

# COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, November 7, 2018; 5:30 PM

City Hall, 226 W. 4th Street, Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case REZ18-14: Request of Dan Elias to rezone 1.49 acres, more or less, of property located at 4435 East 53rd Street from R-2, Low Density Dwelling District to PDD, Planned Development District [Ward 6]  
**NOTE: THIS APPLICATION WAS WITHDRAWN BY THE PETITIONER.**
2. Public Hearing for the purpose of amending the North Urban Renewal Area plan. [Wards 2, 6, 7 & 8]
3. Public hearing on amending the Downtown Urban Renewal Area plan. [Ward 3]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract and estimate of cost covering the Miracle Field of the Quad Cities, Phase II Construction Project, CIP #64030. [Ward 8]

C. Finance

1. Public Hearing for the proposed conveyance of a vacant lot Parcel P1214-02 at the northwest corner of Tremont Avenue and East 46th Street, also known as Lot 2 in Public Works Facility 1st Addition (Metro Fibernet, LLC, Petitioner). [Ward 7]

VII. Presentations

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

## COMMUNITY DEVELOPMENT

Kyle Gripp, Chairman; Rich Clewell, Vice Chairman

## I. COMMUNITY DEVELOPMENT

1. Resolution approving Case F18-12 being the request of Joseph Stuhr for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1]
2. Resolution approving Case F18-13 being the request of Christine Hall Shields Trust for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road. [Ward 6]
3. Resolution amending the Downtown Urban Renewal Area plan to include the Downtown Streetlight Replacement program. [Ward 3]
4. Resolution amending the North Urban Renewal Area plan to include an internal advance to the Tax Increment Fund for administrative costs. [Wards 2, 6, 7, & 8]
5. Resolution approving an internal advance to the Tax Increment Fund for administrative costs. [Wards 2, 6, 7 & 8]

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

### PUBLIC SAFETY

Rita Rawson, Chairman; JJ Condon, Vice Chairman

## III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule XIV of Chapter 10.96 entitled "Intersection Traffic Signals" by adding 53rd Street at the Costco entrance. [Ward 6]
2. First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Jackson Avenue along both sides between Concord Street and Dittmer Street. [Ward 1]
3. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

St Ambrose University, Galvin Fine Arts Center, SAU Theater Children's Show School Matinee, November 28 - 8:30 AM - 12:30 PM; November 29-30 - 8:30 AM - 3:00 PM; Closure Location: Gaines Street from Locust to Lombard Street [Ward 4]

St. Patrick's Society, St. Patrick's Day Grand Parade, March 16, 2018; 11:00 AM - 1:30 PM; Closure Location: Centennial Bridge and Gaines Street to 3rd Street east to Pershing [Ward 3]

C.A.S.I., St Patrick's Day Race, 7:30 AM to Noon, March March 16, 2018 (setup to beginning March 15, 2018); Closure Location: 7:30 AM –Noon 2nd Street from Main to Brady only for pre and post race activities; 9:00 AM – 11:00 AM Race Course: 2nd Street east of the drive up to US Bank east to Brady, north to Third Street then west to Division and return to Brady Street south to 2nd Street to finish line

4. Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location

transfer, etc. (as noted):

Ward 5

Los Primos Mexican Grill (Los Primos Grill) - 1143 E Locust St. - New License - License Type: C Liquor

Ward 7

Cassa Maguey Mexican Cantina and Grill (Casa Maguey, LLC) - 3852 N Brady St. - New License - License Type: C Liquor

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

Ward 6

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

Ward 7

Ganzo's (Ganzo's LTD) - 3923 N Marquette St. - Outdoor Area - License Type: C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Third Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding various streets. [Ward 8]
2. Second Consideration: Ordinance amending the 2018 Uniform Plumbing Code to add a new paragraph to section 605.2.2. [All Wards]
3. Resolution approving the plans, specifications, form of contract and estimate of cost covering the Miracle Field of the Quad Cities, Phase II Construction Project, CIP #64030. [Ward 8]
4. Resolution approving change order #6 in the amount of \$138,254 to the Sanitary Sewer Equalization Basin-V&K contract, CIP #02166. [All Wards]
5. Resolution approving a contract for the Silver Creek Bank Stabilization project to Langman Construction Inc. of Rock Island, IL in the amount of \$178,415, CIP #33022. [Ward 2]
6. Resolution approving the contract for the Duck Creek Streambank Stabilization Project from Legacy Corporation of East Moline, IL in the amount of \$338,880, CIP #33030. [Wards 2 & 7]

7. Resolution of acceptance for the construction of West 5th Street & Western Avenue Intersection Improvements, CIP #10548, completed by Hawkeye Paving Corporation of Bettendorf, Iowa. [Ward 3]
8. Resolution of acceptance for the FY2017 Contract Sewer Repair Program for Hometown Plumbing and Heating Company of Davenport, IA CIP #30017 & #33014. [All Wards]
9. Motion approving a contract amendment to the Federal Street Sewer Improvement Project with Hawkeye Paving Corp. in the amount of \$72,000. CIP #30001. [Ward 3]
10. Motion approving change order #12 to the contract with Valley Construction Company for the Veterans Memorial Parkway Project from Jersey Ridge Road to Interstate 74 at an estimated cost of \$70,000, CIP #02418. [Ward 6]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Kerri Tompkins, Chairman; Marion Meginnis, Vice Chairman

VII. FINANCE

1. Resolution conveying a vacant lot Parcel P1214-02 at the northwest corner of Tremont Avenue and East 46th Street, also known as Lot 2 in Public Works Facility 1st Addition (Metro Fibernet, LLC, Petitioner). [Ward 7]
2. Resolution approving payment of \$138,651.25 to Tyler Technologies, Inc. of Falmouth, ME for the support and maintenance of the Munis software system for the period of 11/01/18 through 10/31/19. [All Wards]
3. Motion directing the City Administrator to amend the FY 2019 Budget by \$400,000 for the purpose of purchasing a national integrated ballistic information network (NIBIN) system for the Davenport Police Department. [All Wards]
4. Motion approving the purchase of a Toolcat for the Parks and Recreation Department from a State of Iowa Master Agreement with Rexco (Bobcat Company) of Davenport, in the amount of \$54,088.48. [All Wards]
5. Motion approving submission of the City of Davenport Annual Urban Renewal Report for FY 2018. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Walcott Collision Service - Repairs to Vehicle S805 (Risk) - Amount: \$13,000
2. Davenport Electric Contract Co. - Replace signal @ Locust & Bridge (Risk) - Amount: \$13,000

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of



City business. 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.

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn, 888-2286, matt.flynn@ci.davenport.ia.us  
Wards:

**Action / Date**  
**10/16/2018**

Subject:

Public Hearing for Case REZ18-14: Request of Dan Elias to rezone 1.49 acres, more or less, of property located at 4435 East 53rd Street from R-2, Low Density Dwelling District to PDD, Planned Development District [Ward 6] **NOTE: THIS APPLICATION WAS WITHDRAWN BY THE PETITIONER.**

Recommendation:

Hold the Public Hearing.

Background:

**Background:**

Petitioner intends to develop the property for commercial purposes.

The preliminary land use plan submitted for the rezoning shows a 6000 sq. ft. retail building and a 3740 sq. ft. car wash. Access would be taken directly to 53rd street by a shared driveway.

Due to concerns about access, the petitioner proposes to move the car wash to the western half of the property and unspecified development on the east side. A restricted left-in turn lane is also proposed. No left-out from the development is proposed.

**Site Characteristics:**

Current Land Use: The property is currently vacant. Previously, a single family dwelling previously existed on the site.

Comprehensive Plan. The property is within the Urban Service District and urban services can be reasonably accessed.

The Future Land Use Plan for this property indicates RG Residential General for the site and properties to the south and west. RC Regional Commercial is to the north and east.

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Regional Commercial (RC) - Designates the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other

highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

Existing Zoning: Existing zoning map is attached to this report.

### **Technical Review:**

The City Traffic Engineer recommends closing of the median in order to limit access to right-in, right out. A break in the median was acceptable to provide access to the former single family home on the site, not for commercial development. Ideally, access to this property could be improved by the owner to the east allowing access to the Lakeview Parkway intersection. It is likely to be signalized in the future.

A meeting was held between City staff and the applicant on August 29. Staff's position on access was reinforced at that time.

The most recent alternative to access was reviewed by the traffic engineer. His analysis is summarized below:

"The distance between the median opening at the proposed entrance and Lakeview Parkway is 310 feet. The DOT states that a 15:1 taper should be used for a 45 mph street, so the taper would be 180 feet long (12' lane width x 15 = 180'). This taper could be used for both east and westbound traffic approaching these two left turn lanes. This leaves only 130 feet available for both turn lanes. The existing turn lane for Lakeview Parkway is 150 feet, so the only way this can happen is to shorten that turn lane significantly. I assume a short left turn lane for the driveway because they won't generate a lot of traffic, so 50 feet (2 cars) would be the minimum. That would leave only 80 feet (3 cars) for the Lakeview turn lane. With all the eastbound traffic turning there, it would be unsafe to have a turn lane that short. The existing 150-foot turn lane is what we should have there.

Rear-end crashes would be much more common with a short turn lane for Lakeview, especially in a 45 mph corridor. We simply can't have traffic waiting to turn left in the through lanes here. It doesn't work on portions of E 53rd that will be reconstructed with turn lanes in the near future and we don't want to introduce that problem here. I recommend that the gap in the median be closed if a business is located there.

### **Discussion:**

Staff sees the principal issues to be land use compatibility and the limited access afforded to this relatively small site.

To his credit, the petitioner has investigated several alternatives with regard to site layout and access into the property. However, none of the alternatives results in a favorable staff recommendation.

The safety concerns of motorists on 53rd Street and the impacts to surrounding property owners exceeds the interest in developing this property in the manner proposed.

### **Public Input:**

Public Meeting: A public meeting was held August 16 at the Public Works Center. Three neighbors attended. Concerns centered upon land use compatibility; namely, the proposed car was too intense to be located adjacent to single family residential.

Public Meeting Notice: 16 notices mailed August 8.

Signs Posted: Posted on August 6

Public Hearing QCT Notice: Published on August 23

Public Hearing Mailing: 16 notices mailed on August 24. Notices were resent on September 25.

At a the public hearing before the Plan and Zoning Commission on October 2, five neighboring property owners spoke in opposition to the proposal.

#### ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Proposed Land Use Plan
▢ Backup Material	Zoning Map
▢ Backup Material	Future Land Use Map
▢ Backup Material	Location Map
▢ Backup Material	Notice
▢ Backup Material	Mailing List
▢ Backup Material	Revised Plans and Elevations
▢ Backup Material	Decibel Chart
▢ Backup Material	Decibel Chart 2
▢ Backup Material	Proximity Maps
▢ Backup Material	P&Z Letter
▢ Backup Material	COW QCT Notice

#### REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	11/1/2018 - 2:15 PM

# GALLAGHER, MILLAGE & GALLAGHER

A Professional Limited Liability Company

ATTORNEYS AND COUNSELORS AT LAW

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ROBERT S. GALLAGHER \*  
PETER G. GIERUT\*\*  
KRISTINA K. LYON\*\*

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ROBERT D. WELLS (1909-1990)

OF COUNSEL  
DAVID A. MILLAGE

\*ALSO LICENSED IN WISCONSIN  
\*\*ALSO LICENSED IN ILLINOIS

July 26, 2018

City of Davenport Iowa  
Community Planning & Economic Development  
c/o Ryan Rusnak, AICP  
226 W. 4<sup>th</sup> Street  
Davenport, IA 52801

Re: 4435 E 53<sup>rd</sup> Street  
Davenport, IA

Dear Ryan:

Enclosed please find the following:

- a) Zoning Map Amendment Application;
- b) Exhibit "A" (Legal Description);
- c) Warranty Deed, Document No 2001-03531;
- d) Plat of Survey, Document No. 2000-36403;
- e) Agreement for Sale of Commercial Real Estate (contract);
- f) Articles of Organization of Musal Tract, L.C. and Iowa Secretary of State  
Business Entity Summary reflecting active status;
- g) Site plan for E. 563<sup>rd</sup> St. Retail-Car Wash;
- h) Preliminary site plan for E 53<sup>rd</sup> St. Retail-Car Wash.
- i) Check for ~~\$750.00~~<sup>715.00</sup> (application fee).

If you should have any questions or need further information, please contact myself or Robert H. Gallagher.

GALLAGHER, MILLAGE & GALLAGHER

Vera McCants  
Real Estate Coordinator

copy to: Dan Elias

Encl.

# Zoning Map Amendment Application

226 West 4<sup>th</sup> Street

CITY OF DAVENPORT, Iowa 52801  
Community Planning & Economic Dev. 326-7765  
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address\* 4435 E. 53<sup>rd</sup> St. Davenport IA 52867

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

## Applicant (Primary Contact)\*\*

Name: Dan ELIAS  
Company: Track LLC  
Address: 2465 53<sup>rd</sup> Ave.  
City/State/Zip: Bettendorf IA 52722  
Phone: (563) 680-5105  
Email: Kdan36@gmail.com

Application Form Type:

## Plan and Zoning Commission

Rezoning (Zoning Map Amendment) ☐  
Zoning Ordinance Text Amendment ☐  
Right-of-way or Easement Vacation ☐  
Final Development Plan ☐  
Voluntary Annexation ☐  
Subdivision ☐

## Owner (if different from Applicant)

Name: MIXAL TRACT, L.C.  
Company: 910 MEL FOSTER CO. ATTN: ROB FICKS  
Address: 2211 E. 75TH ST. CT.  
City/State/Zip: DAVENPORT, IOWA 52801  
Phone: 563 359-4663  
Email: LLEVETZOW@MELFOSTER.CO. ADM

## Zoning Board of Adjustment

Appeal from an Administrative Decision ☐  
Special Use Permit - New Cell Tower ☐  
Home Occupation Permit ☐  
Special Exception ☐  
Special Use Permit ☐  
Hardship Variance ☐

## Engineer (if applicable)

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

## Design Review Board

Certificate of Design Approval ☐  
Demolition Request in the Downtown ☐

## Architect (if applicable)

Name: Joseph Gusse  
Company:   
Address: 4510 42<sup>nd</sup> Ave  
City/State/Zip: Rock Island, IL 61201  
Phone: (309) 781-9920  
Email:

## Historic Preservation Commission

Certificate of Appropriateness ☐  
Landmark Nomination ☐  
Demolition Request ☐

## Administrative

Floodplain Development ☐  
Cell Tower Co-Location ☐  
Identification Signs ☐  
Site Plan ☐

## Attorney (if applicable)

Name: Bob Gallagher Sr.  
Company: Gallagher, Millage & Gallagher  
Address: 9870 Middle Road  
City/State/Zip: Bettendorf IA 52722  
Phone: (563) 355-9303  
Email: rgallaghersr@gmglawfirm.com



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

**Request:**Existing Zoning: R-2 Low Density Dwelling DistrictProposed Zoning Map Amendment: Total Land Area: 1.49 A Please SelectDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☐ No**Submittal Requirements:**

- The following items should be submitted to [Planning@ci.davenport.ia.us](mailto:Planning@ci.davenport.ia.us) for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
  - Zoning Map Amendment is less than 1 acre - \$400.
  - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
  - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
  - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

**Formal Procedure:****(1) Application:**

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

**(2) Public Notice for the Plan and Zoning Commission public hearing:**

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

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

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, 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.

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

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Robert C. Fink

Date: 7-2-18

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

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Planning staff

Date of the Public Hearing: \_\_\_\_\_

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



## **City of Davenport Neighborhood Meeting Guidelines**

### **Purpose:**

The purpose of requiring applicants to conduct neighborhood meetings is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process.

### **Procedure:**

1. The neighborhood meeting should be held at least one week before the scheduled public hearing for the case.
2. It is the responsibility of the applicant to coordinate the meeting date, time and location. It is necessary to coordinate with the Ward Alderman and both Alderman at Large prior to scheduling the meeting. Please note that Wednesday evenings should be avoided due to conflicting with City Council meetings. The Case Manager will provide you a map and mailing list of surrounding property owners, neighborhood representatives, and the Ward Alderman and both Alderman at Large. The applicant is responsible for the cost of the mailing and facility rental, if any.
3. The neighborhood meeting notice should include the meeting date, location and time, the map provided by the City and the applicant's contact information in case someone is unable to attend the meeting. Every effort should be made to contact all residents within the area as well as owners. If renters are assumed at a property, a notice should be sent to the address labeled, "Resident". Please provide the Case Manager with a copy of neighborhood meeting notice. The Case Manager or another member of City Staff will make every effort to attend the meeting, however, the primary purpose for attending is to be simply an observer and resource for factual information, if requested.
4. Following the meeting, the applicant shall compile a list of attendees as well as a meeting summary and submit it to the Case Manager by Thursday preceding the public hearing. Please include all handouts distributed at the meeting.

### Authorization to Act as Applicant

I, Robert C. Fries  
authorize \_\_\_\_\_  
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the  
property located at 4435 E. 53rd Street, Davenport, Iowa.

Robert C. Fries

\_\_\_\_\_  
Signature(s)\*

\*Please note: original signature(s) required.

Applicant:  \_\_\_\_\_

Date: 7-19-18

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

Received by:  \_\_\_\_\_

Date: 7-30-18

Planning staff

Date of the Public Hearing: 9-4-18

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

## EXHIBIT "A"

Part of the East half of the West half of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5<sup>th</sup> P.M., situated in the City of Davenport, Scott County, Iowa Commencing, as a point of reference, at the northwest corner of the Southwest Quarter of said Section 9; thence East (assumed bearing for this description) 663.45 feet along the north line of the Southwest Quarter of said Section 9 (also being the centerline of 53<sup>rd</sup> Street as now established) to a point on the west line of the East Half of the West Half of the Southwest Quarter of said Section 9; thence continuing East 384.08 feet along the north line of the Southwest Quarter of said Section 9, to the point of beginning; thence South 00°-24'-05" West 281.39 feet; thence South 89°-33'-45" feet to the east line of the East Half of the West Half of the Southwest Quarter of said Section 9; Thence North 0°-24'-5" East 281.39 feet, more or less to a point in the North line of the Southwest ¼ of said section 9; Thence North 0°-24'-5" East 281.39 feet, more or less to a point in the North line of the Southwest ¼ of said section 9; Thence North 89°33'45" West 279.35 feet, more or less to the point of beginning, except the northerly 50 feet thereof, and which is also described as set forth in the Plat of Survey recorded as Document No. 2000-36403 in the office of the Scott County Recorder.

More particularly described as follows:

Part of the East Half of the West Half of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5<sup>th</sup> P.M., being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Southwest Quarter of said Section 9; thence East (assumed bearing for this description) 1047.53 feet along the north line of the Southwest Quarter of said Section 9 to the northeast corner of olde Coventry First Addition to the City of Davenport, Iowa; thence South 00°-24'-05" West 50.00 feet along the east line of said olde Coventry First Addition to a point on the south right of way line of 53<sup>rd</sup> Street as now established in the City of Davenport, Iowa, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 00°-24'-05" West 231.39 feet along the east line of Lots 53, 54 and 55 of said olde Coventry First Addition to a point on the north line of Lot 40 of said olde Coventry First Addition;

thence South 89°-33'-45" East 279.35 feet along the north line of Lots 38, 39 and 40 of said olde Coventry First Addition to a point on the east line of the East Half of the West Half of the Southwest Quarter of said Section 9;

thence North 00°-24'-05" East 233.52 feet along the east line of the East Half of the West Half of the Southwest Quarter of said Section 9 to a point on the south right of way line of said 53<sup>rd</sup> Street;

thence West 279.36 feet along the south right of way line of said 53<sup>rd</sup> Street to the point of beginning.

Containing 1.49 acres, more or less, subject to easements of record.

THE IOWA STATE BAR ASSOCIATION Official Form No. 101		David A. Dettmann ISBA # 1207		FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER	
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<b>REAL ESTATE TRANSFER</b> <b>TAX PAID 74</b> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">             2/16/00 STAMP#              RECORDER              DATE COUNTY           </div>	<b>2001-03534</b> FEE \$16.00 <i>E. C. Wint</i> RECORDER OF DEEDS SCOTT COUNTY, IOWA FEB 9 1105	<b>AUDITOR</b> <b>KH</b> Transfer Fee 50 Recording Fee 11.05
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Preparer Information: David A. Dettmann, 220 North Main Street, Davenport, IA 52801-1305 Individual's Name: _____ Street Address: _____ City: _____ Phone: _____	Address Tax Statement: Musal Tract, L.C., 3211 E 35th St Ct Davenport IA 52807
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**WARRANTY DEED**

For the consideration of Ten and no/100 (\$10.00)  
 Dollar(s) and other valuable consideration,  
THEODORE H. MUSAL and DOROTHY MAMIE MUSAL, husband and wife,  
aka Dorothy M. Musal

do hereby Convey to  
MUSAL TRACT, L.C., an Iowa Limited Liability Company,

the following described real estate in SCOTT County, Iowa:

Part of the East half of the West half of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th P.M., situated in the City of Davenport, Scott County, Iowa.

Commencing, as a point of reference, at the northwest corner of the Southwest Quarter of said Section 9; thence East (assumed bearing for this description) 663.45 feet along the north line of the Southwest Quarter of said Section 9 (also being the centerline of 53rd Street as now established) to a point on the west line of the East Half of the West Half of the Southwest Quarter of said Section 9; thence continuing East 384.08 feet along the north line of the Southwest Quarter of said Section 9, to the point of beginning; thence South 00°-24'-05" West 281.39 feet; thence South 89°-33'-45" East 279.35 feet to the east line of the East Half of the West Half of the Southwest Quarter of said Section 9; Thence North 0°-24'-5" East 281.39 feet, more or less to a point in the North line of the Southwest 1/4 of said section 9; Thence North 89°33'45" West 279.35 feet, more or less to the point of beginning, except the northerly 50 feet thereof, and which is also described as set forth in the Plat of Survey recorded as Document No. 2000-36403 in the office of the Scott County Recorder.

More particularly described in the attached Exhibit "A".

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

STATE OF IOWA, ss: Dated: 12-7-2000

SCOTT COUNTY,  
 On this 7<sup>th</sup> day of December,  
2000, before me, the undersigned, a Notary Public in and for said State, personally appeared THEODORE H. MUSAL and DOROTHY MAMIE MUSAL, husband and wife.

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

R. Harold Pope  
 Notary Public

(This form of acknowledgment for individual grantor(s) only)

Theodore H. Musal (Grantor)  
Dorothy Mamie Musal (Grantor)  
aka Dorothy M. Musal (Grantor)

December 13, 2000

VMCE # 00317

LEGAL DESCRIPTION  
FOSTER PURCHASE FROM MUSAL  
DAVENPORT, IOWA

Part of the East Half of the West Half of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th P.M., being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Southwest Quarter of said Section 9; thence East (assumed bearing for this description) 1047.53 feet along the north line of the Southwest Quarter of said Section 9 to the northeast corner of olde Coventry First Addition to the City of Davenport, Iowa; thence South  $00^{\circ}-24'-05''$  West 50.00 feet along the east line of said olde Coventry First Addition to a point on the south right of way line of 53rd Street as now established in the City of Davenport, Iowa, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South  $00^{\circ}-24'-05''$  West 231.39 feet along the east line of Lots 53, 54 and 55 of said olde Coventry First Addition to a point on the north line of Lot 40 of said olde Coventry First Addition;

thence South  $89^{\circ}-33'-45''$  East 279.35 feet along the north line of Lots 38, 39 and 40 of said olde Coventry First Addition to a point on the east line of the East Half of the West Half of the Southwest Quarter of said Section 9;

thence North  $00^{\circ}-24'-05''$  East 233.52 feet along the east line of the East Half of the West Half of the Southwest Quarter of said Section 9 to a point on the south right of way line of said 53rd Street;

thence West 279.36 feet along the south right of way line of said 53rd Street to the point of beginning.

Containing 1.49 acres, more or less, subject to easements of record.

EXHIBIT "A"

TOTAL P.02

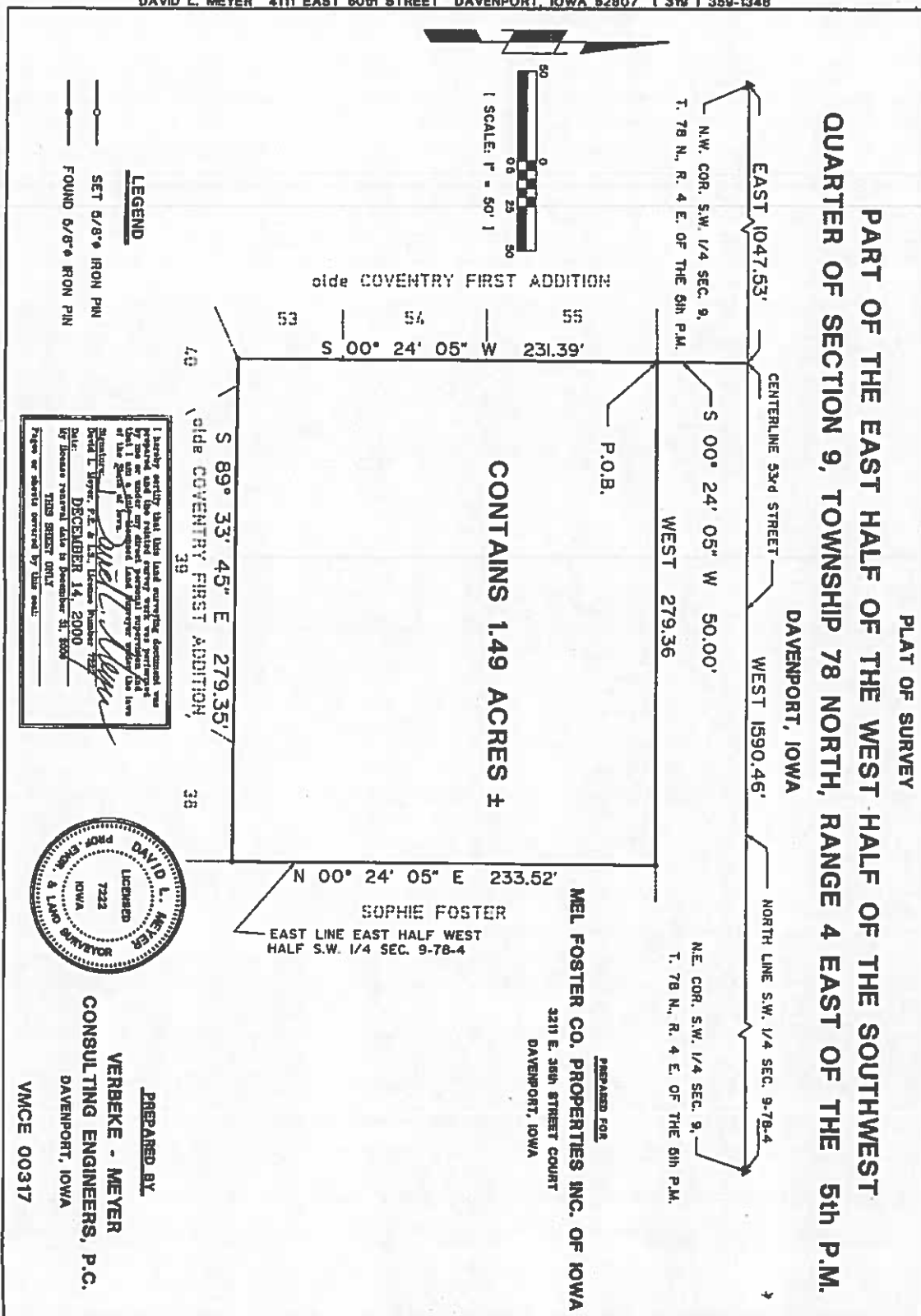
2000-36403

FEE

RECORDED OF DEEDS  
SCOTT COUNTY, IOWA

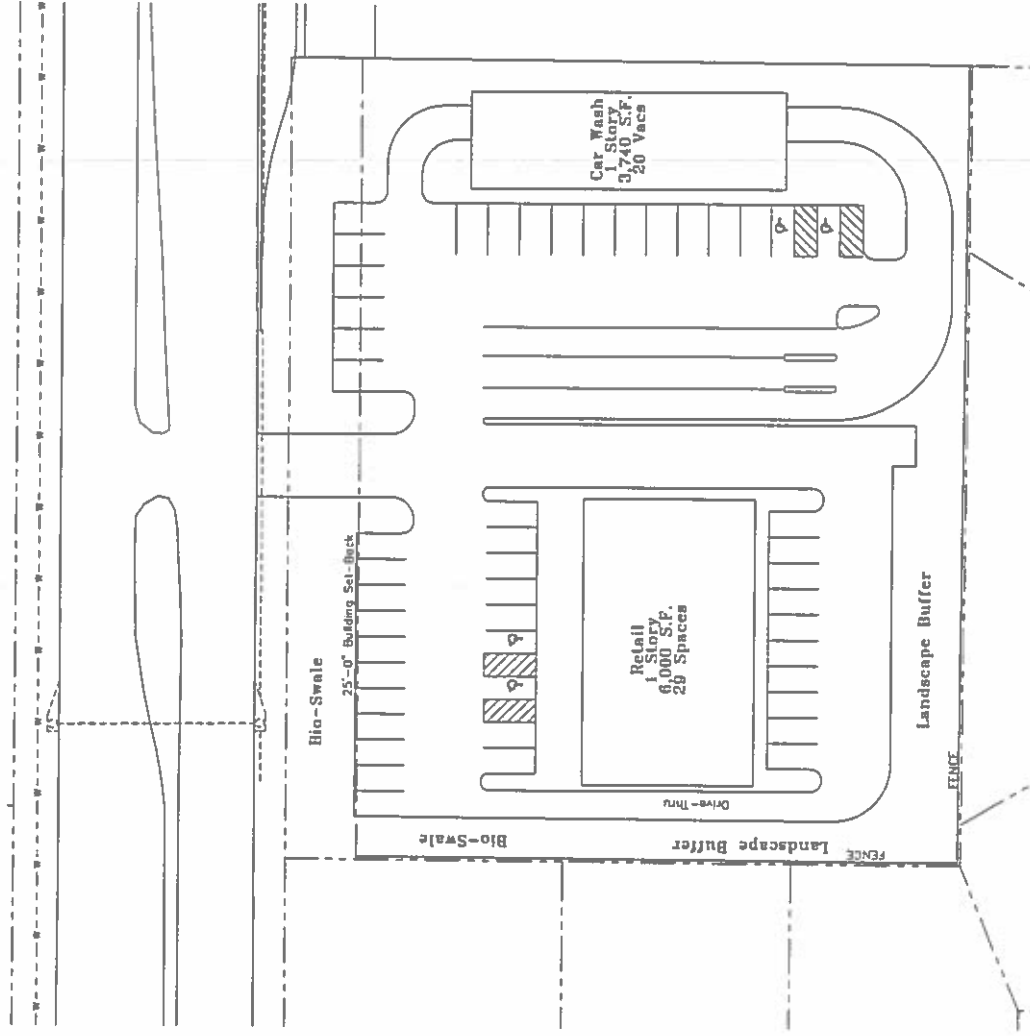
2000 DEC 15 AM 11 39

DAVID L. MEYER 4111 EAST 60th STREET DAVENPORT, IOWA 52807 ( 319 ) 359-1348



# East 53rd Street Retail- Car Wash

## Davenport, Iowa



1000 East 53rd Street, Davenport, IA 52803  
 563.325.1234  
 www.53rdstreet.com

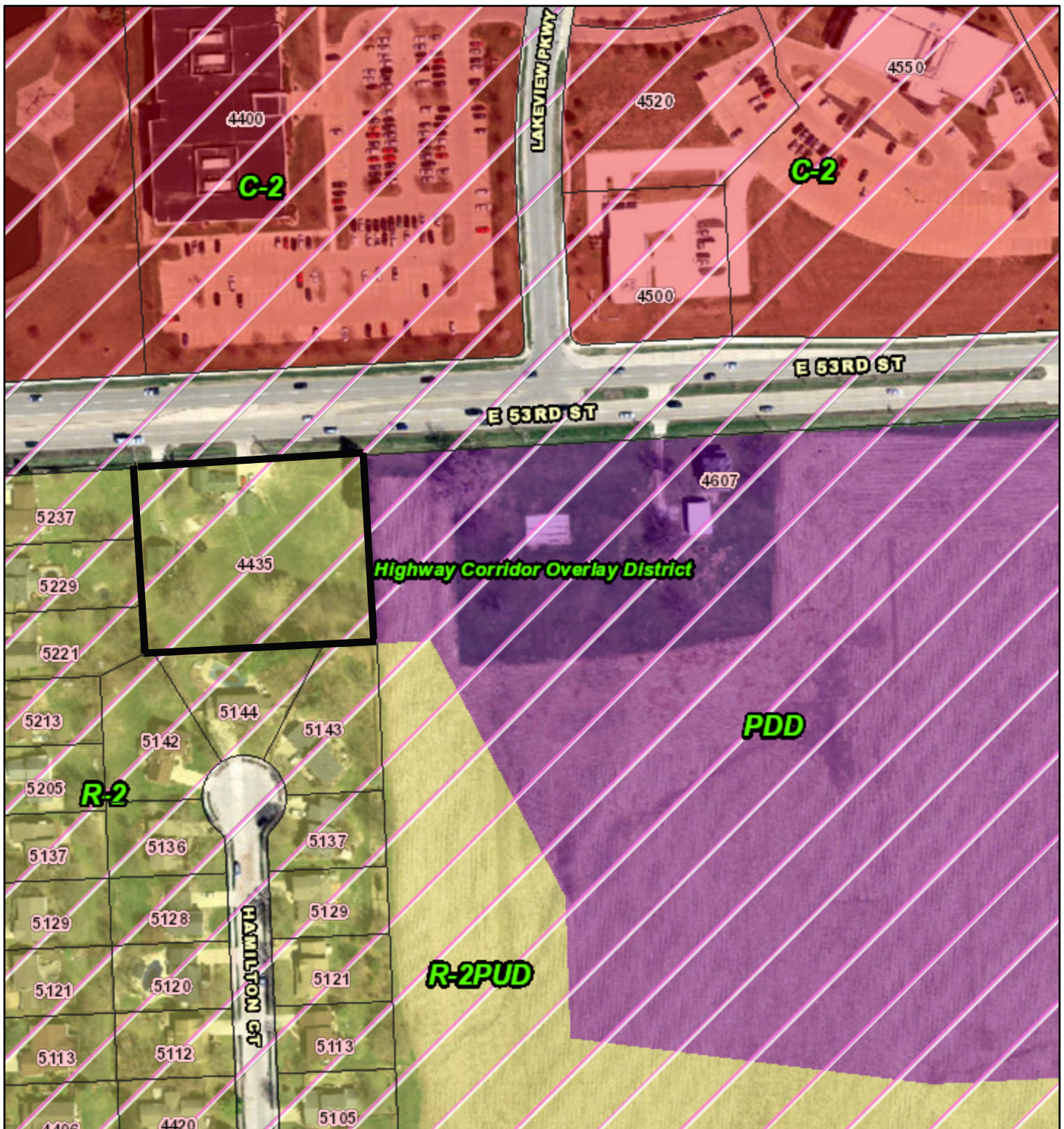
REVISED

Preliminary Site Plan for  
 E 53rd Str Retail-Car Wash  
 Davenport, Iowa

PRELIMINARY  
 SITE PLAN  
 DATE: 12/1/18  
 6. JAN 2018  
**A1**  
 10/1/18



# REZ18-14 4435 E 53rd Street Existing Zoning



8/7/2018 2:39:51 PM

- Parks
- Parcels
- Street Centerline (Labels only)
- Piped Creeks
- City Limit
- Address Points

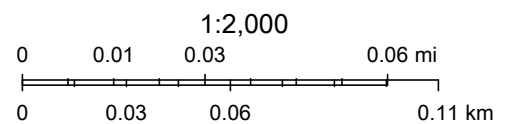
## Creeks

- Named Creeks
- Unnamed Tributaries

## Zoning Districts

- A-1 Agricultural
- R-1 Low Density Dwelling District

Scott County Iowa, Bi-State Regional Commission





RC- REGIONAL COMMERCIAL

RG - RESIDENTIAL GENERAL

4435

E 53RD ST

AMESBURY DR

HAMILTON CT

EAGLE CT

1:2,000

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

- Parks  
 Parcels  
 Street Centerline (Labels only)  
 Creeks  
 Named Creeks  
 Unnamed Tributaries

Piped Creeks  
 City Limit  
 Address Points  
 Land Use+2035  
 Urban Corridor  
 Commercial Node

Scott County Iowa, Bi-State Regional Commission

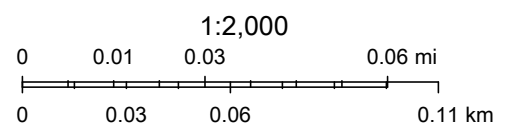


# 4435 E 53rd



8/3/2018 1:37:51 PM

- Parks
- Unnamed Tributaries
- Parcels
- Piped Creeks
- Street Centerline (Labels only)
- City Limit
- Creeks
- Address Points
- Named Creeks



Scott County Iowa, Bi-State Regional Commission

**NOTICE  
PUBLIC HEARING  
TUESDAY, OCTOBER 2, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL, 226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-14: Request by Dan Elias to rezone 1.49 acres, more or less, of property located at 4435 East 53rd Street from R-2 (Low Density Dwelling District) to PDD (Planned Development District) [Ward 6] (See map of the affected property on reverse side of this notice).

This case has been tabled since September 4, 2018.

If successful, this rezoning could result in the construction of a commercial development, including an automated car wash.

A public hearing will be held on the matter by the Plan and Zoning Commission at the location, date and time listed above. At the public hearing, the Commission will hear comments for and against the proposal, and field questions. As a property owner within 200 feet of the proposed rezoning, you have the opportunity to formally protest the action. To do so, please contact the Community Planning Division in writing via regular mail or email.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-14

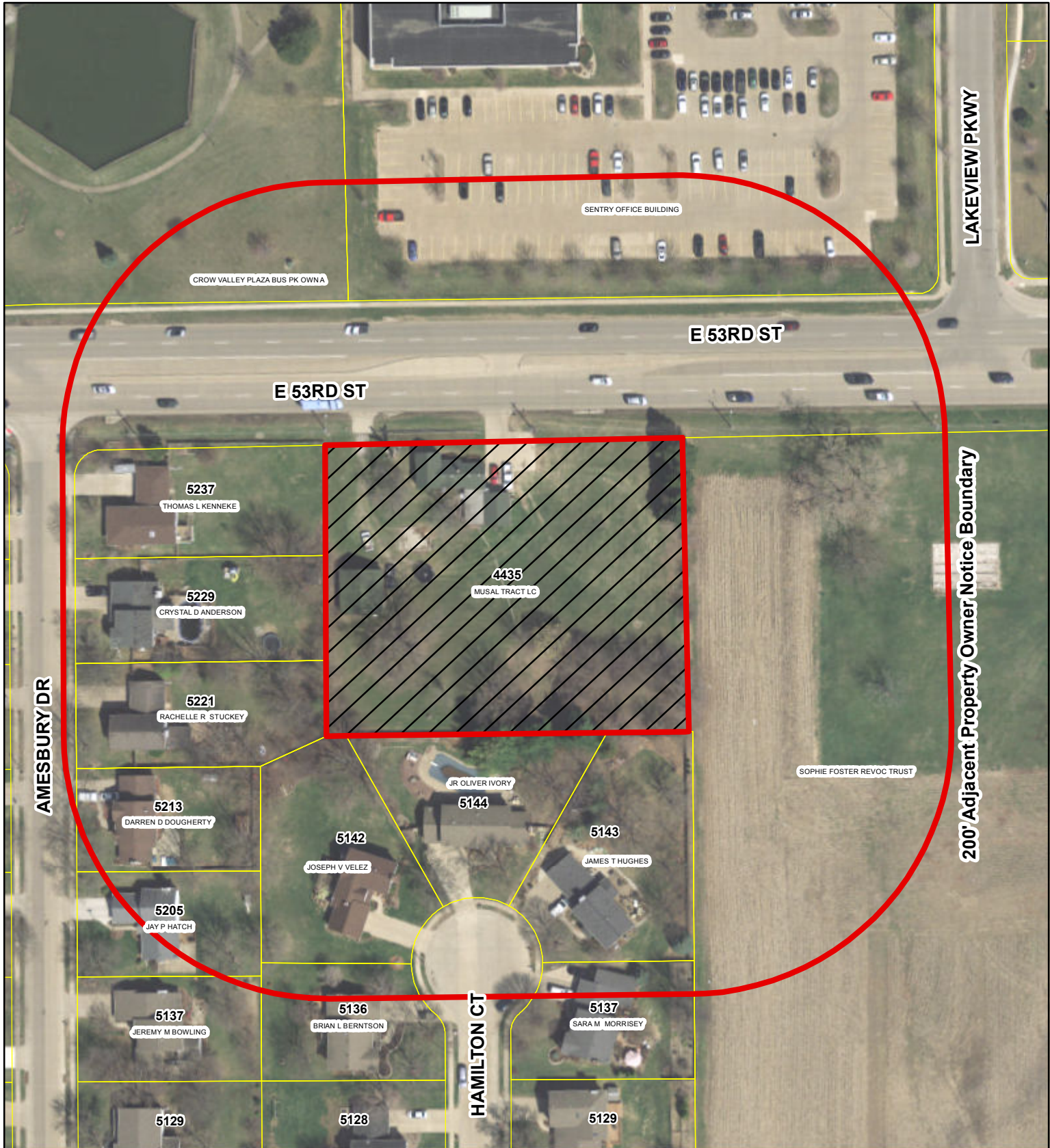
EMAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

Phone: (563) 326-7765




# Request for a Zoning Map Amendment (Rezoning)

## Plan & Zoning Commission: Adjacent Property Owner Notice Area




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

**Legend**

 Subject Property

0 50 100 200 Feet

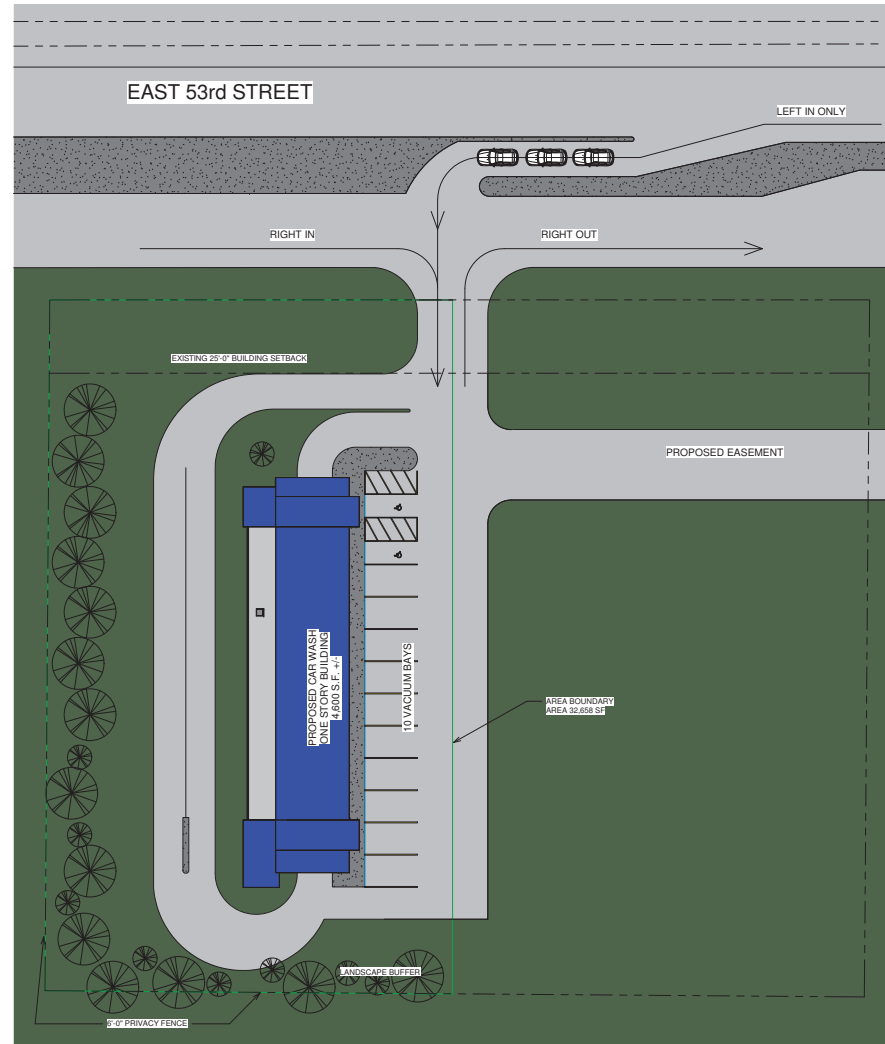
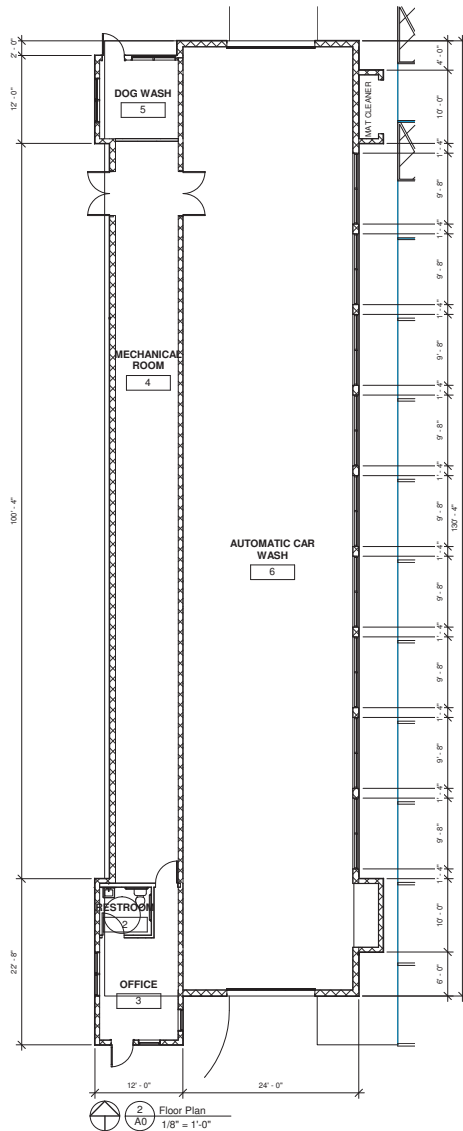
1 inch = 100 feet

N 

Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CSZ
N0909-03C	4435 E 53RD ST	MUSAL TRACT LC	3211 E 35TH CT	DAVENPORT IA 52807
N0909B02	5136 HAMILTON CT	BRIAN L BERNTSON	5136 HAMILTON CT	DAVENPORT IA 52807
N0909B03	5142 HAMILTON CT	JOSEPH V VELEZ	5142 HAMILTON CT	DAVENPORT IA 52807
N0909B04	5144 HAMILTON CT	JR OLIVER IVORY	5144 HAMILTON CT	DAVENPORT IA 52807
N0909B05	5143 HAMILTON CT	JAMES T HUGHES	5143 HAMILTON CT	DAVENPORT IA 52807
N0909B06	5137 HAMILTON CT	SARA M MORRISEY	5137 HAMILTON CT	DAVENPORT IA 52807
N0909B15A	5237 AMESBURY DR	THOMAS L KENNEKE	5237 AMESBURY DR	DAVENPORT IA 52807
N0909B16	5229 AMESBURY DR	CRYSTAL D ANDERSON	5229 AMESBURY DR	DAVENPORT IA 52807
N0909B17	5221 AMESBURY DR	RACHELLE R STUCKEY	5221 AMESBURY DR	DAVENPORT IA 52807
N0909B17	5221 AMESBURY DR	RACHELLE R STUCKEY	5221 AMESBURY DR	DAVENPORT IA 52807
N0909B18	5213 AMESBURY DR	DARREN D DOUGHERTY	5213 AMESBURY DR	DAVENPORT IA 52807
N0909B19	5205 AMESBURY DR	JAY P HATCH	5205 AMESBURY DR	DAVENPORT IA 52807
N0909B20	5137 AMESBURY DR	JEREMY M BOWLING	5137 AMESBURY DR	DAVENPORT IA 52807
N0910-01	4607 E 53RD ST	SOPHIE FOSTER REVOC TRUST	6590 GOLF COURSE RD	BETTENDORF IA 52722
Y0917-01A	4400 E 53RD ST	SENTRY OFFICE BUILDING	4400 E 53RD ST	DAVENPORT IA 52807
Y0917-12K		CROW VALLEY PLAZA BUS PK	5401 VICTORIA AV	DAVENPORT IA 52807

# EAST 53rd STREET CAR WASH

## DAVENPORT, IOWA



6050 42nd Avenue  
Davenport, Iowa 52807  
Phone: 319.799.8920  
Fax: 319.799.8921  
joe@joea.com  
joea.com

**JOSEPH ARCHITECTURAL GROUP, P.C.**

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REVISIONS

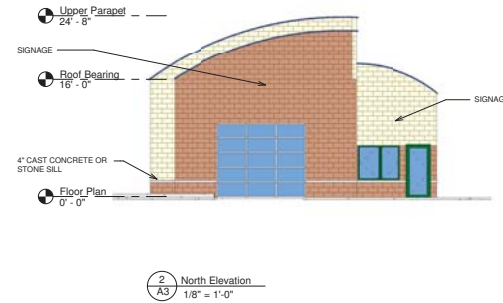
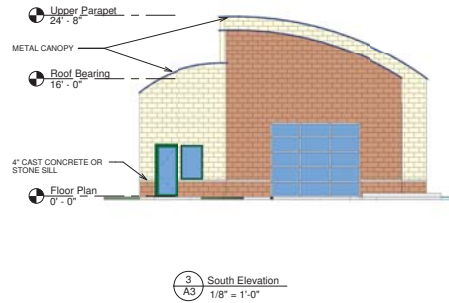
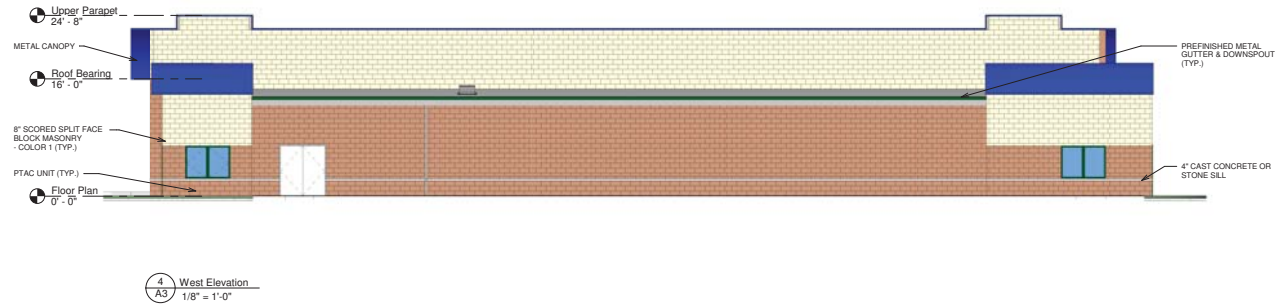
△△△△

Preliminary Drawings for:  
**East 53rd Street Car Wash**  
East 53rd Street, Davenport, Iowa

Site Plan

DATE  
12 September 2018

**A0**  
PROJECT NO.  
**#03918**







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**DECIBEL CHART.DOC (RE: DECIBEL READINGS) DRYER DECIBEL LEVELS**

---

<u>DISTANCE:</u>	<u>30HP</u>	<u>30HP</u>	<u>45HP</u>	<u>45HP</u>
<u>FROM BAY</u>	ENTRANCE	EXIT	ENTRANCE	EXIT
10FT.	79	82	84	84
20FT.	75	78	78	82
30FT.	72	74	76	80
40FT.	71	71	75	77
50FT.	70	70	74	76
58FT.	69	69	73	74
60FT.	69	69	73	74
70FT.	67	67	71	71
80FT.	65	65	66	70
90FT.	64	64	65	69
100FT.	63	64	64	69

\*Decibel Levels may drop 4 to 5db's or more with additional

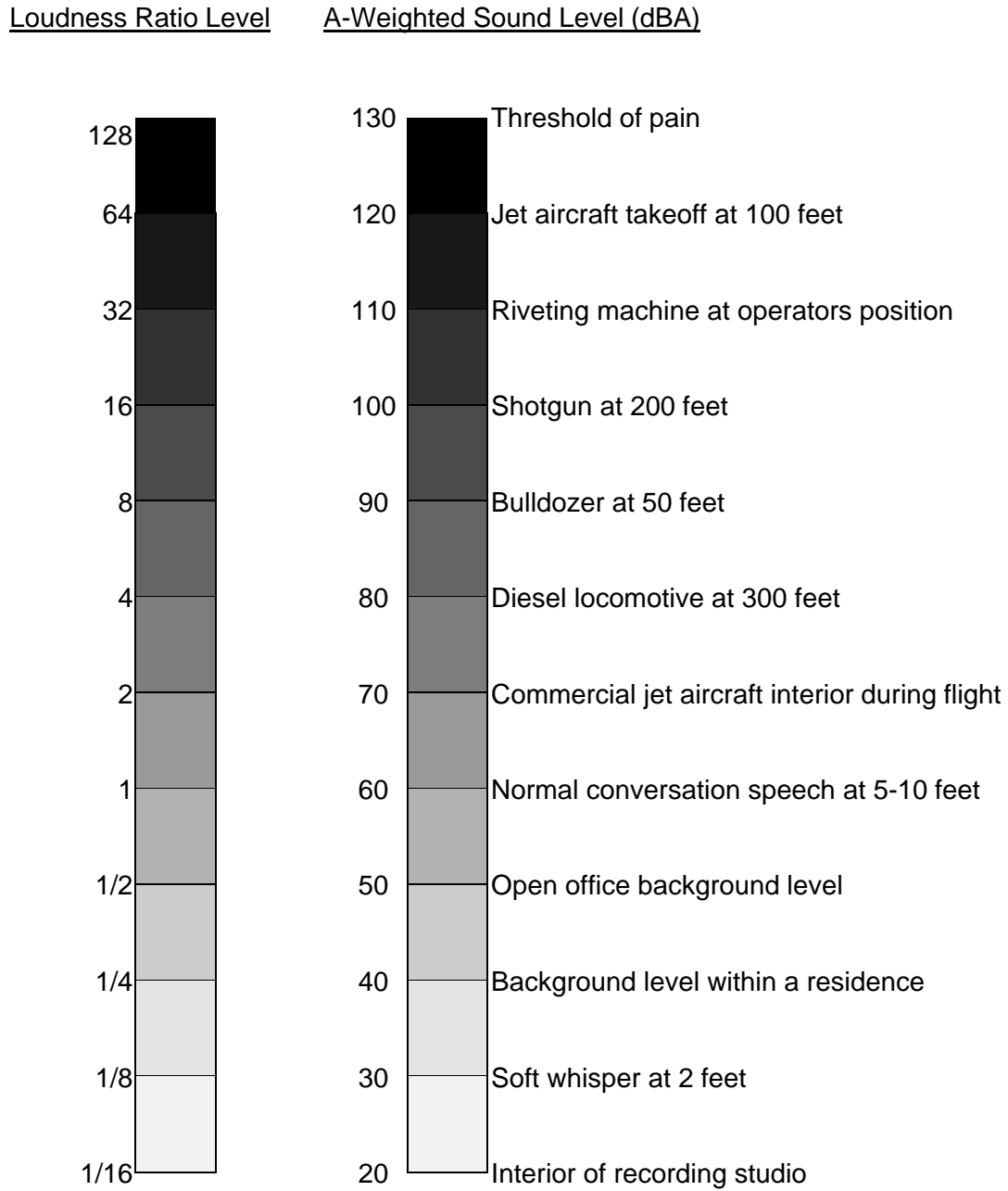
Silencer cones and, or covers. These readings are variable in different

Settings and surroundings. Not applicable to all environments.

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**Figure 3**  
**Typical A-Weighted Sound Levels of Common Noise Sources**







E 53RD ST

AMESBURY DR

210.5

227.1

262.6

321.1

270.5

224.1

284





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*Community Planning and Economic Development Department  
City Hall - 226 West Fourth Street - Davenport, Iowa 52801  
Telephone: 563-326-7765  
[www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com)*

October 17, 2018

Honorable Mayor and City Council  
City Hall  
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of October 16, the Davenport Plan and Zoning Commission considered Case No. REZ18-14: Request of Dan Elias to rezone 1.49 acres, more or less, of property located at 4435 East 53<sup>rd</sup> Street from R-2, Low Density Dwelling District to PDD, Planned Development District.  
[Ward 6]

On a unanimous vote of 9-0, the Plan and Zoning Commission rejected affirmative findings and forwards Case No. REZ18-14 to the City Council for denial.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', written over a light gray rectangular background.

Robert Inghram, Chairperson  
City Plan and Zoning Commission

Thursday, October 18, 2018

Please publish the following public notice in the October August 23, 2018 edition of the Quad City Times.

The PO number for this notice is: 1905455

Please provide proof of publication for our records. If you have any questions, please contact us at [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) or 563-326-7765.

---

**NOTICE  
PUBLIC HEARING  
WEDNESDAY, NOVEMBER 7, 2018 - 5:30 P.M.  
CITY OF DAVENPORT COMMITTEE OF THE WHOLE  
COUNCIL CHAMBERS - DAVENPORT CITY HALL  
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the office of Community Planning, on behalf of the City Plan and Zoning Commission, the following request:

Case No. REZ18-14: Request by Dan Elias, Track, LLC to rezone 1.49 acres, more or less of property located at 4435 E. 53<sup>rd</sup> Street from R-2, Low Density Dwelling District to PDD, Planned Development District [Ward 6]

The legal description of this property is as follows:

**EXHIBIT "A"**

Part of the East half of the West half of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th P.M., situated in the City of Davenport, Scott County, Iowa Commencing, as a point of reference, at the northwest corner of the Southwest Quarter of said Section 9; thence East (assumed bearing for this description) 663.45 feet along the north line of the Southwest Quarter of said Section 9 (also being the centerline of 53rd Street as now established) to a point on the west line of the East Half of the West Half of the Southwest Quarter of said Section 9; thence continuing East 384.08 feet along the north line of the Southwest Quarter of said Section 9, to the point of beginning; thence South 00°-24'-05" West 281.39 feet; thence South 89°-33'-45" feet to the east line of the East Half of the West Half of the Southwest Quarter of said Section 9; Thence North 0°-24'-1" East 281.39 feet, more or less to a point in the North line of the Southwest 1/4 of said section 9; Thence North 0°-24'-1" East 281.39 feet, more or less to a point in the North line of the Southwest 1/4 of said section 9; Thence North 89°33'45" West 279.35 feet, more or less to the point of beginning, except the northerly 50 feet thereof: and which is also described as set forth in the Plat of Survey recorded as Document No. 2000-36403 in the office of the Scott County Recorder.

More particularly described as follows:

Part of the East Half of the West Half of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th P.M., being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Southwest Quarter of said Section 9; thence East (assumed bearing for this description) 1047.53 feet along the north line of the Southwest Quarter of said Section 9 to the northeast corner of olde Coventry First Addition to the City of Davenport, Iowa; thence South 00°-24'-05" West 50.00 feet along the east line of said olde Coventry First Addition to a point on the south right of way line of 53rd Street as now established in the City of Davenport, Iowa, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 00°-24'-05" West 231.39 feet along the east line of Lots 53, 54 and 55 of said olde Coventry First Addition to a point on the north line of Lot 40 of said olde Coventry First Addition;

thence South 89°-33'-45" East 279.35 feet along the north line of Lots 38, 39 and 40 of said olde Coventry First Addition to a point on the east line of the East Half of the West Half of the Southwest Quarter of said Section 9;

thence North 00°-24'-05" East 233.52 feet along the east line of the East Half of the West Half of the Southwest Quarter of said Section 9 to a point on the south right of way line of said 53rd Street;

thence West 279.36 feet along the south right of way line of said 53rd Street to the point of beginning.

Containing 1.49 acres, more or less, subject to easements of record.

The Plan and Zoning Commission, at its October 16, 2018 meeting, voted to recommend denial of the request.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, November 7, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1905455

Department of Community Planning & Economic Development  
E-MAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) PHONE: 563-326-7765

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Susanne Knutsen, 326-6179

Wards:

**Action / Date**

**11/7/2018**

Subject:

Public Hearing for the purpose of amending the North Urban Renewal Area plan. [Wards 2, 6, 7 & 8]

Recommendation:

Hold the hearing.

Background:

The City of Davenport is pursuing an amendment to the North Urban Renewal Area plan to add the 2018 Internal TIF project in the amount of \$275,000.

As required by law, notice was sent to all taxing jurisdictions and a consultation meeting was held October 16, 2018. A notice of the public hearing was published in the Quad City Times on October 23, 2018.

The plan amendment is attached.

**ATTACHMENTS:**

Type	Description
▣ Exhibit	North URA Amendment
▣ Exhibit	Public Notice North URA Amendment

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	11/1/2018 - 9:25 AM
Community Development Committee	Berger, Bruce	Approved	11/1/2018 - 9:25 AM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 3:49 PM

City of Davenport, Iowa

Urban Renewal Plan Amendment  
North Urban Renewal Area

October 2018

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:

- a. **Name:** Internal TIF

- Cost:** \$275,000

- Rationale:** To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

- 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: \$217,029,024

- Remaining Constitutional Debt Capacity of the City: \$ 113,597,090

- Proposed Debt to be incurred in the Urban Renewal Area: \$275,000



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 7th day of November, 2018, 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) Internal TIF: North Urban Renewal Area: \$275,000

The proposed amendment to the urban renewal plan brings the property 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 the City Clerk.

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.

Jackie Holecek  
Deputy City Clerk

City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Susanne Knutsen, 326-6179  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Public hearing on amending the Downtown Urban Renewal Area plan. [Ward 3]

Recommendation:  
Hold the hearing.

Background:  
The City of Davenport is pursuing an amendment to the Downtown Urban Renewal Area plan to add the Downtown Streetlight Replacement Program in the amount of \$178,094.

As required by law, notice was sent to all taxing jurisdictions and a consultation meeting was held October 16, 2018. A notice of the public hearing was published in the Quad City Times on October 23, 2018.

The plan amendment is attached.

**ATTACHMENTS:**

Type	Description
▣ Exhibit	Downtown URA Amendment
▣ Exhibit	Downtown URA Amendment Public Notice

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	11/1/2018 - 9:26 AM
Community Development Committee	Berger, Bruce	Approved	11/1/2018 - 9:26 AM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 3:50 PM

City of Davenport, Iowa

Urban Renewal Plan Amendment  
Downtown Urban Renewal Area

October 2018

The Urban Renewal Plan (the “Plan”) for the Downtown 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:
  - a. **Name:** Downtown Streetlight Replacement Program  
**Cost:** \$178,094  
**Rationale:** To replace all downtown streetlights in the Downtown Davenport Self Supporting Municipal Improvement District (SSMID) in partnership with the Downtown Development Partnership.
- 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: \$217,029,024
  - Remaining Constitutional Debt Capacity of the City: \$113,597,090
  - Proposed Debt to be incurred in the Urban Renewal Area: \$178,094

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 7th day of November, 2018, there will be conducted a public hearing on the question of amending the Downtown Urban Renewal Area Plan pursuant to Chapter 403, Code of Iowa.

**Downtown Urban Renewal Plan Amendment**

- 1) Downtown Streetlight Replacement Program: Downtown Urban Renewal Area:  
\$178,094

The proposed amendment to the urban renewal plan brings the property 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 the City Clerk.

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.

Jackie Holecek  
Deputy City Clerk

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Zach Peterson; (563) 328-6709  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Public Hearing on the plans, specifications, form of contract and estimate of cost covering the Miracle Field of the Quad Cities, Phase II Construction Project, CIP #64030. [Ward 8]

Recommendation:  
Hold the hearing.

Background:  
The City of Davenport is set to continue the next phase of construction at the proposed "Miracle Field of the Quad Cities." Once completed, the Miracle Field will consist of a combined accessible ballfield complete with an alternate sports field configuration which will provide all-inclusive recreation opportunities to the Quad Cities region.

Site improvements under this contract to include backstop, dugout, and outfield fencing with pedestrian and service access gates, dugout structures, and remaining concrete paving. The outlined improvements to be incorporated into this contract are set to commence upon the completion of the Phase I improvements (currently under construction) with an estimated early Spring 2019 construction start date with substantial completion to occur in time for an anticipated May field opening.

A remaining contract will be issued in winter 2018-2019 to purchase and install field lighting and electrical to power lighting and a future scoreboard.

The total project cost for this project phase is estimated at \$95,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Thorndike, Tiffany	Approved	10/31/2018 - 11:46 AM

City of Davenport

Agenda Group:  
Department: Legal  
Contact Info: Tom Warner 326-7735  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Public Hearing for the proposed conveyance of a vacant lot Parcel P1214-02 at the northwest corner of Tremont Avenue and East 46th Street, also known as Lot 2 in Public Works Facility 1st Addition (Metro Fibernet, LLC, Petitioner). [Ward 7]

Recommendation:  
Hold the Public Hearing

Background:  
As part of Metronet's fiber optic deployment, it is petitioning to purchase the city-owned vacant lot at the northwest corner of Tremont Avenue and East 46th Street in order to locate some of its network equipment. The sale price is \$25,000 and the City will retain a right of first refusal to reacquire the parcel.

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	10/18/2018 - 9:40 AM
Finance Committee	Watson-Arnould, Kathe	Approved	10/26/2018 - 2:27 PM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 2:12 PM

City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn 563.888.2286  
matt.flynn@ci.davenport.ia.us  
Wards:

**Action / Date**  
**10/30/2018**

Subject:  
Resolution approving Case F18-12 being the request of Joseph Stuhr for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1]

Recommendation:  
Adopt the resolution.

Background:  
**Background:**

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

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General - RG Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed use would comply with the Davenport 2035 future land use section.

**Technical Review:**

**Streets.**

The development is proposed to only have access to West 15th Street Court.

**Storm Water.**

Development of the property will need to comply with the City's stormwater requirements.

**Sanitary Sewer.**

No sanitary sewer is located within the West 15th Street Court right-of-way.

**Other Utilities.**

Other normal utility services are available.

**Public Input:**

No public hearing is required for a Final Plat.

**Discussion:**

This plat is to allow the subdivision of a larger lot into two lots.

**Plan and Zoning Commission Recommendation:****Findings:**

1. The plat conforms to the Davenport 2035 Future Land Use Map; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the designation Gayman Avenue be removed from the plat; and
4. That the following note be added to the plat: Sidewalks shall be constructed within the right-of-way of all public streets.

The vote for approval was 6—yes, 0-no and 0-abstain.

**ATTACHMENTS:**

Type	Description
▢ Backup Material	Resolution
▢ Backup Material	Final Plat
▢ Backup Material	Plan and Zoning Commission Letter to City Council - 10-3-2018
▢ Backup Material	Zoning Map
▢ Backup Material	Future Land Use Map

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	11/1/2018 - 12:33 PM



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

Resolution offered by Kyle Gripp, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F18-12 being the request of Joseph Stuhr for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Stuhr First Addition be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated October 3, 2018 (please note that conditions 1-4 have been added to the plat and are not repeated on this resolution)

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record the attached assessment waiver.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor





\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

# FINAL PLAT OF STUHR FIRST ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 29  
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.  
AND IN PART BEING A REPLAT OF LOT 14 OF  
MEADOWBROOK TENTH ADDITION TO THE CITY OF DAVENPORT, IOWA

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	54,570	1	1.25
2	54,680	2	1.26

## GENERAL NOTES

IRON MONUMENTS FOUND SHOWN  ( 1/2" IRON PIN W/ CAP NO. 10135 )  
IRON MONUMENTS FOUND SHOWN  ( 1" IRON PIPE )  
IRON MONUMENTS FOUND SHOWN THUS  ( 1/2" IRON PIN )  
IRON MONUMENTS SET SHOWN THUS  ( 5/8" IRON PIN CAP NO. 7222 )

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 2.51 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.

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

SUBDIVISION IS ZONED R-4 ( MODERATE DENSITY DWELLING DISTRICT ).

BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 ( 2011 ).

SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE RIGHT OF WAY OF 15th STREET COURT WHEN REQUIRED BY THE CITY OF DAVENPORT.

OWNER

GREGORY D. FRITZ

1516 WAVERLY ROAD  
DAVENPORT, IOWA 52804

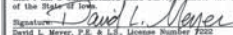
DEVELOPER

JOSEPH STUHR

3825 WEST 15th STREET COURT  
DAVENPORT, IOWA 52804

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	15.00'	74°-25'-20"	19.48'	18.14'	S.35°-33'-25"E.	8.39'

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

Signature:   
David L. Meyer, P.E. & L.S., License Number 7222  
Date: SEPTEMBER 06, 2018  
My license renewal date is December 31, 2018  
THIS SHEET ONLY  
Pages or sheets covered by this work:



PREPARED BY

VERBEKE - MEYER  
CONSULTING ENGINEERS, P.C.


4111 EAST 60th STREET  
DAVENPORT, IOWA 52807  
PHONE NUMBER: ( 563 ) 359 - 1348

VMCE 18210

CENTURYLINK


BY   
DATE 10/16/18

MIDAMERICAN ENERGY COMPANY IOWA-AMERICAN WATER CO.

BY   
DATE 10/16/18

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY  
MIDAMERICAN ENERGY COMPANY

MEDIACOM

BY   
DATE 10-16-18

PLAN & ZONE COMMISSION

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

CITY OF DAVENPORT, IOWA

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

October 3, 2018

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of October 2, 2018, the City Plan and Zoning Commission considered Case F18-12 being the request of Joseph Stuhr for a for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1].

Findings:

1. The plat conforms to the Davenport 2035 Future Land Use Map; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The Plan and Zoning Commission accepted the listed findings and forwards Case F18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the designation Gayman Avenue be removed from the plat; and
4. That the following note be added to the plat: Sidewalks shall be constructed within the right-of-way of all public streets.

The vote for approval was 6–yes, 0-no and 0-abstain.

Respectfully submitted,

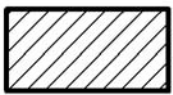


Robert Inghram, Chairperson  
City Plan and Zoning Commission

Meeting Location: Council Chambers-City Hall

[illegible]

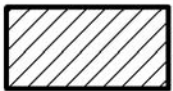
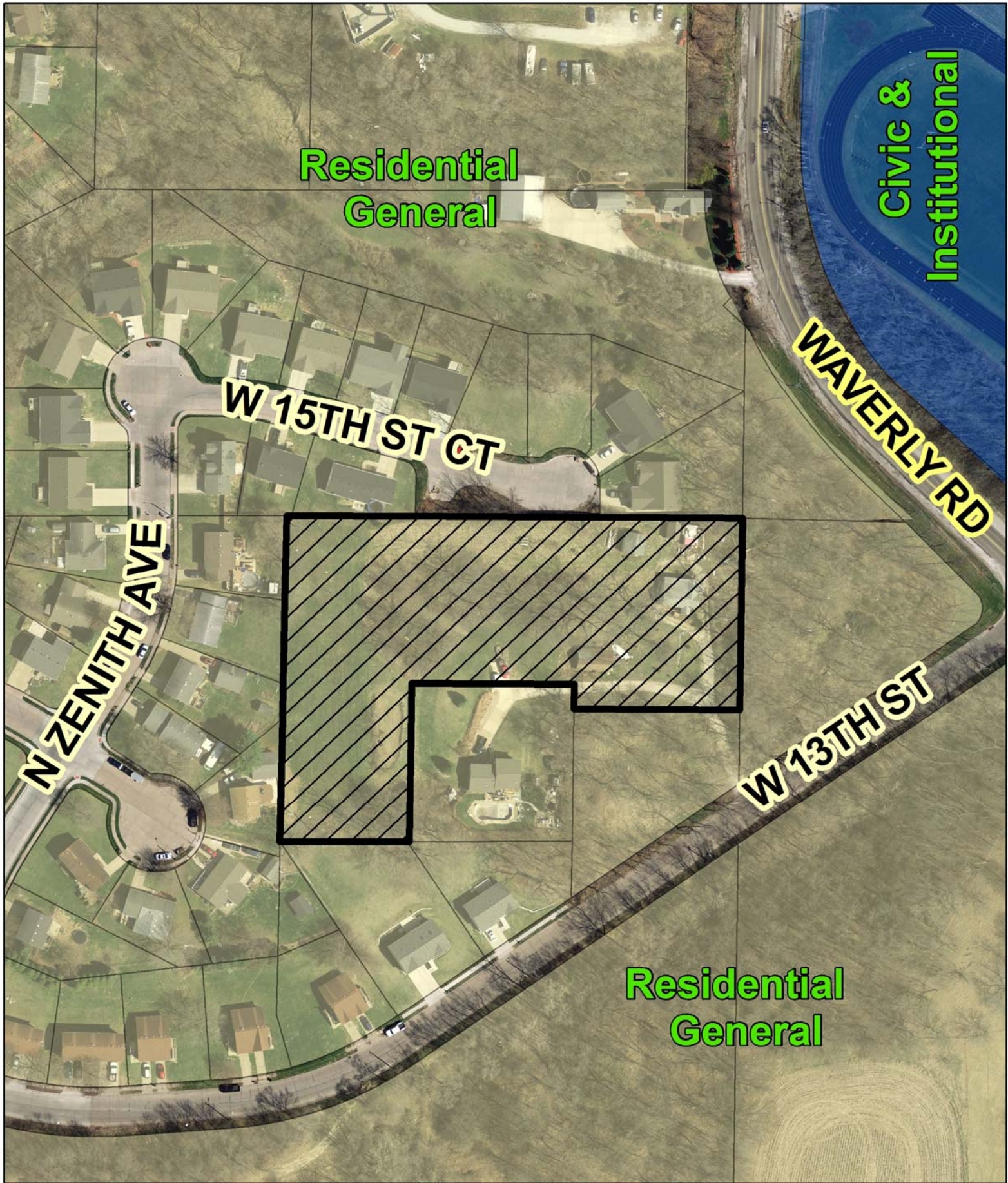




Subject Property







Subject Property





City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn 563.888.2286  
matt.flynn@ci.davenport.ia.us  
Wards:

**Action / Date**  
**10/26/2018**

Subject:  
Resolution approving Case F18-13 being the request of Christine Hall Shields Trust for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road. [Ward 6]

Recommendation:  
Adopt the resolution.

Background:  
**Background:**

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

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General - RG Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed use would comply with the Davenport 2035 future land use section.

**Technical Review:**

**Streets.**

The development is proposed to have access via a private drive to Jersey Road Road.

**Storm Water.**

Development of the property will need to comply with the City's stormwater requirements.

**Sanitary Sewer.**

The sanitary sewer service is private.

**Other Utilities.**

Other normal utility services are available.

**Public Input:**

No public hearing is required for a Final Plat.

**Discussion:**

This plat is to allow the subdivision of a larger lot into two lots.

**Plan and Zoning Commission Recommendation:**

Findings:

1. The plat conforms to the Davenport 2035 Future Land Use Map; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F18-13 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat be tied to two quarter corners or two previously established lot corners;
4. That the existing right-of-way width of Jersey Ridge Road be shown on the plat;
5. That Note 1 on the plat be changed from acres to square feet; and
6. That a hold harmless instrument be provided, if none exists or is unsatisfactory to the City, regarding the City's ability to access the private drive.

The vote for approval was 6—yes, 0-no and 0-abstain.

**ATTACHMENTS:**

Type	Description
▢ Backup Material	Resolution
▢ Backup Material	Final Plat
▢ Backup Material	Plan and Zoning Commission Letter to City Council - 10-3-2018
▢ Backup Material	Zoning Map
▢ Backup Material	Land Use Plan

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	11/1/2018 - 12:33 PM



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

Resolution offered by Kyle Gripp, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F18-13 being the request of Christine Hall Shields Trust for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road [Ward 6].

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Shafer Farms Third Addition be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated October 3, 2018 (please note that conditions 1-6 have been added to the plat and/or provided and are not repeated on this resolution)

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record the attached assessment waiver.

Approved:

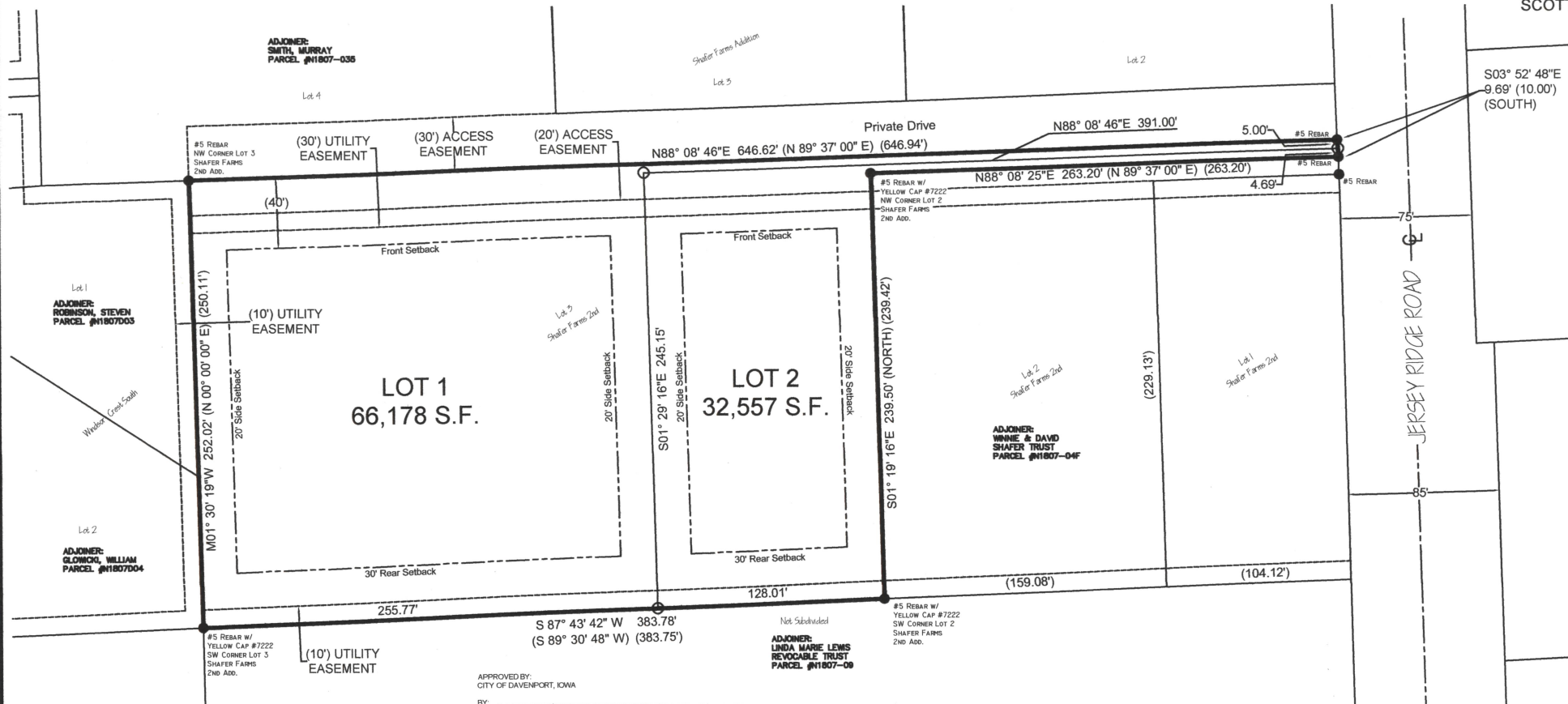
Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

SHAFER FARMS  
THIRD ADDITION

BEING A REPLAT OF LOT 3 OF SHAFER FARMS SECOND ADDITION IN PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



- Area of Subdivision-  
Total: 98,735 Sq. Ft. +/-  
2.267 Acres ±
- Engineer:  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Surveyor:  
Michael D. Richmond  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 286-4236
- Attorney:  
Richard A. Davidson  
Lane and Waterman  
220 N. Main St. Suite 600  
Davenport, Iowa 52801  
Ph: (563) 333-6624

## LEGEND:

DEED DIMENSION = (0.00')  
FIELD DIMENSION = 0.00'  
MONUMENTS FOUND:  
AS NOTED = ●  
MONUMENTS SET:  
#5 REBAR W/ YELLOW CAP #23503 = ○  
BOUNDARY LINE = \_\_\_\_\_  
ROAD CENTER LINE = \_\_\_\_\_  
EASEMENT LINE = \_\_\_\_\_  
SETBACK LINE = \_\_\_\_\_  
SECTION LINE = \_\_\_\_\_

APPROVED BY:  
CITY OF DAVENPORT, IOWA

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

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

ATTEST: \_\_\_\_\_

CITY PLANS &amp; ZONE COMMISSION

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

DATE: 10-2-18

MEDIA/COM

DATE: 10-5-18

JULIE ALLENDA

DATE: 10-5-18

IOWA - AMERICAN WATER COMPANY

DATE: 10/31/18

CENTURY LINK

DATE: 10/5/18

MIDAMERICAN ENERGY

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

## NOTES:

SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

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.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1403) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

ACCESS TO THIS SUBDIVISION FROM JERSEY RIDGE ROAD IS LIMITED TO THE ACCESS EASEMENTS SHOWN.



## GRAPHIC SCALE

30 0 15 30  
IN FEET  
1" = 40' (24x36)



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
MICHAEL D. RICHMOND  
Iowa License Number: 23503  
My license renewal date is December 31, 2019  
Pages or sheets covered by this seal: 1



DATE: 9/10/18 PROJECT NO: 2224 Jersey Ridge  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:  
KLCCHECKED BY:  
MDR

DRAWING LOCATION

S:\SHIELDS\JERSEY RIDGE\SHIELDS\_JERSEY RIDGE.DWG

NO.	REVISIONS: DESCRIPTION	DATE

## PROJECT

FINAL PLAT  
SHAFAER FARMS THIRD ADDITION  
DAVENPORT, IOWA 52807

## OWNER

THOMAS AND CHRISTINE SHIELDS  
4004 JERSEY RIDGE ROAD  
DAVENPORT, IOWA 52807

## SHEET NO.

1 OF 1

RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803

October 3, 2018

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of October 2, 2018, the City Plan and Zoning Commission considered Case F18-13 being the request of Christine Hall Shields Trust for a for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road [Ward 6].

Findings:

1. The plat conforms to the Davenport 2035 Future Land Use Map; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The Plan and Zoning Commission accepted the listed findings and forwards Case F18-13 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat be tied to two quarter corners or two previously established lot corners;
4. That the existing right-of-way width of Jersey Ridge Road be shown on the plat;
5. That Note 1 on the plat be changed from acres to square feet; and
6. That a hold harmless instrument be provided, if none exists or is unsatisfactory to the City, regarding the City's ability to access the private drive.

The vote for approval was 6–yes, 0-no and 0-abstain.

Respectfully submitted,

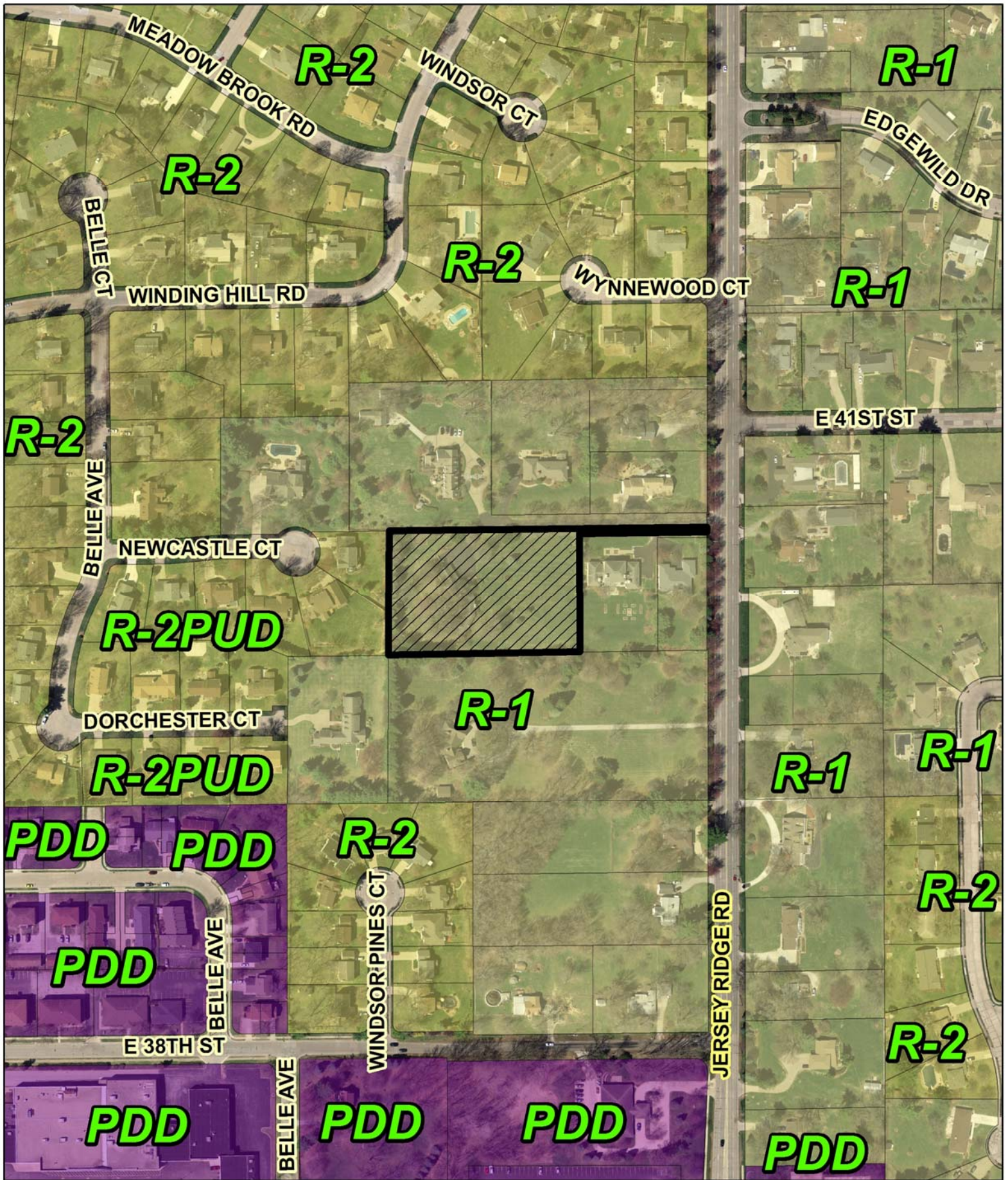


Robert Inghram, Chairperson  
City Plan and Zoning Commission

Meeting Location: Council Chambers-City Hall

[illegible]



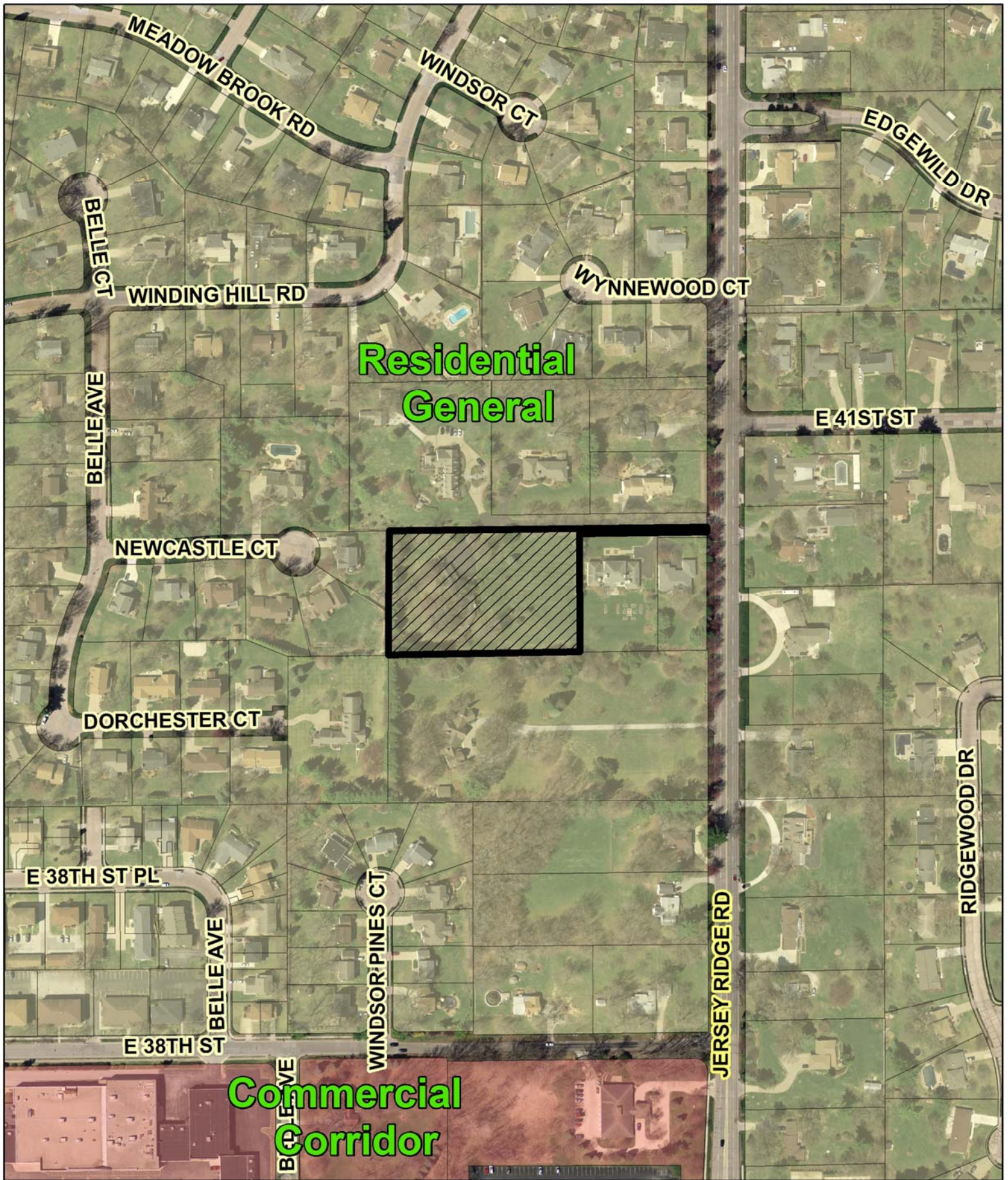


Subject Property

N







Subject Property





City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Susanne Knutsen, 326-6179  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Resolution amending the Downtown Urban Renewal Area plan to include the Downtown Streetlight Replacement program. [Ward 3]

Recommendation:  
Approve the resolution.

Background:  
The City and Downtown Davenport Partnership are interested in coordinating and combining resources in order to replace all decorative streetlights in the Downtown Davenport Self-Supported Municipal Improvement District.

The Downtown Streetlight Replacement Program, will replace all non-LED decorative streetlights with new fixtures and LED, high intensity streetlights.

Staff is seeking to amend the Downtown Urban Renewal Area plan in order to utilize TIF increment to assist in covering the cost (\$178,094) of the Downtown Streetlight Replacement Program.

As required by State code, notice of the plan amendment was published in the Quad City Times.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES Downtown URA
▣ Exhibit	Downtown Plan Amendment

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	11/1/2018 - 9:27 AM
Community Development Committee	Berger, Bruce	Approved	11/1/2018 - 9:27 AM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 3:48 PM

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

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION amending the Downtown Urban Renewal Area plan to include the Downtown Streetlight Replacement program.

WHEREAS, the City of Davenport is seeking to utilize TIF funds from the Downtown Urban Renewal Area in order to support the Downtown Streetlight Replacement Program; and

WHEREAS, the State requires that Urban Renewal Plans be amended when the use of tax increment financing is being considered for a project; and

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a public hearing was held on November, 7, 2018 to review and receive public comment on the plan amendment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davenport, Iowa approves and directs appropriate City officials to amend the Downtown Urban Renewal Area plan to include the Downtown Streetlight Replacement Program.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk



City of Davenport, Iowa

Urban Renewal Plan Amendment  
Downtown Urban Renewal Area

October 2018

The Urban Renewal Plan (the “Plan”) for the Downtown 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:
  - a. **Name:** Downtown Streetlight Replacement Program  
**Cost:** \$178,094  
**Rationale:** To replace all downtown streetlights in the Downtown Davenport Self Supporting Municipal Improvement District (SSMID) in partnership with the Downtown Development Partnership.
- 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: \$217,029,024  
Remaining Constitutional Debt Capacity of the City: \$113,597,090  
Proposed Debt to be incurred in the Urban Renewal Area: \$178,094

City of Davenport

Agenda Group:  
Department: Community Development Committee  
Contact Info: Susanne Knutsen, 326-6179  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Resolution amending the North Urban Renewal Area plan to include an internal advance to the Tax Increment Fund for administrative costs. [Wards 2, 6, 7, & 8]

Recommendation:  
Approve the resolution.

Background:  
By law, Davenport can certify with Scott County an internal monetary advance to our Tax Increment Fund. On the advice of City's bond counsel, Bob Josten of Dorsey & Whitney, the City Council initiated the program to fund staff working with economic development activities and administrative work through TIF proceeds. This process works like a typical tax increment financing (TIF) project, with the internal advance based upon an increase in the base assessed valuation in urban renewal areas. This request must be approved by the City Council annually.

In order to offset economic development related personnel costs currently paid from the City's General Fund, staff is recommending an internal advance of TIF funding of \$275,000. This money will then be utilized to reimburse the General Fund for staff and other economic development related activities. Staff costs spent administratively each year include activities such as current TIF project monitoring, debt certification and working with new TIF projects.

As required by State code, notice of the meeting was published in the Quad City Times.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Cover Memo	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	11/1/2018 - 5:37 PM
City Clerk	Thorndike, Tiffany	Approved	11/2/2018 - 9:36 AM

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

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION amending the North Urban Renewal Area plan to include an internal advance to the Tax Increment Fund for administrative costs.

WHEREAS, the City of Davenport, Iowa (the "City"), has established the North Davenport Urban Renewal Area (the "Urban Renewal Area") and has established the Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has undertaken various urban renewal projects (the "Projects") within the Urban Renewal Areas for the promotion of economic development and has incurred in the 2018 Fiscal Year, and will incur in the 2019 Fiscal Year, substantial administrative costs (the "Administrative Costs") in connection with carrying out these projects; and

WHEREAS, in order to make the Administrative Costs (including staff salaries and associated economic development related activities such as special studies, consultants, marketing and technical assistance) eligible to be reimbursed from future incremental property tax revenues, it is necessary to make an internal advance to the Tax Increment Fund;

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a public hearing was held on November 7, 2018, to review and receive public comment on the plan amendment.

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

Section 1. It is hereby directed that an amount not to exceed Two Hundred and Seventy Five Thousand Dollars (\$275,000) be advanced to the Tax Increment Fund from the General Fund (the "Advance") for the payment of the Administrative Costs. The Advance shall be repaid to the General Fund without interest out of future incremental property tax revenues received into the Tax Increment Fund. This amount authorized to ensure continuity of programming in the event of a future reduction of federal funding and to cover additional marketing efforts.

To the extent that there are funds available for this purpose in the Tax Increment Fund, payments on the Advance may be made on June 1 of each year. Repayment of the Advance is subject to the determination of the City Council each year that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds, or to withhold such appropriation, at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Scott County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2018, the full original amount of the Advance as provided for herein.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

Approved:

Attest:

---

Frank Klipsch, Mayor

---

Jackie E. Holecek, CMC  
Deputy City Clerk

City of Davenport, Iowa

Urban Renewal Plan Amendment  
North Urban Renewal Area

October 2018

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:

- a. **Name:** Internal TIF

- Cost:** \$275,000

- Rationale:** To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

- 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: \$217,029,024

- Remaining Constitutional Debt Capacity of the City: \$ 113,597,090

- Proposed Debt to be incurred in the Urban Renewal Area: \$275,000

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Susanne Knutsen, 326-6179

Wards:

**Action / Date**

**11/7/2018**

Subject:

Resolution approving an internal advance to the Tax Increment Fund for administrative costs.

[Wards 2, 6, 7 & 8]

Recommendation:

Approve the resolution.

Background:

By law, Davenport can certify with Scott County an internal monetary advance to our Tax Increment Fund. On the advice of City's bond counsel, Bob Josten of Dorsey & Whitney, the City Council initiated the program to fund staff working with economic development activities and administrative activities through TIF proceeds. This process works like a typical tax increment financing (TIF) project, with the internal advance based upon an increase in the base assessed valuation in urban renewal areas. This request must be approved by the City Council annually.

In order to offset economic development related personnel costs currently paid from the City's general fund, staff is recommending an internal advance of TIF funding of \$275,000. This money will then be utilized to reimburse the general fund for staff and other economic development related activities. Staff costs spent administratively each year include activities such as current TIF project monitoring, debt certification and working with new TIF projects.

As required by State code, notice of the meeting was published in the Quad City Times.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES Internal TIF
▣ Exhibit	North URA Amendment

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	11/1/2018 - 9:28 AM
Community Development Committee	Berger, Bruce	Approved	11/1/2018 - 9:28 AM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 2:08 PM



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

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving an internal advance to the Tax Increment Fund for Administrative Costs.

WHEREAS, the City of Davenport, Iowa (the "City"), has established the North Davenport Urban Renewal Area (the "Urban Renewal Area") and has established the Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has undertaken various urban renewal projects (the "Projects") within the Urban Renewal Areas for the promotion of economic development and has incurred in the 2018 Fiscal Year, and will incur in the 2019 Fiscal Year, substantial administrative costs (the "Administrative Costs") in connection with carrying out these projects; and

WHEREAS, in order to make the Administrative Costs (including staff salaries and associated economic development related activities such as special studies, consultants, marketing and technical assistance) eligible to be reimbursed from future incremental property tax revenues, it is necessary to make an internal advance to the Tax Increment Fund;

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a public hearing was held on November 7, 2018, to review and receive public comment on the plan amendment.

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

Section 1. It is hereby directed that an amount not to exceed Two Hundred and Seventy Five Thousand Dollars (\$275,000) be advanced to the Tax Increment Fund from the General Fund (the "Advance") for the payment of the Administrative Costs. The Advance shall be repaid to the General Fund without interest out of future incremental property tax revenues received into the Tax Increment Fund. This amount authorized to ensure continuity of programming in the event of a future reduction of federal funding and to cover additional marketing efforts.

To the extent that there are funds available for this purpose in the Tax Increment Fund, payments on the Advance may be made on June 1 of each year. Repayment of the Advance is subject to the determination of the City Council each year that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds, or to withhold such appropriation, at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Scott County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2018, the full original amount of the Advance as provided for herein.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

Approved:

Attest:

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Frank Klipsch, Mayor

---

Jackie E. Holecek, CMC  
Deputy City Clerk

City of Davenport, Iowa

Urban Renewal Plan Amendment  
North Urban Renewal Area

October 2018

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- Cost:** \$275,000

- Rationale:** To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

- 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: \$217,029,024

- Remaining Constitutional Debt Capacity of the City: \$ 113,597,090

- Proposed Debt to be incurred in the Urban Renewal Area: \$275,000

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Gary Statz (563) 326-7754  
Wards:

**Action / Date**  
**10/3/2018**

Subject:

Third Consideration: Ordinance amending Schedule XIV of Chapter 10.96 entitled "Intersection Traffic Signals" by adding 53rd Street at the Costco entrance. [Ward 6]

Recommendation:

Approve the ordinance.

Background:

Traffic signal warrants will be met for the intersection of 53rd Street at the Costco entrance when Costco opens. The signals will be at the west entrance of this development and signal modifications will be made next year when the Portillo's development is built across the street. The entire cost of these signals will be paid by the developers.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_53rd at Costco signal_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2018 - 2:17 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2018 - 2:17 PM
City Clerk	Admin, Default	Approved	9/27/2018 - 2:37 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XIV INTERSECTION TRAFFIC SIGNALS THERETO BY ADDING 53<sup>RD</sup> STREET AT THE COSTCO ENTRANCE.

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

Section 1. That Schedule XIV Intersection Traffic Signals of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

53<sup>rd</sup> Street at the Costco entrance.

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

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

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_

Jackie Holecek, MMC  
Deputy City Clerk

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Gary Statz (563) 326-7754  
Wards:

**Action / Date**  
**11/7/2018**

Subject:

First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Jackson Avenue along both sides between Concord Street and Dittmer Street. [Ward 1]

Recommendation:  
Adopt the ordinance.

Background:

Residents near Hayes Elementary requested "Residential Parking Only" on Jackson Avenue between Concord Street and Dittmer Street. Traffic Engineering approves this request since Hayes Elementary has ample parking for staff and visitors.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Jackson Ave Resident Parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Thorndike, Tiffany	Approved	10/31/2018 - 11:57 AM



ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING JACKSON AVENUE ALONG BOTH SIDES BETWEEN CONCORD STREET AND DITTMER STREET.

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Jackson Avenue along both sides between Concord Street and Dittmer Street.

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

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

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_  
Jackie E. Holecek, MMC  
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety  
Department: City Clerk  
Contact Info: Jackie E Holecek  
Wards: Various

**Action / Date**  
**11/7/2018**

**Subject:**

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

St Ambrose University, Galvin Fine Arts Center, SAU Theater Children's Show School Matinee, November 28 - 8:30 AM - 12:30 PM; November 29-30 - 8:30 AM - 3:00 PM; Closure Location: Gaines Street from Locust to Lombard Street [Ward 4]

St. Patrick's Society, St. Patrick's Day Grand Parade, March 16, 2018; 11:00 AM - 1:30 PM; Closure Location: Centennial Bridge and Gaines Street to 3rd Street east to Pershing [Ward 3]

C.A.S.I., St Patrick's Day Race, 7:30 AM to Noon, March March 16, 2018 (setup to beginning March 15, 2018); Closure Location: 7:30 AM –Noon 2nd Street from Main to Brady only for pre and post race activities; 9:00 AM – 11:00 AM Race Course: 2nd Street east of the drive up to US Bank east to Brady, north to Third Street then west to Division and return to Brady Street south to 2nd Street to finish line

**Recommendation:**

Approve the resolution.

**Relationship to Goals:**

Vibrant Region

**ATTACHMENTS:**

Type	Description
▢ Cover Memo	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	10/17/2018 - 9:41 AM

RESOLUTION NO. 2018-

Resolution offered by Alderman Rawson

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

*Entity: St. Ambrose University, Galvin Fine Arts Center*  
*Event: SAU Theater Children's Show School Matinee*  
*Date: November 28th through November 30, 2018*  
*Time: Wednesday, 8:30AM – 12:30 PM; Thursday & Friday 8:30AM – 3:00 PM*  
*Closure Location: Gaines Street from Locust to Lombard Street*  
*Ward: 4*

*Entity: St. Patrick's Society*  
*Event: St. Patrick's Day Grand Parade*  
*Date: March 16<sup>th</sup>*  
*Time: 11:00 AM to 1:30 PM*  
*Closure Location: Centennial Bridge and Gaines Street to 3<sup>rd</sup> Street and 3<sup>rd</sup> Street east to Pershing Streets*  
*Ward: 3*

*Entity: C.A.S.I. St. Patrick's Day Race*  
*Event: St. Patrick's Day Race*  
*Date: Saturday, March 16 (setup March 15<sup>th</sup>)*  
*Time: 7:30 AM to Noon*  
*Closure Location: **7:30 AM – Noon** 2nd Street from Main to Brady only for pre and post race activities; **9:00 AM – 11:00 AM** Race Course: 2<sup>nd</sup> Street east of the drive up to US Bank east to Brady, north to Third Street then west to Division and return to Brady Street south to 2<sup>nd</sup> Street to finish line*  
*Ward: 3*

Approved this 14th day of November, 2018.

Approved:

Attest:



\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Sherry Eastman 326-7795  
Wards:

**Action / Date**  
**11/1/2018**

Subject:  
Motion approving beer and liquor license applications.

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

Ward 5

Los Primos Mexican Grill (Los Primos Grill) - 1143 E Locust St. - New License - License Type: C Liquor

Ward 7

Cassa Maguey Mexican Cantina and Grill (Casa Maguey, LLC) - 3852 N Brady St. - New License - License Type: C Liquor

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

Ward 6

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

Ward 7

Ganzo's (Ganzo's LTD) - 3923 N Marquette St. - Outdoor Area - License Type: C Liquor

Recommendation:  
Consider the license applications.

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

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/1/2018 - 10:26 AM
Finance Committee	Watson-Arnould, Kathe	Approved	11/1/2018 - 10:26 AM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 2:06 PM

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Gary Statz (563) 326-7754  
Wards:

**Action / Date**  
**10/3/2018**

Subject:

Third Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding various streets. [Ward 8]

Recommendation:

Adopt the ordinance.

Background:

With new businesses opening in the industrial park and in the 53rd St / Elmore Ave corridor, there will be a need to have additional streets plowed in a timely manner. We will also need to add the new extension of 76th Street under construction. The following streets will be added to the snow route list.

Add:

- Enterprise Way from Hillandale Road to Granite Way
- Granite Way from Enterprise Way to Slopertown Road
- Slopertown Road from Granite Way to Division Street
- 76th Street from Northwest Blvd to Division Street
- Elmore Avenue from 53rd Street to Jersey Ridge Road
- Lorton Avenue from 53rd Street to 46th Street
- Lorton Avenue from 58th Street to Julie Lane

ATTACHMENTS:

Type	Description
▣ Ordinance	PW_ORD

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2018 - 2:24 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2018 - 2:24 PM
City Clerk	Admin, Default	Approved	9/27/2018 - 2:37 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SECTIONS OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE I SNOW ROUTES THERETO BY ADDING VARIOUS STREETS.

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

Section 1. That Schedule I Snow Routes of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Enterprise Way from Hillandale Road to Granite Way  
Granite Way from Enterprise Way to Slopertown Road  
Slopertown Road from Granite Way to Division Street  
76<sup>th</sup> Street from Northwest Boulevard to Division Street  
Elmore Avenue from 53<sup>rd</sup> Street to Jersey Ridge Road  
Lorton Avenue from 53<sup>rd</sup> Street to 46<sup>th</sup> Street  
Lorton Avenue from 58<sup>th</sup> Street to Julie Lane

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

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

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_

Jackie Holecek, MMC  
Deputy City Clerk



City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Trishna Pradhan; 563-888-2264  
Wards:

**Action / Date**  
**10/17/2018**

Subject:  
Second Consideration: Ordinance amending the 2018 Uniform Plumbing Code to add a new paragraph to section 605.2.2. [All Wards]

Recommendation:  
Adopt the Ordinance

Background:  
January 1, 2019 the State of Iowa will enforce the state amended 2018 Uniform Plumbing Code. We would like to further amend Chapter 15.28 of the 2000 Davenport Municipal Code by modifying the 2018 Uniform Plumbing Code adopted as revised by the City of Davenport as proposed below.

Revise Chapter 6 of the 2018 Uniform Plumbing Code. Amend section 605.2.2: Solvent Cement Joints to allow solvent cement joint only for non-potable CPVC pipes. Both Mechanical Joints per section 605.2.1 and Threaded Joints per section 605.2.3 will remain as is. The proposed change will increase the life of CPVC pipe joints and decrease any chance of contamination of potable water through deteriorated solvent cement joints in CPVC.

**15.28.021 Additions, deletions and amendments to the Uniform Plumbing Code**

A. Add a new paragraph to section 605.2.2 of the Uniform Plumbing Code, 2018 as follows:  
Solvent cement joint on CPVC pipe & fittings shall not be allowed on pipes serving potable water.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/10/2018 - 4:19 PM
Public Works Committee	Lechvar, Gina	Approved	10/10/2018 - 4:19 PM
City Clerk	Admin, Default	Approved	10/10/2018 - 4:47 PM

ORDINANCE NO. \_\_\_\_\_

Ordinance amending the 2018 Uniform Plumbing Code.

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

Section 1. That Chapter 15.28 entitled "Plumbing Code" is hereby amended to read as follows:

**15.28.021 Additions, deletions and amendments to the Uniform Plumbing Code**

A. Add a new paragraph to section 605.2.2 of the Uniform Plumbing Code, 2018 as follows:

Solvent cement joint on CPVC pipe & fittings shall NOT be allowed on pipes serving potable water.

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_  
Jackie Holecek, CMC  
Deputy City Clerk

Published in the Quad City Times on \_\_\_\_\_



City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Zach Peterson; (563) 328-6709  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Resolution approving the plans, specifications, form of contract and estimate of cost covering the Miracle Field of the Quad Cities, Phase II Construction Project, CIP #64030. [Ward 8]

Recommendation:  
Approve the resolution

Background:  
The City of Davenport is set to continue the next phase of construction at the proposed "Miracle Field of the Quad Cities." Once completed, the Miracle Field will consist of a combined accessible ballfield complete with an alternate sports field configuration which will provide all-inclusive recreation opportunities to the Quad Cities region.

Site improvements under this contract to include backstop, dugout, and outfield fencing with pedestrian and service access gates, dugout structures, and remaining concrete paving. The outlined improvements to be incorporated into this contract are set to commence upon the completion of the Phase I improvements (currently under construction) with an estimated early Spring 2019 construction start date with substantial completion to occur in time for an anticipated May field opening.

A remaining contract will be issued in winter 2018-2019 to purchase and install field lighting and electrical to power lighting and a future scoreboard.

The total project cost for this project phase is estimated at \$95,000.

ATTACHMENTS:

Type	Description
□ Cover Memo	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Thorndike, Tiffany	Approved	10/31/2018 - 12:15 PM

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

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract and estimate of cost covering the Miracle Field of the Quad Cities, Phase II Construction Project, CIP #64030.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the Miracle Field of the Quad Cities, Phase II Construction Project within the City of Davenport, Iowa; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Miracle Field of the Quad Cities, Phase II Construction Project.

Passed and approved this 14<sup>th</sup> day of November, 2018.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Sandy Doran;(563)326-7756  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Resolution approving change order #6 in the amount of \$138,254 to the Sanitary Sewer Equalization Basin-V&K contract, CIP #02166. [All Wards]

Recommendation:  
Approve the Resolution.

Background:

This change order is required to continue on-site inspection, shop drawing submittal and contract administration associated with the removal of the existing primary pump station motors and installation of new motors. The existing motors were found to be unacceptable since they shake/vibrate at certain frequencies.

The Contractor, Leander Construction, Inc. also has additional work related to cooling of the Power Distribution Building. The re-work of the HVAC system inspection and review is included in this change order. All costs of the replacement motors and HVAC changes as well as engineering services associated with change order #6 are at no cost to the City. The Contractor has agreed to reimburse the City with liquidated damages for all engineering costs. Since the City is still holding all the retainage (\$348,701.66), this money is available to the City. This change order is associated with the Contractor's schedule to extend the contract about 60 weeks. The time extension was requested by the Contractor.

Original Contract:	\$313,309.00
Previous Change Orders:	\$324,514.00
This Change Order:	\$138,254.00

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Amended Contract Amount:      \$776,077.00

The intent of the Sewer Equalization Basin Wet Weather Treatment Optimization project improves the operation, performance and secondary treatment flow capacity at the Water Pollution Control Plant and meets the intent of the Iowa DNR consent order.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW Pg 2
▢ Backup Material	CO # 6 WPCP Optimization scope/estimate of time for const. observation

REVIEWERS:

Department	Reviewer	Action	Date
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Public Works -  
Engineering

Thorndike, Tiffany

Approved

10/31/2018 - 11:50 AM



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

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving change order #6 in the amount of \$138,254.00 to the Sanitary Sewer Equalization Basin-V&K contract, CIP #02166.

WHEREAS, the City of Davenport entered into a contract with Veenster & Kimm for the Equalization Basin Wet Weather Improvement; and

WHEREAS, changes to plans have become necessary due to additional time required to ensure quality assurance and that plans and specification details are being followed:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa; that change order #6 is hereby approved.

Passed and approved this 14<sup>th</sup> day of November, 2018.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk



**VEENSTRA & KIMM, INC.**

1800 5th Avenue • Rock Island, Illinois 61201-8119

309-786-7590 • 309-797-0996 (fax) • 877-241-8010 (WATS)

October 19, 2018

City of Davenport  
Attn: Sandy Doran  
Engineering Division  
1200 E. 46<sup>th</sup> Street  
Davenport, IA 52807

DAVENPORT, IOWA  
EQ BASIN/WET WEATHER IMPROVEMENTS – PHASE III  
WET WEATHER TREATMENT OPTIMIZATION  
CONTRACT AMENDMENT 2R – CHANGE ORDER #6

Attached is an electronic copy of Contract Amendment 2R Change Order #6 regarding the Optimization of the WWTP. Change Order #6 is required to continue on-site inspection, shop drawing submittal and contract administration associated with the removal of the existing primary pump station motors and installation of new motors. The existing motors were found to be unacceptable since they shake/vibrate at certain frequencies. Inspection and review of the HVAC system in the Power Distribution Center is also included in this change order.

The Contractor has agreed to reimburse the City with liquidated damages for all engineering costs. Since the City is still holding all the retainage (\$348,701.66), this money is available to the City.

This change order is associated with the Contractor's schedule to extend the contract about 60 weeks. The time extension was requested by the Contractor and approved by the City through negotiation of the new motor submittal.

Once this has been signed, please return one copy to this office. If you have any questions regarding this project, please contact the undersigned at 309-786-7590.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'L.F. Foley', with a long, sweeping underline.

Leo F. Foley, P.E.

LFF:ghd  
22282  
Enclosures



# City of Davenport

## Public Works Department

1200 East 46<sup>th</sup> Street • Davenport, Iowa 52807  
Telephone: 563-326-7923 Fax: 563-327-5182

### CERTIFICATIONS

CITY ENGINEER \_\_\_\_\_  
(Work is Required)

CIP MANAGEMENT ANALYST \_\_\_\_\_  
(Funds are Available)

CHIEF OF CONSTRUCTION \_\_\_\_\_  
(Work is Constructible)

PUBLIC WORKS DIRECTOR \_\_\_\_\_  
(Approval)

CONTRACTOR: Veenstra & Kimm  
CONTRACTING COMPANY: Veenstra & Kimm, Inc.  
ADDRESS: 1800 5<sup>th</sup> Avenue  
CITY, STATE, AND ZIP CODE: Rock Island, IL 61201-8119

PROJECT TITLE: Sanitary Sewer Equalization Basin – V & K Contract Amendment 2R – Davenport Optimization Project.  
CHANGE ORDER #6  
CIP # 02166  
ORG #  
OBJECT #

### CHANGE ORDER DESCRIPTION:

1. This change order is required to continue on-site inspection, shop drawing submittal and contract administration associated with the removal of the existing primary pump station motors and installation of new motors. The existing motors were found to be unacceptable since they shake/vibrate at certain frequencies. The Contractor, Leander Construction, Inc., also has additional work related to cooling of the Power Distribution Building. The re-work of the HVAC system inspection and review is included in this change order. All costs of the replacement motors and HVAC system changes as well as engineering services associated with Change Order No. 6 are at no cost to the City. The Contractor has agreed to reimburse the City with liquidated damages for all engineering costs. Since the City is still holding all the retainage (\$348,701.66), this money is available to the City. This change order is associated with the Contractor's schedule to extend the contract about 60 weeks. The time extension was requested by the Contractor.

#### Costs:

A. Inspection on-site	
834 hours + 6,380 miles	\$ 71,724.00
B. Submittal review and technical assistance	
including testing and closeout	31,076.00
C. Project Management	
Project manager and clerical – 3 hrs per week	<u>35,454.00</u>
Summary	\$138,254.00

### SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 313,309.00	
Previous Change Orders	\$ 324,514.00	
<u>This Change Order</u>	<u>\$ 138,254.00</u>	(Hourly with Not-to-Exceed)
Amended Contract Amount:	<u>\$ 776,077.00</u>	

Recommend/Approved: \_\_\_\_\_  
(Up to \$5,000) Project Manager

Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_  
Contractor *V+K, INC.*

Date: *10/19/2018*

Recommend/Approved: \_\_\_\_\_  
(Up to \$15,000) Nicole Gleason, Public Works Director

Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_  
(Up to \$25,000) Corrin Spiegel, City Administrator

Date: \_\_\_\_\_



**City of Davenport**  
Public Works Department

---

1200 East 46<sup>th</sup> Street • Davenport, Iowa 52807  
Telephone: 563-326-7923 Fax: 563-327-5182

Recommend/Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
(Up to \$100,000) Chair, Public Works Committee

Required: Green Sheet Motion to Approve Council Meeting Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
(Over \$100,000) City Clerk, City of Davenport

Required: Green Sheet Resolution to Approve Council Meeting Date: \_\_\_\_\_



October 19, 2018

**CHANGE ORDER NO.6**

**DAVENPORT, IOWA  
WET WEATHER TREATMENT OPTIMIZATION PROJECT  
WATER POLLUTION CONTROL PLANT**

This change order is required to continue on-site inspection, shop drawing submittal and contract administration associated with the removal of the existing primary pump station motors and installation of new motors. The existing motors were found to be unacceptable since they shake/vibrate at certain frequencies.

The Contractor, Leander Construction, Inc., also has additional work related to cooling of the Power Distribution Building. The re-work of the HVAC system inspection and review is included in this change order. All costs of the replacement motors and HVAC system changes as well as engineering services associated with Change Order No. 6 are at no cost to the City. The Contractor has agreed to reimburse the City with liquidated damages for all engineering costs. Since the City is still holding all the retainage (\$348,701.66), this money is available to the City.

This change order is associated with the Contractor's schedule to extend the contract about 60 weeks. The time extension was requested by the Contractor. The additional costs are as follows:

A. Inspection on-site 834 hours + 6,380 miles (see Attachment 1)	\$ 71,724.00
B. Submittal review and technical assistance including testing and closeout (see Attachment 2)	31,076.00
C. Project Management Project manager and clerical – 3 hrs per week	<u>35,454.00</u>
<b>TOTAL CHANGE ORDER NO. 6</b>	<b>\$138,254.00</b>

Change Order No. 6 increases the contract price by \$138,254.00.

**VEENSTRA & KIMM, INC.**

By 

Title Project Engineer

Date 10/19/2018

**DAVENPORT, IOWA**

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Attachment 1

**DAVENPORT, IOWA**  
**CONSTRUCTION OBSERVATION MOTOR REPLACEMENT**  
**OPTIMIZATION PROJECT**

Estimate of time for Construction Observation duties to completion of project.

(Based on 3 more weeks of Submittals, 24 week delivery time for 1st replacement motor and 3 weeks of install & testing and 24 week delivery for remaining 3 motors and 4 weeks of install, programing, training, demolition, piping, painting, punch list completion and Spring restoration.)

	HOURS	MILES
RECORDS		
Daily and Weekly records and reports.	320	
Multivista Records, Uploads & Photo documentation	40	
Punch List updates	12	
SITE VISITS		
Training for SCADA	6	110
Complete Arc Flash Labels	1	110
Complete MCC-1 ARMS	3	110
Complete Flow Meters	16	220
Motor Install & Testing	320	4400
AFD Programing	16	220
Performance Assurance Testing	16	220
Motor & AFD Training	8	110
Demolition	8	110
Painting	16	220
Site Restoration	4	110
Substantial Completion Reviews	16	220
MEETINGS & CONFERENCES		
Various	8	220
RECORD DRAWINGS		
Review drawings	24	
<b>TOTALS</b>	<b>834</b>	<b>6380</b>
	HOURS	MILES



**DAVENPORT, IOWA**  
**SUBMITTAL REVIEW AND TECHNICAL ASSISTANCE MOTOR REPLACEMENT**  
**OPTIMIZATION PROJECT**

Attachment 2

		Proposed Staff and Staff Categories							Labor Summary		Expense Summary	Total Fee Summary
		John Borghesi	Robert Wood	Darren Lecke	Pavel Karaban	Tony Naimsey	Rafal Janusz					
Task		Senior Project Manager	Electrical Engineer	I&C Engineer	CAD Tech	Pump Specialist	Project Accounting	Total Hours	Total Labor	Travel	Total Expense	
<b>Submittals</b>		<b>5</b>	<b>13</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>34</b>	<b>\$ 6,294</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,294</b>
	Flowserve Vibration Analysis Report	1				2						
	ABB/Flowserve Motor Submittal and Finite Element Analysis	1	6	3		2						
	Pump/Motor/AFD Performance Test Data Submittal	2	2	2		1						
	Pump/Motor O&M Manual Submittal		1									
	MCC RS As builts and O&M Manual Submittal		1									
	AFD Final Settings and O&M Manual Submittal		1	1								
	Electrical Equipment Test Data Resubmittal (16080)		1									
	Electrical System Analysis Resubmittal (16050)		1									
	Fiber Optic Resubmittal (14341)			1								
	I&C O&M/Informational Submittals (13400 1.06 C).			4								
	Slide Gate O&M Manual (11282)	1										
<b>Site Visits</b>		<b>16</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>\$ 8,715</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>	<b>\$ 10,215</b>
	Startup and programming assistance			16						\$ 500		
	Substantial Completion Inspections	16	16							\$ 1,000		
<b>Record Drawings</b>		<b>4</b>	<b>8</b>	<b>4</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>\$ 6,866</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,866</b>
<b>Meetings and Teleconferences</b>		<b>8</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>18</b>	<b>\$ 3,856</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,856</b>
<b>Project Administration</b>		<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>24</b>	<b>\$ 3,846</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,846</b>
<b>Total:</b>		<b>49</b>	<b>41</b>	<b>33</b>	<b>40</b>	<b>9</b>	<b>8</b>	<b>180</b>	<b>29,576</b>		<b>1,500</b>	<b>31,076</b>

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Nicole Gleason 327-5150  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Resolution approving a contract for the Silver Creek Bank Stabilization project to Langman Construction Inc. of Rock Island, IL in the amount of \$178,415, CIP #33022. [Ward 2]

Recommendation:  
Approve the Resolution.

Background:  
On August 14, 2018, the Purchasing Division issued an Invitation to Bid to 132 contractors. On October 8, 2018, three (3) responsive and responsible bids were opened and read. See attached bid tab.

This project includes stabilizing approximately 1500 LF of Silver Creek from Kimberly Road, south. Work involves thinning trees, grading slopes, armoring the tow with rip rap and re-vegetating all disturbed areas. Langman Construction Inc. was the lowest bid and is being recommended for the contract.

Funding for this project is from CIP #33022 and are from the clean water fund.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2
▣ Cover Memo	Bid Tab - Silver Creek Bank Stabilization

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Thorndike, Tiffany	Approved	10/31/2018 - 11:52 AM

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

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract for the Silver Creek Bank Stabilization project to Langman Construction Inc. of Rock Island, IL in the amount of \$178,415. CIP #33022.

WHEREAS, the City needs to have the Silver Creek Bank Stabilization work performed;  
and

WHEREAS, Langman Construction Inc. of Rock Island IL was the lowest responsive and responsible bidder;

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

1. Approving the contract for the Silver Creek Bank Stabilization to Langman Construction Inc. of Rock Island IL; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: SILVER CREEK STABILIZATION

RFP NUMBER: 19-9

OPENING DATE: SEPTEMBER 11, 2018

GL ACCOUNT NUMBER: 71026675 530350 33022

RECOMMENDATION: AWARD THE CONTRACT TO LANGMAN  
CONSTRUCTION INC OF ROCK ISLAND, IL

<u>VENDOR NAME</u>	<u>TOTAL BID</u>
Langman Construction Inc of Rock Island, IL	\$178,415.00
Legacy Corporation of IL of East Moline, IL	\$248,880.00
Phoenix Corporation of the Quad Cities of Port Byron, IL	\$404,691.50

Approved By Kristi Keller  
Purchasing

Approved By Neeraj Meason 10/23/18  
Department Director

Approved By Bradi Coz 10-24-18  
Budget/CIP

Approved By BN  
Chief Finance Officer/Assistant City Administrator

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Amy Kay  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Resolution approving the contract for the Duck Creek Streambank Stabilization Project from Legacy Corporation of East Moline, IL in the amount of \$338,880, CIP #33030. [Wards 2 & 7]

Recommendation:  
Pass the Resolution.

Background:  
A Request for Bid was issued on October 3, 2018 and was sent to 197 contractors. On October 23, 2018 the Purchasing Division received and opened four responsive and responsible bids. Legacy Corporation of East Moline, IL was the low bidder and is recommended for the contract.

The proposed project consists of tree clearing, bank sloping, stream bank toe rock stabilization, vegetation establishment and tree planting along the banks of Duck Creek.

A Public Hearing was held on September 19, 2018 and was passed at a subsequent meeting.

Funding for this project is from CIP #33030.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	11/1/2018 - 2:48 PM
Public Works Committee	Lechvar, Gina	Approved	11/1/2018 - 2:49 PM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 3:50 PM

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

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Duck Creek Streambank Stabilization project from Legacy Corporation of IL of East Moline, IL at the amount of \$338,880.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to contract the Duck Creek Streambank Stabilization project and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Legacy Corporation of IL;

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

1. the contract for Duck Creek Stream Stabilization project from Legacy Corporation of IL is hereby approved; and
2. Mayor Frank Klipsch is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor



City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Mike Kramer 327-5141  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Resolution of acceptance for the construction of West 5th Street & Western Avenue Intersection Improvements, CIP #10548, completed by Hawkeye Paving Corporation of Bettendorf, Iowa. [Ward 3]

Recommendation:  
Approve the resolution.

Background:  
The intersection of 5th and Western was in poor condition. The existing brick pavement had been patched multiple times and not draining properly.  
The existing brick pavers were removed and reinstalled with new concrete curb and gutter. Pavement grades were adjusted to improve site drainage along with installation of new storm sewer piping and inlets.

Final project cost was \$510,547.45 budgeted in CIP #10548.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Res Page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Thorndike, Tiffany	Approved	10/31/2018 - 12:03 PM

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

Resolution offered by Alderman Ambrose

Resolution of acceptance for the construction of West 5<sup>th</sup> Street & Western Avenue Intersection Improvements, CIP #10548, completed by Hawkeye Paving Corporation of Bettendorf, Iowa.

Whereas, the City of Davenport entered into a contract with Hawkeye Paving Corporation of Bettendorf, Iowa for construction work; and

Whereas, work on the project has been satisfactorily completed

Now, Therefore, Be It Resolved, by the City Council of the City of Davenport, Iowa: that the West 5<sup>th</sup> Street & Western Avenue Intersection Improvements, CIP 10548 is hereby accepted.

Passed and approved this 14<sup>th</sup> day of November, 2018.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:

Department: Public Works - Engineering

Contact Info: Ron Hocker 327-5169

Wards:

**Action / Date**

**11/7/2018**

Subject:

Resolution of acceptance for the FY2017 Contract Sewer Repair Program for Hometown Plumbing and Heating Company of Davenport, IA CIP #30017 & #33014. [All Wards]

Recommendation:

Pass the resolution

Background:

This program is to repair damages to sewer infrastructure by contract. All work has been satisfactorily completed. The total cost was \$723,987.26 paid out of CIP #30017 and #33014.

ATTACHMENTS:

Type	Description
▯ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/1/2018 - 10:42 AM
Public Works Committee	Lechvar, Gina	Approved	11/1/2018 - 2:49 PM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 3:53 PM

RESOLUTION offered by Alderman Ambrose

RESOLUTION of acceptance for the FY2017 Contract Sewer Repair Program for Hometown Plumbing and Heating Company of Davenport, IA CIP 30017 & 33014.

WHEREAS, the FY2017 Contract Sewer Repair Program has been satisfactorily completed:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY2017 Contract Sewer Repair Program, which work was completed by Hometown Plumbing and Heating Company of Davenport, IA, having been satisfactorily completed, be and the same is hereby formally accepted. The final cost totals \$723,987.26

Passed and approved this 14<sup>th</sup> day of November, 2018.

Approved:

Attest:

---

Frank Klipsch, Mayor

---

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Brad Guy (563) 327-5105  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Motion approving a contract amendment to the Federal Street Sewer Improvement Project with Hawkeye Paving Corp. in the amount of \$72,000. CIP #30001. [Ward 3]

Recommendation:  
Approve the motion

Background:  
This project is for replacement and realignment of the sanitary sewer and installation of new storm sewer to remove inflow and infiltration of storm water from the sanitary sewer system. Due to the Mississippi River being at or near flood stage multiple times, extra bypass pumping was necessary to properly complete work associated with the sewer improvements. The extra cost for labor, equipment and materials to complete the work is estimated at \$72,000.00 which is available in CIP #30001.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Thorndike, Tiffany	Approved	10/31/2018 - 11:52 AM

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Jen Walker 326-6168  
Wards:

**Action / Date**  
**11/7/2018**

**Subject:**

Motion approving change order #12 to the contract with Valley Construction Company for the Veterans Memorial Parkway Project from Jersey Ridge Road to Interstate 74 at an estimated cost of \$70,000, CIP #02418. [Ward 6]

**Recommendation:**

Approve the motion.

**Background:**

This \$6.4 million project completes Veterans Memorial Parkway from Jersey Ridge Road to 500 feet east of Elmore Avenue. The project is 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) (\$2,975,000). Change orders 1-11 added various items needed to properly construct and protect the project and amounted to a total cost of \$265,422.20. Change order #12 will address unsuitable soil encountered in the final phase of the project, specifically at and to the north of the proposed roundabout.

As outlined in the attached change order form, public works recommends stabilizing the soil beneath the pavement by over-excavating and placing polymer grid and varying sizes of rock. Over-excavation will range from 1.5 feet to 3.0 feet deep, depending upon soil conditions encountered. This change in work will increase the project costs approximately \$70,000. The State RISE funding will cover 50% of these costs with the City being responsible for the other \$35,000. These funds are available in the project contingency.

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Change order

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Thorndike, Tiffany	Approved	10/31/2018 - 11:55 AM





**City of Davenport**  
Public Works Department

1200 East 46<sup>th</sup> Street • Davenport, Iowa 52807  
Telephone: 563-326-7923 Fax: 563-327-5182

**APPROVALS**

ENGINEERING ADMIN MNG  
(Work is Needed)

CAPITAL MANAGER  
(Funds are Available)

CHIEF OF DESIGN/CONSTR  
(Work is Necessary)

CITY ENGINEER  
(Approval)

CONTRACTOR & ADDRESS:  
Valley Construction Company  
Attn: Mr. Eric Schallert  
3610 78<sup>th</sup> Avenue West  
Rock Island, IL 61201

**PROJECT TITLE:**

Veteran's Memorial Parkway (Jersey Ridge to I74)/IDOT Project STP-U-1827(672)--70-82 - Change Order #12  
CIP 02418 – Contract #704701701

Dear Mr. Schallert:

Valley Construction is providing construction services associated with the construction of a new road known as Veteran's Memorial Parkway from Jersey Ridge Road to the I74 overpass. The project is further referenced by the IDOT Project #STP-U-1827(672)--70-82. This change order reflects overages expected on existing line items. An IDOT change order will occur at the end of the project to balance quantities, therefore there is not a DOT change order attached hereto.

**CHANGE ORDER #12 DESCRIPTION:**

Soil beneath the northern portion of Jersey Ridge Rd, from approximately the middle of the roundabout through the north end of the project, will need subgrade stabilization. Stabilization can be achieved by over-excavation followed by placement of a polymer grid and various gradations of rock, or by incorporating powdered cement into the soil. The latter option is more cost effective, but has temperature restrictions. We have experienced a recent change in temperature requiring the need for the first option.

City staff anticipates the first option will result in a net contract increase of approximately \$70,000. This estimate is based upon field observations during proof roll testing. The final amount may be more or less than \$70,000.

Because Federal STP grant money will run short on this project, only 50% is anticipated to be reimbursable through the State RISE grant.

Total Project Cost: \$70,000.00

Total City Cost (50% grant reimbursable) = \$35,000.00

Working Days Adjustment: TBD, based upon final overages of the line items and inspector notes

Total Working Days (currently): 224

**SUMMARY OF CONTRACT AMOUNT:**

Original Contract:	\$6,086,559.09
Previous Change Orders	\$ 265,422.20 (Note: includes grant-eligible costs)
<u>This Change Order</u>	<u>\$ 70,000.00</u> (Note: includes grant-eligible costs)
Amended Contract Amount:	\$6,421,981.29



# City of Davenport

## Public Works Department

1200 East 46<sup>th</sup> Street • Davenport, Iowa 52807

Telephone: 563-326-7923 Fax: 563-327-5182

*Jeff Walker*

Recommend/Approved: \_\_\_\_\_  
(Up to \$5,000) City Project Manager

Date: 10/24/18

Recommend/Approved: \_\_\_\_\_  
Valley Construction, Contractor

Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_  
(Up to \$15,000) Nicole Gleason, Public Works Director

Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_  
(Up to \$50,000) Corrin Spiegel, City Administrator

Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_  
(Over \$50,000) City Clerk, City of Davenport

Date: \_\_\_\_\_

Required: Green Sheet Resolution to Approve

Council Meeting Date: \_\_\_\_\_

City of Davenport

Agenda Group:  
Department: Legal  
Contact Info: Tom Warner 326-7735  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Resolution conveying a vacant lot Parcel P1214-02 at the northwest corner of Tremont Avenue and East 46th Street, also known as Lot 2 in Public Works Facility 1st Addition (Metro Fibernet, LLC, Petitioner). [Ward 7]

Recommendation:  
Pass the resolution

Background:  
As part of Metronet's fiber optic deployment, it is petitioning to purchase the city-owned vacant lot at the northwest corner of Tremont Avenue and East 46th Street in order to locate some of its network equipment. The sale price is \$25,000 and the City will retain a right of first refusal to reacquire the parcel.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Fin res convey Metronet

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	10/18/2018 - 9:40 AM
Finance Committee	Watson-Arnould, Kathe	Approved	10/26/2018 - 2:28 PM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 2:11 PM

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

Resolution offered by Alderman Tompkins

RESOLVED by the City Council of the City of Davenport.

RESOLUTION conveying a vacant lot Parcel P1214-02 at the northwest corner of Tremont Avenue and East 46<sup>th</sup> Street, also known as Lot 2 in Public Works Facility 1st Addition (Metro Fibernet, LLC, Petitioner)

WHEREAS, the City of Davenport is the legal owner of the following described real estate:

**Lot 2 in Public Works Facility 1<sup>st</sup> Addition to the City of Davenport, Scott County, Iowa**

**Also known as Parcel P1214-02;**

WHEREAS, the City of Davenport wishes to convey the same to the petitioners subject to easements of record and unrecorded easements for city and non-city sewer, communication or utility purposes, if any;

WHEREAS, a public hearing on the matter was held on Wednesday, November 7, 2018 as required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the real property described above has no present or future anticipated use by the City;

BE IT RESOLVED that the deed conveying the tract to the petitioner or petitioner's assignees is hereby approved and shall be executed by the Mayor and Deputy City Clerk on behalf of the City.

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Brandon Wright 326-7750  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Resolution approving payment of \$138,651.25 to Tyler Technologies, Inc. of Falmouth, ME for the support and maintenance of the Munis software system for the period of 11/01/18 through 10/31/19. [All Wards]

Recommendation:  
Adopt the resolution.

Background:  
The Munis software system is the system which enables the Finance Department to track and administer the accounting functions of all departments within the City. The Munis software requires a yearly support contract for technical assistance and fundamental upgrades. This contract supplies the City with the appropriate coverage for our vital HR Management, Fleet and Facilities Management, Payroll, Accounts Payable, and Accounts Receivable systems. This contract also supplies the City with all new upgrades to the Munis software automatically.

Funding is available in the IT operating expenses account.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution approving payment to Tyler Technologies

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	10/26/2018 - 2:43 PM
Finance Committee	Watson-Arnould, Kathe	Approved	10/26/2018 - 2:44 PM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 2:10 PM

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

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the payment of \$138,651.25 to Tyler Technologies, Inc. of Falmouth, ME for the support and maintenance of the Munis software system for the period of 11/01/18 through 10/31/19.

WHEREAS, the City needs to renew its support and maintenance agreement with Tyler Technologies, Inc. for the Munis software system for 2018-2019;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the payment of \$138,651.27 to Tyler Technologies, Inc. is hereby approved.

Approved:

Attest:

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Frank J. Klipsch, Mayor

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Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Brandon Wright 326-7750  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Motion directing the City Administrator to amend the FY 2019 Budget by \$400,000 for the purpose of purchasing a national integrated ballistic information network (NIBIN) system for the Davenport Police Department. [All Wards]

Recommendation:  
Approve the motion

Background:  
The \$400,000 amendment to the FY 2018 Budget will provide sufficient funding to purchase a national integrated ballistic information network (NIBIN) system to assist in the investigation and persecution of crimes involving firearms in the City of Davenport. NIBIN is a national network that captures and compares ballistic evidence to aide in solving and preventing violent crimes. The NIBIN program automates ballistic evaluations that can be used by the Davenport Police Department to investigate leads in a more timely manner.

Funding for this purchase will come from unspent local sales tax fund reserves from FY 2018.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	11/1/2018 - 3:39 PM
Finance Committee	Wright, Brandon	Approved	11/1/2018 - 3:39 PM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 3:49 PM



City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Jonathan Meeks 563-326-7922  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Motion approving the purchase of a Toolcat for the Parks and Recreation Department from a State of Iowa Master Agreement with Rexco (Bobcat Company) of Davenport, in the amount of \$54,088.48. [All Wards]

Recommendation:  
Approve the Motion.

Background:  
The Parks and Recreation Department is in need of a new Toolcat. There are two tractors that will go to auction for the one unit. The Fleet Division is recommending a purchase from a State of Iowa Master Agreement contract #MA 005-17312A.

Funding for this purchase is from Parks Operations Motor Vehicle Equipment and Parks Maintenance Operating Equipment accounts.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	10/26/2018 - 2:29 PM
Finance Committee	Watson-Arnould, Kathe	Approved	10/26/2018 - 2:29 PM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 2:09 PM

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Susanne Knutsen, 326-6179  
Wards:

**Action / Date**  
**11/7/2018**

Subject:  
Motion approving submission of the City of Davenport Annual Urban Renewal Report for FY 2018. [All Wards]

Recommendation:  
Approve the motion.

Background:  
As part of the requirements stemming from 2012 State of Iowa legislative action regarding tax increment financing (TIF), all Iowa cities and counties utilizing TIF are required to report TIF expenditures and obligations into the Iowa Department of Management's online Annual Urban Renewal Report annually by December 1. This report looks at the most recent fiscal year ending June 30, 2018.

This year's report includes information on large projects such as Kraft-Heinz and City Square.

As part of this system, the City Council must approve submission of the report. Costs associated with the City's TIF are approved by the City Council as part of the overall budget.

The Levy Authority Summary sheet is attached.

ATTACHMENTS:

Type	Description
▣ Exhibit	FY 18 Annual Urban Renewal Report summary

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/1/2018 - 11:58 AM
Finance Committee	Watson-Arnould, Kathe	Approved	11/1/2018 - 11:58 AM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 2:09 PM

# Annual Urban Renewal Report, Fiscal Year 2017 - 2018

## Levy Authority Summary

Local Government Name: DAVENPORT  
Local Government Number: 82G773

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DAVENPORT DOWNTOWN URBAN RENEWAL	82003	6
DAVENPORT WEST INDUSTRIAL URBAN RENEWAL	82005	4
DAVENPORT 53RD I-74 URBAN RENEWAL	82007	10
DAVENPORT NICHOLS HOMESHIELD URBAN RENEWAL	82008	0
DAVENPORT NORTH URBAN RENEWAL	82013	17
DAVENPORT HORMEL URBAN RENEWAL	82020	1
DAVENPORT TRI-CITY FABRICATING URBAN RENEWAL	82026	1
DAVENPORT AIRPORT URBAN RENEWAL	82027	0
DAVENPORT M A FORD MFG URBAN RENEWAL	82031	0
DAVENPORT BRAMMER MANUFACTURING URBAN RENEWAL	82032	0
DAVENPORT VON MAUR URBAN RENEWAL	82034	0
DAVENPORT EIIC URBAN RENEWAL	82038	1
DAVENPORT SEARS MANUFACTURING URBAN RENEWAL	82042	0
DAVENPORT WEST END CLINIC URBAN RENEWAL	82043	0
HILLTOP URBAN RENEWAL AREA	82053	3
EAST VILLAGE URBAN RENEWAL AREA	82054	2
DAVENPORT WEST CENTRAL PARK URBAN RENEWAL	82991	1
DAVENPORT SOUTH URBAN RENEWAL	82992	2

**TIF Debt Outstanding:** 73,684,747

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b>	<b>7,319,984</b>	<b>0</b>	<b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b>
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TIF Revenue:	7,544,481
TIF Sp. Revenue Fund Interest:	167,462
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	1,816,049
<b>Total Revenue:</b>	<b>9,527,992</b>

Rebate Expenditures:	2,715,908
Non-Rebate Expenditures:	4,737,682
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>7,453,590</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b>	<b>9,394,386</b>	<b>0</b>	<b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 56,836,771

City of Davenport

Agenda Group:

Department: Finance

Contact Info: Kristi Keller 888-2077

Wards:

**Action / Date**

**11/7/2018**

Subject:

1. Walcott Collision Service - Repairs to Vehicle S805 (Risk) - Amount: \$13,000

2. Davenport Electric Contract Co. - Replace signal @ Locust & Bridge (Risk) - Amount: \$13,000

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/1/2018 - 10:29 AM
Finance Committee	Watson-Arnould, Kathe	Approved	11/1/2018 - 10:29 AM
City Clerk	Thorndike, Tiffany	Approved	11/1/2018 - 2:05 PM