

# COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, January 19, 2022; 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. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the East 53rd Street Pavement Reconstruction | Phase II project, CIP #35052. [Wards 6, 7, & 8]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Pacific Street Overlay project, CIP #35054. [Ward 8]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Jackson Avenue Overlay and Intersection Reconstruction project, CIP #35054. [Ward 1]
4. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Modern Woodmen Park Fascia Improvements project, CIP #23049. [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. Resolution approving Case P22-01 being the request of Splendor Homes LLC on behalf of KJTLJ LLC for a preliminary plat of Splendor Estates of a 47-lot subdivision on 26.11 acres located at 2448 and 2460 East 60th Street. [Ward 8]
2. Resolution setting a Public Hearing for the purpose of amending the North Urban Renewal Plan. [Wards 2, 6, 7, & 8]
3. Resolution setting a Public Hearing for the purpose of considering the approval of an

economic development agreement with PB Leiner USA. [Ward 8]

4. Resolution approving an economic development agreement with RDIP, LLC. [Ward 8]
5. Resolution authorizing submission of an application to the Iowa Department of Transportation's RISE Program for assistance to RDIP, LLC at the Russell Industrial Park. [Ward 8]
6. Motion approving the Citizens Advisory Committee's recommendations for the reprogramming of the unspent and unobligated Community Development Block Grant (CDBG) funds from CDBG Year 46 ending June 30, 2021. [All Wards]

## II. Motion recommending discussion or consent for Community Development items

### PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

## III. PUBLIC SAFETY

1. Motion approving beer and liquor license applications.

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

#### **Ward 6**

Combine, A Midwest Restaurant (Bass Street Grille, LLC) - 5266 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

R Bar-QCA, LLC (R Bar-QCA, LLC) - 4907 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

#### **Ward 7**

The AKA Bar (Lola K, LLC) - 3811 Harrison St - License Type: Class C Liquor

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

#### **Ward 1**

Sub Express & Gas (Keya Food Mart, Inc) - 4307 W Locust St - License Type: Class E Liquor

#### **Ward 2**

California Pho (Binh Van Nguyen) - 3559 W Kimberly Rd - License Type: Beer/Wine

#### **Ward 3**

The New Wooden Nickel, Inc (Angela Bribriesco) - 2042 W 3rd St - License Type:

Class C Liquor

Gilly's Corner Tap LLC (Alicia Goossens) - 2148 W 3rd St - Outdoor Area - License Type: Class C Liquor

**Ward 5**

EZ Stop (Shivco, Inc) - 2923 Brady St - License Type: Class E Liquor

**Ward 6**

Hy-Vee Market Cafe (Hy-Vee, Inc) - 4064 E 53rd St - Outdoor Area - License Type: Class C Liquor

Mart Stop No 1 (Mart Stop No 1) - 3527 Spring St - License Type: Class E Liquor

R Bar (KJT Holdings, LLC) - 4907 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Buffalo Wild Wings (Blazin' Wings, Inc) - 4860 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

V. PUBLIC WORKS

1. Resolution approving the plans, specifications, form of contract, and estimate of cost for the East 53rd Street Pavement Reconstruction | Phase II project, CIP #35052. [Wards 6, 7, & 8]
2. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Pacific Street Overlay project, CIP #35054. [Ward 8]
3. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Jackson Avenue Overlay and Intersection Reconstruction project, CIP #35054. [Ward 1]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Modern Woodmen Park Fascia Improvements project, CIP #23049. [Ward 3]
5. Resolution accepting work completed under the Veterans Memorial Parkway Paving project (Jersey Ridge Road to Elmore Avenue) by Valley Construction of Rock Island, Illinois in the amount of \$6,427,310.20, CIP #02418. [Ward 6]
6. Resolution accepting the sanitary sewer, storm sewer, and pavement associated with the Speedway LLC Davenport Commercial Park Addition site improvements. [Ward 8]
7. Resolution setting a Public Hearing for the purpose of approving an electric easement

and electric vehicle charging equipment agreement with MidAmerican Energy at the River Center Parking Ramp. [Ward 3]

8. Resolution approving Amendment #1 to OPN Architects of Cedar Rapids, Iowa in the amount of \$277,290 for the New Fire Station 3 project, CIP #23063. [Ward 7]
9. Resolution assessing the cost of boarding up buildings at various lots and tracts of real estate. [All Wards]
10. Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate. [All Wards]
11. Resolution assessing the cost of condemned property demolition at various lots and tracts of real estate. [All Wards]
12. Resolution assessing the cost of sidewalk repair at various lots and tracts of real estate. [All Wards]
13. Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards]
14. Resolution amending the Resolution of Necessity covering the FY 2022 Alley Resurfacing Program, CIP #35038. [Wards 3 & 5]
15. Resolution overruling objections for the Resolution of Necessity covering the FY 2022 Alley Resurfacing Program, CIP #35038. [Wards 3 & 5]
16. Resolution adopting the Resolution of Necessity covering the FY 2022 Alley Resurfacing Program, CIP #35038. [Wards 3 & 5]
17. Resolution ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract, and publication of the notice to bidders and notice of hearing covering the FY 2022 Alley Resurfacing Program, CIP #35038. [Wards 3 & 5]
18. Preliminary Resolution for the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]

#### VI. Motion recommending discussion or consent for Public Works items

#### FINANCE

JJ Condon, Chair; Derek Cornette, Vice Chair

#### VII. FINANCE

1. Resolution approving the purchase of three chassis and three bodies for solid waste trucks, with three trade-ins, from Elliot Equipment Company of Davenport, Iowa in the amount of \$591,051, CIP #10503. [All Wards]
2. Motion approving the payment for the annual VMWare virtualization software license renewal to VMWare, Inc in the amount of \$81,129. [All Wards]
3. Motion awarding the contract for physical therapy services to Rock Valley Physical Therapy of Davenport, Iowa. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Mid Iowa Solid Waste Equipment Inc | TYMCO sweeper parts for A397 | Amount: \$10,225
2. Grisham Industries Inc |repairs to C7 screw conveyor and mixer at Compost | Amount: \$10,820.63
3. Revocable Living Trust of Denise M Parochetti | right-of-way and temporary construction easement | Amount: \$11,970
4. MTI Distributing Inc | Toro mower | Amount: \$13,043.64
5. Cummins Central Power | replacement engine for Fire E912 | Amount: \$13,511.34
6. Fry & Associates | playground enhancements at Northwest Park | Amount: \$13,660
7. Shive-Hattery | Dillon Fountain electrical | Amount: \$14,700
8. Rexroat Sound RS Companies LLC | Festival of Trees | Amount: \$16,054.12
9. River Valley Turf Inc | John Deere mower | Amount: \$18,361.44
10. John Deere Company | John Deere mower | Amount: \$21,073.28
11. Klingner & Associates | 41st Street Reconstruction design | Amount: \$24,109
12. GL Ankeny Ford LLC | Ford Escape | Amount: \$25,076.40
13. Aercor Wireless Inc | Aruba wireless access points | Amount: \$26,376
14. Boland Recreation Inc | playground replacement at North Gayman Park | Amount: \$28,000
15. Otto Baum Construction Inc | masonry work at Fairmount Library | Amount: \$28,394.25
16. Ed Stivers Ford | Ford Explorer | Amount: \$28,666
17. Advanced Business Systems Inc | remodel of Community Economic Development Department | Amount: \$32,019.13
18. Raynor Door Co Inc | overhead door install at Auxiliary Site | Amount: \$42,762.72
19. MTI Distributing Inc | Toro Greensmaster mower | Amount: \$45,781.32
20. Karl Chevrolet Inc | 2 Chevrolet Colorado trucks | Amount: \$46,612.10

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: Public Works - Engineering  
Contact Info: Steve Math | 563-327-5164

**Action / Date**  
**1/19/2022**

**Subject:**

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the East 53rd Street Pavement Reconstruction | Phase II project, CIP #35052. [Wards 6, 7, & 8]

**Recommendation:**

Hold the Hearing.

**Background:**

Project involves the complete reconstruction of the existing four lane pavement structure of East 53rd Street from Eastern Avenue to the approximate westerly radius return of Elmore Circle, approximately 1.1 miles in length, that will provide a fifth lane (two-way left turn).

The proposed 61' B-B typical pavement section will be constructed with a drainable subbase and associated subdrains. The project will also include underground storm sewer detention structures, storm sewer modifications as needed to accommodate widening of the roadway along with construction of a 5' wide sidewalk on the north side of East 53rd Street and an 8' wide shared-use path on the south side for the entire project length.

This project has been designed by the City's Engineering Division. Right-of-way and temporary construction easements have been obtained. The proposed total cost of the project is currently estimated at \$7,996,000 with approximately \$3,700,000 of the cost being obtained from the Surface Transportation Block Grant Program.

The project is being let by the Iowa Department of Transportation on February 15, 2022 with construction expected to begin in the spring of 2022.

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 9:45 AM

City of Davenport

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

**Action / Date**  
**1/19/2022**

**Subject:**

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Pacific Street Overlay project, CIP #35054. [Ward 8]

**Recommendation:**

Hold the Hearing.

**Background:**

This project will involve the overlay of Pacific Street from West 68th Street to West 70th Street. Work will also include the replacement of two culverts at this location.

Funding is available thru CIP #35054. The estimated project cost is \$130,000.

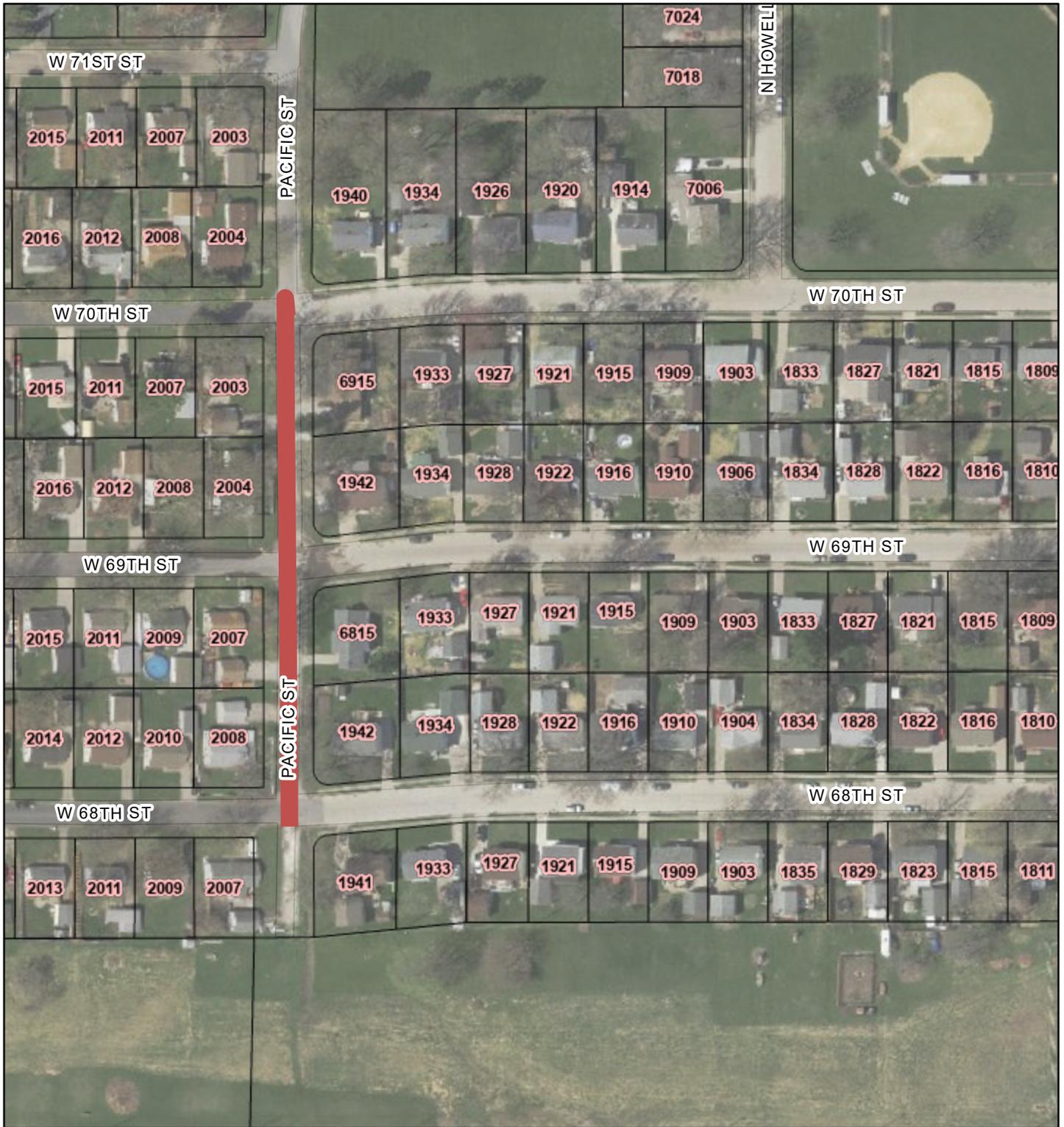
**ATTACHMENTS:**

Type	Description
Backup Material	Location Map

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:46 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:46 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:17 AM

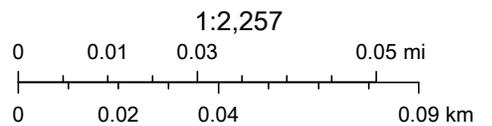
# Location Map



12/28/2021, 3:46:38 PM

- Parcels
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1

2019 Aerial Photo



City of Davenport

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

**Action / Date**  
**1/19/2022**

**Subject:**

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Jackson Avenue Overlay and Intersection Reconstruction project, CIP #35054. [Ward 1]

**Recommendation:**

Hold the Hearing.

**Background:**

This project will remove the existing asphalt pavement at the intersection of Jackson Avenue and Farragut Street. This project will also involve the overlay of Jackson Avenue from Clark Street to the intersection of Farragut Street with asphalt.

Funding is available through CIP #35054. The estimated project cost is \$215,000.

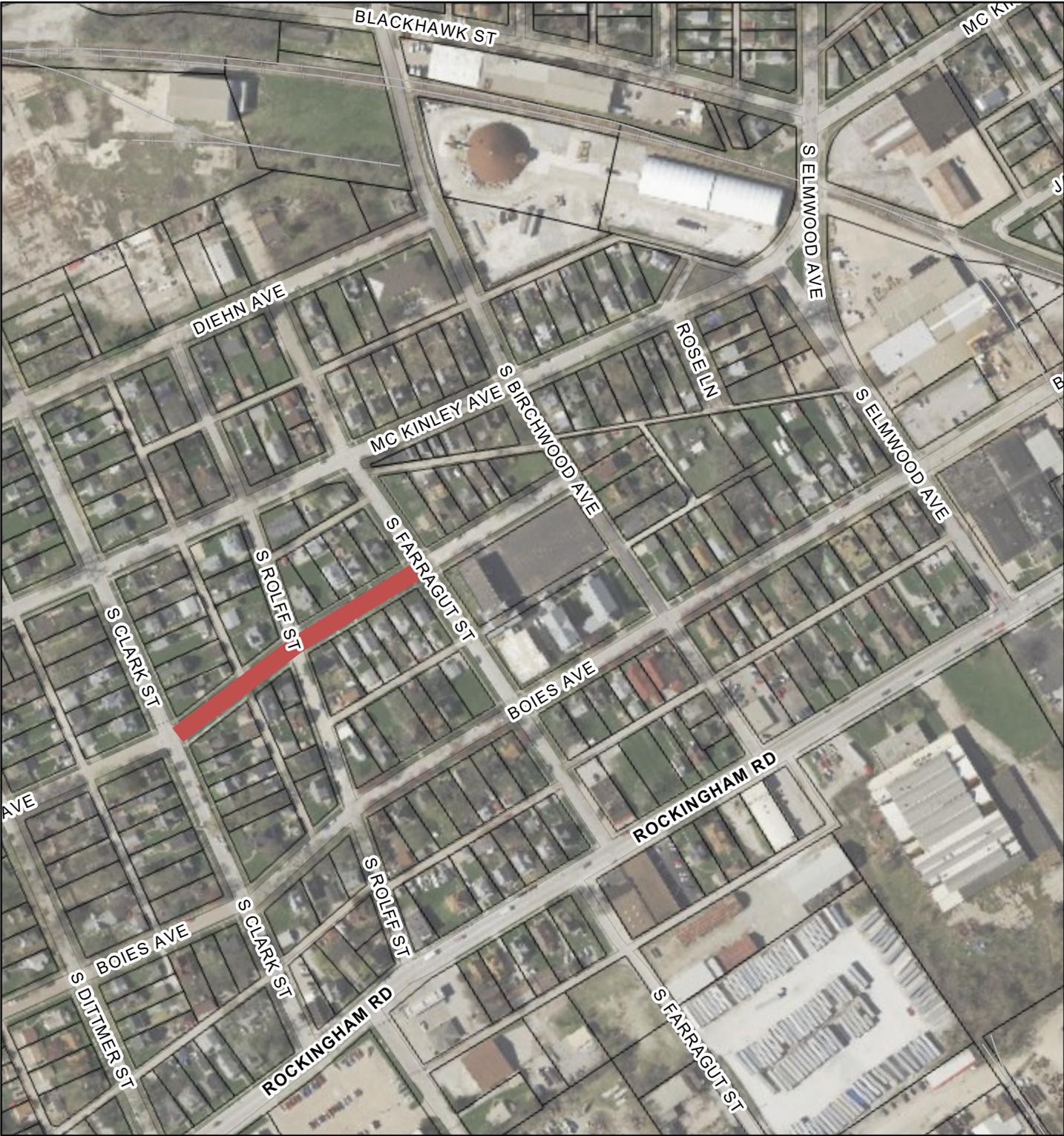
**ATTACHMENTS:**

Type	Description
▣ Backup Material	Location Map

**REVIEWERS:**

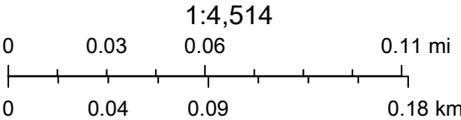
Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:45 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:46 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:17 AM

# Location Map



12/28/2021, 3:45:49 PM

- Parcels
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1



City of Davenport

Department: Public Works - Admin  
Contact Info: Clay Merritt | 563-888-3055

**Action / Date**  
**1/19/2022**

**Subject:**

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Modern Woodmen Park Fascia Improvements project, CIP #23049. [Ward 3]

**Recommendation:**

Hold the Hearing.

**Background:**

The existing fascia board on the exterior of Modern Woodmen Park has experienced extensive deterioration and needs to be replaced in order to avoid damage to the overall structure. This project is listed within the 2021 Revised Stadium Lease Agreement, Attachment B | Capital Projects and Funding Models.

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/13/2022 - 2:09 PM
Public Works Committee	Moses, Trish	Approved	1/13/2022 - 2:09 PM
City Clerk	Thorndike, Tiffany	Approved	1/13/2022 - 3:43 PM

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution approving Case P22-01 being the request of Splendor Homes LLC on behalf of KJTLJ LLC for a preliminary plat of Splendor Estates of a 47-lot subdivision on 26.11 acres located at 2448 and 2460 East 60th Street. [Ward 8]

**Recommendation:**

Adopt the Resolution.

**Background:**

The request is for a preliminary plat for a 47-lot subdivision on 26.11 acres of property to facilitate residential development. The Plan and Zoning Commission reviewed Case P22-01 at its January 4, 2022 meeting and recommended approval subject to the following findings and conditions:

Findings:

- 
- 1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
- 2. The preliminary plat prepares the area for future development.
- 3. The preliminary plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Conditions:

- 
- 1. East 60th Street shall be renamed to East 61st Street.
- 2. Rename Lorton Avenue to East 60th Street.
- 3. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport. Sidewalks along the Jersey Ridge Road frontage shall be constructed when so ordered by the City of Davenport."
- 4. Revise the easement description "20' Sanitary & Utility Easement" to "20' Sewer & Utility Easement".
- 5. The storm sewer heading north through Heather Avenue shall be located within a sewer easement.
- 6. Add a note indicating whether the sump pump lines will be located in the front or back yards.
- 7. Include a note indicating ownership and maintenance of any future hard surface in the Driveway/Detention Basin Access Easement, located to the east of Lot 26.
- 8. Include Base Flood Elevation to Note 7. Add "and is subject to the regulations in Chapter 15.44 of the City Code entitled Flood Damage Prevention."
- 9. Add the portions of the floodplain in Lots 7 and 8 in a floodplain easement.
- 10. Remove Note 12.
- 11. Each outlot that is designated as storm water detention shall be located in a storm water detention easement.
- 12. Add a note stating, "Storm water detention and water quality treatment are required for this subdivision and shall be owned and maintained by the owner or home owners association."

**Comprehensive Plan:**

Within Existing Urban Service Area: Yes  
Within Urban Service Area 2035: Yes  
Future Land Use Designation: Residential General (RG)  
Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.  
The proposed final plat would comply with the Davenport +2035 proposed land use section.

**Zoning:** R-3 Single-Family and Two-Family Residential District.

**Technical Review:**

Streets: The subdivision would have access via Jersey Ridge Road and East 61st Street. At a future date, Jersey Ridge Road will be re-graded for the installation of sidewalks. The grading plan should take this into consideration in order to minimize future disruption to the properties abutting Jersey Ridge Road.

Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. The development of the property shall comply with the City's stormwater requirements.

Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.

Other Utilities: Other normal utility services are available.

**Public Input:**

No Public Hearing is required for a preliminary plat.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Preliminary Plat
▢ Backup Material	Maps
▢ Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/13/2022 - 10:04 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case P22-01 being the request of Splendor Homes, LLC on behalf of KLTLJ, LLC for a preliminary plat of Splendor Estates, a 47-lot subdivision on 26.11 acres located 2448 and 2460 East 60th Street.

WHEREAS, the Plan and Zoning Commission reviewed Case P22-01 at the January 4, 2022 regularly scheduled meeting with a recommendation for approval subject to twelve conditions; and

WHEREAS, with the recommended conditions, the subdivision is consistent with Chapter 16 of the Municipal Code of the City of Davenport.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the preliminary plat of Splendor Estates to the City of Davenport, Iowa be the same and is hereby approved and accepted subject to all conditions as stated in the January 4, 2022 Plan and Zoning Commission's recommendation for approval.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

# PRELIMINARY PLAT SPLENDOR ESTATES

TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER  
AND PART OF THE SOUTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT  
COUNTY, IOWA



APPROVED BY:  
CITY OF DAVENPORT, IOWA

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CITY PLAN & ZONE COMMISSION

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

MEDIACOM

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

IOWA - AMERICAN WATER COMPANY

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

CENTURY LINK

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

METRONET

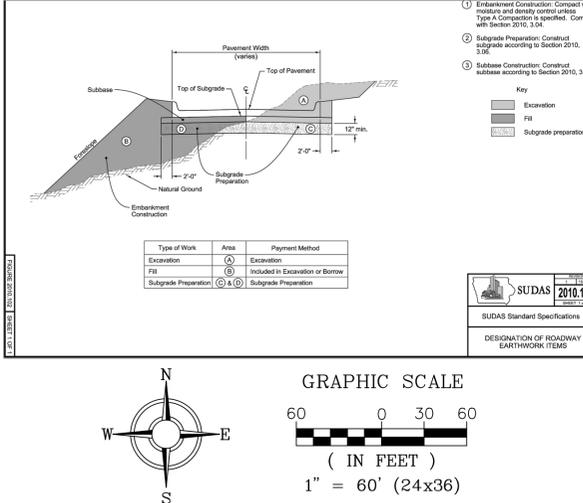
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MIDAMERICAN ENERGY  
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

- NOTES:**
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
  - COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
  - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
  - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
  - BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
  - PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0360G EFFECTIVE DATE MARCH 23, 2021.
  - OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
  - SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT.
  - OUTLOTS A-C SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES SERVING THE SUBDIVISION.
  - OUTLOT D SHALL BE MAINTAINED AS A DRAINAGE EASEMENT CONTAINING THE 1% CHANCE ANNUAL FLOOD PLAIN.
  - OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
  - THE EASEMENT FOR EAST 60th STREET SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT.

**LEGEND:**

--- EASEMENT	--- EXISTING GAS VALVE
--- SETBACK LINE	--- EXISTING WATER VALVE
--- CENTERLINE	--- EXISTING UTILITY POLE
--- PROPERTY BOUNDARY	--- EXISTING LIGHT POLE
--- EXISTING FENCE	--- EXISTING TREE
--- EXISTING SANITARY	--- EXISTING BUSH
--- PROPOSED SANITARY	--- EXISTING MANHOLE
--- EXISTING STORM SEWER	--- EXISTING FIRE HYDRANT
--- PROPOSED STORM SEWER	--- FOUND PROPERTY PIN
--- EXISTING WATER	--- CONTROL POINT
--- PROPOSED WATER	
--- EXISTING GAS LINE	
--- EXISTING ELECTRIC	



**R-3 Single-Family and Two-Family Residential Zoning District**

Minimum Front Setback: 25' or Average of Front Setbacks, whichever is less  
 Minimum Interior Side Setback: 7'  
 Minimum Corner Side Setback: 15'  
 Minimum Reverse Corner Side Setback: 25'  
 Minimum Rear Setback: 25' or 20% of Lot Depth, whichever is less

- Owner:**  
Splendor Homes, LLC  
3885 Kensington Court  
Bettendorf, IA 52722  
Ph: (563) 592-7999
- Engineer:**  
Christopher R. Townsend, P.E.  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386 - 4236
- Surveyor:**  
Michael D. Richmond, P.L.S.  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386 - 4236
- Attorney:**  
Clark Stojan  
Stojan Law Office P.C.  
423 17th Street, P.O. Box 4300  
Rock Island, IL 61204  
(309) 794-9400

**Curve Table**

Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	403.07	610.00	037°51'35"	395.78	N17° 20' 01"E
C2	1.89	610.00	000°10'38"	1.89	N36° 10' 29"E
C3	198.08	610.00	018°36'18"	197.21	N22° 05' 02"E
C4	43.54	175.00	014°15'13"	43.42	N61° 40' 39"W
C5	69.22	150.00	026°26'31"	68.61	N67° 46' 18"W
C6	83.07	125.00	038°04'41"	81.55	N73° 35' 23"W
C7	38.90	25.00	089°09'44"	35.10	N42° 47' 25"E
C8	29.24	25.00	067°00'49"	27.60	S35° 17' 51"E
C9	72.68	175.00	023°47'40"	72.16	S80° 43' 53"E
C10	80.71	175.00	026°25'33"	80.00	S55° 37' 16"E
C11	198.27	150.00	090°52'49"	213.76	S47° 11' 19"E
C12	23.74	15.00	090°40'46"	21.34	S47° 05' 17"E
C13	23.35	15.00	089°10'26"	21.06	S42° 50' 19"W
C14	23.40	15.00	089°21'48"	21.10	S42° 53' 25"W
C15	23.72	15.00	090°36'41"	21.33	S47° 05' 50"E
C16	116.47	75.00	088°58'30"	105.11	S42° 41' 46"W

**Curve Table**

Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C17	77.65	50.00	088°58'30"	70.08	S42° 41' 46"W
C18	23.29	15.00	088°58'30"	21.02	S42° 41' 46"W
C19	49.63	175.00	016°14'57"	49.46	N84° 41' 31"W
C20	107.11	150.00	040°54'46"	104.85	N72° 21' 36"W
C21	56.17	125.00	025°44'47"	55.70	N79° 56' 36"W
C22	68.44	175.00	022°24'22"	68.00	N65° 21' 52"W
C23	6.90	175.00	002°15'28"	6.90	N53° 01' 57"W
C24	33.09	125.00	015°09'59"	32.99	N59° 29' 12"W
C25	61.37	125.00	028°07'54"	60.76	N37° 50' 16"W
C26	87.46	100.00	050°06'46"	84.70	N26° 50' 50"W
C27	42.68	75.00	032°36'15"	42.11	N35° 36' 05"W
C28	22.92	75.00	017°30'31"	22.83	N10° 32' 42"W
C29	3.65	125.00	001°40'20"	3.65	N22° 56' 09"W
C30	23.40	15.00	089°21'17"	21.10	N42° 54' 11"E
C31	23.77	15.00	090°47'01"	21.36	N47° 10' 57"W
C32	50.04	610.00	004°41'59"	50.02	N33° 41' 11"E



DATE: 12/9/2021

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

DRAWN BY: KLC  
CHECKED BY: MDR  
LOCATION BY: S:\STOJAN\WHITTY

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT  
PRELIMINARY PLAT  
WHITTY FARM ADDITION  
DAVENPORT, IOWA

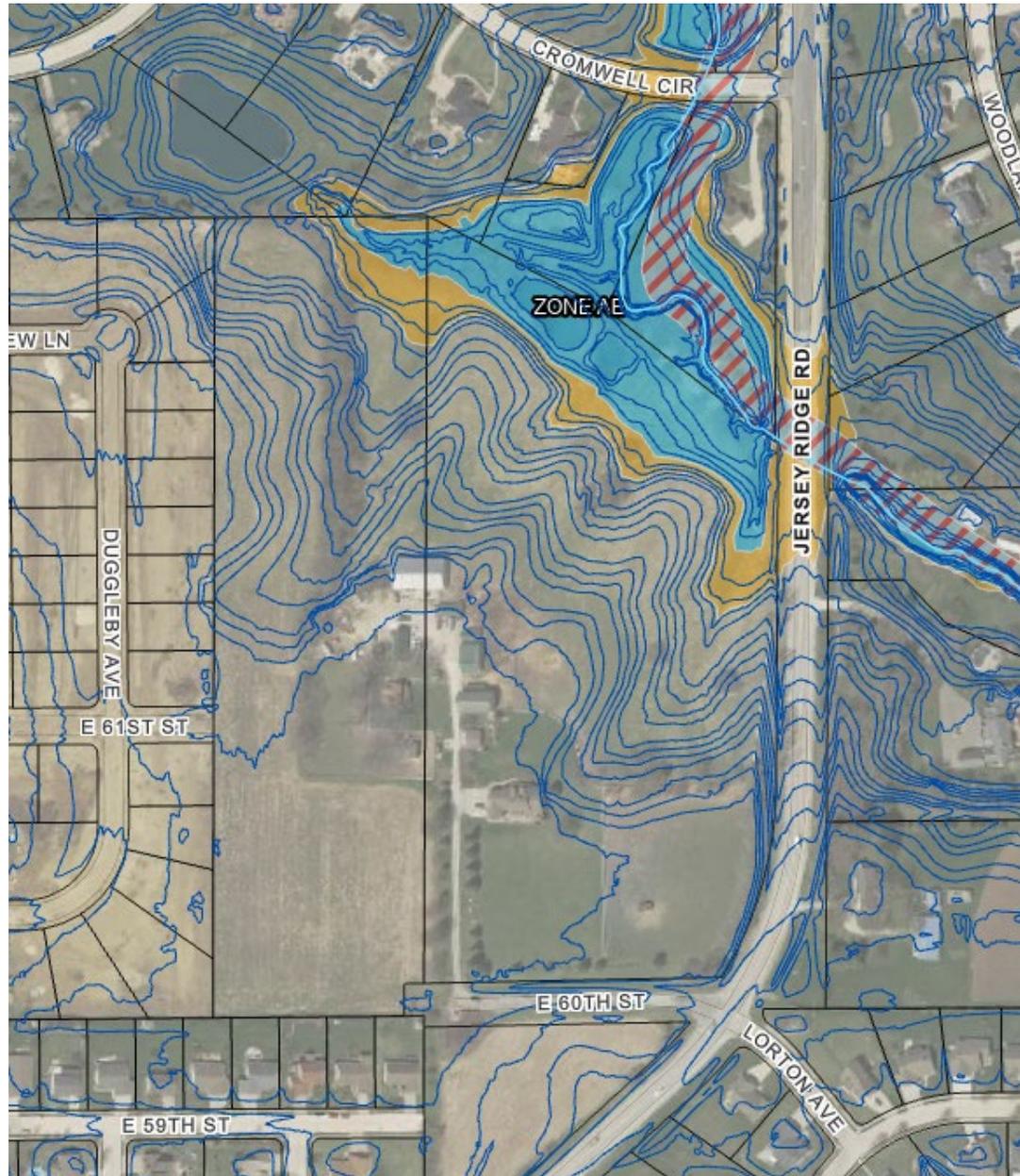
DEVELOPER  
SPLENDOR HOMES, LLC  
3885 KENSINGTON COURT  
BETTENDORF, IOWA 52722

SHEET NO.  
1 OF 1

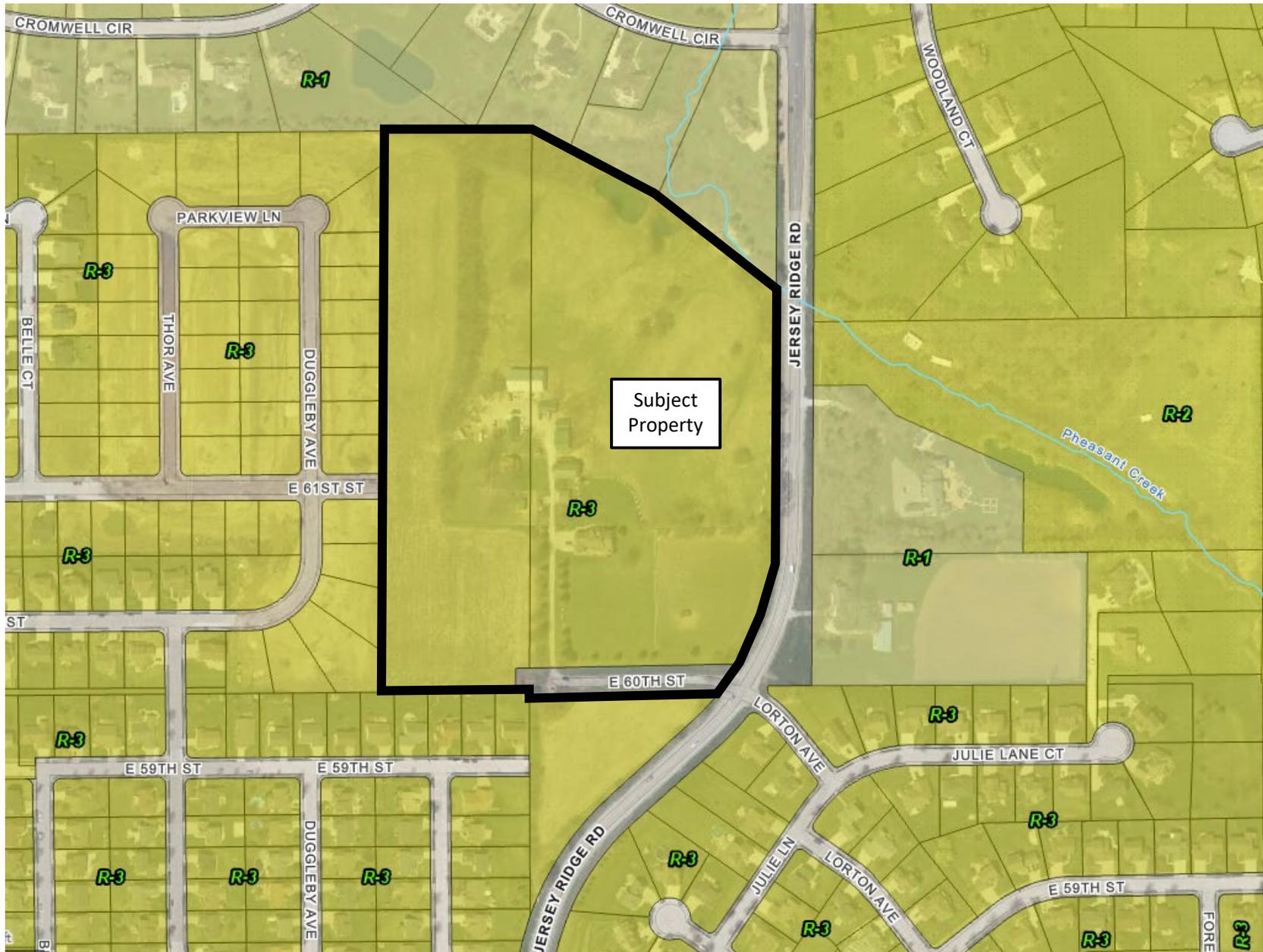
# Case P22-01: Splendor Estates Vicinity Map



# Case P22-01: Splendor Estates Flood & Elevation Map



# Case P22-01: Splendor Estates Zoning Map



# Case P22-01: Splendor Estates Future Land Use Map





226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801  
(563) 326-7765  
[Planning@ci.davenport.ia.us](mailto:Planning@ci.davenport.ia.us)

Complete application can be emailed to [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

**Property Address\***

\*If no property address, please submit a legal description of the property.

**Applicant (Primary Contact)**

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

**Owner** (if different from Applicant)

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

**Zoning Board of Adjustment**

Zoning Appeal  
Special Use  
Hardship Variance

**Engineer** (if applicable)

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

**Design Review Board**

Design Approval  
Demolition Request in the Downtown  
Demolition Request in the Village of  
East Davenport

**Architect** (if applicable)

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

**Historic Preservation Commission**

Certificate of Appropriateness  
Landmark Nomination  
Demolition Request

**Administrative**

Administrative Exception  
Health Services and Congregate  
Living Permit

**Attorney** (if applicable)

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

**Preliminary Plat – Required for subdivisions of four lots or more.**

Property Location:

Total Land Area:

Total Number of Lots:

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

**Submittal Requirements:**

- The completed application form.
- Required fee:  
Ten or fewer lots - \$400 plus \$25 per lot.  
Eleven to twenty-five lots - \$700 plus \$25 per lot.  
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

## **Final Plat – Required for subdivisions of two lots or more.**

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

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

### **Submittal Requirements:**

- The completed application form.
- Required fee:
  - Ten or fewer lots - \$400 plus \$25 per lot.
  - Eleven to twenty-five lots - \$700 plus \$25 per lot.
  - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:**

- (1) Application:
  - 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's consideration of the proposed preliminary plat:
  - Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
  - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:**

- (1) Application:
  - 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's consideration of the proposed final plat:
  - Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
  - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
    - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
    - Executed platting certificate.
  - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
  - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
  - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
  - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: V. Rao Ramavaram

Date: 12/9/2021

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Planning staff

Date:

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> Street, Davenport, Iowa.

**Authorization to Act as Applicant**

I,  
authorize  
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:

## 2020 DEVELOPOMENT CALENDAR

### CITY PLAN & ZONING COMMISSION SCHEDULE

### CITY COUNCIL SCHEDULE

<u>REZONING &amp; ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION &amp; DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE (PUBLIC HEARING)	CITY COUNCIL MEETING
12:00 PM - Monday	12:00 PM - Monday	5:00 PM - Tuesday	5:00 PM - Tuesday	12:00PM - Friday	5:30 PM - Wednesday	5:30 PM - Wednesday
<b>11/19/19</b>	12/02/19	12/10/19	12/24/19	12/27/19	01/08/20	01/15/20
12/02/19	12/16/19	12/24/19	01/07/20	01/10/20	01/22/20	01/29/20
12/17/19	<b>12/28/19</b>	01/07/20	01/21/20	01/24/20	02/05/20	02/12/20
<b>12/27/19</b>	01/13/20	01/21/20	02/04/20	02/07/20	02/19/20	02/26/20
01/13/20	01/27/20	02/04/20	02/18/20	02/21/20	03/04/20	03/11/20
01/27/20	02/10/20	02/18/20	03/03/20	03/06/20	03/18/20	03/25/20
02/10/20	02/24/20	03/03/20	03/17/20	03/20/20	04/01/20	04/08/20
02/24/20	03/09/20	03/17/20	03/31/20	04/03/20	04/15/20	04/22/20
03/09/20	03/23/20	03/31/20	04/21/20	04/24/20	05/06/20	05/13/20
03/30/20	04/13/20	04/21/20	05/05/20	05/08/20	05/20/20	05/27/20
04/13/20	04/27/20	05/05/20	05/19/20	05/22/20	06/03/20	06/10/20
04/27/20	05/11/20	05/19/20	06/02/20	06/05/20	06/17/20	06/24/20
05/11/20	<b>05/22/20</b>	06/02/20	06/16/20	06/19/20	07/01/20	07/08/20
<b>05/22/20</b>	06/08/20	06/16/20	06/30/20	07/03/20	07/15/20	07/22/20
06/08/20	06/22/20	06/30/20	07/14/20	07/24/20	08/05/20	08/12/20
06/22/20	07/06/20	07/14/20	08/04/20	08/07/20	08/19/20	08/26/20
07/13/20	07/27/20	08/04/20	08/18/20	08/21/20	09/02/20	09/09/20
07/27/20	08/10/20	08/18/20	09/01/20	09/04/20	09/16/20	09/23/20
08/10/20	08/24/20	09/01/20	09/22/20	09/25/20	10/07/20	10/14/20
08/31/20	09/14/20	09/22/20	10/06/20	10/09/20	10/21/20	10/28/20
09/14/20	09/28/20	10/06/20	10/20/20	10/22/20	11/04/20	11/10/20
09/28/20	10/12/20	10/20/20	11/03/20	11/05/20	11/18/20	<b>11/24/20</b>
10/12/20	10/26/20	11/03/20	11/17/20	11/20/20	12/02/20	12/09/20
10/26/20	11/09/20	11/17/20	12/01/20	<b>cancelled due to holiday</b>		
11/09/20	11/23/20	12/01/20	12/15/20	12/11/20	12/30/20	01/06/21
11/23/20	12/07/20	12/15/20	12/29/20	12/23/20	01/13/21	01/20/21
12/07/20	12/21/20	12/29/20	01/05/21	01/08/21	01/27/21	02/03/21
12/14/20	12/28/20	01/05/21	01/26/21	01/22/21	02/10/21	02/17/21

- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY **MARKED IN RED**
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS **MARKED IN RED**
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA



Doc ID: 022215920003 Type: LAN  
Recorded: 01/07/2020 at 03:07:50 PM  
Fee Amt: \$1,816.40 Page 1 of 3  
Revenue Tax: \$1,794.40  
Scott County Iowa  
Rita A. Vargas Recorder

File **2020-00000568**

Prepared By & Return to: T. F. Olt III, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801 (563) 324-3246

Address tax statement: KJTLJ, LLC, 2705 Happy Joe Drive, Bettendorf, IA 52722

**TRUSTEE WARRANTY DEED**  
(Inter Vivos Trust)

For the consideration of ten and 00/100 ----(\$10.00)---- Dollar(s) and other valuable consideration, **Larry J. Whitty and Timothy S. Whitty as Successor Trustees of the Revocable Living Trust of Lawrence J. Whitty and any amendments thereto**, do hereby convey to **KJTLJ, L.L.C., an Iowa limited liability company**, the real estate described in the attached Exhibit "A" situated in Scott County, Iowa:

Subject to easements, covenants and restrictions of record.

This Deed is given in fulfillment of one certain real estate contract between the parties hereto filed on December 19, 2008 as Document No. 2008-33054 in the office of the Scott County Recorder. The Warranties of this Deed are limited to the date of said contract except for matters arising through or under the Grantor.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

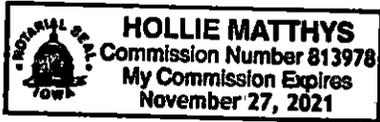
Dated: December 31, 2019.

X *Larry J. Whitty*

**Larry J. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto.**

STATE OF IOWA            )  
  )SS:  
COUNTY OF SCOTT        )

This instrument was acknowledged before me on 1/6, 2020  
by **Larry J. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto**



*Hollie Matthys*  
Notary Public

X *Timothy S. Whitty*

**Timothy S. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto.**

STATE OF IOWA            )  
  )SS:  
COUNTY OF SCOTT        )

This instrument was acknowledged before me on 1/6, 2020  
by **Timothy S. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto**



*Hollie Matthys*  
Notary Public

**CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.**

**EXHIBIT "A"**

The South ½ of the Southwest Quarter, the West 19 acres of the South ½ of the Southeast Quarter, and the South 42 rods and 2 2/3 links of the West 38 rods of the North ½ of the Southeast Quarter; all in Section 6, Township 78 North, Range 4 East of the 5<sup>th</sup> P.M., Scott County, Iowa, subject to existing public highways. Except that part conveyed to Glenn H. Dexter and Catherine Dexter by Warranty Deed dated June 14, 1971 and recorded as Document #7014-71, records of the office of the Recorder of Scott County, Iowa, and except that part conveyed to Andrew A. Dexter and Eileen M. Dexter, Husband and Wife, under Contract dated September 16, 1977 and recorded as Document #20254-77, records of the office of the Recorder of Scott County, Iowa. Also excepting therefrom that part conveyed to River Valley Development Corp. by Warranty Deed dated June 2, 1994 and recorded as Document #16811-94, records of the office of the Recorder of Scott County, Iowa.

(also excepting that portion conveyed to the City of Davenport, Iowa, on July 17, 1975, filed as Document No. 10939-75.)

AND

Part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5<sup>th</sup> P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northeast Quarter of said Section 7; thence South 00°-08'-55" East 4.41 feet along the west line of the Northeast Quarter of said Section 7 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence North 89°-20'-20" East 457.79 feet along a line parallel with and 4.41 feet normally distant southerly from the north line of the Northeast Quarter of said Section 7 to a point on the westerly right of way line of Jersey Ridge Road as now established in the City of Davenport, Iowa;

thence southwesterly 104.29 feet along the westerly right of way line of said Jersey Ridge Road being a curve concave northwesterly having a radius of 610.00 feet and a chord bearing and dimension of South 43°-12'-40" West 104.16 feet;

thence South 48°-06'-30" West 262.21 feet along the westerly right of way line of said Jersey Ridge Road;

thence southwesterly 345.05 feet along the westerly right of way line of said Jersey Ridge Road being a curve concave southeasterly having a radius of 690.00 feet and a chord bearing and dimension of South 33°-47'-00" West 341.47 feet to a point on the west line of the Northeast Quarter of said Section 7;

thence North 00°-08'-55" West 529.53 feet along the west line of the Northeast Quarter of said Section 7 to the point of beginning. Containing 2.38 acres, more or less, subject to easement of record.

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution setting a Public Hearing for the purpose of amending the North Urban Renewal Plan.  
[Wards 2, 6, 7, & 8]

**Recommendation:**

Adopt the Resolution.

**Background:**

The City of Davenport is seeking to amend the North Urban Renewal Area Plan. The amendment will add the 2022 PB Leiner Engineering and Design project. The engineering and design services for the onsite wastewater pretreatment facility is a necessary step in order to achieve the end goal of additional capacity at the City's Water Pollution Control Plant.

The estimated cost of engineering and design services are not-to-exceed \$600,000.

The amended plan is attached. The Public Hearing is to be held at the Committee of the Whole Meeting on February 2, 2022 at 5:30 p.m. in the Council Chambers of City Hall, 226 West 4th Street.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	North URA Plan Amendment
▣ Resolution Letter	Public Notice Amending URA

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/13/2022 - 9:36 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gripp.

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

RESOLUTION setting a Public Hearing for the purpose of amending the North Urban Renewal Plan.

WHEREAS, the City of Davenport has established the North Urban Renewal Area to support economic development growth for the City; and

WHEREAS, the amendment will add the 2022 PB Leiner Engineering and Design project to the Plan; and

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a Public Hearing must be held prior to amending the Urban Renewal Area Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing to amend the North Urban Renewal Plan shall be held at the Committee of the Whole Meeting on Wednesday, February 2, 2022 at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

**City of Davenport, Iowa**

**Urban Renewal Plan Amendment  
North Urban Renewal Area**

**January 2022**

The Urban Renewal Plan (the "Plan") for the North Urban Renewal Area (the "Area") is being amended for the purposes of 1) identifying new urban renewal projects to be undertaken therein.

- 1) **Identification of Projects** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:

**Name:** PB Leiner Design & Engineering

**Cost:** \$600,000

**Rationale:** The City is working directly with PB Leiner USA to work toward the development and construction of an onsite wastewater pretreatment facility at PB Leiner's manufacturing plant at 7001 Brady Street. This will reimburse PB Leiner for the cost of design and engineering.

- 2) **Required Financial Information** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Outstanding General Obligation Debt of the City: \$203,865,000

Remaining Constitutional Debt Capacity of the City: \$175,391,517

Proposed Debt to be incurred in the Urban Renewal Area: \$600,000

**NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN AMENDMENT**

Notice Is Hereby Given: That at 5:30 o'clock p.m., at City Council Chambers on the first floor of City Hall, 226 W. 4<sup>th</sup> Street, Davenport, Iowa, on the 2nd day of February, 2022, there will be conducted a public hearing on the question of amending the North Urban Renewal Area Plan pursuant to Chapter 403, Code of Iowa.

**North Urban Renewal Plan Amendment**

- 1) PB Leiner Engineering & Design Project: North Urban Renewal Area: \$600,000

The proposed amendment to the urban renewal plan brings the projects described above under the plan and makes it subject to the provisions of the plan.

A copy of the proposed amendment is on file for public inspection in the office of Community & Economic Development. At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Community & Economic Development [CED.info@davenportiowa.com](mailto:CED.info@davenportiowa.com) 563-326-7765

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution setting a Public Hearing for the purpose of considering the approval of an economic development agreement with PB Leiner USA. [Ward 8]

**Recommendation:**

Adopt the Resolution.

**Background:**

Production began at the facility in 1978 as Hormel, with PB Leiner assuming ownership in 1998. PB Leiner specializes in the production of high quality gelatin and collagen peptides for a growing market including food, pharmaceuticals, health nutrition and technical applications.

The City of Davenport reached out to PB Leiner to jointly work towards the development and construction of an onsite wastewater pretreatment facility at PB Leiner's manufacturing plant at 7001 Brady Street. An onsite pretreatment facility will gain capacity especially in regards to the amount of biochemical oxygen demand and total suspended solids entering the City's Water Pollution Control Plant.

The engineering and design services for onsite wastewater pretreatment is a necessary step to achieve the goal of additional capacity at the City's Water Pollution Control Plant. The cost of this is not to exceed \$600,000.

As required by Iowa Code, a public hearing is required prior to the approval of an economic development agreement where the City will incur debt. In this case the debt is the City's obligation to reimburse PB Leiner up to \$600,000. The costs would come through the use of tax increment financing applied to the North Urban Renewal Area.

Approval of this resolution would direct staff to schedule the Public Hearing at the Committee of the Whole Meeting on February 2, 2022 at 5:30 p.m. in the Council Chambers of City Hall, 226 West 4th Street.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Public Notice Incurring Debt

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/13/2022 - 9:36 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gripp.

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

RESOLUTION setting a Public Hearing for the purpose of considering the approval of an economic development agreement with PB Leiner USA.

WHEREAS, the City of Davenport has established the North Urban Renewal Area to support economic development growth for the City; and

WHEREAS, in accordance with Iowa Code, a Public Hearing must be held prior to the approval of an economic development agreement where the City will incur debt.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that a Public Hearing for the purpose of considering the approval of an economic development agreement with PB Leiner USA shall be held at the Committee of the Whole Meeting on Wednesday, February 2, 2022 beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approve this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_

Mike Matson  
Mayor

\_\_\_\_\_

Brian Krup  
Deputy City Clerk

**NOTICE OF PUBLIC HEARING ON INCURRING DEBT FOR TAX INCREMENT FINANCING  
PROJECT**

Notice Is Hereby Given: That at 5:30 o'clock p.m., at City Council Chambers on the first floor of City Hall, 226 W. 4<sup>th</sup> Street, Davenport, Iowa, on the 2nd day of February, 2022, there will be conducted a public hearing on the question of incurring debt within the North Urban Renewal Area, pursuant to Chapter 403, Code of Iowa.

Name: PB Leiner Engineering & Design Project  
Cost: \$600,000

Rationale: The City reached out to PB Leiner to jointly work towards the development and construction of an onsite wastewater pretreatment facility.

A copy of the draft economic development agreement is on file for public inspection in the office of Community & Economic Development. At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Community & Economic Development [CED.info@davenportiowa.com](mailto:CED.info@davenportiowa.com) 563-326-7765

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution approving an economic development agreement with RDIP, LLC. [Ward 8]

**Recommendation:**

Adopt the Resolution.

**Background:**

Russell Construction was founded in 1983 as a commercial construction company headquartered in Davenport, Iowa. Russell has grown and been successful with many housing, commercial and industrial developments.

Russell, doing business as RDIP, LLC is the property owner at 8730 Northwest Boulevard and has designed a 95-acre industrial park, identifying necessary street improvements including construction of Zenith Avenue and West 83rd Street and improvements to 90th Street and Northwest Boulevard.

The State of Iowa RISE Program has grant and loan funding available through the Local Development Project Funding to support economic development for projects, such as the build-out of an industrial park, that do not require an immediate commitment of jobs. Projects typically require 50% matching funds. Only cities and counties are eligible to submit RISE applications. As such, developers are encouraged to work with county or city governments in seeking funding for projects.

Russell requested the City submit an application for roadways within and improvements near the Russell Industrial Park. If the project is awarded funding by the Iowa DOT in the amount of 50% of the approved street development project costs, Russell has agreed to make an upfront cash donation to the City in the amount of the 50% of the approved street development project costs as well as 100% of costs not covered by the Iowa DOT.

Working with the City, Russell has identified the following street infrastructure improvements to be made:

- Zenith Avenue: new road construction on the southern half of the industrial park
- Northwest Boulevard: roadway widening, left turn lane onto newly constructed Zenith Avenue and installation of traffic signal
- Northwest Boulevard & West 90th Street: right turn lane at intersection
- West 83rd Street: roadway reconstruction and extension on southern boundary of industrial park.

The estimated cost of these improvements is \$3,214,469.

If the City's RISE application is not approved for funding by the Iowa DOT for this Local Development project, this economic development agreement shall be considered null and void.

**ATTACHMENTS:**

Type

Description

- ▣ Resolution Letter
- ▣ Backup Material
- ▣ Backup Material

Resolution  
Draft EDA  
Location of Proposed Improvements

**REVIEWERS:**

<b>Department</b>	<b>Reviewer</b>	<b>Action</b>	<b>Date</b>
City Clerk	Admin, Default	Approved	1/18/2022 - 2:00 PM
Community Planning & Economic Development	Berger, Bruce	Approved	1/13/2022 - 9:37 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gripp.

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

RESOLUTION approving an economic development agreement with RDIP, LLC.

WHEREAS, RDIP, LLC, more commonly known as Russell, is developing the 95-acre Russell Industrial Park at 8730 Northwest Boulevard; and

WHEREAS, the construction of Zenith Avenue and West 83rd Street as well as improvements to 90th Street and Northwest Boulevard are necessary to the functionality the new Russell Industrial Park; and

WHEREAS, the State of Iowa RISE program has grant and loan funding available through the Local Development Project Funding to support economic development for projects, such as the build-out of an industrial park, that do not require an immediate commitment of jobs; and

WHEREAS, if the project is awarded funding by the Iowa DOT in the amount of 50% of the approved street development project costs, Russell has agreed to make an upfront cash donation to the City in the amount of the 50% of the approved street development project costs as well as 100% of costs not covered by the Iowa DOT; and

WHEREAS, the public roadway improvements will be dedicated to public use and under the jurisdiction of the City of Davenport; and

WHEREAS, if the City is not approved for funding by the Iowa DOT for RISE grant funds for this Local Development project, the economic development agreement shall be considered null and void;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the economic development agreement with RDIP, LLC is hereby approved.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

ECONOMIC DEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF DAVENPORT AND  
RUSSELL (RDIP, LLC)

THIS AGREEMENT is made as of \_\_\_\_\_, 2022 by Russell (RDIP, LLC) (hereinafter referred to as “Russell”) and the City of Davenport (hereinafter referred to as the “City”). WHEREAS, Russell is the property owner of 8730 Northwest Blvd (hereinafter referred to as the “Property”), Davenport, Iowa; and

WHEREAS, Russell has designed an industrial park at the Property and construction of Zenith Avenue and West 83<sup>rd</sup> Street (hereinafter referred to as the “Street Development Project”), is necessary for the development of the industrial park; and

WHEREAS, Russell will donate the land for the required public and private easements, public roads and right of way at the Property; and

WHEREAS, Russell has agreed to make an upfront Cash Donation to the City in the amount of 50% of approved Street Development Project costs as well as 100% of any costs not covered by the Iowa Department of Transportation (IDOT) grant (hereinafter referred to as the “Cash Donation”); and

WHEREAS, the City has agreed to submit an application to the Iowa Department of Transportation (IDOT) Commission for a Local Development Revitalize Iowa’s Sound Economy (RISE) grant in the amount of 50% of the approved Street Development Project costs.

WHEREAS, the benefits of the economic development project will bring diversity and generate new opportunities for the Davenport and Iowa economies; and

WHEREAS, the economic development project will generate public gains and benefits particularly in the creation of new jobs and tax assessed property values, which warrants the proposed public private partnership with Russell and the City; and

NOW, THEREFORE, in consideration of the premises and the mutual covenants of the parties herein contained, it is agreed as follow:

Section I:  
The City’s Obligations

1. The City shall enter into the RISE Agreement with the IDOT for the Street Development Project.
2. Pursuant to the obligations under the RISE Agreement, the City shall cooperate with Russell in the design of the Street Development Project with Russell assuming the

responsibility for the preparation of the plans and specifications of the Street Development Project.

3. Upon receipt of the proposed construction plans and specifications, the City shall review them to confirm compliance with applicable City and IDOT requirements, consulting with IDOT may be required, and returning them to Russell for revision as may be necessary to comply with those requirements. After the plans and specifications fully complying with those requirement have been received, the City shall conduct the required public hearing on the plans and specifications and seek bids from contracting firms qualified to and interested in constructing the Street Development Project. The City shall enter into a contract with the lowest responsible bidder for the construction of the Street Development Project. The City shall provide inspection services for the construction, as it would for any other street being constructed for dedication to the City as a public street. The City may charge the ordinary permitting and inspection fees as part of the costs of the Street Development Project. The City shall construct the Street Construction Project as a public street.
4. Russell shall make an upfront Cash Donation to the City in the amount of 50% of approved Street Development Project costs as well as 100% of any costs not covered by the Iowa Department of Transportation (IDOT) RISE grant. The upfront Cash Donation of 50% of the approved Street Development Project cost shall be made to the City within thirty (30) days of the IDOT contract signing. The City shall use the Cash Donation from Russell to fund 50% of the Street Construction Project and any additional required Cash Donation from Russell to fund 100% of any costs not covered by the IDOT. The preliminary budget for the Street Development Project is \$3,314,469 and is attached as Exhibit A. Upon the completion of the construction project, or during the construction project as may be permitted by the IDOT, the City shall seek reimbursement from the IDOT under the provisions of the RISE Agreement.
5. Ancillary businesses that are non-eligible types of development, as defined by Iowa State Code Chapter 163, RISE Program 761-163.3(315), (non-eligible types of development are generally not value added activities such as, residential development, local government facilities, local public schools, locally orientated business services and personal services) may be allowed to located on a minimal portion of the overall site so as not to violate the terms of the Local Development RISE agreement that the City has entered into with the IDOT. Any proposed non-eligible development must be presented to and approved by the City prior to development and/or location at the Property. The City agrees to review any proposed non-eligible development for the Property and provide a response in a timely manner, prior to development and/or location at the Property. This shall continue for a period of 20 years.

Any violation of the terms of the Local Development RISE agreement that involves the location of non-eligible development that would cause the IDOT to either revoke funding commitments and/or require repayment of RISE funds granted would be the immediate responsibility of Russell.

6. The obligations of the City under this Agreement are conditioned upon the faithful performance by Russell on all the terms and conditions of this Agreement.

Section II:  
Russell's Obligations

1. Russell shall make an upfront Cash Donation to the City in the amount of 50% of approved Street Development Project costs as well as 100% of any costs not covered by the Iowa Department of Transportation (IDOT) RISE grant. This includes any increases or cost overruns for the budget of the Street Development Project. The upfront Cash Donation of 50% of the approved Street Development Project cost shall be made to the City within thirty (30) days of the IDOT contract signing. Any costs not covered by the IDOT RISE grant, but necessary to the completion of the Street Development Project are the responsibility of Russell and shall be provided to the City as a Cash Donation within 30 days of the costs being incurred.
2. The Street Development Project budget shall include the cost to cover all construction administration and construction inspection for the Project.
3. The Street Development Project shall be limited to the scope of work defined in the City's Local Development RISE application with the State of Iowa DOT. Any items within the scope of work defined in the City's Local Development RISE application that are deemed ineligible by the IDOT shall be the sole responsibility of Russell.
4. Russell agrees to cooperate and coordinate with the City and selected Street Development Project contractor(s) throughout the entire phase of construction.
5. The purpose of the RISE program is to promote economic development through the establishment, construction, improvement and maintenance of roads and streets. The RISE program shall be targeted towards value-adding activities to provide maximum economic impact to the state as such, Russell agrees to construct, maintain or cause eligible types of development on the Property for a period of twenty (20) years.

6. Ancillary businesses that are non-eligible types of development, as defined by Iowa State Code Chapter 163, RISE Program 761-163.3(315), (non-eligible types of development are generally not value added activities such as, residential development, local government facilities, local public schools, locally orientated business services and personal services) may be allowed to located on a minimal portion of the overall site so as not to violate the terms of the Local Development RISE agreement that the City has entered into with the IDOT. Any proposed non-eligible development must be presented to and approved by the City prior to development and/or location at the Property. This shall continue for a period of 20 years.

Any violation of the terms of the Local Development RISE agreement that involves the location of non-eligible development that would cause the IDOT to either revoke funding commitments and/or require repayment of RISE funds granted would be the immediate responsibility of Russell.

Section III:  
Miscellaneous

1. This Agreement shall not be construed to confer rights or privileges to third-party beneficiaries or entities not a party to this Agreement.
2. This Agreement represents the entire understanding and agreement among the parties hereto with respect to the subject matter hereof; supersedes all prior negotiations, letters and understandings related to the subject matter hereof; and cannot be amended, supplemented or modified except by an instrument in writing signed by the party against whom the enforcement of any such amendment, supplement or modification is sought.
3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed and construed in accordance with the laws of the State of Iowa.
4. This Agreement shall become null and void unless all contingencies contained herein are satisfied or are waived by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF DAVENPORT, IOWA

By: \_\_\_\_\_  
Mike Matson, Mayor

\_\_\_\_\_  
Brian Krup, Deputy City Clerk

Russell (RDIP, LLC)

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

**RISE LOCAL DEVELOPMENT APPLICATION  
ROADWAY PROJECT DESCRIPTION AND COST ESTIMATE  
(RISE-Eligible Items)**

Lead applicant name Susanne Knutsen

**ROAD PROJECT DESCRIPTION**

Location: 8730 NW Blvd, Davenport, IA 52806  
 Length (ft.): 3,904.47 ft Pavement Width (ft.): 20'-45' Right-of-Way Width (ft.): Right-of-way varies  
 Pavement Type: concrete Depth: 9 inches

**TRAFFIC INFORMATION**

Present Annual Average Daily Traffic (AADT) in 2018 5,700 vehicles Percent Trucks: \_\_\_\_\_  
 Present AADT in \_\_\_\_\_ Percent Trucks: \_\_\_\_\_

**COST ESTIMATE**

Item Description	Units	Unit Cost	Total Cost
<b>83rd Street</b>			0
General Conditions / City Admin	1	\$110,000	0 \$110,000
City Inspection	1	\$15,000	0 \$15,000
Demo & Grading	94,300	\$2.00	0 \$188,600
Erosion Control	1	\$10,000	0 \$10,000
ROW Curbs & Gutters	2,300	\$15.00	0 \$34,500
Concrete	94,300	\$7.50	0 \$707,250
Signs	5	\$500	0 \$2,500
Civil Design	1	\$25,000	0 \$25,000
Permit	1	\$10,000	0 \$10,000
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
Right-of-@Way			
Railroad			
<b>Subtotal</b>			<b>\$1,102,850.00</b>
Engineering, legal, administration (maximum 15 percent of subtotal)			\$
Contingency (maximum 10 percent of subtotal)			\$
<b>Grand Total</b>			<b>\$0</b>

**Note:** If the Roadway Project is in more than one jurisdiction, please prepare separate cost estimate forms for each portion and submit with application.

**RISE LOCAL DEVELOPMENT APPLICATION  
ROADWAY PROJECT DESCRIPTION AND COST ESTIMATE  
(RISE-Eligible Items)**

Lead applicant name \_\_\_\_\_

**ROAD PROJECT DESCRIPTION**

Location: \_\_\_\_\_

Length (ft.): 3,904.47 ft    Pavement Width (ft.): 20'-45'    Right-of-Way Width (ft.): Right-of-way varies

Pavement Type: \_\_\_\_\_    Depth: 9 inches

**TRAFFIC INFORMATION**

Present Annual Average Daily Traffic (AADT) in 2018 5,700 vehicles    Percent Trucks: \_\_\_\_\_

Present AADT in \_\_\_\_\_    Percent Trucks: \_\_\_\_\_

**COST ESTIMATE**

Item Description	Units	Unit Cost	Total Cost
<b>90th Street</b>			0
General Conditions / City Admin	1	\$20,000	0    \$20,000
City Inspection	1	\$7,500	0    \$7,500
Demo & Grading	19,000	\$2.00	0    \$38,000
Erosion Control	1	\$10,000	0    \$10,000
ROW Curbs & Gutters	1,000	15.00	0    \$15,000
Concrete	6,700	\$7.50	0    \$50,250
Signs	5	\$500	0    \$2,500
Civil Design	1	\$20,000	0    \$20,000
Permit	1	\$10,000	0    \$10,000
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
Right-of-@Way			
Railroad			
<b>Subtotal</b>			<b>\$173,250.00</b>
Engineering, legal, administration (maximum 15 percent of subtotal)			\$
Contingency (maximum 10 percent of subtotal)			\$
<b>Grand Total</b>			<b>\$0</b>

**Note:** If the Roadway Project is in more than one jurisdiction, please prepare separate cost estimate forms for each portion and submit with application.

**RISE LOCAL DEVELOPMENT APPLICATION  
ROADWAY PROJECT DESCRIPTION AND COST ESTIMATE  
(RISE-Eligible Items)**

Lead applicant name \_\_\_\_\_

**ROAD PROJECT DESCRIPTION**

Location: 8730 NW Blvd, Davenport, IA 52806

Length (ft.): 3,904.47 ft    Pavement Width (ft.): 20'-45'    Right-of-Way Width (ft.): Right-of-way varies

Pavement Type: \_\_\_\_\_    Depth: 9 inches

**TRAFFIC INFORMATION**

Present Annual Average Daily Traffic (AADT) in 2018 5,700 vehicles    Percent Trucks: \_\_\_\_\_

Present AADT in \_\_\_\_\_    Percent Trucks: \_\_\_\_\_

**COST ESTIMATE**

Item Description	Units	Unit Cost	Total Cost
<b>NW Blvd</b>			0
General Conditions / City Admin	1	\$130,000	0 \$130,000
City Inspection	1	\$22,500	0 \$22,500
Inlet Protection	6	\$500	0 \$3,000
Erosion Control	1	\$10,000	0 \$10,000
ROW Curbs & Gutters	1,500	\$15.00	0 \$22,500
Concrete	26,500	\$7.50	0 \$198,750
Traffic Signal	1	\$450,000	0 \$450,000
Signs	10	\$500	0 \$5,000
Civil Design	1	\$20,000	0 \$20,000
Permit	1	\$10,000	0 \$10,000
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
Right-of-@Way			
Railroad			
<b>Subtotal</b>			<b>\$871,750.00</b>
Engineering, legal, administration (maximum 15 percent of subtotal)			\$
Contingency (maximum 10 percent of subtotal)			\$
<b>Grand Total</b>			<b>\$0</b>

**Note:** If the Roadway Project is in more than one jurisdiction, please prepare separate cost estimate forms for each portion and submit with application.

**RISE LOCAL DEVELOPMENT APPLICATION  
ROADWAY PROJECT DESCRIPTION AND COST ESTIMATE  
(RISE-Eligible Items)**

Lead applicant name Susanne Knutsen

**ROAD PROJECT DESCRIPTION**

Location: 8730 NW Blvd, Davenport, IA 52806

Length (ft.): 3,904.47 ft Pavement Width (ft.): 20'-45' Right-of-Way Width (ft.): Right-of-way varies

Pavement Type: concrete Depth: 9 inches

**TRAFFIC INFORMATION**

Present Annual Average Daily Traffic (AADT) in 2018 5,700 vehicles Percent Trucks: \_\_\_\_\_

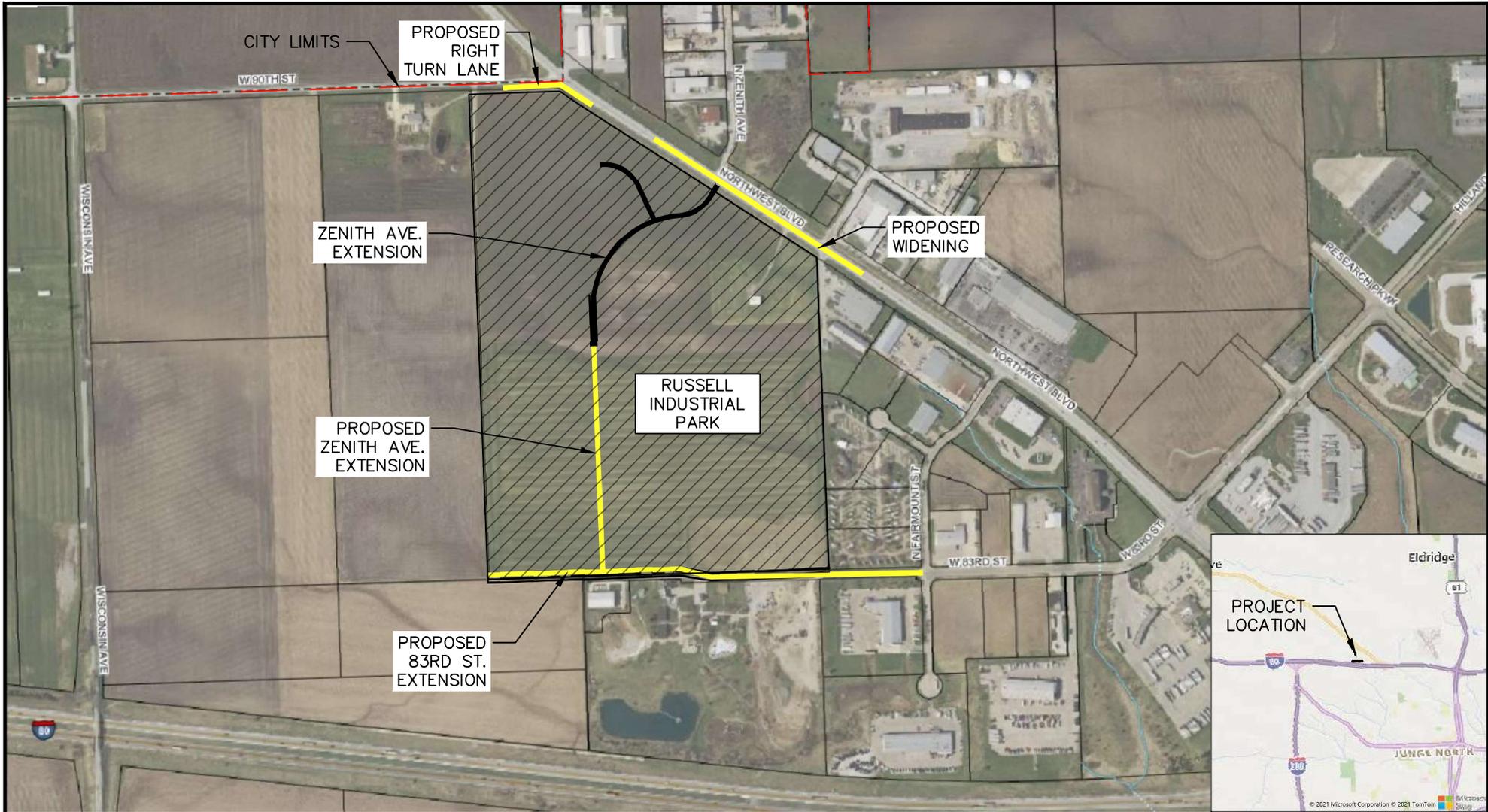
Present AADT in \_\_\_\_\_ Percent Trucks: \_\_\_\_\_

**COST ESTIMATE**

Item Description	Units	Unit Cost	Total Cost
<b>Zenith South Extension</b>			0
General Conditions / City Admin	1	\$60,000	0 \$60,000
City Inspection	1	\$7,500	0 \$7,500
Lime Soil Stabilization	37,300	\$1.00	0 \$37,300
Concrete	37,300	\$7.50	0 \$279,750
Erosion Control	1	\$20,000	0 \$20,000
City ROW Curbs & Gutters	2,245	\$15.00	0 \$33,675
Striping Streets	3,000	\$1.00	0 \$3,000
Signs	5	\$500	0 \$2,500
Landscaping	1	\$20,000	0 \$20,000
Civil Design	1	\$30,000	0 \$30,000
Permit	1	\$10,000	0 \$10,000
			0
			0
			0
			0
			0
			0
			0
			0
Right-of-@Way			
Railroad			
<b>Subtotal</b>			<b>\$503,725.00</b>
Engineering, legal, administration (maximum 15 percent of subtotal)			\$
Contingency (maximum 10 percent of subtotal)			\$
<b>Grand Total</b>			<b>\$0</b>

**Note:** If the Roadway Project is in more than one jurisdiction, please prepare separate cost estimate forms for each portion and submit with application.





ATTACHMENT A  
ROAD CONSTRUCTION AREA MAP  
SHEET TITLE 3



City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution authorizing submission of an application to the Iowa Department of Transportation's RISE Program for assistance to RDIP, LLC at the Russell Industrial Park. [Ward 8]

**Recommendation:**

Adopt the Resolution.

**Background:**

RDIP, LLC, more commonly known as Russell, is the property owner of 8730 Northwest Boulevard. Russell has designed a 95-acre industrial park at the property with the construction of Zenith Avenue and West 83rd Street as well as improvements to 90th Street and Northwest Boulevard.

The State of Iowa RISE Program has grant and loan funding available through the Local Development Project Funding to support economic development for projects, such as the build-out of an industrial park, that do not require an immediate commitment of jobs. Projects typically require 50% matching funds. Only cities and counties can submit RISE applications. As such, developers are encouraged to work with county or city governments in seeking funding for projects.

Russell requested the City submit an application for roadways within and improvements near the Russell Industrial Park. If the project is awarded funding by the Iowa DOT in the amount of 50% of the approved street development project costs, Russell has agreed to make an upfront cash donation to the City in the amount of the 50% of the approved street development project costs as well as 100% of costs not covered by the Iowa DOT. The Resolution considering the economic development agreement with the City and Russell is on this agenda.

Working with the City, Russell has identified the following street infrastructure improvements to be made:

- Zenith Avenue: new road construction on the southern half of the industrial park
- Northwest Boulevard: roadway widening, left turn lane onto newly constructed Zenith Avenue and installation of traffic signal
- Northwest Boulevard & West 90th Street: right turn lane at intersection
- West 83rd Street: roadway reconstruction and extension on southern boundary of industrial park.

The estimated cost of these improvements is \$3,214,469.00.

As required by the Iowa DOT, the applicant (the City) must pledge a City source of funding to pay for any expenses not awarded through the RISE program. As such the City is pledging local option sales tax.

Note, the City's pledge of local option sales tax is a formality. The economic development agreement with Russell commits the financial responsibility of this street development project to

Russell.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Location of Proposed Improvements

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/13/2022 - 9:37 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gripp.

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

RESOLUTION authorizing the submission of an application to the Iowa Department of Transportation's RISE Program for assistance to RDIP, LLC at the Russell Industrial Park.

WHEREAS, RDIP, LLC, more commonly known as Russell, is developing a 95-acre Russell Industrial Park at 8730 Northwest Boulevard; and

WHEREAS, the construction of Zenith Avenue and West 83rd Street as well as improvements to 90th Street and Northwest Boulevard are necessary to the functionality the new Russell Industrial Park; and

WHEREAS, the State of Iowa RISE Program has grant and loan funding available through the Local Development Project Funding to support economic development for projects, such as the build-out of an industrial park, that do not require an immediate commitment of jobs; and

WHEREAS, if the project is awarded funding by the Iowa DOT in the amount of 50% of the approved street development project costs, Russell has agreed to make an upfront cash donation to the City in the amount of the 50% of the approved street development project costs as well as 100% of costs not covered by the Iowa DOT; and

WHEREAS, the public roadway improvements will be dedicated to public use and under the jurisdiction of the City of Davenport; and

WHEREAS, as required by the Iowa DOT, the applicant (the City) must pledge a City source of funding to pay for any expenses not awarded funding through the RISE program, in this case local option sales tax.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa hereby endorses said roadway project and authorizes the submission of an application to the Iowa Department of Transportation's RISE Program for assistance to RDIP, LLC at the Russell Industrial Park.

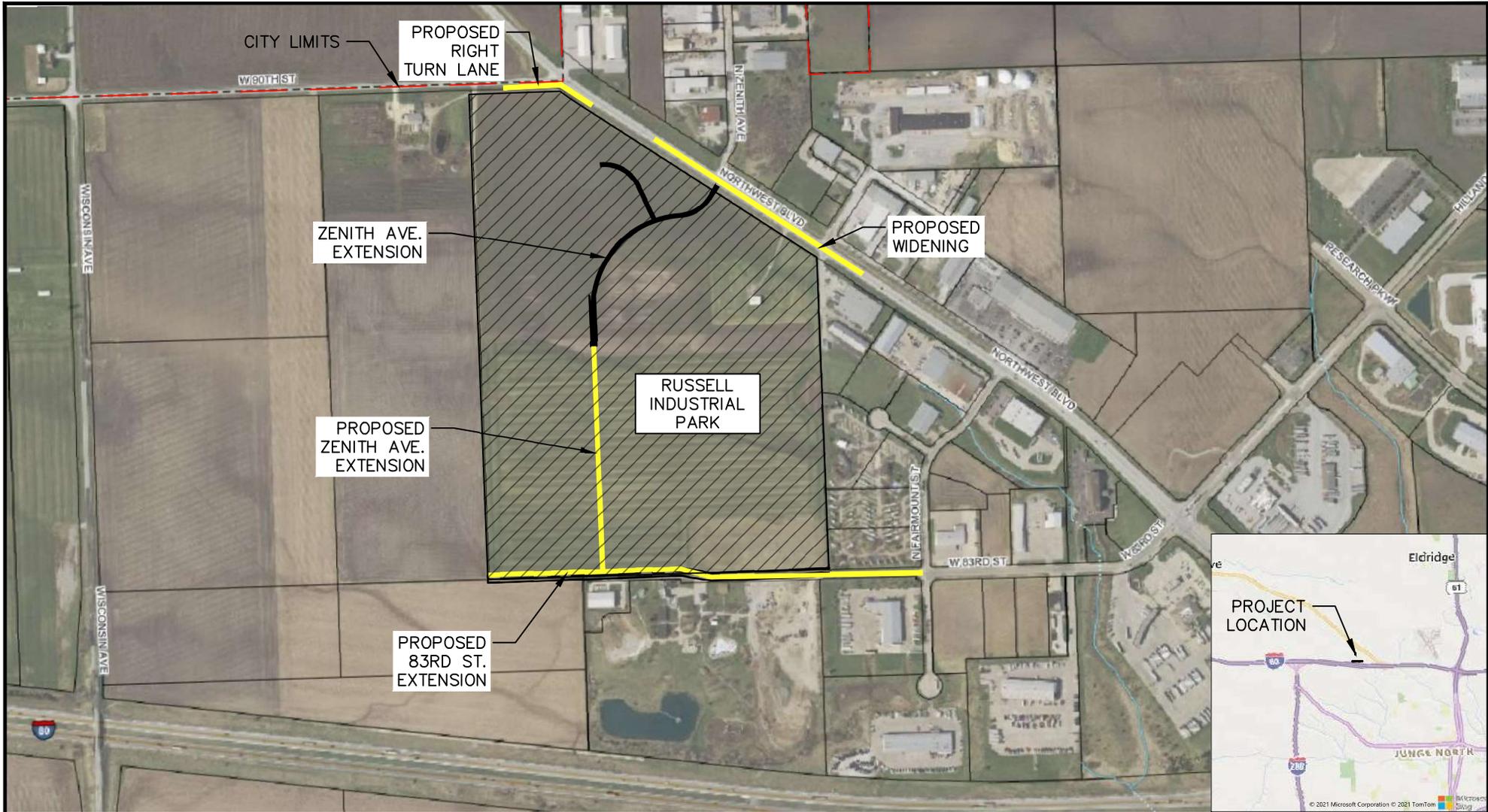
Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



ATTACHMENT A  
ROAD CONSTRUCTION AREA MAP  
SHEET TITLE 3



City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Motion approving the Citizens Advisory Committee's recommendations for the reprogramming of the unspent and unobligated Community Development Block Grant (CDBG) funds from CDBG Year 46 ending June 30, 2021. [All Wards]

**Recommendation:**

Pass the Motion.

**Background:**

Each year, the Citizens Advisory Committee's (CAC) recommends allocating the unspent and unobligated Community Development Block Grant (CDBG) funds from the prior fiscal year. As of June 30, 2021, \$178,382.18 remained in CDBG funds. The funds came from the following programs funded in Year 46:

- Family Resources \$1,481.49
- Unclaimed COVID-19 Reprogramming \$24,953.13 from YR 46
- City Housing Rehab Staff & Supplies \$55,916.41
- Planning & Admin \$96,031.15

In a typical year, as approved by the CAC, requests for reprogrammable funds are submitted for programs which were not fully funded in the current CDBG year's allocation. Ordinarily, reprogrammable funds from a prior year are unavailable to public service subrecipients because of HUD's Public Services Cap, which does not increase in the current program year simply because funds from a previous program year become available. However, due to additional funding that became available during the 2020 program year and certain HUD waivers, it is possible to reprogram prior year funding to public service subrecipients on a one-time basis.

Eligible (active Year 47 CDBG Public Services) applicants were notified of this one time opportunity for funding on December 13, 2021, and requests for funding were due by December 29, 2021.

***Reprogramming Requests:***

Requests for reprogrammable funds:

- Big Brothers Big Sisters \$2,954
- Humility of Mary Homes & Services \$5,000
- Project Renewal \$11,700
- Non-Profit Affordable Housing Development \$40,000

Training

- Housing Rehab/Revitalization Fund \$140,000

***CAC Recommendation:***

At the January 3, 2022 CAC meeting, the committee considered the reprogramming requests. The Committee first voted to determine whether the requests received were eligible. The vote was unanimous that the requests were eligible. The CAC next voted to make the following recommendation, with a shortage of the funding available (\$21,271.82) being removed from the housing rehab/revitalization fund:

- Big Brothers Big Sisters \$2,954
- Humility of Mary Homes & Services \$5,000
- Project Renewal \$11,700
- Non-Profit Affordable Housing Development \$40,000

Training

- Housing Rehab/Revitalization Fund \$118,728.18

Following Council action, the current year's Action Plan will be amended with notice published in the *Quad City Times* and submission of the amendment to HUD.

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	1/13/2022 - 9:37 AM

City of Davenport

Department: Public Safety  
Contact Info: Jamie Swanson | 563-326-7795

**Action / Date**  
**1/26/2022**

Subject:  
Motion approving beer and liquor license applications.

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

**Ward 6**

Combine, A Midwest Restaurant (Bass Street Grille, LLC) - 5266 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

R Bar-QCA, LLC (R Bar-QCA, LLC) - 4907 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

**Ward 7**

The AKA Bar (Lola K, LLC) - 3811 Harrison St - License Type: Class C Liquor

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

**Ward 1**

Sub Express & Gas (Keya Food Mart, Inc) - 4307 W Locust St - License Type: Class E Liquor

**Ward 2**

California Pho (Binh Van Nguyen) - 3559 W Kimberly Rd - License Type: Beer/Wine

**Ward 3**

The New Wooden Nickel, Inc (Angela Bribriescio) - 2042 W 3rd St - License Type: Class C Liquor

Gilly's Corner Tap LLC (Alicia Goossens) - 2148 W 3rd St - Outdoor Area - License Type: Class C Liquor

**Ward 5**

EZ Stop (Shivco, Inc) - 2923 Brady St - License Type: Class E Liquor

**Ward 6**

Hy-Vee Market Cafe (Hy-Vee, Inc) - 4064 E 53rd St - Outdoor Area - License Type: Class C Liquor

Mart Stop No 1 (Mart Stop No 1) - 3527 Spring St - License Type: Class E Liquor

R Bar (KJT Holdings, LLC) - 4907 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Buffalo Wild Wings (Blazin' Wings, Inc) - 4860 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

**Recommendation:**  
Pass the Motion.

**Background:**

The following applications have been reviewed by the Police, Fire, and Zoning Departments.

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Safety	Merritt, Mallory	Approved	1/12/2022 - 5:39 PM
Public Safety Committee	Merritt, Mallory	Approved	1/12/2022 - 5:39 PM
City Clerk	Admin, Default	Approved	1/12/2022 - 5:50 PM

City of Davenport

Department: Public Works - Engineering  
Contact Info: Steve Math | 563-327-5164

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution approving the plans, specifications, form of contract, and estimate of cost for the East 53rd Street Pavement Reconstruction | Phase II project, CIP #35052. [Wards 6, 7, & 8]

**Recommendation:**

Adopt the Resolution.

**Background:**

The project involves the complete reconstruction of the existing four lane pavement structure of East 53rd Street from Eastern Avenue to the approximate westerly radius return of Elmore Circle, approximately 1.1 miles in length, that will provide a fifth lane (two-way left turn).

The proposed 61' B-B typical pavement section will be constructed with a drainable subbase and associated subdrains. The project will also include underground storm sewer detention structures, storm sewer modifications as needed to accommodate widening of the roadway along with construction of a 5' wide sidewalk on the north side of East 53rd Street and an 8' wide shared-use path on the south side for the entire project length.

This project has been designed by the City's Engineering Division. Right-of-way and temporary construction easements have been obtained. The proposed total cost of the project is currently estimated at \$7,996,000 with approximately \$3,700,000 of the cost being obtained from the Surface Transportation Block Grant Program.

The project is being let by the Iowa Department of Transportation on February 15, 2022 with construction expected to begin in the spring of 2022.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 9:55 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, form of contract ,and estimate of cost for the East 53rd Street Pavement Reconstruction | Phase II project, CIP #35052.

WHEREAS, the City of Davenport has previously entered into an agreement for the project with the Iowa Department of Transportation for Surface Transportation Block Grant (STBG) Program Federal-aid funds under 761 Iowa Administrative Code (IAC) Chapter 162; and

WHEREAS, plans, specifications, form of contract, and an estimate of cost were filed with the Deputy City Clerk of Davenport, Iowa for the East 53rd Street Pavement Reconstruction | Phase II 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 East 53rd Street Pavement Reconstruction (Phase II) project.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Pacific Street Overlay project, CIP #35054. [Ward 8]

**Recommendation:**

Adopt the Resolution.

**Background:**

This project will involve the overlay of Pacific Street from West 68th Street to West 70th Street. Work will also include the replacement of two culverts at this location.

Funding is available through CIP #35054. The estimated project cost is \$130,000.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:57 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:58 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:16 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Pacific Street Overlay project, CIP #35054.

WHEREAS, on January 5, 2022 plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Pacific Street Overlay Project, CIP #35054; 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, Iowa 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 Pacific Street Overlay project.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Jackson Avenue Overlay and Intersection Reconstruction project, CIP #35054. [Ward 1]

**Recommendation:**

Adopt the Resolution.

**Background:**

This project will remove the existing asphalt pavement at the intersection of Jackson Avenue and Farragut Street. This project will also involve the overlay of Jackson Avenue from Clark Street to the intersection of Farragut Street with asphalt.

Funding is available through CIP #35054. The estimated project cost is \$215,000.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:57 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:57 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:17 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Jackson Avenue Overlay and Intersection Reconstruction project, CIP #35054.

WHEREAS, on January 5, 2022 plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Jackson Avenue Overlay and Intersection Reconstruction project; 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, Iowa 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 Jackson Avenue Overlay and Intersection Reconstruction project.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Admin  
Contact Info: Clay Merritt | 563-888-3055

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Modern Woodmen Park Fascia Improvements project, CIP #23049. [Ward 3]

**Recommendation:**

Adopt the Resolution.

**Background:**

The existing fascia board on the exterior of Modern Woodmen Park has experienced extensive deterioration and needs to be replaced in order to avoid damage to the overall structure. This project is listed within the 2021 Revised Stadium Lease Agreement, Attachment B | Capital Projects and Funding Models.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/13/2022 - 2:08 PM
Public Works Committee	Moses, Trish	Approved	1/13/2022 - 2:09 PM
City Clerk	Thorndike, Tiffany	Approved	1/13/2022 - 3:43 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION on the plans, specifications, form of contract, and estimate of cost for the Modern Woodmen Park Fascia Improvement project, CIP #23049.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the Deputy City Clerk of Davenport, Iowa for the Modern Woodman Park Fascia Improvement Project, CIP #23049; 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, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved for the Modern Woodmen Park Fascia Improvement project.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering  
Contact Info: Jen Walker | 563-326-6168

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution accepting work completed under the Veterans Memorial Parkway Paving project (Jersey Ridge Road to Elmore Avenue) by Valley Construction of Rock Island, Illinois in the amount of \$6,427,310.20, CIP #02418. [Ward 6]

**Recommendation:**

Adopt the Resolution.

**Background:**

This project completed pavement on Veterans Memorial Parkway from 300 feet west of the Jersey Ridge Road roundabout to the bridge over I-74 500 feet east of Elmore Avenue. The project was primarily funded by the Federal Highway Authority through an STP grant (\$3,146,696) and by a grant through Revitalize Iowa's Sound Economy (RISE) (\$2,349,434). Work was completed by Valley Construction Company of Rock Island, Illinois with a total project cost of \$6,427,310.20.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution
▢ Exhibit	Location Map

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:59 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 11:00 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:19 AM

Resolution No. \_\_\_\_\_

RESOLUTION offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the Veterans Memorial Parkway Paving project (Jersey Ridge Road to Elmore Avenue) by Valley Construction of Rock Island, Illinois in the amount of \$6,427,310.20, CIP #02418.

WHEREAS, the City of Davenport entered into a contract with Valley Construction Company for construction work; and

WHEREAS, work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Veterans Memorial Parkway Paving project (Jersey Ridge Road to Elmore Avenue) by Valley Construction of Rock Island, Illinois in the amount of \$6,427,310.20 is hereby accepted.

Passed and approved this 26th day of January, 2022.

Approved:

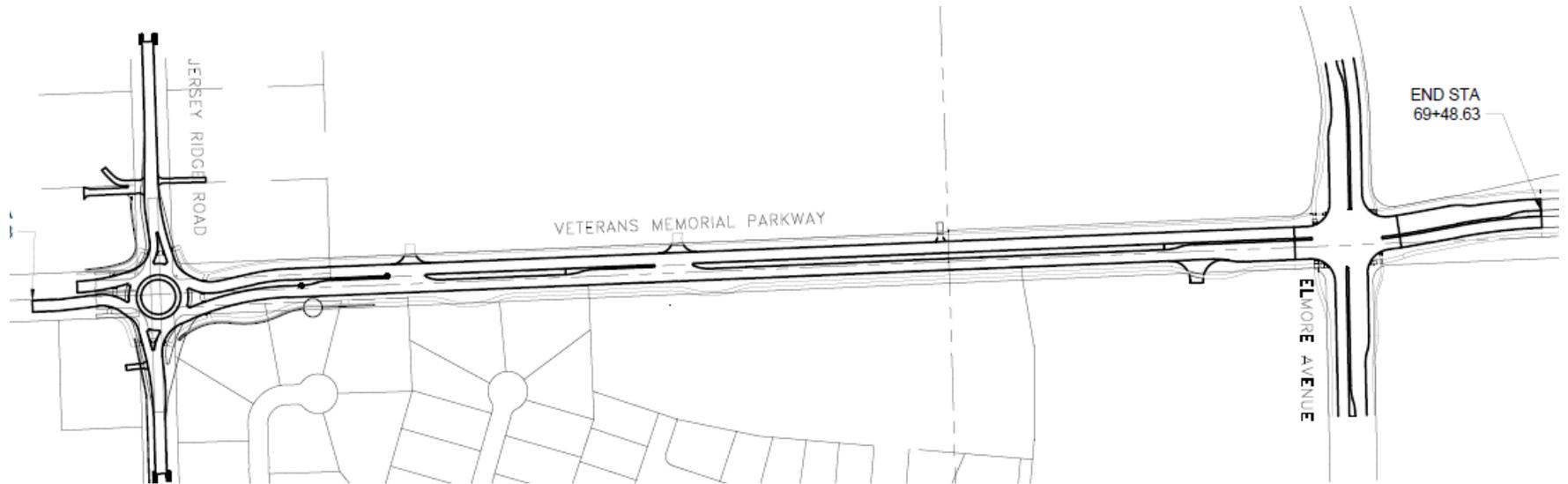
Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

# Veteran's Memorial Parkway Project Limits

## Jersey Ridge Rd to I-74 Overpass



City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution accepting the sanitary sewer, storm sewer, and pavement associated with the Speedway LLC Davenport Commercial Park Addition site improvements. [Ward 8]

**Recommendation:**

Adopt the Resolution.

**Background:**

The Speedway LLC Davenport Commercial Park Addition is located at 8320 Hillandale Road (Hillandale Road and Northwest Boulevard). The developer is Stenstrom Construction Group of Rockford, Illinois. The plans for the subdivision were prepared by GHD of Farmington Hills, Michigan and Weihe Engineers of Indianapolis, Indiana. The construction of the paving was completed by Centennial Contractors of the Quad Cities. Sanitary sewer and storm sewer were completed by Legacy Corporation of East Moline, Illinois.

This subdivision included 1,175 square yards of pavement in Dengler Drive and Hillandale Road. One new storm sewer structure, and 64 linear feet of new storm sewer, 145 linear feet of new 15" sanitary sewer and 2 new sanitary sewer manholes.

Davenport Public Works has inspected the work and found it to be acceptable according to City of Davenport specifications. The sanitary sewer, storm sewer, and pavement has been satisfactorily completed and is hereby formally accepted, and, as of this date, considered public infrastructure.

The City has four-year maintenance bonds on file in the amounts of \$103,656 (sanitary and storm sewer) and \$112,952 (paving).

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:59 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:59 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:19 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting the sanitary sewer, storm sewer, and pavement associated with the Speedway LLC Davenport Commercial Park Addition site improvements.

WHEREAS, the Speedway LLC Davenport Commercial Addition has been developed by Stenstrom Construction Group of Rockford, Illinois; and

WHEREAS, 145 linear feet of 15" sanitary sewer main and 2 new sanitary manholes were constructed by Legacy Corporation of East Moline, Illinois; and

WHEREAS, 48 linear feet of 6" and 16 linear feet of 18" storm sewer, and 1 new storm manhole was constructed by Legacy Corporation of East Moline, Illinois; and

WHEREAS, 1,175 square yards of 10" inch concrete pavement was constructed within Dengler Drive and Hillandale Road by Centennial Contractors of the Quad Cities of Moline, Illinois; and

WHEREAS, the sewer and pavement installation have been satisfactorily completed, and the City has four year maintenance bonds on file in the amounts of \$103,656 (storm and sanitary sewer) and \$112,952 (paving).

NOW, THEREFOR, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Speedway LLC Davenport Commercial Park Addition site improvements, which storm and sanitary sewer was constructed by Legacy Corporation of East Moline, Illinois and paving constructed by Centennial Contractors of the Quad Cities of Moline, Illinois, having been satisfactorily completed, are hereby accepted.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Admin  
Contact Info: Rich Oswald | 563-326-6115

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution setting a Public Hearing for the purpose of approving an electric easement and electric vehicle charging equipment agreement with MidAmerican Energy at the River Center Parking Ramp. [Ward 3]

**Recommendation:**

Adopt the Resolution.

**Background:**

MidAmerican Energy has proposed an agreement to install electric vehicle charging equipment in the River Center Parking Ramp located at 104 East 2nd Street. A total of 11 charging stations would be installed on one level of the parking garage.

Approval of this Resolution will set a Public Hearing at the Committee of the Whole Meeting on February 2, 2022 at 5:30 p.m. in the Council Chambers of City Hall, 226 West 4th Street.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/13/2022 - 1:16 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION setting a Public Hearing for the purpose of approving an electric easement and electric vehicle charging equipment agreement with MidAmerican Energy at the River Center Parking Ramp.

WHEREAS, MidAmerican has proposed an agreement to install electric vehicle charging equipment in the River Center Parking Ramp located at 104 East 2nd Street; and

WHEREAS, a total of 11 charging stations would be installed on one level of the parking garage.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing for the purpose of approving an electric easement and electric vehicle charging equipment agreement with MidAmerican Energy at the River Center Parking Ramp, located at 104 East 2nd Street, shall be held at the Committee of the Whole Meeting on Wednesday, February 2, 2022 beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Admin  
Contact Info: Clay Merritt | 563-888-3055

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution approving Amendment #1 to OPN Architects of Cedar Rapids, Iowa in the amount of \$277,290 for the New Fire Station 3 project, CIP #23063. [Ward 7]

**Recommendation:**

Adopt the Resolution.

**Background:**

On July 14, 2021, the City awarded the contract for architectural and engineering services to OPN Architects in the amount of \$382,600. Originally the station was intended to house one engine company, which is the current capacity of the existing Station 3. However, as the northeast and northwest area of the City continues to see residential, commercial and industrial growth, there will be a need for additional fire services in the future. Through detailed analysis, performed by the Fire Department, the location of the new station is perfectly situated to respond to calls for service in this growing area of the community. Therefore, expanding the scope of the New Station 3 project to increase the size of the facility so that it can house multiple fire companies, along with building an apparatus bay that has room for a 100-foot ladder truck, is in the best long-term interest of the City. In addition, the project will also provide a community room within the station that will also serve as a tactical operations center for public safety purposes.

The proposed amendment to the original contract provides sufficient funding to design this larger facility.

**CONTRACT SUMMARY:**

Original Contract Amount \$382,600 (Approved)  
Amendment #1 \$277,290 (Pending)  
Total Amended Contract \$659,890

**ATTACHMENTS:**

Type	Description
<input type="checkbox"/> Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Thorndike, Tiffany	Approved	1/13/2022 - 2:41 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION approving Amendment #1 to to the contract with OPN Architects of Cedar Rapids, Iowa in the amount of \$277,290 for the New Fire Station 3 project, CIP #23063.

WHEREAS, the City of Davenport entered into a contract with OPN Architects for architectural and engineering services for the New Fire Station 3 project; and

WHEREAS, additional scope is required to design a larger facility; and

WHEREAS, funds have been budgeted for said work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport , Iowa that Amendment #1 to the contract with OPN Architects of Cedar Rapids, Iowa in the amount of \$277,290 for the New Fire Station 3 project is hereby approved, and the Project Manager is hereby authorized to execute said document.

Passed and Approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Admin  
Contact Info: Jim Odean | 563-326-7739

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution assessing the cost of boarding up buildings at various lots and tracts of real estate. [All Wards]

**Recommendation:**

Adopt the Resolution.

**Background:**

Buildings were boarded up at the various lots and tracts of real estate and billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Invoices for Levy

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/12/2022 - 10:46 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:46 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:20 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION assessing the cost of boarding up buildings at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate, situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of boarding up buildings on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit; and be it

FURTHER RESOLVED that any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 2%. All assessments bear interest at the current rate of 2%.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

# Board Up Building Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
400002900	REED, DANIEL	G0025-21	80039506	<b>\$1,326.40</b>
000062019	FRUITWOOD TRUST	F0022-25	80039637	<b>\$345.12</b>
000088466	RUSSELL, WALTER	K0007-20	80039743	<b>\$170.00</b>
120226578	LIVING QUARTERS FOR DOLLARS LL	G0019-30	80039993	<b>\$260.14</b>
400002900	REED, DANIEL	G0025-21	80040110	<b>\$95.00</b>
000047983	CARLSON, BRYAN L	G0008-17	80040189	<b>\$118.00</b>
400002900	REED, DANIEL	G0025-21	80040233	<b>\$185.00</b>
000087544	KEVIN MCGEE	K0006-04	80040235	<b>\$195.00</b>

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<b>Number of Accounts to Levy</b>	<b>8</b>	<b>Total Balance Outstanding:</b>	<b>\$2,694.66</b>
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City of Davenport

Department: Public Works - Admin  
Contact Info: Jim Odean | 563-326-7739

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate.  
[All Wards]

**Recommendation:**

Adopt the Resolution.

**Background:**

Brush and debris was removed at various lots and tracts of real estate and billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Invoices for Levy

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/12/2022 - 10:53 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:53 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:20 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION assessing the cost of brush and debris removal at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of brush and debris removal on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit; and be it

FURTHER RESOLVED that any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 2%. All assessments bear interest at the current rate of 2%.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

# Brush and Debris Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300210201	CRESS, DANIEL E	G0023-18	80039578	<b>\$169.75</b>
000074241	RORY MEADE	D0051-40	80039580	<b>\$153.00</b>
000064905	MARK BIERMAN	F0021-11	80039582	<b>\$225.50</b>
000084218	SGA CAPITAL HOLDINGS LLC	G0020-30	80039584	<b>\$153.25</b>
000087003	RANDY FULTON	J0013-09	80039588	<b>\$209.00</b>
000051993	NOYD, CHARLES	F0003-08	80039590	<b>\$208.50</b>
000077930	DAVID MYERS	J0024-49	80039592	<b>\$200.50</b>
300059193	SMITH, JEREMIAH	E0017-16	80039594	<b>\$154.50</b>
000051209	NICHOLS, TRAVIS R	H0012-10	80039598	<b>\$200.75</b>
300247980	HANSON, RONALD	G0030-03	80039600	<b>\$217.25</b>
000070821	BRAVO PROPERTIES LLC	K0016-09	80039602	<b>\$200.75</b>
000078815	KATHLEEN RODRIGUEZ	J0043-39	80039606	<b>\$300.75</b>
300205473	MILLER, CHRIS B	F0021-06	80039608	<b>\$431.00</b>
000064905	MARK BIERMAN	F0020-35	80039610	<b>\$161.50</b>
810004107	VESHIE PROPERTIES	C0030-39	80039612	<b>\$197.50</b>
000094355	RHOADS, BRADLEY	P1313D12	80039614	<b>\$455.50</b>
400004494	NOWACHEK, BRYAN	B0012-27	80039616	<b>\$177.00</b>
000073640	HOMES MIDWEST LLC, STEWARDSHI	G0004-30	80039620	<b>\$153.25</b>
000018423	NELTNER, GARY J	G0004-31	80039622	<b>\$153.25</b>
300119078	BUTLER, CAROL	F0034-08	80039626	<b>\$217.25</b>
000068178	KOEHLER, CHRIS	F0045-26	80039628	<b>\$225.25</b>
300264692	LA MILLER & ASSOC	F0015-18	80039630	<b>\$256.25</b>
300021757	BEAULIEU, FLORENCE	G0051-17	80039632	<b>\$254.50</b>
000094723	WILMINGTON SAVING FUND	G0022-21	80039691	<b>\$341.75</b>
300177479	TYSON, MIKE	F0049-03	80039693	<b>\$256.50</b>
000063686	ANDREW WOLD INVESTMENTS LLC	C0033-11	80039699	<b>\$217.25</b>
300226967	ARGUELLO, CHAD M	C0005-01	80039703	<b>\$153.25</b>
000151288	CINNAMYL LADY'S VENTURES LLC	F0028-24	80039705	<b>\$153.25</b>
000049997	CHRIS BURROWS	B0043-15	80039707	<b>\$161.25</b>
000064161	HEATHERTON COOPERATIVE	O2101C26	80039709	<b>\$256.50</b>
000090587	ALL OVER PROPERTY MANAGEMENT	O2101A09	80039711	<b>\$248.25</b>
000064161	HEATHERTON COOPERATIVE	O2101A08	80039713	<b>\$256.50</b>
810000401	BRIBRIESCO JOHN T	F0016-35	80039719	<b>\$161.50</b>
000094317	QC HOMES LLC	W0923A34	80039731	<b>\$153.25</b>
000064905	MARK BIERMAN	F0020-35	80039733	<b>\$200.75</b>

000064246	MOTTO HOLDINGS	F0024-09	80039737	<b>\$153.25</b>
000054755	MATT LOEFFELHOLZ	J0007-33	80039741	<b>\$153.25</b>
000080449	GURU NANAK FOOD MART INC	F0002-02B	80039797	<b>\$200.75</b>
000064905	MARK BIERMAN	F0051-35	80039801	<b>\$209.00</b>
000064905	MARK BIERMAN	F0003-34	80039805	<b>\$352.50</b>
000013827	S & J REALTY	F0032-01	80039811	<b>\$153.25</b>
300151922	COLE, JOE/AMIE	H0013-12	80039862	<b>\$224.75</b>
300192928	REILLY, DOUG	J0049-12	80039868	<b>\$209.00</b>
120226578	LIVING QUARTERS FOR DOLLARS LL	G0019-30	80039874	<b>\$217.25</b>
000051570	LIVING OUR DREAMS LLC /MIKE CO	O2107C40	80039878	<b>\$797.50</b>
300073689	MORGAN, MICHAEL E	G0030-23	80039880	<b>\$153.25</b>
120184266	SALAZAR, JOSE	H0056-51	80040052	<b>\$582.00</b>
000048264	WHETSTINE, TIM D	H0056-52	80040054	<b>\$565.50</b>
300230057	GABOR, PAULA K	J0014-30A	80040056	<b>\$785.00</b>
000090519	ESTES, DONALD	N2901C01	80040058	<b>\$272.50</b>
300231060	FLOCKHART, JOSHUA	W0331-33	80040060	<b>\$675.50</b>
000068850	D6 DEVELOPMENT	N1810-06	80040064	<b>\$533.25</b>
000051402	NEIGHBORHOOD HOUSING SERVICE	H0054-07	80040066	<b>\$256.25</b>
000090274	NICHOLAS NEWMAN	H0044-46	80040068	<b>\$256.25</b>
000093556	HOMBAL, NARAYAN	F0027-14	80040072	<b>\$185.00</b>
810002325	LICANDRO MANAGEMENT LLC	G0056-20	80040076	<b>\$153.25</b>
300119078	BUTLER, CAROL	F0034-08	80040078	<b>\$153.25</b>
000090495	GURU NANAK PETRO MART, INC.	C0063-07A	80040086	<b>\$209.00</b>
000094159	NICK ULLOA	F0016-31	80040088	<b>\$153.25</b>
000093890	XOME FIELD SERVICES	O2114B07	80040090	<b>\$169.50</b>
300161485	BURROUGHS, MIGNON R	F0011-37	80040159	<b>\$244.50</b>
000094355	RHOADS, BRADLEY	P1313D12	80040161	<b>\$227.25</b>
000043463	HERNANDEZ, ISRAEL	H0025-27	80040165	<b>\$153.25</b>
000083123	TWINS CAPITAL HOLDINGS LLC	G0019-25	80040169	<b>\$153.25</b>
000087439	FREEMAN, JOSHUA	31845-06	80040175	<b>\$1,566.25</b>
000054274	SISCO, CLIFFORD A	31851-15	80040181	<b>\$1,856.25</b>
300150899	SINDT, ALLEN	31845-37	80040183	<b>\$248.25</b>
000047985	AMY & OM INC	X0255-52C	80040211	<b>\$154.50</b>
000047983	CARLSON, BRYAN L	G0008-17	80040213	<b>\$161.50</b>
300253719	KROEGER, JESSICA	H0046-14	80040217	<b>\$169.75</b>
800000050	BOOTH, STEPHEN	H0048-14	80040219	<b>\$518.75</b>
300185803	SHILLIG, DARCY	F0019-09	80040221	<b>\$153.25</b>
000095118	ALLEN, TRISTAN	31836-08A	80040223	<b>\$4,180.00</b>
300262753	COOK, RYAN	J0024-46	80040227	<b>\$169.75</b>
000066926	JOHN DUNN	F0012-12	80040229	<b>\$178.00</b>
300241189	BEGLE, HEATHER	K0016-24	80040231	<b>\$145.00</b>

000048651	HEYVAERT, EARNEST F	31845-02	80040262	<b>\$2,557.50</b>
300177560	FLETCHER, BARBARA	B0047-27	80040264	<b>\$153.25</b>

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<b>Number of Accounts to Levy</b>	<b>78</b>	<b>Total Balance Outstanding:</b>	<b>\$28,399.25</b>
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City of Davenport

Department: Public Works - Admin  
Contact Info: Jim Odean | 563-326-7739

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution assessing the cost of condemned property demolition at various lots and tracts of real estate. [All Wards]

**Recommendation:**

Adopt the Resolution.

**Background:**

Condemned properties were demolished at various lots and tracts of real estate and billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Invoices for Levy

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/12/2022 - 10:54 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:54 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:20 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION assessing the cost of condemned property demolitions at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of condemned property demolition on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit; and be it

FURTHER RESOLVED that any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 2%. All assessments bear interest at the current rate of 2%.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

# Building Demolition Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
800003884	KNIGHTS OF PYTHIES	L0001-28	80039687	<b>\$ 33,250.00</b>
000061123	DENNIS FUESSEL	F0011-16	80039689	<b>\$ 13,250.00</b>
300070450	COLEMAN, ELEE	F0009-01	80040157	<b>\$ 5,467.00</b>
000092808	DEMONTE HARPER	G0020-03	80040209	<b>\$ 3,190.00</b>

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<b>Number of Accounts to Levy</b>	<b>4</b>	<b>Total Balance Outstanding:</b>	<b>\$55,157.00</b>
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City of Davenport

Department: Public Works - Admin  
Contact Info: Jim Odean | 563-326-7739

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution assessing the cost of sidewalk repair at various lots and tracts of real estate. [All Wards]

**Recommendation:**

Adopt the Resolution.

**Background:**

The sidewalk was repaired at various lots and tracts of real estate and billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Sidewalk Invoices for Levy

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/12/2022 - 10:58 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:58 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:21 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION assessing the cost of sidewalk repair at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of sidewalk repair on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit; and be it

FURTHER RESOLVED that any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 2%. All assessments bear interest at the current rate of 2%.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

# Sidewalk Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300130993	RICHARDSON, TERRY LEE	S2905C41	80039501	<b>\$1,605.78</b>
000091437	DANIEL HILLYER	A0001B13	80040094	<b>\$470.52</b>
000076422	NORMA KING	C0020-26	80040097	<b>\$628.00</b>
300107612	LADE, SCOTT	F0020-01	80040098	<b>\$1,184.50</b>
000068249	ELK-COUNTER, FRANCINE	Y0635-21	80040104	<b>\$567.53</b>

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<b>Number of Accounts to Levy</b>	<b>5</b>	<b>Total Balance Outstanding:</b>	<b>\$4,456.33</b>
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City of Davenport

Department: Public Works - Admin  
Contact Info: Jim Odean | 563-326-7739

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards]

**Recommendation:**

Adopt the Resolution.

**Background:**

Weed cutting was performed at various lots and tracts of real estate and billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

**ATTACHMENTS:**

Type	Description
▢ Backup Material	Invoices for Levy
▢ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/12/2022 - 11:00 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 11:00 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:21 AM

# Weed Cutting Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000081495	JAMIE DOUGHTY	B0010-05	80039516	<b>450.00</b>
000089227	SB REAL ESTATE	W0305-17	80039518	<b>185.00</b>
000092017	SFIP LLC	C0058-25	80039528	<b>185.00</b>
300223444	STRONG, PAULA ELISE	F0023-35	80039532	<b>125.00</b>
300255488	BAKER, KARLY	C0047-01	80039534	<b>185.00</b>
000063686	ANDREW WOLD INVESTMENTS LLC	E0013-03	80039536	<b>185.00</b>
000074241	RORY MEADE	D0051-40	80039538	<b>185.00</b>
300205473	MILLER, CHRIS B	F0021-06	80039540	<b>185.00</b>
000062019	FRUITWOOD TRUST	F0022-25	80039542	<b>1,350.00</b>
000063095	FIND N HOMES LLC	M1511B38	80039544	<b>125.00</b>
300179746	ROSINE, DAVID	F0013-14	80039546	<b>185.00</b>
120207186	PARKS, SCOTT	F0044-17	80039548	<b>185.00</b>
000054452	WARICK, KRIS	F0035-05	80039550	<b>185.00</b>
810004040	UNITED NEIGHBORS INC	F0018-04	80039552	<b>185.00</b>
000078580	JENSMA, KEN	H0054-36	80039554	<b>185.00</b>
300258874	GRANADO, EMETERIO	F0029-18	80039556	<b>185.00</b>
000064905	MARK BIERMAN	F0051-35	80039560	<b>185.00</b>
000087393	OJEAH, JEREY	K0007-29	80039562	<b>185.00</b>
000050706	GARCIA, ALFREDO	L0004-29A	80039564	<b>185.00</b>
300256542	PARROW, DAVID	H0041-04	80039566	<b>185.00</b>
000023025	WILLIAMS, JESSIE M	H0041-05	80039568	<b>185.00</b>
300202498	HAINES, DONNA J	H0043-24	80039570	<b>185.00</b>
000080882	WHITE, DON	H0053-47	80039572	<b>185.00</b>
000078169	KYLE CONDON	F0014-14	80039576	<b>185.00</b>
300132913	BENAMON, KENNETH	H0053-24	80039647	<b>260.00</b>
000052609	DAMON PETERSON	J0018-03	80039653	<b>185.00</b>
000094721	PIZANO, ROBERT	W1003B05	80039655	<b>185.00</b>
000087394	HEN HOUSE INVESTMENTS LLC	K0031-01	80039657	<b>185.00</b>
000000763	SOTO, ADRIANA	H0052-20A	80039659	<b>185.00</b>
000078815	KATHLEEN RODRIGUEZ	J0043-39	80039661	<b>185.00</b>
300075545	PHILLIPS, MIRIAM	G0035-38	80039663	<b>185.00</b>
300096263	LUCIER, DANIEL L	J0024-39	80039671	<b>185.00</b>
300249730	NEIGHBORHOOD HOUSING SERVICE:	J0025-52	80039673	<b>185.00</b>
300223443	KURRLE, WANDA	F0026-25	80039675	<b>185.00</b>

000093582	NDAYIRAGIJE, JOHNAPELTE	G0027-38	80039677	<b>185.00</b>
000084213	END OF THE ROAD LLC	G0027-21	80039679	<b>185.00</b>
300230511	JODI VIVEROS	F0003-13A	80039681	<b>185.00</b>
300233304	GREINER, JENNIFER J	F0004-12	80039683	<b>185.00</b>
300150900	MT OLIVE CHURCH OF GOD	G0038-17	80039757	<b>125.00</b>
300134293	EIGENBERGER, JAMES	D0044-22	80039759	<b>185.00</b>
000074012	CAPITAL LLC, FUTURE	G0008-04	80039763	<b>185.00</b>
000089227	SB REAL ESTATE	W0305-17	80039765	<b>185.00</b>
000073652	DE LA PENA, SUSANA SAINZ	H0053-37	80039773	<b>185.00</b>
300238653	AGUSTIN HERNANDEZ	F0022-12	80039775	<b>185.00</b>
000087050	PEAK, SAMUEL	K0032-24	80039777	<b>185.00</b>
000012667	HALLMAN, HAZIE M	F0031-38	80039781	<b>185.00</b>
000094728	TURCIOS, VICTOR	H0062-06	80039783	<b>185.00</b>
300239607	MEISENBURG, DENNIS	H0064-48	80039785	<b>185.00</b>
000078980	LOWE, DANIEL	H0064-37	80039787	<b>185.00</b>
120188485	CYCLONE DEVELOPMENT	H0052-68	80039789	<b>185.00</b>
000077738	GLEN HUMES	W1007A08B	80039791	<b>185.00</b>
300059186	SIMATOVICH, GENE	U0953-15	80039793	<b>185.00</b>
000094322	SDC FUNDS FIFTY EIGHT LLC	P1314A09	80039820	<b>185.00</b>
000077102	GIOVANNI RIOS	E0032-10	80039822	<b>185.00</b>
000073947	DEVELOPMENT LLC, CJ	E0018-03	80039824	<b>185.00</b>
300190876	RILEY, ELIZABETH A	R0402-30	80039826	<b>185.00</b>
000068850	D6 DEVELOPMENT	N1810-06	80039828	<b>320.00</b>
120202197	MORELAND, KENNETH C	H0064-02	80039836	<b>185.00</b>
000067559	MORALES, VERONICA	K0011-09	80039838	<b>185.00</b>
120165410	THOMAS, STACEY L	E0017-28	80039840	<b>185.00</b>
000079746	LUND, MISTY	G0052-39C	80039844	<b>185.00</b>
000078169	KYLE CONDON	D0055-13	80039846	<b>185.00</b>
800003884	KNIGHTS OF PYTHIES	L0001-28	80039848	<b>185.00</b>
300013566	BROWN, LEGOURRI S	J0022-42	80039850	<b>185.00</b>
300192928	REILLY, DOUG	J0049-12	80039852	<b>185.00</b>
000069907	MUNN, BUGE	J0010-27	80039854	<b>185.00</b>
000093859	CURTIS, JASON	E0022-01	80039856	<b>185.00</b>
300185831	MOFFIT, TARA A	F0029-27	80039860	<b>185.00</b>
000057456	QC EQUITY INVESTMENTS LLC	Y0605A01	80040008	<b>320.00</b>
000057456	QC EQUITY INVESTMENTS LLC	Y0621A07	80040010	<b>320.00</b>
000095069	E&A ENTERPRISES LLC	N0855A02	80040014	<b>185.00</b>
300222863	ADKINS, MAUREEN	G0035-03	80040016	<b>185.00</b>
300215405	GALLION, PENNY	F0021-03	80040018	<b>185.00</b>
300075545	PHILLIPS, MIRIAM	G0035-39	80040024	<b>185.00</b>
300011029	WILKINS, LEROY M	R0413-09	80040028	<b>185.00</b>

000081336	CLARK FAMILY ENTERPRISES LLC.	L0001-01	80040030	<b>185.00</b>
300002172	POWERS, JULIE S	A0036-27	80040032	<b>185.00</b>
300159622	SNICKER, GARY T	N1803-12	80040036	<b>260.00</b>
120223710	WALKER, MARY L	F0023-23	80040038	<b>185.00</b>
000095070	PACHECO, WILFREDO	H0042-14	80040040	<b>185.00</b>
300090881	COLLINS, JANET	F0037-15	80040046	<b>185.00</b>
000008112	SMITH, NATASHA K	F0024-29	80040048	<b>185.00</b>
300075545	PHILLIPS, MIRIAM	G0035-38	80040050	<b>185.00</b>
000078969	NO BOUNDRY LLC	K0008-21	80040092	<b>185.00</b>
000048271	HODGES, RYAN	H0047-01	80040123	<b>185.00</b>
300222863	ADKINS, MAUREEN	G0035-32	80040125	<b>185.00</b>
300123539	OEHRLEIN, PAUL G	B0010-22	80040127	<b>115.00</b>
400004156	PRICE, HELEN	F0028-20	80040129	<b>185.00</b>
300258879	GARRETT LIVING TRUST	C0051-37B	80040131	<b>185.00</b>
000049357	SEAN REUTER	F0023-15	80040135	<b>125.00</b>
300260111	ALDERSHOF, PATRICK	F0023-26	80040137	<b>125.00</b>
000093556	HOMBAL, NARAYAN	F0027-14	80040139	<b>185.00</b>
000093556	HOMBAL, NARAYAN	F0027-14	80040141	<b>185.00</b>
120207186	PARKS, SCOTT	F0044-17	80040143	<b>185.00</b>
300095572	RIEDEL, DUANE A	F0062-09A	80040145	<b>185.00</b>
300226456	WELLMAN, STEVE M	F0010-01	80040147	<b>185.00</b>
000053276	JOHNSON, JEREMIAH	F0044-23	80040153	<b>185.00</b>
000026214	DAVIS, GLEN O	F0044-04	80040155	<b>185.00</b>
000078969	NO BOUNDRY LLC	F0034-08	80040185	<b>185.00</b>
000070593	QUIET CAPITAL	G0020-27A	80040187	<b>260.00</b>
300232480	MURPHY, DANIEL	J0019-06	80040197	<b>260.00</b>
000089608	AGYAPONG, DOMINIC	H0004-44	80040199	<b>185.00</b>
000066780	RESIDENTIAL EQUITY PARTNERS LL	20619-24	80040201	<b>185.00</b>
000072192	MICHAEL DETERMAN	R0417-44	80040203	<b>185.00</b>
000078996	MALONGA, NICHOLAS	J0024-02	80040205	<b>185.00</b>
000047983	CARLSON, BRYAN L	G0008-17	80040207	<b>185.00</b>
000092389	SHANKAR, SIDDHARTH	O2107C40	80040242	<b>115.00</b>
000051877	NICHOLAS SPOHN	H0008-15	80040244	<b>185.00</b>
000062293	SHIRLEY EDMONDS	G0020-24	80040246	<b>185.00</b>
000024585	RALEY, DAN O	G0021-32	80040248	<b>185.00</b>
000025832	RALEY, DANNY E	G0021-06	80040250	<b>185.00</b>
000091527	CHERYLANN WHELCHER	H0053-20	80040252	<b>125.00</b>
120187947	TROXEL, GLENDA JEANNE	H0045-19	80040254	<b>185.00</b>
120207186	PARKS, SCOTT	G0045-16	80040256	<b>185.00</b>
120100422	FERNANDEZ, MARK	H0063-06	80040258	<b>185.00</b>
000082432	DANIEL LOWE	H0064-37	80040260	<b>185.00</b>

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**Number of Accounts to Levy**

**116**

**Total Balance Outstanding:**

**\$23,095.00**

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION assessing the cost of weed cutting at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of weed cutting on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit; and be it

FURTHER RESOLVED that any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 2%. All assessments bear interest at the current rate of 2%.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution amending the Resolution of Necessity covering the FY 2022 Alley Resurfacing Program, CIP #35038. [Wards 3 & 5]

**Recommendation:**

Adopt the Resolution

**Background:**

Public Works has revised the previous alley program to better align the process with the construction season and to provide incentive for additional participation. The process now begins alley reconstruction/resurfacing requests by receiving a petition signed by 30% of the property owners on the block face. Staff will then provide cost estimates based on the following updated cost sharing:

Residential - 25% property owner/ 75% City funds

Commercial - 50% property owner/ 50% City funds

If over 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the assessment process. This 'opt out' period has occurred and the following alleys have been identified to participate in the reconstruction program:

1. The north-south residential alley from East Rusholme Street to East Denison Avenue between Brady Street and Pershing Avenue.
2. The north-south residential alley from East 17th Street to East 18th Street between Perry Street and Pershing Avenue.
3. The east-west commercial alley from Western Avenue to Scott Street between West 3rd Street and West 4th Street.
4. The north-south commercial alley from East 4th Street to East 5th Street between Brady Street and Perry Street.
5. The north-south commercial alley from West 4th Street to alley end between Harrison Street and Main Street.

The total estimated cost of these improvements is \$300,000.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:56 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:56 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:22 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION amending the Resolution of Necessity covering the FY 2022 Alley Resurfacing Program, CIP #35038.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity for the resurfacing of alleys known as the FY 2022 Alley Resurfacing Program; and

WHEREAS, this Council, after full investigation, deems it advisable to amend the proposed Resolution of Necessity for the said project.

NOW, THEREFORE BE IT RESOLVED by the Council of Davenport, Iowa, as follows:

A. That the resolution of necessity provisionally adopted by this Council for the improvement project referred to in the preamble hereof, be amended as follows:

- None -

B. That the plat and schedule of assessments are hereby amended to conform to Part A hereof and the engineers are instructed to make necessary changes therein.

C. That, except as hereinabove determined, all objections are found to be without merit and are denied.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution overruling objections for the Resolution of Necessity covering the FY 2022 Alley Resurfacing Program, CIP #35038. [Wards 3 & 5]

**Recommendation:**

Adopt the Resolution.

**Background:**

Public Works has revised the previous alley program to better align the process with the construction season and to provide incentive for additional participation. The process now begins alley reconstruction/resurfacing requests by receiving a petition signed by 30% of the property owners on the block face. Staff will then provide cost estimates based on the following updated cost sharing:

Residential - 25% property owner/ 75% City funds

Commercial - 50% property owner/ 50% City funds

If over 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the assessment process. This 'opt out' period has occurred and the following alleys have been identified to participate in the reconstruction program:

1. The north-south residential alley from East Rusholme Street to East Denison Avenue between Brady Street and Pershing Avenue.
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3. The east-west commercial alley from Western Avenue to Scott Street between West 3rd Street and West 4th Street.
4. The north-south commercial alley from East 4th Street to East 5th Street between Brady Street and Perry Street.
5. The north-south commercial alley from West 4th Street to alley end between Harrison Street and Main Street.

The total estimated cost of these improvements is \$300,000.

**ATTACHMENTS:**

Type	Description
□ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:57 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:57 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:22 AM



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION overruling objections for the Resolution of Necessity covering the FY 2022 Alley Resurfacing Program, CIP #35038.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity for the resurfacing of alleys known as the FY 2022 Alley Resurfacing Program; and

WHEREAS, this Council after full investigation has determined that it is in the best interest of the municipality to construct such improvement, all as described in the said resolution as amended.

NOW, THEREFORE, BE IT RESOLVED by the Council of Davenport, Iowa that:

- A. any objections against the making of the aforementioned improvement, the boundaries of the district, the cost, the assessment against any lot, or the final adoption of a resolution of necessity are found by this Council to be without merit, and that the said objections be and the same are hereby denied and overruled.
- B. all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution adopting the Resolution of Necessity covering the FY 2022 Alley Resurfacing Program, CIP #35038. [Wards 3 & 5]

**Recommendation:**

Adopt the Resolution

**Background:**

Public Works has revised the previous alley program to better align the process with the construction season and to provide incentive for additional participation. The process now begins alley reconstruction/resurfacing requests by receiving a petition signed by 30% of the property owners on the block face. Staff will then provide cost estimates based on the following updated cost sharing:

Residential - 25% property owner/ 75% City funds

Commercial - 50% property owner/ 50% City funds

If over 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the assessment process. This 'opt out' period has occurred and the following alleys have been identified to participate in the reconstruction program:

1. The north-south residential alley from East Rusholme Street to East Denison Avenue between Brady Street and Pershing Avenue.
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3. The east-west commercial alley from Western Avenue to Scott Street between West 3rd Street and West 4th Street.
4. The north-south commercial alley from East 4th Street to East 5th Street between Brady Street and Perry Street.
5. The north-south commercial alley from West 4th Street to alley end between Harrison Street and Main Street.

The total estimated cost of these improvements is \$300,000.

**ATTACHMENTS:**

Type	Description
□ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:55 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:55 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:22 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION adopting the Resolution of Necessity covering the FY 2022 Alley Resurfacing Program, CIP #35038.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity covering the FY 2022 Alley Resurfacing Program; and

WHEREAS, this Council held a Public Hearing, as required by law, and heard all objections to the FY 2022 Alley Resurfacing Program; and

WHEREAS, this Council previously amended the proposed Resolution of Necessity, as deemed necessary; and

WHEREAS, this Council has overruled all objections regarding the FY 2022 Alley Resurfacing Program.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that the Resolution of Necessity for the FY 2022 Alley Resurfacing Program, as provisionally adopted on December 8, 2021, and as previously amended, is finally adopted; and be it

FURTHER RESOLVED that this Council hereby directs the Clerk to certify assessments and deficiencies to the County Treasurer and Chief Building Inspector.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

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

**Action / Date**  
**1/19/2022**

**Subject:**

Resolution ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract, and publication of the notice to bidders and notice of hearing covering the FY 2022 Alley Resurfacing Program, CIP #35038. [Wards 3 & 5]

**Recommendation:**

Adopt the Resolution.

**Background:**

Public Works has revised the previous alley program to better align the process with the construction season and to provide incentive for additional participation. The process now begins alley reconstruction/resurfacing requests by receiving a petition signed by 30% of the property owners on the block face. Staff will then provide cost estimates based on the following updated cost sharing:

Residential - 25% property owner/ 75% City funds

Commercial - 50% property owner/ 50% City funds

If over 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the assessment process. This 'opt out' period has occurred and the following alleys have been identified to participate in the reconstruction program:

1. The north-south residential alley from East Rusholme Street to East Denison Avenue between Brady Street and Pershing Avenue.
2. The north-south residential alley from East 17th Street to East 18th Street between Perry Street and Pershing Avenue.
3. The east-west commercial alley from Western Avenue to Scott Street between West 3rd Street and West 4th Street.
4. The north-south commercial alley from East 4th Street to East 5th Street between Brady Street and Perry Street.
5. The north-south commercial alley from West 4th Street to alley end between Harrison Street and Main Street.

The total estimated cost of these improvements is \$300,000.

**ATTACHMENTS:**

Type	Description
□ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/12/2022 - 10:56 AM
Public Works Committee	Moses, Trish	Approved	1/12/2022 - 10:56 AM
City Clerk	Admin, Default	Approved	1/12/2022 - 11:23 AM



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract, and publication of the notice to bidders and notice of hearing covering the FY 2022 Alley Resurfacing Program, CIP #35038.

WHEREAS, this Council has adopted the final Resolution of Necessity in connection with the FY 2022 Alley Resurfacing Program; and

WHEREAS, detailed plans and specifications, notice of hearing, notice to bidders, and form of contract should be prepared and filed with the Clerk; and

WHEREAS, said notice of hearing should now be published and the hearing held; and

WHEREAS, said notice to bidders should now be published for the letting date determined.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa as follows:

Section 1. That the Project Engineer be and is hereby instructed to prepare and file with the Clerk detailed plans and specifications covering the aforementioned Improvement Project.

Section 2. That the Project Engineer and the City's Attorney be and they are hereby instructed to prepare, file with the Clerk notice of hearing, notice to bidders and form of contract covering the aforementioned Improvement Project, publish said notice of hearing and notice to bidders, and hold the hearing and the letting.

Section 3. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved the 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Admin  
Contact Info: Amy Kay | 563-327-5160

**Action / Date**  
**1/26/2022**

**Subject:**

Preliminary Resolution for the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]

**Recommendation:**

Adopt the Resolution.

**Background:**

Within the City of Davenport, maintenance of streams that flow through private property is considered the responsibility of the property owner. A resident or business owner petitions the City to have their stream banks stabilized through the 50/50 Cost Share Stream Bank Stabilization Program. This program is an assessment program where 1/2 of the total cost to reconstruct or stabilize the stream is paid for by the City and the other 1/2 is paid for by the abutting property owners based on the area of their lot affected by the project. The resident or business that requests to have their stream bank stabilized would have to obtain the necessary signatures on a petition prepared by the City of 100% of the owner occupied property abutting the designated stream section.

The City has received 1 petition for a stream located within the City of Davenport as noted below:

The east-west section of an unnamed tributary to Silver Creek starting from west of North Linwood Avenue to just west of North Thornwood Avenue.

The estimated cost of this improvement is \$96,590.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/13/2022 - 8:31 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

PRELIMINARY RESOLUTION for the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue.

WHEREAS, it is deemed advisable and necessary to stabilize streams in the City of Davenport; and

WHEREAS, the Code of Iowa requires that the City Council arrange for engineering services when an assessment project is involved; and

WHEREAS, the Code of Iowa also requires that the City Council designate the property to be specially benefited by the improvements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Clean Water Division for the City of Davenport be employed as engineers in connection with the proposed stream bank stabilization project and may be hereafter referred to as the "Project Engineer" and that the Project Engineer be directed to prepare preliminary plans, plats, schedules, estimates, and do other engineering and assessment work as required to complete the above referenced program; and be it

FURTHER RESOLVED that hereafter this improvement will be called the 2022 50/50 Cost Share Stream Bank Stabilization Project at West 62nd Street and North Elmwood Avenue.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

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

**Action / Date**  
**1/26/2022**

**Subject:**

Resolution approving the purchase of three chassis and three bodies for solid waste trucks, with three trade-ins, from Elliot Equipment Company of Davenport, Iowa in the amount of \$591,051, CIP #10503. [All Wards]

**Recommendation:**

Adopt the Resolution.

**Background:**

A Request for Proposals was issued on December 14, 2021 and sent to vendors that sell chassis and bodies. On January 4, 2022 the Purchasing Division opened and read three responses. See tabulation attached.

The proposals submitted were scored on the following criteria: 1) Scope of Services - 20%, 2) Operation - 30%, 3) Pricing -25%, 4) Conformance to Specified Requirements -15%, 5) Background of Vendor - 10%. The evaluation committee consisted of staff from the Solid Waste and Fleet Divisions. Elliot Equipment Company scored the highest overall for three chassis and three bodies.

The purchase is for three chassis and three bodies from Elliot Equipment Company and trading-in three solid waste vehicles. Funding for this purchase is from CIP #10503 for \$591,051. These funds are from the sale of General Obligation Bonds.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	Resolution
▢ Cover Memo	Bid Tab for Greensheet

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	1/12/2022 - 4:49 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Condon.

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

RESOLUTION approving the purchase of three chassis and three bodies for Solid Waste trucks, with three trade-ins, from Elliott Equipment Company of Davenport, Iowa in the amount of \$591,051, CIP #10503.

WHEREAS, the City needs to purchase three new refuse trucks for the Solid Waste Division; and

WHEREAS, Elliott Equipment Company was the highest scoring vendor with their proposal submittal for three chassis and three bodies with three trade-ins.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the purchase of three chassis and three bodies for solid waste trucks, with three trade-ins, from Elliott Equipment Company of Davenport, Iowa in the amount of \$591,051 is hereby approved.

Passed and approved this 26th day of January, 2022.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: THREE SOLID WASTE TRUCKS, BODIES, CHASSIS, TRADES

BID NUMBER: 22-65

OPENING DATE: JANUARY 4, 2022

FUNDING: 76700681 530350 10503  
76700682 530350 10503

RECOMMENDATION: AWARD THE PURCHASE OF THREE BODIES AND  
THREE CHASSIS PLUS TRADE-INS TO ELLIOT EQUIPMENT COMPANY OF  
DAVENPORT, IOWA

<u>VENDOR NAME</u>	<u>LOCATION</u>
Elliot Equipment Company	Davenport, IA

Kilburg Equipment LLC	Sabula, IA
Truck Country of Iowa	Davenport, IA

Approved By *Jari Sheren* 01/12/2021  
Purchasing Date

Approved By *Nicole Gleason* Jan 12, 2022  
Dept Director Date

Approved By *Brendi Coetz* 1-12-22  
Budget/CIP Date

Approved By *Marilyn J. Merritt* 01/12/2022  
Assist. City Administrator/ CFO Date

City of Davenport

Department: Finance  
Contact Info: Cory Smith | 563-888-2162

**Action / Date**  
**1/26/2022**

**Subject:**

Motion approving the payment for the annual VMWare virtualization software license renewal to VMWare, Inc in the amount of \$81,129. [All Wards]

**Recommendation:**

Pass the Motion.

**Background:**

Annual Software licenses are required for legal use of the product. VMware is what allows the servers to be available to the virtual desktop users, giving them a Windows workstation and resources for their daily work. This includes all application services such as MUNIS, email, and drive shares.

Funding for this purchase is from the General Fund IT Maintenance Machinery & Equipment account #50450530 520226.

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/12/2022 - 5:38 PM
Finance Committee	Merritt, Mallory	Approved	1/12/2022 - 5:39 PM
City Clerk	Admin, Default	Approved	1/12/2022 - 5:56 PM

City of Davenport

Department: Finance  
Contact Info: Mallory Merritt | 563-326-7792

**Action / Date**  
**1/26/2022**

**Subject:**

Motion awarding the contract for physical therapy services to Rock Valley Physical Therapy of Davenport, Iowa. [All Wards]

**Recommendation:**

Pass the Motion.

**Background:**

A Request for Proposals was issued on November 22, 2021 and sent to vendors. On December 10, 2021, the Purchasing Division opened and read three proposals. See tabulation attached.

An evaluation committee consisting of Finance/Risk and Human Resources staff. The criteria used for the evaluation were: 1) Ability, Experience, Qualifications, and Expertise of personnel assigned to the City's account - 25%, 2) Proposed pricing - 25%, 3) Scope of Services understanding of required service and methodology - 25%, 4) Quality and thoroughness of proposal - 5%, and 5) Business process - 20%. Rock Valley Physical Therapy scored the highest.

This contract is for two (2) years with three (3) possible one-year renewals. Rock Valley has held this contract in the past and has successfully performed the required services.

Funding for this service is from the General Fund account 50470460 520236 Risk Management - Risk Fund, Claims & Judgements.

**ATTACHMENTS:**

Type	Description
▣ Exhibit	RFP 22-61 Proposal
▣ Exhibit	Bid Tab for Greensheet

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/12/2022 - 5:38 PM
Finance Committee	Merritt, Mallory	Approved	1/12/2022 - 5:38 PM
City Clerk	Admin, Default	Approved	1/12/2022 - 5:56 PM



# DAVENPORT

FINANCE

RFP 22-61 | PHYSICAL THERAPY PROVIDER  
05 January 2022

## Proposal

Based on the information gathered through proposal review and scoring, the City recommends to award Rock Valley Physical Therapy with a two-year contract, with three possible one-year extensions.

## Benefits

The benefits offered by Rock Valley Physical Therapy include:

- Availability for the City's injured employees
  - 3 clinics in Davenport, 1 clinic in Bettendorf with our primary location being on Division Street with 4 dedicated providers and a secondary location on Dexter Court with 1 dedicated provider
- Robust wellness plan with proven experience with public entity employees
- Focus on cost-containment with recognition that overutilization not only increases costs, but also provides no added benefit to the injured employee
- Pricing is straight-forward and competitive with similar providers in the same market

## Disruption

Because RVPT is the City's current provider, there is no expected disruption in service to City employees. There are no expected changes to the staffing model or referral model the City is currently utilizing with the provider.

## Long-Term Plan

Create a high-functioning and cost-effective occupational health plan for the City of Davenport employees, utilizing direct provider contracts, such as this one with RVPT, in addition to potentially creating a VIP network.

CITY OF DAVENPORT, IOWA  
RFP TABULATION

DESCRIPTION: PHYSICAL THERAPY SERVICES CONTRACT

BID NUMBER: #22-61

OPENING DATE: DECEMBER 10, 2021

GL ACCOUNT NUMBER: 50470460 520236

RECOMMENDATION: AWARD THE CONTRACT TO ROCK VALLEY PHYSICAL  
THERAPY OF DAVENPORT

<u>VENDOR NAME</u>	<u>LOCATION</u>
Rock Valley Physical Therapy	Davenport IA
Athletico Physical Therapy	Davenport IA
Genesis Occupational Health	Davenport IA

Approved By *Kristi Kellen* 1-5-2022  
Purchasing Date

Approved By \_\_\_\_\_  
Dept. Director Date

Approved By *[Signature]* 1/5/22  
Budget/CIP Date

Approved By *Mallory J. Merritt* 01/05/2022  
Assistant City Administrator/CFO Date