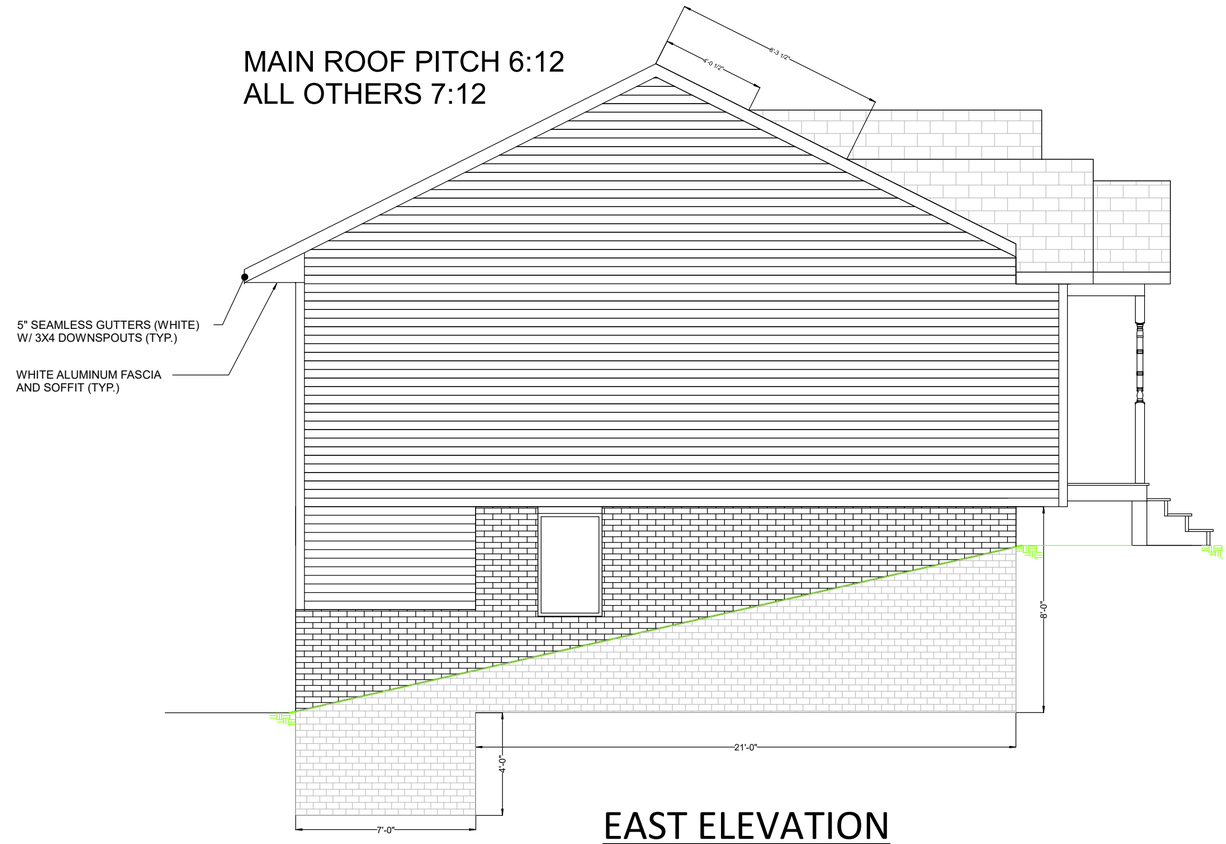


WEST ELEVATION

REVISION HISTORY	Habitat for Humanity- QC		
	TITLE House 121		
	SIZE C	HOUSE STYLE Wide Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A3

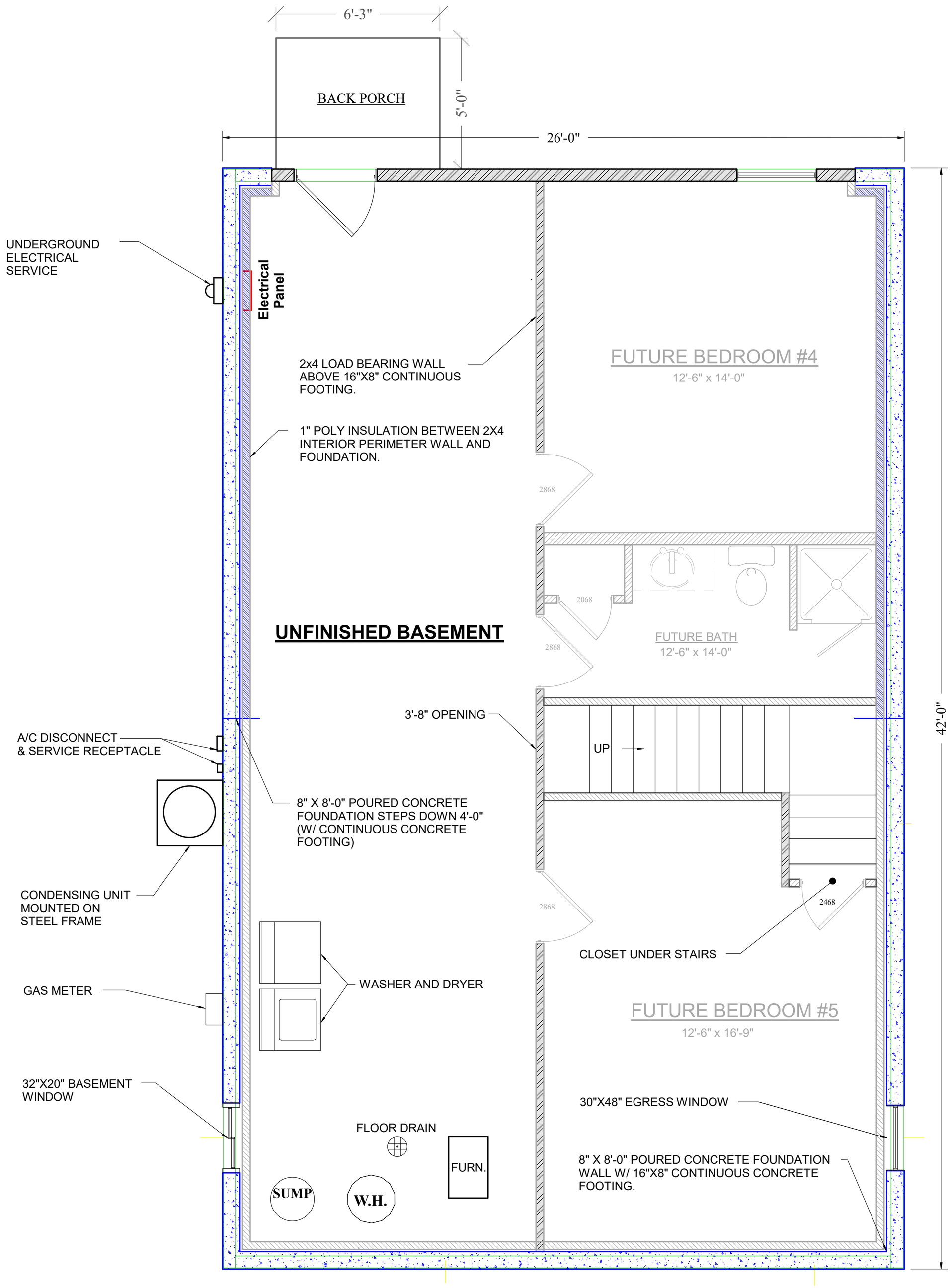
SOUTH ELEVATION

MAIN ROOF PITCH 6:12
ALL OTHERS 7:12



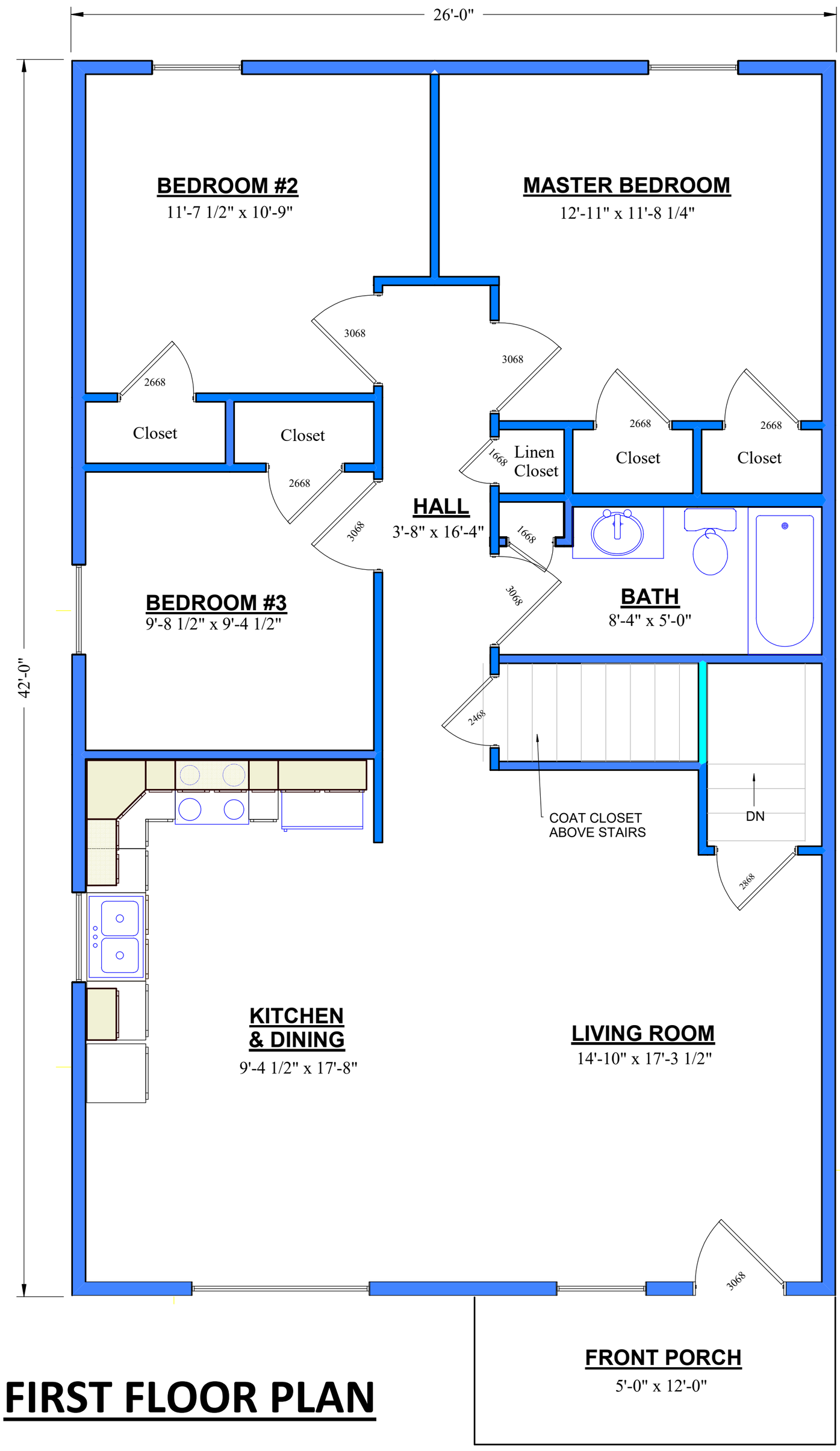
EAST ELEVATION

REVISION HISTORY	Habitat for Humanity- QC		
	TITLE House 121		
	SIZE C	HOUSE STYLE Wide Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A4



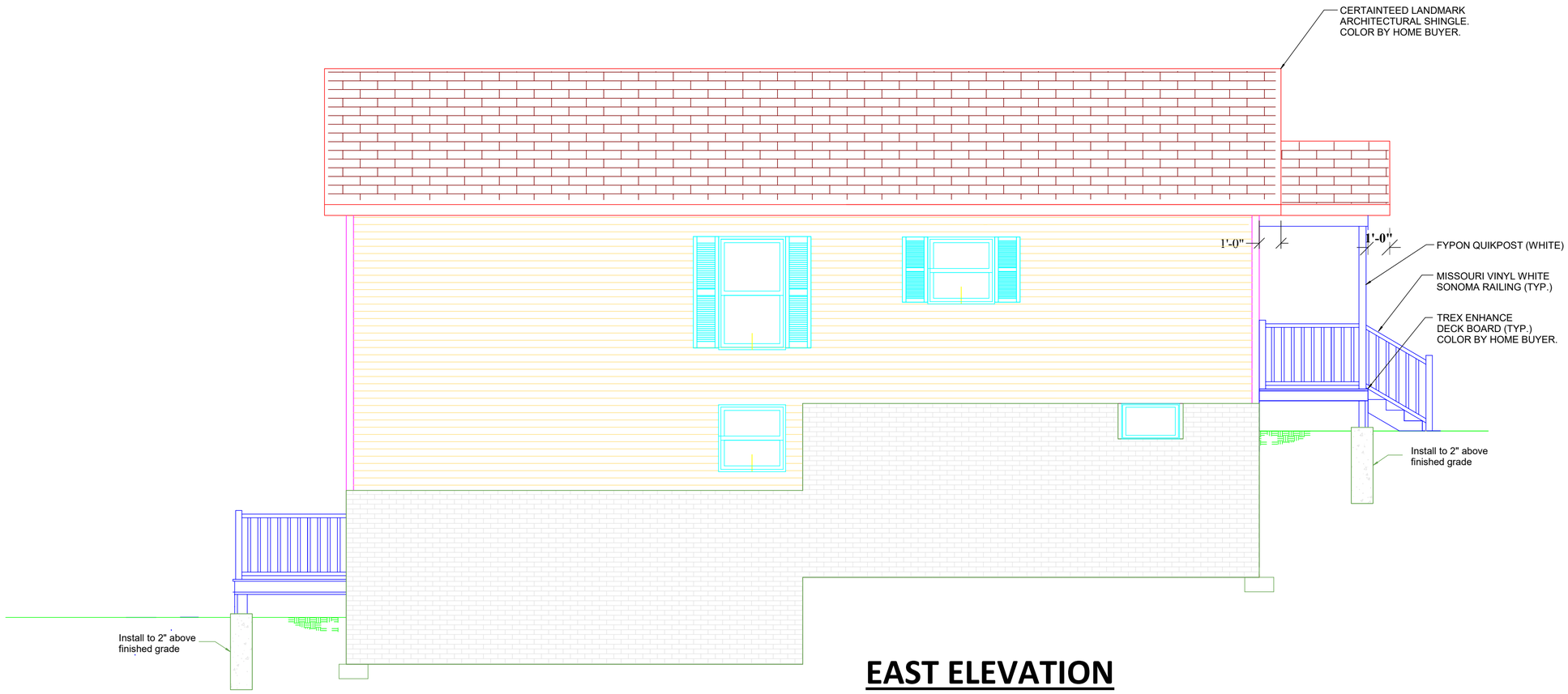
BASEMENT FLOOR PLAN

REVISION HISTORY	Habitat for Humanity-QC		
	TITLE House 122		
	SIZE C	HOUSE STYLE Narrow Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A1

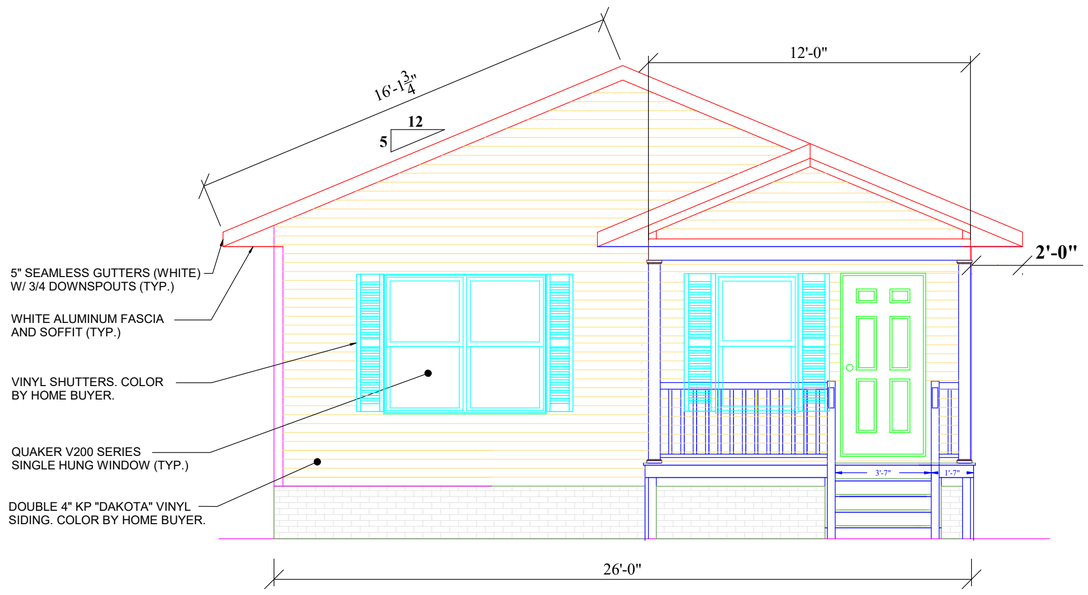


FIRST FLOOR PLAN

REVISION HISTORY	Habitat for Humanity- QC		
	TITLE House 122		
	SIZE C	HOUSE STYLE Narrow Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A2

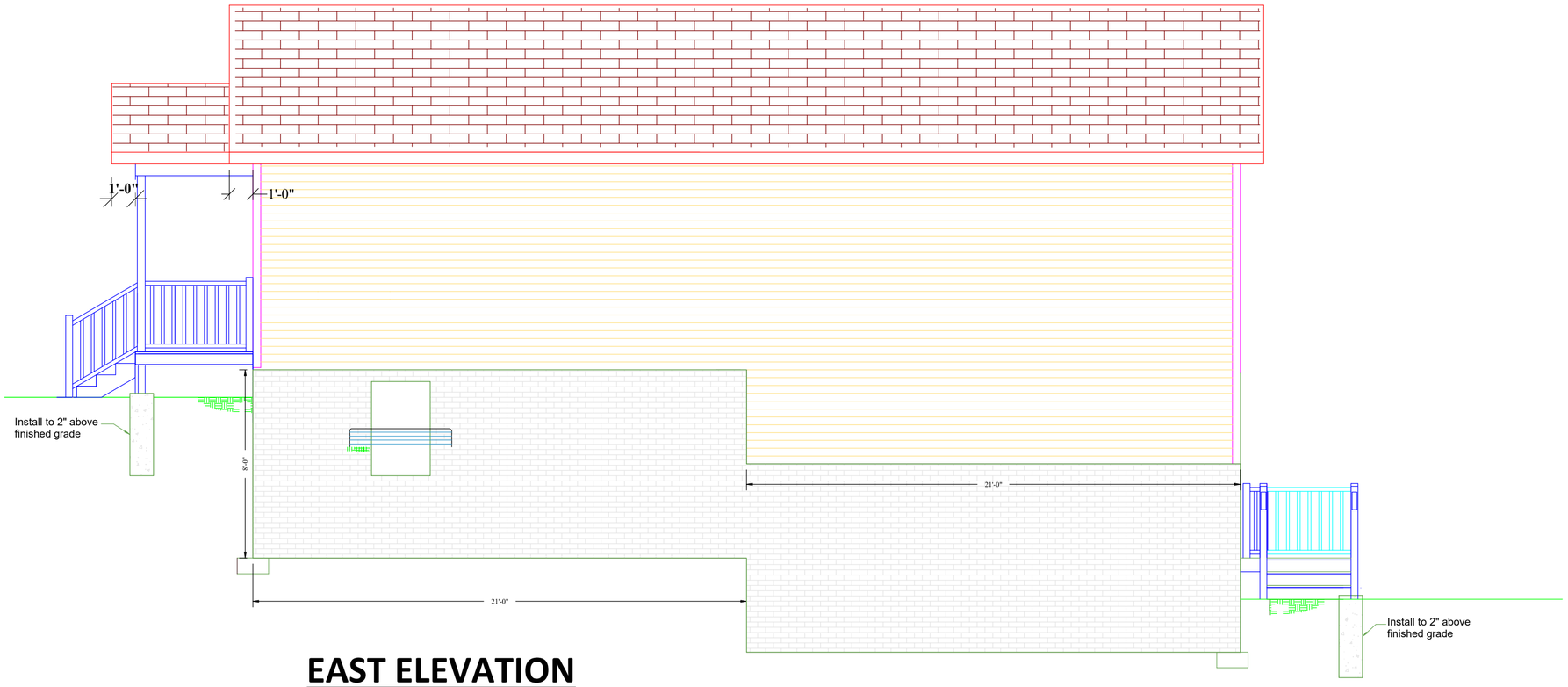


EAST ELEVATION



NORTH ELEVATION

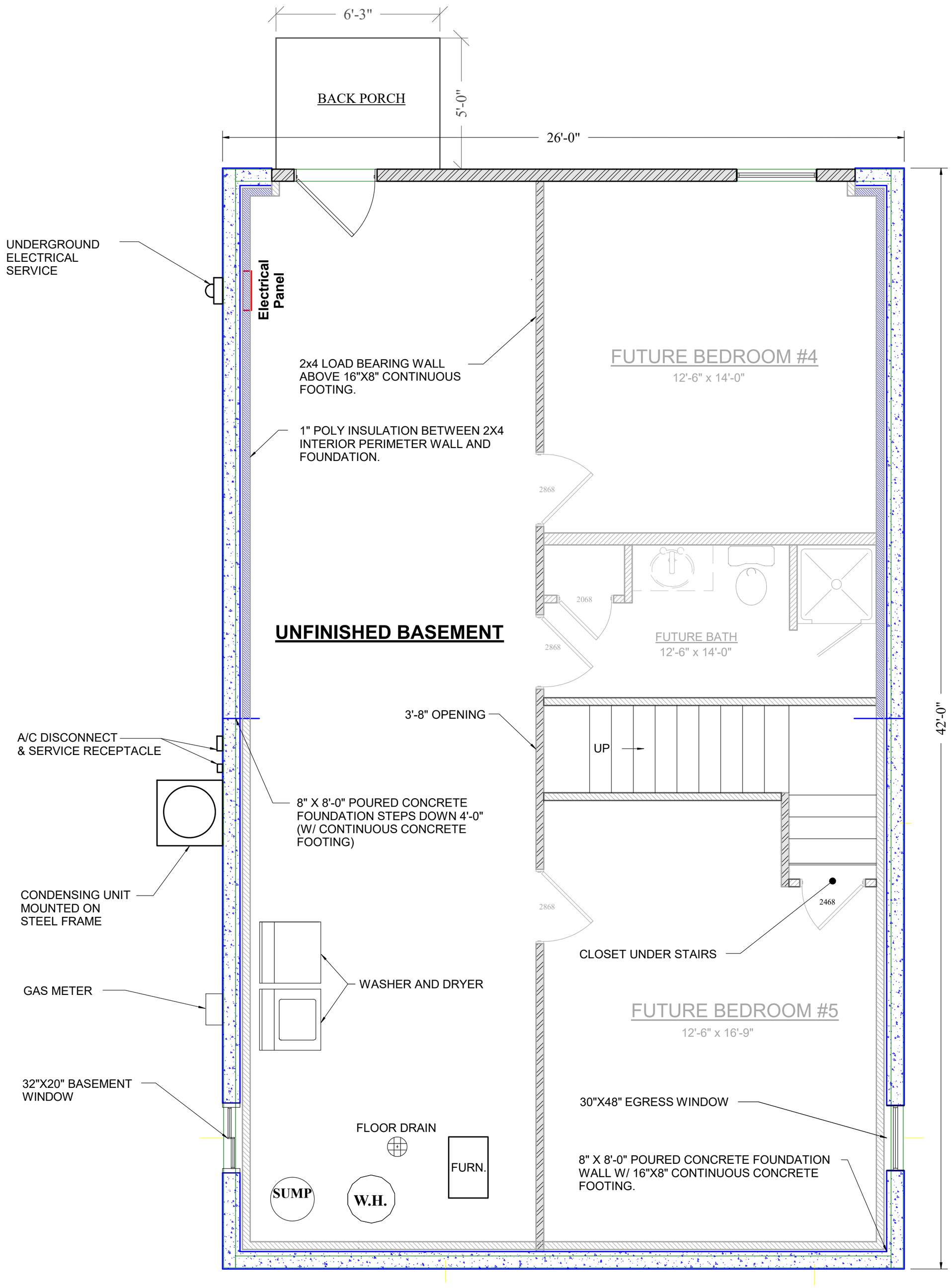
REVISION HISTORY	Habitat for Humanity- QC		
	TITLE House 122		
	SIZE C	HOUSE STYLE Narrow Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A3



EAST ELEVATION

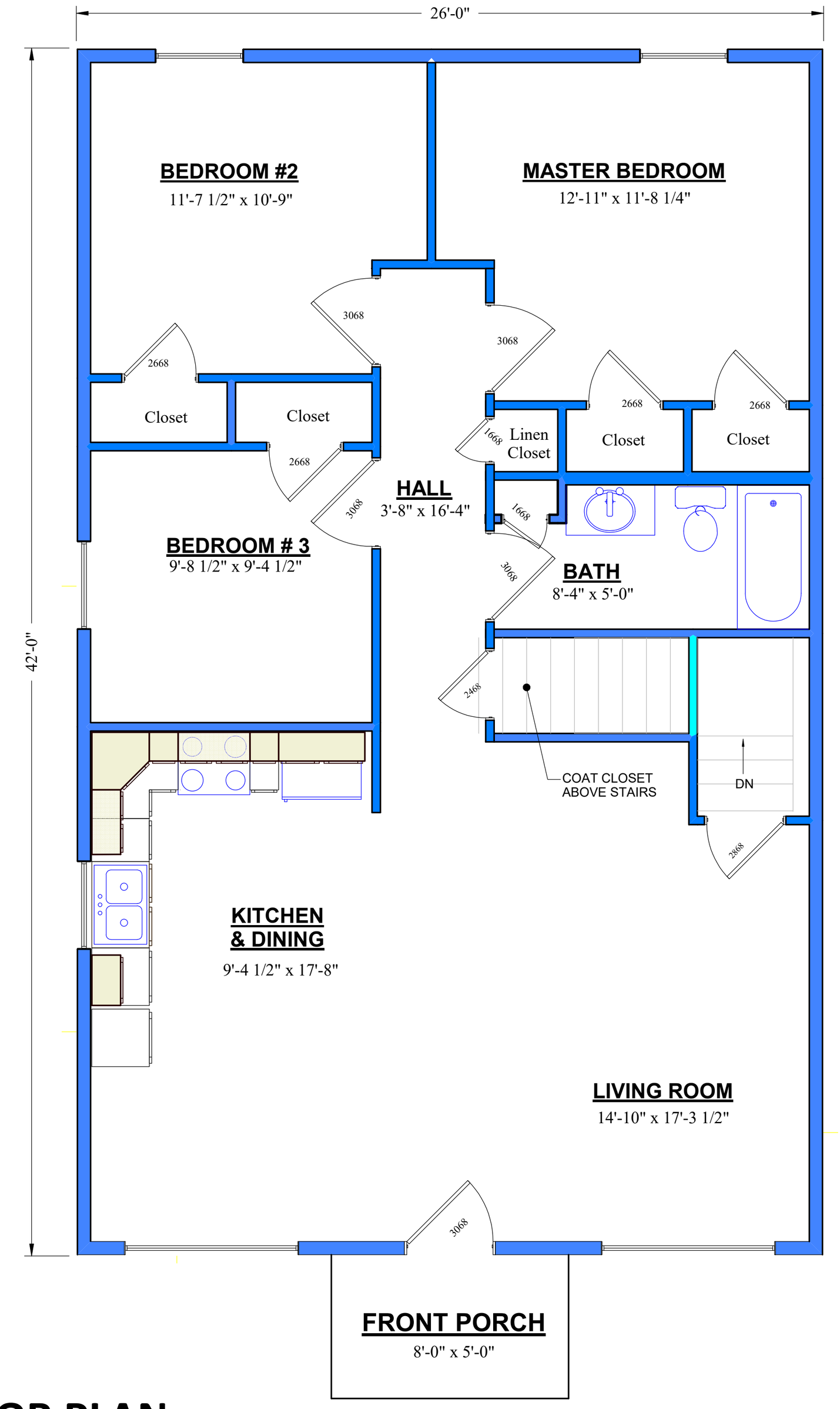
SOUTH ELEVATION

REVISION HISTORY	Habitat for Humanity- QC		
	TITLE House 122		
	SIZE C	HOUSE STYLE Narrow Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A4



BASEMENT FLOOR PLAN

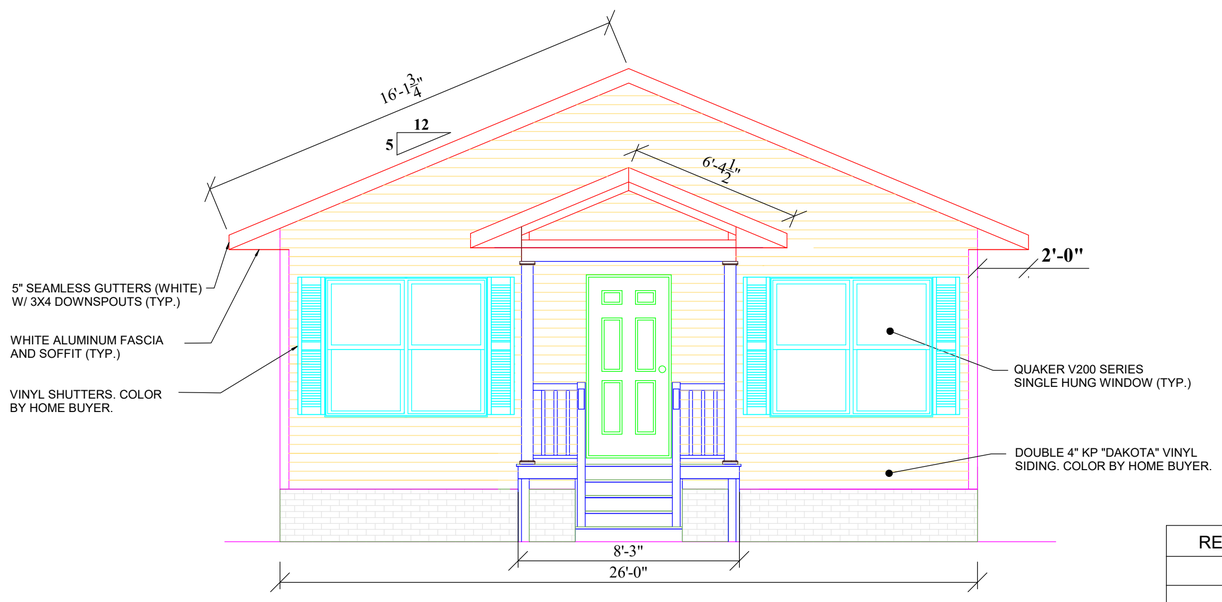
REVISION HISTORY	Habitat for Humanity-QC		
	TITLE House 123		
	SIZE C	HOUSE STYLE Narrow Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A1



FIRST FLOOR PLAN

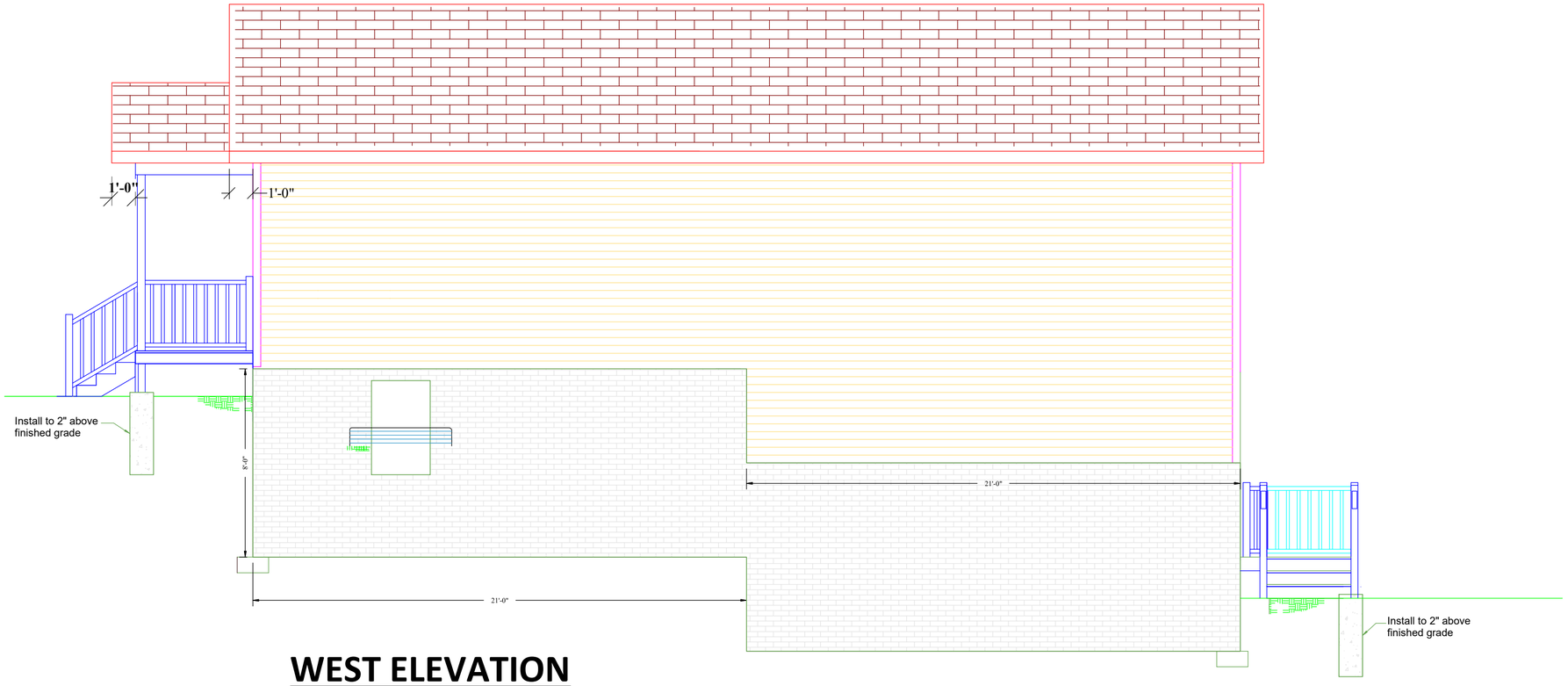
REVISION HISTORY	Habitat for Humanity- QC		
	TITLE House 123		
	SIZE C	HOUSE STYLE Narrow Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A2

EAST ELEVATION



NORTH ELEVATION

REVISION HISTORY	Habitat for Humanity- QC		
	TITLE House 123		
	SIZE C	HOUSE STYLE Narrow Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A3



WEST ELEVATION

SOUTH ELEVATION

REVISION HISTORY	Habitat for Humanity- QC		
	TITLE House 123		
	SIZE C	HOUSE STYLE Narrow Ranch 2021	REV 0
	SCALE NTS	Drawing Date	SHEET A4

City of Davenport

Department: Community Planning & Economic Development | **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 | **4/28/2021**

Subject:
Resolution authorizing submission of an application to the Iowa Department of Transportation's RISE program to support public infrastructure improvements necessary for the construction of a distribution and warehousing operation near the Eastern Iowa Industrial Center. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The City is currently working with a specific developer for the construction of a warehousing and distribution operation that will create more than 1,000 permanent jobs in the City of Davenport.

This project would be located on 160 acres directly west of the Davenport Municipal Airport on Division Street. Several upgrades must be made to both the street infrastructure leading to the project site as well as improvements surrounding the area to accommodate the increase in automobile and industrial traffic. Proposed improvements include:

- Reconstruction and new turning lanes on north Division Street adjacent to the project site
- Intersection improvements at Hillandale Road & Research Parkway with the EIIC
- Intersection improvements at Northwest Boulevard & Hillandale Road at the entrance of the EIIC
- Intersection improvement at Northwest Boulevard & West 76th Street

The estimated cost of these improvements are approximately $3,900,000. The City is applying to the Iowa Department of Transportation's Revitalizing Iowa's Sound Economy (RISE) grant program to help with the cost of these improvements. The project will be broken out with RISE funding coming from both the Immediate Opportunity grant and the General Development grant. The Immediate Opportunity RISE funding request is estimated to cover 80% of costs (with an estimated award of $3,120,000).The RISE program requires a matching contribution. The City anticipates using general fund and bonds abated by TIF funding to cover the 20% required contribution of $780,000.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Plans

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/15/2021 - 3:48 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing submission of an application to the Iowa Department of Transportation's RISE program to support public infrastructure improvements necessary for the construction of a distribution and warehousing operation near the Eastern Iowa Industrial Center.

WHEREAS, the City of Davenport, Iowa has determined the need to provide required road improvements for increased automobile and industrial traffic; and

WHEREAS, the public roadway improvements are vital to an immediate non-speculative opportunity for permanent job creation which the City of Davenport is pursuing with a specific developer through the construction of a new facility, where RISE funding is essential to this effort; and

WHERAS, without the RISE commitment, the public roadway improvements could not be extended in a timely manner; and

WHERAS, the public roadway improvements will be dedicated to public use and under the jurisdiction of the City of Davenport which claims responsibility and maintenance for said roadways; and

WHERAS, the City of Davenport assures the State of Iowa at appropriate non-RISE financial participation through the use of general funds and bonds;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF DAVENPORT endorses said roadway project and authorizes and supports this application for RISE funding for roadway improvements, and further agrees that the City of Davenport will contribute resources to the extent necessary to supplement RISE funds.

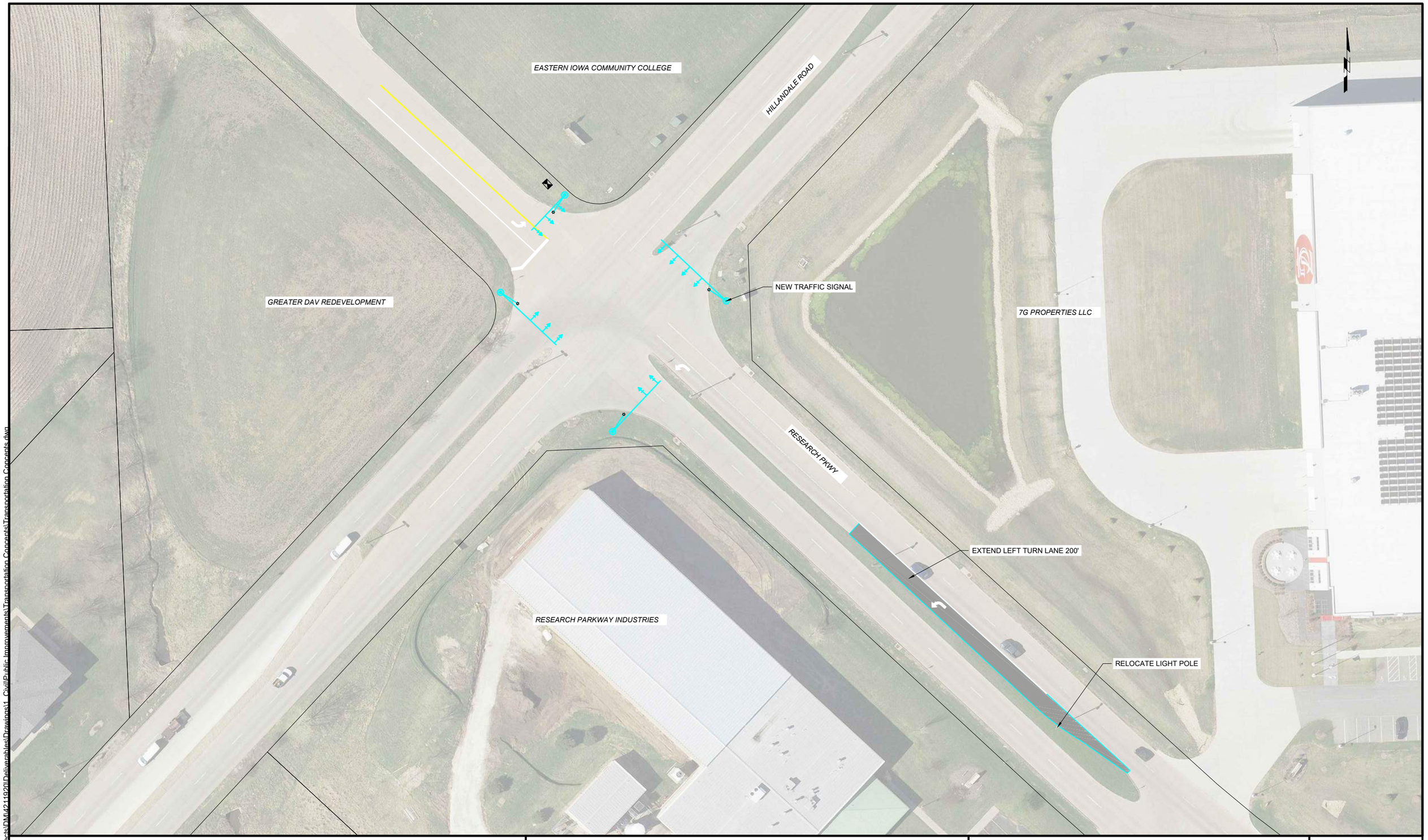
Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk



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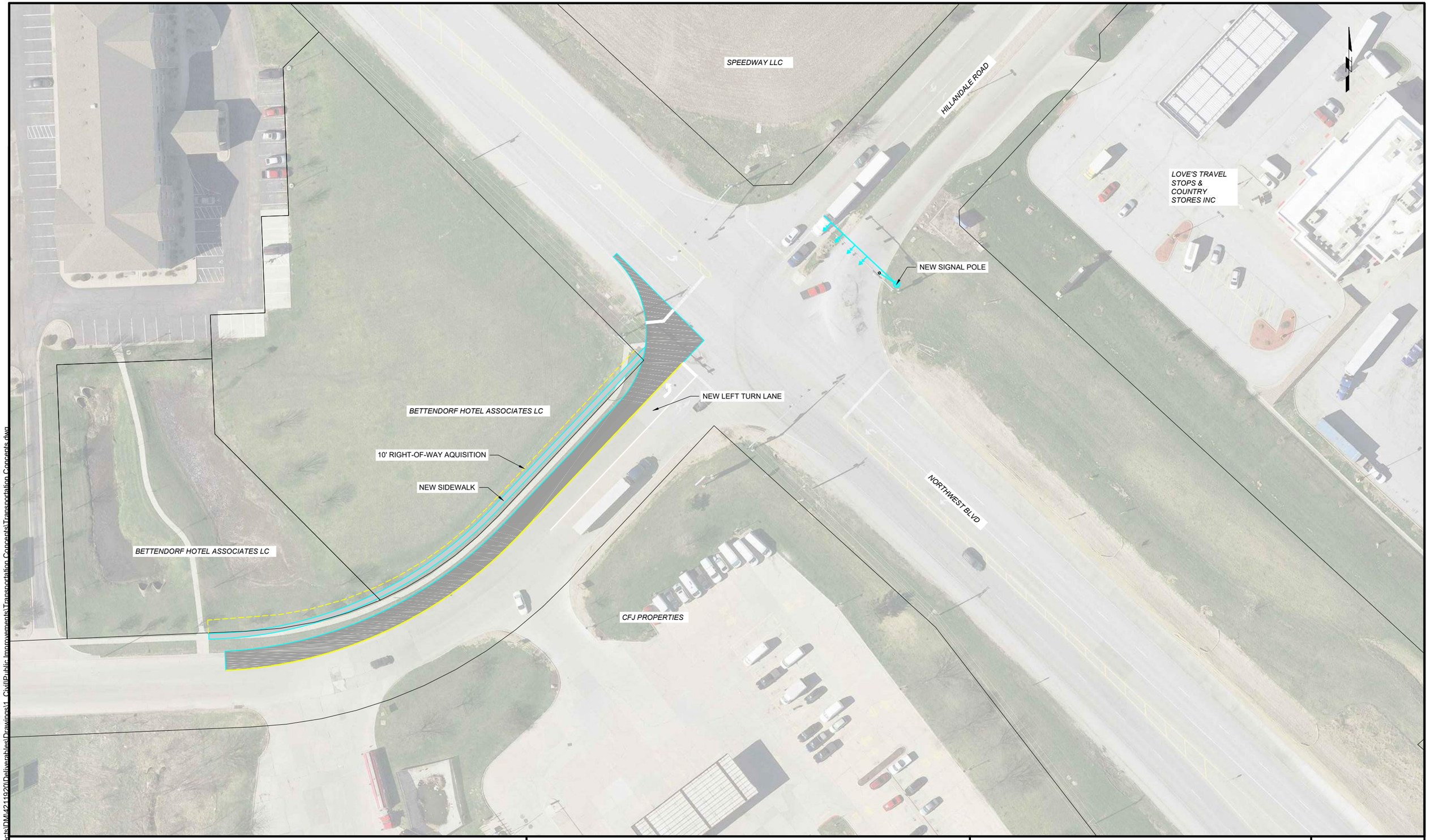
SHIVEHATTERY
ARCHITECTURE + ENGINEERING
S-H PROJECT NO. 4211920 SHIVE-HATTERY

RISE IMPROVEMENTS
DAVENPORT, IOWA
04/12/2021

HILLANDALE ROAD AND RESEARCH PKWY

SCALE

EXHIBIT: E1



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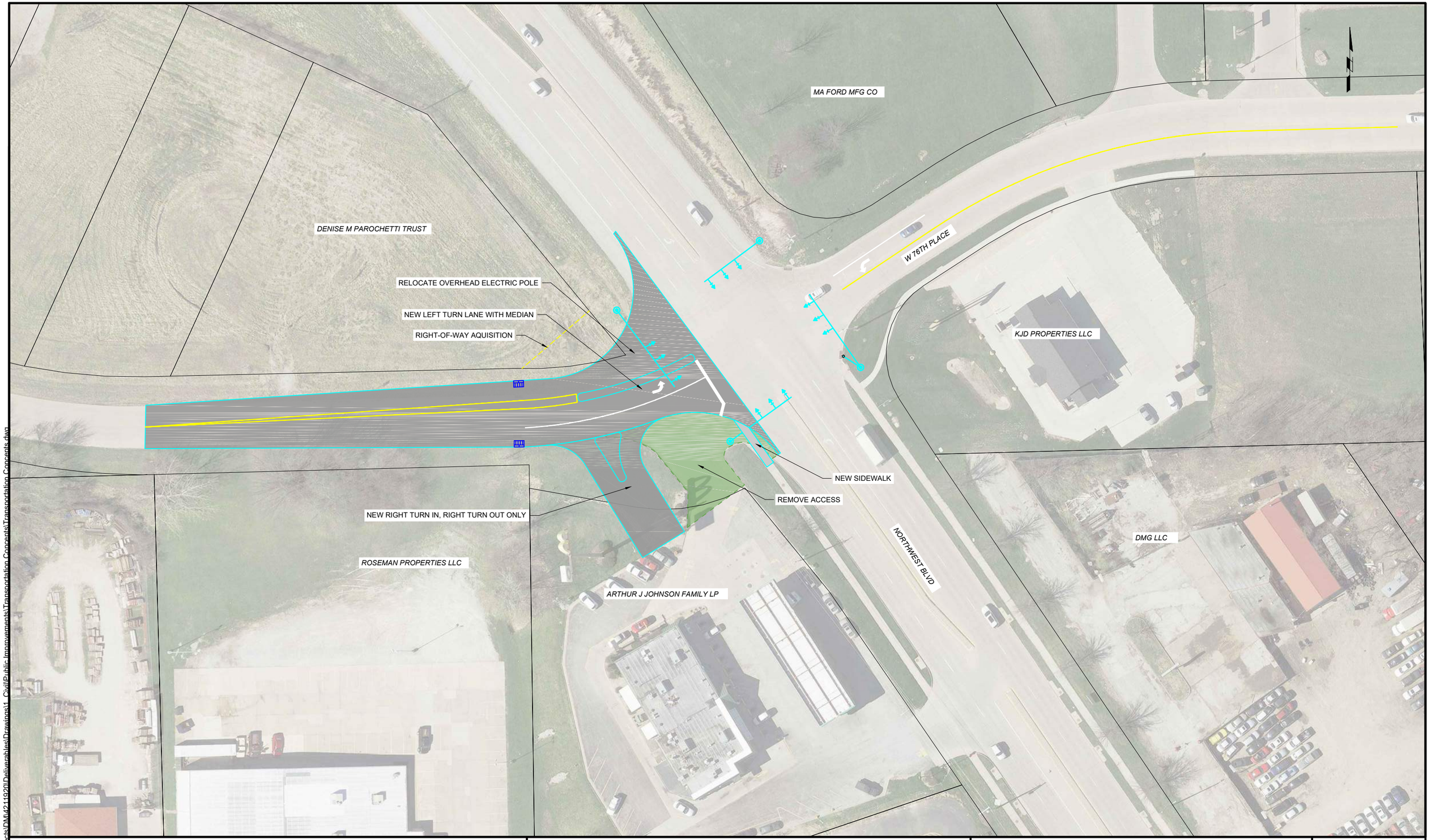
SHIVEHATTERY
ARCHITECTURE + ENGINEERING
S-H PROJECT NO. 4211920 SHIVE-HATTERY

RISE IMPROVEMENTS
DAVENPORT, IOWA
04/12/2021

NORTHWEST BLVD AND HILLANDALE ROAD

SCALE

EXHIBIT: E2



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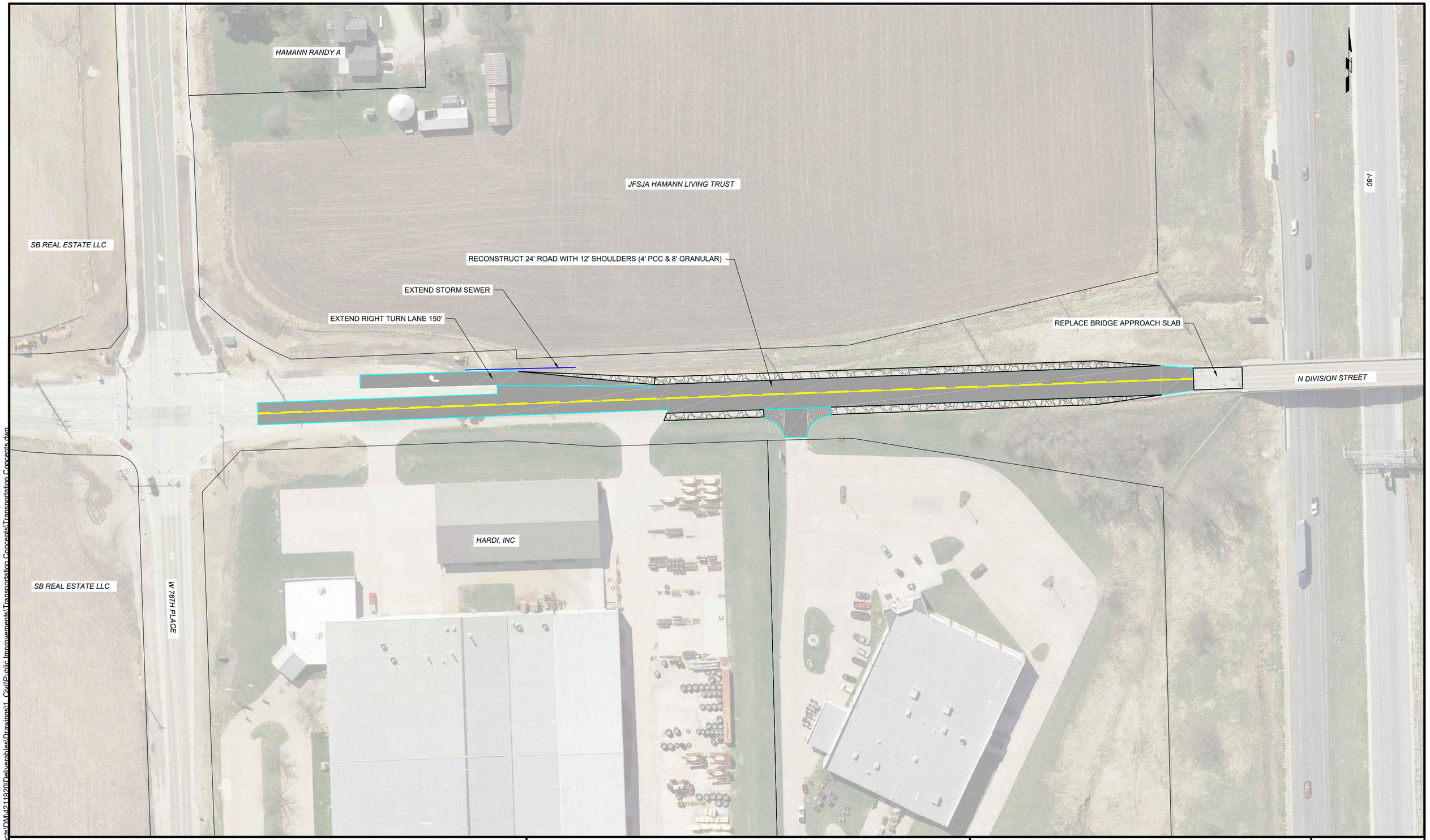
SHIVEHATTERY
ARCHITECTURE + ENGINEERING
S-H PROJECT NO. 4211920 SHIVE-HATTERY

RISE IMPROVEMENTS
DAVENPORT, IOWA
04/12/2021

NORTHWEST BLVD AND W 76TH PLACE

SCALE

EXHIBIT: E3



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SHIVEHATTERY
ARCHITECTURE + ENGINEERING
S-H PROJECT NO. 4211920 SHIVE-HATTERY

RISE IMPROVEMENTS
DAVENPORT, IOWA
04/12/2021

NORTHWEST BLVD AND NORTH DIVISION STREET

SCALE

EXHIBIT: E4

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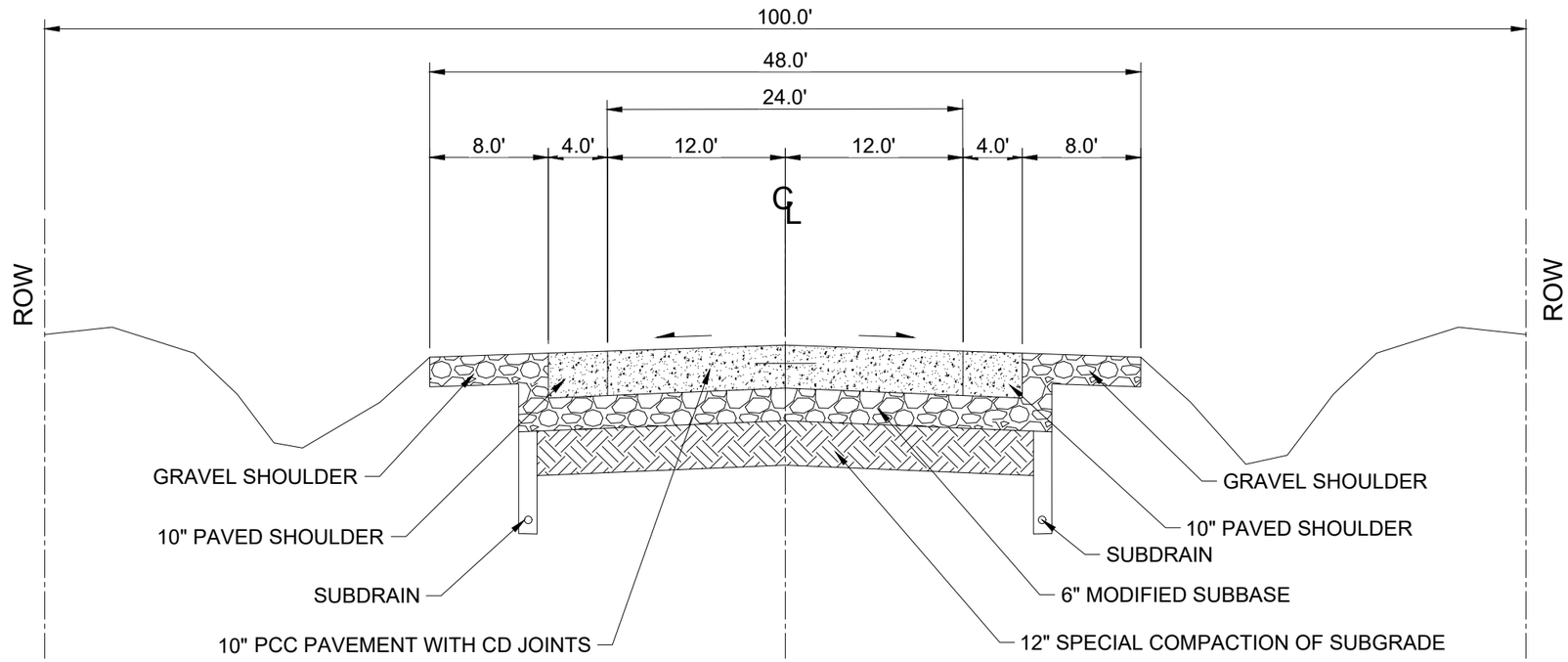
SHIVEHATTERY
SHRINERS HOSPITAL FOR CRIPPLED
ARCHITECTURE + ENGINEERING
S-H PROJECT NO. 4211920
SHIVE-HATTERY

RISE IMPROVEMENTS
DAVENPORT, IOWA
04/12/2021

NORTH DIVISION STREET

SCALE

EXHIBIT: E5



1 N DIVISION STREET - TYPICAL RURAL ROADWAY SECTION

NOT TO SCALE

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SHIVEHATTERY
ARCHITECTURE + ENGINEERING
S-H PROJECT NO. 4211920 SHIVE-HATTERY

RISE IMPROVEMENTS
DAVENPORT, IOWA
04/12/2021

DIVISION TYPICAL SECTION

SCALE

EXHIBIT: E6

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Brian Heyer | 563-326-7735

Action / Date
4/28/2021

Subject:
Resolution authorizing the conveyance of the unimproved, vacated public rights-of-way located within the previously vacated subdivision plat known as Island View Subdivision, City of Davenport, Iowa (IV Properties LLC, petitioner). [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The City vacated this subdivision in 2003. The rights-of-way were not expressly conveyed through the City's adoption of the Ordinance vacating the subdivision and so the City continues to have a possessory interest. Approval of this conveyance will resolve title issues for the property owner.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/15/2021 - 8:59 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the conveyance of the unimproved, vacated public rights-of-way located within the previously vacated subdivision plat known as Island View Subdivision, City of Davenport, Iowa (IV Properties, LLC, petitioner).

WHEREAS, the City of Davenport currently owns the vacated public rights-of-way lying within the vacated subdivision plat known as Island View Subdivision, City of Davenport, Iowa; and

WHEREAS, the City of Davenport wishes to convey the same to IV Properties, LLC subject to easements and restrictions of record, existing utilities, and the special conditions stated in Document 2003-302 recorded in the Office of the Scott County Recorder; and

WHEREAS, a Public Hearing on the matter was held on Wednesday, April 21, 2021 as required by law.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the above-described real estate be conveyed to IV Properties, LLC subject to easements and restrictions of record, existing utilities, and the special conditions stated in Document 2003-302 recorded in the Office of the Scott County Recorder; and be it

FURTHER RESOLVED that the proposed conveyance shall be executed by the Mayor and Deputy City Clerk on behalf of the City.

Passed and approved this 28th day of April, 2021.

Approved:

_____

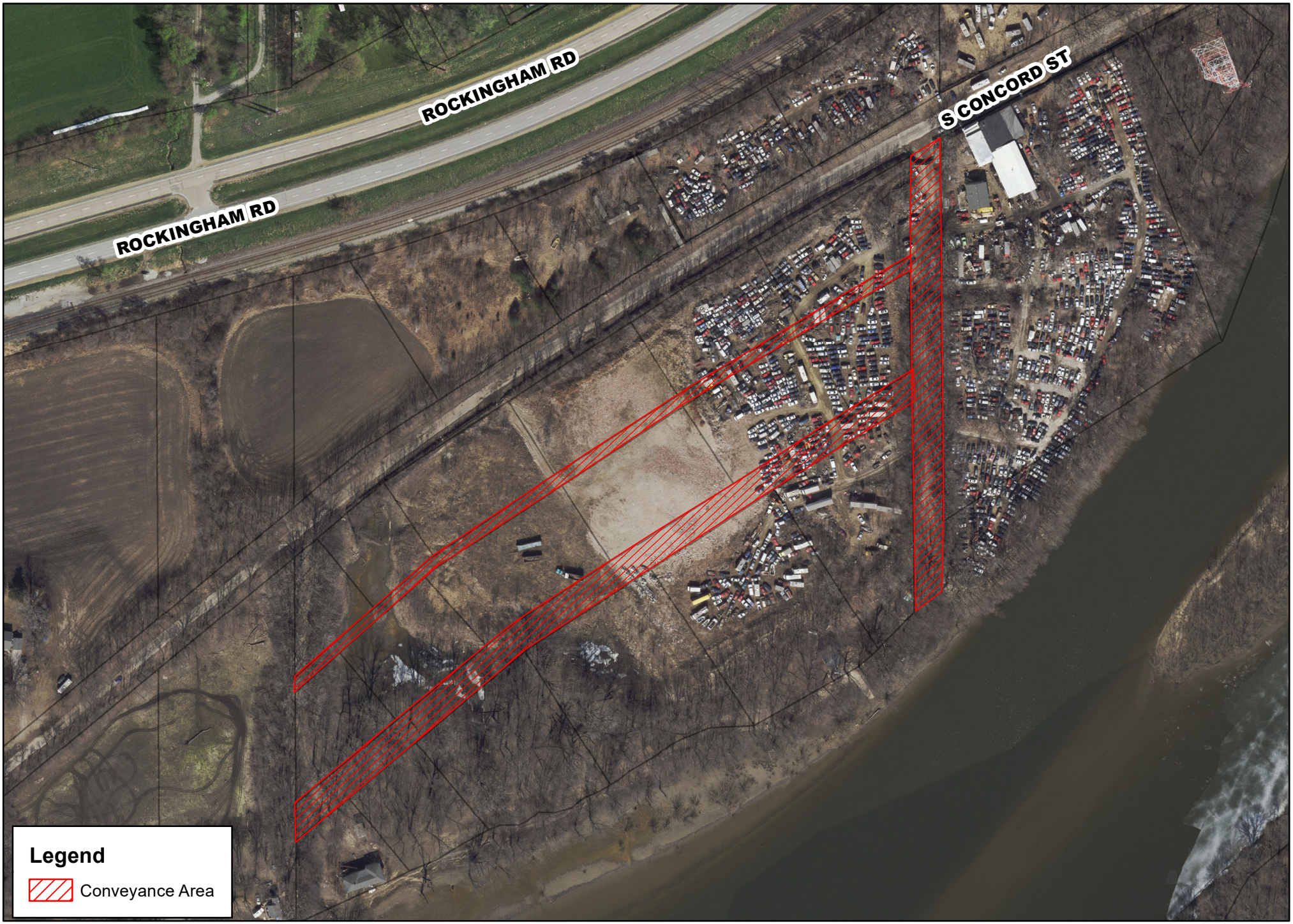
Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

Proposed Land Conveyance
Vacated ROW in Island View Subdivision



City of Davenport

Department: Legal
Contact Info: Brian Heyer | 563-326-7735

Action / Date
4/28/2021

Subject:
Resolution setting a Public Hearing concerning the proposed conveyance of vacated public rights-of-way, that being a part of East 11th Street between Perry Street and Pershing Avenue, a portion of an alley in block 89 of LeClaire's 8th addition, and a portion of an alley in block 96 of LeClaire's 8th addition (Palmer College of Chiropractic, petitioner). [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The City currently owns the vacated public rights-of-way that were vacated at the March 24, 2021 City Council meeting and desires to sell its interest in this real estate. Palmer College of Chiropractic would to acquire this property.

Per Iowa law, a City must hold a Public Hearing prior to conveying its interest in real property. Adoption of this Resolution will set the Public Hearing for Wednesday, May 5, 2021 at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West Fourth Street, Davenport, Iowa.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Admin, Default	Approved	4/16/2021 - 10:37 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION setting a Public Hearing concerning the proposed conveyance of vacated public rights-of-way, that being a part of East 11th Street between Perry Street and Pershing Avenue, a portion of an alley in block 89 of LeClaire's 8th addition, and a portion of an alley in block 96 of LeClaire's 8th addition (Palmer College of Chiropractic, petitioner).

WHEREAS, the City of Davenport currently owns the recently vacated public rights-of-way:

That part of East 11th Street located between Perry Street and Pershing Avenue, in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows: Beginning at the southeast corner of Block 96 in LeClaire's 8th Addition; Thence South 02°52'09" East, a distance of 60.01 feet to the northeast corner of Block 89 in LeClaire's 8th Addition; Thence South 88°01'40" West along the north line of said Block 89, a distance of 321.23 feet to the northwest corner of said Block 89; Thence North 02°07'42" West, a distance of 61.84 feet to the southwest corner of said Block 96; Thence North 88°21'23" East along the south line of said Block 96, a distance of 320.47 feet to the Point of Beginning. The above-described parcel contains 19,545 square feet, more or less. For the purpose of this description bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

And

Part of a 20-foot alley located partly in Block 89 of LeClaire's 8th Addition and partly in Outlot 30 of LeClaire's 2 nd Addition in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows: Commencing at the at the northeast corner of Lot 5 in said Block 89; Thence South 01°50'01" East along the east line of said Block 89, a distance of 185.98 feet to the northerly line of said alley and the Point of Beginning; Thence continuing South 01°50'01" East along said east line, a distance of 20.00 feet to the southerly line of said alley; Thence South 88°02'49" West along said southerly line, a distance of 151.54 feet to the easterly line of said alley; Thence South 01°50'34" East along said easterly line, a distance of 108.54 feet; Thence South 87°15'17" West, a distance of 20.00 feet to the westerly line of said alley; Thence North 01°50'34" West along said westerly line, a distance of 128.82 feet to the northerly line of said alley; Thence North 88°02'49" East along said northerly line, a distance of 171.54 feet to the Point of Beginning. The above-described parcel contains 5,604 square feet, more or less. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

And

Part of a 20-foot alley located in Block 96 of LeClaire's 8th Addition in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows: Beginning at the southeast corner of Lot 5 in said Block 96; Thence South 01°53'25" East along the east line of said Block 96, a distance of 20.00 feet to the south line of said alley; Thence South 88°25'19" West along said south line, a distance of 204.63 feet; Thence North 01°30'45" West, a distance of 20.00 feet to the north line of said alley; Thence North 88°25'19" East along said north line, a distance of 204.50 feet to the Point of Beginning. The above-described parcel contains 4,091 square feet, more or less. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment); and

WHEREAS, the City of Davenport desires to sell its interest in the aforementioned real estate; and

WHEREAS, Palmer College of Chiropractic would like to acquire said property; and

WHEREAS, Iowa law requires a city to hold a Public Hearing prior to conveying its interest in real property.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a Public Hearing concerning the proposed conveyance of vacated public rights-of-way known as part of East 11th Street between Perry Street and Pershing Avenue and a portion of two alleys, one in Block 89 and the other in Block 96 of LeClaire's 8th Addition, legally described above, will be held on May 5, 2021 at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West Fourth Street, Davenport, Iowa.

Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Development Committee **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **4/28/2021**

Subject:
Motion approving the Amended Annual Action Plan for Year 46 (July 1, 2020 - June 30, 2021) for the CDBG and HOME Programs. [All Wards]

Recommendation:
Pass the Motion.

Background:
Each year, the City must submit an Annual Action Plan (AAP) to the Department of Housing and Urban Development (HUD). This plan is required to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. The plan for Program Year 46 (Federal Fiscal Year 2020/city fiscal year 2021) covers the period from July 1, 2020 through June 30, 2021. The plan was submitted to HUD, and was approved on July 8, 2020.

The AAP identifies the goals and needs for the CDBG and HOME programs, including the objectives to be addressed, which were approved by Council at the November 13, 2019 meeting, and the allocations of the federal entitlement funds which were approved by Council at the March 25, 2020 meeting.

In light of the unprecedented impacts of COVID-19, HUD has instructed communities receiving the CDBG and HOME grants to amend their current Annual Action Plans to incorporate COVID-19 response funding and activities. HUD published suspensions, waivers and guidance that included the public comment period being reduced from 30 days to 5 days along with a virtual public hearing. Notice of the public comment period was published in the Quad City Times on April 15, 2021 and the required 5-day comment period will run from April 16-20, 2021.

This substantial amendment to the 2020 Annual Action Plan will enable the City to do the following:

Add the additional CDBG-CV funding (CV-3) which along with CV-1 totals $1,460,804 and will provide financial relief to assist small businesses in Davenport that have lost revenue due to COVID-19. The funding will provide forgivable loans to businesses negatively affected by COVID-19. Program will provide economic development assistance including loans, loan guarantees, grants, microenterprise assistance, and infrastructure development to businesses impacted by COVID-19 and in need of assistance to stabilize, create and/or retain jobs in Davenport. Loans and grants provided could be made available for operating capital, acquisition, rehabilitation, demolition, slum blight prevention/removal. At least 51% of the jobs created or retained by the assisted small businesses must be made available to low/moderate income people.

Additionally CDBG-CV CARES Act funding will provide for a variety of public service activities serving low to moderate income clientele impacted negatively by COVID-19. Service programs for Davenport households that could include child care, before and after school programs, summer programs, senior programs, mental health services, and legal services for low to

moderate income families. Homeless and Transitional Housing programs could provide short-term rental/mortgage payments, referrals, service coordination, one-time crisis assistance to prevent homelessness, meal services, and funding for the staff to implement these activities. A percentage of staff costs will be covered by the City's CDBG-CV grants.

It is unknown at this time if additional CDBG funding will be made available to the City by HUD through the CARES Act but will be used for the same purpose of the initial allocations indicated above which is to prepare, prevent and respond to the spread of coronavirus (COVID-19) and facilitate assistance to eligible households and persons economically impacted by COVID-19. Additional proposed activities, if any, will be made available through future public notices which will provide the public 5-days to comment on the proposed activities. These notices will be printed in the local newspapers and posted online on the City of Davenport's website at www.davenportiowa.com.

Passage of this Motion will approve the amended Year 46 Annual Action Plan, subject to completion of the required 5-day comment period, and authorizes the City Administrator or her designees to submit the amendment to HUD and sign necessary documents and agreements.

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	4/15/2021 - 1:33 PM
City Clerk	Admin, Default	Approved	4/15/2021 - 2:42 PM

City of Davenport

Department: Community Development Committee
Contact Info: Bruce Berger | 563-326-7769

Action / Date
4/28/2021

Subject:
Motion approving the Annual Action Plan for Year 47 (July 1, 2021 - June 30, 2022) for the CDBG and HOME Programs and authorizing the City Administrator or her designees to sign necessary documents and agreements. [All Wards]

Recommendation:
Pass the Motion.

Background:
Each year, the City must submit an Annual Action Plan (AAP) to the Department of Housing and Urban Development (HUD), which is required to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. This plan will cover the city fiscal year from July 1, 2021 through June 30, 2022, which is the second year of the City's current Five Year Consolidated Plan.

The AAP identifies the local objectives to be addressed, which were approved by Council at the November 4, 2020 meeting. The draft Annual Action Plan is available for public comment from March 21, 2021 through April 20, 2021. Passage of this motion will approve the Year 47 Annual Action Plan upon completion of the public comment period, and also authorize the City Administrator or her designees to sign necessary documents and agreements.

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	4/15/2021 - 12:36 PM

City of Davenport

Department: Public Safety
Contact Info: Gary Statz | 563-326-7754

Action / Date
4/28/2021

Subject:
Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding East 56th Street along both sides from Utica Ridge Road east to the City limits. [Ward 6]

Recommendation:
Adopt the Ordinance.

Background:
Both the City of Davenport and City of Bettendorf would like to convert East 56th Street (Utica Ridge Road to 18th Street in Bettendorf) to a 3-lane road. There are numerous driveways and side streets in this corridor so a continuous 2-way left turn lane would help ease congestion that might occur behind a driver waiting to turn left. All parking would need to be removed for this to be painted as a 3-lane road.

We have also had complaints about parked cars causing congestion and making it difficult to exit business driveways with cars parked across the street. All of the businesses in this area have ample off-street parking so this change should not cause a hardship. The road would be painted as soon as possible after the installation of the no parking signs.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/31/2021 - 11:02 AM
Public Works Committee	Moses, Trish	Approved	3/31/2021 - 11:02 AM
City Clerk	Admin, Default	Approved	3/31/2021 - 5:40 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING EAST 56TH STREET ALONG BOTH SIDES FROM UTICA RIDGE ROAD EAST TO THE CITY LIMITS.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

East 56th Street along both sides from Utica Ridge Road east to the City limits.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
4/28/2021

Subject:
Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

Sandra Gonzalez; Birthday party; 418 Oak Street; Friday, April 30, 2021 2:00 p.m. – 11:30 p.m.; **Closure:** Oak Street from 5th Street to just north of the alley. [Ward 3]

St. Paul Lutheran Church; Outdoor worship service; 2136 Brady Street; Sunday, May 9, 2021 8:00 a.m. - 12:00 p.m.; **Closure:** Lombard Street between Brady Street and Main Street. [Ward 5]

River Music Experience; QCCT Donor Reception; 129 Main Street; Tuesday, June 8, 2021 9:00 a.m. - 9:00 p.m.; **Closure:** Main Street from River Drive to 2nd Street (Redstone parking ramp will be accessible from Brady Street; exit for US Bank drive-thru will remain open until 3:30 p.m.). [Ward 3]

City of Davenport Parks and Recreation; YouthFest 2021; Fejervary Park | 1800 West 12th Street; Wednesday, July 14, 2021 7:00 a.m. - 3:00 p.m.; **Closure:** Park road from Wilkes Avenue at West 12th Street to just north of the Family Aquatic Center parking lot. [Ward 4]

Quad City Arts; Riverssance Festival of Fine Arts; Lindsay Park | 2200 East 11th Street; 8:00 a.m. Friday, September 17, 2021 - 7:00 p.m. Sunday, September 19, 2021; **Closure:** East 11th Street between Jersey Ridge Road and Hillcrest Avenue. [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
Per the City's Special Events Policy, City Council will approve street, lane, or public ground closures based on the recommendation of the Special Events Committee.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Gonzalez Birthday Party Map
Backup Material	Gonzalez Birthday Party Street Closure Petition
Backup Material	St. Paul Lutheran Church Outdoor Worship Service Map
Backup Material	QCCT Donor Reception Map
Backup Material	YouthFest Map
Backup Material	Riverssance Festival Map
Backup Material	Riverssance Festival Letter to Neighbors

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/15/2021 - 1:41 PM

Resolution No. _____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

WHEREAS, the City, through its Special Events Policy, has accepted the following applications to hold outdoor events on the following dates; and

WHEREAS, upon review of the applications it has been determined that the streets, lanes, or public grounds on the dates and times listed below will need to be closed.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs staff to proceed with the temporary closure of the following streets, lanes, or public grounds on the following dates and times:

Sandra Gonzalez; Birthday party; 418 Oak Street; Friday, April 30, 2021 2:00 p.m. – 11:30 p.m.; ***Closure:*** *Oak Street from 5th Street to just north of the alley. [Ward 3]*

St. Paul Lutheran Church; Outdoor worship service; 2136 Brady Street; Sunday, May 9, 2021 8:00 a.m. - 12:00 p.m.; ***Closure:*** *Lombard Street between Brady Street and Main Street. [Ward 5]*

River Music Experience; QCCT Donor Reception; 129 Main Street; Tuesday, June 8, 2021 9:00 a.m. - 9:00 p.m.; ***Closure:*** *Main Street from River Drive to 2nd Street (Redstone parking ramp will be accessible from Brady Street; exit for US Bank drive-thru will remain open until 3:30 p.m.). [Ward 3]*

City of Davenport Parks and Recreation; YouthFest 2021; Fejervary Park | 1800 West 12th Street; Wednesday, July 14, 2021 7:00 a.m. - 3:00 p.m.; ***Closure:*** *Park road from Wilkes Avenue at W 12th Street to just north of the Family Aquatic Center parking lot. [Ward 4]*

Quad City Arts; Riverssance Festival of Fine Arts; Lindsay Park | 2200 East 11th Street; 8:00 a.m. Friday, September 17, 2021 - 7:00 p.m. Sunday, September 19, 2021; ***Closure:*** *East 11th Street between Jersey Ridge Road and Hillcrest Avenue. [Ward 6]*

Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

W 5th St
W 5th St
W 5th St
W 5th St
Oak St
Oak St
2102
2046
2115
2109
2105
2101
2043
2041
2035
2029
2027
2023
418
413
409
2036
2032
2030
2024
2126
2118
2114
2110
2106
406
2042
2046
W 4th St
W 4th St
W 4th St
Barricades
Google
Imagery ©2021 Maxar Technologies, Map data ©2021

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 30 day of April, 2021 during the hours of 10am - 11pm there is proposed a street closing, requested by Sandra Gonzalez, which will require the closing of Oak st between 5th street and Alley.

***Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
Connie Kulbrede	✓		
2101 W 5th St, Dav, IA 52802-1009			
563. 570-1886			
2041 5th St. - could not get a hold of			
4/10 morning			
4/13 6:30 pm.			
4/14 7:30 pm			

dates and times tried

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

Sandra G 4/15/21

Signature of Applicant Date

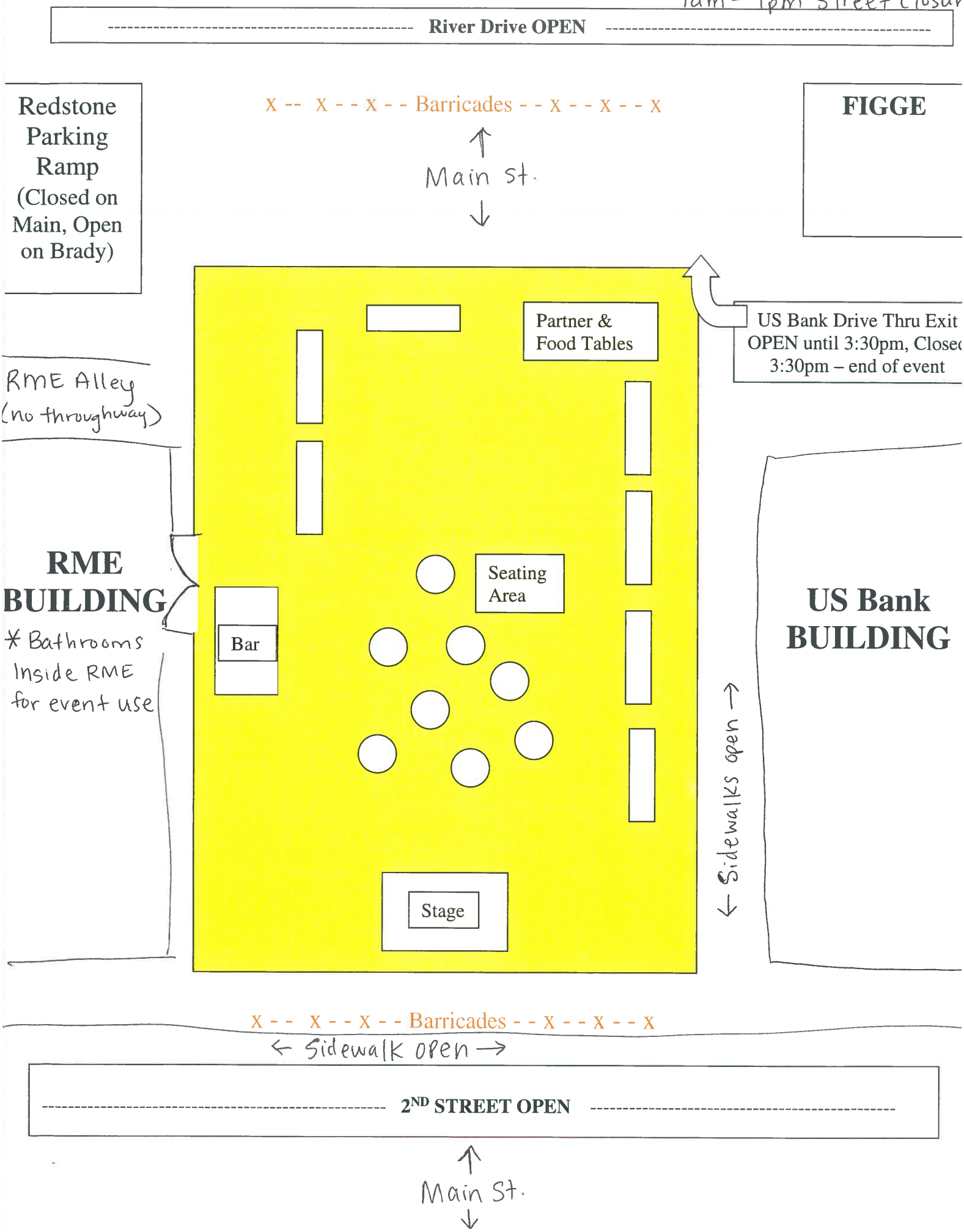
Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

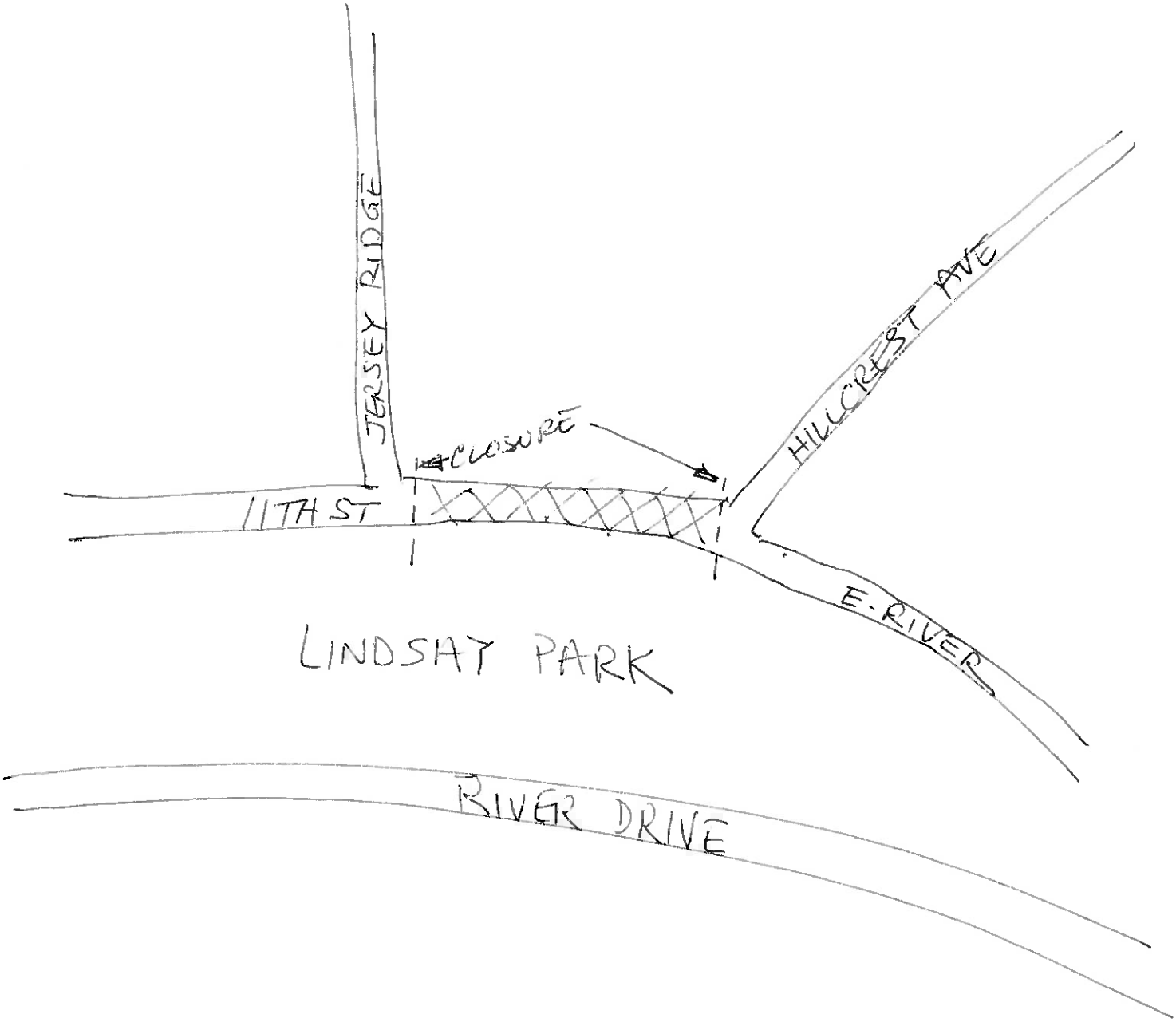
W Leonard St
St Paul Lutheran Church
Brady St
W High St
N Main St
W Pleasant St

QCCT Event Map: June 8, 2021 // 4-8pm event time
9am-9pm street Closur



2019 YOUTHFEST PARKING

RIVERSSANCE FINE ARTS FESTIVAL



Riverssance Festival of Fine Arts
33rd Annual Show
September 18 & 19
Saturday 10-5
Sunday 10-4

Quad City Arts' Riverssance Festival of Fine Arts will be celebrating its' 33rd year in 2021 as the premier fine arts festival of the Quad Cities, showcasing top artist from throughout North America. The Riverssance Festival is located in Upper Lindsay Park on a senic hill overlooking the Mississippi River in the historic Village of East Davenport. Riverssance will feature a free children's art tent, wine tasting, gourmet food and live regional music.

As in the past 11th Street will be closed between Jersey Ridge and Hillcrest Ave beginning Friday morning September 17th through Sunday evening September 19th. We appologize for the inconvenience this may cause you. Please accept these two entry passes as our thank you for your support and join us in this celebration of the arts.

If you have any questions or concerns please contact me:
Jim Cronk, Riverssance Committee
jecronk01@aol.com
563-650-6814

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
4/28/2021

Subject:
Motion approving a noise variance request for an event on the listed date and time.

River Music Experience; QCCT Donor Reception; 129 Main Street; Tuesday, June 8, 2021 4:00 p.m. - 8:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

Recommendation:
Pass the Motion.

Background:
The following request for a noise variance has been received pursuant to the Davenport Municipal Code Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/15/2021 - 3:38 PM

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Jamie Swanson | 563-326-7737 **4/28/2021**

Subject:
Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 2

LeClaire Grocery (MK Grocery, Inc) - 1715 W Kimberly Rd - License Type: Class C Beer

B. Annual license renewals (with outdoor area as noted):

Ward 1

Dominga's (Dominga's Authentic Mexican Food, Inc) - 1525 S Concord St - License Type: Class B Beer

Ward 2

Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 W Kimberly Rd - License Type: Class C Liquor

Pilot Travel Center #636 (Pilot Travel Centers, LLC) - 8200 Northwest Blvd - License Type: Class C Beer

Ward 4

Cedar Street Inn (Fleetfood, Inc) - 810 Cedar St - License Type: Class C Liquor

Ward 6

ALDI, Inc #80 (ALDI, Inc) - 5262 Elmore Ave - License Type: Class C Beer

Ward 7

CASI (Center for Active Seniors, Inc) - 1035 W Kimberly Rd - Outdoor Area - License Type: Beer/Wine
C. Request for exemptions for 19- and 20-year-olds on premises:
Ward 3
RME Courtyard (River Music Experience) - 121 W 2nd St - License Type: Class C Liquor

Recommendation:
Pass the Motion.

Background:
These applications have been reviewed by the Police, Fire, and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	4/14/2021 - 11:43 AM

City of Davenport

Department: Public Works - Admin
Contact Info: Tom Leabhart | 563-327-5155

Action / Date
4/28/2021

Subject:
Resolution awarding the contract for repairs on the Credit Island causeway to Tri City Blacktop of Bettendorf, Iowa in the amount of $211,744.77, CIP #35050. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on March 23, 2021 to 175 vendors. On April 12, 2021, Purchasing received and opened three responsive and responsible bids.

This project covers repairing the causeway on Credit Island. Milling, resurfacing, and full-depth patching shall be completed by the contractor.

Funding for this project is from CIP #35050 and a FEMA grant.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	4/14/2021 - 1:06 PM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 1:07 PM
City Clerk	Admin, Default	Approved	4/14/2021 - 1:58 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for repairs on the Credit Island causeway to Tri City Blacktop of Bettendorf, Iowa in the amount of $211,744.77, CIP #35050.

WHEREAS, the City needs to contract for this p roject to maintain sound infrastructure accessing Credit Island.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract for the Credit Island Causeway Repairs project with Tri City Blacktop of Bettendorf, Iowa is approved.

Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: CREDIT ISLAND CAUSEWAY REPAIRS

BID NUMBER: 21-91

OPENING DATE: APRIL 12, 2021

GL ACCOUNT NUMBER: CIP #35050, FEMA FUNDING

RECOMMENDATION: AWARD THE CONTRACT TO TRI CITY BLACKTOP OF BETTENDORF, IA

VENDOR NAME	PRICE
Tri City Blacktop of Bettendorf, IA	**$211,744.77**
Brandt Construction Co. of Milan, IL	$260,168.74
Manatts, Inc. – Eastern Iowa Division of Camanche, IA	$319,200.58

Approved By Caitlyn Damel 4-14-2021
Purchasing Agent Date

Approved By Nicole Gleason 4-14-21
Public Works Director Date

Approved By Brandi Cox 4-14-21
Budget/CIP Date

Approved By 4/14/21
Chief Financial Officer Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
4/28/2021

Subject:
Resolution awarding the contract for the CY 2021 ADA Ramp Program to Kelly Construction of Davenport, Iowa in the amount of $255,070, CIP #28026. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
On March 15, 2021, an Invitation to Bid was issued and sent to contractors. The Purchasing Division opened bids on April 13, 2021. See attached bid tab.

This project will provide for ADA compliant curb ramps at various locations throughout the City. The locations are based upon Department of Justice requirements and roadway repairs performed by City crews.

Funding for this project is from CIP #28026 Civic Access Program. These funds are available from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	4/14/2021 - 12:45 PM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 12:46 PM
City Clerk	Admin, Default	Approved	4/14/2021 - 12:52 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for the CY 2021 ADA Ramp Program to Kelly Construction of Davenport, Iowa in the amount of $255,070, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the CY2021 ADA Ramp Program; and

WHEREAS, Kelly Construction of Davenport IA was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the contract for the CY 2021 ADA Ramp Program with Kelly Construction of Davenport, Iowa is approved; and

2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements.

Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: CY2021 ADA RAMP PROGRAM

BID NUMBER: 21-89

OPENING DATE: MARCH 29, 2021

ACCOUNT NUMBER: 70629681 530350 28026 CIVIC ACCESS PROGRAM

RECOMMENDATION: AWARD THE CONTRACT TO KELLY CONSTRUCTION OF DAVENPORT IA

VENDOR NAME	PRICE
Kelly Construction of Davenport IA	**$255,070**

Approved By Krista Kellen 4-14-2021
Purchasing Date

Approved By Nicole Gleason 4-14-2021
Dept. Director Date

Approved By Brandi Cox 4-14-21
Budget/CIP Date

Approved By
Assistant Finance Director Date 4/14/21

City of Davenport

Department: Public Works - Engineering
Contact Info: Tom Leabhart | 563-327-5155

Action / Date
4/28/2021

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Emeis Golf Course Maintenance Facility, CIP #64073. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The existing structure is outdated and does not meet the needs of the Park Department. Construction will provide for a 2,837 square foot shop area and will allow for the future addition of office space and a restroom.

The project is scheduled to be bid in May of 2021 with construction being completed by September 2021. Funding for the Emeis Golf Course Maintenance Facility is established within CIP #64073. The current estimate is $258,110.

This Resolution will allow the project to move forward to bidding.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/14/2021 - 10:42 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 10:51 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 12:53 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Emeis Golf Course Maintenance Facility, CIP #64073.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Emeis Golf Course Maintenance Facility; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract, and estimate of cost are hereby approved for the Emeis Golf Course Maintenance Facility.

Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Sandy Doran | 563-326-7756

Action / Date
4/28/2021

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2021/2022 Manhole Rehabilitation/Replacement & CIPP Lining Program, CIP #30050. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This combined program addresses many of the manholes of the sanitary collection system that are structurally deficient and allow for inflow and infiltration. In addition, the program rehabilitates existing sanitary sewers through the use of cured-in-place pipe (CIPP) liners. The CIPP product has been proven to eliminate leaking joints, restore structural integrity to damaged sewers and provide increased flow capacity without the cost of open excavation.

The rehabilitation of the manholes and sanitary sewer pipes is needed to comply with the Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department. The manhole and sanitary sewer pipe rehabilitation areas were based on inflow and infiltration studies and inspections by City Staff.

Funds for the Fiscal Year 2021/2022 Manhole Rehabilitation/Replacement & CIPP Lining Program are budgeted in CIP Project #30050 funded at $2,500,000 in bonds abated by sewer funds.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/14/2021 - 10:56 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 11:05 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 12:53 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the FY 2021/2022 Manhole Rehabilitation/Replacement & CIPP Lining Program, CIP Project #30050.

WHEREAS, on the 13th day of April, 2021, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the FY 2021/2022 Manhole Rehabilitation/Replacement & CIPP Lining Program within the City of Davenport, Iowa; and

WHEREAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said FY 2021/2022 Manhole Rehabilitation/Replacement & CIPP Lining Program.

Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7786

Action / Date
4/28/2021

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Emerald Drive Reconstruction Project, CIP #35046. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
This project will remove the existing concrete pavement on Emerald Dr. from West Central Park Avenue to West Lombard Street and replace it with new sub-drains, drainable base, and concrete pavement. Driveway approaches will also be removed and replaced as necessary.

Funding is available through CIP #35046. The estimated project cost is $515,000.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/14/2021 - 11:06 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 11:06 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 1:10 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Emerald Drive Reconstruction project, CIP #35046.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa the Emerald Drive Reconstruction project, CIP #35046; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Emerald Drive Reconstruction project, CIP #35046.

Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Zach Peterson | 563-328-6709

Action / Date
4/28/2021

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the River Heritage Park | Phase III project, CIP #68013. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is set commence Phase III of construction at River Heritage Park along the Davenport Riverfront.

Once completed, project upgrades as part of this construction phase will include the following:

1. Construction of a 2-acre Great Lawn feature along with associated landscaping improvements.
2. Construction of a 525 LF riverwalk extension, including LED lighting, site furnishings, and connecting paths which will provide access to the future American Cruise Lines gate.
3. On-site electrical upgrades including a utility pedestal to accommodate existing and future park electrical needs.
4. Grading to prep the site for future entry/drop off and mound feature construction phases.

The above outlined improvements are being scheduled for a spring 2021 bid for summer 2021 construction. Substantial completion is estimated to occur in time for an anticipated fall opening.

The total project cost for this project scope with contingency is currently estimated at $615,819.

Additional site improvements concurrently underway under a separate contract include structural seawall repair and railing re-installation. A future contract to install a water main on site will conclude the construction activities in the upcoming months which will complete the whole CIP scope.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/14/2021 - 11:42 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 11:43 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 1:11 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION ap p rovingthe p lans, sp ecifications, form of contract, and estimate of cost for the River Heritage Park | Phase III project, CIP #68013.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the River Heritage Park | Phase III project; and

WHEREAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the River Heritage Park | Phase III project.

Passed and approved this 28th day of April, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
4/28/2021

Subject:
Motion awarding the contract for the River Heritage Park Seawall Repair project to Bi-State Masonry Inc of Rock Island, Illinois in the amount of $84,970, CIP #68013. [Ward 3]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on March 19, 2021 and sent to contractors. On April 9, 2021, the Purchasing Division opened and read four (4) responsive and responsible bids. See bid tab attached.

This contract is for the structural repair to the Government Seawall at River Heritage Park. The Government Seawall has become significantly deteriorated along those portions at River Heritage Park. This project will repair the wall damage and re-form concrete to provide an aesthetic and clean surface upon which the upcoming Phase III riverwalk expansion can occur.

Funding for this project is from CIP #68013 River Heritage Park Riverwalk Extension. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	4/14/2021 - 11:40 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 11:42 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 1:14 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: RIVER HERITAGE PARK SEAWALL REPAIR

BID NUMBER: 21-92

OPENING DATE: APRIL 9, 2021

GL ACCOUNT NUMBER: 75529681 530350 68013 RIVER HERITAGE PARK RIVERWALK

RECOMMENDATION: AWARD THE BID TO BI-STATE MASONRY, INC OF ROCK ISLAND IL

VENDOR NAME	PRICE
Bi-State Masonry Inc of Rock Island IL	**$ 84,970.00**
General Constructions Inc of Bettendorf IA	$ 95,140.00
Minturn Inc of Brooklyn IA	$185,600.00
Tricon General Construction of Dubuque IA	$227,000.04

Approved By Krista Keller 4-12-2021
Purchasing Date

Approved By Nicole Gleason 4-12-2021
Department Director Date

Approved By Brandi Coy 4-12-21
Budget/CIP Date

Approved By
Acting Finance Director 4/12/21
Date

City of Davenport

Department: Public Works - Engineering
Contact Info: Zach Peterson | 563-328-6709

Action / Date
4/28/2021

Subject:
Motion awarding the scope of services for the River Heritage Park Safety Railing Removal and Resetting project to Crawford Company of Rock Island, Illinois in the amount of $55,147, CIP #68013. [Ward 3]

Recommendation:
Pass the Motion.

Background:
The City of Davenport is undertaking the structural repair of the government seawall at River Heritage Park. As part of this project, the existing safety railing will be dismantled, re-finished, and reset into the repaired wall.

Crawford Company, as the original fabricator of the railing, has been named as a sole source provider of the railing and will be working with the seawall repair contractor to ensure the successful dismantling and resetting of the railing panels into the repaired wall.

As part of this construction scope, Crawford Company will execute the following:

Re-Coating of Original Panels:

- Provide the labor to pick up the existing extracted railing and posts from the site.
- Sweep blast assemblies to remove any loose powder coating materials.
- Recoat assemblies black, and bake to ensure proper adhesion.
- Deliver assemblies back to the project site once completed.

Scope Price: $19,485

Panel Re-Installation:

- Provide the materials and fabrication of steel retaining braces for supporting the wall.
- Provide the lumber, stakes and hardware for the temporary bracing of this railing to be set in position before the new wall cap has been poured.
- Provide the labor and equipment to set the railing segments in position. We will then pull off the site while your civil contractor pours the new concrete wall cap.
- Remove of bracing and site cleanup of these materials.

Scope Price: $35,662

The above outlined improvements are being scheduled for late spring 2021 construction bid with substantial completion estimated to occur in early summer 2021.

The total project cost under this project scope is $55,147.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works -	Moses, Trish	Approved	4/14/2021 - 11:34 AM

Engineering			
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 11:42 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 1:20 PM

City of Davenport

Department: Public Works - Admin
Contact Info: Kevan Oliver | 563-327-5199

Action / Date
4/28/2021

Subject:
Motion awarding the contract for the purchase of asphalt oils for the 2021 construction season to Bituminous Materials & Supply of Indianapolis, Indiana in the amount of $2.06/gallon. [All Wards]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on March 24, 2021 and was sent to 88 vendors. On April 1, 2021, Purchasing received and opened one responsive and responsible bid.

Asphalt oils are used as tack coat for both pothole and asphalt paving crews, as well as to produce hot mix asphalt needed for street repairs. This contract will last through the 2021 construction season with the contract set to terminate on November 30, 2021.

Funding for this contract is from 54702031 520298 PLANT.

ATTACHMENTS:

Type	Description
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	4/14/2021 - 12:44 PM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 12:44 PM
City Clerk	Admin, Default	Approved	4/14/2021 - 1:51 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: ASPHALT OILS

BID NUMBER: 21-85

OPENING DATE: APRIL 1, 2021

GL ACCOUNT NUMBER: 54702031 520298 PLANT

RECOMMENDATION: AWARD THE CONTRACT TO BITUMINOUS MATERIALS & SUPPLY OF INDIANAPOLIS, IN

VENDOR NAME	PRICE
Bituminous Materials & Supply of Indianapolis, IN	**$2.06/gallon**

Approved By _____ 4-14-2021
Purchasing Agent Date

Approved By _____ 4-14-21
Public Works Director Date

Approved By _____ 4-14-21.
Budget/CIP Date

Approved By _____ 4/14/21
Chief Financial Officer Date

City of Davenport

Department: Public Works - Admin
Contact Info: Eric Longlett | 563-327-5153

Action / Date
4/28/2021

Subject:
Motion awarding the blanket contract for geotechnical materials testing to Terracon Consultants of Bettendorf, Iowa. [All Wards]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on March 10, 2021 and was sent to 189 vendors. On April 5, 2021, Purchasing received and opened one proposal.

The scoring criteria are: pricing 20%, experience 20%, scope of services 20%, thoroughness of proposal 20%, references 10%, and location of company 10%.

Funding for this contract is project dependent and will come from multiple accounts as projects arise where materials testing is required. Project Manager estimated cost for the contract is $85,500.

ATTACHMENTS:

Type	Description
Backup Material	Proposal Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 1:08 PM
Public Works - Admin	Moses, Trish	Approved	4/14/2021 - 1:07 PM
City Clerk	Admin, Default	Approved	4/14/2021 - 1:54 PM

CITY OF DAVENPORT, IOWA
REQUEST FOR PROPOSALS TABULATION

DESCRIPTION: GEOTECHNICAL MATERIALS TESTING

RFP NUMBER: 21-83

OPENING DATE: APRIL 5, 2021

GL ACCOUNT NUMBER: PROJECT DEPENDENT

RECOMMENDATION: AWARD CONTRACT TO TERRACON CONSULTANTS OF BETTENDORF, IA

VENDOR NAME	LOCATION
TERRACON CONSULTANTS	BETTENDORF, IA

Approved By Caitlyn James 4-14-2021
Purchasing Date

Approved By Nicole Ellcasen 4-14-21
Public Works Director Date

Approved By [illegible] 4-14-21
Budget/CIP Date

Approved By [illegible] 4/13/21
Chief Financial Officer Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
4/28/2021

Subject:
Motion approving the purchase of two storage tanks for calcium chloride from Protank of Olive Branch, Mississippi in the amount of $73,946. [All Wards]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on March 24, 2021 and sent to suppliers. On April 8, 2021, the Purchasing Division opened and read five (5) responsive and responsible bids. See bid tab attached.

This purchase is for two (2) 10,000 gallon double walled tanks for calcium chloride. Additional storage for calcium chloride is needed due to the number of new plow trucks which have been purchased in recent years. Older trucks were limited to the amount of calcium chloride that could be used to pre-wet the salt by the type of pump on the spreader. The new trucks and spreaders are able to pump calcium chloride at a greater capacity for pre-wetting, which enables the salt to work more effectively. The use of more calcium chloride results in a diminished use of salt and an overall cost savings to the City.

Protank of Olive Branch, Mississippi was the lowest responsive and responsible bidder.

Funding for this project is from the Road Use Tax Fund, account 54702031 530303 Streets Operating Equipment.

ATTACHMENTS:

Type	Description
Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	4/14/2021 - 10:39 AM
Public Works Committee	Moses, Trish	Approved	4/14/2021 - 10:40 AM
City Clerk	Admin, Default	Approved	4/14/2021 - 1:48 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: QTY 2 STORAGE TANKS FOR CALCIUM CHLORIDE

BID NUMBER: 21-94

OPENING DATE: APRIL 8, 2021

GL ACCOUNT NUMBER: 54702031 230303 STREETS OPERATING EQUIP.
AND 54702031 530302 OPERATING EQUIPMENT

RECOMMENDATION: AWARD THE BID TO PROTANK OF OLIVE BRANCH MS

VENDOR NAME	PRICE
Protank of Olive Branch MS	**$ 73,946.00**
Technology International Inc of Lake Mary FL	$ 82,026.00
Wagner Enterprises Inc of Troy MI	$ 86,730.00
VanTech Indutries Inc of Alexandria MN	$ 88,608.50
Suretank U.S.A. LLC of Houma LA	$191,320.00

Approved By Kristi Keller 4-12-2021
Purchasing Date

Approved By Nicole Gleason April 9, 2021
Department Director Date

Approved By 04/12/2021
Budget/CIP Date

Approved By 4/12/21
Assistant Finance Director Date

City of Davenport

Department: City Clerk
Contact Info: Sarah Ott | 563-326-6167

Action / Date
4/28/2021

Subject:
Resolution approving the Memorandum of Understanding between the City of Davenport and the Davenport Community School District concerning the assignment, duties, and execution of the School Resource Officer program. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
In August 2020, the Davenport Community School District and the City of Davenport approved a funding agreement for the DCSD School Resource Officer program, in which DCSD reimburses the City the cost of the Davenport Police Department personnel assigned to district buildings.

When approving the funding agreement, City Council requested the creation of a Memorandum of Understanding (MOU) between the City and the School District to clarify the roles and responsibilities of the SROs.

The MOU communicates the mutually acknowledged expectations that ensure the SRO program is administered equitably, effectively, and meets or exceeds nationally accepted best practices.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	MOU
Backup Material	Annual Program Evaluation Criteria
Backup Material	FAQ Sheet

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/14/2021 - 4:37 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the Memorandum of Understanding between the City of Davenport and the Davenport Community School District concerning the assignment, duties, and execution of the School Resource Officer program.

WHEREAS, in August 2020, the Davenport Community School District and the City of Davenport approved a funding agreement for the DCSD School Resource Officer program; and

WHEREAS, City Council requested the creation of a Memorandum of Understanding (MOU) between the City and the DCSD to clarify the roles and responsibilities of the SROs; and

WHEREAS, the MOU communicates the mutually acknowledged expectations that ensure the SRO program is administered equitably, effectively, and meets or exceeds nationally accepted best practices.

NOW, THERE, BE IT RESOLVED by the City Council of the City of Davenport that the Memorandum of Understanding between the City of Davenport and the Davenport Community School District concerning the assignment, duties, and execution of the School Resource Officer program is hereby approved.

Passed and approved this 28th day of April, 2021.

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF DAVENPORT AND
THE DAVENPORT COMMUNITY SCHOOL DISTRICT

THIS MEMORANDUM OF UNDERSTANDING (this "MOU") dated as of the last date written below ("Effective Date"), sets forth the policy and standards between the City of Davenport (the "City") and the Davenport Community School District (the "School District" concerning the assignment, duties, and execution of the School Resource Officer (SRO) program. The City and School District are referred to individually as a "Party" and collectively the "Parties".

1. Purpose of MOU: The purpose of this MOU is to establish a standardized program of implementation for the SRO assignments within the Davenport Community School District. It is the expectation of both parties that all SROs will be utilized in the same manner in each building pursuant to this MOU.

2. SRO Mission and Policy Statement: It is the policy of the Davenport Police Department to assist the School District in creating an environment that leads to a positive and equitable education opportunity by preserving the individual safety and security of student and staff. The School Resource Officers and Liaison Officer will provide police services to the school district at the buildings assigned. The SRO will provide advice, guidance, and direction on all matters related to help ensure the safety of all students and staff.

3. SRO Reporting and Chain of Command: The SROs will report to the Davenport Police Department Officer in Charge ("OIC"). Daily activities will be directed through the Davenport Police Department's chain of command in consultation with the Davenport Community School District building principal or designee to which they are assigned.

4. SRO Evaluations: Each individual SRO will receive a yearly formal written evaluation. The evaluator is the Davenport Police Department Officer in Charge (OIC) or their designee. The building principal will work directly with the OIC to provide input to the formal evaluation. The SRO will meet in person at least twice with the OIC and the building principal each year prior to the written evaluation to informally discuss expectations. The evaluation form used will be the current standard Davenport Police Department evaluation.

5. Annual Program Evaluations: The SRO program shall be evaluated annually jointly by the City of Davenport and the Davenport Community School District. Criteria for evaluation can be found in attachment A. Annual program evaluation information will be disseminated to the City Council, Davenport Community School Board and applicable community organizations.

6. SRO Duties, Responsibilities, and Expectations:
   A. Serve as a resource for safety and security in their respective school building(s).

B. Provide weekly safety updates and review applicable current city related issues with school principal and security teams.
C. Instruct safety courses for faculty. This will include programs like but not limited to ALICE and social media concerns.
D. Assist the building principal in investigations of any potential school related criminal activity.
E. Work with counselors and social workers to provide restorative solutions and services to students where referrals to outside agencies are appropriate.
F. Attend and participate in outside school activities and functions to build strong positive relationships with parents, students, and faculty.
G. Respond to and investigate any incidents which require police participation. Behavioral issues inside the classroom will remain the responsibility of district personnel and staff.
H. Proactively work to prevent juvenile delinquency through positive relationships with students.
I. Provide weekly written reports on school incidents and safety/ security issues to both the Davenport police department OIC and building principal.
J. Develop crime prevention strategies and programs to deter criminal activity in the school building and grounds.
K. Initiate positive interactions and activities with students to ensure equity with all, both in the classroom and general areas of the school building.
L. Conduct daily security inspections of all school building entrances and grounds when present.
M. Assist the DCSD security team as needed to develop and implement school crisis and emergency plans.
N. Promote the positive profession of a police officer and be a strong positive role model to everyone in the building.
O. Will attend DCSD training and professional development opportunities (on topics such as diversity and inclusion, crisis response and violence prevention) as requested by DCSD and approved by the Davenport Police Department.
P. Upon appointment, will complete training courses through the National Association of School Resource Officers

7. Term of MOU. The initial term of this MOU shall end on June 30, 2022. After the initial term this MOU shall thereafter continue for nine successive annual periods until terminated by either party with or without cause upon not less than sixty (60) days' written notice prior to the expiration of the Initial Term or the then current renewal term. The Mayor, the Board President, and the administrative staff liaisons for the MOU shall meet each February to review the program, including stakeholder feedback, and explore any changes that may be advisable.

8. Confidentiality. All student information will strictly be protected in accordance with state and federal law. No parties will reveal any personal information concerning students or related issues concerning students unless required by law to do so.

9. Miscellaneous:

A. Integration. This Agreement in conjunction with the 28D and the 28E represents the entire Agreement between the parties. The parties shall not rely on any representation that may have been made which is not included in these Agreements.

B. Counterparts. The parties agree that this Agreement has been or may be executed in several counterparts, each of which shall be deemed an original and all such counterparts shall together constitute one and the same instrument.

C. Modification. This Agreement may be modified or supplemented by the parties. Any such amendment shall be in writing and signed by a duly authorized representative of the parties.

IN WITNESS WHEREOF, the duly authorized representatives of the Parties have voluntarily executed this Memorandum of Understanding effective as of the last date set forth below.

DAVENPORT COMMUNITY
SCHOOL DISTRICT, IOWA

BY:_____

NAME: _____

TITLE:_____

DATE: _____

ATTEST: _____

NAME: _____

TITLE: _____

DATE:_____

CITY OF DAVENPORT, IOWA

BY: _____

NAME:_____

TITLE:_____

DATE:_____

ATTEST:_____

NAME:_____

TITLE:_____

DATE:_____

DAVENPORT
POLICE DEPARTMENT

Attachment A: SRO Annual Program Evaluation

Safety

One of the primary duties and responsibilities of the SROs is to assist the Davenport Community School District in creating an environment that leads to positive educational outcomes by preserving the individual safety and security of students and staff members. SROs do not proactively "police" school buildings but work with administration to address criminal matters. Addressing behavioral issues inside the classroom is the responsibility of educators and staff.

The following parameters will be incorporated into the SRO program to be evaluated annually:

Annual Survey | In order to determine the perception of SROs in the school and how they directly relate to a sense of safety, DCSD will administer an annual survey of both students and staff every March. See Attachment B.

Monthly Statistics | Each month, the school liaison will be responsible for collecting statistics applicable to the SRO program including arrests/citations made from incidents originating at the schools, referrals made to the diversion program, number of mediations held with both parents and students, and P3 tip numbers.

Safety Issue Response | DPD and DCSD staff will meet annually to discuss how SROs are being utilized within the schools to address safety issues as they arise and to ensure SROs are not being utilized in behavioral incident response that could otherwise be handled by DCSD staff.

Education

SROs partner with DCSD to present classroom instruction which is supplementary to the DCSD curriculum.

The following parameters will be incorporated into the SRO program to be evaluated annually:

Classes | SROs are trained in instructing classes such as “Law and You” and “Technology and the Law" and teach in the classroom setting at the request of administrators. Pre and post assessments will be given to gauge the effectiveness of these classes.

Monthly Statistics | Each month, the school liaison will be responsible for collecting statistics applicable to the SRO program including the number of students who participated in SRO taught classes and the change in scores between pre and posttests.

Mentorships/Relationships

Davenport Police SROs strive to build trusting relationships and have positive interactions with students. These relationships are built both formally, while acting in an official capacity, and informally, such as at lunch time or in passing. Officers also regularly participate in positive mentoring programs in the elementary schools. These relationships are the foundation for future community partnerships.

The following parameters will be incorporated into the SRO program to be evaluated annually:

Annual Survey | In order to determine the perception of SROs in the school and how they directly relate to a sense of safety, DCSD will administer an annual survey of both students and staff every March. See Attachment B.

Monthly Statistics | Each month, the school liaison will be responsible for collecting statistics applicable to the SRO program including the number of school functions participated in and the number of mentorship events participated in.

School Resource Officer (SRO)

Frequently Asked Questions and

Answers April 9, 2021

What is a School Resource Officer (SRO) and why is it important?

An SRO is a specially trained police officer deployed in a community-oriented policing assignment to work in collaboration with one or more schools.

The role of the SRO is rooted in the three key principles: safety, education, and mentorship.

To achieve excellence in these principles, SRO's work with school staff to provide a safe and equitable learning environment, provide valuable resources to school staff, foster positive relationships with youth by way of example.

Importantly, they work to develop strategies to resolve problems affecting today's youth, such as the responsible use of technology and how to navigate an interaction with a police officer.

In August 2020, the Davenport Community School District (DCSD) and the City of Davenport approved a funding agreement for the DCSD SRO program, in which DCSD reimburses the City of Davenport the cost of DPD personnel assigned to district buildings. New this year is a Memorandum of Understanding (MOU). Why is the City and DCSD adopting an MOU now?

When approving the funding agreement, City Council requested the creation of a memorandum of understanding (MOU) between the City and the School District to clarify the roles and responsibilities of the SROs.

Its purpose: communicate the mutually acknowledged expectations that ensure that the SRO program is administered equitably, effectively and meets or exceeds nationally accepted best practices.

Who was involved in the process of developing the MOU?

After the approval of the funding agreement, Mayor Matson convened a diverse task force representing the League of United Latin American Citizens (LULAC), National Association for the Advancement of Colored People (NAACP), law enforcement, elected and staff City leadership, educators, and additional community spokespeople.

To draft the MOU, the following three steps were taken:

1. **Task force discussion**
2. **Additional community outreach**
3. **Joint public works session**

Discussions in **step one** were conducted through multiple meetings with the task force to discuss the purpose and mission of SROs in school buildings, best practices for SROs, the collection and sharing of data, and how the SRO program will be evaluated annually.

Task force members also engaged the community in **step two**, asking for additional feedback by reaching out to a swath of community stakeholders including teachers, parents, community groups, and the DCSD Multicultural and Diversity Committee.

To conclude **step three**, The Davenport City Council, DCSD Board of Directors, and representatives from NAACP and LULAC met for a joint public work session in March 2021 to discuss the MOU.

What is the final step to approve the MOU?

The Davenport City Council and DCSD Board of Directors will now discuss and vote on the approval of the MOU at their upcoming public meetings in April.

The MOU referenced the collection of data and monthly reporting mechanisms. Will that be made available to the public? What, if any, data will be collected on the SRO program? Will it be made available to the public?

Yes, data and monthly reporting mechanisms will be available to the public on both the City and school district's websites and will include data relating to calls for service, juvenile charges (including student demographics and type of charge), referrals to the diversion program, truancies filed, classes taught, P3 campus tips handled, Handle with Care notifications, and any other outreach programs the officers regularly participate in.

Data development and reporting is considered key to the MOU as it enables the collective parties to identify positive and negative trends and adapt efforts to meet the everchanging environment.

Adapting through data and reflection is paramount to the SRO program's ability to achieve excellence within the key principals of safety, education, and mentorship.

Beyond monthly reporting, what additional evaluations are in place for the SRO program?

The SRO program will be evaluated annually jointly by the Mayor, DCSD Board President and administrative staff liaisons from the City and DCSD.

As the foundation of the SRO program, the aforementioned pillars of safety, education and mentorships will lead the evaluation. Elected officials and staff will use data from the monthly statistics, an annual survey given to students in schools that have SROs and stakeholder feedback to ensure that the SRO program is meeting or exceeding expectations.

How are the School Resource Officers chosen? Do they receive any special training?

School Resource Officers are selected by the Davenport Police Department (DPD) with input from the Davenport Community School District.

Officers interested in this position must apply and go through a rigorous selection process. They are chosen based on their interest in this field, past performance, decision making, and their ability to work with students.

Upon selection, all SROs receive training through the National Association of School Resource Officers. This unique training provides the SROs with an in-depth understanding of the role and functions of their position, provides a foundation on how to build positive relationships with students and staff, and teaches them how to assist school staff in providing a safe learning environment.

The competency of each SRO's is evaluated every year, with input from school staff, to ensure the purpose and mission of the position is maintained with integrity.

What kind of problems do the officers handle in the schools? Are they responsible for handling disciplinary issues within the schools?

The primary duty and responsibility of the SROs is to assist the DCSD in creating an environment that leads to positive educational outcomes by preserving the individual safety and security of students and staff members.

This includes resolving and de-escalating conflict between students, securing the building from intruders, and responding to calls for service at the schools regarding criminal matters.

What is important to know is this: SROs do not proactively "police" school buildings but work with administrators to resolve criminal incidents as they arise and de-escalate incidents whenever possible. Ultimately, the SRO shares the responsibility with the school they are assigned to regarding safety, relationship building and assuring a positive, welcoming environment conducive to learning.

Addressing behavioral issues inside the classroom is the responsibility of DCSD educators and staff, not the SRO.

Do SROs participate in any other juvenile justice programs?

Yes! It is understood and agreed upon that these programs are essential in their efforts to keep students out of the court system by providing them tools that prevent recidivism.

That is why the SRO participate in Scott County Juvenile Court's Services diversion program by referring any student's first simple misdemeanor to the program in lieu of receiving a citation or arrest. This program helps keep students out of the court system and gives.

Officers are also trained and participate in the District's Crisis Response and Violence Prevention program.